

WASHINGTON COUNTY REPORTS

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

VOL. 100

THURSDAY, NOVEMBER 14, 2019

No. 17



*Serving the
Legal Community
of Washington County*

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

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

ESTATE NOTICES**FIRST PUBLICATION****MARTIN, OLIVE**

Late of Washington,
Washington Co., PA
File No. 63-19-1310

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: Barry A. Martin, 144 Yorktown Dr., Lawrence, PA 15055

Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

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MCCOY, CYNTHIA ANN

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: John McCoy, 1909 Jefferson Ave., Washington, PA 15301

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

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NOGA, JAMES E.

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

Administrator: James E. Noga, Jr., P.O. Box 911, Langeloth, PA 15054

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

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PHILLIPS, MABEL AGNES

a/k/a MABEL A. PHILLIPS
Late of Chartiers Township,
Washington Co., PA
File No. 63-19-1193

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

Administrator, CTA: J. Lynn DeHaven
c/o Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 100 Issues 17,18,19

SMITH, GENENIEVE CLAIR

Late of Hanover Township,
Washington Co., PA
File No. 63-19-1325

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: Dennis Singer, 80 Miller

Airport Rd., Burgettstown, PA 15021
Attorney: Timothy R. Berggren, Esq.,
 Law Offices of Timothy R. Berggren,
 Esq., 22 E. Beau St., Washington, PA
 15301

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WILLIAMS, ROBERT G.

a/k/a ROBERT GERALD WILLIAMS
 Late of Chartiers,
 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: Robyn Dianne Toland; 73 Beham Ridge Road, W. Alexander, PA 15376; Robert Gerald Williams, II; 539 Arden Rd., Washington, PA 15301,
Attorney: Richard C. Mudrick, 300 Fallowfield Ave., Charleroi, PA 15022

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SECOND 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

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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

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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 attor-

ney, 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

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MCAFFEE, 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 Waynesburg Road, Washington, PA 15301

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

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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 Fairway Dr., Washington, PA 15301

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

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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 attorney, 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

THIRD 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 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: 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 Con-
stitution Blvd., New Brighton, PA 15066

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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

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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

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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

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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.,
Burggettstown, PA 15021

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

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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

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TRUST NOTICES

THE ARLENE K. McKELVEY LIVING TRUST

Dated December 9, 2002

Late of: South Strabane Township, Washington County, Pennsylvania, deceased

Notice is hereby given to all persons having claims against the same to present them for payment, duly authenticated; and to those indebted hereto, to make immediate payment to:

Cary D. Jones, Successor Trustee
6 S. Main St.—Ste. 600
Washington, PA 15301

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NOTICE OF TRUST ADMINISTRATION

The Co-Trustees named below give notice of the death of Juanita I. Doak, late of Jefferson Township, Washington County, Pennsylvania, who died on October 8, 2019. During her lifetime, the said Decedent established a revocable trust under Trust Instrument dated January 18, 2003, of which Duane P. Doak and Rose Ann Doak are the Co-Trustees. The Trustees request all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Rose Ann Doak
565 Cedar Grove Rd.
Burgettstown, PA 15021
Or

Duane P. Doak
214 Cedar Grove Rd.
Avella, PA 15312

Or to:

Todd A. Fuller, Esq.
Brenlove & Fuller, LLC
401 Washington Ave.
Bridgeville, PA 15017

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CORPORATION NOTICES

NOTICE is hereby given that Forever Farms Worship and Educational Center, has been incorporated under the provisions of the Nonprofit Corporation Law of 1988 for the purposes set forth in Section 501(c)(3) of the Internal Revenue Code of 1986, including, without limitation, to offer religious instruction and public worship. The Articles of Incorporation were filed in the Department of State on October 28, 2019.

Dale Woodward Gent McFate Law Firm
Solicitors

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NOTICE OF DISSOLUTION

Notice is given that Good Funeral & Cremation Service, Inc., a Pennsylvania corporation with its registered office at 2820 Washington Road, McMurray, PA 15317, is being dissolved. Good Funeral Home & Cremation Services, Inc. is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975(b) of the Pennsylvania Business Corporation Law of 1988, as amended.
Stefanie L. Pate, Esq.

Leech Tishman Fuscaldo & Lampl, LLC
525 William Penn Place, 28th Fl.
Pittsburgh, PA 15219
(412) 261-1600

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NOTICE OF DISSOLUTION

R. Damian Schorr, Esq., 1015 Irwin Drive, Pittsburgh, PA 15236. Notice is hereby given by Overend & Krill Lumber 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 Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

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FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311) that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, PA on August 9, 2019 for the conduct of business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **Maple's Store n' More** with its principal place of business at 595 Maple Ave., Washington, PA 15301.

The name and address of all persons owning or interested in said business is Karen S. Clements-Miles, 80 Humbert Lane, Washington, PA 15301.

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INCORPORATION NOTICE

Celene's Angels

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on April 3, 2019, with respect to a Business Corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation:

CELENE'S ANGELS

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REAL ESTATE NOTICE

**In The Court of Common Pleas of
Washington County
First Judicial District of Pennsylvania,
Civil Trial Division
Case No. 2019 No. 2696**

Deutsche Bank National Trust Company,
as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2003-HE1,
Plaintiff

v.

Accredited Home Lenders, Inc.,
Defendant

ORDER OF PUBLICATION

To Accredited Home Lenders, Inc.: You are hereby notified that on June 5, 2019, Plaintiff, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2003-HE1, filed a Complaint for Declaratory Judgment endorsed with a Notice to Defend, against Accredited Home Lenders, Inc. in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. 2019 No. 2696, wherein Plaintiff seeks to obtain a declaratory judgment that Accredited Home Lenders, Inc. has no further interest in the property, located at 1727 Route 481, Charleroi,

PA 15022, and that Plaintiff has full right, title, and interest in the Mortgage on this property.

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

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

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

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CLASSIFIED AD

Office Suite or single office Space available in Uptown Pittsburgh, next to PPG Arena in a secured building. Walking distance to Courts. Includes access to wi-fi and conference room. Perfect space for out of town Attorneys for satellite offices or other business professionals. Contact Phil Scolieri 412-325-4340 or pscolieri@scolierilaw.com.

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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

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:

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

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

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

2011-7581
CENTERVILLE

SHERIFF'S SALE

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

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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

WCR Vol 100 Issues 16,17,18

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

2019-1468
DONEGAL

SHERIFF'S SALE

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

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

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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

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2018-5754
SOMERSET

2019-2442
UNION

SHERIFF'S SALE

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

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

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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

2017-4014
WASHINGTON

SHERIFF'S SALE

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:

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:

WASHINGTON SCHOOL DISTRICT
vs
JAIMEE STUCHELL PHILLIPS

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

JUDGEMENT: \$1,873.59

JUDGEMENT: \$1,896.77

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

380 ALLISON AVENUE,
WASHINGTON, PA 15301

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

750 E MAIDEN STREET
WASHINGTON, PA 15301

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

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

Improvements: Residential Dwelling

Improvements: Residential Dwelling

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

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.

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the filing of the schedule.

Samuel F. Romano
Sheriff, Washington County

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