

WASHINGTON COUNTY REPORTS

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No. 8



*Serving the
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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.

**SUSAN GRIFFITH, PLAINTIFF,
V.
WALMART STORES EAST, L.P.
DEFENDANT.**

**SUMMARY JUDGMENT—TORTS—PREMISES LIABILITY—ACTUAL AND
CONSTRUCTIVE NOTICE—PRIMA FACIE CASE—BURDEN OF PRODUC-
TION—*NANTY-GLO* RULE**

[1] Summary judgment is appropriate where no genuine issue exists as to any material fact; it is also appropriate where, after discovery closes, the non-moving party has failed to produce evidence of essential facts if that party bears the burden of proof.

[2] In negligence cases, the plaintiff bears the burden of proving, *inter alia*, breach of a duty, a fact essential to the plaintiff's case.

[3] In premises liability cases, a land possessor must protect public invitees from conditions for which the possessor or its agents are responsible, from unreasonably dangerous conditions of which the possessor has actual knowledge, and from conditions of which the possessor has constructive knowledge.

[4] Where evidence indicates that an unreasonably dangerous condition is not due to the acts of a land possessor or its agents, a case may not be submitted to the jury absent evidence tending to prove that the possessor had actual or constructive notice.

[5] Since constructive notice stems from the land possessor's duty to monitor the premises, proving constructive notice requires definitive evidence, rather than mere speculation, as to how long a hazardous condition existed (such that it existed long enough for the possessor to have discovered it in the exercise of reasonable care) or other evidence as to its nature, cause, or origin.

[6] To permit submission to a jury, a plaintiff harmed by a transitory danger *must* submit evidence as to how long the transitory danger existed because the existence of a transitory danger, in and of itself, is not evidence of a breach of a duty of care owed by a land possessor.

[7] A plaintiff who, by the close of discovery, has not submitted sufficient evidence to support a factual finding of actual or constructive notice beyond mere speculation, cannot survive a motion for summary judgment.

[8] Where summary judgment is granted due to the lack of evidence of essential facts by a party bearing the burden of proof, *Nanty-Glo* does not apply.

Summary Judgment
No. 2018-1651

OPINION AND ORDER

On September 2, 2017, Plaintiff Susan Griffith was shopping at the Walmart in the Trinity Point Shopping Center where she slipped in a tan-colored liquid and fell, injuring her back and right leg. Griffith subsequently sued Walmart for negligence under a premises liability theory. The matter before the Court for disposition is Defendant Walmart's Motion for Summary Judgment. Discovery closed on December 31, 2018. For the reasons set forth below, the Court hereby GRANTS summary judgment.

[1] Summary judgment is appropriate:

(1) whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report, or

(2) if, after the completion of discovery relevant to the motion, including the production of expert reports, an adverse party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense which in a jury trial would require the issues to be submitted to a jury.

Pa.R.Civ.P. 1035.2. *See also Milliken v. Jacono*, 60 A.3d 133, 138 (Pa.Super. 2012), *aff'd*, 103 A.3d 806 (Pa. 2014). In deciding whether to grant summary judgment, this Court "examine[s] the record in the light most favorable to the non-moving party and resolve[s] all doubt as to the presence of a genuine issue of material fact against the moving party." *Wilksburg Sch. Dist. v. Bd. Prop. Assessment*, 797 A.2d 1034, 1035 n.3 (Pa.Comm.w. 2002). A fact is material "if its resolution could affect the outcome of the case under the governing law." *Strine v. Commonwealth*, 894 A.2d 733, 738 (Pa. 2006). Subject to the Court's review are all "pleadings, depositions, answers to interrogatories, admissions on file, and affidavits . . ." *David Pflumm Paving & Excavating, Inc. v. Found. Servs. Co.*, 816 A.2d 1164, 1167 (Pa.Super. 2003). "Although the non-moving party must be given the benefit of all reasonable inferences, that party need not be given the benefit of inferences not supported by the record or of mere speculation." *Myers v. Penn Traffic Co.*, 606 A.2d 926, 930 (Pa.Super. 1992).

[2] To establish a defendant's negligence under Pennsylvania law, a plaintiff must prove: "(1) a duty or obligation recognized by law; (2) a breach of that duty; (3) a causal connection between the conduct and the resulting injury; and (4) actual damages. *Toro v. Fitness Int'l LLC.*, 150 A.3d 968, 976-77 (Pa.Super. 2016) (quotations omitted). "The nature of the duty which is owed in any given situation hinges primarily upon the relationship between the parties at the time of the plaintiff's injury." *Id.* at 977 (quotations omitted). Where premises liability is concerned, the duty of care owed by a land possessor depends upon the classification of the entrant. *See, e.g., Wombacher v.*

Greater Johnstown Sch. Dist., 20 A.3d 1240, 1242 (Pa.Commw. 2011). In this case, there is no dispute that the Plaintiff was an invitee. The duty owed to an invitee in this Commonwealth parallels that which is outlined in the Restatement (Second) of Torts:

A possessor of land is subject to liability for physical harm caused to his invitees by a condition on the land if, but only if, he:

- (a) knows or by the exercise of reasonable care would discover the condition, and should realize that it involves an unreasonable risk of harm to such invitees, and
- (b) should expect that they will not discover or realize the danger, or will fail to protect themselves against it, and
- (c) fails to exercise reasonable care to protect them against the danger.

See id. at 1242 (quoting Restatement (Second) of Torts § 343 (Am. Law Inst. 1965)).

[3] [4] Pennsylvania courts have observed that the § 343 duty does not convert stores into “insurer[s]” of customer safety. *Myers*, 606 A.2d at 928 (citation removed). Rather, it requires that stores protect customers from unreasonably dangerous conditions for which the store is responsible or of which the store has actual notice. *See id.* at 929. Additionally, stores have a duty to make “proper efforts . . . to keep clean the passageways so they may be safely traversed[.]” *Martino v. Great Atl. & Pac. Tea Co.*, 213 A.2d 608, 610 (Pa. 1965). *See also Rodriguez v. Kravco Simon Co.*, 111 A.3d 1191, 1195 (Pa.Super. 2015) (stating that the “[d]efendants had a duty to protect [the plaintiff] from dangers of which they knew or would have known upon reasonable monitoring of the premises”). Therefore, constructive notice may be imputed to stores where “the condition existed for such a length of time that in the exercise of reasonable care the owner should have known of it.” *Myers*, 606 A.2d at 929 (quotation omitted).

When determining whether constructive notice exists, “one of the most important factors . . . is the time elapsing between the origin of the defect or hazardous condition and the accident.” *Neve v. Insalaco’s*, 771 A.2d 786, 791 (Pa.Super. 2001) (quotation omitted). Other factors include

the size and physical condition of the premises, the nature of the business conducted thereon, the number of persons using the premises and the frequency of such use, the nature of the defect and its location on the premises, its probable cause and the opportunity which defendant, as a reasonably prudent person, had to remedy it.

Bremer v. W.W. Smith, Inc., 191 A. 395, 397 (Pa.Super. 1937).

[5] [6] Our Supreme Court has held that a hole in a road provided constructive

notice where it was two-feet deep and existed for at least a month. *See McKelvey v. Juniata Borough*, 108 A. 205, 205, 206 (Pa. 1919). Where, by contrast, a condition is only *transitory* in nature (such as a puddle),¹ evidence must be presented as to “how long” it existed before the injury occurred. *See Toro*, 150 A.3d at 977. The evidence cannot be merely speculative, *see id.* (“A plaintiff cannot survive summary judgment when mere speculation would be required for the jury to find in plaintiff’s favor” (quotation omitted)), such that jurors are tasked with “reach[ing] conclusions based upon guess or conjecture.” *Martino*, 213 A.2d at 610 (noting the dearth of evidence from which the jury could reach a conclusion concerning the origin of an accident-inducing grape). Where evidence is insufficient to establish constructive notice beyond mere speculation, the question of constructive notice may not be submitted to the jury. *See Myers*, 606 A.2d at 930; *Bremer* 191 A. at 398. *See also Myers*, 606 A.2d at 929 (stating, “[w]here . . . the evidence indicates that the [condition] is traceable to persons other than those for whom the owner is . . . accountable, the jury may not consider the owner’s ultimate liability in the absence of other evidence which tends to prove that the owner had actual notice of the condition or that the condition existed for such a length of time that in the exercise of reasonable care the owner should have known of it” (quoting *Moultrely v. Great A & P Tea Co.*, 422 A.2d 593, 596 (Pa.Super. 1980))).

[7] Accordingly, our Superior Court has held constructive notice to be absent as a matter of law: where the plaintiff’s case consisted of testimony that the liquid he fell in “must have been there for a little while” because it was sticky around the edges as if it were drying, *Rodriguez*, 111 A.3d at 1194; where the plaintiff “admitted . . . he [did] not know how long the substance he slipped on was present on the stairs” and the “nature of the substance [did] not establish that any of [the] defendants’ employees spilled the substance or that they should have been aware of its presence[.]” *Porro v. Century III Assocs.*, 846 A.2d 1282, 1286 (Pa.Super. 2004); where the plaintiff argued that the condition (a soapy floor) “*could have existed*” for a long time because the store did not keep accurate records of its inspections and maintenance, *see Toro*, 150 A.3d at 977 (emphasis original); and where “[t]he only evidence submitted . . . was . . . that the hole looked ‘as though many cars had passed over it’ and its edges were ‘sort of smoothed down by the tracks of other machines going over it,’” *see Bremer*, 191 A. at 397.

Here, Walmart contends that Griffith has presented no evidence to indicate that Walmart or its agents caused the condition, that Walmart had actual notice of the condition, or that the liquid had been on the floor long enough to impute constructive notice to Walmart²

In turn, Griffith contends that how much time is required to impute constructive notice is “fact specific . . . and should be left to a jury.”³ Griffith contends that Walmart had “constructive, if not actual notice” of the condition,⁴ because: (1) the liquid was tan rather than clear (such that it would have been visible and duly noticed had reasonable care been exercised);⁵ (2) one employee, who walked past the incident’s location prior to its happening, would have cleaned it had he been exercising reasonable care;⁶ and (3) “[Walmart] has offered no evidence to show [that] not enough timed [*sic*]

passed for [Walmart] to be on constructive notice” Griffith also argues that since the aforementioned employee was later terminated for violating Walmart’s attendance policy, a material issue of fact exists as to whether that employee “would have followed the policies about cleaning hazards”⁸ Griffith also characterizes the parties’ disagreement as to the nature of the liquid as a dispute as to a material fact.⁹ Finally, Griffith argues that the *Nanty-Glo* rule prevents summary judgment in this case.

The Court determines that Griffith has failed to produce evidence of facts that are essential to her case. See Pa.R.Civ.P. 1035.2(2). Griffith’s arguments to the contrary misapprehend the burden of proof in this case.¹⁰ It is not Walmart’s burden to prove that an insufficient amount of time elapsed for constructive notice to result.¹¹ Rather, it is Griffith’s burden, as the plaintiff, to submit evidence that would permit a jury to find actual or constructive notice¹² beyond mere “conjecture.” See *Bremer*, 191 A. at 398. See also *Toro*, 150 A.3d at 977. Absent such evidence, “the jury may not consider [Walmart’s] ultimate liability” See *Myers*, 606 A.2d at 929 (quotation omitted).

Griffith has failed to present such evidence. Griffith’s own deposition testimony betrays an utter lack of information as to the nature or origin of the liquid, how it was deposited on the floor, and how long it existed on the floor prior to Griffith’s fall.¹³ See *Neve*, 771 A.2d at 791 (stating that the length of time elapsing is “one of the most important factors”). See also *Bremer*, 191 A. at 397 (observing that other factors include the “nature of the defect and . . . its probable cause”). Additionally, Griffith testified that there were no footprints in the liquid¹⁴ and that the spill appeared to be fresh “because it wasn’t dried around the edges . . . [so] it couldn’t have been laying there unless it was a substance that takes a very long time to dry.”¹⁵ Such evidence is akin to that which was held to be insufficient in *Porro* (where the plaintiff could not identify the nature of the substance or how long it had been present, see 846 A.2d at 1286). It is a far cry from that which existed in *Rodriguez* (where the plaintiff asserted that the liquid must have been present for a while because it was drying, see 111 A.3d at 1194) and *Bremer* (where the hole appeared as if it had been there awhile because of its smoothed-down appearance, see 191 A. at 397). Even in these latter two cases where plaintiffs testified that the conditions existed for some time and pointed to observations supporting their conclusions, the respective courts regarded such testimony as inadequate to establish constructive notice, absent more definite evidence of how long the condition existed. See *Rodriguez*, 111 A.3d at 1194 (“Without evidence of how long it takes the liquid in question to become sticky or dry, the jury would be unable to determine whether the spill was present for a sufficiently long time to warrant a finding of constructive notice.”); *Bremer*, 191 A. at 398 (“Time is always an important factor in the problem of constructive notice, and we think the general principles announced in store cases are applicable here. Upon consideration of the record, our conclusion is that this case falls within the line of cases in which the evidence has been held insufficient to justify the submission of the question of constructive notice to the jury.”).

So too in this case, there is a fatal lack of facts essential to Griffith’s case. It is not a question as to the existence or absence of a materially factual dispute (as the Plain-

tiff suggests¹⁶), but rather the abject lack of evidence supporting Griffith's case (even after Griffith is given the benefit of all reasonable inferences) which is determinative. *See Myers*, 606 A.2d at 930. The existence of a spill in Walmart is not, "in and of itself," evidence of a breach of the duty Walmart owes to its customers. *See id.* at 928. To survive summary judgment, Griffith needed to present sufficient evidence to remove a jury's determination from beyond the realm of "guess [and] conjecture." *See Martino*, 213 A.2d at 610. Griffith failed to submit such evidence, as it remains anyone's guess as to what the offending liquid was, how long it was present, and how it came to be on the floor.

The Court's determination is further bolstered by reviewing the surveillance video. In the hour preceding Griffith's fall, approximately twenty-three Walmart employees transversed the passageway where the accident occurred, eight of whom were equipped with cleaning carts.¹⁷ Based on this video evidence, whether the liquid was deposited on the floor (that portion of the passageway is not visible from the video) five minutes prior to Griffith's fall, ten minutes prior to Griffith's fall, twenty minutes prior to Griffith's fall, or thirty minutes prior to Griffith's fall is purely hypothetical. There would be no way a jury could determine how or when the liquid was deposited and how many, if any, Walmart employees had the opportunity to remedy the condition, but failed to do so. Griffith submits that a genuine issue of material fact exists as to whether one of these employees would have cleaned the spill when he was later terminated for noncompliance with attendance policies.¹⁸ Again, whether the spill occurred before or after this particular employee walked through the area is a matter of pure speculation. *See Toro*, 150 A.3d at 977 ("A plaintiff cannot survive summary judgment when mere speculation would be required for the jury to find in plaintiff's favor" (quotation omitted)).¹⁹

In short, the Plaintiff has proffered no evidence from any Walmart employee or patron to help establish that the liquid remained on the floor long enough to result in constructive notice. The Plaintiff has proffered no evidence from any Walmart employee or patron to help establish that one or more employees had actual notice of and failed to remedy the condition. The Court recognizes that the Plaintiff, who happened into the dangerous condition, would not have had personal knowledge as to how long the condition existed. But in discovery, some such evidence might have been revealed. Discovery is now closed. Based on the record before the Court, to submit this case to a jury, would be to submit it to their imaginations. *See Martino*, 213 A.2d at 610 ("jurors may not be permitted to reach conclusions based upon guess or conjecture"). Thus, even when viewing the record in a light most favorable to Griffith, Griffith has failed to produce enough evidence to allow the case to be heard by a jury.

[8] Even the *Nanty-Glo* rule does not provide refuge for the Plaintiff. "The *Nanty-Glo* rule instructs that the party moving for summary judgment may not rely solely upon its own testimonial affidavits or depositions, or those of its witnesses, to establish the non-existence of genuine issues of material facts." *Ludwig v. McDonald*, 204 A.3d 935, 944 n.8 (Pa.Super. 2019) (quotation omitted). Here, the Court grants

summary judgment because Griffith has failed to produce evidence of facts that are essential to establish constructive or actual notice. See Pa.R.Civ.P. 1035.2(2). *Nanty-Glo* is “not a consideration” where summary judgment is granted on this basis. *Ack v. Carroll Twp. Auth.*, 661 A.2d 514, 518 (Pa.Comm.w. 1995). See *DeArmitt v. N.Y. Life Ins. Co.*, 73 A.3d 578, 594–95 (Pa.Super. 2013) (recognizing that *Nanty-Glo* does not “come [] into play” until after it is determined “whether the plaintiff has alleged facts sufficient to establish a *prima facie* case). Finally, the Court’s decision is based on non-testimonial evidence (e.g., the video footage) and admissions by Griffith, the non-moving party. See *Bank of Am., N.A. v. Gibson*, 102 A.3d 462, 466 (Pa.Super. 2014) (“*Nanty-Glo* prohibits entry of summary judgment based on the moving party’s oral testimony. An exception [exists] where the moving party supports the motion by using admissions of the opposing party.” (citations and quotations removed)). Thus, *Nanty-Glo* does not apply.

ORDER OF COURT

AND NOW, this 28th day of August 2019, the Court GRANTS Summary Judgment in favor of Defendant Walmart Stores East, L.P., and Plaintiff Susan Griffith’s Complaint is DISMISSED with prejudice.

BY THE COURT:

s/The Honorable Katherine B. Emery, P.J.

1. Note also, that the legal theory of “*res ipsa loquitur*” does not apply to prove the negligence of shopkeepers in slip and fall debris cases and cases in which properly stacked items fall on patrons, because shopkeepers cannot be charged with notice of transitory dangers that can materialize a split second before an injury occurs.” *Neve v. Insalaco’s*, 771 A.2d 786, 789 (Pa.Super. 2001). “[T]he mere existence of a harmful [transitory] condition in a public place of business, or the mere happening of an accident due to such a condition is neither, in and of itself, evidence of a breach of the proprietor’s duty of care to his invitees, nor raises a presumption of negligence.” *Myers v. Penn Traffic Co.*, 606 A.2d 926, 928 (Pa.Super. 1992).
2. Def. Mot. Summ. J. ¶¶ 28–31, 33 & 34.
3. Pl. Supp. Br. 17.
4. *Id.* 16.
5. *Id.* 17.
6. *Id.* 17.
7. *Id.* 16.
8. *Id.* 17.
9. *Id.* 17.
10. See *id.* 16.
11. See *id.* 16.
12. Griffith does not argue, and submits no evidence to indicate, that Walmart or its agents are responsible for the condition.
13. Griffith Dep. 62:6–16 (Oct. 22, 2018):

- Q. Do you know what that substance was?
A. No, I don't.
Q. Did it have any kind of smell to it that you recall?
A. If it did, I would not have known.
Q. Do you know how that substance came to be on the floor?
A. No, I don't.
Q. Do you know how long the substance was on the floor?
A. No, I don't.

See also id. 62:17–64:7 & 75:8–15.

14. *See id.* 65:13–19 & 83:24–84:6.
15. *Id.* 86:14–18. *See also* 84:19–85:11.
16. *See* Pl. Supp. Br. 16–17.
17. *See* Def. Supp. Br., Ex. C at 07:47 (11:48 *a.m.*), 7:56 (11:48 *a.m.*), 12:48 (11:53 *a.m.*), 14:43 (11:55 *a.m.*), 15:59 (11:56 *a.m.*), 17:36 (11:58 *a.m.*), 18:02 (11:59 *a.m.*), 24:08 (12:05 *p.m.*), 25:11 (12:06 *p.m.*), 25:12 (12:06 *p.m.*), 34:14 (12:15 *p.m.*), 35:13 (12:16 *p.m.*), 37:25 (12:18 *p.m.*), 38:32 (12:19 *p.m.*), 39:00 (12:20 *p.m.*), 40:09 (12:21 *p.m.*), 44:22 (12:25 *p.m.*), 45:06 (12:26 *p.m.*), 46:10 (12:27 *p.m.*), 47:25 (12:28 *p.m.*), 52:13 (12:33 *p.m.*), 55:38 (12:36 *p.m.*), 58:04 (12:39 *p.m.*). The Plaintiff appears at approximately 12:41 *p.m.*, *see id.* at 1:00:00, crosses in front of the camera and falls off-screen, *see id.* at 1:00:03–04.
18. *See* Pl. Supp. Br. 17.
19. Griffith also submits that a materially factual dispute exists as to whether Walmart breached its duty of care because its “safety sweeps to check for spills occur[red] every [two] hours [but were not] . . . schedul[ed or] record[ed].” *See* Pl. Supp. Br. 15. This argument is blatantly contradicted by the video evidence described above which betrays much more frequent employee traffic. *See Sellers v. Twp. of Abington*, 106 A.3d 679, 690 (Pa. 2014) (citing *Scott v. Harris*, 550 U.S. 372 (2007), to affirm the entry of summary judgment where the non-moving party’s version of events was blatantly contradicted by video evidence). Further, the fact that employee safety sweeps were not scheduled or recorded is insufficient, absent more, to permit a finding of constructive notice under *Toro v. Fitness Int’l L.L.C.*, 150 A.3d 968, 977 (Pa.Super. 2016) (where the plaintiff argued a soapy floor “could have existed” for a long time because the store did not keep accurate records of its inspections and maintenance (emphasis original)).

REGISTER'S AUDIT NOTICE

NOTICE OF MARY JO POKNIS

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the
Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO SEPTEMBER 26, 2019 AUDIT

AUDIT LIST

NO.	ESTATE	ACCOUNTANTS ATTORNEY
63-18-0163	BONI, John, John Boni, Jr. Accountant: Attorney:	Valerie Gray, Administratrix E. J. Julian, Esq.
63-17-1526	ORUM, Gary D. Accountant: Attorney:	Betty Jean Orum, Executrix Samuel F. Zets, Esq.

PARTIES INTERESTED ARE HERBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS SEPTEMBER 26, 2019 AT 9:30A.M., COURTROOM #2 BEFORE THE HONRORABLE JOHN F. DISALLE, JUDGE.

Mary Jo Poknis, Register and Ex-Officio
Clerk of the Orphans Court Division of the
Court of Common Pleas of
Washington County, Pennsylvania

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

ANDERSON, LORRAINE J.

late of Peters Township,
Washington Co., PA
File No. 63-19-1090

Executors: Glenn W. Anderson,
9548 Hawkins Court, Sandy, UT 84092,
Terry L. Rozell, 5571 Library Road,
Bethel Park, PA 15102,

Attorney: Jennifer L. Rawson, Eckert
Semans Cherin & Mellott LLC, 600 Grant
Street, 44th Floor, Pittsburgh, PA 15219

BARNHART, SR., DOUGLAS D.

late of Charleroi Borough,
Washington Co., PA

Executrix: Jessica Lynn Dudley, 800 9th
Street, Pitcarin, PA 15140

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

CONNELLY, SR., DONALD F.

a/k/a DONALD FRANCIS CONNELLY,
late of Eighty Four, Washington Co., PA

Executor: David K. Connelly, 77
Warwick Drive, Pittsburgh, PA 15241

Attorney: Nicole M. LaPresta, Elder Law
Offices of Shields and Boris, 1150 Old
Pond Road, Bridgeville, PA 15017

COOK, JR., PHILIP E.

late of Cecil Township,
Washington Co., PA
File No. 63-19-0900

Executrix: Ruth A. Williams

c/o Attorney: Natalie M. Ruschell,
Ruschell & Associates, LLC, P.O. Box
577, 308 Eaton Avenue, Midway, PA
15060

EVERLY, MARY E.

a/k/a MARY ELIZABETH EVERLY,
late of Charleroi Borough,
Washington Co., PA

Executor: Keith M. Everly, 510 Dally
Road, Coal Center, PA 15423-1207

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

FODSE, RICHARD

a/k/a RICHARD L. FODSE,
late of Robinson Township,
Washington Co., PA

Executrix: Bobbie Springer,
197 Independent Road,
Waynesburg, PA 15370

Attorney: Jeffery P. Derrico, Greenlee
Derrico Posa, LLC, 122 South McDonald
Street, McDonald, PA 15057

HALLEY, GEORGE A.

late of Lawrence, Washington Co., PA
File No. 63-19-0893

Executor: Jason Snyder,
3112 Manor Way, Pittsburgh, PA 15241

JARECKI, SANDRA L.

late of South Strabane Twp.,
Washington Co., PA

Executor: Richard Jarecki, 40 Country
Club Rd., Washington, PA 15301

KELLEY, SHIRLEY DOROTHY

a/k/a SHIRLEY D. KELLEY

a/k/a SHIRLEY KELLEY,
late of Canton Township,
Washington Co., PA

Executrix: Deborah Coneby,
19 Cummins Street, Houston, PA 15342

Attorney: Jeffrey P. Derrico, Greenlee
Derrico Posa, LLC, 60 East Beau Street,
Washington, PA 15301

KIMMERLE, SHIRLEY G.

a/k/a SHIRLEY GRACE KIMMERLE,
late of Cecil Township,
Washington Co., PA

Executor: Cynthia J. Kimmerle,
301 Fairmont St., McDonald, PA 15057

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

MITCHELL, ELEANOR J.

a/k/a ELEANOR JOYCE MITCHELL
 a/k/a ELEANOR MITCHELL,
 late of Cecil Township,
 Washington Co., PA
Executor: Raymond F. Mitchell, Jr.
 c/o Attorney: Frank Arcuri, 125 South
 College Street, Washington, PA 15301

MONCHECK, ROBERT W.

late of Brownsville, Washington Co., PA
 File No. 63-19-1041
Executor: Dana M. Moncheck, 142
 Heyward Drive, Brownsville, PA 15417
Attorney: Lisa J. Buday, P.O. Box 488,
 California, PA 15419

POLLOCK, KATHERINE JANE

a/k/a CATHERINE JANE POLLOCK,
 late of Marianna, Washington Co., PA
Executor: Cynthia Ann Bucenell
 c/o Attorney: Cheryl Catherine Cowen,
 769 Lippencott Road,
 Waynesburg, PA 15370

POWELL, RONALD G.

a/k/a RONALD GEORGE POWELL,
 late of Canton Township,
 Washington Co., PA
Administratrix: Treasa L. Wrubleski, 5
 Williams Street, Washington, PA 15301
Attorney: , Greenlee Derrico Posa, LLC,
 60 East Beau Street,
 Washington, PA 15301

RALSTIN, ROBERT G.

a/k/a ROBERT RALSTIN,
 late of Donora, Washington Co., PA
 File No. 63-19-0912
Administratrix: Jacqueline Ralstin, 522
 South Valley Drive, Nampa, ID 83686
Attorney: James W. Haines, Jr.,
 1202 West Main Street,
 Monongahela, PA 15063

SMITH, MARY O'HARE

late of Washington, Washington Co., PA
Executrix: Kathleen Smith-Delach,
 607 Edward Lane, Pittsburgh, PA 15205
Attorney: Kathleen Smith-Delach,
 Phillips, Phillips & Smith-Delach, P.C.,
 29 East Beau Street,
 Washington, PA 15301

YEVINS, JAMES STEPHEN

late of Houston, Washington Co., PA
 File No. 63-19-0976
Administrator: Jared Stephen Yevins,
 1303 Sara Court, Moon Twp., PA 15108

YOUNG, YVONNE M.

late of North Charleroi,
 Washington Co., PA
Executor: Terry L. Young,
 322 Shady Avenue, Charleroi, PA 15022
Attorney: Richard C. Mudrick,
 300 Fallowfield Avenue,
 Charleroi, PA 15022

8,9,10

SECOND PUBLICATION**SHEDLOCK, III, RAYMOND J.**

late of Monongahela,
 Washington Co., PA
 File No. 63-19-1043
Executor: Koree Shedlock, 1160 Dennis
 Avenue, Monessen, PA 15062
Attorney: Timothy R. Berggren, Law
 Offices of Timothy R. Berggren, Esq.,
 Washington Trust Building, 6 South
 Main Street, Suite 210,
 Washington, PA 15301

SLIMICK, FRANKLIN CHARLES

late of Cecil Township,
 Washington Co., PA
Executor: James F. O'Brien, 24 Third
 Street, Lawrence, PA 15055

7,8,9

THIRD PUBLICATION**ADAMS, DAVID**

late of North Franklin Township,
Washington Co., PA

Executor: Robin Richard Layhue, 5
Armstrong Drive, Washington, PA 15301

Attorney: Bradley M. Bassi, BASSI
VREELAND & ASSOCIATES, P.C.,
P.O. Box 144, 111 Fallowfield Avenue,
Charleroi, PA 15022

CUMER, SR., RAYMOND C.

a/k/a RAYMOND C. CUMER A/K/A
RAYMOND CUMER, SR.,
late of Chartiers Township,
Washington Co., PA

Executor: Raymond C. Cumer, Jr., c/o

Attorney: Frank Arcuri, Esquire, 125
South College Street, Washington,
Pennsylvania 15301

CUNNINGHAM, CHARLES M.

late of Canton Township, Washington
County, Washington Co., PA

Administratrix: Pamela M. Russell c/o

Attorney: Frank C. Roney, Jr., Esq.

Edward C. Morascyzk, Esq.,
382 West Chestnut Street, Suite 102,
Washington, PA 15301

ELLISON, JR., JAMES GEYER

a/k/a JAMES GEYER ELLISON AKA
JAMES G. ELLISON AKA JAMES G.
ELLISON, JR. AKA JAMES ELLISON,
JR. JAMES ELLISON

late of Avella, Washington Co., PA

Executrix: Janet Sauer Hadden c/o

Attorney: Peter K. Darraugh, PO Box
435, Hickory, PA 15340

ERBRECHT, SR., NORMAN L.

a/k/a NORM ERBRECHT,

late of Peters, Washington Co., PA

Executor: Norman L. Erbrecht, Jr.,

123 Valley Road, Eighty Four, PA 15330

GIBALA, ELEANOR A.

late of Washington, Washington County,
Washington Co., PA

Administratrix: Lucy M. Kuhar c/o

Attorney: Susan Foster Blank, 1634 East
National Pike, Scenery Hill, Pa 15360

GUALTERI, STELLA LOUISE

a/k/a STELLA L. GUALTERI A/K/A
STELLA GUALTERI,

late of Washington, Washington Co., PA
File No. 63-19-0973

Executrix: Angeline Frances Winters,
1250 Locust Ave.,
Washington, PA 15301

Attorney: Stephanie M. Sewak,
90 W. Chestnut St., Ste. 606,
Washington, PA 15301

KOPCAK, JOAN D.

a/k/a JOAN KOPCAK,
late of City of Monongahela,
Washington Co., PA
File No. 6319-1027

Executor: Paula DiSora, 912 Howard
Street, Monongahela, PA 15063

Attorney: Jack L. Bergstein, 33 Colonial
Drive, Monessen, PA 15062

LESNESKI, BETTY JEAN

late of Cecil Township,
Washington Co., PA

Executor: Lynn Clark, 2 Pleasant Road,
McDonald, PA 15057

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

LILLEY, JOANN

late of Donegal Township, West
Alexander, Washington Co., PA

Executors: Deborah Cottrell, James W.
Lilley c/o

Attorney: Frnak C. Roney, 382 W.
Chestnut Street, Suite 102, Washington,
PA 15301

LOUGHMAN, STELLA

late of Donegal Township,
Washington Co., PA

Administrator: George Loughman, Jr. c/o

Attorney: Frank Arcuri, 125 South
College Street, Washington, PA 15301

PETRUSCHAK, JUDITH

late of Donora, Washington Co., PA
File No. 63-19-1032

Administrator: Paul Petruschak,
P.O. Box 448, Roscoe, PA 15477

Attorney: Holly L. Deihl, Kapusta Deihl
& Schweers, LLC,
445 Fort Pitt Blvd., Ste. 500,
Pittsburgh, PA 15219

REDA, PATSY

late of South Strabane Township,
Washington Co., PA

Administrator: Joseph V. Reda, 2302
Country Place Court, Export, PA 15632

Attorney: DAVID S. POSNER,
GOLDFARB, POSNER, BECK,
DeHAVEN & DREWITZ,
62 East Wheeling Street, Suite 101,
Washington, PA 15301

RHODES, ZONA GALE

late of West Brownsville,
Washington Co., PA

Co-Administratrices: Bobbie G.
Braddock and Dawn C. Timko, c/o

Attorney: Gary J. Frankhouser, Esquire,
Davis & Davis Law Offices,
107 East Main Street,
Uniontown, Pa 15401

SETTICASE, JOHN DAVID

a/k/a JOHN D. SETTICASE,
late of California, Washington Co., PA
File No. 63-19-0895

Executor: Joseph S. Setticase,
3317 Beacon Hill Avenue,
Pittsburgh, PA 15216

Attorney: Deborah L. Lesko, The Law &
Mediation Offices of Deborah L. Lesko,
P.C., 373 Vanadium Road,
Pittsburgh, PA 15243

TANNER, EDITH M.

late of Canton Township,
Washington Co., PA

Executrix: Deborah M. Blake, 1118
Amity Ridge Road, Amity, PA 15311
Attorney: BRADLEY M. BASSI, BASSI,
VREELAND &

ASSOCIATES, P.C.,

P.O. Box 144, 111 Fallowfield Avenue,
Charleroi, PA 15022

WIBLE, TERRI LEE

late of Coal Center, Washington Co., PA
File No. 63-19-0726

Executor: Ian M. Wible, 43 W. Malden
Dr., Coal Center, PA 15423

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

WIGGINS, CLARA A.

late of Washington, Washington Co., PA

Executor: Frank C. Roney, Jr. c/o

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

6,7,8

NAME CHANGE NOTICES

IN THE COURT OF COMMON PLEAS
OF WASHINGTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION—LAW

IN THE MATTER OF PETITION OF
CHANGE OF NAME OF JOSEPH
ISAAH WAHL

NOTICE

Notice is hereby that on August 9, 2019,
the petition of Jack Wright and Deana
Shrader was filed in the above named
Court, requesting an order to change the
name of Joseph IsaaH Wahl to Mathieu
Ryan Wright.

The Court has fixed the day of October
4, 2019 at 9:00 a.m. in Courtroom #5 of
Washington County Courthouse,
Washington, Pennsylvania as the time
and place for the hearing on said petition,
when and where all interested parties
may appear and show cause, if any, why
the request of the petitioner should not be
granted.

8)1/1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION

No. 2019-4345

IN RE: CHANGE OF NAME OF Layne
Alan Riethmiller, a minor
Bridgett Elizabeth Gerba, Petitioner

NOTICE OF NAME CHANGE

Notice is hereby given that, on August 16, 2019, the Petition of Bridgett Elizabeth Gerba was filed in the Washington County Court of Common Pleas, requesting an Order to change the name of Layne Alan Riethmiller to Layne Alan Gerba.

The Court has fixed the day of October 4, 2019 at 9:00 a.m., in Courtroom 5, of the Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, as to why the request of the Petitioner should not be granted.

8)1/1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION

No. 2019-4347

IN RE: CHANGE OF NAME OF
Taytum Alexa Riethmiller, a minor
Bridgett Elizabeth Gerba, Petitioner

NOTICE OF NAME CHANGE

Notice is hereby given that, on August 16, 2019, the Petition of Bridgett Elizabeth Gerba was filed in the Washington County Court of Common Pleas, requesting an Order to change the name of Taytum Alexa Riethmiller to Taytum Alexa Gerba.

The Court has fixed the day of October 4, 2019 at 9:00 a.m., in Courtroom 5, of the Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, as to why the request of the Petitioner should not be granted.

8)1/1

MISCELLANEOUS NOTICES

NOTICE ON HEARING ON PETITION
TO INVOLUNTARY TERMINATE
PARENTAL RIGHTS

IN RE: Adoption of Baby Girl Sanney; Case No 38 of 2019 in the Orphan's Court Division of Westmoreland County, Pennsylvania.

Notice To: UNKNOWN BIRTH FATHER of the Adoptee, Baby Girl Sanney, born February 17, 2019, at Washington Hospital, 155 Wilson Avenue, Washington, PA 15301, to the Birth Mother, Sierra Sanney, and conceived in the Canonsburg area of Washington County, Commonwealth of Pennsylvania. The Court has set a hearing to consider ending your rights to your child. That hearing will be held before the Honorable Jim Silvis, in Courtroom No. 10, Westmoreland County Courthouse, 2 North Main Street, Greensburg, Pennsylvania 15601, on October 16, 2019, at 10:30 A.M. You are warned that 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 you being present.

You are also notified of Act 101 of 2010 which allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a

child, a birth parent and/or a birth relative of the child, if all parties agree and the written voluntary agreement is approved by the court.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR 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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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.

WESTMORELAND BAR ASSOCIATION, P.O. BOX 565; GREENSBURG, PA 15601; (724) 834-8490; <http://lrs.westbar.org>.

JEFFREY J. LOCHNER, ESQUIRE, Attorney at Law, 4232 Brownsville Road, Suite 45; Pittsburgh, PA 15227; (412) 881-4380.

8)1/1

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON

COUNTY, PENNSYLVANIA
ORPHAN'S COURT DIVISION

IN RE: ZY' AIR FIELDS

D.O.B. 4/2/2018

CHILD OF: ANY UNKNOWN FATHER

NO: 63-19-1001

Take notice that a Petition for Involuntary Termination of Parental Rights of any unknown father of Zy'Air Fields will be

presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on October 17, 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.

Dawn Smith, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884 8/1/1

IN THE COURT OF COMMON PLEAS
OF FAYETTE COUNTY,
PENNSYLVANIA Civil Division
Case No. 2126 OF 2018, G.D.

STONE & COMPANY,
Plaintiff,

v.

CUSTOM NUCLEAR FABRICATION,
LLC.,

And PETER J. QUINLAN,
Defendants.

To: Custom Nuclear Fabrication LLC
and Peter J. Quinlan

You are hereby notified that Plaintiff,

Stone & Company, has filed a complaint against you in the Court of Common Pleas of Fayette County, Pennsylvania, docketed to No. 2126 of 2018, G.D.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or 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.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. 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

Southwestern PA Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
724-225-6170

Sharon M. Menchyk
Bowles Rice LLP
Southpointe Town Center
1800 Main Street, Suite 200
Canonsburg, PA 15317
Tel 724-514-8915
Fax 724-514-8954
Attorney for Plaintiff

8)/1/

CORPORATION NOTICES

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 15, 2019 for **Fine Line Fabrication** at 855 Valley View Rd., Eighty Four, PA 15330. The names and address of each individual interested in the business are Kyle J Laipple, 855 Valley View Rd. Eighty Four PA 15330. This was filed in accordance with 54 PaC.S. 311.

8)/1/

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 15th day of July, 2019 for the purpose of obtaining a Certificate of Incorporation for a nonprofit corporation which was organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania of 1988. The name of the Corporation is **Classical Christian Homeschoolers** of Washington.

8)/1/

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name **LoveCraft Crypt**, 26 Main Street, Daisytown, PA 15427 has been filed in the Department of State at Harrisburg, PA. File Date 07/12/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Devlyn Craft, 26 Main Street, Daisytown, PA 15427.

8)/1/

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 18, 2019 for **Rogan's Property Maintenance** at 91 3rd Ave. Monongahela, PA 15063. The name and address of each individual interested in the business is Bradley C. Rogan at 91 3rd Ave. Monongahela, PA 15063. This was filed in accordance with 54 PaC.S. 311.

8)1/1

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 11, 2019 for **Route 88 Antique Exchange** at 6225 State Route 88, Finleyville, PA 15332. The names and address of each individual interested in the business are Michael Normile and Jame M. Peeler Jr. both located at 6225 State Route 88, Finleyville, PA 15332. This was filed in accordance with 54 PaC.S. 311.

8)1/1

FICTITIOUS NAME REGISTRATION

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **Woodside Place of Washington**, with its principal office at 1215 Hulton Road, Oakmont, PA 15139. The names and addresses of all persons who are parties to the registration are: Presbyterian SeniorCare, 1215 Hulton Road, Oakmont, PA 15139

8)1/1

NOTICE

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on or about September 6, 2019, for a limited liability company established under the provisions of the Business Corporation Law of 1994, for **Brown Custer Bendel, LLC**. The proposed registered office in this Commonwealth is 1372 Walton Road, Clairton, PA 15025
James W. Haines, Jr.
Attorney at Law
1202 West Main Street
Monongahela, PA 15063
724-258-3021

8)1/1

SHERIFF SALES

SHERIFF'S SALE — Samuel F. Romano—Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term 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, OCTOBER 4, 2019 at 10:00 o'clock a.m.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

CONDITIONS OF SALE

Ten (10%) percent of purchase bid (but not less than the Sheriff's Cost), shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER on the day of the sale and the balance on or before **WEDNESDAY, OCTOBER 9, 2019 at 4:00 o'clock p.m.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on Wednesday following the date of sale, the property will again be put up for sale on **FRIDAY, OCTOBER 11, 2019, at 10:00 o'clock a.m.,** at the expense and risk of the bidder from the original sale. (Complete description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA). A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter.

Sheriff Sale List -- October 4, 2019 — Index

Note: Index info. excerpted from Sheriff Sale notices as provided; captions abbreviated.

Sale#	Plaintiff v Defendant(s)	Property Location
2018-1592	Lakeview vs. Cross	Amwell
2019-25	Bank of NY Mellon vs Combs.....	Bentleyville
2019-686	First Federal Savings vs Piktel.....	California
2018-5858	PNC vs Smida	Centerville
2017-5912	Wells Fargo vs Arnold	Charleroi
2017-6086	HSBC Bank vs Hurbank	Chartiers
2019-1157	PA Housing vs. Strawn	Claysville
2018-6687	Pennymac vs. Debos	East Washington
2019-2023	Bank United vs. Shrader	Ellsworth
2019-1778	TOWD POINT vs. Griffith	Monongahela
2004-6622	Bank One vs. King	Peters
2018-5349	US Bank vs. Holden.....	South Franklin
2018-6509	Reverse Mortgage vs. King.....	South Franklin
2018-2424	Wells Fargo vs. Hilderbrand	South Strabane
2018-1339	Ally Bank vs. Huff.....	Union Township
2018-1486	Key Bank vs. Antis	Township of Carroll
2019-1576	Community Bank vs. McClelland.....	Washington
2019-2021	Bank of America vs. Tomaselli.....	Washington

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2018-1592

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 OCTOBER 4, 2019:

LAKEVIEW LOAN SERVICING LLC
 Plaintiff
 v.
 JAMES E. CROSS Defendant

WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE 2018-1592

JUDGEMENT: \$171,856.61

The Commonwealth of Pennsylvania,
 Washington County, Amwell Township;
 1318 BRUSH RUN ROAD, WASHINGTON,
 PA 15301

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &
 CONWAY, 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

2019-25

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 OCTOBER 4, 2019:

THE BANK OF NEW YORK MELLON
 f/k/a The Bank of New York, as Trustee
 for Tbw Mortgage-Backed
 Trust 2007-1, Mortgage-Backed Pass-
 Through Certificates, Series 2007-1

vs

JOSEPH L. COMBS a/k/a JOSEPH
 COMBS and DEBRA L. COMBS a/k/a
 DEBRA L. JANITOR a/k/a DEBRA
 COMBS

WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE 2019-25

JUDGEMENT: \$209,121.59

The Commonwealth of Pennsylvania,
 Washington County, Bentleyville Bor-
 ough;

149 LUSK ROAD, BENTLEYVILLE,
 PA 15314; 580-010-01-00-0004-00

Improvements: Residential Dwelling

Attorney: Phelan Hallinan Diamond &
 Jones, 215-563-7000

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

2019-686

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 OCTOBER 4, 2019:

FIRST FEDERAL SAVINGS & LOAN
ASSOCIATION OF GREENE COUNTY

vs

RACHEL N. PIKTEL and
WILLIAM PIKTEL

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE 2019-686

JUDGEMENT: \$86,061.21

The Commonwealth of Pennsylvania,
Washington County, California Borough;
327 Malden Drive, Coal Center, PA
15423;

080-050-00-00-0013-00

Improvements: Residential Dwelling

Attorney: Peacock Keller, LLP, 724-222-4520

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

2018-5858

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 OCTOBER 4, 2019:

PNC BANK, NATIONAL
ASSOCIATION

vs

ANGELA DIBASILIO SMIDA, as Believed Heir and/or Administrator to the Estate of MARK E. SMIDA, JR.
A/K/A MARK E. SMIDA, ETAL

JUDGEMENT: \$138,144.05

The Commonwealth of Pennsylvania,
Washington County, Borough of Centerville;

198 RIDGE ROAD, BROWNSVILLE,
PA 15417

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHALSKI LLC, 614-220-5613

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

2017-5912

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 OCTOBER 4, 2019:

WELLS FARGO BANK, N.A.

vs

MARLA ARNOLD A/K/A MARLA ANGELIQUE ARNOLD-BLAKE A/K/A MARLA ARNOLD BLAKE, In Her Capacity as Administratrix and Heir of the Estate of JOHN ARNOLD, ET AL

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2017-5912

JUDGEMENT: \$25,670.52

The Commonwealth of Pennsylvania, Washington County, Charleroi Borough; 137 MCKEAN AVENUE, CHARLEROI, PA 15022

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

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

2017-6086

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 OCTOBER 4, 2019:

HSBC BANK USA, NA., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2006-Asap6, Asset Backed Pass-Through Certificates

vs

JOEL M. HURBANEK AND ASHELY O. HURBANEK

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2017-6086

JUDGEMENT: \$119,023.59

The Commonwealth of Pennsylvania, Washington County, Township of Chartiers;

200 BARNICKEL ROAD, MEADOW LANDS, PA 15347

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

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

2019-1157

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at
Sheriff Sale in the Courthouse Square
Building, Room 104, 100 West Beau
Street, Washington, PA 15301, Washing-
ton County, at 10:00 AM. on OCTOBER
4, 2019:

PENNSYLVANIA HOUSING
FINANCE AGENCY
vs
ELIZABETH A. STRAWN

WRIT OF EXECUTION — MORT-
GAGE FORECLOSURE 2019-1157

JUDGEMENT: \$101,042.24

The Commonwealth of Pennsylvania,
Washington County, Claysville Borough;
147 CHURCH STREET, CLAYSVILLE,
PA 15323;

180-004-00-01-0013-00

Improvements: Residential Dwelling

Attorney: Vittl Law Group, Inc., 412-281
-1725

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

2018-6687

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at
Sheriff Sale in the Courthouse Square
Building, Room 104, 100 West Beau
Street, Washington, PA 15301, Washing-
ton County, at 10:00 AM. on OCTOBER
4, 2019:

PENNYMAC LOAN SERVICES LLC
vs
BRUCE W. DEBOS AND
KATHERINE A. DEBOS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE 2018-6687

JUDGEMENT: \$185,494.89

The Commonwealth of Pennsylvania,
Washington County, East Washington
Borough;

18 MORGAN AVENUE, WASHING-
TON, PA 15301

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIA-
MOND & JONES, LLP, 215-563-7000

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

2019-2023

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 OCTOBER 4, 2019:

BANK UNITED, NA.
 vs
 DEANA L. SHRADER AND
 JACK A. WRIGHT

WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE 2019-2023

JUDGEMENT: \$203,093.02

The Commonwealth of Pennsylvania,
 Washington County, Borough of Ellsworth;

7 LINDEN STREET, ELLSWORTH, PA
 15331

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE &
 ASSOCIATES, LLC, 215-886-8790

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

2019-1778

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 OCTOBER 4, 2019:

TOWD POINT MORTGAGE TRUST
 2016-4, U.S. Bank National Association
 as Indenture Trustee do Select
 Portfolio Servicing, Inc.

vs
 ROBERT W. GRIFFITH

WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE 2019-1778

JUDGEMENT: \$38,967.72

The Commonwealth of Pennsylvania,
 Washington County, City of Monongahela;

(3 parcels: 430-023-00-00-0019-00, 430-023-00-00-0018-00, 430-023-00-00-0020-00) a/k/a 36 DAKOTA

STREET, MONONGAHELA, PA 15063

Improvements: None

Attorney: STERN & EISENBERG PC,
 215-572-8111

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

2004-6622

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at
Sheriff Sale in the Courthouse Square
Building, Room 104, 100 West Beau
Street, Washington, PA 15301, Washing-
ton County, at 10:00 AM. On OCTOBER
4, 2019:

**BANK ONE, NATIONAL
ASSOCIATION, AS TRUSTEE**
vs
RHONDA KING

**WRIT OF EXECUTION - MORTGAGE
FORECLOSURE 2004-6622**

JUDGEMENT: \$185,209.48

The Commonwealth of Pennsylvania,
Washington County, Peters Township;
201 TEEPEE DRIVE, MCMURRAY,
PA 15317

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-
6906

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

2018-5349

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at
Sheriff Sale in the Courthouse Square
Building, Room 104, 100 West Beau
Street, Washington, PA 15301, Washing-
ton County, at 10:00 AM. On OCTO-
BER 4, 2019:

**U.S. BANK NATIONAL ASSOCIA-
TION, Successor Trustee to Bank of
America NA. As Successor Trustee to
LaSalle Bank NA. as Trustee for the
Holders of the First Franklin Mortgage
Loan Trust, Mortgage Loan
Asset-Backed Certificates,
Series 2006-FF18**

vs

**JAMES HOLDEN a/k/a JAMES C.
HOLDEN AND THE UNITED STATES
OF AMERICA c/o the U.S. Attorney for
the Western District of Pennsylvania**

**WRIT OF EXECUTION - MORTGAGE
FORECLOSURE 2018-5349**

JUDGEMENT: \$68,310.69

The Commonwealth of Pennsylvania,
Washington County, South Franklin
Township;

1090 S BRIDGE ROAD, PROSPERITY,
PA 15329

Improvements: Residential Dwelling

Attorney: MILSTEAD & ASSOCIATES
LLC, 856-482-1400

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

2018-6509

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 OCTOBER 4, 2019:

REVERSE MORTGAGE
 SOLUTIONS INC.

vs

RUSSELL KING, JR., In His Capacity as Heir of RUSSELL A. KING; WENDY SKORONSKI, In Her Capacity as Heir of RUSSELL A. KING; AND UNKNOWN HEIRS, ET AL

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-6509

JUDGEMENT: \$81,617.81

The Commonwealth of Pennsylvania, Washington County, South Franklin Township;

580 ALAMAE LAKES ROAD, WASHINGTON, PA 15301

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-6906

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

2018-2424

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 OCTOBER 4, 2019:

WELLS FARGO BANK, NA.

vs

MICHAELR, HILDERBRAND AND
 RUTH E. HILDERBRAND

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-2424

JUDGEMENT: \$127,094.99

The Commonwealth of Pennsylvania, Washington County, South Strabane Township;

1193 NORTH FRANKLIN STREET, WASHINGTON, PA 15301

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

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

2018-1339

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at
Sheriff Sale in the Courthouse Square
Building, Room 104, 100 West Beau
Street, Washington, PA 15301, Washing-
ton County, at 10:00 AM. On OCTOBER
4, 2019:

ALLY BANK
vs
GARY D. HUFF

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE 2018-1339

JUDGEMENT: \$58,483.48

The Commonwealth of Pennsylvania,
Washington County, Union Township;
61 CARDOX ROAD, FINLEYVILLE,
PA 15332

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIA-
MOND & JONES, LLP, 215-563-7000

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

2018-1486

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at
Sheriff Sale in the Courthouse Square
Building, Room 104, 100 West Beau
Street, Washington, PA 15301, Washing-
ton County, at 10:00 AM. On OCTO-
BER 4, 2019:

KEY BANK, NA., s/b/rn to
First Niagara Bank, NA.
vs
DONNA ANTIS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE 2018-1486

JUDGEMENT: \$79,988.68

The Commonwealth of Pennsylvania,
Washington County, Union Township;
3519 ORCHARD AVENUE, FINLEY-
VILLE, PA 15332

Improvements: Single Family Dwelling

Attorney: GRIM, BIEHN &
THATCHER, 215-257-68

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

2019-1576

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at
Sheriff Sale in the Courthouse Square
Building, Room 104, 100 West Beau
Street, Washington, PA 15301, Washing-
ton County, at 10:00 AM. On OCTOBER
4, 2019:

COMMUNITY BANK
vs
JAMES E. McCLELLAND AND
KELLY A. MCCLELLAND

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE 2019-1576

JUDGEMENT: \$23,029.49

The Commonwealth of Pennsylvania,
Washington County, 8th Ward City of
Washington;

636 ADDISON STREET, WASHING-
TON, PA 15301

Improvements: 2-story frame house and
garage

Attorney: **BASSI, VREELAND &**
ASSOCIATES, P.C., 724-228-7000

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

2019-2021

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at
Sheriff Sale in the Courthouse Square
Building, Room 104, 100 West Beau
Street, Washington, PA 15301, Washing-
ton County, at 10:00 AM. On OCTO-
BER 4, 2019:

BANK OF AMERICA, NA.
vs
CHARLES TOMASELLI AND
KATHLEEN TOMASELLI

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE 2019-2021

JUDGEMENT: \$28,270.38

The Commonwealth of Pennsylvania,
Washington County, 6th Ward City of
Washington;

276 LOCUST AVENUE, WASHING-
TON, PA 15301

Improvements: Residential Dwelling
Attorney: **POWERS KIRN, LLC,**
215-942-2090

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