

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

CORAZZI, MARY, late of Fredricktown, Washington Co., PA; Executrix: Maria Oviol nka Coffman, 2 Millsboro Avenue, Fredricktown PA 15333; Attorney: Bradley M. Bassi, Bassi Vreeland & Associates P.C., POB 144, 111 Fallowfield Avenue, Charleroi PA 15022

CURTIS, BETTY, a/k/a **BETTY ANN CURTIS** a/k/a **BETTY A. CURTIS**, late of McDonald, Washington Co., PA; Administrator: Maryann McLaughlin, 745 Old Mill Creek Road, Hookstown PA 15050; Attorney: Jeffrey P. Derrico, Greenlee, Derrico Posa LLC, 122 South McDonald Street, McDonald PA 15057

DICKS, NORMA J. a/k/a **NORMA JEAN DICKS**, late of Washington, Washington Co., PA; Administratrix: Janice Marie Messmer, 256 Cortez Drive, Washington PA 15301

DUDICK, PAUL, late of Charleroi Borough, Washington Co., PA; Executor: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi PA 15022; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi PA 15022

DUNN, JOSEPH H., late of North Strabane Township, Washington Co., PA; Executor: William H. Knestrick, 8 East Pine Avenue, Washington PA 15301; Attorney: William H. Knestrick, Neighborhood Attorneys LLC, 8 East Pine Avenue, Washington PA 15301

HERBST, JOHN A., late of Mt. Pleasant Township, Washington Co., PA; Executrix: Patricia Steiminger, 71 Walnut Road, McDonald PA 15057; Attorney: Eva H. Ahern, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

KELLER, CHARLES C., late of Chartiers Township, Washington Co., PA; Executrix: Patricia Robin DeHainaut, 244 Parker Drive, Pittsburgh PA 15216; Attorney: Susan Mondik Key, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

LASALVIA, ANNE E., late of Washington, Washington Co., PA; Administratrix: Deidre M. Staso, 3305 Cobblestone Drive, Washington PA 15301; Attorney: Karen Hassinger, 30 East Beau Street, Suite 415, Washington PA 15301

NEWMAN, PATRICIA I., a/k/a **PATRICIA IRENE NEWMAN**, late of Washington, Washington Co., PA; Administrators: Cammy S. McAdams, 706 Enon Church Road, West Finley PA 15337, Jess D. Sumney, 35 Dye Road, Washington PA 15301; Attorney: Karen Hassinger, 30 East Beau Street, Suite 415, Washington PA 15301

PANELLI, RENO C., late of North Strabane Township, Washington Co., PA; Executor: Robert C. Panelli, 580 West McMurray Road, Canonsburg PA 15317; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 East Wheeling Street, Suite 101, Washington PA 15301

STEVENSON, AUDREY V., late of Washington, Washington Co., PA; Executors: Roberta Garner, 973 South Hewitt Avenue, Washington PA 15301, Timothy Stevenson, 1699 Upper Tug Fork Road, Alexandria KY 41001-8777; Attorney: Gregory C. Hook, 189 W. High Street, Waynesburg PA 15370

TOLAND, LINDA M., late of Washington, Washington Co., PA; Administrator: Steven Toland, 714 Banetown Road, Washington PA 15301; Attorney: Timothy R. Berggren, Law Offices of Timothy R. Berggren, Esq., 6 South Main Street, Suite 210, Washington PA 15301

SECOND PUBLICATION

ARDEN, ELWIN N., late of Finleyville, Washington Co., PA; Executrix: Cynthia Devos Klingensmith, 1127 Valleyview Drive, Lawrence, PA 15055; Attorney: Clark A. Mitchell, 17 South College St., Washington, PA 15301

BONI, JR., JOHN, a/k/a **JOHN BONI**, late of Burgettstown, Washington Co., PA; Administratrix: Valerie Kay Gray, 5440 Ruffed Grouse Circle, Dublin, OH 43016; Attorney: E. J. Julian, 71 N. Main St., Washington, PA 15301

CAPITANI, MARGARET L., a/k/a **MARGARET CAPITANI**, late of Canonsburg, Washington Co., PA; Executrix: Judith A. Talarico, c/o A. Todd Wilson, 82 Firethorn Road, Baden, PA 15005; Attorney: A. Todd Wilson, 82 Firethorn Road, Baden, PA 15005

HOFFMAN, CHARLEEN W., late of Peters Township, Washington Co., PA; Executrix: Audrey Parise n/k/a Audrey Hampe, 1026 Sir Robert Drive, McDonald, PA 15057; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA

LARKIN, BETTY L., a/k/a **BETTY LOU LARKIN**, late of North Franklin Township, Washington Co., PA; Executors: Michael S. Larkin, 72 Blue Jay Drive, Washington, PA 15301; Jennifer A. Marth, 220 Brehm Road, Washington, PA 15301; Attorney: Dennis M. Makel, Makel & Associates, LLC, 98 East Maiden St., Washington, PA 15301

MILLER, DEBORAH, a/k/a **DEBORAH JOY MILLER**, late of North Franklin Township, Washington Co., PA; Executor: Michael Joseph Shrader, c/o Kusturiss, Wolf & Kusturiss; Attorney: Elisabeth H. Wagers, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

MORTIMER, EILEEN R., late of Peters Township, Washington Co., PA; Executor: James W. Mortimer, 113 Little John Drive, McMurray, PA 15317; Attorney: Thomas M. Butz, 125 Technology Dr., Suite 202, Bailey Center I, Southpointe, Canonsburg, PA 15317

SOWERS, DOROTHY J., late of North Franklin Township, Washington Co., PA; Executor: Mark D. Hall, 1670 State Rt. 980, Canonsburg, PA 15317

SPALDING, JANET STOKOE, a/k/a **JANET SPALDING**, late of McMurray, Washington Co., PA; Executrix: Beth Ann Wyfker, 541 Scott Lane, Venetia, PA 15367; Attorney: Rebecca A. Bowman, 114 Aston Court, McMurray, PA 15317

THIRD PUBLICATION

ADAMS, DOROTHY, late of California, Washington Co., PA; Executor: David B. Adams, 4 Louis Court, Irwin, PA 15642; Attorney: Andrew G. Sykes, 615 Washington Road, Suite 304, Pittsburgh, PA 15228

BENSON, GERRY D., late of North Strabane Township, Washington Co., PA; Executrix: Beverly J. Willis, 28 Norfolk Street, Fredericksburg, VA 22406; Attorney: Jeffrey J. Lochner, Lochner and Lochner, LLC, 4232 Brownsville Rd., Suite 315, Pittsburgh, PA 15227

BREESE, EMMA JO, a/k/a **EMMA J. BREESE**, late of Washington Co., PA;

Administrator: Jeffrey D. Breese aka Jeff Breese, 164 Timberlake Road, Claysville, PA 15323; Attorney: Sweat Law Offices, c/o Emma Jo Breese Estate, 23 East Beau St., Washington, PA 15301

CLARK, HERBERT LEROY, a/k/a **HUBERT CLARK**, late of Chartiers Township, Washington Co., PA; Administrators: Jeff Clark & Larry J. Clark, c/o 382 W. Chestnut St., Washington, PA 15301; Attorney: Frank C. Roney, Jr., 382 West Chestnut St., Suite 102, Washington, PA 15301

DELLAPINA, CHARLES D., late of Robinson Township, Washington Co., PA; Executor: Louis Dellapina, 1417 South York Road, Alexandria, OH 43001; Attorney: Loretta B. Kendall, 364 E. Lincoln Avenue, McDonald, PA 15057

McBANE, CARL D., a/k/a **CARL McBANE**, late of South Franklin Township, Washington Co., PA; Executrix: Colleen A. Mayowski, 1067 Waterford Court East, Canonsburg, PA 15317; Attorney: Todd A. Fuller, Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017

NONACK, JR., STEVE N., a/k/a **STEVE N. NONACK**, late of Fallowfield Township, Washington Co., PA; Executrix: Stephana Smith, 2 Malmgren Road, Charleroi, PA 15022

PRYOR, CARL A., late of Amwell Township, Washington Co., PA; Executor: Alan L. Pryor, 172 Edgewood Drive, Washington, PA 15301

SCHMITT, THORA M., late of McMurray, Washington Co., PA; Executor: Robert E. Schmitt, 150 E. Highland Drive, McMurray, PA 15317; Attorney: Peter A. Smith, Smith & Smith, 3402 Washington Road, Ste 203, McMurray, PA 15317

SZALAY, PAULA M., late of California, Washington Co., PA; Executor: Benjamin I. Szalay, 222 Rolling Hills Road, Ruffsedale, PA 15679; Attorney: Lisa J. Buday, P.O. Box 488, California, PA 15419

WELLS, BETTY JUNE, a/k/a **BETTY J. WELLS**, late of Washington, Washington Co., PA; Executor: Bryan R. Wells, 229 Parkwood Circle, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

CLASSIFIED

FILE CABINETS

Southwestern PA Legal Services has file cabinets (**free**), you must pick up

- 1 large lateral file
- 1 small lateral file
- 2 4drawer legal size black file cabinets
- 1 4drawer legal size brown file cabinets
- 1 3drawer legal size brown file cabinet

Contact Amy at SPLS 724-884-2777 if interested

REAL ESTATE NOTICE

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW
No. 2017-1441

THE BANK OF NEW YORK MELLON
AS TRUSTEE FOR CWABS, INC.
IN THE UNITED STATES DISTRICT
COURT FOR THE WESTERN
DISTRICT OF PENNSYLVANIA
CIVIL ACTION
NO. 2:17-CV-01462-DSC

UNITED STATES OF AMERICA,
Plaintiff

vs.

FREDERICK DANEHART, JR. and
TIFFANY SCHWENDER, Defendants

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Washington County Deed Instrument No. 201040044.

SAID SALE to be held at the Washington Courthouse Square Building, Room 103, 100 West Beau Street, Washington, PA 15301 at **10:00 a.m.** prevailing standard time, on **July 2, 2018.**

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 230-006-00-00-0024-02 recorder in Washington County, Pennsylvania, commonly known as: **88 Old Waynesburg Road, West Alexander, Pennsylvania 15376.**

IDENTIFIED as Tax/Parcel #: 230-006-00-00-0024-02 in the Deed Registry Office of Washington County, Pennsylvania. HAVING erected a dwelling thereon known as 88 OLD WAYNESBURG ROAD, WEST ALEXANDER, PA 15376. BEING the same premises conveyed to Frederick Danehart, Jr. and Tiffany Schwender, dated October 19, 2010, and recorded on December 14, 2010 in the office of the Recorder of Deeds in and for Washington County, Pennsylvania. Seized and taken in execution as the property of Frederick Danehart, Jr. and Tiffany Schwender at the suit of the United States of America, acting through the Under Secretary of

Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:17-cv-01462.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

6)45-4

SHERIFF SALES

Sheriff Sale List

<u>Sale#</u>	<u>Plav Def</u>	<u>Property Location</u>
2018-10.....	Specialized Loan Svc v. Cummings	Chartiers Twp
2018-74.....	Northwest Bank v. Coulter	Borough of Donora
2018-172.....	First Federal S&L v. Kurowski.....	West Pike Run Twp
2018-258.....	Wilmington Savings v. Hainsworth.....	Finleyville
2018-657.....	New Residential Mortgage v. Eppihimer...	Monongahela
2018-734.....	Reverse Mortgage v. Leska	West Pike Run Twp.
2018-749.....	Pennymac Loan Svc. V. Sabol.....	Carroll Township
2018-846.....	Federal National Mtg v. George	Bentleyville
2018-860.....	Slovenian S&L v. Yocum	Morris Township
2017-2793...	Wells Fargo Bank v. CLINGAN	Canonsburg
2013-3029...	US Bank v. Pippin	East Bethlehem Twp
2017-3629...	Pennymac Loan v. Brooks	Peters Township
2017-4975...	KeyBank v. Brock/Magnetta	North Franklin Township
2017-5088...	CANCELLED	
2017-5104...	Broad Street Funding v. Yonker	Denbo
2017-5206...	Deutsche Bank v. Heinemann.....	Canonsburg
2016-5241...	Ditech Financial v. Donaldson.....	Midway
2017-5710...	PA Housing Finance v. Minton	Jefferson Township
2017-5843...	PNC Bank v. Workman	Elco Boro
2017-6234...	LSF10 Master Part. V. Elliott	Charleroi
2011-6539...	MTGLQ Investors v. Hart	Union Township

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. THERE WILL BE NO EXCEPTIONS TO THIS RULE.

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 Romano, Sheriff of Washington County, PA, on **Friday, July 6, 2018 at 10:00 o'clock a.m.** in the office of the Sheriff,

Washington County Courthouse Square, 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, July 11, 2018 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, July 13, 2018 at 10:00 o'clock a.m.** At the expense and risk of the person to 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 filing of the schedule of distribution will be given.

SHERIFF'S SALE No. 2018-10

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-10 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

Specialized Loan Servicing LLC v. Tammy S. Cummings & Todd C. Cummings

owner(s) of property situate in the **CHARTIERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 350 Arabian Lane, Washington, PA 15301-6158; Parcel No. 170-017-00-0003-09 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$108,958.24

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-74

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-74 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West

Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

Northwest Bank, vs. Jimmy B. Coulter aka Jimmie B. Coulter and Chris Ann Coulter,

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **BOROUGH OF DONORA**, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 235 McKEAN AVENUE, DONORA, PA 15033. PARCEL NUMBER 240-015-00-01-0029-00.

SHERIFF'S SALE No. 2018-172

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-172 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, Plaintiff, vs. DENNIS J. KUROWSKI, II, Defendant.

ALL that certain lot or piece of ground situate in the **Township of West Pike Run**, County of Washington, Commonwealth of Pennsylvania, erected a residential dwelling and being more commonly known as 217 Whitehall Road, Daisytown, PA 15427. TAX PARCEL NO: 700-011-00-00-0010-00.

SHERIFF'S SALE No. 2018-258

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No.

2018-258 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on

July 6, 2018

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1 Plaintiff, v. Melvin Hainsworth Defendant.

All that certain parcel of land situate in **Borough of Finleyville**, Washington County, Commonwealth of Pennsylvania, being more fully described in Instrument #200907039, Tax Parcel Nos. 330-002-00-02-0009-00 and 330-002-00-02-0010-00; also known as 3757 1st Street, Finleyville, PA 15332.

SHERIFF'S SALE No. 2018-657

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-657 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on

July 6, 2018

New Residential Mortgage Loan TRUST 2014-2 PLAINTIFF VS. Robert J. Eppihimer and Sharon D. Eppihimer DEFENDANTS

ALL that certain parcel of land situate in the Third Ward of the **City of Monongahela**, Washington County, Pennsylvania, bounded and described as follows: Being known as 903 Chess Street, Monongahela, PA 15063; Parcel

#440-007-00-04-0007-00—Upon which land is erected a two-story brick dwelling house containing seven rooms and a double garage. The above-described land is SUBJECT to the privileges and burdens of a private alley running along the Westerly line of said land.

SHERIFF'S SALE No. 2018-734

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-734 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on

July 6, 2018

Reverse Mortgage Solutions, Inc. Plaintiff v. JOHN P. LESKA Defendant(s)

owners of property situate in **West Pike Run Township**, Washington County, Pennsylvania, being 78 Oak Road fka R. D. #2, Box 99, Scenery Hill (West Pike Run Township), PA 15360. Assessment Map No.: 700-006-00-00-0008-01; Assessed Value Figure: \$158,000 Judgment Amount: \$137,699.66 Improvements Thereon: Residential Property; UDREN LAW OFFICES, P.C

SHERIFF'S SALE No. 2018-749

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-749 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on

July 6, 2018

**PENNYMAC LOAN SERVICES, LLC
Plaintiff vs. ADAM SABOL Defendant
(s)**

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE **TOWNSHIP OF CARROLL**, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA. BEING KNOWN AS: 1691 FOURTH STREET aka 1691 4TH STREET, MONONGAHELA, PA 15063—Tax Parcel No. 130-006-01-00-0012-00

SHERIFF'S SALE No. 2018-846

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-846 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

**FEDERAL NATIONAL
MORTGAGE ASSOCIATION
"FANNIE MAE" Plaintiff, v.
MICHAEL T. GEORGE AND
MELITTA L. GEORGE Defendant**

ALL those certain lots or parcels of land together with the improvements thereon, situate in the **Borough of Bentleyville**, Washington County, Pennsylvania, and being more particularly known and designated as, 105 Third Street Bentleyville PA15314

IMPROVEMENTS THEREON
CONSIST OF: Residential Dwelling; PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO. LOT: 040-053-00-01-0019-00
ATTORNEY'S NAME: MARTHA E. VON ROSENSTIEL, P.C.

SHERIFF'S SALE No. 2018-860

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No.

2018-860 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

**SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA Plaintiff, vs. KORY
YOCUM, Defendant**

ALL that certain lot or piece of ground situate in the **Township of Morris**, County of Washington and Commonwealth of Pennsylvania

HAVING A MAILING ADDRESS OF: 438 Plum Sock Road; Prosperity, PA 15329.

TAX PARCEL ID NUMBER: 450-013-00-00-0008-03

SHERIFF'S SALE No. 2017-2793

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2793 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

**Wells Fargo Bank, NA v. William O.
Clingan & Michelle Clingan**

owner(s) of property situate in the **CANONSBURG BOROUGH**, 1ST, WASHINGTON County, Pennsylvania, being 1102 1st. Street, Canonsburg, PA 15317-1840; Parcel No. 095-001-07-03-0020-01 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$174,168.18
Attorneys for Plaintiff Phelan Hallinan
Diamond & Jones. LLP

SHERIFF'S SALE No. 2013-3029

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3029 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. PRISCILLA L. PIPPIN AND RONALD M PIPPIN, JR., DEFENDANT(S)

ALL THOSE CERTAIN lots of ground situate in **East Bethlehem Township**, Washington County, Pennsylvania, being Lots Nos. 43, 44 and 45 in the Original Plan of Fredericktown, said three lots being bounded together 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

SHERIFF'S SALE No. 2017-3629

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3629 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

PENNYMAC LOAN SERVICES, LLC Plaintiff vs. KRISTOPHER R. BROOKS; RICHARD P. BROOKS Defendant(s)

All that certain lot or piece of ground situate in the **Township of Peters**, County of Washington and Commonwealth of Pennsylvania; Having erected thereon a dwelling known as 212 Stonebrook Drive, McMurray, PA 15317
Tax Parcel No. 5400070101001400

SHERIFF'S SALE No. 2017-4975

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4975 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

KeyBank N.A. Plaintiff v. RITA L. BROCK, INDIVIDUALLY AND AS A KNOWN HEIR OF JAMES C. MAGNETTA AKA JAMES C. MAGNETTO AKA JAMES C. MAGNATTA UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES C. MAGNETTA AKA JAMES C. MAGNETTO AKA JAMES C. MAGNATTA Defendant(s)

owners of property situate in **Township of North Franklin**, Washington County, Pennsylvania, being 22 Mill St, North Franklin, PA 15301.

Assessment Map No.: 510-002-04-02-0004-00

Assessed Value Figure: \$79,700;

Judgment Amount: \$55,611.08;

Improvements Thereon: Residential

Property; UDREN LAW OFFICES, P.C.

SHERIFF'S SALE No. 2017-5104

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5104 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

Broad Street Funding Trust I Plaintiff v. John M. Yonker Defendant

TAX I.D. #: 153-033-00-01-0017-00

Residential Dwelling

Premises being known as: 48 DAWSON ROAD, **DENBO**, PENNSYLVANIA 15429. SUBJECT TO ALL MINERALS UNDERLYING SAID LOTS, TOGETHER WITH THE MINING RIGHTS AND PRIVILEGES PREVIOUSLY CONVEYED. SUBJECT TO EXCEPTIONS RESERVATIONS, EASEMENTS, RIGHTS OF WAY, RIGHTS AND PRIVILEGES SET FORTH IN INSTRUMENTS OF RECORD.

SHERIFF'S SALE No. 2017-5206

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5206 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset. Backed Pass-Through Certificates, Series 2006-M1 v. Brian L. Heinemann; Tracy Morse

owner(s) of property situate in the **CANONSBURG BOROUGH**, 3RD, WASHINGTON County, Pennsylvania, being 425 Highfield Avenue, Canonsburg, PA 15317-1242; Parcel No, 110-028-00-00-0020-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$91,945.48

Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-5241

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5241 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **July 6, 2018**

Ditech Financial LLC Plaintiff v. David R. Donaldson and David A. Donaldson Defendants

All That Certain land situate in the **Borough of Midway** in the County of Washington, Commonwealth of Pennsylvania Premises: 201 Locust Street fka Lot 28 Fairway Street, Midway, Pennsylvania 15060; Tax I.D. #: 410-015-00-00-0021-00. Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2017-5710

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5710 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301,

Washington County, at 10:00 A.M. on
July 6, 2018

**PENNSYLVANIA HOUSING
FINANCE AGENCY, PLAINTIFF VS.
COLLIN MINTON, DEFENDANT**

ALL that lot in **Jefferson Township**,
Washington County, Pennsylvania,
HAVING THEREON ERECTED A
DWELLING HOUSE KNOWN AND
NUMBERED AS: 532 STROPE ROAD,
BURGETTSTOWN, PA 15021
PARCEL NO. 380-006-02-00-0002-00

SHERIFF'S SALE No. 2017-5843

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2017-5843 issued out of the COMMON
PLEAS of Washington County, and to me
directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
July 6, 2018

**PNC Bank, National Association,
Successor by Merger to National City
Mortgage, A Division of National City
Bank v. Terry L. Workman**

owner(s) of property situate in the **ELCO
BOROUGH**, WASHINGTON County,
Pennsylvania, being 308 Route 88, Elco,
PA 15434 Parcel No. 3000050004000401
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$132,554.71

Attorneys for Plaintiff Phelan Hallinan
Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-6234

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2017-6234 issued out of the COMMON
PLEAS of Washington County, and to me
directed on which inquisition and
exemption are waived, there will be

exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
July 6, 2018

**LSFIO Master Participation Trust
Plaintiff; vs. William Elliott; Linda K.
Elliott Defendants.**

ALL THAT CERTAIN lot or parcel of
land, situate in the **Borough of Charleroi**,
Washington County, Pennsylvania.

Tax Parcel ID: 160-031-00-03-0018-00.

HAVING AN ADDRESS OF: 101
LINCOLN AVENUE, CHARLEROI, PA
15022

SHERIFF'S SALE No. 2011-6539

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2011-6539 issued out of the COMMON
PLEAS of Washington County, and to me
directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
July 6, 2018

**Mtqlq Investors, L.P. v. Thomas W.
Hart**

owner(s) of property situate in the
UNION TOWNSHIP, WASHINGTON
County, Pennsylvania, being 11 Lake
Drive, Finleyville, PA 15332-3531;
Parcel No. 640-011-03-00-0007-00
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$69,527.64

Attorneys for Plaintiff Phelan Hallinan
Diamond & Jones, LLP

Samuel F. Romano, Sheriff 7)46-3