

WASHINGTON COUNTY REPORTS

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THURSDAY, MAY 21, 2020

No. 44



Serving the Legal Community of Washington County

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

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

JUDGES & COURT/MOTIONS SCHEDULE

Complete motions info during judicial emergency at www.washingtoncourts.us

Judge	Ctrm	Motions Court Schedule
Emery, Katherine (PJ)	CR#1	Tu, W, Th 9:15a Judge of the Term, Civil: 1st-15th of each month
DiSalle, John	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	CR#4	Tu, Th 9:15a. Judge of the Term, Criminal: March
Costanzo, Valarie	CR#3	Tu, Th 9:15a. Judge of the Term, Criminal: April During the judicial emergency , all motions shall be sent to the following email addresses: lori.hoag@washingtoncourts.us and jennifer.houpt@washingtoncourts.us . See website for motions format and teleconferencing info.
Lucas, Michael	CR#5	M 1:15p and Tu, W, Th 8:45a (also on Fr 8:45a when Civil Judge of the Term) Judge of the Term, Civil: 16th-end of each month
Neuman, Brandon	CR#6	Motions on Tu (pro se & attys; motions due by noon on Fri) and Wed (attys; motions due by noon on Mon) via teleconference between 9:15a to 11am. Atty motions to be emailed to law.clerk.neuman@washingtoncourts.us ; amber.ross@washingtoncourts.us ; court.crier.neuman@washingtoncourts.us NO Motions June 2, ALL motions that week on June 3 NO Motions June 23, ALL motions that week on June 24
McDonald, Traci	CR#7	W, Th 9:15a. During the declared judicial emergency, lawyers are directed to contact Daryl Holt, Judicial Secretary at daryl.holt@washingtoncourts.us with motions for scheduling, questions, or scheduling issues for Judge McDonald.

COURT CALENDARS

Upcoming Jury Trial Terms..... APRIL/MAY CANCELED, Jun 8-19, July 13-17

Orphans' Court Audits, 2020: May 21, Jul 9, Sep 24, Nov 12

Sheriff Sale Date Last Date to File w/Prothonotaryto File w/Sheriff
Jul 10, 2020Apr 24, 2020 Apr 17, 2020

WASHINGTON COUNTY REPORTS is owned & published by the Washington County Bar Association, 119 South College Street, Washington, PA 15301. Phone 724-225-6710. Fax 724-225-8345.

Washington County Reports does not edit any legal advertisement for substance or content, only for format.

Editor: Frank Arcuri, Esq. ; Assistant Editor, Kathleen L. Sabol, WCBA Executive Director

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

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Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] The Third Court of Appeals in Texas has ruled that a lawyer cannot escape a state disciplinary case based upon a federal court sanction which had sanctioned the lawyer nearly \$176,000 for making false statements about opposing counsel and \$60,500 for filing of a frivolous appeal. According to the Court, the doctrine of res judicata is inapplicable because federal courts don't have the authority to act on a state law license.; [2] According to a recent ruling of the U.S. Court of Appeals for the 5th Circuit, prosecutors in New Orleans, sued in their individual capacities, aren't entitled to dismissal of a lawsuit claiming that they issued fake subpoenas to pressure crime victims and witnesses to meet with them. According to the Court, while prosecutors are entitled to absolute immunity in their role as advocates, the actions of the prosecutors at issue were more in the nature of investigation and therefore immunity was not applicable.; [3] According to the Equal Employment Opportunity Commission, employers can require COVID-19 tests before allowing workers to enter the workplace without running afoul of the American With Disabilities Act if such tests are accurate and reliable and are job related and consistent with business necessity.; [4] The Utah Supreme Court has proposed far-reaching regulatory reforms that would broadly open up the state's legal marketplace to nonlawyers, including allowing them to own or invest law firms and which eliminate the prohibition on attorney fee sharing with nonlawyers.; [5] The U.S. Supreme Court recently held that insurers that lost money participating in the Affordable Care Act's insurance marketplace have a right to reimbursement pursuant to Section 1342 of the Act which promised the money to compensate insurers that offered unprofitable health plans during the first three years of the law. The section at issue provided that the government "shall pay" insurers that lost a certain amount of money. The amount at issue is approximated at about \$12 billion.; [6] The U.S. Supreme Court has declined to block the Trump administration's public charge rule curbing green cards and visa's for people on public benefits.; [7] A California lawyer has been charged with conspiracy to violate the Defense Production Act by selling one million KN95 respirator masks at a 50% markup. The Act makes it illegal to acquire scarce medical supplies to hoard or sell at an excessive price.

Notice to the Profession

COUNTY OF GREENE JOB VACANCY

To provide legal advice for the Greene County Children and Youth Services management and caseworkers, and to represent Greene County Children and Youth Services in Court hearings and administrative proceedings.

HOW TO APPLY: Interested internal candidates should send a resume and cover letter to the Human Resources Department. External candidates should complete an online application at www.co.greene.pa.us.

NOTICE OF JAMES ROMAN

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

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

ACCOUNTS FILED IN THE REGISTER’S OFFICE TO MAY 21, 2020 AUDIT

- | <u>NO.</u> | <u>ESTATE</u> |
|------------|---|
| 63-17-0808 | LACANN, Raymond

Accountant: ... MRA Senior Services LLC; Myra Aronson, Guardian

Attorney: Lori Capone, Esq. |
| 63-19-0681 | PANGBURN, Edith Lucille

Accountant: ... Samuel S. Pangburn, Executor

Attorney: Stephen D. Marriner, Jr., Esq. |

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AU-
DIT IS MAY 21, 2020 AT 9:30A.M., COURTROOM #2 BEFORE THE
HONORABLE JOHN F. DISALLE, JUDGE.

James Roman, Register and Ex-Officio
Clerk of the Orphans’ Court Division of the
Court of Common Pleas of
Washington County, Pennsylvania

ESTATE NOTICES**FIRST PUBLICATION****BYERS, GLENN E.**

Late of McMurray,
Washington Co., PA
File No. 63-20-0471

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: Shari L. Spochacz a/k/a Shari L. Nuebert, 450 Valleybrook Rd., McMurray, PA 15317

Attorney: Daniel J. Conway, Esq., 508 Washington Rd., Pittsburgh, PA 15228

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FRANKLIN, A. C.

Late of Finleyville,
Washington Co., PA
File No. 63-20-0486

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: Daniel Franklin, 2620 Mackinaw Ave., Pittsburgh, PA 15216

Attorney: Timothy R. Berggren, Esq., Law Offices of Timothy R. Berggren, Esq., 6 S. Main St., Ste. 210, Washington, PA 15301

WCR Vol 100 Issues 44,45,46

GREENLEE, GAYLORD WILLIAM

a/k/a GAYLORD GREENLEE

Late of Donegal 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: Douglas S. Miller, 145 Turnberry Ln., Mooresville, NC 28117

Attorney: David S. Posner, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

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LOVRE, DONNA JEAN

Late of Washington,
Washington Co., PA
File No. 63-20-0347

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

Executor: Robert Bradley, 1055 Oakbrooke Dr., Canonsburg, PA 15317

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

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MALINOWSKI, MARY

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

Executor: Edward A. Malinowski c/o

Attorney: Steven R. Wolf, Esq., Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

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MCVAY, DAVID WALLACE

a/k/a DAVID W. MCVAY

Late of East Finley,
Washington Co., PA
File No. 63-20-0476

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: Janice Ruffalo, 759 Plum Sock Rd., Prosperity, PA 15329Attorney: Michael F. Santicola, Esq., Santicola, Steele & Fedeles, PC, 722 Turnpike St., Beaver, PA 15009WCR Vol 100 Issues 44,45,46**QUATTRO, WILLIAM D.**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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Douglas T. McArthur,
191 Vista Dr., Canonsburg, PA 15317Attorney: Joseph H. Fox, Esq., 125 S. College St., Washington, PA 15301WCR Vol 100 Issues 44,45,46**SECOND PUBLICATION****GRATZ, JR., DONALD WILLIAM**Late of Washington,
Washington Co., PA
File No. 63-20-0335

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 Admin-

istrator without delay.

Administrator: Ellen Gratz, 19 Laurel Ave., Apt. 2, Washington, PA 15301WCR Vol 100 Issues 43,44,45**GREENE, JAMES**a/k/a JAMES J. GREENE
a/k/a JAMES JOSEPH GREENE
Late of Donegal 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Susan E. Greene,
12 Route 40 West,
West Alexander, PA 15376Attorney: Jeffrey P. Derrico, Esq.,
Greenlee Derrico Posa, LLC,
60 E. Beau St., Washington, PA 15301WCR Vol 100 Issues 43,44,45**HANKS, SANDRA MARIE**Late of Peters 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: E. Scott Sotler, 1031 Green Valley Rd., Alleppo, PA 15310WCR Vol 100 Issues 43,44,45**MCFARLAND, SUSAN P.**a/k/a S. PATRICIA MCFARLAND
a/k/a SUSAN PATRICIA MCFARLAND
Late of Smith Twp.,
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons 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: Ronald S. Bondo c/o

Attorney: Kurt J. Winter, Esq.,
1535 Main St., P.O. Box 53,
Burgettstown, PA 15021

_____ WCR Vol 100 Issues 43,44,45

SPROWLS, RICHARD M.

Late of Claysville,
Washington Co., PA
File No. 63-20-0472

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: Sandy K. Sprowls, 840 Route
231 N., Claysville, PA 15323

Attorney: Timothy R. Berggren, Esq.,
Law Offices of Timothy R. Berggren,
Esq., 6 S. Main St., Ste. 210, Washington,
PA 15301

_____ WCR Vol 100 Issues 43,44,45

THIRD PUBLICATION

KRUEGER, WILLIAM J.

Late of Canonsburg,
Washington Co., PA
File No. 63-20-0382

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

Administrator: Michael V. Krueger, 356
Morganza Rd., Canonsburg, PA 15317

Attorney: Emmanuel S. Anthou, Esq.,
Anthou Legal Services, LLC, 165
McClelland Rd., Canonsburg, PA 15317

_____ WCR Vol 100 Issues 42,43,44

NICOLELLA, MARGARET C.

Late of Washington,
Washington Co., PA
File No. 63-20-0450

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: Christy J. Wildman, 4070
Dividend Dr., Washington, PA 15301

Attorney: Timothy R. Berggren, Esq.,
Law Offices of Timothy R. Berggren,
Esq., 6 S. Main St., Ste. 210, Washing-
ton, PA 15301

_____ WCR Vol 100 Issues 42,43,44

PATTERSON, RAY FRANKLIN

Late of Washington,
Washington Co., PA
File No. 63-20-0315

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: Douglas Patterson, 428 Forbes
Ave., Ste. 1901, Pittsburgh, PA 15219

Attorney: Adam G. Anderson, Esq., An-
derson & Labovitz, LLC, 428 Forbes
Ave., Ste. 1901, Pittsburgh, PA 15219

_____ WCR Vol 100 Issues 42,43,44

TOTH, JOSEPH W.

Late of North Franklin 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: Douglas T. Halliday, 2000 Corporate Dr., Ste. 500, Wexford, PA 15090
Attorney: Alan Benyak, Esq., 401 Sixth St at Washington Ave., P.O. Box 1, Charleroi, PA 15022

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CORPORATION

FICTITIOUS NAME

Notice is hereby pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **Mon Valley Photo**, with its principal office or place of business at 899 Bentleyville Rd., Charleroi, PA 15022. The names and addresses of all persons and entities who are parties to the registration are: Robert Bailey, 899 Bentleyville Rd., Charleroi, PA 15022.

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MISCELLANEOUS NOTICE

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION

IN RE: KAYCIE SCHULTZ & KARTER SCHULTZ

D.O.B. 4/1/2017 & 10/15/2018

CHILDREN OF: JORDAN WEYGANDT AND KENNETH SCHULTZ

NO: 63-20-0338 & 63-20-0337

IN RE: KAMERON ANTHONY & KARSON WEYGANDT

D.O.B. 12/18/2013 & 11/30/2014

CHILDREN OF: JORDAN WEYGANDT AND ZACHARY ANTHONY

NO: 63-20-0339 & 63-20-0336

IN RE: KARSON WEYGANDT D.O.B. 11/30/2014

CHILD OF: ANY UNKNOWN FATHER

NO: 63-20-0336

Take notice that a Petition for Involuntary Termination of Parental Rights of Father, Kenneth Schultz & Mother, Jordan Weygandt, of Kaycie Schultz and Karter Schultz, and Father, Zachary Anthony & Mother Jordan Weygandt, of Kameron Anthony and Karson Weygandt, and Any Unknown Father of Karson Weygandt, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his or her parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on June 4, 2020, at 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child(ren) may be ended by the Court without your being present.

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

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

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

IN RE: POSTPONEMENT OF THE MAY 1, 2020
SHERIFF'S SALE TO JUNE 5, 2020

DOCKET NOS.: 2010-854, 2015-3498, 2017-6086, 2018-1728, 2018-2424, 2019-7,
2019-1485, 2019-3028 and 2019-4365

SERVICE ORDER

AND NOW, this 9th day of April, 2020, upon consideration of the requirements of Pa.R.C.P. 3129.3 and the postponement of the May Sheriffs Sale in the above docketed matters the following is DIRECTED:

- 1) Notice of the Postponement and the new Sale Date shall be given in accordance with Pa.R.C.P. 3129.2;
- 2) Pursuant to Pa.R.C.P. 3129.2, notice of sale in the above captioned matters shall be by handbills, written notice and publication;
- 3) The Sheriff and his deputies, being first responders and essential to public safety, **shall not personally serve the notice of sale upon the Defendants or any other interested party;**
- 4) The Plaintiff shall provide **written notice** of the sale date and shall do so in a manner reasonably calculated to inform the Defendants of the pending sale;
- 5) The Sheriff shall post notice of the June 5, 2020 sale on all properties subject to this litigation and listed for sale and shall post this Order outside the Public Meeting Room at Courthouse Square;
- 6) For the above docketed cases, the Sheriff shall contact all Plaintiffs' attorneys regarding this Order;
- 7) Plaintiffs Counsel shall provide notice of this Order to all other counsel of record and any self-represented litigant, in a manner as provided by Pa.R.C.P. 440;
- 8) The Sheriff shall publish this Order on the Washington County website under the Sheriff Department heading, and on the Sheriffs Facebook page; and
- 9) Upon request and payment of publication costs from the Plaintiff, the Sheriff shall re-publish notice of the June Sale for those properties that are the subject of the above captioned docket numbers. As required by Pa.R.C.P. 3129.2(d) such publication shall be once per week for three successive weeks in a newspaper of general circulation in Washington County and in the Washington County Legal Reports, with the first such publication occurring **before May 15, 2020.**

BY THE COURT
/s/ MICHAEL J. LUCAS, J.

BEALLSVILLE

HSBC BANK USA, NA, as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., ET AL.

vs

DENNIS F. CLINE, Individually and in His Capacity as Executor of the Estate of DOROTHY J. SHANE, ET AL.

DOCKET #: 2015-3498

JUDGEMENT: \$67,994.14

The Commonwealth of Pennsylvania, Washington County, Beallsville Borough; 3175 STATE ROUTE 2011, SCENERY HILL, PA 15360;

Tax #: 030-014-00-00-0003-01

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIAMOND & JONES, LIP, 215-563-7000

CHARTIERS

HSBC BANK USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2006-Asap6, Asset Backed Pass-Through Certificates

vs

JOEL M. HURBANЕК AND ASHELY D. HURBANЕК

DOCKET #: 2017-6086

JUDGEMENT: \$119,023.59

The Commonwealth of Pennsylvania, Washington County, Township of Chartiers; 200 BARNICKEL ROAD, MEADOW LANDS, PA 15347;

Tax #: 170-017-04-03-0021-00

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIAMOND & JONES, LIP, 215-563-7000

DONEGAL

HSBC BANK USA

vs

TERRIS L. CROWE

DOCKET #: 2019-3028

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

EAST BETHLEHEM

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs

DUAINE SULLENBERGER a/k/a DUAINE SULLENBURGER AND TONYA SULLENBERGER a/k/a TONYA R. SULLENBURGER

DOCKET #: 2018-1728

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

HANOVER

SANTANDER BANK, N.A., Formerly Known as Sovereign Bank

vs

THOMAS MICHAEL KRYNAK AND THOMAS KRYNAK

DOCKET #: 2010-854

JUDGEMENT #: \$92,673.35

In the Commonwealth of Pennsylvania,
Washington County, Hanover Township;
Address: 34 CAMPBELL ROAD a/k/a 34
CAMPBELL DRIVE, BURGETTS-
TOWN, PA 15021;

Tax #: 340-030-00-00-0023-01

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIA-
MOND & JONES, LLP, 215-563-7000

NORTH STRABANE

PENNYMAC LOAN SERVICES LLC
vs
DAVID E. NINNESS

DOCKET #: 2019-1485

JUDGEMENT: \$ 96,032.98

The Commonwealth of Pennsylvania,
Washington County, North Strabane
Township; 302 MCCLELLAND ROAD,
CANONSBURG, PA 15317;

Tax #: 520-013-01-00-0036-00

Improvements: Residential Dwelling

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

SOUTH STRABANE

WELLS FARGO BANK, NA
vs
MICHAEL R. HILDERBRAND AND
RUTH E. HILDERBRAND

DOCKET #: 2018-2424

JUDGEMENT: \$127,094.99

In the Commonwealth of Pennsylvania,
Washington County, South Strabane
Township; Address: 1193 NORTH
FRANKLIN STREET, WASHINGTON,
PA 15301;

Tax #: 600-004-10-05-0002-00

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIA-
MOND & JONES, LLP, 215-563-7000

WASHINGTON

U.S. BANK NATIONAL ASSOCIA-
TION, As Trustee for the Pennsylvania
Housing Finance Agency
vs
KIMBERLY A. DECLAIR

DOCKET #: 2019-7

JUDGEMENT: \$60,140.63

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 335 SHIRLS AVENUE,
WASHINGTON, PA 15301;

Tax #: 770-003-00-01-0010-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HAL-
LER, (717) 234-4178

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WEST BROWNSVILLE

U.S. BANK NATIONAL ASSOCIA-
TION
vs
JOHN G. SABO

DOCKET #: 2019-4365

JUDGEMENT: \$48,471.97

The Commonwealth of Pennsylvania,
Washington County, West Brownsville
Borough; 710 JACKSON AVENUE,
BROWNSVILLE, PA 15417;

Tax #: 675-021-00-05-0004-00

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIA-
MOND & JONES, LLP, 215-563-7000

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Per Court Order, the June Sheriff Sale
has been postponed to July 10, 2020.

SHERIFF'S SALE—Samuel L. 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, June 5, 2020 at 10:00 o'clock AM** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o'clock PM**. If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o'clock AM**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau St., Suite 303, Washington, PA)

Carrington Mortgage Services, LLC

vs.

Joyce L. Hartzog a/k/a Joyce Hartzog

and

Roger Lee Hartzog

Owner(s) of property situate in the **Township of Canton**, WASHINGTON County, Pennsylvania, being

458 West Wylie Avenue, Washington, PA 15301

PARCEL NO.: **120-011-11-02-0004-00**

IMPROVEMENTS THEREON: **A RESIDENTIAL DWELLING**

JUDGMENT AMOUNT: **\$51,168.51**

ATTORNEYS FOR PLAINTIFF:
Shapiro & DeNarco, LLC, King of Prussia, PA

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **C-63-2020-629**

Pennymac Loan Services, LLC

v.

John F. Washlack

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

533 Fourth Street, Marianna, PA 15345
Parcel No. 400-018-00-00-0016-00 and
400-018-00-00-0017-00

(Acreage of street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment: **\$28,007.47**

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

Parcel No. 750-033-00-00-0004-00
(Acreage or street address)

Specialized Loan Servicing LLC

Improvements thereon: **RESIDENTIAL DWELLING**

Vs.

Judgment Amount: **\$68,051.38**

David M. Riggan

Attorneys for Plaintiff

And

Phelan Hallinan Diamond & Jones. LLP

Leigh A. Riggan

WCR Vol 100 Issues 42, 43, 44

Owner(s) of property situate in the **Centerville Borough, 5th Ward, WASHINGTON** County, Pennsylvania, being

SHORT DESCRIPTION

772 Barneys Run Road, Fredericktown, PA 15333

By virtue of Writ of Execution No. 2019-2956

PARCEL NO.: **1550580000001400**

New Residential Mortgage LLC (Plaintiff) vs. Robert A. Cowden, (Defendant)

IMPROVEMENTS THEREON: **A RESIDENTIAL DWELLING**

Property Address 571 Highland Ridge Road, Marianna, PA 15345

JUDGMENT AMOUNT: **\$36,993.17**

Parcel ID. No. 660-020-00-00-0002-00

ATTORNEYS FOR PLAINTIFF: Shapiro & DeNardo, LLC, King of Prussia, PA

Improvements thereon consist of a residential dwelling

WCR Vol 100 Issues 42, 43, 44

Judgment Amount: **\$70,285.74**

SHORT DESCRIPTION

Attorney for Plaintiff:

By virtue of a Writ of Execution No. **2018-1830**

Lauren L. Schuler, Esquire Hladik, Onorato & Federman. LLP
 298 Wissahickon Avenue
 North Wales, PA 19454

Wells Fargo Bank, N.A.

v.

WCR Vol 100 Issues 42, 43, 44

Judith Ann Garrett

owner(s) of property situate in the **WASHINGTON CITY, WASHINGTON** County, Pennsylvania, being

740 East Maiden Street, Washington, PA 15301-3724

SHORT LEGAL FOR ADVERTISING

ALL THOSE lots of ground in East Bethlehem Township, Washington County, Pennsylvania, being Lots Nos. 43, 44 and 45, Original Plan of Fredericktown, and having thereon erected a dwelling house known as: 22 BANK STREET FREDERICKTOWN, PA 15333. (Exceptions and Reservations of record).

PARCEL NO. 260-013-00-02-0010-00
Reference Washington County Instrument No. 201003483

TO BE SOLD AS THE PROPERTY OF PRISCILLA L. PIPPIN AND RONALD M. PIPPIN, JR., ON JUDGMENT NO. 2013-3029

WCR Vol 100 Issues 42, 43, 44

SHORT DESCRIPTION

By virtue of Writ of Execution No. 2019-3318

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 (Plaintiff) vs. Amelia J. Jackovic, (Defendant)

Property Address 118 Oakhurst Drive, McMurray, PA 15317

Parcel I.D. No. 540-011-07-03-0008-00

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$341,040.06

Attorney for Plaintiff:
Lauren L. Schuler, Esquire
Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

WCR Vol 100 Issues 42, 43, 44

No. 2019-3472

CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA,
Plaintiff

vs.

Jenny L. Palmer a/k/a J.L. Palmer, Personal Representative of the Estate of Donna Shaughnessy a/k/a Donna F. Shaughnessy, Deceased Defendant(s)

ALL THE RIGHT, TITLE AND INTEREST OF Donna Shaughnessy, OWNERS OR REPUTED OWNERS.

ALL THAT CERTAIN lot or piece of ground situate in the 1st Ward, Borough of Centerville, Washington County, Pennsylvania.

BEING KNOWN AS: 1052 Old National Pike, Fredericktown, PA 15333

Tax Parcel No. 151-010-00-00-0042-00

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$64,771.45

Attorney for Plaintiff: Law Office of Gregory Javardian, LLC, Southampton, PA

WCR Vol 100 Issues 42, 43, 44

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA

CIVIL DIVISION

No. 2016-3794

COMMUNITY BANK, f/k/a COMMUNITY BANK, NATIONAL ASSOCIATION,
Plaintiff,

vs.

JAMES D. SMITH, JR. and KAREN M. SMITH, Individually, jointly and severally,
Defendants

LEGAL SHORT DESCRIPTION

Property situate in the City of Washington, Washington County, Pennsylvania.

117 Maple Avenue, Washington, PA 15301
Parcel Number ID: 770-030-00-03-0015-00

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$22,922.15

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

WCR Vol 100 Issues 42, 43, 44

RAS Citron, LLC- Attorneys for Plaintiff Robert Flacco, Esquire, ID No. 325024 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054 (855)225-6906 rflacco@rasnj.com Attorneys for Plaintiff

DITECH FINANCIAL LLC Plaintiff v. PATRICIA A. RICHIE; GUY D. RICHIE Defendant(s)

COURT OF COMMON PLEAS WASHINGTON COUNTY

No: 2019-4119

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF CHARLEROI, WASHINGTON COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 531 FOURTH STREET, CHARLEROI, PA 15022

BEING PARCEL NUMBER: 160-022-00-00-0050-00.

Owners of property situate in the PEIRSEL PLAN OF WEST FREDERICKTOWN, EAST BETHLEHEM TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, being

110 BLANCHE STREET, FREDERICKTOWN, PA 15333.

PARCEL No. 260-002-03-01-0011-00.

Improvements thereon: 1.5 STORY FRAME HOUSE AND GARAGE

Judgement Amount: \$17,953.00

Attorney for Plaintiff: Thomas O. Vreeland, Esquire, Bassi, Vreeland & Associates, P.C., Washington PA

WCR Vol 100 Issues 42, 43, 44

IN THE COURT OF COMMON PLEAS WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION

Docket.: C-63-CV-2019-3998

PNC Bank, National Association Plaintiff, vs.

Jeffrey Scott Savage, as Believed Heir and/or Administrator of the Estate of Mary Savage, AKA Mary V. Savage; Unknown Heirs and/or Administrators to the Estate of Mary Savage, AKA Mary V. Savage Defendants.

REAL PROPERTY SHORT DESCRIPTION (TO BE USED FOR ADVERTISING ONLY)

PNC Bank, National Association v. Jeffrey Scott Savage, as Believed Heir and/or Administrator of the Estate of Mary Savage, AKA Mary V. Savage and Unknown Heirs and/or Administrators to the Estate of Mary Savage, AKA Mary V. Savage

IMPROVEMENTS: RESIDENTIAL PROPERTY

BY: RAS Citron, LLC—Attorneys for Plaintiff
Robert Flacco, Esq. ID No. 325024

WCR Vol 100 Issues 42, 43, 44

SHORT DESCRIPTION

LNV Corporation vs. Ardell Donaldson
Barbara A. Donaldson a/k/a Barbara Donaldson
Docket No.: C-63-CV-2019-4732

ALL THAT CERTAIN piece, parcel or lot of land situate in Allenport Borough, Washington County, Pennsylvania.

TAX PARCEL No.: 010-011-00-00-0007-00

PROPERTY ADDRESS: 1797 Main Street, Allenport, PA 15412

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$58,443.92

SOLD AS THE PROPERTY OF: Ardell Donaldson and Barbara A. Donaldson a/k/a/ Barbara Donaldson

ATTORNEY'S NAME: Roger Fay, Esquire

TIME OF SALE: 10:00 AM

DATE OF SALE: June 05, 2020

SHERIFF'S NAME: Washington County Sheriff

WCR Vol 100 Issues 42, 43, 44

ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE TOWNSHIP OF SOUTH STRABANE, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE TOWNSHIP ROAD; THENCE BY A TWENTY FOOT STREET, NORTH 68 DEGREES WEST, 440.64 FEET TO A STAKE; THENCE BY LANDS OF THE GRANTORS IN SAID DEED, NORTH 22 DEGREES EAST, 100 FEET TO A STAKE; THENCE BY SAME SOUTH 68 DEGREES EAST, 430.57 FEET (THIS DISTANCE HAS BEEN ERRO-NEOUSLY STATED AS 43.57 FEET IN PRIOR DEEDS OF RECORD, BUT IS SHOWN TO BE 430.57 FEET ACCORDING TO SURVEY MADE BY JOSEPH P. YAKELIS, REGISTERED PROFESSIONAL SURVEYOR, FOR THOMAS P. BECKER AND KIMBERLY L. BECKER) FEET TO A POINT IN THE TOWNSHIP ROAD; THENCE BY SAID ROAD AND LANDS OF NANNIE POTTER, SOUTH 16 DEGREES 15 MINUTES WEST, 100.56 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: 1165 LOCUST AVENUE WASHINGTON, PA 15301

PROPERTY ID NUMBER: 600-003-09-00-0023-00

BEING THE SAME PREMISES WHICH THOMAS P BECKER AND KIMBERLY L BECKER, HUSBAND AND WIFE BY DEED DATED 8/24/2006 AND RECORDED 8/28/2006 IN THE OFFICE OF THE RECORDER OF DEES AS INSTRUMENT NO.: 200625711, GRANTED AND CONVEYED UNTO GREGG KING, UNMARRIED.

WCR Vol 100 Issues 42, 43, 44

McCABE, WEISBERG & CONWAY, LLC

MARGARET GAIRO, ESQUIRE—ID # 34419

ANDREW L. MARKOWITZ, ESQUIRE—ID # 28009

CHRISTINE L. GRAHAM, ESQUIRE—ID # 309480

ANN E. SWARTZ, ESQUIRE—ID # 201926

JOSEPH F. RIGA, ESQUIRE—ID # 57716

JOSEPH I. FOLEY, ESQUIRE—ID # 314675

LAUREN M. MOYER, ESQUIRE—ID # 320589

CHELSEA A. NIXON, ESQUIRE—ID # 324130

123 South Broad Street, Suite 1400 Philadelphia, PA 19109

(215) 790-1010

Attorneys for Plaintiff

COURT OF COMMON PLEAS WASHINGTON COUNTY

NUMBER 2019-5603

Carrington Mortgage Services, LLC Plaintiff

V.

Terry L. Martin Executrix of the Estate of Madaline Fink Martin Defendant

SHORT DESCRIPTION

All That Certain land situate in East Pike Run Township in the County of Washington, Commonwealth of Pennsylvania.

Premises: 739 Hertzog Street, California, Pennsylvania 15419

Tax I.D. #: 0800170005000400

Improvements consist of a Residential Dwelling

WCR Vol 100 Issues 42, 43, 44

SHORT DESCRIPTION

By vir ue of a Writ of Execution No. **2019-5856**

Freedom Mortgage Corporation

v.

Fredrick S. Dates

Deanna M. Dates

owner(s) of property situate in the **CANTON TOWNSHIP**, WASHINGTON County, Pennsylvania, being

626 Mckee Road, Washington, PA 15301-9366

Parcel No. 120-010-00-00-0022-04 and 120-010-00-00-0026-03

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$201,982.48**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

WCR Vol 100 Issues 42, 43, 44

ALL that certain Jot or parcel of ground situate in the Sixth Ward of the City Washington, Washington County, Pennsylvania, known and designated as Lot No. 54 in a Plan of Lots laid out by J.B. Wilson under the name of The New Locust Hill Addition, which plan is recorded in the Recorder's Office of Washington County, Pennsylvania, in Plan Book Volume 2, page 142; said lot fronts 35 feet on the westerly side of Leet Street in said Plan, and extends back of even width 140 feet to a twelve foot alley, and is bounded on the northerly side Lot No. 53 in said Plan and on the southerly side of Lot No. 55 of said Plan. Upon which lot of ground there is erected a one-story frame dwelling house.

EXCEPTING AND RESERVING the conditions, covenants, restrictions, agree-

ments as may appear in the record chain of title, including, but not limited to a right and way and easement as more fully set forth in Deed between Betty S. Lank, single, and John R. Ward and Constance J. Ward, his wife, dated January 15, 1997 and recorded January 17, 1997 in Deed Book Volume 3044, page 222.

UNDER AND SUBJECT to reservations, restrictions, easements, rights of way, etc, as the same may appear in prior instruments of record.

BEING KNOWN AS: 75 LEET STREET WASHINGTON, PA 15301

PROPERTY ID NUMBER: 760-011-00-01-0009-00

BEING THE SAME PREMISES WHICH WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WC2 BY COUNTRYWIDE HOME LOANS, INC. BY DEED DATES 10/13/2006 AND RECORDED 10/25/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 200631978, GRANTED AND CONVEYED UNTO JAMES E. MCCLELLAND AND KELLY A. MCCLELLAND

WCR Vol 100 Issues 42, 43, 44

RAS Citron, LLC- Attorneys for Plaintiff Robert Flacco, Esquire, ID No. 325024 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054 (855)225-6906 rflacco@rasnj.com Attorneys for Plaintiff

COURT OF COMMON PLEAS WASHINGTON COUNTY

No: C-63-CV-2019-7772

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

Plaintiff
v.
SUSANN E. SHINKO A/K/A SUSANN SHINKO
Defendant(s)

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF CALIFORNIA F/K/A EAST PIKE RUN TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA

BEING KNOWN AS: 719 PARK STREET CALIFORNIA, PA 15419

BEING PARCEL NUMBER: 0800180004001000

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC
Attorneys for Plaintiff
Robert Flacco, Esq. ID No. 325024
RAS Citron, LLC—Attorneys for Plaintiff

WCR Vol 100 Issues 42, 43, 44

McCABE, WEISBERG & CONWAY, LLC

MARGARET GAIRO, ESQUIRE—ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE—ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE—ID # 309480
ANN E. SWARTZ, ESQUIRE—ID # 201926
JOSEPH F. RIGA, ESQUIRE—ID # 57716
JOSEPH I. FOLEY, ESQUIRE—ID # 314675
LAUREN M. MOYER, ESQUIRE—ID # 320589
CHELSEA A. NIXON, ESQUIRE—id # 324130
123 South Broad Street, Suite 1400 Philadelphia, PA 19109

(215) 790-1010
Attorneys for Plaintiff

COURT OF COMMON PLEAS
WASHINGTON COUNTY

NUMBER 2019-7835

The Huntington National Bank
Plaintiff

v.
Angel Cox a/k/a Angel M. Cox
Defendant

SHORT DESCRIPTION

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

Premises: 418 Broad Street, Washington, Pennsylvania, 15301

Tax I.D. #: 780-005-00-02-0014-00

Improvements consist of a Residential Dwelling

WCR Vol 100 Issues 42, 43, 44

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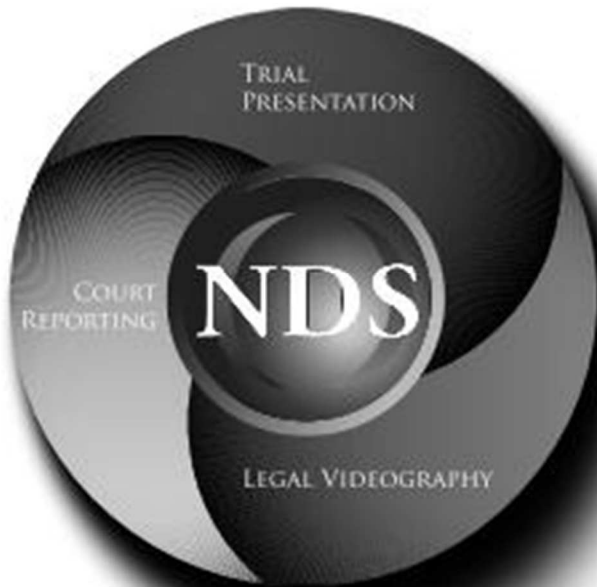
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