

# WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,  
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No. 3



*Serving the  
Legal Community  
of Washington County*

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CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF  
THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE  
OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS  
OF THE COUNTY OF WASHINGTON, PENNSYLVANIA.

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

## ESTATE NOTICES

The Register of Wills has granted letters testamentary or of administration in the following estates. Notice is hereby given to all persons indebted thereto to make payment without delay and to those having claims or demands to present them for settlement to the Executors or Administrators or their attorneys.

### FIRST PUBLICATION

#### **BARON, JOANNA**

late of Washington, Washington Co., PA  
File No. 63-19-0948

Administrators: Mary Jean Dugas; 239  
Foster Lane, Moundsville, WV 26041,  
Patricia Urbanek; 6 10th Street,  
McMechen, WV 26040

Attorney: E. J. Julian, 71 N. Main Street,  
Washington, PA 15301

#### **CHANCELLOR, MARGARET E.**

late of South Strabane,  
Washington Co., PA  
File No. 63-19-0913

Executrix: Michele Fagan, 4920  
Gardenville Road, Pittsburgh, PA 15236

Attorney: Daniel P. Gustine, Peacock  
Keller, LLP, 70 East Beau Street,  
Washington, PA 15301

#### **CLEMENT, GEORGE C.**

late of Dunlevy, Washington Co., PA  
Executor: Donald Ulens, 706 Washington  
Ave., Charleroi, PA 15022

Attorney: TODD M. PAPPASERGI,  
BASSI, VREELAND & ASSOCIATES,  
P.C., 111 FALLOWFIELD AVENUE,  
PO BOX 144, CHARLEROI, PA 15022

#### **DAVIDOVICH, SWETKO**

late of Denbo, Washington Co., PA  
File No. 63-19-0892

Executor: Steve A. Davidovich,  
P.O. Box 104, Vestaburg, PA 15368  
Attorney: Lisa J. Buday, P.O. Box 488,  
California, PA 15419

#### **DEBOLT, JEFFREY LEE**

a/k/a JEFF DEBOLT,  
late of West Alexander,  
Washington Co., PA  
File No. 63-19-0905

Administratrix: Stephanie Rose DeBolt,  
622 Schrader Ave., Wheeling, WV 26003

Attorney: Donald Martin Kresen, 1609  
Warwood Ave., Wheeling, WV 26003

#### **FRANK, JOANNE**

a/k/a JOANNE P. FRANK,  
late of Peters Township,  
Washington Co., PA

Executrix: Kirstin Lewis,  
319 Fineview Dr., McMurray, PA 15317

#### **JEFFERS, MILTON F.**

a/k/a RUSTY JEFFERS,  
late of Borough of Houston,  
Washington Co., PA  
File No. 63-19-0857

Administratrix: Jami L. Craig,  
126 Lyons Street, Houston, PA 15342

Attorney: William E. Speakman, Jr.,  
SPEAKMAN, RIETHMULLER &  
ALLISON, 6 South Main Street,  
Suite 614, Washington Trust Building,  
Washington, PA 15301

#### **MARONI, JOHN**

a/k/a JOHN W. MARONI,  
late of Burgettstown, Washington Co., PA

Executor: Patrick Konieczny,  
209 Butternut Drive,  
McDonald, PA 15057

Attorney: Loretta B. Kendall,  
364 E. Lincoln Ave.,  
McDonald, PA 15057

#### **MELNYK, ROBERT**

late of North Strabane Township,  
Washington Co., PA  
File No. 63-19-881

Executor: Michael Melnyk, 151 Sedeca  
Drive, North Strabane, PA 15317  
Attorney: Tracy L. Zihmer, Zihmer Law  
Firm, LLC, 3244 Washington Road,  
Suite 210, McMurray, PA 15317

**MILLER, HERBERT DALE**

late of, Washington Co., PA  
File No. 63-19-0897

Executors: Lori J. Ducouer; 109 Froebe  
Road, P.O. Box 57, Venetia, PA 15367,  
David L. Miller; 113 Parker Street,  
Houston, PA 15342,

Attorney: Edward L. Kelly; Jones, Gregg,  
Creehan & Gerace, LLP, 411 Seventh  
Ave., Suite 1200, Pittsburgh, PA 15219

**RANDOUR, SR., WILLIAM L.**

a/k/a WILLIAM RANDOUR AKA  
WILLIAM L. RANDOUR AKA  
WILLIAM RANDOUR, SR.

late of Borough of McDonald,  
Washington Co., PA  
File No. 63-19-0959

Attorney: Gianni Floro,  
935 Beaver Grade Road, Ste. 6,  
Moon Twp., PA 15108

**SAMOL, JAMES MICHAEL**

late of Centerville, Washington Co., PA  
File No. 63-19-0838

Administratrix: Tammy M. Samol,  
11 Church Street, P.O. Box 298,  
Richeyville, PA 15358

Attorney: Eva H. Ahern,  
Peacock Keller, LLP,  
70 East Beau Street,  
Washington, PA 15301

**SIBERT, HAIFA M.**

a/k/a HAIFA SIBERT,  
late of Peters Township,  
Washington Co., PA  
File No. 63-19-0922

Executrix: Martha S. Pride, P.O. Box 349,  
Cobb Island MD 20625

Attorney: Susan Mondik Key, Peacock  
Keller, LLP, 70 East Beau Street,  
Washington, PA 15301

**SICCHITANO, EUGENE B.**

late of South Strabane Township,  
Washington Co., PA  
File No. 63-19-0832

Executor: Todd D. Sicchitano,  
174 Country Club Road,  
Washington, PA 15301

Attorney: Susan Mondik Key,  
Peacock Keller, LLP,  
70 East Beau Street,  
Washington, PA 15301

**STUTTS, BARRY G.**

late of North Strabane Township,  
Washington Co., PA  
File No. 63-19-0931

Executors: Sara Strutts Baker; 420  
Tripoli Street, Pittsburgh, PA 15212,  
Melissa Anne Bensie; 5328 Whitehaven  
Avenue, North Olmstead, OH 44070,

Attorney: Daniel P. Gustine, Peacock  
Keller, LLP, 70 East Beau Street,  
Washington, PA 15301

**VOGEL, BRYAN E.**

late of McMurray, Washington Co., PA  
File No. 63-19-00889

Administratrix: Amy N. Vogel, 1  
53 Fawn Valley Road, McMurray, PA  
15317

Attorney: Jennifer C. Bittel;  
Zacharia Brown P.C., 4500 Walnut  
Street, McKeesport, PA 15132

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**SECOND PUBLICATION****BARNEY, RUTH L.**

a/k/a RUTH ALLISON BARNEY,  
late of Peters Township,  
Washington Co., PA

Executor: Marvin A. Barney, 218 Palmer  
Circle NE, Warren, OH 44484

Attorney: Jeffrey P. Derrico,  
GREENLEE DERRICO POSA, LLC, 60  
East Beau Street, Washington, PA  
15301

**BLACK, LOIS MARILYN**

a/k/a LOIS BERRIER BLACK,  
late of Finleyville, Washington Co., PA  
Administratrix: Kathleen B. Sneed c/o  
Attorney: Frank C. Roney, Jr., Edward C.  
Morascyzk, 382 W. Chestnut Street,  
Suite 102, Washington, PA 15301

**DIMATTEO, CATHERINE M.**

late of Canonsburg Borough,  
Washington Co., PA  
Executor: Deborah Martin, 309 Bluff  
Street, Canonsburg, PA 15317  
Attorney: Jeffrey P. Derrico, GREENLEE  
DERRICO POSA, LLC, 60 East Beau  
Street, Washington, PA 15301

**ELSLEGER, GLADYS VIRGINIA**

a/k/a GLADYS V. ELSLEGER AKA  
GLADYS BENNETT ELSLEGER,  
late of Canonsburg Borough,  
Washington Co., PA  
File No. 63-19-0906

Executrix: Janice Elsleger,  
347 W. College St., Apt. A,  
Canonsburg, PA 15317

**GALLIK, SHIRLEY J.**

late of South Strabane Twp.,  
Washington Co., PA  
Executrix: Cheryl Rockovich, 1576 Rt.  
980 Rd., Canonsburg, PA 15317

**NICHOLAS, JULIE KATHERYN**

late of New Eagle, Washington Co., PA  
File No. 63-19-0901  
Administrator: David M. Seraly c/o  
Attorney: Deborah A. Liotus,  
564 Forbes Avenue, Suite 1008,  
Pittsburgh, PA 15219

**OSCHE, JEANETTE A.**

late of Washington, Washington Co., PA  
File No. 63-18-1079  
Administratrix: Jacqueline R. Marshman,  
7 Needy Avenue, Canonsburg, PA 15317  
Attorney: E.J. Julian, 71 N. Main Street,  
Washington, PA 15301

**PUST, DOROTHY E.**

late of Nottingham Township,

Washington Co., PA

Executrix: Morgan Milton,  
1513 N. Randolph Drive,  
Jefferson Hills, PA 15025

Attorney: David N. Lint, France, Lint &  
Associates, P.C., 308 Fallowfield  
Avenue, Charleroi, PA 15022

**SACCO, ANTONETTE M.**

a/k/a TONI SACCO,  
late of Washington, Washington Co., PA  
File No. 63-19-0862

C.T.A. Administrator: Frank J. Sacco,  
106 Lackawanna Avenue,  
Bentleyville PA 15314

Attorney: Susan Mondik Key,  
Peacock Keller LLP,  
70 East Beau Street,  
Washington, PA 15301

**SACCO, MARSHALL**

late of McDonald, Washington Co., PA  
File No. 63-19-0037

Executrix: Keri J. Schroeffel,  
500 Elder Street,  
Bulger, PA 15019

**WILEY, EDNA L.**

a/k/a EDNA PIATT WILEY AKA  
EDNA LORRAINE WILEY AKA  
EDNA WILEY,

late of Washington, Washington Co., PA

Executor: Larry Capozzoli, 4035 Sir  
James Drive, McDonald, PA 15057

Attorney: Matthew J. Madvay, 60 East  
Beau Street, Washington, PA 15301

**YILIT, MILAN**

late of Hopewell Twp.,  
Washington Co., PA  
File No. 63-19-0910

Executors: Timothy Yilit; 491 Ridge  
Road, Avella, PA 15312,

Debora Ann Evans; 508 Ridge Road,  
Avella, PA 15312,

Attorney: Brian G. Pirilla, PO Box 718,  
Belle Vernon, PA 15012

**THIRD PUBLICATION****DUNKERTON, AVALON E.**

late of Fallowfield Township,  
Washington Co., PA

Executor: John E. Pierce, 127 Daily Road,  
Charleroi, PA 15022

Attorney: Richard C. Mudrick, 300  
Fallowfield Avenue, Charleroi, PA  
15022

**FORSYTHE, CHERYL ILENE**

late of California, Washington Co., PA  
File No. 63-19-0719

Executor: Neil E. Forsythe c/o

Attorney: Lane M. Turturice, Turturice &  
Associates, LLC, 135 S. College Street,  
Washington, PA 15301

**STEINSTRAW, DOLORES L.**

late of Washington, Washington Co., PA  
File No. 63-19-0831

Executor: James L. Steinstraw, Jr., 1017  
Greenfield Drive, Canonsburg, PA 15317

Attorney: William H. Humphries, III,  
Law Office of William H. Humphries, III,  
244 Blvd of the Allies, 2nd FL,  
Pittsburgh, PA 15222

1,2,3

right should appear in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on August 23, 2019 at 1:30 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or can not afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Larry Matthew Clay, Caseworker  
Washington County Children & Youth  
Social Service Agency  
100 West Beau Street  
502 Courthouse Square  
Washington, PA 15301  
Telephone: (724) 228-6884

3)1/1

**MISCELLANEOUS NOTICE****PUBLIC NOTICE**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA

ORPHAN'S COURT DIVISION

IN RE: JONATHAN ULLOM  
CHILD OF AN UNKNOWN FATHER

NO: 63-19-0078

Take notice that a Petition for Involuntary Termination of Parental Rights of An Unknown Father to Jonathan Ullom will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental

**PUBLIC NOTICE**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA

ORPHAN'S COURT DIVISION

IN RE: CHANCE AND  
OLIVIA HARRIS  
CHILDREN OF AMANDA  
MCMASTERS, MOTHER  
NOS: 63-19-0821, 63-19-0953

Take notice that a Petition for Involuntary Termination of Parental Rights of Amanda McMasters to Chance and Olivia Harris will be presented to the Orphans' Court of Washington County,

Pennsylvania. Any person wishing to assert his/her parental right should appear in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on August 23, 2019 at 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or can not afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Orissa Bey, Caseworker  
Washington County Children & Youth  
Social Service Agency  
100 West Beau Street  
502 Courthouse Square  
Washington, PA 15301  
Telephone: (724) 228-6884

3)1/1

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ORPHANS' COURT DIVISION

IN RE: JORGE SUAREZ

D.O.B. 06/21/2012

CHILD OF: ANY UNKNOWN FATHER

NO: 63-18-0516

Take notice that a Petition for Involuntary Termination of Parental Rights of any unknown father of Jorge Suarez will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on August 27, 2019 at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Deanna DeRose, Caseworker  
Washington County Children & Youth  
Social Service Agency  
100 West Beau Street  
502 Courthouse Square  
Washington, PA 15301  
Telephone: (724) 228-6884

3)1/1

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NOTICE OF SUSPENSION

Notice is hereby given that on August 1, 2019, pursuant to Rule 214, Pa.R.D.E., the Supreme Court of Pennsylvania ordered that Joseph Christopher Francis be placed on Temporary Suspension from the practice of law until further definitive action by the Court, to be effective August 31, 2019.

Marcee D. Sloan  
Board Prothonotary  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

3)1/1

## NAME CHANGE NOTICES

### SHANE DYLAN POWELL

Notice is hereby given that on the 18th day of June, 2019, a Petition for Change of Name, filed by Shane Dylan Powell, was filed in the Washington County Court, praying for a decree to change his name to Shane Dylan Musgrove. The Court has fixed August 16, 2019 at 9:00 a.m. in Courtroom No. 5, Washington, PA, as the time and place for the hearing of said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted. Elisabeth H. Wagers, Esquire, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317.

3)1/1

NOTICE IS HEREBY GIVEN that on the 30th day of July, 2019, a Petition for Change of Name, Filed by Petitioner, Christie Michelle Kotar-Ruth, was filed in the Washington County Court, praying for a decree to change her name to Christie Kotar Myers. The court has fixed September 4th, at 4 o'clock p.m., in Courtroom 1, Washington, Pa., as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

3)1/1

### PUBLIC NOTICE

#### Name Change

NOTICE IS HEREBY GIVEN that on the 29th day of July, 2019, a Petition for Change of Name, filed by Petitioner, Monique Michelle Dowdy, was filed in the Washington County Court, praying for a decree to change his/her name to Monique Michelle Mack.

The court has fixed September 5, 2019 at 9:30 o'clock a.m., in Courtroom Number 1, Washington, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

3)1/1

### NAME CHANGE NOTICE

Notice that on the 5<sup>th</sup> day of August 2019, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, at No. 2019-4101 by JAMES STEPHEN MARKOVICH to change his name to JAMES STEVEN MARKOVICH.

The Court has fixed the 4<sup>th</sup> day of October, 2019, at 9:00 a.m. in Courtroom No. 5 in the Washington County Courthouse before Judge Michael J. Lucas as the time and place for the hearing on said Petition. Any and all persons interested may appear and show cause, if there is any, why said petition should not be granted.

3)1/1

## CORPORATION NOTICES

NOTICE IS HEREBY GIVEN that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is:

BDS Home Services Corporation

And has been delivered to the Secretary of State for filing.

The initial registered office of the corporation is located at:

106 Cypress Ct., Washington County, Venetia, PA 15367

By: Cindy Lynn Schavolt

3)1/1

## SHERIFF SALES

### Special Notice On Real Estate Sales Sheriff's Rule

Tax collectors, attorneys and solicitors who file tax statements, liened taxes and municipal liens against property being sold at Sheriff's Sale. Hereafter, no statements can be withdrawn or adjustments made after the property has been bid in at a certain price, therefore statements must be correct at the time of filing.

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel F. Romano, Sheriff of Washington County, Pennsylvania, on: **Friday, September 6, 2019 at 10:00 o'clock a.m.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, September 11, 2019 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment not be made on day of sale, the property will again be exposed to sale immediately, on the date aforesaid. If balance of payment not be made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, September 13, 2019 at 10:00 o'clock a.m.** At the expense and risk of the person whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room #303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the schedule of distribution will be given.



## Sheriff Sale List -- September 6, 2019

### Index

Note: Index information excerpted from Sheriff Sale notices as provided; captions may be abbreviated.

<u>Sale#</u>	<u>Plaintiff v Defendant(s)</u>	<u>Property Location</u>
2019-383 .....	21st Mortgage v. Krupar .....	Robinson Township
2019-438 .....	* v. Betonte, Zatawski.....	Strabane
2019-503 .....	MidFirst Bank v. Morris .....	Township of Donegal
2019-1151 .....	MonValley Comm FCU v. Patterson ....	Carroll Township
2019-1226 .....	Hsbc Bank v. Holmes.....	Peters Township
2019-1324 .....	PNC Bank v. Boyd.....	Twp of North Bethlehem
2019-1362 .....	Bank of NY Mellon v. Fine .....	North Charleroi Borough
2019-1412 .....	JPMorgan v. Defide .....	Monongahela City, 3rd
2019-1503 .....	JPMorgan v. Rich.....	Twp of Nottingham
2019-1610 .....	* v. McDade.....	City of Washington
2018-1613 .....	Nationstar Mortgage v Lee.....	Twp of South Strabane
2018-2304 .....	Wells Fargo Bank v. Santomo .....	Canonsburg Borough, 2nd
2018-3379 .....	Specialized Loan v. Price.....	City of Washington
2014-4135 .....	JPMorgan v. Steiner .....	Cecil Township
2018-4610 .....	PA Housing v. Steele .....	Township of Hanover
2018-4959 .....	First National Bank v. Korzinski .....	Township of Carroll
2018-6103 .....	PNC Bank v. Rice .....	Township of Fallowfield
2018-6400 .....	JPMorgan v. LaRew.....	Township of Union
2018-6716 .....	* v. Smith.....	City of Monongahela
2018-6776 .....	PNC Bank v. Ball.....	Township of N Bethlehem

\* *Information not provided*

**SHERIFF'S SALE**  
 WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE

**2019-383**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

21st MORTGAGE CORPORATION,  
 Assignee JP Morgan Chase Bank, as trustee c/o Residential Funding Company, LLC, assignee of Concorde Acceptance Corporation  
 Plaintiff

v.

PAMMIE L. KRUPAR  
 Defendant

**MORTGAGE FORECLOSURE**

Address of property to be sold: 357 Valley Street, McDonald, Robinson Township, Washington County, PA

Having thereon erected a single family dwelling house.

PARCEL # 550-020-05-01-0019-00

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
 WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE

**2019-438**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

BEING KNOWN AS: 110 ALEXANDER AVENUE, STRABANE, PA 15363  
 PROPERTY ID NUMBER:

520-015-02-09-0004-00

BEING THE SAME PREMISES WHICH GRANTOR THE ESTATE OF MARGARET JESTER BY

DEED DATED 4/4/2007 AND

RECORDED 4/13/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT:

000710081, GRANTED AND CONVEYED UNTO GRANTEE

RICHARD A. BETONTE AND SHERRIE ZATAWESKI, AS JOINT TENANTS WITH

THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
 WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE

**2019-503**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

MidFirst Bank Plaintiff,  
 vs.  
 Richard P. Morris, Defendant.

CIVIL DIVISION  
 Docket No.: C-63-CV-2019-503  
 MidFirst Bank v. Richard P. Morris

Property situate in the Township of Donegal, Washington County, Pennsylvania.  
 605 Route 40 West, West Alexander, PA 15376

Parcel Number ID: 2300100000000502

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$58,974.12

Attorney for Plaintiff: Kimberly J. Hong c/o Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
 WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE

**2019-1151**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

MON VALLEY COMMUNITY  
 FEDERAL CREDIT UNION,  
 Plaintiff,  
 v.

CHRISTA PAHOLSKY a/k/a  
 CHRISTA PATTERSON,  
 Defendant.

No. 2019-1151

Type of Document:

Short Description

REAL ESTATE SITUATE AT 2301  
 MAIN STREET, CARROLL  
 TOWNSHIP; TAX ID. NO.  
 130-012-04-02-0014-00

Filed on Behalf of: Mon Valley  
 Community Federal Credit Union,  
 Plaintiff

JUDGMENT AMOUNT: \$61,893.17

Counsel of Record:

Mark J. Shire, Esquire

Pa. ID. No. 44843

SHIRE LAW FIRM

1711 Grand Boulevard, Park Centre

Monessen, PA 15062

Phone: (724) 684-8881

Fax: (724) 684-7475

email: shire@shirelaw.com

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-1226**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Hsbc Bank USA, N.A., as Trustee for The Registered Holders of Renaissance Home Equity Loan Trust 2006-1

V.

Suzanne L. Holmes

owner(s) of property situate in the PETERS TOWNSHIP, WASHINGTON County, Pennsylvania, being

339 Quail Run Road Unit 28D,  
 Quail Run Condominium, A/K/A  
 339 Quail Run Road,

Venetia, PA 15367-1111

Parcel No. 5400020000004028D  
 (Acreage or street address)

Improvements thereon:

**RESIDENTIAL DWELLING**

Judgment Amount: \$104,229.05

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-1324**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

PNC Bank, National Association Plaintiff,  
 vs.

Donald D. Boyd, Jr., as Executor to the Estate of James E. Singer Defendant.

**CIVIL DIVISION**

Docket No.: C-63-CV-2019-1324

PNC Bank, National Association v.  
 Donald D. Boyd, Jr., as Executor to the Estate of James E. Singer

Property situate in the Township of North Bethlehem, Washington County, Pennsylvania.

32 Mancha Street, Eighty Four, PA 15330

Parcel Number ID:

490-014-01-03-0007-00,

490-014-01-03-0009-00

Improvements thereon:

**RESIDENTIAL DWELLING**

Judgment Amount: \$18,798.02

Attorney for Plaintiff: Kimberly J. Hong  
 c/o Manley Deas Kochalski LLC,  
 P. O. Box 165028,  
 Columbus, OH 43216-5028

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
 WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE

**2019-1362**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

The Bank of New York Mellon, The Successor to JPMorgan Chase Bank, as Trustee for

Cit Home Equity Loan Trust 2002-1  
 V.

James Fine a/k/a James L. Fine owner(s) of property situate in the NORTH CHARLEROI BOROUGH, WASHINGTON County, Pennsylvania, being

537 Conrad Avenue, Charleroi, PA  
15022-2227

Parcel No. 500-005-00-04-0006-00  
 (Acreage or Street address)

Improvements thereon:  
 RESIDENTIAL DWELLING  
 Judgment Amount: \$42,619.73

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
 WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE

**2019-1412**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

JPMorgan Chase Bank,  
 National Association  
 vs.

Briana Defide

owner(s) of property situate in the MONONGAHELA CITY, 3RD, WASHINGTON County, Pennsylvania, Being 1117 Lawton Street, Monongahela, PA 15063-1929

Parcel No. 440-025-00-00-0014-00  
 (Acreage or street address)

Improvements thereon:  
 RESIDENTIAL DWELLING  
 Judgment Amount: \$56,203.06

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-1503**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

JPMorgan Chase Bank, National Association  
 vs.  
 Debra A. Rich

owner(s) of property situate in the Township of Nottingham, WASHINGTON County, Pennsylvania, being 146 Gilkeson Road, Eighty Four, PA 15330  
 PARCEL NO: 530-010-00-00-0006-00  
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$189,210.53  
 ATTORNEYS FOR PLAINTIFF:  
 Shapiro & DeNardo, LLC.  
 King of Prussia, PA

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-1610**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

ALL THOSE CERTAIN LOTS OF GROUND SITUATE IN THE FIFTH WARD OF THE CITY OF WASHINGTON, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, 'BEING KNOWN AND DESIGNATED AS ALL OF LOTS NUMBERS 252 AND 253 IN A PLAN OF LOTS LAID OUT BY CLARK AND CAMPBELL LAND COMPANY, PLAN NO.7 OF RECORD IN PLAN BOOK 5, PAGE 139, IN THE OFFICE OF THE RECORDER OF DEED OF SAID COUNTY. BEING KNOWN AS: 286 EAST PROSPECT AVENUE WASHINGTON, PA 15301  
 PROPERTY ID NUMBER:  
 750-019-00-01-0010-00

BEING THE SAME PREMISES WHICH PATRICIA BRODAK BY DEED DATED 10/14/2008 AND RECORDED 10/21/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED AS INSTRUMENT #200827925, GRANTED AND CONVEYED UNTO BETTY C. MCDAID.

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2019-1613**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Nationstar Mortgage LLC d/b/a Mr. Cooper as successor by merger to Pacific Union Financial, LLC Plaintiff

v.

Carol P. Lee and Jason B. Lee Defendants

COURT OF COMMON PLEAS  
WASHINGTON COUNTY NUMBER  
2018-1613

**SHORT DESCRIPTION**

All That Certain land situate in the Township of South Strabane in the County of Washington,

Commonwealth of Pennsylvania.

Premises: 1526 Lombard Circle, Washington, Pennsylvania 15301

Tax ID. #: 600-005-19-00-0026-00

Improvements consist of a

Residential Dwelling

McCABE, WEISBERG & CONWAY, LLC Attorneys for Plaintiff

(215) 790-1010

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2018-2304**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. SEPTEMBER 6, 2019;

Wells Fargo Bank, NA  
V.

Raymond N. Santomo

owner(s) of property situate in the CANONSBURG BOROUGH, 2ND, WASHIINGTON County, Pennsylvania, Being 418 Bluff Street, a/k/a 418 Bluff Avenue, Canonsburg., PA 15317-3801 Parcel No. 100-016-00-02-0031-00 (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$90,577.37

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones. LLP

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2018-3379**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Specialized Loan Servicing LLC Plaintiff,  
vs.

Jimmy A. Price  
Defendant.

CIVIL DIVISION

Docket No.: 2018-3379

Property situate in the  
City of Washington,  
Washington County, Pennsylvania.  
284 Springfield Avenue,  
Washington. PA 15301

Parcel Number ID:  
750-034-00-00-0017-00

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$64,663.50

Attorney for Plaintiff: Kimberly J. Hong  
c/o Manley Deas Kochalski LLC,  
P.O. Box 165028

Columbus, OH 43216-5028

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2014-4135**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

JPMorgan Chase Bank, N.A. f/k/a  
JPMorgan Chase Bank f/k/a The Chase  
Manhattan Bank f/k/a  
Chemical Bank, N.A.

V.

Donald Steiner, in His Capacity as Administrator and Heir of The Estate of Pauline Moody n/k/a Pauline Steiner a/k/a Pauline Lou Moody William Patrick Moody, in His Capacity as Heir of The Estate of Pauline Moody n/k/a Pauline Steiner a/k/a Pauline Lou Moody Maryann Gauthier, in Her Capacity as Heir of The Estate of Pauline Moody n/k/a Pauline Steiner a/k/a Pauline Lou Moody Unknown Heirs, Successors. Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Pauline Moody n/k/a Pauline Steiner, Deceased

owner(s) of property situate in the CECIL TOWNSHIP, WASHINGTON County, Pennsylvania, being

165 Miller Run Road, a/k/a  
8 Wabash Street, Cecil, PA 15321  
Parcel No. 140-007-06-01-0010-00  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$98,338.18

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in



accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**

WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2018-4610**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Pennsylvania Housing Finance Agency,  
Plaintiff,

vs

Paul J. Steele, Sr.,  
Defendant.

No. 2018-4610

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF HANOVER, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA BEING KNOWN AS PARCEL NO. 340-010-01-00-0024-00 HAVING ERECTED THEREON A DWELLING KNOWN AS 6 WILLARD LANE, BURGETTSTOWN, PA 15021.

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

2018-4959

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

First National Bank of Pennsylvania,  
Plaintiff, vs. Unknown Heirs, Executors and/or Administrators of the Estate of Kathleen Korzinski, Defendants

Property situate in TOWNSHIP OF CARROLL, WASHINGTON COUNTY, PENNSYLVANIA

715 DRY RUN ROAD,  
MONONGAHELA, PA 15063  
130-007-06-01-0001-00

Improvements thereon  
RESIDENTIAL DWELLING  
Judgment Amount: \$105,165.33

Attorney of record: Kristine M. Anthou,  
Grenen & Birsic PC

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE****WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE****2018-6103**

filed in COMMON PLEAS of  
Washington County. There will be  
exposed at Sheriff Sale in the Courthouse  
Square Building, Room 104, 100 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00 A.M. on  
SEPTEMBER 6, 2019:

PNC Bank, National Association.  
Successor by Merger To National City  
Bank v. Ernest S. Rice and Debora L.  
Thomas, AKA Debora L. Rice

Property situate in the Township of  
Fallowfield, Washington County,  
Pennsylvania.

151 Lover Jonestown Road,  
Charleroi, PA 15022  
Parcel Number ID:  
320-012-00-00-0019-01

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$21,389.14

Attorney for Plaintiff: Kimberly J. Hong  
c/o Manley Deas Kochalski LLC, P.O.  
Box 165028, Columbus, OH 43216-5028

A schedule of distribution will be filed by  
the Sheriff not more than thirty days after  
the sale, and distribution will be made in  
accordance with the scheduled unless  
exceptions are filed within ten days after  
the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE****WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE****2018-6400**

filed in COMMON PLEAS of  
Washington County. There will be  
exposed at Sheriff Sale in the Courthouse  
Square Building, Room 104. 100 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00 A.M. on  
SEPTEMBER 6, 2019:

J.P. Morgan Mortgage Acquisition Corp.  
vs.

Unknown Heirs, Successors, Assigns and  
All Persons, Firms or Associations  
Claiming Right, Title or Interest from or  
under David E. LaRew a/k/a David E.

Larew a/k/a David E. LaRew, Jr.,  
deceased and TeiaRae Ridenour Larew,  
known Heir of David E. LaRew a/k/a  
David E. Larew a/k/a David E. LaRew,  
Jr., deceased and David E. LaRew, III,  
known Heir of David E. Larew a/k/a  
David E. LaRew a/k/a David E. LaRew,  
Jr., deceased and Melissa M. Burrell,  
known Heir of David E LaRew a/k/a  
David E. Larew a/k/a David E. LaRew,  
Jr., deceased

owner(s) of property situate in the  
Township of Union, WASHINGTON  
County, Pennsylvania, being  
6068 Route 88, Finleyville, PA 15332  
PARCEL NO.: 640-003-07-01-0004-01

IMPROVEMENTS THEREON:  
A RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$153,728.78  
ATTORNEYS FOR PLAINTIFF: Shapiro  
& DeNardo, LLC, King of Prussia, PA

A schedule of distribution will be filed by  
the Sheriff not more than thirty days after  
the sale, and distribution will be made in  
accordance with the scheduled unless  
exceptions are filed within ten days after  
the filing of the schedule.  
Sheriff's Office, Washington PA

Samuel L. Romano

**SHERIFF'S SALE**  
WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2018-6716**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

ALL THAT CERTAIN lot or piece of ground situate in the First Ward of the City of Monongahela, Washington County, Pennsylvania, bounded and described as follows:

BEING KNOWN AS: 224 GREGG STREET MONONGAHELA, PA 15063  
PROPERTY ID NUMBER:  
420-021-00-01-0005-00  
BEING THE SAME PREMISES WHICH RAYMOND W. EVANS, AN UNREMARIED WIDOWER BY DEED DATED 7/13/2016 AND RECORDED 7/18/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201617674, GRANTED AND CONVEYED UNTO DAVID M. SMITH AND KELLY L. SMITH, HUSBAND AND WIFE.

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**

WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2018-6776**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. ON SEPTEMBER 6, 2019:

PNC Bank, National Association,  
Plaintiff,  
vs.  
Gretchen L. Ball  
Defendant.

CIVIL DIVISION  
Docket No.: C-63-CV-2018-6776  
Property situate in the Township of North Bethlehem, Washington County, Pennsylvania.  
11 Short Road, Scenery Hill, PA 15360  
Parcel Number ID:  
490-002-00-00-0014-00  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$81,015.89  
Attorney for Plaintiff: Kimberly J. Hong  
c/o Manley Deas Kochalski LLC,  
P. O. Box 165028,  
Columbus, OH 43216-5028

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano