

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

WCR Vol 100 Issues 33,34,35

# 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 19, 2020

No. 35



*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**

**ANESETTI, JUDITH A.**  
a/k/a JUDITH ANN ANESETTI  
Late of Borough of Canonsburg,  
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: Andrew Anesetti-Rothermel c/o  
Attorney: Frank C. Roney, Jr., Esq., 382  
W. Chestnut St., Ste. 102, Washington,  
PA 15301

WCR Vol 100 Issues 35,36,37

**BOBOCHENKO, MIRANDA K.**  
a/k/a MIRANDA BOGOCHENKO  
Late of Somerset 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: Casey D. Palcic c/o  
Attorney: Frank Arcuri, Esq., 125 S. Col-  
lege St., Washington, PA 15301

WCR Vol 100 Issues 35,36,37

**BROWN, KLARA**  
Late of Donora 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 Executrices or attorney, and all persons indebted to the decedent to make payment to the Executrices without delay.

Executrices: LaVania Byrd, 107 9th St.,  
Donora, PA 15033, Jessie Reynolds,  
8900 Burbank Rd., Annandale, VA  
22003,

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

WCR Vol 100 Issues 35,36,37

**JOYCE, PATRICK**  
Late of Houston  
Washington Co., PA  
File No. 63-20-0229

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 Fullmer, 136 West-  
field Ave., Pittsburgh, PA 15229

Attorney: Betty A. Dillon, Esq.,  
1725 Washington Rd., Ste. 503,  
Pittsburgh, PA 15241

WCR Vol 100 Issues 35,36,37

**PLANTS, DOROTHY A.**  
Late of Canton Twp.,  
Washington Co., PA  
File No. 63-20-0038

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: Catherine L. Plants,  
323 Beacon Ave., Washington, PA 15301  
Attorney: Daniel P. Gustine, Esq.,  
Peacock Keller, LLP, 95 W. Beau St., Ste.  
600, Washington, PA 15301

WCR Vol 100 Issues 35,36,37

**SAMPSON, THOMAS E.**  
Late of Charleroi Borough,  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is

## SHERIFF'S SALE

2015-6912

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE 2015-6912 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:

WELLS FARGO BANK, N.A.

Vs

JACLYN ELICH

JUDGEMENT: \$ 118,291.17

LOCATION: Commonwealth of Pennsyl-  
vania, Washington County, Jefferson  
Township;

ADDRESS: 21 ELICH ROAD, BUR-  
GETTSTOWN PA 15021

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

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

2019-6995

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE 2019-6995 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:

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 Pennsyl-  
vania, Washington County, North Stra-  
bane 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 ex-  
ceptions 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

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: Haley Sampson, 934 McKean Ave., Charleroi, PA 15022

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

\_\_\_\_\_ WCR Vol 100 Issues 35,36,37

**SECOND PUBLICATION**

**ALTAMARE, LUKE E.**

Late of Donora 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Rona J. Crow, 701 Orchard Ave., Donora, PA 15033

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

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**AUGIER, BERNARD R.**

Late of Canonsburg,  
Washington Co., PA  
File No. 63-20-0161

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: Darlene Malie, 813 Second St., Canonsburg, PA 15317

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

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**BILES, JOSEPHINE A.**

Late of Elrama,

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: Michael Biles, 155 Lenity School Rd., Elrama, PA 15038

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

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**BROWN, RICHARD ELLIOT**

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: David M. Brown, 143 Oak Spring Rd., Marianna, PA 15345

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

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**CARTER, MARY A.**

a/k/a MARY ANN CARTER  
Late of South Strabane Twp.,  
Washington Co., PA  
File No. 63-20-0252

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 Executrices or attorney, and all persons indebted to the decedent to make payment to the Executrices without delay.

Executrices: Frances Deborah Chatlak;  
110 Peartree Dr., Canonsburg, PA  
15317, Pamela A. Carter; 77 Young Rd.,  
Eighty Four, PA 15330,

Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste.

600, Washington, PA 15301

WCR Vol 100 Issues 34,35,36

**DULL, JAMES G.**

a/k/a JAMES GEORGE DULL  
Late of Monongahela,  
Washington Co., PA  
File No. 63-20-0274

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 V. Dull a/k/a James Vincent Dull, 406 Rothey Dr., Elizabeth, PA 15037

Attorney: Daniel F. Bekavac, Jr., Esq., 400 Market St., Elizabeth, PA 15037

WCR Vol 100 Issues 34,35,36

**ENCANDELA, MARY**

a/k/a MARY MAZZA ENCANDELA  
Late of Houston,  
Washington Co., PA  
File No. 63-20-0308

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: Donna Jean Shriver; 433 Ross St., Houston, PA 15342, John Encandela; 105 15th Ave., Sea Cliff, NY 11579,  
Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

WCR Vol 100 Issues 34,35,36

**GAYDOS, DOROTHY M.**

Late of Monongahela,  
Washington Co., PA  
File No. 63-20-0292

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 Gaydos, 171 Pinehurst Dr., Cranberry Twp., PA 16066

Attorney: Andrew H. Sweat, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

WCR Vol 100 Issues 34,35,36

**HINCH, EVELYN S.**

Late of McMurray,  
Washington Co., PA  
File No. 63-20-00228

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: Jan H. Simmons, 483 Justabout Rd., Venetia, PA 15367

Attorney: Todd T. Jordan, Esq., Eckert Seamans Cherin & Mellott LLC, 600 Grant St., 44th Flr., Pittsburgh, PA 15219

WCR Vol 100 Issues 34,35,36

**KLANER, GLENN B.**

Late of East Bethlehem 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 Administrators or attorney, and all persons indebted to the decedent to make payment to the Administrators without delay.

Administrators: Tad S. Klaner and Linda C. Klaner, 923 N. Richhill St., Waynesburg, PA 15370

Attorney: David F. Pollock, Esq., Pollock Morris Belletti & Simms LLC, 54 S. Washington St., Waynesburg, PA 15370

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

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 NORTHWEST SAVINGS BANK

vs

GREGORY J. NOPWASKEY AND JENNA L. NOPWASKEY

## JUDGEMENT:

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

ADDRESS: 458 FIRST STREET, VESTABURG, PA 15368

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

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GRENNEN & 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

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**MILLS, RETTA F.**

a/k/a RETTA FULLER MILLS

Late of City 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Robert Jeffery Mills, 401 Addison St., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**OFFERMAN, LOUIS M.**

a/k/a LOUIS OFFERMAN

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

Executrix: Ingrid Humphrey, 725 Lewis Ave., Charleroi, PA 15022

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

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**RAPTOSH, JOSEPH**

Late of Canonsburg Borough,

Washington Co., PA

File No. 63-20-0255

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: David B. Raptosh, 75 Greenmont Dr., Enola, PA 17025

Attorney: George D. Raptosh, Esq., Raptosh, Lehmier & Carbonara, 227 Franklin St., Ste. 310, Johnstown, PA 15901

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**REALE, NORMA A.**

a/k/a NORMA REALE

a/k/a NORMA ANN REALE

Late of Monongahela,

Washington Co., PA

File No. 63-20-0136

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: Eric J. Reale, 655 Gledalough Ct. Milton, GA 30004, Janice A. Trumpie, 406 Bunola River Rd., P.O. Box 342, Bunola, PA 15020,

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**RICHARDS, WILLIAM R.**

Late of Houston,

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: Barbara Felton c/o

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

382 W. Chestnut St., Ste. 102,

Washington, PA 15301

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**SANTI, CHARLES R.**

Late of Amity 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Allan W. Santi, 2632 National Pike, Scenery Hill, PA 15360

Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**SCHEPONIK, THELMA**

Late of Charleroi,  
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: Caryl L. Farkas, 1202 Oakland Ave., Charleroi, PA 15022

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

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**SMITH, DOLORES**

Late of Lawrence,  
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: Dolores Danziger, 296 Grange Rd., McDonald, PA 15057

Attorney: Roger J. Gaydos, Esq., 407 Oak Spring Rd., Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**TAYLOR, EMMA MARY**

Late of: Washington Co., PA  
File No. 63-20-0265

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: Robert J. Maughan, PO Box 828, Georgetown, CO 80444

Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**TEASDALE, MILDRED M.**

Late of Carroll 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: William J. Prosser, Jr. c/o,  
Attorney: Anthony S. Dedola, Jr., Esq., 51 E. South St., Uniontown, PA 15401

\_\_\_\_\_ WCR Vol 100 Issues 34,35,36

**VARNER, LAURA E.**

a/k/a LAURA VARNER  
a/k/a LAURA ELLEN VARNER

Late of Canton Twp.,  
Washington Co., PA  
File No. 63-20-0284

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: Diane Bova, 2363 Cornelia St., Washington, PA 15301

Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 W. Beau St., Washington, PA 15301

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, NATIONAL ASSOCIATION

vs

EARL R. FINNEY

JUDGEMENT: \$59,319.88

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

ADDRESS: 24 LAUREL AVENUE, WASHINGTON PA 15301

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

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

2019-5593

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5593 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 NORTHWEST SAVINGS BANK

Vs

GREGORY NOPWASKEY, a/k/a GREGORY J. NOPWASKEY AND JENNA NOPWASKEY a/k/a JENNA L. NOPWASKEY

JUDGEMENT: \$38,618.24

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

ADDRESS: 460 FIRST STREET, VESTABURG, PA 15368

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

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

2019-5059

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

WCR Vol 100 Issues 34,35,36

**THIRD 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

WCR Vol 100 Issues 33,34,35

**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

WCR Vol 100 Issues 33,34,35

**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.

dent 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

WCR Vol 100 Issues 33,34,35

**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

WCR Vol 100 Issues 33,34,35

**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

WCR Vol 100 Issues 33,34,35

**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

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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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WCR Vol 100 Issues 33,34,35

**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 Administrator 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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WCR Vol 100 Issues 33,34,35

**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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WCR Vol 100 Issues 33,34,35

**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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WCR Vol 100 Issues 33,34,35

**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.

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

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

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

\_\_\_\_\_ WCR Vol 100 Issues 33,34,35

**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

\_\_\_\_\_ WCR Vol 100 Issues 33,34,35

**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 attorney, 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

\_\_\_\_\_ WCR Vol 100 Issues 33,34,35

**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

\_\_\_\_\_ WCR Vol 100 Issues 33,34,35

**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

\_\_\_\_\_ WCR Vol 100 Issues 33,34,35

**REAL ESTATE NOTICE**

## CIVIL ACTION

COURT OF COMMON PLEAS  
WASHINGTON COUNTY, PA  
CIVIL ACTION-LAW  
NO. C-63-CV-2019-5507  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

DITECH FINANCIAL LLC, Plaintiff  
v.  
TAMMY ZINK, IN HER CAPACITY AS  
HEIR OF NANCY J. LAWSON; et al,  
Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY J. LAWSON Defendant(s), 735 ALLISON AVE-

NUE, WASHINGTON, PA 15301

**COMPLAINT IN MORTGAGE  
FORECLOSURE**

You are hereby notified that Plaintiff, DITECH FINANCIAL LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County, PA docketed to No. C-63-CV-2019-5507, seeking to foreclose the mortgage secured on your property located, 735 ALLISON AVENUE, WASHINGTON, PA 15301.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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 other 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

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

Southwestern Pennsylvania  
Legal Aid Society  
10 West Cherry Avenue

Washington, PA 15301  
724-225-6170

RAS CITRON, LLC  
ATTORNEYS FOR PLAINTIFF  
Jenine Davey, Esq. ID No. 87077  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

WCR Vol 100 Issues 35

**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
NO. 2018-6792**

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2018-1

Vs.

ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEE, CREDITORS LIENORS, TRUSTEE OF THE ESTATE OF STELLA MONDIK A/K/A STELLA A. MONDIK A/K/A STELLA AGNES MONDIK

NOTICE TO: ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEE, CREDITORS LIENORS, TRUSTEE OF THE ESTATE OF STELLA MONDIK A/K/A STELLA A. MONDIK A/K/A STELLA AGNES MONDIK

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Being Premises: 12 POPLAR STREET, CANONSBURG, PA 15317-2228  
Being in North Strabane, County of WASHINGTON, Commonwealth of Pennsylvania, 520-013-02-02-0015-00  
Improvements consist of residential property.

Sold as the property of ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEE, CREDITORS LIENORS, TRUSTEE OF THE ESTATE OF STELLA MONDIK A/K/A

**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 County, 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

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

STELLA A. MONDIK A/K/A STELLA AGNES MONDIK

Your house (real estate) at 12 POPLAR STREET, CANONSBURG, PA 15317-2228 is scheduled to be sold at the Sheriff's Sale on 06/05/2020 at 10:00 AM, at the WASHINGTON County Courthouse, 100 West Beau Street, Suite 101, Washington, PA 15301, to enforce the Court Judgment of \$157,685.11 obtained by, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2018-1 (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

WCR Vol 100 Issue 35**NAME CHANGE NOTICE****Change of Name Notice**

Notice is hereby given that on the date of March 10, 2020 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2020-1622 by the Petitioner Samantha Christina-Lynn Bennett for a change of name to Hayden-Phillip Augustus Bennett. The court has fixed the date of April 21, 2020 and time of 9:30 AM in Courtroom #1 in the Washington County Courthouse, Washington, Pennsylvania, and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 100 Issue 35**MISCELLANEOUS NOTICE****PUBLIC NOTICE**

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

ORPHAN'S COURT DIVISION

IN RE: CHASE LEDBETTER  
D.O.B. 06/21/2016

CHILD OF: ANY UNKNOWN FATHER

NO: 63-20-0145

Take notice that a Petition for Involuntary Termination of Parental Rights of any unknown father of Chase Ledbetter will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on April 9, 2020 at 10:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

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

WCR Vol 100 Issue 35

**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