

WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY
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No. 48



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

BRANDT, EVELYN J.

late of Houston, Washington Co., PA
File No. 63-19-0598

Executrix: Brenda Brubaker, 128 Indiana Ave., Houston, PA 15342

BURI, JR., FRANK

late of Buffalo Township,
Washington Co., PA

Administratrix: Cynthia A. Buri, 54 Old Camp Lane, Claysville, Pa 15323

DOUGERT, REGINA

a/k/a REGINA F. DOUGERT,
late of Carroll Township,
Washington Co., PA
File No. 67-17-00322

Executors: Susan D. Reagle and Christina Reagle, 1 Trimont Lane Unit 301P, Pittsburgh PA 15211

Attorney: William F. Winschel, Esq., Winschel Law Office, 1653 McFarland Road, Pittsburgh, PA 15216

DROBISZEWSKI, PATRICIA M.

late of Carroll Township,
Washington Co., PA
File No. 67-17-0140

Executrix: Christina Reagle, 40-13 50th Avenue #1, Sunnyside, NY 11104

Attorney: William F. Winschel, Esq., Winschel Law Office, 1653 McFarland Road, Pittsburgh, PA 15216

LYNCH, JR., JOSEPH R.

a/k/a JOSEPH R. LYNCH,
late of McMurray, Washington Co., PA
File No. 63-19-0597

Executrix: Christine E. Thompson, 1227 Driftwood Drive, Pittsburgh, PA 15243

Attorney: William G. Ball, Esquire, 310 Grant Street, Suite 3100, Pittsburgh, PA 15219

PASQUINELLI, PAUL E.

late of Union Township,
Washington Co., PA
File No. 63-19-0737

Executrix: Lena Lesko, Esquire, 908 Laurel Street, Bridgeville, PA 15017

Attorney: Dale P. Frayer, Esquire, Temple & Frayer, 250 Mt. Lebanon Boulevard, Suite 207, Pittsburgh, PA 15234

RECONNU, JANET ARLENE

a/k/a JANET B. RECONNU,
late of North Charleroi Borough,
Washington Co., PA

Executor: John Craig Reconnu, 511 Center Avenue, North Charleroi, PA 15022

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

SADLER, RONALD JAMES

late of Fallowfield Township,
Washington Co., PA

Administrator: Ronald James Sadler, II, 6 Fedeli Drive, Charleroi, PA 15022

Attorney: Mark J. Shire, SHIRE LAW FIRM, 1711 Grand Boulevard, Park Centre, Monessen, PA 15062

SCHOENHOLTZ, JOSEPH E.

a/k/a JOSEPH SCHOENHOLTZ aka JOSEPH E. SCHOENHOLTZ, SR.,
late of New Eagle, Washington Co., PA
Administrator CTA: Paul Schoenholtz,
3262 Westheimer #331,
Houston TX 77098

Attorney: Bradley M. Bassi, Esquire, Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

VILCOSS, DONNA J.

late of East Bethlehem Township,
Washington Co., PA

Administratrix: Judith A. White, P.O. Box
221, Fredricktown, PA 15333

Attorney: Bradley M. Bassi, Esquire,
Bassi, Vreeland & Associates, P.C., P.O.
Box 144, 111 Fallowfield Avenue,
Charleroi, PA 15022

WINES, LOUISE D.

late of South Strabane Township,
Washington Co., PA

Executrix: Pamela J. Kevech, 775 East
Maiden Street, Washington, PA 15301

Attorney: Cary D. Jones, Esquire;
Marriner, Jones & Fitch, 6 South Main
Street, Suite 600, Washington, PA 15301

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SECOND PUBLICATION**CALOCCIA, EVELYN**

a/k/a EVELYN M. CALOCCIA,
late of New Eagle, Washington Co., PA
File No. 63-19-0686

Executor: Juliann Romasco, 119 Third
Avenue, New Eagle, PA 15067

Attorney: James W. Haines, Jr.,
1202 West Main Street,
Monongahela, PA 15063

HIGBEE, EILEEN L.

late of Union Township,
Washington Co., PA
File No. 63-19-0690

Executor: Roger V. Higbee, 3119
Creekside Road, Indiana, PA 15701

Attorney: Blake J. Birchmeier, Peacock
Keller, LLP, 70 East Beau Street,
Washington, PA 15301

HOGG, LEONA

a/k/a LEONA B. HOGG,
late of South Strabane,
Washington Co., PA

Executor: William Paul Hogg, 912 Grace
Street, State College, PA 16801

LOUGHMAN, JOHN I.

late of West Finley Township,

Washington Co., PA

File No. 63-19-0685

Executrix: Donna Lee Loughman, PO
Box V, Claysville, PA 15323

Attorney: Blake J. Birchmeier, Peacock
Keller, LLP, 70 East Beau Street,
Washington, PA 15301

MITTELL, MICHAEL ANDREW

late of McMurray, Washington Co., PA
File No. 63-19-0663

Administratrix: Christine A. Mittell,
129 Rockingham Lane,
McMurray, PA 15317

Attorney: Michele S. Haggerty,
The Haggerty Law Office, P.C.,
3935 Washington Road #1518,
McMurray, PA 15317

ZOTTOLA, EUGENE A.

late of Cecil Twp., Washington Co., PA
File No. 63-19-0580

Executor: Andrew Zottola, 11 Charles
Street, Cecil, PA 15321

Attorney: Thomas M. Butz, 125
Technology Drive, Suite 202, Bailey
Center I, Canonsburg, PA 15317

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THIRD PUBLICATION**BACKSTROM, DANNY LEE**

late of Eighty Four, Washington Co., PA
File No. 63-19-0669

Administrators: Eric Daniel Backstrom
and Steven Joseph Backstrom, 140
Orchard Drive, McMurray, PA 15317

Attorney: ANGELA R. WINSLOW,
PION NERONE GIRMAN WINSLOW
& SMITH P.C., 1500 One Gateway
Center, Pittsburgh, PA 15222

BURGESS, HELEN

late of Houston, Washington Co., PA
File No. 63-19-0544

Executor: Kevin Burgess, 359 Cherry
Avenue, Houston, PA 15342

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

DeRUBEIS, ANTHONY A.

a/k/a ANTHONY DeRUBEIS,
late of McMurray, Washington Co., PA
File No. 63-19-0656

Executrix: Geraldine M. DeRubeis, 114
Anglers Way, McMurray, PA 15317

Attorney: Peter Andrew Smith, Smith &
Smith, 3402 Washington Road, Suite 203,
McMurray, PA 15317

HOLIK, JR., ANDREW WILSON

late of Canonsburg, Washington Co., PA
Executor: Jerry L. Holik c/o

Attorney: Frank C. Roney Jr., Mark C.
Stopperich, 382 W. Chestnut Street, Suite
102, Washington, PA 15301

HUFFMAN, DOROTHY OLIVE

a/k/a DOROTHY HUFFMAN,
late of Burgettstown, Washington Co., PA
Executrix: Donna Barkley, 121 National
Road, Weirton, WV 26062

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

NEAL, MARTHA ANN KAHLE

ASHCRAFT a/k/a MARTHA K. NEAL,
late of Canton Township,
Washington Co., PA
File No. 63-19-0601

Executrix: Sheri Kahle, 509 E. McMurray
Road, McMurray, PA 15317

Attorney: Charles B. Hadad, The Lynch
Law Group, 375 Southpointe Blvd., Suite
100, Canonsburg, PA 15317

ONISKO, JOANNA

late of Allenport, Washington Co., PA
File No. 63-19-0062

Executrix: Tania Slother, 204 Ridgewood
Rd., Shippenville PA 16254

Attorney: Blane A. Black, 223 Second
Street, Monongahela, PA 15063

PEPKA, MARGARET BERTHA

late of Carroll Township,
Washington Co., PA
File No. 63-19-0379

Administratrix: Linda Lee Pepka-Zywan,
1254 Country Club Road,
Monongahela, PA 15063

Attorney: Dennis P. Popojas, 20 W.
Cherry Ave., Washington, PA 15301

RUECROFT, RUTHANN

late of Canton Township,
Washington Co., PA
File No. 63-19-0682

Executor: Chris Yoders, 322 Wolf
Avenue, Washington, PA 15301

SPENCER, MURIEL A.

late of Finleyville, Washington Co., PA
Executor: Linda Adams c/o

Attorney: Socrates J. Georgeadis,
Georgeadis Setley, 4 Park Plaza, 2nd
Floor, Wyomissing, PA 19610

THOMPSON, JOHN FREDERICK

a/k/a JOHN F. THOMPSON, Jr., a/k/a
JOHN F. THOMPSON,
a/k/a John Thompson
late of Cecil Township,
Washington Co., PA
File No. 63-19-00341

Executrix: Kimberly Murray Thompson
c/o Attorney: Samuel J. Goncz, Cohen
& Grigsby, P.C. Attorneys, 625 Liberty
Avenue, Pittsburgh, PA 15222-3152

VENTURA, DONNA M.

a/k/a DONNA MARIE VENTURA,
late of Fallowfield Township,
Washington Co., PA

Executrix: Patricia Ann Strahosky,
16905 NE Hoyt Street, Portland, OR
97230

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

WELSBACHER, DONALD W.

late of Eighty Four, Washington Co., PA
File No. 63-18-0832

Administrator: Scott Welsbacher, 176
Patterson Road, Eighty Four, PA 15330

Attorney: Timothy R. Berggren, Law
Offices of Timothy R. Berggren,
Washington Trust Building, 6 South
Main Street, Ste. 210,
Washington, PA 15301

STALE CASE NOTICE

TERMINATION OF INACTIVE CASES

The Court intends to terminate the cases posted on the website

www.washingtoncourts.us
<<http://www.washingtoncourts.us>>

without further notice because the docket shows no activity in the case for at least two years. You may stop the Court from terminating the case by filing a statement of intention to proceed with the Prothonotary of the Court at 1 South Main Street, Suite 1001, Washington, PA 15301, on or before July 31, 2019. If you fail to file the required statement of intention to proceed, the case will be terminated by the Prothonotary without further notice.

48)3/3

REAL ESTATE NOTICES

DUE NOTICE IS GIVEN THAT THE RINGGOLD SCHOOL DISTRICT IS SELLING THE PROPERTY KNOWN AS ARMSTRONG PARK (Parcel Numbers 130-006-00-00-0094-00 & 430-022-00-00-0001-00) CONSISTING OF APPROX. 17.5 ACRES. THE SALE WILL BE LIVE AND CONDUCTED BY ON-LINE AUCTION ON JUNE 26, 2019 AT 5:00 P.M. ALL INTERESTED PARTIES ARE DIRECTED TO CONTACT THE AUCTIONEER, HOSTETTER AUCTIONEERS, AT 724-847-1887 or
sold@HostetterAuctioneers.com FOR
DETAILS.

48)2/3

Decedent's Trust Administration Notice

The following decedent died with no probate estate. At the time of death, the decedent maintained a Joint Revocable Living Trust, in which administration proceedings commenced. The name Trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Norman W. Elliott and Janet P. Elliott Joint Revocable Trust U/A DTD 8/11/2017, Norman W. Elliott deceased January 24, 2019, of McMurray, Washington County, Pennsylvania. Janet P. Elliott, Trustee, c/o Stefanie L. Pate, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

48)1/1

CORPORATION NOTICES

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 7 day of May, 2019 for the purpose of obtaining a Certificate of Incorporation of a proposed corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved, December 21, 1988, 177.

The name of the Corporation is **Organic Goodness Inc.** All persons interested in said business are listed below: Ann Marie Laird.

48)1/-1

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name **Twirl and Whirl**, 26 Archibald St., P.O. Box 258, Langeloth, PA 15054 has been filed in the Department of State at Harrisburg, PA File Date 04/02/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Janine M. Strope, 26 Archibald St., Langeloth, PA 15054.

48)1/1

FICTITIOUS NAME REGISTRATION

NOTICE is hereby pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed in the office of the Department of State of the Commonwealth of Pennsylvania, for the conduct of business under the fictitious name of **Amastan Additive** with its principal office of place of business at 1000 South Chester Street, New Cumberland, WV 26047 and an office in the Commonwealth of Pennsylvania at 541 Steubenville Pike, Burgettstown, PA 15021. The names and addresses, including street and number, if any, of all person who are parties to the registration are: Amastan Phoenix, LLC, 1000 South Chester Street, New Cumberland, WV 26047

48)1/1

MISCELLANEOUS NOTICES

NAME CHANGE

In the Court of Common Pleas of Washington County, Pennsylvania: NO.2019-2242. In re: Petition of Alexandra Elizabeth Ellis, for change of name to **Alexandra Elizabeth Mizgorski**. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, June 28, 2019, at 9:00 am as the time and in Courtroom Number 5, Washington County Courthouse, Washington, PA 15301, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

48)1/1

NAME CHANGE

In the Court of Common Pleas of Washington County, Pennsylvania: NO.2019-2144. In re: Petition of Tyler Ray Alan, for change of name to **Tyler Ray Mizgorski**. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, June 28, 2019, at 9:00 am as the time and in Courtroom Number 5, Washington County Courthouse, Washington, PA 15301, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

48)1/1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA

CIVIL ACTION - CUSTODY
NO.: 2019 - 820

THERESA A. WILSON, PLAINTIFF,
VS. HOLLY BETH WILSON,
DEFENDANT,
VS. JOHN DOE, DEFENDANT.

NOTICE TO DEFEND

If you wish to defend, you must enter a written appearance personally or by attorney and file your objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you including custody or visitation of your children.

YOU SHOULD TAKE THIS PAPER TO YOU LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
119 SOUTH COLLEGE STREET
WASHINGTON, PA 15301
724.225.6710

SW PA LEGAL AID SOCIETY
10 WEST CHERRY AVENUE
WASHINGTON, PA 15301
724.225.6170

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA

CIVIL ACTION - CUSTODY
NO.: 2019 - 820

THERESA A. WILSON, PLAINTIFF,
VS. HOLLY BETH WILSON,
DEFENDANT, VS. JOHN DOE,
DEFENDANT.

NOTICE OF CUSTODY MEETING

Please be advised that a Custody Conciliation Meeting has been scheduled for **MONDAY, JULY 15, 2019 AT 1:30 P.M.** by order of the Child Custody Conference Officer. The meeting will be held in the **FAMILY COURT CENTER, 29 WEST CHERRY AVENUE,** Washington, Pennsylvania, at which time and place you are to appear.

PLEASE SIGN AND RETURN ONE COPY OF THIS NOTICE WITHIN FIVE (5) DAYS TO:

COURT ADMINISTRATOR,
CIVIL DIVISION OFFICE
1 S. MAIN STREET, SUITE G006
WASHINGTON, PA 15301

Your cooperation in this matter is appreciated. If you have any questions, feel free to contact the Civil Division Office at 724.229.5929.

DATE: MAY 1, 2019

AMANDA FISHER, ESQUIRE
CHILD CUSTODY
CONFERENCE OFFICER

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, July 12, 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, July 12, 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, July 19, 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 -- July 12, 2019

| <u>Sale#</u> | <u>Plaintiff v Defendant(s)</u> | <u>Property Location</u> |
|----------------|--|------------------------------|
| 2019-447..... | Pennymac v. Spiegel | Washington City, 7th |
| 2019-552..... | Citizens Bank v. Lubozynski..... | Borough of McDonald |
| 2019-648..... | APEX vs. Cole | Borough of California |
| 2019-723..... | Wells Fargo vs. Patterson..... | City of Washington, 6th Ward |
| 2018-813..... | Kondaur Capital v. Holt | Roscoe Borough |
| 2019-873..... | PNC Bank vs. Kenavey | Carroll Township |
| 2018-876..... | Huntington National v. Chiera | West Bethlehem |
| 2019-951..... | Freedom Mortgage v. Winters..... | Borough of Houston |
| 2018-1955..... | US Bank v. Stefansky..... | City of Washington |
| 2018-2307..... | Wells Fargo v. Buckley | South Strabane |
| 2013-3029..... | US Bank v. Pippin | East Bethlehem Township |
| 2018-3204..... | KeyBank v. Kinder..... | City of Monongahela |
| 2018-5632..... | First Federal v. Zelenka..... | City of Washington |
| 2017-5634..... | Santander Bank v. Messner | Smith Township |
| 2017-6078..... | Huntington National v.Griffith | Borough of Midway |
| 2018-6709..... | Bank of NY Mellon v. Morrell..... | Township of Canton |
| 2018-7205..... | US Bank National Assn vs. Tenney | Deemston Borough |
| 2018-7275..... | PHH Mortgage v. Leihgeber | Smith Township |

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2019-447

issued out of the COMMON PLEAS of
Washington County, and to me directed
on which inquisition and exemption are
waived, there will be exposed at public
sale in the Courthouse Square Building,
Room 104, 100 West Beau Street,
Washington, PA 15301, Washington
County, at 10:00 A.M. on JULY 12, 2019

Pennymac Loan Services LLC
V.

William G. Spiegel

owner(s) of property situate in the
WASHINGTON CITY, 7TH,
WASHINGTON County,
Pennsylvania, being

635 Allison Avenue.

Washington. PA 15301-4169

Parcel No. 770-008-00-02-0008-00

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$88,742.51

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

Claims against property must be filed
before above sale date. Claims to
proceeds must be made before
distribution. Schedule of distribution will
be filed in this office no later than thirty
(30) days from sale date. Exceptions to
distribution must be filed no later than ten
(10) days from the date when schedule of
distribution is filed in this office. There
will be no further notice of the filing of
the schedule of distribution. Sheriff's
Office, Washington, PA.
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2019-552

issued out of the COMMON PLEAS of
Washington County. and to me directed on
which inquisition and exemption are
waived, there will be exposed at public sale
in the Courthouse Square Building, Room
104, 100 West Beau Street, Washington,
PA 15301, Washington County, at 10:00
AM. on JULY 12, 2019

CITIZENS BANK, N.A. S/B/M TO
CITIZENS BANK OF ENNSYLVANIA,
Plaintiff

vs.

Scott J. Lubozynski
Defendant(s)

ALL THE RIGHT, TITLE AND
INTEREST OF Scott J. Lubozynski,
OWNERS OR REPUTED
OWNERS. ALL THAT CERTAIN lot or
piece of ground situate in the Borough of
McDonald, Washington County,
Pennsylvania.

BEING KNOWN AS: 128 Lincoln Street,
Cokeburg, PA 15324

Tax Parcel No. 200-005-00-02-0015-00

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$51,756.41

Attorney for Plaintiff: Law Office of
Gregory Javardian, LLC, Southampton, PA

Claims against property must be filed
before above sale date. Claims to proceeds
must be made before distribution. Schedule
of distribution will be filed in this office no
later than thirty (30) days from sale date.
Exceptions to distribution must be filed no
later than ten (10) days from the date when
schedule of distribution is filed in this
office. There will be no further notice of
the filing of the schedule of distribution.
Sheriff's Office, Washington, PA
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2019-648

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

APEX MORTGAGE CORP., CIVIL
DIVISION

Plaintiff,

vs.

JASON A. COLE,
Defendant.

PROPERTY DESCRIPTION

Owner of property situate in the Borough of California, County of Washington, and Commonwealth of Pennsylvania being:
334 3rd Street, California, PA 15419

Tax Parcel Identification No. 080-008-00-02-0013-00

Improvements thereon: Two-story frame hotel building and a frame outbuilding

Judgment Amount: \$106,614.75

Attorney for Plaintiff: Eric D. Rosenberg,
Esquire

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2019-723

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

Wells Fargo Bank, N.A. as Trustee for
Option One Mortgage Loan Trust 2001-A,
Asset-Backed Certificates, Series 2001-A
c/o Ocwen Loan Servicing, LLC

Plaintiff

VS

Constance A. Patterson
Defendant

Judgement: \$10,303.35

12 Murtland Avenue,
Washington, PA 15301

Parcel 760-007-00-01-0019-00

Sixth Ward, City of Washington,
Washington County, PA

Attorney: Edward J. McKee, 1581 Main
Street, Suite 200, The Shops at Valley
Square, Warrington, PA 18976

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2018-813

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

Kondaur Capital Corporation
V.

Chad R. Holt

owner(s) of property situate in the ROSCOE BOROUGH, WASHINGTON County Pennsylvania, being 308 Church Street, Roscoe, PA 15477

Parcel No. 560-004-00-05-0008-00
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$93,412.92

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2019-873

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on JULY 12, 2019

PNC Bank, N.A., Successor by merger to National City Mortgage, a division of National City Bank

Plaintiff

VS

Jeffrey S. Kenavey
Defendant

125 Diane Drive, Monongahela, PA 15063, Carroll Township, Washington County, PA

Parcel 130-006-09-02-0002-03

Judgement \$72,209.62

Attorney: KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2018-876

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

The Huntington National Bank v.
Melissa R. Chiera

Property situate in the township of West Bethlehem, Washington County, Pennsylvania.

24 Elm Avenue. Marianna, PA 15345

Parcel Number m: 6600060001000800,
6600060001000700

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$46,990.32

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

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2019-951

issued out of the COMMON PLEAS of Washington County. and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

Freedom Mortgage Corporation
Plaintiff

VS
Kyle Winters
Defendant

230 East Grant Street, Houston, PA 15342
Borough of Houston, Washington County,
PA

Parcel: 360-008-00-01-0009-00

Judgement: \$129,931.01

Attorney: KML Law Group, 701 Market
St, Suite 5000, Philadelphia, PA 19106

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2018-1955

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT
v.

Peter A. Stefansky, Jr. and
Marion L. Stefansky

Property situate in the City of Washington. Washington County, Pennsylvania. 622 North Main Street, Washington, PA 15301

Parcel Number ID:
760-015-00-03-0004-00

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$76,221.57

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

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2018-2307

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on JULY 12, 2019

Wells Fargo Bank, NA
V.
Neal M. Buckley

owner(s) of property situate in the SOUTH STRIBANE TOWNSHIP, WASHINGTON County, Pennsylvaiia.
Being

865 Pleasant Hill Drive, Washington. PA
15301-2948

Parcel No. 600-005-03-03-0007-00
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$126,875.11

Attorneys for Plaintiff Phelan Hallinan
Diamond & Jones, LLP

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2013-3029

issued out of the COMMON PLEAS of
Washington County, and to me directed
on which inquisition and exemption are
waived, there will be exposed at public
sale in the Courthouse Square Building,
Room 104, 100 West Beau Street,
Washington, PA 15301, Washington
County, at 10:00 A.M. on JULY 12, 2019

U.S. Bank, N.A., as Trustee for the
Pennsylvania Housing Finance Agency
Plaintiff

vs

Priscilla L. Pippin and
Ronald M. Pippin, Jr.
Defendants

22 Bank Street, Fredericktown, PA 15333

Parcel 260-013-00-02-0010-00

East Bethlehem Township, Washington
County, PA

Judgement: \$54,276.65

Attorney: Purcell, Krug & Haller, 1719 N.
Front Street, Harrisburg, PA 17102

Claims against property must be filed
before above sale date. Claims to
proceeds must be made before
distribution. Schedule of distribution will
be filed in this office no later than thirty
(30) days from sale date. Exceptions to
distribution must be filed no later than ten
(10) days from the date when schedule of
distribution is filed in this office. There
will be no further notice of the filing of
the schedule of distribution. Sheriff's
Office, Washington, PA

Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2018-3204

issued out of the COMMON PLEAS of
Washington County, and to me directed
on which inquisition and exemption are
waived, there will be exposed at public
sale in the Courthouse Square Building,
Room 104, 100 West Beau Street,
Washington, PA 15301, Washington
County, at 10:00 AM. on JULY 12, 2019

KeyBank, N.A., s/b/r/n
to First Niagara Bank, N.A.
Plaintiff

VS

Brooke Kinder and Letitia Kinder
Defendant

786 E. Main Street, Monongahela, PA
15063, City of Monongahela, Washington
County, PA

Parcel: 420-008-00-02-0009-00

Single family dwelling

Judgement: \$54,214.90

Attorney: Kelly Eberle, Esq.,
104 S. 6th Str., Perkasie, PA 18944

Claims against property must be filed
before above sale date. Claims to
proceeds must be made before
distribution. Schedule of distribution will
be filed in this office no later than thirty
(30) days from sale date. Exceptions to
distribution must be filed no later than ten
(10) days from the date when schedule of
distribution is filed in this office. There
will be no further notice of the filing of
the schedule of distribution. Sheriff's
Office, Washington, PA

Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2018-5632

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on JULY 12, 2019

FIRST FEDERAL SAVINGS &
LOAN ASSOCIATION OF
GREENE COUNTY, as existing
under the laws of the United States,
Plaintiff,

vs.

STEPHEN M. ZELENKA and
SAMANTHA C. ZELENKA,
Executrix of the Estate of ANDREA
A. ZELENKA, Deceased,
Defendants.

516 Allison Avenue, Washington, PA
15301, City of Washington, Washington
County, PA

Parcel: 770-007-00-03-0016-00

Single family dwelling

Judgement: \$12,127.68

Attorney: Peacock Keller, LLP, 70 E.
Beau Street, Washington, PA 15301

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2017-6078

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

The Huntington National Bank

v.

Ryan P. Griffith

Property situate in the Borough of
Midway. Washington County.
Pennsylvania. 212 Washington Avenue,
Midway, PA 15060

Parcel Number ID: 4100020003000300

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$101,545.35

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

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE

No. 2018-6709

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

vs.

Emma E. Morrell

owner(s) of property situate in the Township of Canton, WASHINGTON County, Pennsylvania, being 230 Cortez Drive, Washington, PA 15301

PARCEL NO.: 120-009-05-01-0015-00

IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$179,980.46

ATTORNEYS FOR PLAINTIFF: Katherine M. Wolf, Esquire, Shapiro & DeNardo, LLC, King of Prussia, PA

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE

No. 2018-7205

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-1, Mortgage-Backed Notes, Series 2016-1

vs.

Jeremy E. Tenney

ALL THAT CERTAIN piece, parcel or lot of land situate in Deemston Borough, Washington County, Pennsylvania.

TAX PARCEL NO.: 220003000002900

PROPERTY ADDRESS: 1663 Morey Road, Fredericktown, PA 15333

IMPROVEMENTS: ERECTED THEREON

JUDGMENT AMOUNT: 79,468.59

SOLD AS THE PROPERTY OF: Jeremy E. Tenney and Christina M. Neely a/k/a Christina M. Neely Tenney, Deceased

ATTORNEY'S NAME:

Roger Fay, Esquire

1 E. Stow Road, Marlton, NJ 08053

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

No. 2018-7275

issued out of the COMMON PLEAS of
Washington County, and to me directed
on which inquisition and exemption are
waived, there will be exposed at public
sale in the Courthouse Square Building,
Room 104, 100 West Beau Street,
Washington, PA 15301, Washington
County, at 10:00 A.M. on JULY 12, 2019

PHH Mortgage Corporation
V.

Heather M. Leihgeber

owner(s) of property situate in the SMITH
TOWNSHIP, WASHINGTON County,
Pennsylvania, being
1959 Old Steubenville Pike, A/K/A 1959
Steubenville Pike, Bulger, PA 15019

Parcel No. 570-003-00-00-0008-00
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$66,749.01

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

Claims against property must be filed
before above sale date. Claims to
proceeds must be made before
distribution. Schedule of distribution will
be filed in this office no later than thirty
(30) days from sale date. Exceptions to
distribution must be filed no later than ten
(10) days from the date when schedule of
distribution is filed in this office. There
will be no further notice of the filing of
the schedule of distribution. Sheriff's
Office, Washington, PA
Samuel L. Romano, Sheriff