

# WASHINGTON COUNTY REPORTS

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## *Serving the Legal Community of Washington County*

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

**PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.**

# JUDGES & COURT/MOTIONS SCHEDULE

## Complete motions info during judicial emergency at [www.washingtoncourts.us](http://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 <b>During the judicial emergency</b> , all motions shall be sent to the following email addresses: <a href="mailto:lori.hoag@washingtoncourts.us">lori.hoag@washingtoncourts.us</a> and <a href="mailto:jennifer.houpt@washingtoncourts.us">jennifer.houpt@washingtoncourts.us</a> . 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 <a href="mailto:law.clerk.neuman@washingtoncourts.us">law.clerk.neuman@washingtoncourts.us</a> ; <a href="mailto:amber.ross@washingtoncourts.us">amber.ross@washingtoncourts.us</a> ; <a href="mailto:court.crier.neuman@washingtoncourts.us">court.crier.neuman@washingtoncourts.us</a> <b>NO Motions will not be heard on Tuesday, June 2, 2020 and will be hearing ALL motions on June 3, 2020.</b>
McDonald, Traci	CR#7	W, Th 9:15a. During the declared judicial emergency, lawyers are directed to contact Daryl Holt, Judicial Secretary at <a href="mailto:daryl.holt@washingtoncourts.us">daryl.holt@washingtoncourts.us</a> 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/Prothonotary .....to File w/Sheriff  
Jun 5, 2020.....Mar 27, 2020 ..... Mar 20, 2020  
Jul 10, 2020 .....Apr 24, 2020 ..... Apr 17, 2020

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## Obiter Dictum

From the *ABA Journal Daily Newsletter*: : [1] The U.S. Supreme Court, in an opinion authored by Justice Gorsuch, has ruled that a unanimous verdict is needed to convict a defendant of serious criminal offenses. The decision arose from a 2016 murder conviction in Louisiana which was not unanimous. Even though Louisiana subsequently amended its constitution to bar non-unanimous verdicts, such amendment was not retroactive and the defendant sought relief in the federal system.; [2] The New Jersey Supreme court has directed that a lawyer must provide proof that his wife has no access to his accounts, books or records before he can be reinstated after a three month suspension. According to the disciplinary review board, the lawyer who relied on his wife's secretarial and bookkeeping help in his law practice, was subject to suspension pursuant to a duty to oversee her activities and that the lawyer failed to do so even after problems came to light in connection with her mismanagement of the affairs of his practice. The mismanagement resulted in, among others, shortages in the lawyers' trust account as well as the making of false statements to hide transactions.; [3] The state of Missouri it the first state to file a lawsuit against China contending that its government covered up knowledge of COVID-19 and hoarded personal protective equipment. The suit alleges breach of duty, public nuisance and abnormally dangerous activities. Two law professors who spoke with Courthouse News Service gave the lawsuit little chance of success because the Chinese government has immunity from U.S. lawsuits and some U.S. lawmakers have already introduced bills to change that.; [4] A California lawyer was arrested for allegedly threatening a TV cameraman with a knife after a protest of COVID-19 restrictions and has been charged with displaying a deadly weapon and kidnaping based upon his alleged actions in forcing the cameraman to delete footage of him. Defense counsel advised the New York Post that the lawyer was not part of the protest, didn't want to be associated with it and that the criminal charges are due to a "gross misunderstanding."; [5] A federal judge in Brooklyn has filed a lawsuit contending that Allstate is trying to force him and his wife to leave the property they rented after a fire destroyed their home despite New York's moratorium on evictions.; [6] In an unanimous decision, the U.S. Supreme Court ruled that a trademark infringement plaintiff doesn't have to show willful infringement by the defendant to obtain an award of profits. According to the opinion, authored by Justice Gorsuch, the Lanham Act's wording does not support a willfulness requirement in suits for false or misleading use of trademarks.

## 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](http://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<br><br>Accountant: ... MRA Senior Services LLC; Myra Aronson, Guardian<br><br>Attorney: ..... Lori Capone, Esq.   |
| 63-19-0681 | PANGBURN, Edith Lucille<br><br>Accountant: ... Samuel S. Pangburn, Executor<br><br>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 AUDIT 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****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 Administrator without delay.

Administrator: Ellen Gratz, 19 Laurel Ave., Apt. 2, Washington, PA 15301

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**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 15376  
Attorney: Jeffrey P. Derrico, Esq.,  
Greenlee Derrico Posa, LLC,  
60 E. Beau St., Washington, PA 15301

WCR 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., Aleppo, PA 15310

WCR 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 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: 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

## **SECOND 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, Washington,  
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.

\_\_\_\_\_ WCR Vol 100 Issues 42,43,44

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

\_\_\_\_\_ WCR Vol 100 Issues 42,43,44

## **THIRD PUBLICATION**

### **BARD, LOIS C.**

a/k/a LOIS BARD  
Late of Washington,  
Washington Co., PA  
File No. 63-20-0449

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: Trudy L. Alexas c/o

Attorney: Kelly J. Dollins, Esq.,  
Yablonski, Costello & Leckie, P.C.,  
116 N. Main St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 100 Issues 41,42,43

**COLUCCI, NORMA E.**

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

Executor: David Colucci, 102 E. Russets Circle, Bridgeville, PA 15017  
Attorney: Jeffrey P. Derrico, Esq., Greenlee, Derrico & Posa, LLC, 60 E. Beau St., Washington, PA 15301

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**FEHL, RAYMOND**

a/k/a RAY FEHL  
Late of Atlasburg,  
Washington Co., PA  
File No. 63-19-1431

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: Jennifer Brezinski, PO Box 435, Hickory, PA 15340  
Attorney: Peter K. Darragh, Esq., PO Box 435, Hickory, PA 15340

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**KEARNEY, NANCY L.**

Late of South Strabane Twp.,  
Washington Co., PA  
File No. 63-20-0234

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

Executor: Richard G. Kearney,

24 Plumsock Rd., Amity, PA 15311  
Attorney: Thomas M. Butz, Esq., Smith Butz, LLC, 125 Technology Dr., Ste. 202, Bailey Ctr. I, Canonsburg, PA 15317

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**KLEMPAY, JOSEPHINE**

Late of Peters 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: Richard Klempay, 115 Himalaya Dr., Monroeville, PA 15146  
Attorney: Jessica Roberts, Esq., Neighborhood Attorneys, LLC, 8 E. Pine Ave., Washington, PA 15301

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**RICE, SAMUEL**

a/k/a Samuel O. rice  
Late of New Eagle,  
Washington Co., PA  
File No. 63-20-0438

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: Belinda Rice, 827 Maple Ave., New Eagle, PA 15067

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**RUSH, JR., BERNARD DAVID**

Late of North Strabane Twp.,  
Washington Co., PA  
File No. 63-20-0298

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: Lynn M. Rush, 12 Rush Ln., Eighty Four, PA 15330

Attorney: Charles B. Hadad, Esq., The Lynch Law Group, 375 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

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## **CORPORATION**

### Dissolution Notice

Notice is hereby given by The Fellowship Homes Association, Inc., a Pennsylvania nonprofit 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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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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**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**

**SHORT DESCRIPTION**

vs.

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

**Joyce L. Hartzog a/k/a Joyce Hartzog**

**Pennymac Loan Services, LLC**

and

v.

**Roger Lee Hartzog**

**John F. Washlack**

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

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

Pennsylvania, being

**533 Fourth Street, Marianna, PA 15345**

**458 West Wylie Avenue, Washington, PA 15301**

**Parcel No. 400-018-00-00-0016-00 and 400-018-00-00-0017-00**

(Acreage of street address)

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

Improvements thereon: **RESIDENTIAL DWELLING**

**IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING**

Judgment: **\$28,007.47**

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

**Attorneys for Plaintiff**

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

Phelan Hallinan Diamond & Jones, LLP

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**Specialized Loan Servicing LLC**

Vs.

**David M. Riffin**

**And**

**Leigh A. Riffin**

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

**772 Barneys Run Road, Fredericktown, PA 15333**

PARCEL NO.: **155058000001400**

IMPROVEMENTS THEREON: **A RESIDENTIAL DWELLING**

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

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

WCR Vol 100 Issues 42, 43, 44

**SHORT DESCRIPTION**

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

**Wells Fargo Bank, N.A.**

v.

**Judith Ann Garrett**

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

**740 East Maiden Street, Washington, PA 15301-3724**

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

Improvements thereon: **RESIDENTIAL DWELLING**

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

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones. LLP

WCR Vol 100 Issues 42, 43, 44

**SHORT DESCRIPTION**

By virtue of Writ of Execution No. 2019-2956

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

Property Address 571 Highland Ridge Road, Marianna, PA 15345

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

Improvements thereon consist of a residential dwelling

Judgment Amount: \$70,285.74

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

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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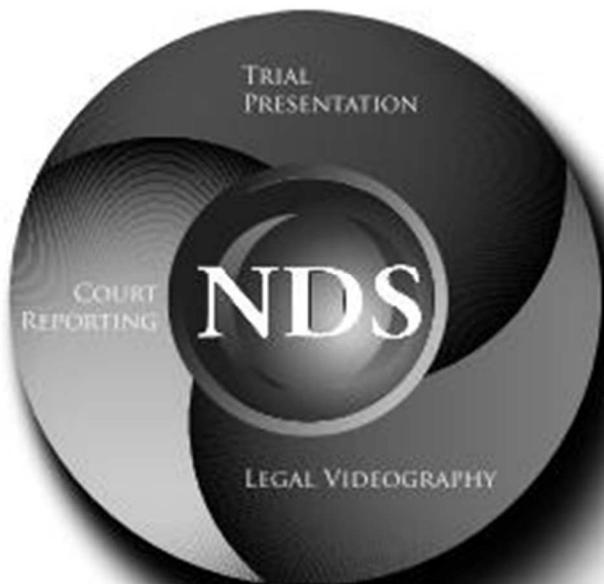
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