

# WASHINGTON COUNTY REPORTS

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## *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.

**JUDGES OF THE COURT OF COMMON PLEAS**

Katherine B. Emery, P.J., John DiSalle, Gary Gilman, Valarie Costanzo,  
Michael Lucas, Brandon Neuman

**COURT & MOTIONS SCHEDULE**

Judge of the Term, Civil..... May ..... Lucas  
Judge of the Term, Criminal ..... May ..... Gilman  
**General Civil..... Judge of the Term (1:15pm Mon., 8:45am Tues.-Friday)**

**Courthouse Closed Tuesday, May 21 (Primary Election Day)**

**Emery** ..... Tues., Wed., Thurs. 9:15am -- CR#1  
*\*Judge Lucas will continue to hear all unassigned civil motions*

**DiSalle** ..... Tues. 9:15am for criminal cases; Wed. 9:15am for Orphans' Court (a  
copy of every motion to be served beforehand to Audit Atty) -- CR #2

**Gilman** ..... Tues., Wed., Thurs., Fri. 9:15am -- CR#4

**Costanzo** .... Tues., Thurs. 9:15am -- CR#3

**Lucas** ..... Mon. 1:15pm and Tues., Wed., Thurs., Fri. 8:45am (assigned cases and  
General Motions in unassigned civil cases) -- CR#5

**Neuman** ..... Tues., Wed. 9:15am (Tues.: pro se parties 9:15am;  
attys to sign up by Fri. noon w/ copy of motion) -- CR#6  
*No motions May 21 (Courthouse closed), all motions to be heard on May 22*

**COURT CALENDARS**

Jury Trial Terms, Civil & Criminal..... May 13-17, 2019  
Orphans' Court - Next Audit..... May 23, 2019  
Orphans' Court deadline to file accounts for July 11, 2019 Audit..... May 21, 2019  
Sheriff's Office - Next Sheriff's Sale..... June 7, 2019  
last day to file Executions in Prothonotary's for August 2019 sale..... May 24, 2019  
last day to file Executions in Sheriff's office for August 2019 sale..... May 31, 2019  
**COMMONWEALTH COURT** ..... Convenes in Pittsburgh..... May 6-10, 2019  
**SUPREME COURT** ..... Convenes in Pittsburgh..... June 4, 2019  
**SUPERIOR COURT** ..... Convenes in Pittsburgh..... May 13-17, 2019

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119 South College Street, Washington, PA 15301. Phone 724-225-6710. Fax 724-225-8345.  
Washington County Reports does not edit any legal advertisement for substance or content, only for  
format of the publication.

**LEGAL NOTICES DUE Friday by Noon for publication the following Thursday  
(holidays may alter deadline).**

**Editor:** Frank Arcuri, Esq.  
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## OBITER DICTUM

From the *ABA Journal Daily Newsletter*: [1] A Texas civil rights attorney has filed a misconduct complaint against a federal appeals court judge based upon the tone of her dissent in a gerrymandering case. The complaint accuses the judge of writing a “vitriolic” dissent that includes “highly partisan and insulting personal comments about her federal judicial colleagues.”; [2] Understaffed and overcrowded men’s prisons in Alabama fail to protect prisoners from prisoner-on-prisoner sexual abuse and violence, and fail to provide safe and sanitary conditions, according to a U.S. Department of Justice report, which concluded that reasonable cause exists to believe that the conditions violate the Eight Amendment ban on cruel and unusual punishment.; [3] A federal judge in Chicago has found that it is unconstitutional for Illinois to hold sex offenders in prison after their release date when they are so impoverished that they can’t find a place to live that complies with state law. According to the decision, the state’s practice based upon application of the suitable host-site requirement violates the Eighth and 14<sup>th</sup> Amendments. “At the very heart of the liberty secured by the separation of powers is freedom from indefinite imprisonment by executive decree.”; [4] A federal judge in San Francisco has issued a preliminary injunction blocking a Trump administration policy that generally requires asylum-seekers to remain in Mexico pending hearing on the basis that the Immigration and Nationalization Act doesn’t authorize the policy, known as Migrant Protection Protocols, as applied to people arriving without proper documentation.; [5] U.S. Supreme Court justices and lawyers arguing a case involving the FUCT clothing line managed to avoid saying the word during oral arguments directed to whether the Lanham’s Act ban on “immoral” and “scandalous” trademarks violate the First Amendment. During the arguments there was a “derby of sorts among the justices and the lawyers for creative ways to avoid mentioning the trademark. It wasn’t easy. The lawyer arguing the case for the United States described the work this way: “It’s “the equivalent of the profane past participle form of a well-known word of profanity and perhaps the paradigmatic word of profanity in our language.”

### **NOTICE TO THE PROFESSION**

The Court-Appointed Counsel Fee Sheets are posted on-line on the Court’s website, [www.washingtoncourts.us](http://www.washingtoncourts.us). The TPR and JV Dependency forms have changed, so please print and use the new form that is on-line to assure proper payment.

### **NOTICE TO THE PROFESSION**

All members of the Washington County Bar Association are eligible to be appointed as an arbitrator.

If you would prefer not to be appointed as an arbitrator please send an email to the Court Administrator's Office: [sally.michalski@washingtoncourts.us](mailto:sally.michalski@washingtoncourts.us).

## WASHINGTON COUNTY BAR ASSOCIATION CLEs and CALENDAR OF EVENTS

*For complete calendar of Upcoming Events, check online at [www.washcobar.org](http://www.washcobar.org)*

5/24	Noon	Member Roundtable Luncheon	Bar Office
5/24	1:15p	CLE: "Everything You Wanted to Know about Impaired Lawyers..." B. Quinn, LCL	Bar Office
5/31	4-6p	Shred Day #1	Bar Office
5/31	12-1:30p	CLE: Medical Marijuana & Criminal Law	Ctr on Strawberry
6/11	4:30p	YLD Q2 Meeting/ Happy Hour	tba
6/24	11a	<b>Bar Foundation Charity Golf Tournament + Bocce + Italian Wine &amp; Spirits Tasting</b>	Southpointe GC
6/28	3:30p	Memorial Minute: Charles C. Keller	Courtroom #1
6/28	~4:30p	Member Roundtable/Reception (following the Memorial Minute)	Bar Office
7/18		<b>Steak Fry / Bar Picnic / &amp; Golf Outing</b>	Nemacolin CC
7/26	4:30p	Member Roundtable/Party on the Porch	Bar Office
<b>8/16-18</b>		<b>Summer Bench Bar</b>	<b>Nemacolin</b>
8/28	3:30p	Memorial Minutes: George Hanna, Mike Menner	Courtroom #1
8/30	4:30p	Member Roundtable/Party on the Porch	Bar Office
9/17	4:30p	YLD Q3 Meeting/Happy Hour	tba
9/27	4-6p	Member Roundtable / Shred Day #2	Bar Office
10/25	Noon	Member Roundtable	Bar Office
11/18	3:30p	Memorial Minutes Steve Ferito, Jack Sherry	Courtroom #1
11/22		<b>Annual Bar Banquet</b>	Valley Brook CC
2/21/20		<b>2020 Winter Bench Bar</b>	Hilton Garden Inn

## WASHINGTON COUNTY BAR ASSOCIATION BOARD OF DIRECTORS 2019

**President:** Frank C. Roney, Jr.

**President-Elect:** Hon. Damon J. Faldowski

**Vice-President:** Patrick R. Grimm

**Secretary:** Eugene Julian

**Treasurer:** deRicci Getty

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Susan Mondik Key

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Todd M. Pappasergi (2019)

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Timothy R. Berggren (2020)

Jennifer Schiavoni (2021)

Tom Steele (2021)

Christina DeMarco-Breeden, YLD Pres.

## WCBA ONLINE & ON-DEMAND CLE

### DID YOU MISS ALL OR PART OF THE WCBA WINTER BENCH BAR?

Couldn't figure out how to clone yourself to attend  
more than one course at the same time period?

WBB courses are now available online for CLE credit  
**AXOM Education**

Axomeducation.com --> PA LEGAL CLE --> Washington County  
(<http://courses.axomeducation.com/collections?category=washington>)

**Winter Bench Bar courses can also be scheduled on-demand as  
LIVE video replays. Contact WCBA at 724-225-6710 or  
wcba@washcobar.org at least 24 hours in advance to schedule.**

## PBI - CLEs @ The Bar Office

PBI Seminars are held at the Bar office unless noted.

Register for PBI seminars through PBI at 1-800-932-4637 or [www.pbi.org](http://www.pbi.org).  
PBI may cancel any seminar 10 days prior if two or fewer are pre-registered.  
(PBI Pricing: in practice 5+ years/New Admits < 5 years ("m" = lunch incl.))

Date	Time	#(s/e)	Seminar	Pricing
5/14	12-4:15	4/0	Buying and Selling a Business	279/140
5/22	9-4:30	5/1	Nonprofit Institute	299/150 (m)
5/29	1-4:15	2/1	Well-Prepared Workers' Comp Lawyer	249/125
5/30	8:30-3:30	6/0	How to Win Your Next Trial	249/150 (m)
6/5	9-12:15	3/0	Boundary Law in Pennsylvania	249/125
6/7	9-4:30	5/1	Municipal Law Colloquium	279/140 (m)
6/10	9-4p	5/1	Atty's Guide to Managing a Paperless Office	279/140 (m)
6/19	12:30-4:45	4/0	Slings Arrows and Guns - Hunting Regs in PA	249/125
6/26	12-4:15	3/1	Cyber Liability: Prevent, Respond, Resolve	249/125

# Washington County Bar Association **SUMMER BENCH BAR**

Nemacolin Woodlands Resort & Spa  
August 16-18, 2019

WCBA will return to the world-class, luxury resort of Nemacolin Woodlands for a weekend of camaraderie and CLE.

Get up to 7 credits on Friday afternoon and Saturday morning -- from a comedian-hosted Legal Jeopardy with the Judges, to topics covering malpractice avoidance, cannabis, animals, and the Beatles.

Can't come for the whole event?

Nemacolin is close enough to "ala carte" it, but enticing enough to attend the weekend of events. Stay one night or two. Join us just for dinner! But, join us, please do.

**Book room directly with resort!**

**Group Code: 10L48U**

Online at [nemacolin.com](http://nemacolin.com) or call 866-344-6957 (option #1)

**For registration and/or  
sponsorship information  
visit [www.washcobar.org](http://www.washcobar.org)  
or contact the Bar office  
[wcba@washcobar.org](mailto:wcba@washcobar.org) or 724-225-6710**

## 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 MAY 23, 2019 AUDIT

<u>NO.</u>	<u>ESTATE</u>
63-15-0084	AUL, Mararet E, AKA Margaret Elizabeth Accountant: Kenneth C. Aul, Executor Attorney: ..... Jefferey P. Derrico, Esq.
63-13-0638	BUNGARD IRREVOCABLE TRUST Accountant: . Carol L. Ballard, Trustee Attorney: ..... Daniel P. Gustine, Esq.
63-17-0325	BYRD, Robert Emerson Accountant: . Tracy Lynn Tush, Executrix Attorney: ..... Kathleen Smith-Delach, Esq.
63-18-0125	CARRINGTON, Mark R. AKA Mark Randall Accountant: Robert Belesky, Administrator CTA Attorney: ..... John M. Hartzell, Jr., Esq.
63-17-1463	FODSE, Marie R. Accountant: . Kathleen R. Cimarolli, Administratrix CTA Attorney: ..... Lisa M. Henry, Esq., Law Offices of James K. Paulick
63-85-0116	GREENWOOD MEMORIAL PARK, INC. Accountant: . Jude Abraham, Secretary/Treasurer Attorney: ..... Todd T. Turin, Esq.
63-17-1328	MURPHY, JR. Frank O. Accountant: . Frank O. Murphy, Sr., Administrator Attorney: ..... Kathleen Smith-Delach, Esq.
63-15-0969	RAUCH TRUST Accountant: Deborah R. Gebauer and Lynn J. Rauch, Trustees Attorney: ..... Peter Andrew Smith, Esq.
63-15-1460	STOLLAR, Helen Jean AKA Jean C. AKA Helen Jean Conkey Accountant: . Ronald H. Stollar, Executor Attorney: ..... Eugene J. Julian, Esquire
63-17-0500	TUNNEY, Mary A. AKA Mary Accountant: . Douglas W. Tunney, Executor Attorney: ..... Daniel R. White, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL  
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID  
AUDIT IS MAY 23, 2019 AT 9:30A.M., COURTROOM #2 BEFORE THE  
HONORABLE 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

#### **AMISTADI, STEFANI B.**

late of Peters Township,  
Washington Co., PA

Executor: Remo E. Bazzoli,  
1323 Aberdeen Drive,

Cranberry Township, PA 16066

Attorney: John J. Ross,  
228 Main Street, Aliquippa, PA 15001

#### **CHEROCCI, PETER L.**

a/k/a PETER L. CHEROCCI, JR.,  
late of Fallowfield Township,  
Washington Co., PA  
File No. 63-17-0856

Executrix: Marie E. Cherocci, 13 LeVonne  
Avenue, Charleroi, PA 15022

Attorney: Herman J. Bigi, BIGI &  
WALSH, 337 Fallowfield Avenue,  
Charleroi, PA 15022

#### **CONKLIN, MARY MARGARET**

late of Smith Twp.,  
Washington Co., PA

Administrator: Glenn E. Conklin  
c/o Attorney: M. E. Williams,  
108 Lexington Avenue,  
Pittsburgh, PA 15215

#### **CUMER, GEORGE H.**

late of Chartiers Township,  
Washington Co., PA  
File No. 63-18-1456

Administrators: Jeff Cumer,  
109 Elm Street, Canonsburg, PA 15317,  
Lisa Kovatch, 2884 Wilson Street,  
Washington, PA 15301,  
Attorney: David D. Pardini, 3223 West  
Liberty Avenue, Pittsburgh, PA 15216

#### **FORNOF, GEORGE H.**

a/k/a GEORGE HAROLD FORNOF,  
late of Peters Township,  
Washington Co., PA  
File No. 63-19-0536

Executrix: Julie V. Miller, 1285 Paxton  
Farm Road, Washington, PA 15301

#### **FULLER, CAROLYN M.**

late of Morris Township,  
Washington Co., PA

Executrix: Barbara A. Ringer, 422 Plum  
Sock Road, Prosperity, PA 15329

#### **GREENLIEF, JOHN E.**

late of Peters Township,  
Washington Co., PA

Administratrix: Merridy E. Greenlief,  
1005 Crosswinds Drive,  
Canonsburg, PA 15317

Attorney: James P. Shields, Elder Law  
Offices of Shields and Boris, 1150 Old  
Pond Road, Bridgeville, PA 15017

#### **HEINEN, WILLIAM**

a/k/a WILLIAM G. HEINEN AKA  
WILLIAM GEORGE HEINEN,  
late of Smith Township,  
Washington Co., PA

Co-Administratrix: Gloria Niemiec, 171 A  
Dinsmore Road, Burgettstown, PA 15021,

Attorney: Thomas O. Vreeland, BASSI,  
VREELAND & ASSOCIATES, P.C.,  
62 East Wheeling Street,  
Washington, PA 15301

Co-Administratrix: Tracey Lee Gilpin,  
1989 Morey Road, Clarksville, PA 15322,

Attorney: Dennis M. Makel, Esq.,  
MAKEL & ASSOCIATES, LLC, 98 East  
Maiden Street, Washington, PA 15301

#### **JOHNSON, SR., FRANK ADDISON**

a/k/a FRANK A. JOHNSON, SR.,  
late of North Franklin Township,  
Washington Co., PA  
File No. 63-19-0497

Administratrix: Anita L. Bogochenko,  
260 1/2 Scenic Drive,  
Washington, PA 15301

Attorney: Mark S. Riethmuller,  
SPEAKMAN, RIETHMULLER &



ALLISON, 6 South Main Street,  
Suite 614, Washington Trust Bldg.,  
Washington, PA 15301

**JOHNSON, HELEN R.**

late of Carroll Township,  
Washington Co., PA  
File No. 63-19-0525

Executrix: Toni S. Cramer,  
29 Lakeview Drive,  
Monongahela, PA 15063

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

**NEMANI, PANDHARINATH**

late of North Strabane Township,  
Washington Co., PA  
File No. 63-19-0474

Executors: Susheela Nemani Stanger,  
2143 Beechwood Boulevard, Pittsburgh,  
PA 15217, Vijay Kumar Nemani, 108  
Kingwood Drive, Venetia, PA 15367,  
Attorney: Eva H. Ahern, Peacock Keller,

LLP, 70 East Beau Street,  
Washington, PA 15301

**O'KORN, RAYMOND E.**

a/k/a RAYMOND EDWARD O'KORN,  
late of Washington County, PA  
File No. 63-17-1031

Executor: Raymond E. O'Korn II  
c/o Attorney: David P. Hvizdos,  
505 Valleybrook Road, Suite 206,  
McMurray, PA 15317

**OLIVERIO, RICHARD ALLEN**

a/k/a RICHARD A. OLIVERIO,  
late of City of Washington,  
Washington Co., PA  
File No. 63-19-0505

Administrator: Nathan R. Oliverio, 655  
Manifold Road, Washington, PA 15301

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

**RICE, HELEN M.**

late of New Eagle Borough,  
Washington Co., PA

Executrix: Virginia J. Casper,  
72 High Street, Washington, PA 15301

**SADLER, RONALD JAMES**

late of Fallowfield Township,  
Washington Co., PA

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

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

**VOGEL, MARY PATRICIA**

a/k/a PAT VOGEL,

late of McMurray, Washington Co., PA  
File No. 63-19-0561

Administrators: Carol A. Sproule, 2487  
Alydar Drive, Wexford, PA 15090,  
Michael J. Vogel, 3497 Spyglass Hill  
Drive, Green Bay, WI 54311,

Attorney: Michael A. Farnan, P.O. Box  
42397, Pittsburgh, PA 15203

**WALL, RUTH P.**

a/k/a RUTH PRICE WALL,  
late of Union Township,  
Washington Co., PA  
File No. 63-19-0516

Executor: John D. Burgunder a/k/a John  
W. Burgunder, 3927 Windgap Avenue,  
Pittsburgh, PA 15204

Attorney: John A. Rodgers, Peacock  
Keller, LLP, 70 East Beau Street,  
Washington, PA 15301

**ZUBRICKY, GRACE ANN**

a/k/a GRACE A. ZUBRICKY AKA  
GRACE ZUBRICKY,  
late of Fallowfield Township,  
Washington Co., PA

Executor: Rudolph Zubricky, Jr.  
c/o Attorney: Frank Arcuri,  
125 South College Street,  
Washington, PA 15301

**SECOND PUBLICATION****ALMO, NINA R.**

a/k/a NINA ROXANNE ALMO,  
late of Chartiers Township,  
Washington Co., PA  
File No. 63-19-0528

Executors: Larry W. Scears,  
Nancy J. Scears; 20 E. Grant Street,  
Houston, PA 15342

Attorney: Mark S. Riethmuller,  
SPEAKMAN, RIETHMULLER &  
ALLISON, 6 South Main Street, Suite  
614, Washington Trust Bldg.,  
Washington, PA 15301

**BELL, BETTY**

late of East Washington,  
Washington Co., PA

Administrator: Matthew Marleau,  
508 South Palm Street,  
Washington PA 15301

Attorney: Jessica Roberts, Neighborhood  
Attorneys, LLC, 8 East Pine Avenue,  
Washington, PA 15301

**BONGIORNI, JR., RICHARD**

late of Burgettstown, Washington Co., PA  
File No. 63-19-0461

Administratrix: Dana Bongiorno, 7 Lukon  
Lane, Burgettstown, PA 15021

Attorney: Branden A. Fulciniti, Jones,  
Gregg, Creehan & Gerace, LLP, 411  
Seventh Avenue, Pittsburgh, PA 15219

**CIMINO, RONALD I.**

late of City of Washington,  
Washington Co., PA  
File No. 63-19-0335

Executrix: Jennifer Neely Cimino, 380  
Hilltop Lane, Washington, PA 15301  
Attorney: Edwin W. Russell, Feldstein  
Grinberg Lane & McKee, P.C., 428  
Boulevard of the Allies, Suite 600,  
Pittsburgh, PA 15219

**GORONCY, STEVEN MICHAEL**

a/k/a STEVEN GORONCY,  
late of North Bethlehem Township,  
Washington Co., PA

Administrator: Theodore M. Goroncy

c/o Attorney: Susan Foster Blank,  
1634 East National Pike,  
Scenery Hill, PA 15360

**HORVATH, ANNA MARY**

a/k/a ANNA M. HORVATH,  
late of Canonsburg,  
Washington Co., PA  
File No. 63-19-0488

Executrix: Kimberly Keenan, 623  
Longvue Drive, Houston, PA 15342

Attorney: Justin Ellis, ZACHARIA  
BROWN LAW OFFICES, 11 West  
McMurray Road, McMurray, PA 15317

**KOLETAR, JR., JOHN L.**

a/k/a JOHN LOUIS KOLETAR, JR.,  
late of Houston, Washington Co., PA  
File No. 63-19-0256

Administratrix: Susan Lynn Koletar,  
1427 Ashland Avenue,  
Columbus OH 43212

Attorney: Stanley J. Lehman, 535  
Smithfield Street, Suite 300,  
Pittsburgh, PA 15222

**MARKISH, SAMUEL EDWARD**

a/k/a SAMUEL E. MARKISH, SR.  
a/k/a SAMUEL E. MARKISH a/k/a  
SAMUEL MARKISH,  
late of Burgettstown,  
Washington Co., PA  
File No. 63-19-0315

Executrix: Pamela J. Markish  
c/o Attorney: Peter K. Darrah,  
P.O. Box 435, Hickory, PA 15340

**MARLEAU, CANDACE**

late of East Washington,  
Washington Co., PA

Administrator: Matthew Marleau,  
508 South Palm Street,  
Washington, PA 15301

Attorney: Jessica Roberts,  
Neighborhood Attorneys, LLC, 8 East  
Pine Avenue, Washington, PA 15301

**OLIVERIO, SAMUEL**

late of Washington,  
Washington Co., PA

Executor: Samuel M. Oliverio, 106 St.

Clair's Village, Morgantown, WV 26505  
Attorney: Jeffrey P. Derrico, GREENLEE  
DERRICO POSA, LLC, 60 East Beau  
Street, Washington, PA 15301

**PHILIPS, JANICE LEE**  
a/k/a JANICE L. PHILIPS,  
late of Peters Township,  
Washington Co., PA  
File No.: 63-19-0330

Executor: Douglas W. Philips, 1229  
Ingham Street, Pittsburgh, PA 15212  
Attorney: John A. Rodgers, Peacock  
Keller, LLP, 70 East Beau Street,  
Washington, PA 15301

**ROACH, WILLIAM D.**  
a/k/a WILLIAM DEAN ROACH  
a/k/a DEAN ROACH  
a/k/a WILLIAM ROACH,  
late of Bulger, Washington Co., PA  
File No. 63-19-0017

Executrix: Jennifer Brezinski,  
c/o Attorney: Peter K. Darragh,  
PO Box 435, Hickory, PA 15340

**RODABAUGH, JR., HAROLD E.**  
late of Deemston Borough,  
Washington Co., PA  
Administrators: Tara Lynn Rodabaugh,  
c/o Attorney: John M. Petrisek, Esq., 998  
Main Street, Bentleyville, PA 15314,  
Ashley Brice, c/o Attorney: Eugene J.  
Julian, Esq., 71 North Main Street,  
Washington, PA 15301

**ROTH, DEBORAH V.**  
late of Peters Township,  
Washington Co., PA  
Administrator: Jason R. Berish, 106  
Springfield Drive, Sewickley, PA 15143  
Attorney: Kristen Anders Bojarski, Shah  
Law Group, P.C., 5824 Library Road,  
Bethel Park, PA 15102

**STASICHA, MICHAEL JOHN**  
a/k/a MICHAEL J. STASICHA,  
late of Charleroi Borough,  
Washington Co., PA  
Executor: David Stasicha, Jr.,

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

**TAYLOR, RANDY D.**  
a/k/a RANDY TAYLOR  
a/k/a RANDY DUANE TAYLOR,  
late of McDonald, Washington Co., PA  
File No. 63-19-0490

Executrix: Sandra A. Toulouse c/o  
Attorney: Peter K. Darragh,  
PO Box 435, Hickory, PA 15340

**TISOT, BETTY L.**  
a/k/a BETTY LOU TISOT,  
late of Washington, Washington Co., PA  
File No. 63-19-0547  
Administrator: Charles R. Tisot  
c/o Attorney: Rebecca A. Bowman,  
114 Aston Court, McMurray, PA 15317

**TORBOLI, ARTHUR T.**  
a/k/a ARTHUR TORBOLI, JR.  
a/k/a ARTHUR TORBOLI,  
late of Avella, Washington Co., PA  
File No. 63-19-380  
Administrator: Patience Stubenbordt  
c/o Attorney: Peter K. Darragh,  
PO Box 435, Hickory, PA 15340

**WALZ, JR., GEORGE L.**  
late of South Strabane,  
Washington Co., PA  
File No. 63-19-0508  
Executors: Gary I. Walz, 222 Green Hill  
Dr., Washington, PA 15301,  
George L. Walz, 123 Sassafrafs Dr.,  
Washington, PA 15301,  
Attorney: J. Lynn DeHaven,  
GOLDFARB, POSNER, BECK  
DeHAVEN & DREWITZ,  
62 East Wheeling Street, Suite 101,  
Washington, PA 15301

**WEIGHT, NORA COX**  
late of Carroll Township,  
Washington Co., PA  
File No. 63-19-0429

Executor: Michael Frere, 4669 Middle Road, Allison Park, PA 15101

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

**WINBUSH JR., CLIFFORD E.**

a/k/a CLIFFORD WINBUSH JR., late of Monongahela, Washington Co., PA  
File No. 63-19-0491

Executrix: Jeanine A. Robinson, 1543 Parkline Drive, Pittsburgh, PA 15227

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

**THIRD PUBLICATION**

**ALBANO, GEORGE D.**

late of Washington, Washington Co., PA  
File No. 63-19-0212

Executor: William D. Albano, 180 Webb Dr., Washington, PA 15301

Attorney: Carl B. Zacharia, Zacharia Brown Law Offices, 111 West McMurray Road, McMurray, PA 15317

**ALMADY, JOSEPH A.**

late of McDonald, Washington Co., PA  
File No. 63-19-0477

Executrix: Dessie Almady, 14 Highland Drive, McDonald, PA 15057

Attorney: Mary Chmura Conn, Tershel & Associates, 55 South Main Street, Washington, PA 15301

**CASTELLI, RENA**

late of East Washington, Washington Co., PA

Administrators: Patricia Mavrich, 787 Boone Avenue, Canonsburg, PA 15317, Joyce Davey, 641 Alpine Drive, Canonsburg, PA 15317,

Terri Strawn, 636 LeMoyné Ave Ext, Washington, PA 15301

Attorney: Jessica Roberts, Neighborhood Attorneys, LLC, 8 East Pine Avenue, Washington, PA 15301

**COLAIZZO, ANTHONY L.**

late of Canonsburg, Washington Co., PA  
File No. 63-19-0339

Executrix: Laverne Colaizzo, 307 Hawthorne Street, Canonsburg, PA 15317

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

**HENDERSON, JILL J.**

late of Chartiers Township, Washington Co., PA  
File No. 63-19-0190

Executor: Alan C. Henderson, Jr., 1971 Bobtail Lane, Marysville, OH 43040

Attorney: Peter D. Lyle, Morascyzk & Polochak, 81 Dutilh Road, Suite 200, Cranberry Twp. PA 16066

**JAMIE, ANTHONY D.**

late of North Strabane Township, Washington Co., PA  
File No. 63-19-0460

Administratrix: Susan L. Musgrave, 3050 Waterford Drive, Lewis Center, OH 43035

Attorney: Michael J. Henny, Gulf Tower, Suite 2828, 707 Grant Street, Pittsburgh, PA 15219

**KRETCHUN, IRENE V.**

late of Carroll Township, Washington Co., PA

Executors: Jeanne M. Kretchun, 18 Orchard Avenue, Monongahela, PA 15063, Kenneth G. Kretchum, 319 37th Street, Pittsburgh, PA 15201,

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

**LEVINE, DAN**

late of Peters Township, Washington Co., PA

Executor: Thomas D. Clark, 204 Shangri La Lane,

Pittsburgh, PA 15239

Attorney: Darcy Dayton,

Dayton & Kalkis, PC, P.O. Box 249,  
Wildwood, PA 15091

**TIERNAN, SHIRLEY**

late of Monongahela, Washington Co., PA

Executrix: Lorraine Nuccetelli,

708 Sandstone Way,

Rostraver Township, PA 15012

Attorney: Mark E. Ramsier, 823 Broad  
Avenue, Belle Vernon, PA 15012

**VRANISH, MILAN**

late of Finleyville, Washington Co., PA

File No. 63-19-0284

Executrices: Susan L. Wells & Sandra J.

Skwebetz c/o Jack Wojdowski, Esq.,

Attorney: Jack Wojdowski, Jack  
Wojdowski, Esq. LLC, 3857 Ridge Crest  
Drive, Southport, NC 28461

**YANOSIK III, STEPHEN MICHAEL**

late of Cecil Township,

Washington Co., PA

Administratrix: Jessica Berti,

709 Winstein Street,

Bridgeville PA 15017

Attorney: Edward J. Kress,  
429 4th Avenue, Suite 1201,  
Pittsburgh PA 15219

## CORPORATION NOTICES

### CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed on March 19, 2019 with the Department of State of the Commonwealth of Pennsylvania for the creation of a Limited Liability Company under the Pennsylvania Limited Liability Corporation Law of 1994.

The name of the company is: **TYR Construction LLC.**

Susan Foster Blank, Esq.

1634 East National Pike

Scenery Hill, PA 15360 2)42 — 1/1

## NOTICE

**NOTICE** is hereby given pursuant to the provisions of the Act of Section 311 of 1982-295 (54 Pa.C.S.A., Section 311) of December 16, 1982, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 15<sup>th</sup> day of April, 2019, a Certificate for the conducting of business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **Salon Abstrakt**, with its principal place of business at 243 South Main Street, Washington, PA 15301. The name and address of the person (or persons) owning or interested in said business are: Trey Brown, 514 Chess Street, Monongahela, PA 15063.

Timothy M. Maatta, Esq.  
513 Schoonmaker Avenue  
Monessen, PA 15062

2)42 -- 1/1

### A NOTICE OF ARTICLES OF INCORPORATION

**NOTICE** is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 10th day of April, 2019 with respect to a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988.

The name of the corporation is **Quality Metals, Inc.**

Edward C. Morascyzk, Esquire  
Morascyzk, Stopperich & Associates  
382 W. Chestnut Street, Suite 102  
Washington, PA 15301

2)42 — 1/1

FICTITIOUS NAME

NOTICE is hereby given of the filing of an Application for Registration of Fictitious Name as follows:

The fictitious name is: **SOUTH SUNSET BEACH BOARDING KENNEL**

The address of the principal office or principal place of business to be carried on under or through the fictitious name is: 1158 South Sunset Beach Road, Claysville, PA 15323. The name and address of the person who is a party to the registration is: Lesa Stanley and Keith Stanley, 1158 South Sunset Beach Road, Claysville, PA 15323. An application for a fictitious name was filed on April 8, 2019 in the Department of State, under the Fictitious Names Act, 54 Pa. C. S. A. 302 et seq., Act of December 16, 1982, No. 295, P.L. 1309.

Thomas O. Vreeland, Esquire  
Bassi, Vreeland & Associates, P.C.  
62 East Wheeling Street  
Washington, PA 15301

2)42 -- 1/1

**REAL ESTATE NOTICES**

IN THE UNITED STATES  
BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT  
OF PENNSYLVANIA

**IN RE: James W. Giffin  
Monica R. Giffin**

**BANKRUPTCY NUMBER:  
17-22383 CMB**

**NOTICE OF SALE TO CREDITORS  
AND OTHER PARTIES IN  
INTEREST**

Notice is hereby given that Christopher M. Frye, Attorney for the Debtor, has

filed a Motion to Sell Real Mineral Rights and Royalties Free and Divested of Liens.

The Debtor, James W. Giffin and Monica R. Giffin, has received an offer of \$9,300.00 for the Debtors' mineral rights and royalty rights for Parcel No. 010-005-00-00-0009-01 and 010-005-00-00-0009-00 located in Allenport Borough, Washington County, Pennsylvania free and clear of all liens and encumbrances. The exact location and detail on the mineral rights being sold may be obtained by review of the Motion to Sell and/or by contacting Debtor's counsel.

A hearing will be held in Courtroom B, 54<sup>th</sup> Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 on June 5, 2019 at 10:00 AM for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited, and when and where higher and better offers will be accepted.

Additional information is available at the office of the Debtors' attorney, Christopher M. Frye, Esquire, Steidl and Steinberg, Suite 2830 – Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

6)42 — 1/1

**SHERIFF SALES**

**Special Notice On Real Estate Sales Sheriff’s Rule**

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel F. Romano, Sheriff of Washington County, Pennsylvania, on: **Friday, June 7, 2019 at 10:00 o’clock a.m.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff’s Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, June 12, 2019 at 4:00 o’clock p.m.** If however such ten (10%) percent down payment not be made on day of sale, the property will again be exposed to sale immediately, on the date aforesaid. If balance of payment not be made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, June 14, 2019 at 10:00 o’clock a.m.** At the expense and risk of the person whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff’s Office at the Courthouse Square, 100 West Beau Street, Room #303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the schedule of distribution will be given.

**Sheriff Sale List -- June 7, 2019**

<u>Sale#</u>	<u>Plaintiff v Defendant(s)</u>	<u>Property Location</u>
2019-183	PNC Bank v. Rice	Township of Fallowfield
2019-332	Ditech Financial v. Rockey	City of Washington
2019-404	Ditech Financial v. Pancari	Cross Creek Village
2019-439	PNC Bank v. Dean	South Strabane Township
2018-1333	Valley 1st CFCU v. Palmer	Borough of Charleroi
2018-1510	First Federal Savings v. Waugaman	Buffalo Township
2018-1576	US Bank v. Householder & Witter	Finleyville
2018-1585	Nationstar v. Beebe	Borough of Houston
2016-2218	Bank of New York v. Metzler	Borough of Houston
2018-2496	LSF11 Master v. Wargo	Borough of Centerville
2017-3245	JP Morgan Chase Bank v. Maiolini Jr.	Borough of Charleroi
2018-3283	Key Bank v. Scharding	Union Township
2017-3469	Deutsche Bank v. Slater	Union Township
2018-3574	US Bank v. Miracle	Union Township
2018-4290	First Fed. Savings Greene v. Mulhollen	Village of Prosperity
2018-4631	Bank of America v. Belis	Township of Canton

*Continued on Page 13*

**Sheriff Sale List -- June 7, 2019***Continued from Page 12*

2018-4704	.....Bank of New York v. Rash	.....Cecil Township
2018-4880	.....US Bank v. Scannell	.....Township of Peters
2018-5009	.....Pacific Union Financial v. Schwering	.....City of Washington
2017-5057	.....Huntington National Bank v. Bowen	.....Township of Mt. Pleasant
2018-5394	.....MTGLQ Investors v. Rhoades	.....West Alexander
2018-5744	.....HSBC Bank v. Margruda	.....Fallowfield Township
2018-6036	.....US Bank v. Lambert	.....Ellsworth Borough
2018-6163	.....Deutsche Bank v. Fordyce	.....West Bethlehem Township
2018-6170	.....Bayview Loan v. Ludwin	.....Amwell Township
2018-6177	.....Ditech Financial v. Vernon	.....Township of South Strabane
2018-6204	.....Wesbanco Bank v. Kail	.....Township of Peters
2016-6427	.....Bank of NY Mellon v. Hutson	.....McDonald
2018-6473	.....MTGLQ Investors v. Carbonara	.....Township of Peters
2018-7016	.....Bank of America v. McNurlen	.....North Bethlehem Township
2018-7159	.....JP Morgan Chase Bank v. Pierson	.....Borough of Cokeburg
2018-7246	.....KeyBank v. Ryan	.....Borough of Donora
2018-7268	.....Bank of NY Mellon v. Ostetrico	.....Charleroi
2018-7558	.....Wells Fargo Bank v. Fowler	.....City of Washington, 7th

**SHERIFF'S SALE No. 2019-183**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2019-183 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on

**JUNE 7, 2019.**

PNC Bank, National Association  
Plaintiff,  
vs.  
Ernest S. Rice  
Defendant.

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

151 Lover Jonestown Road, Charleroi, PA 15022

Parcel Number ID: 320-012-00-00-0019-01

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$25,784.09

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

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff



**SHERIFF'S SALE No. 2019-332**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2019-332 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on  
**JUNE 7, 2019**

Ditech Financial LLC  
Plaintiff  
Vs

Scott Allan Rockey as Administrator of  
the Estate of Jack Rocky a/k/a Albert J.  
Rockey, Deceased  
Defendant

Property situate in City of Washington,  
County of Washington

Address 1: Lot; f/k/a 896 Fayette St.  
Washington, PA 15301

Address 2: 2-story frame dwelling, 890  
Fayette St, Washington, PA 15301

Parcel 1: 780-014-00-02-0002-00  
Parcel 2: 780-014-00-02-0003-00

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2019-404**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2019-404 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on  
**JUNE 7, 2019**

Ditech Financial LLC  
Plaintiff  
Vs

Mark A. Pancari  
Defendant

Property situate in Cross Creek Village,  
County of Washington Address: 1160  
Cross Creek Road, Burgettstown, PA  
15021

Parcel: 210-002-01-02-0012-00

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2019-439**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2019-439 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are

waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on

**JUNE 7, 2019**

PNC Bank, N.A.

Plaintiff

Vs

Carol A. Dean

Defendant

Property situate in South Strabane Township, County of Washington Address: 605 Manifold Rd, Washington, PA 15301

Parcel 1: 600-001-02-02-0001-00

Parcel 2: 600-001-02-02-0010-00

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

Sheriff's Office, Washington, PA

Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-1333**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -1333 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on

**JUNE 7, 2019**

VALLEY 1ST COMMUNITY  
FEDERAL CREDIT UNION

Plaintiff,

vs.

SUSAN J. PALMER,

Defendant.

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF WASHINGTON, BOROUGH OF CHARLEROI: HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 714 SHADY AVENUE, CHARLEROI, PA 15022. INSTRUMENT NUMBER #200319006 IN THE RECORDER'S OFFICE OF WASHINGTON COUNTY, PENNSYLVANIA.

PARCEL NO.: 160-0 14-00-02-0024-00.

DEBT: \$17,575.15

Jeffrey A. Golvash, Esquire,  
BRENNAN, ROBINS & DALEY, P.C.,  
445 Fort Pitt Blvd. Ste. 200,  
Pittsburgh, PA 15219  
(412) 281-0776

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

Sheriff's Office, Washington, PA

Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-1510**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1510 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

First Federal Savings and  
Loan Association of Greene County  
Plaintiff

Vs

Arthur W. Waugaman and  
Kathleen A. Waugaman  
Defendants

Property situate in Buffalo Township,  
County of Washington  
Address: 544 Rural Valley Road,  
Claysville, PA 15323

Parcel: 060-002-00-00-0021-00

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-1576**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1576 issued out of the COMMON PLEAS of Washington County, and to me

directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT  
PLAINTIFF

v.

Unknown Heirs of the Estate of Melville G. Householder and Melville Witter, solely as Heir of the Estate of Melville G. Householder  
DEFENDANT(S).

BEING KNOWN AS 6735 Highland Avenue, Finleyville, PA 15332

PARCEL NO. 640-003-06-03-0006-00

IMPROVEMENTS consist of Residential — detached dwelling.

SEIZED AND TAKEN in execution as the property of U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 201 6-CTT, under Judgment \$157,174.22.

Richard M. Squire & Associates, LLC  
Attorneys for Plaintiff

By: Richard M. Squire, Esquire  
Bradley J. Osborne, Esquire  
Sarah K. McCaffery, Esquire  
Jennie C. Shnyder, Esquire  
ID Nos. 04267/312169/311728/315213  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

Claims against property must be filed

before above sales date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution.

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-1585**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1585 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on  
**JUNE 7, 2019**

Nationstar Mortgage LLC  
Plaintiff

Vs Jennifer L Beebe AKA Jennifer L.  
Duff and Richard P. Beebe  
Defendants

Property situate in Borough of Houston, County of Washington

Address: 203 Cherry Avenue, Houston, PA 15342

Parcel: 360-009-00-02-0009-00

Claims against property must be filed before above sales date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days

from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution.

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2016-2218**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2218 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on  
**JUNE 7, 2019**

The Bank of New York Mellon  
fka The Bank of New York  
Plaintiff  
Vs  
Laurence V. Metzler  
Defendants

Property situate in Borough of Houston, County of Washington  
Address: 112 E Pike Street, Houston, PA 15342  
Parcel: 360-007-00-03-0003-00

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-2496**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2496 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

LSF11 Master Participation Trust  
v.  
Marla Kay Wargo

Marla Kay Wargo, owner(s), of property situate in First Ward of the Borough of Centerville, WASHINGTON COUNTY, Pennsylvania, being:

748 Ridge Road, Richeyville, PA 15358

Parcel No.: 151-049-00-00-0003-02

(acreage or street address)

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING

Judgment Amount: \$98,409.43

Attorneys for Plaintiff:

MARTHA E. VON ROSENSTIEL, P.C.

Martha E. Von Rosenstiel, Esq /No 52634

Heather Riloff, Esq / No 309906

Tyler J. Wilk, Esq / No 322247

649 South Ave, Ste 7, Secane, PA 19018

(610)328-2887

Attorneys for Plaintiff

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2017-3245**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3245 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

JP Morgan Chase Bank, NA.  
Plaintiff  
Vs

Unknown Heirs, Successors, Assigns, and All Person, Firms or Associations Claiming Right, Title or Interest From or Under Joseph D. Maiolini, Jr., deceased and Vanessa Mendicino, Known Heir of Joseph D. Maiolini, Jr., deceased and Joseph R. Maiolini, Known Heir of Joseph D. Maiolini, Jr., deceased  
Defendants

ALL that certain piece or parcel of ground situate in the Borough of Charleroi, Washington County, Pennsylvania, more particularly described as follows:

BEING designated as Tax Parcel No. 160-028-00-01-0033-00 in the Deed Registry Office of Washington County, Pennsylvania. Property Address 211 Luella Avenue, Charleroi, PA 15022

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-3283**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3283 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

KeyBank, N.A.  
Plaintiff  
Vs

Unknown Heirs, Successors, Assigns, and All Person, Firms or Associations Claiming Right, Title or Interest from or Under Barbara Scharding a/k/a Barbara A. Scharding, and Ronald H. Scharding individually and as a Known Heir of Barbara Scharding a/k/a Barbara A. Scharding  
Defendants

ALL THAT CERTAIN LOT OF GROUND SITUATE IN UNION TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA  
PARCEL #: 6400090200000100

PROPERTY ADDRESS: 262 PATTERSON ROAD, FINLEYVILLE, PA 15332

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2017-3469**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3469 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

Deutsche Bank Trust Company Americas  
Plaintiff  
Vs

Todd G. Slater and Doris J. Slater  
Defendants

ALL that certain lot or parcel of land situate in the Township of Union, County of Washington HAVING erected thereon a four room one story frame house. UNDER AND SUBJECT to all the reservations, conditions, and restrictions as contained in prior Deeds.

Parcel ID. 640-010-02-04-0013-00  
PROPERTY ADDRESS: 3490 Frye Avenue, Finleyville, PA 15332

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-3574**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3574 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES F TRUST,  
 plaintiff

vs.

THOMAS C. MIRACLE, JR. AND JESSICA LYNN MIRACLE,  
 Defendants.

ALL THAT CERTAIN SINGLE FAMILY DWELLING SITUATED IN THE TOWNSHIP OF UNION, WASHINGTON COUNTY, PA, BEING MORE FULLY DESCRIBED IN INSTRUMENT NO. 200620238.

KNOWN AS 11 SCHOOL ROAD, NEW EAGLE, PA A/K/A 11 SCHOOL ROAD, COURTNEY, PA 15067.

WASHINGTON COUNTY TAX ID. NO. 640-014-01-00-0010-00 & 640-014-01-00-0007-00

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

Sheriff's Office, Washington, PA  
 Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-4290**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4290 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY,  
 Plaintiff,

vs.

DAVID M. MULHOLLEN and ELISABETH M. MULHOLLEN,  
 husband and wife,  
 Defendants.

ALL that certain lot or piece of ground situate in the Village of Prosperity, Morris Township, County of Washington and Commonwealth of Pennsylvania, as recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument No. 201327117. Tax Parcel Identification Nos. 450-008-01-02-0009-00 and 450-008-01-02-0010-00; having erected a residential dwelling and being more commonly known as 4555 Prosperity Pike, Prosperity, PA 15329.

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

Sheriff's Office, Washington, PA  
 Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-4631**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4631 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. On **JUNE 7, 2019**

Bank of America, N.A.  
Plaintiff  
V.

Linda T. Belis a/k/a Linda Sue Thomas-Belis, Individually and as Trustee of the Linda Sue Thomas Trust  
Dated January 9, 2001  
Defendant

All That Certain land situate in the Township of Canton in the County of Washington, Commonwealth of Pennsylvania. Premises: 844 Lynn Portal Road, Washington, Pennsylvania 15301 Tax ID. #: 120003000000800 Improvements consist of a Residential Dwelling

Attorneys for Plaintiff  
McCABE, WEISBERG & CONWAY, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109  
(215) 790-1010

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-4704**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4704 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

The Bank of New York Mellon Trust  
Company, N.A.  
Plaintiff  
Vs Donald J. Rash, Jr.  
Defendants

Address: 11 Rockmore Road, McDonald, PA 15057

ALL THAT CERTAIN piece of land situate in Cecil Township, County of Washington, Commonwealth of Pennsylvania.

ID. NO. 140-005-01-04-0009-00 and 140-005-01-04-0007-00

JUDGMENT AMOUNT \$56,316.12

ATTORNEY: M. Troy Freedman, 1581 Main Street, Suite 200 The Shops at Valley Square, Warrington, PA 18976

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff



**SHERIFF'S SALE No. 2018-4880**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4880 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WWF1  
Plaintiff,  
vs.  
Keith Scannell, AKA K. Scannell,  
AKA Keith W. Scannell  
Defendant.

Property situate in the Township of Peters, Washington County, Pennsylvania. 110 McClintock Drive, McMurray, PA 15317  
Parcel Number ID: 540-007-06-01-0005-00  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$114,228.30

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

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

of distribution.

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-5009**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-5009 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

Pacific Union Financial, LLC  
Plaintiff  
V.  
Becky J. Schwering  
Defendant

All That Certain land situate in the City of Washington in the County of Washington, Commonwealth of Pennsylvania.

Premises: 850 North Franklin Street, Washington, Pennsylvania 15301

Tax ID. #: 770-005-00-04-0001-00

Improvements consist of a Residential Dwelling

McCABE, WEISBERG & CONWAY, LLC, Attorneys for Plaintiff

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2017-5057**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5057 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

The Huntington National Bank  
Plaintiff,

vs.

Charles W. Bowen; Lorrene A. Bowen  
(deceased)  
Defendants.

Property situate in the Township of Mount Pleasant, Washington County, Pennsylvania.

102 Bowen Road, McDonald, PA 15057  
Parcel Number ID: 460-019-00-00-0015-01

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$16,782.75

Attorney for Plaintiff:

Kimberly J. Hong  
c/o Manley Deas Kochalski LLC  
PO Box 165028  
Columbus, OH 43216-5028

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-5394**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-5394 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

MTGLQ Investors, LP (Plaintiff) vs. William E. Rhoades, Sr. and Jacqueline F. Rhoades (Defendants)

Property Address 82 Old Brick Road, West Alexander, PA 15376

Parcel ID. No. 680-010-00-00-0002-01

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$80,768.09

Attorney for Plaintiff:

Stephen M. Hladik, Esquire  
Hladik, Onorato & Federman, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-5744**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-5744 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

HSBC Bank USA, N.A.

Plaintiff

Vs

Gerald Margruda a/k/a Gerald Magruda  
Defendants

48 Brothers Road, Charleroi, PA 15022  
Parcel 320-009-00-00-0037-00 Situate in  
Fallowfield Township, Washington  
County

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-6036**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-6036 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse

Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2006-Rf4  
v.

David R. Lambert

owner(s) of property situate in the ELLSWORTH BOROUGH, WASHINGTON County, Pennsylvania, being

5 Maple Street, Ellsworth, PA 15331

Parcel No. 310-019-00-01-0001-00,

310-019-00-01-0002-00

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$79,933.29

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-6163**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -6163 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on  
**JUNE 7, 2019**

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3 vs.

Margie L. Fordyce And Robert W. Fordyce

owner(s) of property situate in the West Bethlehem Township, WASHINGTON County, Pennsylvania, being 1078

Lonepine Rd assessed as 1078 Lone Pine Road, Amity, PA 15311

PARCEL NO.: 660-021-00-00-0030-03  
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$94,070.14

ATTORNEYS FOR PLAINTIFF:

Shapiro & DeNardo, LLC  
King of Prussia, PA

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-6170**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -6170 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on  
**JUNE 7, 2019**

Bayview Loan Servicing, LLC  
Plaintiff  
Vs  
Shareen Ludwin  
Defendants

ALL that certain tract of land situate in Amwell Township, Washington County, Pennsylvania, more fully bounded and described as follows:

Parcel ID: 020-003-00-00-0002-04

Commonly known as 76 Courson Hill Road, Washington, PA 15301

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-6177**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2018-6177 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

Ditech Financial, LLC

Plaintiff

Vs

Seth A. Vernon and Monica L. Vernon  
Defendants

ALL that certain parcel of land situate in the Township of South Strabane, County of Washington, Commonwealth of Pennsylvania, bounded and described as follows:

BEING designated as Tax Parcel No. 600-006-02-00-0124-00

PROPERTY ADDRESS: 1327 East Maiden Street. Washington, PA 15301

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-6204**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-6204 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

Wesbanco Bank, Inc.

Plaintiff

Vs

William I. Kail, and Stacey L. Kail  
Defendants

ALL THAT CERTAIN lot or piece of ground situate in the Township of Peters, County of Washington and Commonwealth of Pennsylvania,

HAVING erected thereon a dwelling known and numbered as 549 McCombs Road, Venetia, Pennsylvania 15367.

BEING designated as Parcel ID. No.: 540-005-09-00-0006-00.

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2016-6427**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2016-6427 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on  
**JUNE 7, 2019**

The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc. Asset-Backed Certificates Series 2006-BC4  
Plaintiff  
V.

Sarah E. Hutson, Known Surviving Heir of Paul Breisinger, et. Al.  
Defendants

Premises: 209 Brook Street, Mc Donald, Pennsylvania 15057

Tax ID. #: 550-020-05-02-0012-00 Improvements consist of a Residential Dwelling

Attorneys for Plaintiff  
MCCABE, WEISBERG & CONWAY, LLC

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-6473**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-6473 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on  
**JUNE 7, 2019**

MTGLQ Investors, LP (Plaintiff) vs. Patrizia Carbonara and The United States of America (Defendants)

Property Address 213 Lake Colony Drive, Venetia, PA 15367 TOWNSHIP OF PETERS

Parcel ID. No. 540-004-10-00-0010-00

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$531,183.81

Attorney for Plaintiff:  
Stephen M. Hladik, Esquire  
Hladik, Onorato & Federman, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-7016**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -7016 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

Bank of America, N.A.  
Plaintiff  
V.

Nichole McNurlen, Administratrix of the Estate of George A. McNurlen, II  
Defendant

ALL That Certain land situate in the Township of North Bethlehem in the County of Washington. Commonwealth of Pennsylvania.

Premises: 116 Kusch Road, Scenery Hill, Pennsylvania 15360

Improvements consist of a Residential Dwelling

PARCEL NO.: 490-016-00-00-0009-00

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, LLC

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE No. 2018-7159**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -7159 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

JP Morgan Chase Bank, N.A.  
Plaintiff  
Vs

Preston S. Pierson  
Defendant

ALL that certain lot or piece of ground situate in the Borough of Cokeburg. County of Washington, and Commonwealth of Pennsylvania,

Property Address (for informational purposes only): 160 Lincoln Avenue assessed as 160 Lincoln Street, Cokeburg, PA 15324

Part of Parcel ID# Number 200-005-00-03 -0004-00

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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF’S SALE No. 2018-7246**

**SHERIFF’S SALE No. 2018-7268**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -7246 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. On **JUNE 7, 2019**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2018 -7268 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

KeyBank, N.A.  
Plaintiff  
Vs

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-B Plaintiff vs. DARLENE F. OSTETRICO, JULIUS J. OSTETRICO Defendants

Cindy M. Ryan, as Administratrix of the Estate of James A. Radabaugh, Deceased Defendant

BEING KNOWN AS: 216 MEADOW AVENUE, CHARLEROI, PA 15022

ALL THAT CERTAIN PARCEL OF LAND LYING IN THE BOROUGH OF DONORA, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA,

Tax Parcel No. 160-027-00-03-0032-00

Parcel Identifier(s): 240-015-00-03-000800

JUDGMENT NO. 2018-7268

Commonly known as 101 4th Street, Donora, PA 15033

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

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

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff



**SHERIFF'S SALE No. 2018-7558**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2018-7558 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JUNE 7, 2019**

WELLS FARGO BANK, NA  
v.

ROBERT S. FOWLER a/k/a ROBERT SHANE FOWLER, Individually and in his capacity as Administrator of the Estate and Heir of CYNTHIA L. FOWLER A/K/A CYNTHIA LEE FOWLER A/K/A CYTHIA LEE HENDERSON FOWLER, Deceased, Executrix of the Estate of EDWARD L. HENDERSON and Deceased Heir of MILDRED B. HENDERSON, Deceased Devisee of the Estate of EDWARD L. HENDERSON

REVIS SCOTT FOWLER, Individually and in his capacity as Heir of CYNTHIA L. FOWLER A/K/A CYNTHIA LEE FOWLER A/K/A CYTHIA LEE HENDERSON FOWLER, Deceased, Executrix of the Estate of EDWARD L. HENDERSON and Deceased Heir of MILDRED B. HENDERSON, Deceased Devisee of the Estate of EDWARD L. HENDERSON

MARK A. HENDERSON, in his capacity as Heir of MILDRED B. HENDERSON, Deceased Devisee of the Estate of EDWARD L. HENDERSON

KRISTIN CRAWFORD, in her capacity as Heir of CYNTHIA L. FOWLER A/K/A CYNTHIA LEE FOWLER A/K/A

CYTHIA LEE HENDERSON FOWLER, Deceased Executrix of the Estate of EDWARD L. HENDERSON and Deceased Heir of MILDRED B. HENDERSON, Deceased Devisee of the Estate of EDWARD L. HENDERSON

UNKNOWN SUCCESSOR EXECUTOR OF THE ESTATE OF EDWARD L. HENDERSON UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MILDRED B. HENDERSON,

DECEASED Devisee of the Estate of EDWARD L. HENDERSON

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CYNTHIA L. FOWLER A/K/A CYNTHIA LEE FOWLER A/K/A CYTHIA LEE HENDERSON FOWLER, DECEASED Executrix of the Estate of EDWARD L. HENDERSON and Deceased Heir of MILDRED B. HENDERSON, Deceased Devisee of the Estate of EDWARD L. HENDERSON

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

345 Clark Avenue, Washington, PA 15301-3812

Parcel No. 770-015-00-02-0023-00

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$82,799.97

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

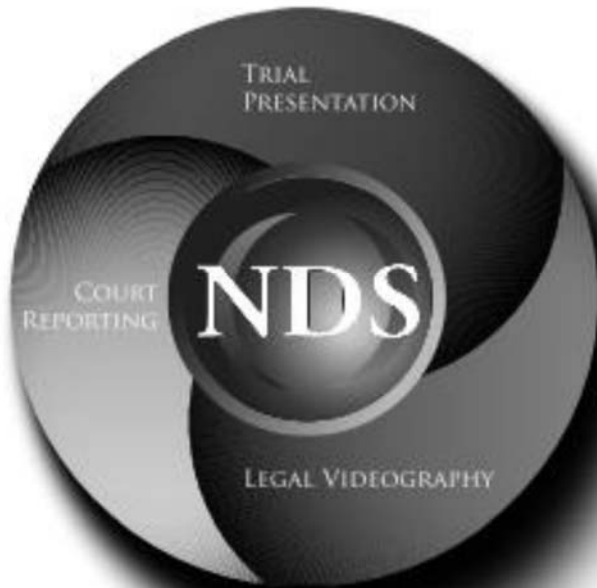
Claims against property must be filed before above sales date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when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

Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

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