

WASHINGTON COUNTY REPORTS

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No. 16



*Serving the
Legal Community
of Washington County*

TABLE OF CONTENTS

Washington County Court of Common Pleas Calendar.....	2
Obiter Dictum	3
WCBA CLEs & Calendar of Activities	4
November Register’s Notice.....	5
Estate Notices	6
Name Change Notice	13
Corporation Notices	13
Real Estate Notices	13
Sheriff Sales for December	18

CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF
THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE
OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS
OF THE COUNTY OF WASHINGTON, PENNSYLVANIA.

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

JUDGES & COURT & MOTIONS SCHEDULE

Judge of the Term, CivilNovember 1-15Emery
Judge of the Term, Criminal November 16-29 Gilman

Judge	Ctrm	Motions Court Schedule
Emery, Katherine B. Pres. Judge	CR#1	Tu, W, Th 9:15a Judge of the Term, Civil: 1st-15th of each month
DiSalle, John, Judge	CR#2	Tu 9:15a for Criminal Cases; Th 9:15a for Orphans' Court (copy of motion to be served beforehand to Audit Atty)
Gilman, Gary, Judge	CR#4	Tu, W, Th, Fr 9:15a
Costanzo, Valarie, Judge	CR#3	Tu, Th 9:15a
Lucas, Michael, Judge	CR#5	M 1:15p and Tu, W, Th, Fr 8:45a
Neuman, Brandon, Judge	CR#6	Tu 9:15a (pro se parties); W 9:15a (attys sign-up by Fr noon w/ copy of motion)
McDonald, Traci, Judge	CR#7	W, Th 9:15a <i>Nov. 6 and Nov. 7 Motions to be covered by Judge Neuman</i>

COURT CALENDARS

Jury Trial Terms, Civil & Criminal December 9-13, 2019
Orphans' Court - Next Audit (deadline to file accounts: Sept 24)..... Nov. 14, 2019

Sheriff Sale Date..... Last Date to File w/Prothonotary..... to File w/Sheriff
Dec. 6Sept. 20 Sept. 27
No Sheriff Sale in January 2020

SUPERIOR COURTConvenes in Pittsburgh Dec. 2-6, 2019
COMMONWEALTH COURT.....Convenes in Pittsburgh February 10-14, 2020
SUPREME COURTConvenes in Pittsburgh April 20-24, 2020

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Obiter Dictum

From the *ABA Journal Daily Newsletter*:

[1] The U.S. Supreme Court declined to hear an appeal filed by Domino's Pizza which left standing a decision of the U.S. Court of Appeals for the Ninth Circuit permitting a blind man to sue the pizza chain under the Americans With Disability Act if its websites and mobile app do not work with common screen-reading software. The suit was filed on the basis that the man could not order a pizza on-line or by utilizing an app.; [2] The Oregon State Bar's Board of Governors approved recommendations for a paraprofessional licensing program which would allow licensed individuals to provide limited legal advice without a supervising attorney and another recommendation which would allow graduates of non-ABA accredited law schools to sit for the Oregon State Bar exam.; [3] Jurors in Philadelphia found Johnson & Johnson liable for \$8 billion in punitive damages in a case brought by a man with autism who claimed the drug Risperdal, manufactured by one of its subsidiaries, had caused him to grow breasts.; [4] Judge William Maruszczak, a Magisterial District Judge from Montgomery County, Pennsylvania has received a public reprimand for "loudly and publicly berating former supporters who had changed their support to his election opponent. Judge Maruszczak will also have to submit to psychological assessments as to impulse control and anger-related issues and complete any recommended treatment within one year.; [5] A jury in Los Angeles found Johnson & Johnson not liable for mesothelioma contracted by the plaintiff who alleged that her disease was caused by the company's baby powder. Defense counsel proclaimed that the jury got it right-Johnson's baby powder does not contain asbestos. According to a company spokesperson, the verdict is the seventh jury to find in favor of Johnson & Johnson and that all of the verdicts rendered against the Company have been overturned on appeal.; [6] A 9-year old boy in central Illinois has been charged with arson and five counts of murder for allegedly causing a mobile home fire that killed four of his relative and his mother's fiancé. According to the boy's mother, the boy suffers from schizophrenia and bipolar disorder. If convicted, the boy, given his age, will face only a sentence of probation.; Other news: [7] A program that sends email/text reminders of upcoming court dates will expand statewide in Minnesota after a one-county pilot program significantly reduced the number of bench warrants issued for people failing to appear.

WASHINGTON COUNTY BAR ASSOCIATION BOARD OF DIRECTORS 2019

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WCBA CLEs & Calendar of Events

Register online at washcobar.org, “Upcoming Events”

11/15	Reg at 8:30a; 9a-Noon, 1p-4p	CLE: “Trauma Training for Lawyers” (6s) Register/pay online for CLE at “Upcoming Events” at www.washcobar.org (free to audit/attend).	Courthouse Sq 103/104
11/18	3:30p	Memorial Minutes: Steve Ferito, Jack Sherry	Courtroom #1
11/21	Noon	Criminal Law CLE: Animal Law Issues (1s)	Ctr on Strawberry
11/22		Annual Bar Banquet - RSVP by Nov. 15!	Valley Brook CC
12/19	Noon	Family Law CLE: “Custody Roundtable” (1s)	Ctr on Strawberry
2/21/20		2020 Winter Bench Bar	Hilton Garden Inn

Online WCBA CLEs

A selection of WBB and SBB courses are online at **AXOM Education**

Axomeducation.com --> PA LEGAL CLE --> Washington County

(<http://courses.axomeducation.com/collections?category=washington>)

OR may be watched as a video replay at the Bar office by appointment (tip: if viewed on-site as video replays, the seminars do not count as online/“distance” learning)

PBI - CLEs @ The Bar Office

Check www.pbi.org (search: “Washington”) for PBI seminars held at the Bar office.

(Interested in attending but would like to do so in the Southpointe area?)

Let us know! We may be able to move/duplicate the program.)

Register for PBI seminars through PBI at 1-800-932-4637 or www.pbi.org.

PBI may cancel any seminar 10 days prior if two or fewer are pre-registered.

Nov. 12-Lawyering in a Digital World, 9a-12:15p, 2s/1e

Nov. 13-Ethics with CLE Entertainer Stuart Teicher, 9a-4:15p, 0s/6e

Nov. 13-Ethics with CLE Entertainer Stuart Teicher, 9a-12:15p, 0s/3e

Nov. 13-Ethics with CLE Entertainer Stuart Teicher, 1p-4:15p, 0s/3e

Nov. 14-A View From the Worker’s Comp Bench, 9a-11a, 2s/0e

Nov. 15-From File to Trial, 9a-3:30p, 5s/1e

Nov. 20-Residential Foreclosure Proceedings, 9a-1:15p, 4s/0e

Dec. 3-Collision Ahead, 9a-12:15p, 3s/0e

Dec. 3-The Emerging Retiree, 1:15p-4:30p, 3s/0e

Dec. 5-Family Law 101, 8:30a-4p, 5s/1e

Dec. 6-The Lawyer’s Compass, 9a-3:30p, 3s/3e

Dec. 9-Capivating Presentations, 9a-4:30p, 6s/0e

Dec. 11-The Law of Guns in PA, 9a-4p, 5s/1e

Dec. 12-Criminal Law Update, 12p-4:15p, 3s/1e

NOTICE OF MARY JO POKNIS

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

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

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO
NOVEMBER 14, 2019 AUDIT

<u>NO.</u>	<u>ESTATE</u>
63-08-1341	BAUGHMAN, MICHAEL, Irrevocable Trust Accountant:Life Enrichment Trust, Inc., Former Trustee Attorney:Michael K. English, Esq.
63-03-1149	BEATTY, JR., Robert Clem AKA Robert C. Accountant:E. Hope Beatty, Administratrix Attorney:Clark A. Mitchell, Esq.
63-13-1534	INMAN, Phillip Eugene AKA Phillip E. Accountant:Jonathan Inman, Administrator Attorney:Mary Chmura Conn, Esq.
63-18-0960	PATTEN, Donna J. AKA Donna Jean Accountant:Beverly A. Penvose, Executrix Attorney:Mark S. Riethmuller, Esq.
63-17-0602	SIMPSON, Wilma C. AKA Wilma Edna Accountant:Mildred E. Romeo and William J. Pelhan, Executors Attorney:John A. Rodgers, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID
AUDIT IS NOVEMBER 14, 2019 AT 9:30A.M., COURTROOM #2 BEFORE THE
HONORABLE JOHN F. DISALLE, JUDGE.

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

Washington, Pennsylvania
Audit Date: November 14, 2019

ESTATE NOTICES

FIRST PUBLICATION

BERDINE, JEAN EILEEN

a/k/a JEAN BERDINE

Late of Bentleyville,

Washington Co., PA

File No. C-63-OC-2018-1038

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: Patricia Berdine,
588 Arden Rd., Washington, PA 15301

Attorney: Renee Colbert, Esq., P.O. Box
1607, Cranberry Twp., PA 16066

WCR Vol 100 Issues 16,17,18

BINOTTO, LARRY J.

Late of Peters Township,

Washington Co., PA

File No. 63-19-1294

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 C.T.A. or attorney, and all persons indebted to the decedent to make payment to the Administratrix C.T.A. without delay.

Administratrix C.T.A.: Erica Martin,
22 Seaside Dr., Ormond, FL 32176

Attorney: Blake J. Birchmeier, Esq.,
Peacock Keller, LLP, 70 East Beau St.,
Washington, PA 15301

WCR Vol 100 Issues 16,17,18

GAVLAK, EILEEN M.

Late of Monongahela,

Washington Co., PA

File No. 63-19-1278

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: Kathy Gavlak Hill, 101 Eagle Lane, New Eagle, PA 16254

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

WCR Vol 100 Issues 16,17,18

LEECH, DAVID C.

Late of Dunlevy,

Washington Co., PA

File No. 63-19-0866

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: Paula Leech, 1022 Marne Avenue, Monongahela, PA 15063

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

WCR Vol 100 Issues 16,17,18

LINTON, WALTER E.

Late of Canton Township,

Washington Co., PA

File No. 63-19-1039

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: Stephen Linton, 1995 S. Main

St., Washington, PA 15301

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

WCR Vol 100 Issues 16,17,18

MANNING, JR., WILLIAM J.

Late of North Strabane,
Washington Co., PA
File No. 63-19-1242

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: Lisa Ann Manning, 113
McClintock Dr., McMurray, PA 15317

Attorney: Colin B. May, Esq.,
3824 Northern Pike #801B, Monroeville,
PA 15146

WCR Vol 100 Issues 16,17,18

MCAFEE, WILLIAM B.

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

Executors: Kimberly M. Hamilton and
William Jeffrey McAfee, 212 Waynes-
burg Road, Washington, PA 15301

Attorney: Matthew J. Madvay, Esq.,
60 E. Beau St., Washington, PA 15301

WCR Vol 100 Issues 16,17,18

ROGERS, SR., NICHOLAS A.

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

Administrator: Chris Rogers, 575 Fair-
way Dr., Washington, PA 15301

Attorney: Laura Pollard, Esq., Bordas &
Bordas, PLLC, 420 Fort Duquesne Blvd.,
Ste 1800, Pittsburgh, PA 15222

WCR Vol 100 Issues 16,17,18

SMITH, MARY JANE

Late of Union Township,
Washington Co., PA
File No. 63-19-1274

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: David J. Smith; 117 Blythe
Rd., Charleroi, PA 15022; Sharon M.
Bell, 60 Carl Ave., Lot 62, Eighty Four,
PA 15330,

Attorney: James W. Haines, Esq., 1202
West Main St., Monongahela, PA 15063

WCR Vol 100 Issues 16,17,18

STICKLE, DOROTHY E.

Late of South Strabane Township,
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 attor-

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

Executor: Jeffrey S. Stickle c/o

Attorney: Mark Geary, Esq., 225 Washington Trust Bldg., 6 S Main St., Washington, PA 15301

WCR Vol 100 Issues 16,17,18

TARR, MELINDA A.

a/k/a MELINDA ANN TARR

a/k/a MELINDA TARR

Late of New Eagle,
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: Lisa Ann Hribik, 1004 Sir Robert Dr., McDonald, PA 15057

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

WCR Vol 100 Issues 16,17,18

WATSULA, DANICA

Late of Cokeburg,
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: Stefan C. Watsula, P.O. Box 222, Cokeburg, PA 15324

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

WCR Vol 100 Issues 16,17,18

ZACOUR, ESTHER L.

a/k/a ESTHER ZACOUR

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

Executors: Robert A. Zacour and Carol Ann Winkleman c/o

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

WCR Vol 100 Issues 16,17,18

SECOND PUBLICATION

BOYD, ROBERT C.

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

Executrix: Beth Ann Tatano, 252 Smithfield St., Canonsburg, PA 15317

Attorney: George E. Anthou, 202 McGregor Dr., Canonsburg, PA 15317

WCR Vol 100 Issues 15,16,17

FENDER, EUGENE H.

a/k/a EUGENE H. FENDER, JR.

Late of Smith Township,
Washington Co., PA
File No. 63-19-1107

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

ing 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: Lane Turturice c/o

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

WCR Vol 100 Issues 15,16,17

MCCORMICK, VIRGINIA

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: J. Patrick McCormick,
35 Hilltop Acres Rd.,
Washington, PA 15301

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

WCR Vol 100 Issues 15,16,17

MINOR, SANDY ELLEN

a/k/a SANDY MOTYLESKI

Late of Canonsburg,
Washington Co., PA
File No. 63-19-1220

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: Curtis Thomas Minor, 6 E. Pike Pl., Apt. 3, Canonsburg, PA 15317

Attorney: James A. Clayton, 2600 Boyce

Plaza Rd., Ste. 100, Pittsburgh, PA
15241

WCR Vol 100 Issues 15,16,17

MYERS, MARILYN F.

a/k/a MARILYN FRANCIS MYERS

Late of Union Twp.,
Washington Co., PA
File No. 63-19-1216

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: Julie Kern, 514 32nd St.,
Beaver Falls, PA 15010

Attorney: James R. Fenchel II, 472 Constitution Blvd., New Brighton, PA
15066

WCR Vol 100 Issues 15,16,17

NICHOLLS, SR., ALLAN R.

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

Executor: Allan R. Nicholls, Jr.,
86 Urqhart Rd., Scenery Hill, PA 15360

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

WCR Vol 100 Issues 15,16,17

NICOLAUS, BARBARA E.

a/k/a BARBARA ELLEN NICOLAUS
a/k/a BARBARA NICOLAUS

Late of Richeyville,
Washington Co., PA
File No. 63-19-1265

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

Executor: Keith L. Nicolaus, 7 Treasure Lake, DuBois, PA 15801

WCR Vol 100 Issues 15,16,17

OWENS, JOAN M.

Late of Union Twp.,
Washington Co., PA
File No. 63-19-1236

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 A. Owens, 3533 Highland Ave., Finleyville, PA 15332

WCR Vol 100 Issues 15,16,17

TAGGART, ELEANOR M.

Late of Cross Creek Twp.,
Washington Co., PA
File No. 63-19-1159

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: Marsha Muscaro,
1349 Cross Creek Rd.,

Burgettstown, PA 15021
Attorney: Brooke B. McMorro, Esq.,
McMorrow Law, LLC, 10475 Perry
Hwy., Suite 204, Wexford, PA 15090

WCR Vol 100 Issues 15,16,17

TAGGART, LEE G.

a/k/a LEE TAGGART
Late of Washington,
Washington Co., PA
File No. 63-19-1207

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: Beth A. Frank f/k/a Beth A. Taggart, 445 Vogliano St., Box 766,
Meadowlands, PA 15347

WCR Vol 100 Issues 15,16,17

THIRD PUBLICATION

BRECKONS, SR., JOSEPH

Late of Chartiers Township,
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: Lois P. Breckons, 212 Gretna Rd., Washington, PA 15301

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

WCR Vol 100 Issues 14,15,16

CAIN, DONALD L.

Late of North Franklin Twp.,
Washington Co., PA
File No. 63-19-1235

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: Mark Alan Cain, 1622 Ridgewood Dr., Washington, PA 15301

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

_____ WCR Vol 100 Issues 14,15,16

COLBAUGH, ANNE M.

a/k/a ANNE COLBAUGH
a/k/a ANNE M. MCCUE COLBAUGH
Late of North Bethlehem Twp.,
Washington Co., PA
File No. 63-19-1210

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

Co-Executrices: Karen L. Croft;
195 Armour St., Washington, PA 15301,
Nancy L. Tretinik, P.O. Box 72,
Beallsville, PA 15313

Attorney: Susan Mondik Key,
Peacock Keller, LLP, 70 East Beau St.,
Washington, PA 15301

_____ WCR Vol 100 Issues 14,15,16

GILMORE, LINDA SUE

Late of Cross Creek 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: Michael C. Gilmore,
404 Atlasburg Rd.,
Burgettstown, PA 15021

_____ WCR Vol 100 Issues 14,15,16

HARTZ, ELIZABETH J.

a/k/a ELIZABETH JANE HARTZ
Late of Cecil Twp.,
Washington Co., PA
File No. 63-19-1215

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: Cynthia H. Scott,
FMA Cynthia M. Hartz, 600 Hartz Ln.,
Bridgeville, PA 15017

_____ WCR Vol 100 Issues 14,15,16

LABUTIS, BETTY MAE

a/k/a BETTY LABUTIS
Late of Canonsburg,
Washington Co., PA
File No. 63-19-0764

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: Scott D. Labutis,

416 Cherry Ave., Houston, PA 15342
Attorney: James P. Liekar, Esq.,
38 W. Pike St., Canonsburg, PA 15317

WCR Vol 100 Issues 14,15,16

MCDANIEL, JANE ANN
a/k/a JANE A. MCDANIEL
Late of South Strabane Twp.,
Washington Co., PA

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

Administrator: Richard E. McDaniel,
60 Phillips Dr., Washington, PA 15301

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

WCR Vol 100 Issues 14,15,16

REED, BETTY L.
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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: William Reed and Beverly Crow c/o Attorney: Charles O. Zebley, Jr., Esq., Zebley Mehalov & White, P.C.,
18 Mill St. Sq., P.O. Box 2123,
Uniontown, PA 15401

WCR Vol 100 Issues 14,15,16

TAYLOR, CLARA
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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Sandra R. Roach; 217 Wayne St., P.O. Box 390, Claysville, PA 15323,
Lucinda S. McComas; 425 Vaneal Road,
Washington, PA 15301,

Attorney: Kathleen Smith-Delach, Esq.,
Phillips, Phillips & Smith-Delach, P.C.,
29 E. Beau St., Washington, PA 15301

WCR Vol 100 Issues 14,15,16

YEAGER SMITH, MARIE A.
a/k/a MARIE ANN SMITH
a/k/a MARIE A. SMITH
Late of North Strabane Twp.,
Washington Co., PA

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

Executrix: Joan Braunlin, 5810 Cimarron Creek Ct., Spring, TX 77379-6483

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

WCR Vol 100 Issues 14,15,16

NAME CHANGE NOTICE

Notice is hereby given that on the date of October 25, 2019 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2019-6575 by the Petitioner Emil Scott Faieta for a change of name to E. Scott Faieta.

The Court has fixed the date of December 6, 2019 and time of 9:00 A.M. in Courtroom #5 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any 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 16

CORPORATION NOTICES

DISSOLUTION NOTICE

Notice is hereby given by Marricco Construction Company Inc., a Pennsylvania business corporation that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988 so that its corporate existence shall cease upon the filing of the Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Slade R. Miller, Esq.
Auld Miller, LLC.
4767 William Flynn Hwy.
Allison Park, PA 15101
P: 412.487.6661
smiller@auldmiller.com

WCR Vol 100 Issue 16

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name Speech Therapy Links to Learning, 223 Chambers Ridge Rd., West Alexander, PA 15376 has been filed in the Department of State at Harrisburg, PA, File Date 09/16/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Claire Hagan, 223 Chambers Ridge Rd., West Alexander, PA 15376.

WCR Vol 100 Issue 16

MISCELLANEOUS NOTICE

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

**IN RE: PRESLEY RAE HARDEN,
BIRTHDATE MARCH 11, 2017
CHILD OF ARIEL HARDEN AND
ANY UNKNOWN FATHER**

NO. 63-19-0680

Take notice that a Petition for Involuntary Termination of Parental Rights of any Unknown Father to Presley Rae Harden will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert their parental right should appear in Courtroom No.7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on November 21, 2019 at 1:00 p.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 can not 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.

Liz Knapp, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street, Suite 502
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 100 Issue 16

REAL ESTATE NOTICE

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
MICHELLE L. McGOWAN, PA I.D.
NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
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. 19-062092

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

VS.

Sandra Roux, known Heir of Delores
Bogus, deceased; Rose Bercosky, known

Heir of Delores Bogus, deceased; and
Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations
Claiming Right, Title or Interest from or
under Delores Bogus, deceased
DEFENDANTS

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

NO: 2019-2425

To the Defendants, Sandra Roux, known Heir of Delores Bogus, deceased; Rose Bercosky, known Heir of Delores Bogus, deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Delores Bogus, 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 DEFENSE 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

WCR Vol 100 Issue 16

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
MICHELLE L. McGOWAN, PA I.D.
NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
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 and Richard B. Cain, known Heir of Richard P. Cain, deceased Jasin E. Cain, known Heir of Richard P. Cain, deceased
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
WASHINGTON COUNTY
NO: 2019-254

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Richard P. Cain, deceased
230 Preston Road

Washington, PA 15301

Your house (real estate) at:

230 Preston Road, Washington, PA 15301

600-004-10-05-0016-00

is scheduled to be sold at Sheriff's Sale on February 7, 2020 at:

Washington County Sheriff's Office

Courthouse Square

Suite 101

100 West Beau Street

Washington, PA 15301

at 10:00AM to enforce the court judgment of \$188,643.23 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may

call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (724) 228-6840.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the

Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Washington County Bar Association
Southwestern Pennsylvania Legal Aid
10 W. Cherry Street
Washington, PA 15301
724-255-6710

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ALL THAT CERTAIN lot or tract of land situate in South Strabane Township, Washington County, Pennsylvania, known and designated as Lot No. 64 in the Humbert Estate Allotment No. 1, a subdivision on North Main Street Extension in South Strabane Township, Washington County, Pennsylvania, as surveyed, plotted and recorded in accordance with the laws of the State of Pennsylvania, in the Recorder's Office of said Washington County in Plan Book 6, pages 110 and 111, and more particularly

described as follows:

BEGINNING at the southwest corner of Lot No. 64, thence running in a northerly direction along Preston Road for a distance of 45 feet to Lot No. 63; thence running in an easterly direction along Lot No. 63 for a distance of 90.08 feet to a point; thence running in a southerly direction, a distance of 55.91 feet to Lot No. 65; thence running in a westerly direction along Lot No. 65 for a distance of 123.26 feet to the place of beginning.

UNDER AND SUBJECT the exceptions, reservations, conditions, restrictions, easements, rights of way, etc. contained in the record chain of title or as may be visible on the premises.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 230 Preston Road, Washington PA 15301

Parcel # 600-004-10-05-0016-00

BEING THE SAME PREMISES which Eleanor Burt Kowell and Arthur Kowell, her husband by Deed dated July 16, 1991 and recorded July 26, 1991 in Book 2457, page 470, #13388 in the Office of the Recorder of Deeds in and for the County of Washington, granted and conveyed unto Richard P. Cain and Mary E. Cain husband and wife, in fee.

BEING THE SAME PREMISES which Ellen H. White and Robert White, her husband by Deed dated July 15, 1991 and recorded July 26, 1991 in Book 2457, page 456, #13387 in the Office of the Recorder of Deeds in and for the County of Washington, granted and conveyed unto Richard P. Cain and Mary E. Cain husband and wife, in fee.

BEING THE SAME PREMISES which Merle M. Humbert, unmarried, Harold Humbert Burt and Eleanor Burt, his wife, Ralph Hervey Burt, Jr., and Jean Burt, his wife, Russell L. Kimberland a/k/a Russell

L. Kimberland, II and Martha Kimberland, his wife, Thomas S. Humbert, Jr. and Betty J. Humbert, his wife, Joseph A. Humbert and Elizabeth P. Humbert, his wife, and Janis H. Garceau, unmarried by Deed dated July 10, 1991 and recorded July 26, 1991 in Book 2457, page 456, #13386 in the Office of the Recorder of Deeds in and for the County of Washington, granted and conveyed unto Richard P. Cain and Mary E. Cain husband and wife, in fee.

WCR Vol 100 Issue 16

SHERIFF'S SALE INDEX

Sheriff's Sale Index -- December 6, 2019 Sale

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

Case#	Plaintiff v Defendant(s)	Property Location
2018-2622	PA Housing vs. Conaway	Allenport
2018-2856	New Penn vs. Greenslate	Burgettstown
2019-177	Bayview vs. Cook	Canton
2019-2557	Wells Fargo vs. Dorish and Mumper	Canton
2019-2716	Wells Fargo vs. Christopher.....	Canton
2019-1886	PNC Bank vs. Ball	Carroll
2011-7581	LSF9 Master Participation vs. Raley.....	Centerville
2019-3429	Ditech vs. Paver	Chartiers
2018-6675	Federal National vs. Wise	Chartiers
2018-821	PennyMac vs. Holub	Cokeburg
2019-1468	PA Housing vs. Budner and Rumbaugh.	Donegal
2019-3028	HSBC vs. Crowe	Donegal
2010-7523	Ringgold School vs. Jones	Donora
2018-1728	JPMorgan vs. Sullenberger	East Bethlehem
2018-1926	Deutsche vs. Donkers and Jones	Ellsworth
2019-3088	Wells Fargo vs. Leech.....	Monongahela
2018-609	JPMorgan vs. Leoni and Lacerenza	New Eagle
2019-1988	MidFirst vs. McKlveen	North Charleroi
2019-1344	US Bank vs. Dobbin.....	North Franklin
2019-896	HSBC vs. Walters	North Strabane
2019-3101	21st Mortgage vs. Brackman, Ceyrolles	Robinson
2018-5754	Nationstar vs. Burnette.....	Somerset
2019-2442	Nationstar vs. Schettler	Union
2019-1597	Bank of America vs. Baker	Washington
2019-2543	Nationstar vs. Chatman	Washington
2016-3358	Washington School Dist. vs. Phillips	Washington
2017-4014	City of Washington vs. Garrett	Washington
2019-500	PA State Employee CU vs. Zimcosky ...	West Brownsville
2019-2977	PNC Bank vs. Nuckels.....	West Brownsville

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, DECEMBER 6, 2019** at **10:00 o'clock a.m.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

CONDITIONS OF SALE

Ten (10%) percent of purchase bid (but not less than the Sheriff's costs), shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER on the **day of the sale** and the balance on or before **WEDNESDAY, DECEMBER 11, 2019, 2019** at **4:00 o'clock p.m.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on Wednesday following the date of sale, the property will again be put up for sale on **FRIDAY, DECEMBER 13, 2019, 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 30 (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 at the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

2018-2622
ALLENPORT

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2018-2622 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 DECEMBER 6, 2019:

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs

DONNA M. CONAWAY

JUDGEMENT: \$102,847.55

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

7 WALNUT STREET, ALLENPORT,
PA 15412

Tax #: 010-022-00-05-0001-00 & 010-
022-00-05-0002-00 (2)

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 F. Romano
Sheriff, Washington County

2018-2856
BURGETTSTOWN
SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2018-2856 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
DECEMBER 6, 2019:

NEW PENN FINANCIAL LLC d/b/a
SHELLPOINT MORTGAGE
SERVICING

vs
UNKNOWN HEIRS, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest from or
under JOAN GREENSLATE,
DECEASED, ET AL

JUDGEMENT: \$50,895.82

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

8 HILLCREST AVENUE f/k/a
28 CHURCH STREET,
BURGETTSTOWN, PA 15021

Tax #: 070-013-00-01-0006-00

Improvements: Residential Dwelling

Attorney: SHAPIRO & DENARDO,
LLC, (610) 278-6800

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 F. Romano
Sheriff, Washington County

2019-177
CANTON

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-177 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
DECEMBER 6, 2019:

BAYVIEW LOAN SERVICING, LLC
vs

THE UNKNOWN HEIRS OF VERNON
COOK, DECEASED AND RAYMOND
COOK, Solely in His Capacity as Heir of
VERNON COOK, DECEASED

JUDGEMENT: \$69,186.95

The Commonwealth of Pennsylvania,
Washington County, Canton Township;

73 CALDWELL AVENUE,
WASHINGTON, PA 15301

Tax #: 120-011-06-02-0003-00

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 F. Romano
Sheriff, Washington County

2019-2557
CANTON

2019-2716
CANTON

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-2557 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
DECEMBER 6, 2019:

WELLS FARGO BANK, N.A.
vs

CURRIE L. DORISH AND
CHRISTOPHER A. MUMPER a/k/a
CHRISTOPHER MUMPER

JUDGEMENT: \$56,880.95

The Commonwealth of Pennsylvania,
Washington County, Canton Township;

2180 JEFFERSON AVENUE,
WASHINGTON, PA 15301

Tax #: 120-009-04-01-0027-00

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 F. Romano
Sheriff, Washington County

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-2716 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
DECEMBER 6, 2019:

WELLS FARGO BANK, N.A.
vs

JASON DEWAYNE CHRISTOPHER
a/k/a JASON D. CHRISTOPHER, in His
Capacity as Executor and Devisee of the
Estate of MAXINE H. CHRISTOPHER
a/k/a MAXINE HAGAR
CHRISTOPHER

JUDGEMENT: \$168,614.82

The Commonwealth of Pennsylvania,
Washington County, Canton Township;

134 CHARLES STREET,
WASHINGTON, PA 15301

Tax #: 120-011-13-03-0002-01

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 F. Romano
Sheriff, Washington County

2019-1886
CARROLL

SHERIFF’S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-1886 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
DECEMBER 6, 2019:

PNC BANK, N.A.
vs
NANCY E. BALL AND WILLIAM A.
BALL, SR. AKA WILLIAM A. BALL

JUDGEMENT: \$93,414.22

The Commonwealth of Pennsylvania,
Washington County, Carroll Township;

59 PEARL ALY, MONONGAHELA, PA
15063

Tax #: 130-009-00-00-0005-02

Improvements: Residential Dwelling

Attorney: MANLEY DEAS
KOCHALSKI LLC, 614-220-5611

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 F. Romano
Sheriff, Washington County

2011-7581
CENTERVILLE

SHERIFF’S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2011-7581 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
DECEMBER 6, 2019:

LSF9 MASTER PARTICIPATION
TRUST
vs
KATHRYN A. RALEY

JUDGEMENT: \$55,984.74

The Commonwealth of Pennsylvania,
Washington County, Centerville
Borough;

133 HANCOCK ROAD,
BROWNSVILLE, PA 15417

Tax #: 156-061-00-00-0010-00

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 F. Romano
Sheriff, Washington County

2019-3429
CHARTIERS

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-3429 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
DECEMBER 6, 2019:

DITECH FINANCIAL LLC
vs
RAYMOND T. PAVER

JUDGEMENT: \$94,454.47

The Commonwealth of Pennsylvania,
Washington County, Chartiers Township;

502 REGENT STREET, HOUSTON, PA
15342

Tax #: 170-016-01-04-0011-01, 170-016-
01-04-0013-00 & 170-016-01-04-0011-02
(3)

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 F. Romano
Sheriff, Washington County

2018-6675
CHARTIERS

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2018-6675 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
DECEMBER 6, 2019:

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

vs
IDA MAE WISE a/k/a IDA M. WISE

JUDGEMENT: \$120,450.88

The Commonwealth of Pennsylvania,
Washington County, Chartiers
Township;

614 OLD HICKORY RIDGE ROAD,
WASHINGTON, PA 15301

Tax #: 170-012-00-00-0010-00 & 170-
012-00-00-0009-02 (2)

Improvements: Residential Dwelling

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

A schedule of distribution will be filed
by the Sheriff not more than thirty days
after the sale, and distribution will be
made in accordance with the schedule
unless exceptions are filed within ten
days after the filing of the schedule.

Samuel F. Romano
Sheriff, Washington County

2019-821
COKEBURG

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-821 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
DECEMBER 6, 2019:

PENNYMAC LOAN SERVICES LLC
vs
RODNEY HOLUB A/K/A RODNEY
HOLUB, JR. A/K/A RODNEY D.
HOLUB A/K/A RODNEY D. HOLUB,
JR.

JUDGEMENT: \$94,609.40

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

111 WASHINGTON STREET,
COKEBURG, PA 15324

Tax #: 200-007-00-05-0009-00

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC,
(215) 942-2090

A schedule of distribution will be filed by
the Sheriff not more than thirty days after
the sale, and distribution will be made in
accordance with the schedule unless
exceptions are filed within ten days after
the filing of the schedule.

Samuel F. Romano
Sheriff, Washington County

2019-1468
DONEGAL

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-1468 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
DECEMBER 6, 2019:

PENNSYLVANIA HOUSING
FINANCE AGENCY
vs
SARAH B. BUDNER AND NATHAN
RUMBAUGH

JUDGEMENT: \$100,262.02

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

151 MAIN STREET, WEST
ALEXANDER, PA 15376

Tax #: 230-031-00-00-0001-00

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 F. Romano
Sheriff, Washington County

2019-3028
DONEGAL

2010-7523
DONORA

SHERIFF'S SALE

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-3028 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
DECEMBER 6, 2019:

HSBC BANK USA
vs
TERRIS L. CROWE

JUDGEMENT: \$85,906.21

The Commonwealth of Pennsylvania,
Washington County, Donegal Township;

9 REYNOLDS LANE, WEST
ALEXANDER, PA 15376

Tax #: 230-004-00-00-0029-01

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 F. Romano
Sheriff, Washington County

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2010-7523 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 DECEMBER
6, 2019:

RINGGOLD SCHOOL DISTRICT
vs
GERTRUDE L. JONES

JUDGEMENT: \$1,659.92

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

406 ST NICHOLAS DRIVE,
DONORA, PA 15033

Tax #: 240-045-05-03-0035-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (800) 561-7989

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 F. Romano
Sheriff, Washington County

2018-1728
EAST BETHLEHEM

SHERIFF’S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2018-1728 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
DECEMBER 6, 2019:

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
vs
DUAINE SULLENBERGER a/k/a
DUAINE SULLENBURGER AND
TONYA SULLENBERGER a/k/a
TONYA R. SULLENBURGER

JUDGEMENT: \$67,350.30

The Commonwealth of Pennsylvania,
Washington County, East Bethlehem
Township;

101 MORTON STREET, MILLSBORO,
PA 15348

Tax #: 260-006-00-03-0005-00

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 F. Romano
Sheriff, Washington County

2018-1926
ELLSWORTH

SHERIFF’S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2018-1926 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 DECEMBER
6, 2019:

DEUTSCHE BANK NATIONAL
TRUST COMPANY
vs
DEANNE R. DONKERS AND JAMES
R. JONES

JUDGEMENT: \$75,315.37

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

49 S MAIN STREET, ELLSWORTH,
PA 15331

Tax #: 310-017-00-01-0011-00

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 F. Romano
Sheriff, Washington County

2019-3088
MONONGAHELA

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-3088 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
DECEMBER 6, 2019:

WELLS FARGO BANK, N.A.
vs
DARRIN L. LEECH a/k/a DARRIN
LEECH

JUDGEMENT: \$21,839.01

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

783 EAST MAIN STREET,
MONONGAHELA, PA 15063

Tax #: 420-001-00-00-0013-00

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 F. Romano
Sheriff, Washington County

2018-609
NEW EAGLE

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2018-609 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 DECEMBER
6, 2019:

JPMORGAN CHASE BANK, N.A.
vs
NICHOLAS A. LEONI, LAUREN
LEONI & THOMAS A.
LACERENZA, SR.

JUDGEMENT: \$117,925.25

The Commonwealth of Pennsylvania,
Washington County, New Eagle
Borough;

120 UNION STREET, NEW EAGLE,
PA 15067

Tax #: 480-013-00-02-0028-00

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 F. Romano
Sheriff, Washington County

2019-1988
NORTH CHARLEROI

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-1988 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
DECEMBER 6, 2019:

MIDFIRST BANK
vs
COREY R. McKLVEEN

JUDGEMENT: \$74,135.91

The Commonwealth of Pennsylvania,
Washington County, Borough of North
Charleroi;

439 HIGHLAND AVENUE, NORTH
CHARLEROI, PA 15022

Tax #: 500-001-00-03-0018-00 & 500-
001-00-03-0017-00 (2)

Improvements: Residential Dwelling

Attorney: MANLEY DEAS
KOCHALSKI LLC, 614-220-5611

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 F. Romano
Sheriff, Washington County

2019-1344
NORTH FRANKLIN

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-1344 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 DECEMBER
6, 2019:

U.S. BANK, N.A.
vs
FRANCIS J. DOBBIN III, TAMARA
L. DOBBIN & THE UNITED STATES
OF AMERICA, c/o the U.S. Attorney
for the Western District of
Pennsylvania

JUDGEMENT: \$200,141.74

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

1761 WEST CHESTNUT STREET,
WASHINGTON, PA 15301

Tax #: 120-012-05-02-0014-00

Improvements: Residential Dwelling

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

A schedule of distribution will be filed by
the Sheriff not more than thirty days
after the sale, and distribution will be
made in accordance with the schedule
unless exceptions are filed within ten
days after the filing of the schedule.

Samuel F. Romano
Sheriff, Washington County

2019-896
NORTH STRABANE

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-896 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
DECEMBER 6, 2019:

HSBC BANK USA

vs

JAMES H. WALTERS AND ROBYN L.
WALTERS

JUDGEMENT: \$244,050.06

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

311 FIELDBROOK DRIVE,
WASHINGTON, PA 15301

Tax #: 520-011-08-00-0026-00

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 F. Romano
Sheriff, Washington County

WCR Vol 100 Issues 16,17,18

2019-3101
ROBINSON

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-3101 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 DECEMBER
6, 2019:

21ST MORTGAGE CORPORATION

vs

BOYCE BRACKMAN AND
SHIRLEY M. CEYROLLES, n/k/a
SHIRLEY M. BRACKMAN

JUDGEMENT: \$89,511.18

The Commonwealth of Pennsylvania,
Washington County, Robinson
Township;

9 FIELDCREST DRIVE,
MCDONALD, PA 15057

Tax #: 550-017-00-00-0025-04

Improvements: Residential Dwelling

Attorney: GROSS McGINLEY, LLP,
(610) 820-5450

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 F. Romano
Sheriff, Washington County

WCR Vol 100 Issues 16,17,18

2018-5754
SOMERSET

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2018-5754 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
DECEMBER 6, 2019:

NATIONSTAR MORTGAGE, LLC
D/B/A Champion Mortgage Company
vs
SHERRI BURNETTE, In Her Capacity
as Heir of LOIS POWELL A/K/A LOIS
E. POWELL, DECEASED, ET AL

JUDGEMENT: \$70,196.85

The Commonwealth of Pennsylvania,
Washington County, Somerset Township;

84 VALLEY ROAD, EIGHTY FOUR,
PA 15330

Tax #: 580-001-01-01-0023-00

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 F. Romano
Sheriff, Washington County

2019-2442
UNION

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-2442 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 DECEMBER
6, 2019:

NATIONSTAR MORTGAGE, LLC
D/B/A MR. COOPER
vs
JAMES E. SCHETTLER

JUDGEMENT: \$183,288.06

The Commonwealth of Pennsylvania,
Washington County, Union Township;

5202 LEW STREET, FINLEYVILLE,
PA 15332

Tax #: 640-003-07-02-0019-00

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 F. Romano
Sheriff, Washington County

2019-1597
WASHINGTON
SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-1597 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
DECEMBER 6, 2019:

BANK OF AMERICA, N.A.
vs
JUSTIN E. BAKER, Known Heir of
DENNIS EDWARD BAKER,
DECEASED, ET AL.

JUDGEMENT: \$39,053.87

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

755 ADDISON STREET,
WASHINGTON, PA 15301

Tax #: 780-012-00-01-0027-00

Improvements: Residential Dwelling

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

A schedule of distribution will be filed by
the Sheriff not more than thirty days after
the sale, and distribution will be made in
accordance with the schedule unless
exceptions are filed within ten days after
the filing of the schedule.

Samuel F. Romano
Sheriff, Washington County

WCR Vol 100 Issues 16,17,18

2019-2543
WASHINGTON
SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-2543 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 DECEMBER
6, 2019:

NATIONSTAR MORTGAGE, LLC
d/b/a MR. COOPER
vs
KIMBERLY A. CHATMAN a/k/a
KIMBERLY CHATMAN, Individually
and as Administratrix of the Estate of
ANNA L. CHATMAN, Deceased

JUDGEMENT: \$113,399.25

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

244 BURTON AVENUE,
WASHINGTON, PA 15301

Tax #: 760-018-00-02-0024-00

Improvements: Residential Dwelling

Attorney: SHAPIRO & DENARDO,
LLC, (610) 278-6800

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 F. Romano
Sheriff, Washington County

WCR Vol 100 Issues 16,17,18

2016-3358
WASHINGTON

SHERIFF’S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2016-3358 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
DECEMBER 6, 2019:

WASHINGTON SCHOOL DISTRICT
vs
JAIMEE STUCHELL PHILLIPS

JUDGEMENT: \$1,873.59

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

380 ALLISON AVENUE,
WASHINGTON, PA 15301

Tax #: 770-002-00-03-0021-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (800) 561-7989

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 F. Romano
Sheriff, Washington County

2017-4014
WASHINGTON

SHERIFF’S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2017-4014 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
DECEMBER 6, 2019:

CITY OF WASHINGTON
Vs
BRADLEY G. GARRETT AND JUDITH
A. GARRETT

JUDGEMENT: \$1,896.77

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

750 E MAIDEN STREET
WASHINGTON, PA 15301

Tax #: 750-033-00-00-0005-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (800) 561-7989

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 F. Romano
Sheriff, Washington County

2019-500
WEST BROWNSVILLE

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-500 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
DECEMBER 6, 2019:

PENNSYLVANIA STATE
EMPLOYEES CREDIT UNION

vs

KEITH ZIMCOSKY, PAUL BRYAN
ZIMCOSKY, AND LISA WELD, In their
capacity as Known Heirs of PAUL B.
ZIMCOSKY and all UNKNOWN HEIRS
OF PAUL B. ZIMCOSKY

JUDGEMENT: \$26,996.22

The Commonwealth of Pennsylvania,
Washington County, Borough of West
Brownsville;

605 MONROE AVENUE,
BROWNSVILLE, PA 15417

Tax #: 675-021-00-02-0009-00 & 675-021
-00-02-0008-00 (2)

Improvements: Residential Dwelling

Attorney: WELTMAN WEINBERG &
REIS CO., LPA, (412) 434-7955

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 F. Romano
Sheriff, Washington County

2019-2977
WEST BROWNSVILLE

SHERIFF'S SALE

WRIT OF EXECUTION —
MORTGAGE FORECLOSURE
2019-2977 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
DECEMBER 6, 2019:

PNC BANK, NATIONAL
ASSOCIATION

vs

BRADLEY J. NUCKELS AND SOPHIA
M. NUCKELS

JUDGEMENT: \$45,002.58

The Commonwealth of Pennsylvania,
Washington County, Borough of West
Brownsville;

344 MAIN STREET, BROWNSVILLE,
PA 15417

Tax #: 670-005-00-02-0006-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS
KOCHALSKI LLC, 614-220-5611

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 F. Romano
Sheriff, Washington County

WCR Vol 100 Issues 16,17,18

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