

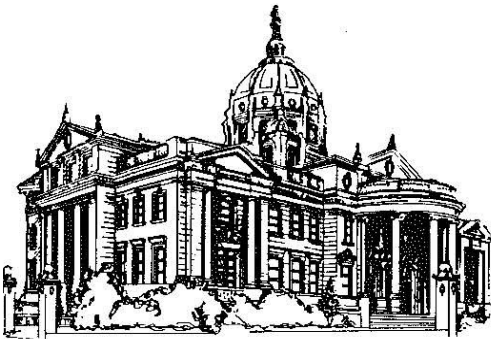
# WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,  
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY  
WASHINGTON COUNTY BAR ASSOCIATION SINCE JANUARY 1, 1958.

VOL. 100

THURSDAY, MARCH 5, 2020

No. 33



*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****FIRST PUBLICATION**

**ARDENO, DOROTHY L.**  
a/k/a DOROTHY LOUISE ARDENO  
Late of Washington,  
Washington Co., PA  
File No. 63-20-0211

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: John M. Ardeno, Randy L. Ardeno, 207 Dilly St., Box 366, Midway, PA 15060

Attorney: Daniel P. Gustine, Esq.,  
Peacock Keller, LLP, 95 W. Beau St.,  
Ste. 600, Washington, PA 15301

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**DONOVAN, JACK ALLAN**

Late of Canonsburg,  
Washington Co., PA  
File No. 63-20-0207

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Kara Novogradac, 219 Ridgehaven Ln., Pittsburgh, PA 15238

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**HIGGINS, DAVID W.**

a/k/a DAVID WAYNE HIGGINS  
Late of Hanover Twp.,  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having

claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Winfred A. Higgins III, 40 Wilson Ln., Burgettstown, PA 15021

Attorney: Cary D. Jones, Esq., Marriner,  
Jones & Fitch, 6 S. Main St., Ste. 600,  
Washington PA 15301

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**KELLY, PEARL A.**

Late of Richeyville,  
Washington Co., PA  
File No. 63-20-0104

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Duane Cowger, 26203 Middlebelt Rd., Farmington Hills, MI 48334

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

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**KLAMORICK JR, WILLIAM M.**

a/k/a WILLIAM KLAMORICK JR  
Late of Speers Borough,  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Allan Dale Rygelski, PO Box 58, Stockdale, PA 15483

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

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**LOWRY, RICHARD**

Late of Indianapolis, Indiana

The Register of Wills has granted Letters Ancillary on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Ancillary Executor or attorney, and all persons indebted to the decedent to make payment to the Ancillary Executor without delay.

Ancillary Executor: David L. Lowry,  
1300 East 86th St., Indianapolis, IN  
46240

Attorney: Cary D. Jones, Esq, Marriner,  
Jones & Fitch, 6 S. Main St., Ste. 600,  
Washington, PA 15301

WCR Vol 100 Issues 33,34,35

**MOIR, KENNETH LEE**

a/k/a KENNETH L. MOIR

Late of McMurray,  
Washington Co., PA  
File No. 63-20-0262

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Deborah M. Moir,  
103 Victoria Ln., McMurray, PA 15317

Attorney: David L. Harnish, Esq.,  
7500 Brooktree Rd., Ste. 118,  
Wexford, PA 15090

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**PACE, MARIE A.**

Late of Peters Twp.,  
Washington Co., PA  
File No. 63-20-0188

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Admin-

istrator without delay.

Administrator: William J. Calvano, 401  
N. Stockton Ave., Wenonah, NJ 08090

Attorney: Eva H. Ahern, Esq., Peacock  
Keller, LLP, 95 W. Beau St., Ste. 600,  
Washington, PA 15301

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**PARRINELLO, ANTONINA**

Late of California,  
Washington Co., PA  
File No. 63-14-0530

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Richard Parrinello,  
327 Ash St., California, PA 15419

Attorney: Lisa J. Buday,  
P.O. Box 488, California, PA 15419

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**PHILLIPS, LILLI A.**

Late of West Bethlehem,  
Washington Co., PA  
File No. 63-20-0238

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Eric B. Phillips, 91 Highland  
Ridge Rd., Marianna, PA 15345

Attorney: James P. Liekar, Esq.,  
38 W. Pike St., Canonsburg, PA 15317

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**PREZIOSI, JOAN M.**

a/k/a JOAN PREZIOSI  
Late of California,  
Washington Co., PA  
File No. 63-19-9728

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Deborah Joan Henehan, 19  
Pennsylvania Ave., California, PA 15419

Attorney: Joseph M. Gaydos, Jr., Esq.,  
Gaydos, Gaydos & Assoc., P.C., 1223  
Long Run Rd., White Oak, PA 15131

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**RANEGAR, TAKAKO**

a/k/a TAKAKO RANEGAR HANSEN  
Late of Washington,  
Washington Co., PA  
File No. 63-20-0186

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Darlene Wise c/o

Attorney: Lane Turturice, Esq., Turturice  
& Assoc., LLC, 135 S. College St.,  
Washington, PA 15301

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**SCHOLZ, JOHN JOSEPH**

a/k/a JOHN J. SCHOLZ  
a/k/a JOHN SCHOLZ  
Late of Washington,  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attor-

ney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Tina M. Scholz c/o

Attorney: Frank Arcuri, Esq., 125 S. College St., Washington, PA 15301

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**SMITH, BARBARA J.**

Late of Carroll Twp.,  
Washington Co., PA  
File No. 63-20-0110

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Thomas B. Smith, 100 Saint  
James Court, Jefferson Hills, PA 15025

Attorney: Travis J. Dunn, Esq., Bootay  
Bevington & Nichols, LLC, 6 Clairton  
Blvd., Pittsburgh, PA 15236

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**VALENTI, JOANNE MARIE**

a/k/a JOANNE M. VALENTI  
Late of Smith Twp.,  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: James Valenti c/o

Attorney: David R. Berk, Esq., Saul  
Ewing Arnstein & Lehr LLP, One PPG  
Pl., Ste. 3010, Pittsburgh, PA 15222

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## **SECOND PUBLICATION**

### **BOLES, HELEN THERESA**

a/k/a HELEN T. BOLES

Late of Strabane,  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kathleen Martincic c/o

Attorney: Angela D. Kusturiss, Esq.,  
Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

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### **HARTLEY, WILLARD W.**

a/k/a WILLARD W. HARTLEY, II

Late of South Strabane Twp.,  
Washington Co., PA  
File No. 63-20-0217

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Connie Von Scio, 911 Melvin Ave., Washington, PA 15301

Attorney: Mark S. Riethmuller, Esq.,  
Speakman, Riethmuller & Allison,  
6 S. Main St., Ste. 614,  
Washington, PA 15301

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### **HOPKINS, DONALD CARL**

a/k/a DONALD C. HOPKINS

a/k/a DONALD HOPKINS  
Late of Claysville,  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Leslie A. Alexas,

28 Backbone Rd., Claysville, PA 15323

Attorney: Thomas O. Vreeland, Esq.,  
Bassi Vreeland & Associates, P.C., 62 E. Wheeling St., Washington, PA 15301

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### **MORGAN, PERRY W.**

Late of Cecil,  
Washington Co., PA  
File No. 63-20-0203

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Nancy J. Morgan,

125 Valleycrest Dr., Cecil, PA 15321

Attorney: Brenda B. Sebring, Esq.,  
339 Old Haymaker Rd., Ste. 1101,  
Monroeville, PA 15146

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### **PIERCE, DAVID JAMES JR.**

a/k/a DAVE PIERCE

Late of Elco,  
Washington Co., PA  
File No. 63-19-1485

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Jesse James Pierce,  
3369 Francisco St., Pittsburgh, PA  
15204

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**SAMILA, CARMEN I.**

Late of Canonsburg,  
Washington Co., PA  
File No. 63-20-0205

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Lovey M. Samila, 511  
Craighead St., Canonsburg, PA 15317  
Attorney: Eva. H. Ahern, Esq., Peacock  
Keller, LLP, 95 W. Beau St., Ste. 600,  
Washington, PA 15301

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**THIRD PUBLICATION****COWDEN, RICHARD**

a/k/a RICHARD G. COWDEN A/K/A  
RICHARD GLEN COWDEN  
Late of Robinson Twp.,  
Washington Co., PA  
File No. 63-20-0195

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Richard L. Cowden, 121  
Grace Dr., Clinton, PA 15026  
Attorney: Greenlee Derrico Posa LLC,  
122 S. McDonald St., McDonald, PA  
15057

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**GOSSETT, NEIL ALAN**

Late of Chartiers Twp.,  
Washington Co., PA  
File No. 63-19-1139

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

known the same to the Co-Administrators or attorney, and all persons indebted to the decedent to make payment to the Co-Administrators without delay.

Co-Administrators: Wayne Gossett and  
Judy Gossett, 501 Brigich Rd.,  
Canonsburg, PA 15317

Attorney: Tracy L. Zihmer, Esq., Zihmer  
Law Firm, LLC, 3244 Washington Rd.,  
Ste. 210, McMurray, PA 15317

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**HALL, MARK MATTHEW**

a/k/a MARK M. HALL  
a/k/a MARK HALL  
Late of North Strabane Twp.,  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Donna Hall, 424 Euclid  
Ave., Apt. 2, Canonsburg, PA 15317

Attorney: Jeffrey P. Derrico, Esq.,  
Greenlee Derrico Posa, LLC, 60 E. Beau  
St., Washington, PA 15301

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**JACOBS, PATRICIA JANE**

Late of Charleroi, Washington Co., PA  
File No. 63-19-1050

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Keith R. Jacobs, 209 Wood-  
land Ave., Charleroi, PA 15022

Attorney: Tracy L. Zihmer, Esq., Zihmer  
Law Firm, LLC, 3244 Washington Rd.,  
Ste. 210, McMurray, PA 15317

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**MANCUSO, FRANK a/k/a FUZZY**

Late of Washington,  
Washington Co., PA  
File No. 63-19-1068

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: John F. Mancuso, 207 Point View Dr., Washington, PA 15301

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**MAYER, RENEE**

a/k/a Renee Selestow

Late of Centerville Borough,  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Gary Selestow, 455 Ridgewood Dr., Fredricktown, PA 15333

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**MORGAN, LILLIAN K.**

a/k/a L. KAY MORGAN

Late of Canton Twp, Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Jackie A. Jeffers c/o

Attorney: Dorothy A. Milovac, Esq., 775 E. Maiden St., Washington, PA 15301

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**MOUNTS, MARION P.**

Late of Buffalo Twp.,  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Jere E. Mounts, 1649 Sandy Side Dr., Columbus, OH 43235

Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

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**NAYLOR, TROY R.**

Late of Washington,  
Washington Co., PA  
File No. 63-20-0209

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Carmen R. Henry-Naylor, 400 W. John St., Springfield, OH 45506

Attorney: Timothy R. Berggren, Esq., 6 S. Main St., Ste. 210, Washington, PA 15301

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**POWELL, CATHERINE M.**

Late of California, Washington Co., PA  
File No. 63-19-1157

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Donna Rae Weckoski, 45

Fremont Rd., Charleroi, PA 15022  
Attorney: Lisa J. Buday, Esq., P.O. Box  
 488, California, PA 15419

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### **SLOAN, ARTHUR J.**

Late of Borough of Long Branch,  
 Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Maryanne Frye Sloan, 1046  
 Sloan Ln., Coal Center, PA 15423

Attorney: Mark J. Shire, Esq., Shire Law  
 Firm, 1711 Grand Blvd., Park Centre,  
 Monessen, PA 15062

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## **CORPORATION NOTICES**

### **ARTICLES OF INCORPORATION**

B s General Construction, LLC  
 Certificate of Organization

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 for a limited liability company established under the provisions Business Corporation Law for B s General Construction, LLC  
 Lukas B. Gatten, Esquire  
 54 N. Richhill Street  
 Waynesburg, PA 15370

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### **DISSOLUTION NOTICE— NONPROFIT**

NOTICE is hereby given by **Living Stone Community Church**, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Blake Birchmeier, Esquire  
 Peacock Keller, LLP  
 95 West Beau Street  
 Suite 600  
 Washington, PA 15301

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## **REAL ESTATE NOTICE**

IN THE COURT OF COMMON PLEAS  
 OF WASHINGTON COUNTY,  
 PENNSYLVANIA  
 CIVIL DIVISION  
 No. 2019-7918

Tax Map No. 340-018-00-00-0009-00

MATTHEW DUNLEAVY, aka  
 MATTHEW DUNLEVY, Plaintiff,  
 vs.  
 CHARLES W. EROSHEVICH,  
 TRUSTEE FOR DARLA J. SIENICKI,  
 Defendant.

### **NOTICE TO DEFEND**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims

set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any claim or 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, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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

**Southwestern Pa. Legal Aid Society  
14 W. Cherry St.  
Washington, PA 15301  
(412) 225-6170**

LEE R. DEMOSKY, ESQUIRE  
JASON C. KELLY, ESQUIRE  
MEYER, DARRAGH, BUCKLER,  
BEBENEK & ECK, PLLC  
40 N PENNSYLVANIA AVENUE  
SUITE 410  
GREENSBURG, PA 15601  
(724) 836-4840

## Sheriff's Sale—April 3, 2020

### Sheriff's Sale Index -- April 3, 2020 Sale

Note: Index information is provided as a reader courtesy; is excerpted from Sheriff Sale handbills/notices as provided; and captions are abbreviated.

<b>Case#</b>	<b>Plaintiff v Defendant(s)</b>	<b>Property Location</b>
2019-7 .....	US Bank v Declair .....	City of Washington
2018-1486 .....	Keybank v Antis .....	Union Twp.
2018-2424 .....	Wells Fargo v Hilderbrand.....	South Strabane
2019-2587 .....	PA Housing v Frazier .....	Chartiers Twp.
2019-2698 .....	JPMorgan v Berry .....	West Bethlehem
2019-2766 .....	Villas of Arden Mills v Reardon.....	Chartiers Twp.
2017-03591 .....	City of Washington v Hirosky .....	City of Washington
2019-3619 .....	US Bank v Wilson.....	Finleyville
2019-4046 .....	Wells Fargo v Rose .....	California Borough
2018-4435 .....	First Federal Savings v Mason.....	Chartiers Twp.
2019-5059 .....	Bank of NY Mellon v Hackney .....	South Franklin Twp.
2019-5213 .....	LSF11 Master Participation v Morrell .....	City of Washington
2019-5517 .....	JPMorgan v Finney .....	City of Washington
2019-5596 .....	Northwest Bank v Nopwaskey.....	East Bethlehem Twp.
2019-5596 .....	Northwest Bank v Nopwaskey.....	East Bethlehem Twp.
2019-6314 .....	M & T Bank v Potts, Jr .....	South Strabane Twp.
2019-6354 .....	PNC Bank v Seighman .....	Borough of N.Charleroi
2019-6744 .....	Deutsche Bank v Miller .....	Borough of New Eagle
2018-6771 .....	US Bank v Demarco .....	Borough of Canonsburg
2019-6824 .....	Freedom Mortgage v Rogers.....	South Strabane Twp.
2015-6912 .....	Wells Fargo v Elich.....	Jefferson Twp.
2019-6995 .....	Deutsche v Macioszek .....	North Strabane Twp.
2018-7294 .....	Nationstar v Hasley .....	North Bethlehem Twp.

## 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, APRIL 3, 2020 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 Sheriff's costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY 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 the following **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. 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. (Complete description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

SHERIFF’S SALE

2019-7

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-7 filed in COMMON PLEAS of Washington County. 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 APRIL 3,2020:

U.S. BANK NATIONAL ASSOCIATION, As Trustee for the Pennsylvania Housing Finance Agency

vs KIMBERLY A. DECLAIR

JUDGEMENT: \$60,140.63

LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington; ADDRESS: 335 SHIRLS AVENUE, WASHINGTON, PA 15301

LOT: 770-003-00-01-0010-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PURCELL KRUG & HALLER, (717) 234-4178

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

Samuel L. Romano

Sheriff, Washington County

SHERIFF’S SALE

2018-1486

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-1486 filed in COMMON PLEAS of Washington County. 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 APRIL 3,2020:

KEYBANK, N.A. s/b/m to FIRST NIAGARA BANK, N.A.

Vs DONNA ANTIS

JUDGEMENT: \$79,988.68

LOCATION: Commonwealth of Pennsylvania, Washington County, Union Township; ADDRESS: 3519 ORCHARD AVENUE, FINLEYVILLE, PA 15332

LOT: 640-010-03-01-0008-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KML LAW GROUP, P.C., (215) 627-1322

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2018-2424

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-2424 filed in COMMON PLEAS of Washington County. 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 APRIL 3,2020:

WELLS FARGO BANK, NA

vs

MICHAEL R. HILDERBRAND AND  
RUTH E. HILDERBRAND

JUDGEMENT: \$127,094.99

LOCATION: Commonwealth of Pennsylvania, Washington County, South Strabane Township;

ADDRESS: 1193 NORTH FRANKLIN STREET, WASHINGTON, PA 15301

LOT: 600-004-10-05-0002-00

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2019-2587

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-2587 filed in COMMON PLEAS of Washington County, 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 APRIL 3,2020:

PENNSYLVANIA HOUSING FINANCE AGENCY

Vs

ROBERT H. FRAZIER AND BRENDA L. FRAZIER

JUDGEMENT: \$26,249.38

LOCATION: Commonwealth of Pennsylvania, Washington County, Chartiers Township;

ADDRESS: 244 NORTH MAIN STREET, HOUSTON, PA 15342

LOT: 170-006-04-07-0013-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: VITTI 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 schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano

Sheriff, Washington County

SHERIFFS SALE

2019-2698

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-2698 filed in COMMON PLEAS of Washington County. 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 APRIL 3, 2020:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Vs JONATHAN L. BERRY

JUDGEMENT: \$87,643.69

LOCATION: Commonwealth of Pennsylvania, Washington County, West Bethlehem Township;

ADDRESS: 2 GAYMAN AVENUE, MARIANNA, PA 15345

LOT: 660-005-00-02-0032-00

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

Samuel L. Romano

Sheriff, Washington County

SHERIFF'S SALE

2019-2766

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-2766 filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington Comity, at 10:00 A.M. on APRIL 3, 2020:

VILLAS OF ARDEN MILLS CONDOMINIUM ASSOCIATION

Vs

AUDREY L. REARDON

JUDGEMENT: \$18,191.85

LOCATION: Commonwealth of Pennsylvania, Washington County, Chartiers Township;

ADDRESS: 511 FAIR MEADOW DRIVE, WASHINGTON, PA 15301

LOT: 170-018-02-00-0001-08F

IMPROVEMENTS: Residential Dwelling

ATTORNEY: BRANDT, MILNES & REA, P.C., (412) 255-6500

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2017-03591

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2017-03591 filed in COMMON PLEAS of Washington County. 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 APRIL 3,2020:

THE CITY OF WASHINGTON

Vs

EDWARD A. HIROSKY

JUDGEMENT: \$1,189.37

LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

ADDRESS: 765 ADDISON STREET, WASHINGTON, PA 15301

LOT: 780-012-00-01-0029-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD, 866-211-9466

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2019-3619

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-3619 filed in COMMON PLEAS of Washington County. 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 APRIL 3,2020:

U.S. BANK NATIONAL ASSOCIATION, As Trustee for the Pennsylvania Housing Finance Agency

vs

APRIL L. WILSON AND DANIEL M. WILSON

JUDGEMENT: \$91,935.45

LOCATION: Commonwealth of Pennsylvania, Washington Comity, Finleyville Borough;

ADDRESS: 3625 WASHINGTON AVENUE, FINLEYVILLE, PA 15332

LOT: 330-005-00-00-0006-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PURCELL KRUG & HALLER, (717) 234-4178

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2019-4046

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-4046 filed in COMMON PLEAS of Washington County. 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 APRIL 3,2020:

WELLS FARGO BANK, N.A.

Vs

TIMMY ROSE, In His Capacity as Heir of LEONARD ROSE, JR., DECEASED, ETAL

JUDGEMENT: \$56,983.89

LOCATION: Commonwealth of Pennsylvania, Washington County, California Borough;

ADDRESS: 148 EDWARD STREET, CALIFORNIA PA 15419

LOT: 080-057-00-00-0016-00

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2018-4435

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-4435 filed in COMMON PLEAS of Washington County. 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 APRIL 3, 2020:

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY

Vs

WILLIAM H. KNESTRICK, III, ESQUIRE, as Administrator of the Estate of LEE R. MASON, Deceased, and MARK MASON and MARSHA L. MASON

JUDGEMENT: \$204,016.84

LOCATION: Commonwealth of Pennsylvania, Washington County, Chartiers Township;

ADDRESS: 322 ROSS STREET HOUSTON PA 15342

LOT: 170-016-07-06-0020-00

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2019-5059

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5059 filed in COMMON PLEAS of Washington County. 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 APRIL 3, 2020:

THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as Trustee for Registered Holders of CWABS, INC., Asset-Backed Certificates, Series 2004-12

Vs

BRIAN HACKNEY AND LORI HACKNEY AKA LORI A. HACKNEY

JUDGEMENT: \$73,667.69

LOCATION: Commonwealth of Pennsylvania, Washington County, South Franklin Township;

ADDRESS: 785 LAGONDA ROAD, WASHINGTON, PA 15301

LOT: 590-004-00-00-0006-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KML LAW GROUP, P.C., (215) 627-1322

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2019-5213

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5213 filed in COMMON PLEAS of Washington County. 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 APRIL 3, 2020:

LSF11 MASTER PARTICIPATION TRUST

Vs

TIMOTHY E. MORRELL

JUDGEMENT: \$57,788.83

LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

ADDRESS: 1260 SUMMERLEA AVENUE, WASHINGTON, PA 15301

LOT: 770-037-00-03-0004-00

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

Samuel L. Romano

Sheriff, Washington County

SHERIFF’S SALE

2019-5517

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5517 filed in COMMON PLEAS of Washington County. 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 APRIL 3, 2020:

JPMORGAN CHASE BANK, NATION-  
AL ASSOCIATION

vs

EARL R. FINNEY

JUDGEMENT: \$59,319.88

LOCATION: Commonwealth of Pennsylv-  
ania, Washington County, City of Wash-  
ington;

ADDRESS: 24 LAUREL AVENUE,  
WASHINGTON PA 15301

LOT: 760-022-00-02-0003-00

IMPROVEMENTS: Residential Dwell-  
ing

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 schedule unless ex-  
ceptions are filed within ten days after the  
filing of the schedule.

Samuel L. Romano

Sheriff, Washington County

SHERIFF’S SALE

2019-5593

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5593 filed in COMMON PLEAS of Washington Coun-  
ty. 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 APRIL 3,2020:

NORTHWEST BANK, f/k/a NORTH-  
WEST SAVINGS BANK

Vs

GREGORY NOPWASKEY, a/k/a  
GREGORY J. NOPWASKEY AND JEN-  
NA NOPWASKEY a/k/a JENNA L.  
NOPWASKEY

JUDGEMENT: \$38,618.24

LOCATION: Commonwealth of Pennsylv-  
ania, Washington County, East Bethle-  
hem Township;

ADDRESS: 460 FIRST STREET, VES-  
TABURG, PA 15368

LOT: 260-001-04-10-0028-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GRENEN & BIRSIC, P.C.,  
(412) 281-7650

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 schedule unless ex-  
ceptions are filed within ten days after the  
filing of the schedule.

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2019-5596

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5596 filed in COMMON PLEAS of Washington County. 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 APRIL 3,2020:

NORTHWEST BANK, f/k/a NORTH-WEST SAVINGS BANK

vs

GREGORY J. NOPWASKEY AND  
JENNA L. NOPWASKEY

JUDGEMENT:

LOCATION: Commonwealth of Pennsylvania, Washington County, East Bethlehem Township;

ADDRESS: 458 FIRST STREET, VES-TABURG, PA 15368

LOT: 260-001-04-10-0027-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GRENN & BIRSIC,  
P.C., (412) 281-7650

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2019-6314

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6314 filed in COMMON PLEAS of Washington County. 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 APRIL 3,2020:

M & T BANK

Vs

JOHN E. POTTS JR.

JUDGEMENT: \$108,875.25

LOCATION: Commonwealth of Pennsylvania, Washington County, South Strabane Township;

ADDRESS: 1356 EAST BEAU STREET,  
WASHINGTON PA 15301

LOT: 600-007-04-02-0026-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KML LAW GROUP, P.C.,  
(215) 627-1322

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2019-6354

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6354 filed in COMMON PLEAS of Washington County. 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 APRIL 3,2020:

PNC BANK, NATIONAL ASSOCIATION, Successor by Merger to National City Bank

Vs

LORRIE LYNN SEIGHMAN, As Executrix of the ESTATE OF PHILLIP SEIGHMAN, DECEASED

JUDGEMENT: \$30,794.34

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of North Charleroi;

ADDRESS: 612 6TH STREET, NORTH CHARLEROI, PA 15022

LOT: 500-008-00-04-0015-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KML LAW GROUP, P.C., (215) 627-1322

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2019-6744

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6744 filed in COMMON PLEAS of Washington County. 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 APRIL 3,2020:

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5

Vs

SCOTT A. MILLER AND SHELLY R. MILLER a/k/a SHELLEY R. MILLER

JUDGEMENT: \$76,451.83

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of New Eagle;

ADDRESS: 128 1 ST AVENUE, NEW EAGLE PA 15067

LOT: 480-008-00-02-0006-01 & 480-008-00-02-0007-00

IMPROVEMENTS: Residential Dwelling

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2018-6771

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-6771 filed in COMMON PLEAS of Washington County. 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 APRIL 3, 2020:

U.S. BANK NATIONAL ASSOCIATION, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through

Certificates, Series 2006-KS8

Vs

BOBBI DEMARCO AND ROBERT T. MCMILLIN

JUDGEMENT: \$136,593.10

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of Canonsburg;

ADDRESS: 1116 1ST STREET, CANONSBURG, PA 15317

LOT: 095-001-07-03-0034-00

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

Samuel L. Romano

Sheriff, Washington County

## SHERIFF'S SALE

2019-6824

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6824 filed in COMMON PLEAS of Washington County. 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 APRIL 3, 2020:

FREEDOM MORTGAGE CORPORATION

Vs

ALAN J. ROGERS a/k/a ALAN ROGERS AND MELISSA D. ROGERS

JUDGEMENT: \$275,255.79

LOCATION: Commonwealth of Pennsylvania, Washington County, South Strabane Township;

ADDRESS: 49 WOODSIDE DRIVE, WASHINGTON, PA 15301

LOT: 600-005-01-04-0007-00

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

Samuel L. Romano

Sheriff, Washington County

SHERIFF’S SALE

2015-6912

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2015-6912 filed in COMMON PLEAS of Washington County. 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 APRIL 3, 2020:

WELLS FARGO BANK, N.A.

Vs

JACLYN ELICH

JUDGEMENT: \$ 118,291.17

LOCATION: Commonwealth of Pennsylvania, Washington County, Jefferson Township;

ADDRESS: 21 ELICH ROAD, BURGGETTSTOWN PA 15021

LOT: 380-004-00-00-0003-00

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

Samuel L. Romano

Sheriff, Washington County

SHERIFF’S SALE

2019-6995

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6995 filed in COMMON PLEAS of Washington County. 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 APRIL 3, 2020:

DEUTSCHE BANK NATIONAL TRUST COMPANY, As Trustee for Soundview Home Loan Trust 2006-OPT4, Asset-Backed Certificates Series 2006-OPT4

Vs

CHRISTOPHER MACIOSZEK A/K/A CHRISTOPHER I. MACIOSZEK; THE UNITED STATES OF AMERICA

JUDGEMENT: \$154,586.26

LOCATION: Commonwealth of Pennsylvania, Washington County, North Strabane Township;

ADDRESS: 152 TROTWOOD DRIVE, CANONSBURG, PA 15317

LOT: 520-011-05-00-0038-00

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

Samuel L. Romano

Sheriff, Washington County

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SHERIFF'S SALE

2018-7294

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE 2018-7294 filed in  
COMMON PLEAS of Washington County. 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 APRIL 3, 2020:

NATIONSTAR MORTGAGE, LLC  
D/B/A MR. COOPER

Vs

WAYNE D. HASLEY JUDGEMENT:  
\$140,086.87

LOCATION: Commonwealth of Pennsylvania, Washington County, North Bethlehem Township;

ADDRESS: 443 ROBERTS ROAD,  
EIGHTY FOUR PA 15330

LOT: 490-004-00-00-0003-11

IMPROVEMENTS: Residential Dwelling

ATTORNEY: KML LAW GROUP, P.C.,  
(215) 627-1322

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

Samuel L. Romano

Sheriff, Washington County