

# WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,  
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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.

## 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

#### **ALFIERI, JAMES**

a/k/a JAMES V. ALFIERI,  
late of Speers Borough,  
Washington Co., PA

Executrix: Mary Lee Ganon, 720 Field  
Club Road, Pittsburgh, PA 15238

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

#### **BEDILLION, KAREN S.**

late of Washington, Washington Co., PA  
File No. 63-19-0375

Administrator: Carl D. Bedillion,  
242 E. Buffalo Church Road,  
Washington, PA 15301

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

#### **BOGUS, JR., JOHN A.**

a/k/a JOHN ALBERT BOGUS,  
late of W. Brownsville Borough,  
Washington Co., PA

Administratrix: Brooke Whiting,  
246 Rte. 481, Fredericktown, PA 15333

Attorney: Jennifer M. Merx, Skarlatos  
Zonarich, 320 Market St., Ste. 600 West,  
Harrisburg, PA 17101

#### **BROWN, JR., JAMES C.**

a/k/a JAMES COPPOCK BROWN, JR.,  
late of Cross Creek Township,  
Washington Co., PA

Administratrix: Belinda M. Brown, 96  
Vance Drive, Burgettstown, PA 15021

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

#### **DURKIN, EMMA**

a/k/a EMMA STARUSKO  
late of Eighty Four, Washington Co., PA  
File No. 63-19-0568

Executor: Louis Michael Durkin,  
36 Blair Road, Eighty Four, Pa 15330

#### **EYNON, SUSANNA E.**

late of Finleyville, Washington Co., PA  
File No. 63-19-0542

Executrix: Stacey L. Wetzel  
c/o Attorney: James E. Miscavage,  
55 Old Clairton Rd., Ste. 204,  
Pleasant Hills, PA 15236

#### **FENNELL, CLYDE C.**

a/k/a CLYDE CALVIN FENNELL,  
late of Canonsburg Borough,  
Washington Co., PA

Executor: Bret C. Fennell, c/o  
Attorney: Mark Geary, 225 Washington  
Trust Building, 6 South Main Street,  
Washington, PA 15301

#### **GALBRAITH, BARBARA C.**

a/k/a BARBARA L. GAILBRAITH,  
late of McDonald, Washington Co., PA  
Executor: Dr. David J. Galbraith,  
3001 2nd Avenue, Altoona, PA 16602

#### **MANDRONA, LYDIE B.,**

late of Peters Township,  
Washington Co., PA  
File No. 63-19-0588

Executrix: Madeline M. Sheldon,  
104 Windsor Ct., Venetia, PA 15367  
Attorney: J. Lynn DeHaven, GOLDFARB,  
POSNER, BECK DeHAVEN &  
DREWITZ, 63 E Wheeling St. Ste. 101,  
Washington, PA 15301

#### **OPAL, PATRICIA ANN**

a/k/a PATRICIA A. OPAL,  
late of Union Township,  
Washington Co., PA

Administratrix: Karen Kelly,  
2037 Linden Street, Finleyville, PA 15332  
Attorney: Mark E. Ramsier, 823 Broad  
Avenue, Belle Vernon, PA 15012

**ROCKWELL, SYLVIA A.**

late of Amwell Twp.,  
Washington Co., PA

Administrator: Charles A. J. Halpin, III

Attorney: Charles A. J. Halpin, III,  
The Land Title Bldg., 100 S. Broad St.,  
Ste. 1830, Phila., PA 19110

**WHITE, WILLIAM L. SR.**

late of Eighty Four, Washington Co., PA  
File No. 63-19-0577

Executrix: Patricia A. White, 309 Forest  
Glen Drive, Eighty Four, PA 15330

Attorney: G. Christopher Apossos, 1405  
McFarland Road, Pittsburgh, PA 15216

**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. Darragh,  
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 Sassafras 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 LeMoyne 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****FICTITIOUS NAME**

An application for registration of the fictitious name **Fiedler kitchen and bath**, 517 Oak St, P.O. Box 404, Richeyville, PA 15358 has been filed in the Department of State at Harrisburg, PA, File Date 02/17/2019 pursuant to the Fictitious Names Act, Act 1982-295. The names and address of the people who are a party to the registration are Rachael Fiedler and Steven Fiedler, 517 Oak St., PO Box 404, Richeyville, PA 15358.

43)1/1

**FICTITIOUS NAME**

An application for registration of the fictitious name **Lendmore**, 95 Chamber Plaza, Charleroi PA 15022 has been filed in the Department of State at Harrisburg, PA, File Date 03/04/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is party to the registration is Joseph A. Pansino, 95 Chamber Plaza, Charleroi PA 15022.

43)1/1

**FICTITIOUS NAME**

An application for registration of the fictitious name **Blacked Out Boutique**, 263 Clare Dr., Canonsburg, PA 15317 has been filed in the Department of State at Harrisburg, PA, File Date 02/04/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is party to the registration is Kendall Hensler, 263 Clare Dr., Canonsburg, PA 15317.

43)1/1

NOTICE

**NOTICE** is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on or about May 10, 2019, for a limited liability company established under the provisions of the Business Corporation Law of 1994, for **Pauley Real Estate, LLC**. The proposed registered office in this Commonwealth is 289 Kenneth Street, Monongahela, PA 15063.

James W. Haines, Jr.  
Attorney at Law  
1202 West Main Street  
Monongahela, PA 15063  
(724) 258-3021

43)1/1

NOTICE

**NOTICE** is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on or about May 10, 2019, for a limited liability company established under the provisions of the Business Corporation Law of 1994, for **River Hill Realty, LLC**. The proposed registered office in this Commonwealth is 289 Kenneth Street, Monongahela, PA 15063.

James W. Haines, Jr.  
Attorney at Law  
1202 West Main Street  
Monongahela, PA 15063  
(724) 258-3021

43)1/1

**NOTICE** is hereby given that a Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on the ninth day of February 2019 with respect to a proposed nonprofit corporation, **A One Room Schoolhouse: A Hybrid Homeschool Academy Corp.**, which has been incorporated under the Nonprofit Corporation Law of 1988.

43)1/1

CERTIFICATE OF ORGANIZATION

**NOTICE** is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on for a Limited Liability Company established under the provisions of the Business Corporation Law of 1994 as amended. The name of the business is **VK Homes, LLC** of Bentleyville, Pennsylvania.

John Patrick Smider, Esquire  
30 South Main St./Suite 102  
Washington, Pennsylvania 15301

43)1/1

FICTITIOUS NAME  
REGISTRATION

**NOTICE** is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **HEIDI SADECKY COACHING CONSULTING, LLC** with its principal office or place of business at 214 Trinity Drive, McMurray, PA 15317. The name and addresses including street and

number, if any, of all persons who are parties to the registration are: Life to the Fullest Coaching, LLC, 214 Trinity Drive, McMurray, PA 15317.

Ashley Wagner  
Tucker Arensberg, PC  
1500 One PPG Place  
Pittsburgh, PA 15222

43)1/1

DECEASED and PENNSYLVANIA  
DEPARTMENT OF REVENUE,  
Defendants.

### NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
119 South College Street  
Washington, Pennsylvania 15301  
Telephone Number:  
(724) 225-6710

43)1/1

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW

## MISCELLANEOUS NOTICES

Notice that on the 6th day of May 2019, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, at No. **2019-2098** by **DONNA MEIER-DZIUBAN** to change her name to **DONNA MEIER DZIUBAN**. The Court has fixed the **14th** day of **June**, 2019, at **Nine (9) o'clock a.m.** in Courtroom **#5** in the Washington County Courthouse before Judge **Lucas**, as the time and place for the hearing on said Petition. Any and all persons interested may appear and show cause, if there is any, why the prayer of the said Petition should not be granted.

43)1/1

## REAL ESTATE NOTICES

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY  
PENNSYLVANIA  
CIVIL DIVISION  
NO.: 2019-1830

JOSEPH MATEY and JOSEPH  
LAWRENCE MATEY, Plaintiffs, V.  
UNKNOWN HEIRS,  
EXECUTORS AND/OR  
ADMINISTRATORS OF THE ESTATE  
OF JAMES B. GIBSON, DECEASED,  
UNKNOWN HEIRS,  
EXECUTORS AND/OR  
ADMINISTRATORS OF THE ESTATE  
OF ISABELLA L. GIBSON,

COURT OF COMMON PLEAS  
CIVIL DIVISION  
WASHINGTON COUNTY  
No. 2017-5912

WELLS FARGO BANK, N.A.  
Plaintiff  
vs.

MARLA ARNOLD, in her capacity as  
Administratrix and Heir of the Estate of  
JOHN ARNOLD, deceased heir of  
MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A MARLENE  
STONE ARNOLD and in her capacity as  
heir of MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A MARLENE  
STONE ARNOLD, Deceased  
TAMELA BELL AKA PAMELA R.  
BELL, in her capacity as Heir of  
MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A MARLENE  
STONE ARNOLD, Deceased of the Estate  
of JOHN ARNOLD, deceased heir of  
MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A MARLENE  
STONE ARNOLD  
PATRICK PRYOR, in his capacity as Heir  
of MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A MARLENE  
STONE ARNOLD, Deceased and heir of  
the Estate of JOHN ARNOLD, deceased  
heir of MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A MARLENE  
STONE ARNOLD  
JOHN E. ARNOLD, in his capacity as  
Heir of the Estate of JOHN ARNOLD,  
Deceased and heir of JOHN ARNOLD,  
deceased heir of MARLENE E. ARNOLD  
A/K/A MARLENE ARNOLD A/K/A  
MARLENE STONE ARNOLD  
TYRONE BAUGHMAN, in his capacity  
as Heir of MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A MARLENE  
STONE ARNOLD, Deceased  
TERRELLE PRYOR, in his capacity as  
Heir of MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A MARLENE  
STONE ARNOLD, Deceased

TAMIKA PRYOR, in her capacity as  
Heir of MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A  
MARLENE STONE ARNOLD,  
Deceased  
MALIEK PRYOR, in her capacity as  
Heir of MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A  
MARLENE STONE ARNOLD,  
Deceased  
MIRANDA ARNOLD, in his capacity as  
Heir of MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A  
MARLENE STONE ARNOLD  
TYLER BRYNER, in his capacity as Heir  
of MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A  
MARLENE STONE ARNOLD  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A  
MARLENE STONE ARNOLD,  
DECEASED  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER JOHN  
ARNOLD, DECEASED HEIR OF  
MARLENE E. ARNOLD A/K/A  
MARLENE ARNOLD A/K/A  
MARLENE STONE ARNOLD,  
DECEASED  
Defendants

### NOTICE

To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER JOHN ARNOLD, DECEASED  
HEIR MARLENE E. ARNOLD

A/K/A MARLENE ARNOLD  
A/K/A MARLENE STONE ARNOLD,  
DECEASED

You are hereby notified that on November 17, 2017, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County Pennsylvania, docketed to No. 2017-5912. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 137 MCKEAN AVENUE, CHARLEROI, PA 15022-1411 whereupon your property would be sold by the Sheriff of WASHINGTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES

THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:  
WASHINGTON COUNTY  
SOUTHWESTERN PA LEGAL  
AID SOCIETY  
14 WEST CHERRY STREET  
Washington, PA 15301  
Telephone (724) 225-6170

Lawyer Referral Service  
Washington County Bar Association  
119 South College Street  
Washington, PA 15301  
Telephone (724) 225-6710

42)6-1/1

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**COURT OF COMMON PLEAS  
WASHINGTON  
No.: 2019-1597**

**Bank of America, N.A.,  
Plaintiff,**

**Vs.**

**Justin E. Baker, known heir of Dennis Edward Baker, Deceased;  
Jessica R. Thomas, known heir of Dennis Edward Baker, Deceased;  
Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Dennis Edward Baker, Deceased,  
Defendants**

**TO: Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Dennis Edward Baker, Deceased,**

**TYPE OF ACTION: CIVIL ACTION/  
COMPLAINT IN  
MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO  
FORECLOSURE:  
755 Addison Street, Washington, PA  
15301**

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Lawyer Referral Service  
Washington County Bar Association  
119 S. College St,  
Washington, PA 15301

**MILSTEAD & ASSOCIATES, LLC**  
By: Bernadette Irace, Esquire  
Attorney ID#313008  
1 E. Stow Rd.  
Marlton, NJ 08053  
Attorney for Plaintiff  
(856) 482-1400  
File No. 228398-1

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO,  
PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO.  
79992  
KEVIN S. FRANKEL, PA I.D. NO.  
318323  
SAMANTHA GABLE, PA I.D. NO.  
320695  
NICOLE B. LaBLETTA, PA I.D. NO.  
202194  
LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
KATHERINE M. WOLF, PA I.D. NO.  
314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 18-061078

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

**VS.**

Unknown Heirs, Successors, Assigns  
and All Persons, Firms or Associations  
Claiming Right, Title or Interest from or  
under Richard P. Cain, deceased;  
Richard B. Cain, known Heir of Richard  
P. Cain, deceased; and Jasin E. Cain,  
known Heir of Richard P. Cain, deceased  
**DEFENDANTS**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
WASHINGTON COUNTY**

**NO: 2019-254**

To the Defendants, Unknown Heirs,  
Successors, Assigns and All Persons,  
Firms or Associations Claiming Right,  
Title or Interest from or under Richard P.  
Cain, deceased; Richard B. Cain, known  
Heir of Richard P. Cain, deceased; and  
Jasin E. Cain, known Heir of Richard P.

Cain, deceased: TAKE NOTICE THAT THE Plaintiff, Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

Washington County Bar Association  
Southwestern Pennsylvania Legal Aid  
10 W. Cherry Street  
Washington, PA 15301

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

**Case No. 2019-0686**

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

**vs.**

**RACHEL N. PIKTEL & WILLIAM  
PIKTEL, Defendants.**

**TO: Defendant, William Piktel**

**NOTICE**

**MORTGAGE FORECLOSURE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in this 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.**

**WASHINGTON COUNTY  
BAR ASSOCIATION  
LAWYER REFERRAL SERVICE**

119 South College Street,  
Washington PA 15301-4923  
Telephone: (724) 225-6710

**SOUTHWESTERN  
PENNSYLVANIA LEGAL AID  
SOCIETY INC.**

10 West Cherry Avenue,  
Washington PA 15301  
Telephone: (724) 225-6170

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

Susan T. Roberts, Esquire  
**Peacock Keller, LLP**  
70 East Beau Street  
Washington, PA 15301  
Telephone: 724-222-4520

43)6-1/1

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**Harold Migias, JD**  
Senior Vice President  
Trust and Investment Services  
Office: (724) 909-7055  
Cell: (304) 312-4619

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Trust and Investment Services

# 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**

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

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.**

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

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

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.

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

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

151 Lover Jonestown Road, Charleroi, PA 15022

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

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

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**

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

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

Ditech Financial LLC

Plaintiff

Vs

Mark A. Pancari  
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

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 exemp- tion 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 distribu- tion 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 exemp- tion 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, WASHTNGTON 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. 2018-4631**

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**

**SHERIFF’S SALE No. 2018-7159**

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**

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**

Bank of America, N.A.  
Plaintiff  
V.

JP Morgan Chase Bank, N.A.  
Plaintiff  
Vs

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

Preston S. Pierson  
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

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**

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**

KeyBank, N.A.

Plaintiff

Vs

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

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

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

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.

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

**SHERIFF'S SALE No. 2018-7268**

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**

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

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

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

JUDGMENT NO. 2018-7268

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. 2018-7558**

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

6)41, 42, 43

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