

# 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.

## ESTATE NOTICES

The Register of Wills has granted letters testamentary or of administration in the following estates. Notice is hereby given to all persons indebted thereto to make payment without delay and to those having claims or demands to present them for settlement to the Executors or Administrators or their attorneys.

### FIRST PUBLICATION

#### **SHEDLOCK, III, RAYMOND J.**

late of Monongahela, Washington Co., PA  
File No. 63-19-1043

Executor: Koree Shedlock, 1160 Dennis Avenue, Monessen, PA 15062

Attorney: Timothy R. Berggren, Law Offices of Timothy R. Berggren, Esq., Washington Trust Building, 6 South Main Street, Suite 210, Washington, PA 15301

#### **SLIMICK, FRANKLIN CHARLES**

late of Cecil Township,  
Washington Co., PA

Executor: James F. O'Brien, 24 Third Street, Lawrence, PA 15055

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### SECOND PUBLICATION

#### **ADAMS, DAVID**

late of North Franklin Township,  
Washington Co., PA

Executor: Robin Richard Layhue, 5 Armstrong Drive, Washington, PA 15301

Attorney: Bradley M. Bassi, BASSI VREELAND & ASSOCIATES, P.C., P.O. Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

#### **CUMER, SR., RAYMOND C.**

a/k/a RAYMOND C. CUMER A/K/A RAYMOND CUMER, SR.,  
late of Chartiers Township,  
Washington Co., PA

Executor: Raymond C. Cumer, Jr., c/o  
Attorney: Frank Arcuri, Esquire, 125 South College Street, Washington, Pennsylvania 15301

#### **CUNNINGHAM, CHARLES M.**

late of Canton Township, Washington County, Washington Co., PA

Administratrix: Pamela M. Russell c/o

Attorney: Frank C. Roney, Jr., Esq.

Edward C. Morascyzk, Esq,  
382 West Chestnut Street, Suite 102,  
Washington, PA 15301

#### **ELLISON, JR., JAMES GEYER**

a/k/a JAMES GEYER ELLISON AKA JAMES G. ELLISON AKA JAMES G. ELLISON, JR. AKA JAMES ELLISON, JR. JAMES ELLISON

late of Avella, Washington Co., PA

Executrix: Janet Sauer Hadden c/o

Attorney: Peter K. Darraugh, PO Box 435, Hickory, PA 15340

#### **ERBRECHT, SR., NORMAN L.**

a/k/a NORM ERBRECHT,

late of Peters, Washington Co., PA

Executor: Norman L. Erbrecht, Jr.,

123 Valley Road, Eighty Four, PA 15330

#### **GIBALA, ELEANOR A.**

late of Washington, Washington County, Washington Co., PA

Administratrix: Lucy M. Kuhar c/o

Attorney: Susan Foster Blank, 1634 East National Pike, Scenery Hill, Pa 15360

#### **GUALTERI, STELLA LOUISE**

a/k/a STELLA L. GUALTERI A/K/A STELLA GUALTERI,

late of Washington, Washington Co., PA

File No. 63-19-0973

Executrix: Angeline Frances Winters,  
1250 Locust Ave.,

Washington, PA 15301

Attorney: Stephanie M. Sewak,

90 W. Chestnut St., Ste. 606,  
Washington, PA 15301

#### **KOPCAK, JOAN D.**

a/k/a JOAN KOPCAK,  
late of City of Monongahela,  
Washington Co., PA

File No. 6319-1027

Executor: Paula DiSora, 912 Howard Street, Monongahela, PA 15063

Attorney: Jack L. Bergstein, 33 Colonial Drive, Monessen, PA 15062

**LESNESKI, BETTY JEAN**

late of Cecil Township,  
Washington Co., PA

Executor: Lynn Clark, 2 Pleasant Road, McDonald, PA 15057

Attorney: Loretta B. Kendall,  
364 E. Lincoln Ave.,  
McDonald, PA 15057

**LILLEY, JOANN**

late of Donegal Township, West  
Alexander, Washington Co., PA

Executors: Deborah Cottrell, James W. Lilley c/o

Attorney: Frnak C. Roney, 382 W. Chestnut Street, Suite 102, Washington, PA 15301

**LOUGHMAN, STELLA**

late of Donegal Township,  
Washington Co., PA

Administrator: George Loughman, Jr. c/o  
Attorney: Frank Arcuri, 125 South College Street, Washington, PA 15301

**PETRUSCHAK, JUDITH**

late of Donora, Washington Co., PA  
File No. 63-19-1032

Administrator: Paul Petruschak,  
P.O. Box 448, Roscoe, PA 15477

Attorney: Holly L. Deihl, Kapusta Deihl & Schweers, LLC,  
445 Fort Pitt Blvd., Ste. 500,  
Pittsburgh, PA 15219

**REDA, PATSY**

late of South Strabane Township,  
Washington Co., PA

Administrator: Joseph V. Reda, 2302 Country Place Court, Export, PA 15632

Attorney: DAVID S. POSNER,  
GOLDFARB, POSNER, BECK,  
DeHAVEN & DREWITZ,

62 East Wheeling Street, Suite 101,  
Washington, PA 15301

**RHODES, ZONA GALE**

late of West Brownsville,

Washington Co., PA

Co-Administratrices: Bobbie G. Braddock and Dawn C. Timko, c/o

Attorney: Gary J. Frankhouser, Esquire,  
Davis & Davis Law Offices,  
107 East Main Street,  
Uniontown, Pa 15401

**SETTICASE, JOHN DAVID**

a/k/a JOHN D. SETTICASE,  
late of California, Washington Co., PA  
File No. 63-19-0895

Executor: Joseph S. Setticase,  
3317 Beacon Hill Avenue,  
Pittsburgh, PA 15216

Attorney: Deborah L. Lesko, The Law & Mediation Offices of Deborah L. Lesko, P.C., 373 Vanadium Road, Pittsburgh, PA 15243

**TANNER, EDITH M.**

late of Canton Township,  
Washington Co., PA

Executrix: Deborah M. Blake, 1118 Amity Ridge Road, Amity, PA 15311

Attorney: BRADLEY M. BASSI,  
BASSI, VREELAND &  
ASSOCIATES, P.C.,  
P.O. Box 144, 111 Fallowfield Avenue,  
Charleroi, PA 15022

**WIBLE, TERRI LEE**

late of Coal Center, Washington Co., PA  
File No. 63-19-0726

Executor: Ian M. Wible, 43 W. Malden Dr., Coal Center, PA 15423

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

**WIGGINS, CLARA A.**

late of Washington, Washington Co., PA  
Executor: Frank C. Roney, Jr. c/o

Attorney: Frank C. Roney, Jr.,  
382 West Chestnut Street, Suite 102,  
Washington, PA 15301

**THIRD PUBLICATION****COSTELLO, PAUL F.**

late of Chartiers-Houston Township,  
Washington Co., PA

Executrix: Dorothy J. Costello,  
7 Myers Lane, Washington, PA 15301

**CURRY, LOUISE TERESA**

a/k/a LOUISE T. CURRY A/K/A LOU  
CURRY A/K/A LOUISE JOSEPH  
AKA LOU JOSEPH,

late of Canonsburg, Washington Co., PA

Executrix: Teresa Curry, 118 Summer  
Lane, McDonald, PA 15057

**DESMOND, JOEL EDWARD**

late of Washington, Washington Co., PA

Administratrix: Geraldine Desmond, 91  
Third Street, Washington, PA 15301

Attorney: KATHLEEN SMITH-  
DELACH, PHILLIPS, PHILLIPS,  
SMITH-DELACH, P.C., 29 E Beau  
Street, Washington, PA 15301

**DYSON, PAUL H.**

late of South Strabane Township,  
Washington Co., PA  
File No. 63-19-0942

Executors: Christee Thomas & Kelley  
Minucci, 1083 N. Main Street,  
Washington, PA 15301

Attorney: James A. Clayton, 5  
53 Center Ave., Verona, PA 15147

**FARTHING, WILLIAM KING**

a/k/a WILLIAM K. FARTHING A/K/A  
BILL FARTHING,  
late of Monongahela,  
Washington Co., PA

Executor: William Philip Farthing, 248  
Poplar Street, Monongahela, PA 15063

**FRAZIER, DOUGLAS WARD**

late of Washington, Washington Co., PA  
File No. 63-19-0795

Administrator: Kathryn M. Booth,  
137 Kales Hill Road,  
Whitney Point, NY 13862

Attorney: Martin J. Kane, HH&K, LLP,  
PO Box 5250,  
Binghamton, NY 13902-5250

**FRITCH, JOHN M.**

a/k/a JOHN MICHAEL FRITCH A/K/A  
JOHN FRITCH,

late of Donora Borough,  
Washington Co., PA  
File No. 63-19-0952

Executrix: Donna M. Pitschman,  
636 Third Street, Donora, PA 15033

Attorney: Thomas B. Kostolansky,  
617 McKean Avenue, Donora, PA  
15033

**GILPIN, DEBORAH L.**

late of East Bethlehem Township,  
Washington Co., PA

Administrator: Harry J. Gilpin,  
680 Tope Road, Sharpsburg, GA 30277

Attorney: Mark E. Ramsier, 823 Broad  
Avenue, Belle Vernon, PA 15012

**MATTY, ALBERT C.**

late of Fredricktown,  
Washington Co., PA  
File No. 63-19-0992

Executor: Jeffrey Alan Matty, 241 Maple  
Street, Slippery Rock, PA 16057

Attorney: Michael C. Bonner,  
713 Wilmington Avenue,  
New Castle, PA 16101

**ROCHER, ROSEMARIE G.**

late of McDonald, Washington Co., PA

Executor: David M. Rocher, 1417  
Reissing Road, McDonald, PA 15057

Attorney: Loretta B. Kendall,  
364 E. Lincoln Ave.,  
McDonald, PA 15057

**WIENCEK, MICHAEL A.**

late of Washington, Washington Co., PA  
File No. 63-19-0984

Administrator: Stephen S. Wienczek, 85  
Woodcliff Drive,  
Washington, PA 15301

Attorney: Clark A. Mitchell, 17 South  
College Street, Washington, PA 15301

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**MISCELLANEOUS NOTICES****PUBLIC NOTICE****IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION****IN RE: PRESLEY HARDEN,  
BIRTHDATE MARCH 11, 2017  
CHILD OF ARIEL HARDEN AND  
ANY UNKNOWN FATHER****NO. 63-19-0680**

Take notice that a Petition for Involuntary Termination of Parental Rights of mother, Ariel Harden and any Unknown Father to Presley Harden will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert their parental right should appear in Courtroom No.7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on September 19, 2019 at 10:00 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 may be ended by the Court without your being present.

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

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

**PUBLIC NOTICE**

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

IN RE: MICHAEL DINCH and  
NEVAEH DINCH

D.O.B. 01/23/2014 and 08/08/2007  
CHILD OF: DIANA McCOY

NOS: 63-19-0559 and 63-19-0560

Take notice that a Petition for Involuntary Termination of Parental Rights of Diana McCoy mother of Michael Dinch and Nevaeh Dinch will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on September 16, 2019 at 1:00 p.m.

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

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or 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.

Pam Geruschat, 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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## NAME CHANGE NOTICE

In the Court of Common Pleas of Washington County, Pennsylvania: No. 2019-4466 Term, 2019

In re: Petition of Michael James Manning, a minor filed on behalf of the parent and natural guardian Ryan K. Pryor

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 4<sup>th</sup> day of October 2019, at 9:00 A.M., as the time and Courtroom 5 of the Washington County Courthouse, Washington, PA 15301 as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

Attorney: Eric J. Randolph, Esquire  
1870A Homeville Road, P.O. Box 335  
West Mifflin, PA 15122  
Phone: (412) 466-0236

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## REAL ESTATE NOTICES

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

COURT OF COMMON PLEAS  
CIVIL DIVISION

WASHINGTON COUNTY

No. C-63-CV-2019-4046

WELLS FARGO BANK, N.A.

Plaintiff

vs.

TIMMY ROSE, in his capacity as Heir of  
LEONARD ROSE, JR, Deceased  
TRACIE WITKOWSKI, in her capacity  
as Heir of LEONARD ROSE, JR,  
Deceased

MICHAEL ROSE, in his capacity as  
Heir of LEONARD ROSE, JR, Deceased  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
LEONARD ROSE, JR, DECEASED  
Defendants

### NOTICE

To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER LEONARD ROSE, JR,  
DECEASED

You are hereby notified that on August 2, 2019, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County Pennsylvania, docketed to No. C-63-CV-2019-4046. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 148 EDWARD STREET, CALIFORNIA, PA 15419 whereupon your property would be sold by the Sheriff of WASHINGTON County.

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

### NOTICE

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

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

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

Notice to Defend:

WASHINGTON COUNTY  
SOUTHWESTERN PA LEGAL AID  
SOCIETY

14 WEST CHERRY STREET

Washington, PA 15301

Telephone (724) 225-6170

Lawyer Referral Service

Washington County Bar Association

119 South College Street

Washington, PA 15301

Telephone (724) 225-6710

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CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
WASHINGTON COUNTY  
NUMBER: 2019-1853

COMMUNITY BANK v.

v.

ALMA M. BLACKBURN

COMPLAINT IN CIVIL ACTION/  
MORTGAGE FORECLOSURE  
117 COYLE CURTAIN ROAD  
MONONGAHELA, PA 15063

TO: ALMA M. BLACKBURN

Please be advised that the above mortgaged property is in default and a Civil Action/Mortgage Foreclosure Complaint has been filed against you.

## NOTICE

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

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

IF YOU DO NOT KNOW A LAWYER, CONTACT –

Lawyer Referral Service

119 South College Street

Washington, PA 15301

Telephone Number (724) 225-6710

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

Southwestern Pennsylvania Legal Aid Society

10 West Cherry Avenue

Washington, PA 15301

Telephone Number (724) 225-6170

Thomas O. Vreeland, Esquire  
Bassi, Vreeland & Associates, P.C.

62 East Wheeling Street

Washington, PA 15301

724-228-7000

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## SHERIFF SALES

### Special Notice On Real Estate Sales Sheriff's Rule

Tax collectors, attorneys and solicitors who file tax statements, liened taxes and municipal liens against property being sold at Sheriff's Sale. Hereafter, no statements can be withdrawn or adjustments made after the property has been bid in at a certain price, therefore statements must be correct at the time of filing.

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel F. Romano, Sheriff of Washington County, Pennsylvania, on: **Friday, October 4, 2019 at 10:00 o'clock a.m.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, October 9, 2019 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment not be made on day of sale, the property will again be exposed to sale immediately, on the date aforesaid. If balance of payment not be made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, October 11, 2019 at 10:00 o'clock a.m.** At the expense and risk of the person whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room #303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the schedule of distribution will be given.

### Sheriff Sale List -- October 4, 2019 — Index

Note: Index info. excerpted from Sheriff Sale notices as provided; captions abbreviated.

<b>Sale#</b>	<b>Plaintiff v Defendant(s)</b>	<b>Property Location</b>
2018-1592 .....	Lakeview vs. Cross .....	Amwell
2019-25 .....	Bank of NY Mellon vs Combs.....	Bentleyville
2019-686 .....	First Federal Savings vs Piktel.....	California
2018-5858 .....	PNC vs Smida .....	Centerville
2017-5912 .....	Wells Fargo vs Arnold .....	Charleroi
2017-6086 .....	HSBC Bank vs Hurbank .....	Chartiers
2019-1157 .....	PA Housing vs. Strawn .....	Claysville
2018-6687 .....	Pennymac vs. Debos .....	East Washington
2019-2023 .....	Bank United vs. Shrader .....	Ellsworth
2019-1778 .....	TOWD POINT vs. Griffith .....	Monongahela
2004-6622 .....	Bank One vs. King.....	Peters
2018-5349 .....	US Bank vs. Holden.....	South Franklin
2018-6509 .....	Reverse Mortgage vs. King.....	South Franklin
2018-2424 .....	Wells Fargo vs. Hilderbrand .....	South Strabane
2018-1339 .....	Ally Bank vs. Huff.....	Union Township
2018-1486 .....	Key Bank vs. Antis .....	Township of Carroll
2019-1576 .....	Community Bank vs. McClelland.....	Washington
2019-2021 .....	Bank of America vs. Tomaselli.....	Washington

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2018-1592**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on OCTOBER 4, 2019:

LAKEVIEW LOAN SERVICING LLC  
 Plaintiff  
 v.  
 JAMES E. CROSS Defendant

WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE 2018-1592

JUDGEMENT: \$171,856.61

The Commonwealth of Pennsylvania,  
 Washington County, Amwell Township;  
 1318 BRUSH RUN ROAD, WASHINGTON,  
 PA 15301

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &  
 CONWAY, 215-790-1010

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-25**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on OCTOBER 4, 2019:

THE BANK OF NEW YORK MELLON  
 f/k/a The Bank of New York, as Trustee  
 for Tbw Mortgage-Backed  
 Trust 2007-1, Mortgage-Backed Pass-  
 Through Certificates, Series 2007-1

vs

JOSEPH L. COMBS a/k/a JOSEPH  
 COMBS and DEBRA L. COMBS a/k/a  
 DEBRA L. JANITOR a/k/a DEBRA  
 COMBS

WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE 2019-25

JUDGEMENT: \$209,121.59

The Commonwealth of Pennsylvania,  
 Washington County, Bentleyville Bor-  
 ough;

149 LUSK ROAD, BENTLEYVILLE,  
 PA 15314; 580-010-01-00-0004-00

Improvements: Residential Dwelling

Attorney: Phelan Hallinan Diamond &  
 Jones, 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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-686**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on OCTOBER 4, 2019:

FIRST FEDERAL SAVINGS & LOAN  
ASSOCIATION OF GREENE COUNTY

vs

RACHEL N. PIKTEL and  
WILLIAM PIKTEL

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE 2019-686

JUDGEMENT: \$86,061.21

The Commonwealth of Pennsylvania,  
Washington County, California Borough;  
327 Malden Drive, Coal Center, PA  
15423;

080-050-00-00-0013-00

Improvements: Residential Dwelling

Attorney: Peacock Keller, LLP, 724-222-4520

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2018-5858**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on OCTOBER 4, 2019:

PNC BANK, NATIONAL  
ASSOCIATION

vs

ANGELA DIBASILIO SMIDA, as  
Believed Heir and/or Administrator to  
the Estate of MARK E. SMIDA, JR.  
A/K/A MARK E. SMIDA, ETAL

JUDGEMENT: \$138,144.05

The Commonwealth of Pennsylvania,  
Washington County, Borough of Center-  
ville;

198 RIDGE ROAD, BROWNSVILLE,  
PA 15417

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, 614-220-5613

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2017-5912**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on OCTOBER 4, 2019:

WELLS FARGO BANK, N.A.

vs

MARLA ARNOLD A/K/A MARLA  
 ANGELIQUE ARNOLD-BLAKE A/K/A  
 MARLA ARNOLD BLAKE, In Her  
 Capacity as Administratrix and Heir of  
 the Estate of JOHN ARNOLD, ET AL

WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE 2017-5912

JUDGEMENT: \$25,670.52

The Commonwealth of Pennsylvania,  
 Washington County, Charleroi Borough;  
 137 MCKEAN AVENUE, CHARLEROI,  
 PA 15022

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIA-  
 MOND & 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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2017-6086**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on OCTOBER 4, 2019:

HSBC BANK USA, NA., 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. HURBANEK AND  
 ASHELY D. HURBANEK

WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE 2017-6086

JUDGEMENT: \$119,023.59

The Commonwealth of Pennsylvania,  
 Washington County, Township of Chart-  
 iers;

200 BARNICKEL ROAD, MEADOW  
 LANDS, PA 15347

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIA-  
 MOND & 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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-1157**

filed in COMMON PLEAS of Washing-  
ton County. There will be exposed at  
Sheriff Sale in the Courthouse Square  
Building, Room 104, 100 West Beau  
Street, Washington, PA 15301, Washing-  
ton County, at 10:00 AM. on OCTOBER  
4, 2019:

PENNSYLVANIA HOUSING  
FINANCE AGENCY  
vs  
ELIZABETH A. STRAWN

WRIT OF EXECUTION — MORT-  
GAGE FORECLOSURE 2019-1157

JUDGEMENT: \$101,042.24

The Commonwealth of Pennsylvania,  
Washington County, Claysville Borough;  
147 CHURCH STREET, CLAYSVILLE,  
PA 15323;

180-004-00-01-0013-00

Improvements: Residential Dwelling

Attorney: Vittl Law Group, Inc., 412-281  
-1725

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 scheduled unless  
exceptions are filed within ten days after  
the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2018-6687**

filed in COMMON PLEAS of Washing-  
ton County. There will be exposed at  
Sheriff Sale in the Courthouse Square  
Building, Room 104, 100 West Beau  
Street, Washington, PA 15301, Washing-  
ton County, at 10:00 AM. on OCTOBER  
4, 2019:

PENNYMAC LOAN SERVICES LLC  
vs  
BRUCE W. DEBOS AND  
KATHERINE A. DEBOS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE 2018-6687

JUDGEMENT: \$185,494.89

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

18 MORGAN AVENUE, WASHING-  
TON, PA 15301

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIA-  
MOND & 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 scheduled  
unless exceptions are filed within ten  
days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-2023**

filed in COMMON PLEAS of Washing-  
ton County. There will be exposed at  
Sheriff Sale in the Courthouse Square  
Building, Room 104, 100 West Beau  
Street, Washington, PA 15301, Washing-  
ton County, at 10:00 AM. on OCTOBER  
4, 2019:

BANK UNITED, NA.  
vs  
DEANA L. SHRADER AND  
JACK A. WRIGHT

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE 2019-2023

JUDGEMENT: \$203,093.02

The Commonwealth of Pennsylvania,  
Washington County, Borough of Ells-  
worth;

7 LINDEN STREET, ELLSWORTH, PA  
15331

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE &  
ASSOCIATES, LLC, 215-886-8790

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 scheduled unless  
exceptions are filed within ten days after  
the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-1778**

filed in COMMON PLEAS of Washing-  
ton County. There will be exposed at  
Sheriff Sale in the Courthouse Square  
Building, Room 104, 100 West Beau  
Street, Washington, PA 15301, Washing-  
ton County, at 10:00 AM. On OCTO-  
BER 4, 2019:

TOWD POINT MORTGAGE TRUST  
2016-4, U.S. Bank National Association  
as Indenture Trustee c/o Select  
Portfolio Servicing, Inc.

vs  
ROBERT W. GRIFFITH

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE 2019-1778

JUDGEMENT: \$38,967.72

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

(3 parcels: 430-023-00-00-0019-00, 430-  
023-00-00-0018-00, 430-023-00-00-0020  
-00) a/k/a 36 DAKOTA STREET, MO-  
NONGAHELA, PA 15063

Improvements: None

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 scheduled  
unless exceptions are filed within ten  
days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2004-6622**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. On OCTOBER 4, 2019:

BANK ONE, NATIONAL  
ASSOCIATION, AS TRUSTEE  
vs  
RHONDA KING

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE 2004-6622

JUDGEMENT: \$185,209.48

The Commonwealth of Pennsylvania,  
Washington County, Peters Township;  
201 TEEPEE DRIVE, MCMURRAY,  
PA 15317

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2018-5349**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. On OCTOBER 4, 2019:

U.S. BANK NATIONAL ASSOCIA-  
TION, Successor Trustee to Bank of  
America N.A. As Successor Trustee to  
LaSalle Bank N.A. as Trustee for the  
Holders of the First Franklin Mortgage  
Loan Trust, Mortgage Loan  
Asset-Backed Certificates,  
Series 2006-FF18

vs

JAMES HOLDEN a/k/a JAMES C.  
HOLDEN AND THE UNITED STATES  
OF AMERICA c/o the U.S. Attorney for  
the Western District of Pennsylvania

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE 2018-5349

JUDGEMENT: \$68,310.69

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

1090 S BRIDGE ROAD, PROSPERITY,  
PA 15329

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2018-6509**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. On OCTOBER 4, 2019:

REVERSE MORTGAGE  
 SOLUTIONS INC.

vs

RUSSELL KING, JR., In His Capacity as Heir of RUSSELL A. KING; WENDY SKORONSKI, In Her Capacity as Heir of RUSSELL A. KING; AND UNKNOWN HEIRS, ET AL

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-6509

JUDGEMENT: \$81,617.81

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

580 ALAMAE LAKES ROAD, WASHINGTON, PA 15301

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2018-2424**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. On OCTOBER 4, 2019:

WELLS FARGO BANK, NA.

vs

MICHAEL R. HILDERBRAND AND  
 RUTH E. HILDERBRAND

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-2424

JUDGEMENT: \$127,094.99

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

1193 NORTH FRANKLIN STREET, WASHINGTON, PA 15301

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2018-1339**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. On OCTOBER 4, 2019:

ALLY BANK  
 vs  
 GARY D. HUFF

WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE 2018-1339

JUDGEMENT: \$58,483.48

The Commonwealth of Pennsylvania,  
 Washington County, Union Township;  
 61 CARDOX ROAD, FINLEYVILLE,  
 PA 15332

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2018-1486**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. On OCTOBER 4, 2019:

KEY BANK, N.A., s/b/m to  
 First Niagara Bank, NA.  
 vs  
 DONNA ANTIS

WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE 2018-1486

JUDGEMENT: \$79,988.68

The Commonwealth of Pennsylvania,  
 Washington County, Union Township;  
 3519 ORCHARD AVENUE, FINLEYVILLE, PA 15332

Improvements: Single Family Dwelling

Attorney: GRIM, BIEHN & THATCHER, 215-257-6811

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-1576**

filed in COMMON PLEAS of Washing-  
ton County. There will be exposed at  
Sheriff Sale in the Courthouse Square  
Building, Room 104, 100 West Beau  
Street, Washington, PA 15301, Washing-  
ton County, at 10:00 AM. On OCTOBER  
4, 2019:

**COMMUNITY BANK**

vs

**JAMES E. McCLELLAND AND  
KELLY A. MCCLELLAND**

**WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE 2019-1576**

**JUDGEMENT: \$23,029.49**

The Commonwealth of Pennsylvania,  
Washington County, 8th Ward City of  
Washington;

**636 ADDISON STREET, WASHING-  
TON, PA 15301**

Improvements: 2-story frame house and  
garage

Attorney: **BASSI, VREELAND &  
ASSOCIATES, P.C., 724-228-7000**

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 scheduled unless  
exceptions are filed within ten days after  
the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-2021**

filed in COMMON PLEAS of Washing-  
ton County. There will be exposed at  
Sheriff Sale in the Courthouse Square  
Building, Room 104, 100 West Beau  
Street, Washington, PA 15301, Washing-  
ton County, at 10:00 AM. On OCTO-  
BER 4, 2019:

**BANK OF AMERICA, N.A.**

vs

**CHARLES TOMASELLI AND  
KATHLEEN TOMASELLI**

**WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE 2019-2021**

**JUDGEMENT: \$28,270.38**

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

**276 LOCUST AVENUE, WASHING-  
TON, PA 15301**

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 scheduled  
unless exceptions are filed within ten  
days after the filing of the schedule.

Sheriff's Office, Washington PA  
Samuel L. Romano