

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

ARANEICKA, STANLEY, a/k/a **STANLEY J. ARANEICKA**, late of McDonald, Washington Co., PA; Executor: David S. Araneicka, 603 Apple Hill Court, Gibsonia, PA 15044; Attorney: Charles R. Reis, 3439 Babcock Blvd., Ste 300, Pittsburgh, PA 15237

BOYD, MARY E., late of Washington, Washington Co., PA; Executor: Jason Steiner, c/o Christine Gale; Attorney: Christine Gale, 3300 Gulf Tower, Pittsburgh, PA 15219

CROOKS, DOUGLAS W., late of Washington, Washington Co., PA; Executrix: Misty Holloway, 25 Scout Drive, Washington, PA 15301; Attorney: H. Marcelina Rubenstein, Newsom Law Firm, 157 South Main St., Washington, PA 15301

DAVIES, DONALD, late of Lawrence, Washington Co., PA; Executor: Donald M. Davies, 710 George Street, Scottdale, PA 15683; Attorney: Emmanuel S. Anthon, 142-A McClelland Road, Canonsburg, PA 15317

DEITZ, BESS R., a/k/a **BESS DEITZ**, late of Washington, Washington Co., PA; Executrix: Peggy Barry, 170 Reichold Road, Wexford, PA 15090; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 East Wheeling St., Washington, PA 15301

ELMER, GLORRIANNE M., a/k/a **GLORRIANNE MAE ELMER**, late of Peters Township, Washington Co., PA; Executors: Brian Martin and Tonya Martin, 103 Bremen Lane, Canonsburg, PA 15317

FICKULAK, DOLORES M., a/k/a **DOLORES YAROS FICKULAK**, late of Peters Township, Washington Co., PA; Administratrix: Nancy J. Maronde, 228 West McMurray Road, McMurray, PA 15317; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

GOLNA, JOHN H., late of Washington, Washington Co., PA; Executors: John George Golna, 140 Southall Drive, Washington, PA 15301; Ronald Golna, 36 Blue Jay Dr., Washington, PA 15301; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15317

KREK, MICHELLE A., late of Cecil Township, Washington Co., PA; Administratrix: Danielle M. Krek, 236 Missouri Avenue, Bridgeville, PA 15017; Attorney: Wayne M. Chiurazzi, The Chiurazzi Law Group, 101 Smithfield Street, Pittsburgh, PA 15222

LEEDS, ENID J., a/k/a **ENID JANE LEEDS** a/k/a **ENID JANE CAMPBELL LEEDS**, late of Burgettstown, Washington Co., PA; Executor: Lawrence W. Shoup, 380 Kramer Road, Burgettstown, PA 15021; Attorney: Daniel P. Gustine, Peacock Keller & Ecker LLP, 70 East Beau St., Washington, PA 15301

MALSON, JR., LAWRENCE ALBERT, a/k/a **LAWRENCE A. MALSON, JR.**, late of Washington Co., PA; Administrator: Scot Malson, 1606 Warwood Avenue, Wheeling, WV 26003; Attorney: Sweat Law Offices, 23 East Beau St., Washington, PA 15301

McCULLEY, BERNARD N., a/k/a **BERNARD NELSON McCULLEY**, late of West Finley Township, Washington Co., PA; Executrix: Christine M. Laberde, 347 Clovis Ridge Road, West Finley, PA 15377; Attorney: Matthew J. Madvay, 60 East Beau St., Washington, PA 15301

MEDVED, JEAN, late of Marianna, Washington Co., PA; Administrator: Andrew Medved, c/o Paul L. Berg; Attorney: Paul L. Berg, 2150 Koppers Building, Pittsburgh, PA 15219

ONESKO, IRENE M., a/k/a **IRENE ONESKO**, late of Canton Township, Washington Co., PA; Executor: Raymond S. Hornack, 21 Sampson Avenue, Monongahela, PA 15063; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

SHETTERLY, THOMAS C., late of Borough of Charleroi, Washington Co., PA; Administratrix: Janet E. Shetterly, 315 Salem Church Road, Belle Vernon, PA 15012; Attorney: Mark J. Shire, 1711 Grand Boulevard, Park Centre, Monessen, PA 15062

STRAUSER, CAROL A., late of Charleroi, Washington Co., PA; Executor: Bradley M. Bassi, 111 Fallowfield Ave., PO Box 144, Charleroi, PA 15022; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

STRAWSER, ROY LEE, late of Robinson Township, Washington Co., PA; Administrator: Robert Holmes, 104 E. Manilla Ave., Pittsburgh, PA 15220; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 122 South McDonald Street, McDonald, PA 15057

SECOND PUBLICATION

DZURKO, MARY, late of Charleroi, Washington Co., PA; Executor: Edward

D. Dzurko, 89 Scenery Blvd., Monessen, PA 15062; Attorney: Lauren C. Hadburg, 109 VIP Drive, Suite 102, Wexford, PA 15090

FORTY, DOLORES ANN, late of Donora, Washington Co., PA; Executrix: Cindy M. Baldini, 162 Fisher Avenue, Monongahela, PA 15063; Attorney: Jay L. Fingeret, Four Gateway Center, Suite 2200, 444 Liberty Avenue, Pittsburgh, PA 15222

HOLT, BETTY JANE, a/k/a **BETTY J. HOLT**, late of Finleyville, Washington Co., PA; Executors: Lauren L. Powell, 4229 Finleyville Elrama Rd., Finleyville, PA 15332; Gary S. Holt, 3 Holt Dr., Finleyville, PA 15332; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

KAPOSY, JOSEPH, late of Independence Township, Washington Co., PA; Administrator: William Rotellini, 74 Bethel Ridge Road, Avella, PA 15312; Dorothy Ondrick, 1971 Avella Road, Avella, PA 15312; Attorney: Stephen J. Taczak, 23 East Beau St., Washington, PA 15301

KUHN, CHARLES MINOR, late of Burgettstown, Washington Co., PA; Executors: Charles Allen Kuhn, 237 Daniel Drive, New Cumberland, WV 26047; Vera Louise Kuhn Meneely, 115 Hardy Street, Weirton, WV 26062; Attorney: Joseph H. Fox, 125 South College St., Washington, PA 15301

MAIOLIE, MARK JOHN, a/k/a **MARK J. MAIOLIE** a/k/a **MARK MAIOLIE**, late of Cecil Township, Washington Co., PA; Administratrix: Lisa A. Maiolie, 169 Orchard Spring Road, Pittsburgh, PA 15220; Attorney: Brian E. Koeberle, Koeberle Law Firm, LLC, 2 Penn Center West, Ste 115, Pittsburgh, PA 15276

MATSON, BONNIE JO, a/k/a **BONNIE J. MATSON**, late of North Franklin Township, Washington Co., PA; Executor: William J. Matson, 1095 Scenic Drive, Washington, PA 15301; Attorney: Frank C. Roney, Jr., 382 West Chestnut St., Ste 102, Washington, PA 15301

MILLER, LARRY, late of East Finley Township, Washington Co., PA; Executrix: Lesley L. Miller, 369 Shady Avenue, Washington, PA 15301; Attorney: Elbert R. Gray, Jr., 428 Forbes Ave., Ste 505, Pittsburgh, PA 15219

SALAMONE, JACK W., late of North Franklin Township, Washington Co., PA; Administratrix: Jennifer L. Salamone, 701 Park Avenue, Washington, PA 15301; Attorney: Josh A. Carroll, 16 West Cherry Avenue, Washington, PA 15301

SCHMIDT, PHYLLIS, late of Canonsburg, Washington Co., PA; Executor: Steven Malingowski, c/o Bentz Law Firm, PC; Attorney: David J. Barton, The Washington Center Bldg., 680 Washington Road, Ste 200, Pittsburgh, PA 15228

SCOTT, J. PAUL, late of Buffalo Township, Washington Co., PA; Executors: J. Darren Scott, 17 Pleasant Valley Road, Claysville, PA 15323; Bryan Paul Scott, 114 South Malden Road, Brownsville, PA 15417; Attorney: Richard J. Amrhein, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

SHIRING, EDWARD R., late of Peters Township, Washington Co., PA; Administratrix: Dorothy Jean Shiring, 112 Ammons Drive, McMurray, PA 15317; Attorney: Peter D. Lyle, 1373 Washington Pike, Ste 200, Bridgeville, PA 15017

SMITH, PAUL E., late of Nottingham Township, Washington Co., PA;

Executor: Richard E. Smith, 3080 Brownsville Road Ext., South Park, PA 15129; Attorney: Daniel L. Sautel, 4710 Brownsville Rd., Pittsburgh, PA 15236

STEPP, CAROLYN J., late of Scenery Hill, Washington Co., PA; Executrix: Kay L. Stepp, c/o Stepp Law Offices; Attorney: Kelly A. Stepp, 64 N. Richhill Street, Ste 101, Waynesburg, PA 15370

THIRD PUBLICATION

CALDWELL, DONALD K., late of Canonsburg, Washington Co., PA; Executor: Daryl D. Caldwell, P.O. Box 1, Muse, PA 15350

ELLING, JANE E., late of South Strabane, Washington Co., PA; Executor: David A. Eling, 518 Potomac Drive, Washington, PA 15301; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

GREENLEE, BARRETT G., a/k/a **BARRETT GATES GREENLEE**, late of West Pike Run Township, Washington Co., PA; Executrix: Sara P. Greenlee, 688 Beallsville Road, Scenery Hill, PA 15360; Attorney: Matthew F. Schwartz, Lange Legal Group, LLC, 2200 Murray Avenue, Pittsburgh, PA 15217

HUPP, BETTY F., a/k/a **BETTY T. HUPP** a/k/a **BETTY FLORENCE HUPP**, late of Amwell Township, Washington Co., PA; Executor: Jan Edward Hupp, 348 Waynesburg Road, Washington, PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

MARTIN, VERA C., a/k/a **VERA CATHERINE MARTIN** a/k/a **VERA MARTIN**, late of Burgettstown, Washington Co., PA; Administrator CTA: C. Joseph Martin, 3198 Hillman Road

N.E., Crawfordville, GA 30631;
Attorney: Daniel P. Gustine, Peacock
 Keller & Ecker, LLP, 70 East Beau St.,
 Washington, PA 15301

MILESKY, CAROL A., a/k/a **CAROL ANN MILESKY**, late of Finleyville, Washington Co., PA; Executors: Jill A. Pappas and William H. Milesky, c/o Fiscus & Ball, PC; Attorney: William G. Ball, 3100 Grant Bldg., Pittsburgh, PA 15219

O'DONNELL, DELMA H., late of Richland Township, PA; Executrix: Tara O'Donnell, 11027 Brandonwood Lane, Matthew, NC 28105; Attorney: Frank C. Roney, Jr., 382 West Chestnut St., Suite 102, Washington, PA 15301

POLKABLA, KAREN L., late of Donora, Washington Co., PA; Executor: Michael Polkabra, 47A Bethany Drive, Pittsburgh, PA 15215; Attorney: Timothy R. Berggren, 6 South Main St., Suite 210, Washington, PA 15301

SKARIOT, EMILY ROSE, late of Canton Township, Washington Co., PA; Executrix: Kathleen M. Pogoreltz, c/o Frank C. Roney, Jr., 382 W. Chestnut St., Washington, PA 15301; Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Ste 102, Washington, PA 15301

SPETEK, JULIA, a/k/a **JULIE SPETEK**, late of Paris, Washington Co., PA; Executrices: Ann M. Spetek, 48 Mount View, Paris, PA 15021; Nancy J. Dankovchik, 100 Central Avenue, Weirton, WV 26062; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

TAYLOR, NANCY L., late of North Strabane Township, Washington Co., PA; Executrix: Mary Mohler c/o James J. Bowman; Attorney: James J. Bowman, 429 Washington Avenue, Ste 1, Bridgeville, PA 15017

NOTICE OF REVOCABLE TRUST
 PURSUANT TO 20 Pa.C.S. § 7755©

NOTICE is hereby given of the administration of the **BARRETT G. GREENLEE LIVING TRUST dated October 30, 2013, and as amended January 5, 2018.** BARRETT G. GREENLEE, grantor of the trust, of West Pike Run Township, County of Washington, Commonwealth of Pennsylvania, died January 8, 2018. All persons having claims against Barrett G. Greenlee are requested to make known the same to a trustee or the attorney named below. All persons indebted to Barrett G. Greenlee are requested to make payment without delay to a trustee or the attorney named.

Sara P. Greenlee, Trustee
 688 Beallsville Road
 Scenery Hill, PA 15360

Matthew F. Schwartz, Esq.
 Lange Legal Group, LLC
 2200 Murray Avenue
 Pittsburgh PA 15217 1)37-3

TRUST NOTICE UNDER THE
 PENNSYLVANIA UNIFORM TRUST
 ACT

DOLORES L. CLOWES, late of Venetia, Pennsylvania, deceased as of January 14, 2018.

All persons indebted to said Trust and/or decedent to make immediate payment, and to those having claims against said Trust and/or decedent to present them duly authenticated for settlement to:

Mr. Richard E. Moody
 204 Brookwood Road
 Venetia, Pennsylvania 15367
 (724)941-9114

Ms. Michele Dahlberg
 19151 Layton Avenue, North

Marine on St. Croix, Minnesota 55047
(651)433-3363

Patrick J. Felix III, Esq.
213 East Main Street
Carnegie, Pennsylvania 15106
(412)278-2020 1)38-3

CORPORATION NOTICES

FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **TRINKETS TO TREASURES** with its principal place of business at 101 S. Central Ave., Canonsburg, PA 15317.

The name(s) and/or address(es) of all persons owning or interested in said business: Gina M. Oliastros, 315 E. McMurray Rd., McMurray, PA 15317
2)39-1

INCORPORATION NOTICE

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

The name of the corporation is **DIANE MASCARA CROOKS SALON, INC.**

Stephanie M. Sewak, Esq.
11 East Beau St.
Washington, PA 15301 2)39-1

REAL ESTATE NOTICES

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

No.: 1403 of 2018
Issue No.: 201806107
EMINENT DOMAIN PROCEEDINGS
IN REM

NOTICE TO CONDEMNNEES OF CONDEMNATION PURSUANT TO 26 Pa. C.S.A. §1-305

IN THE MATTER OF
CONDEMNATION OF RIGHTS OF
WAY AND EASEMENTS SITUATE IN
**THE TOWNSHIP OF NORTH
STRABANE,** WASHINGTON
COUNTY, PENNSYLVANIA, BY THE
NORTH STRABANE TOWNSHIP
MUNICIPAL AUTHORITY FOR
SEWERAGE PURPOSES

**TO: ANITA A. HUSMAN, WILLIAM
K. RIGBY, GLORIA JEAN HARLEY,
GECOLE LOUISE HARLEY,
GINNAE RAESHELE HARLEY,
JAMES E. HARLEY, JR., DINA
MARIE HARLEY, JAMES E.
HARLEY, DORIS NADINE HARLEY**

You are hereby notified that pursuant to Resolution 5-2017 which was duly passed and approved on December 20, 2017, a Declaration of Taking was filed on the 16th day of March, 2018, by the NORTH STRABANE TOWNSHIP MUNICIPAL AUTHORITY in the Office of the Prothonotary in the Court of Common Pleas of Washington County, Pennsylvania, at the above-number, wherein lands and property owned by you were condemned for easements and rights of way for installation and perpetual maintenance of a public sanitary sewage

system and facility purposes by the North Strabane Township Municipal Authority. The Declaration of Taking was also filed in the Recorder of Deeds Office of Washington County, Pennsylvania at Instrument No. 201806107.

The Condemnor in the above-captioned matter is the North Strabane Township Municipal Authority. The North Strabane Township Municipal Authority maintains offices at 1929B Route 519 South, Canonsburg, PA 15317.

The interest in and to the property is hereby condemned for temporary and/or permanent easements or rights-of-way by the Condemnor for the purpose of installation of one or more sanitary sewer lines and related facilities, and for the maintenance of the same pursuant to the authority contained in the Act of May 2, 1945, P.L. 382, Section 4, et. seq., as amended (53 P.S. §306, et. seq.) and the Act of 1964, 26 Pa.C.S.A. §1-101, et. seq., as amended by Act 2006-34, known as the Eminent Domain Code.

An overall plan showing the condemned property may be inspected at the offices of the NORTH STRABANE TOWNSHIP MUNICIPAL AUTHORITY, 1929B Route 519 South, Canonsburg, PA 15317, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. Additionally, Resolution No. 5-17 is also available for examination at the same offices.

Just compensation for the condemnation of said premises is secured by a Bond filed with the Declaration of Taking for the payment of the damages and shall be determined by law.

YOU ARE FURTHER NOTIFIED THAT IF YOU DESIRE TO PRESENT ANY OBJECTIONS OR DEFENSE TO THE POWER OR

RIGHT OF THE NORTH STRABANE TOWNSHIP MUNICIPAL AUTHORITY TO CONDEMN YOUR PROPERTY, THE SUFFICIENCY OF THE SECURITY, THE PROCEDURE FOLLOWED BY THE NORTH STRABANE TOWNSHIP MUNICIPAL AUTHORITY OR THE DECLARATION OF TAKING YOU ARE REQUIRED TO FILE PRELIMINARY OBJECTIONS WITH THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA WITHIN THIRTY (30) DAYS AFTER SERVICE OF THIS NOTICE. ALL DEFENSES OR OBJECTIONS NOT SO PRESENTED ARE DEEMED WAIVED. 6)39-1

COURT OF COMMON PLEAS OF
WASHINGTON COUNTY,
PENNSYLVANIA
TRIAL DIVISION
DOCKET NO. 2017-5822
ACTION TO QUIET TITLE

FRANKLIN & ASSOCIATES LLC,
2101 Germantown Avenue, Unit #4,
Philadelphia, PA 19122 Plaintiff,
v.

JENNIFER BLAIR and all other persons unknown claiming any right, title, estate lien or interest in the real property described in the Complaint adverse to Plaintiff's ownership, or any cloud to Plaintiff's title Defendant(s).

NOTICE TO DEFEND

You have been sued in Court. An Action to Quiet Title has been instituted against you by the Plaintiff, **Franklin & Associates, LLC**, to resolve or extinguish any remaining claims of title, right, possession, mortgage or lien interest you may have with respect to the

premises located at 1210 Allison Avenue, Washington, PA 15301. 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 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 the Court without further notice may enter a Judgment against you for any money claimed in the Complaint of 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
WASHINGTON COUNTY BAR
ASSOCIATION
119 S College Street
 Washington, PA 15301
 (724) 225-6710

AVISO

“Le han demandado en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta asentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defenses o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomara mediadas y puede continuar la demanda y

require que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros derechos importantes para usted.”

“LLEVE ESTA DEMANDA A UN ABOGADO IMMEDIATAMENTE, SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.”

LAWYER REFERRAL SERVICE
WASHINGTON COUNTY BAR
ASSOCIATION
 119 S College Street
 Washington, PA 15301
 (724) 225-6710

SHEINTOCH LAW P.C.

Attorney for Plaintiff
 By: Everett K. Sheintoch, Esquire
 Franklin & Associates, LLC
 Attorney I.D. No. 51507
 415 Horsham Road
 Horsham, PA 19044
 (T) 215-675-6279
 (F) 215-674-9372

6)39-1

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. THERE WILL BE NO EXCEPTIONS TO THIS RULE.

Sheriff Sale List		
<u>Sale#</u>	<u>Plav Def</u>	<u>Property Location</u>
2017-910.....	Pennymac Loan v. Yanek	Hanover Township
2015-1768...	Wilmington Savings Fund v. Ruby.....	Washington
2015-2006...	Bayview Loan Svc. V. Kelvington	Hanover Township
2017-2290...	CIT Bank v. Stutzman	Peters Township
2017-2517...	Wells Fargo Bank v. Crile	West Bethlehem Twp
2014-2867...	Wells Fargo Bank v. Allen	Canton Township
2017-3202...	JPMorgan Chase Bank v. Seiler	Hopewell Township
2017-3281...	Planet Home Lending v. DeHaven	Peters Township
2017-4221...	CIT Bank v. Bilitski.....	Borough of California
2017-4520...	Lakeview Loan v. Rech.....	Burgettstown
2017-5040...	Citimortgage v. Yost.....	Mt. Pleasant Twp
2017-5057...	Huntington National Bank v. Bowen.....	Mt. Pleasant Twp
2017-5935...	Bayer Heritage FCU v. Yuhas	Robinson Township
2017-6005...	Wells Fargo Bank v. Patterson	Canton Township
2013-6344...	Green Tree Servicing v. Hosaflook	Peters Township
2017-6353...	Wells Fargo Bank v. Gordon	Dunlevy
2016-6357...	Wilmington Trust v. Shellogg	Canton Township
2014-6466...	US Bank v. Ambrosy	Fallowfield Township
2015-6823...	V Mortgage REO 3 v. Hughes.....	Smith Township
2016-7074...	Camelback 1X v. Boyd.....	Smith Township
2016-8793...	US Bank v. Ogden	Peters Township
2016-8933...	Bank of New York v. Mele.....	Chartiers Township
2014-7492...	Peters Township v. Knight	Peters Township

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, May 4, 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, May 9, 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, May 11, 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. 2017-910

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-910 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 **May 4, 2018**

Pennymac Loan Services, LLC v. Michael A. Yanek Jr & Kelly Yanek owner(s) of property situate in the **HANOVER TOWNSHIP**, WASHINGTON County, Pennsylvania, being 4 Colwell ST, Burgettstown, PA 15021-2361; Parcel No. 340-011-06-00-0027-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$187,187.84
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2015-1768

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1768 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 **May 4, 2018**

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Karen I. Ruby owner(s) of property situate in the WASHINGTON CITY, 5TH, WASHINGTON County, Pennsylvania,

being 605 Murdock Street, Washington, PA 15301; Parcel No. 750-014-00-01-0008-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$144,009.05
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2015-2006

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2006 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 **May 4, 2018**

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff, vs. Tammy Kelvington, Known Heir of John B. Kelvington, Deceased, Unknown heirs, successors, assigns, and an persons, firms, or associations claiming right, title, or interest from or under John B. Kelvington, Deceased, Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **Hanover Township**, WASHINGTON County, Pennsylvania.
Tax Parcel No.: 340-003-01-02-0001-00
Property Address: 1 Bartleyville Rd., Burgettstown, PA 15021
Improvements: Erected Thereon

SHERIFF'S SALE No. 2017-2290

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2290 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 **May 4, 2018**

CIT Bank, N.A. Plaintiff v. Roger Stutzman, Known Surviving Heir of Anne E. Stutzman, Richard Stutzman, Known Surviving Heir of Anne E. Stutzman, James Stutzman, Known Surviving Heir of Anne E. Stutzman and Unknown Surviving Heirs of Anne E. Stutzman Defendants

All That Certain land situate in the **Township of Peters** in the County of Washington, Commonwealth of Pennsylvania.

Premises: 107 High Street, McMurray, Pennsylvania 15317

Tax I.D. #: 540-011-01-01-0013-00; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2017-2517

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2517 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 **May 4, 2018**

Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Renaissance Hel Trust 2002-2 v. Donald L. Crile & Kelly R. Crile

owner(s) of property situate in the **WEST BETHLEHEM TOWNSHIP**, WASHINGTON County, Pennsylvania, being 31 Anderson Avenue, Marianna,

PA 15345-1114; Parcel No. 660-008-01-04-0003-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$31,323.79. Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2014-2867

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2867 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 **May 4, 2018**

WELLS FARGO BANK, N.A., as Trustee for the Pooling and Servicing Agreement dated as of September 1, 2005 ABFC Asset-Backed Certificates, Series 2005-WMCI, c/o Ocwen Loan Servicing, LLC v. James E. Allen and Judy Allen and United States of America

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Canton**, County of Washington and Commonwealth of Pennsylvania, being Lot No. 13 in the Farm-City Realty Company Plan; PROPERTY known as 229 Cortez Drive, Washington, PA 15301 - TAX IDENTIFICATION NO.: 120-009-05-03-0006-00
Judgment Amount \$232,053.81

SHERIFF'S SALE No. 2017-3202

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3202 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 **May 4, 2018**

JPMorgan Chase Bank, National Association PLAINTIFF vs. Shauntae M. Seiler DEFENDANT

ALL THAT CERTAIN piece of ground situate in the Village of Buffalo, in **Hopewell Township**, Washington County, Pennsylvania, known as Lot No.8 in the original plan of said Village RESERVING all the right of the Grantors to use and or have access to a leech bed located on adjoining property for purposes of sewage disposal.

BEING PARCEL ID: 350-011-01-03-0015-00; BEING known for informational purposes as 278 South Buffalo Road, Washington, PA

SHERIFF'S SALE No. 2017-3281

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3281 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 **May 4, 2018**

Planet Home Lending, LLC Plaintiff vs. Mark DeHaven Defendant

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of Peters**, Washington County, Pennsylvania

Having erected thereon a dwelling known as 149 Hemlock Drive, McMurray, PA 15317; Tax Parcel ID: 5400111003000100

SHERIFF'S SALE No. 2017-4221

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4221 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 **May 4, 2018**

CIT Bank, N.A. PLAINTIFF VS. Susan G. Bilitski, Known Heir of James A. Bilitski, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under James A. Bilitski, deceased; Theresa Clarke, Known Heir of James A. Bilitski, deceased and Deborah Bilitski, Known Heir of James A. Bilitski, deceased and James Anthony Bilitski, Jr., Known Heir of James A. Bilitski, deceased DEFENDANTS

ALL THAT CERTAIN lot or parcel of land situate in the **Borough of California**, (formerly East Pike Run Township), Washington County, Pennsylvania, BEING Lot Nos. 14 and 15, Section "A" of the California Heights Plan of Lots.

BEING PARCEL NO. 080-020-00-03-0006-00

BEING KNOWN AS 204 Skyline Drive, California, PA 15419

SHERIFF'S SALE No. 2017-4520

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4520 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 **May 4, 2018**

Lakeview Loan Servicing, LLC Plaintiff v. Tammy Lynn Rech Defendant(s)

Borough of Burgettstown, County of Washington.

Front: Depth: Being Premises: 84
Center Avenue, Burgettstown, PA 15021;
Improvements Consists of Residential
Real Estate ; Parcel Nos. 070-008-00-02-
0002-00 & 070-012-00-01-0012-00

SHERIFF'S SALE No. 2017-5040

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2017-5040 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
May 4, 2018

CITIMORTGAGE, INC.,
SUCCESSOR BY MERGER TO ABN
AMRO MORTGAGE GROUP, INC.
Plaintiff VS. JOSEPH W. YOST &
KIMBERLY A. YOST Defendant(s)

ALL THAT CERTAIN TRACT OR
PARCEL OF GROUND SITUATE IN
MT. PLEASANT TOWNSHIP,
WASHINGTON COUNTY,
PENNSYLVANIA. BEING KNOWN
AS: 8709 NOBLESTOWN ROAD,
McDONALD, PA 15057

Tax Parcel No. 460-020-00-00-0006-00

SHERIFF'S SALE No. 2017-5057

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2017-5057 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
May 4, 2018

The Huntington National Bank
Plaintiff, vs. Charles W. Bowen;
Lorrene A. Bowen Defendants.

ALL THAT CERTAIN lot or parcel of
land, situate in the **Township of Mount**
Pleasant, Washington County,
Pennsylvania, Being known as: 102
Bowen Road, McDonald, PA 15057

Tax Parcel ID: 460-019-00-00-0015-01

SHERIFF'S SALE No. 2017-5935

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2017-5935 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
May 4, 2018

BAYER HERITAGE FEDERAL
CREDIT UNION, fka BAYER
EMPLOYEES FEDERAL CREDIT
UNION, Plaintiff, v. EMERY YUHAS,
JR., Defendant.

ALL that certain lot or piece of land
situate in **Robinson Township,**
Washington County, Commonwealth of
Pennsylvania. Being known and
designated as Lot Number 59, Section "c"
in the J.D. Sauters Plan of Lots.

BEING known and numbered as 107
Orchard Street, McDonald, Pennsylvania
15057 and designated as Parcel ID No.
550-020-05-03-0019-00.

SHERIFF'S SALE No. 2017-6005

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2017-6005 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 **May 4, 2018**

WELLS FARGO BANK, N.A., AS TRUSTEE FOR LAKE COUNTRY MORTGAGE LOAN TRUST 2006-HEL, AS SERVICER WITH DELEGATED AUTHORITY FOR THE TRUSTEE c/o DITECH FINANCIAL LLC, 3000 Bayport Drive, Suite 880 Tampa, FL 33607 vs. DOROTHY ANNE PATTERSON aka DOROTHY A. PATTERSON

ALL THAT CERTAIN lot or tract of ground situate in the Tylerdale Land Company Plan, laid out by the Tylerdale Land Company as an addition to the Town of Washington, Pennsylvania situate in **Canton Township**, Washington County, Pennsylvania; ADDRESS: 176 BARNETT STREET, WASHINGTON, PA 15301—PARCEL ID: 120-011-13-04-0019-00.

SHERIFF'S SALE No. 2013-6344

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6344 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 **May 4, 2018**

Green Tree Servicing LLC v. Becky A. Hosaflook a/k/a Becky J. Hosaflook

owner(s) of property situate in the **PETERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 349 Bellwalt Drive, McMurray, PA 15317-5317; Parcel No. 540-003-02-02-

0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$219,935.12

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-6353

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6353 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 **May 4, 2018**

By virtue of a Writ of Execution No. 2017-6353

Wells Fargo Bank, N.A. v. Nanci Jo Gordon

owner(s) of property situate in the **DUNLEVY BOROUGH**, WASHINGTON County, Pennsylvania, being 2225 State Route 88, aka 2225 Route 88, Dunlevy, PA 15432; Parcel No. 250-013-00-01-0001-01 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING - Judgment Amount: \$112,273.90; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-6357

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6357 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 **May 4, 2018**

Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2 vs. Bryan Shellogg, known Heir of the Estate of Richard A. Shellogg and The Unknown Heirs, Executors and/or Administrators of the Estate of Richard A. Shellogg

ALL THE FOLLOVIING DESCRIBED REAL ESTATE SITUATED PARTLY IN CANTON TOWNSHIP AND PARTLY IN CHARTIERS TOWNSHIP, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 1509 HENDERSON AVENUE, WASHINGTON, PA 15301. PARCEL #120-008-00-00-0006-00 & 170-019-00-00-0003-01.

SHERIFF'S SALE No. 2014-6466

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6466 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 **May 4, 2018**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. ROBYN L. AMBROSY, DEFENDANT

ALL those lots of land in **Fallowfield Township**, Washington County, Pennsylvania, being Lots Nos. 26, 27, and 28, Woodward Heights Plan HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 401 WOODWARD AVENUE,

NORTH CHARLEROI, PA 15022; PARCEL NOS. 320-008-03-03-0020-00 320-008-03-03-0021-00

SHERIFF'S SALE No. 2015-6823

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6823 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 **May 4, 2018**

V Mortgage REO 3, LLC, PLAINTIFF VS. David Hughes and Luanne Hughes DEFENDANTS

ALL THAT CERTAIN lot or land, situate in **Smith Township**, Washington County, Pennsylvania, bounded and described as follows:

CONTAINING 0.557 acres,

SUBJECT to the exceptions and reservations contained or referred to in prior deeds in the chain of title.

BEING Parcel #570-013-02-02-0004-00 - PROPERTY, ADDRESS: 1 WALNUT STREET, BURGETTSTOWN PA 15021

SHERIFF'S SALE No. 2016-7074

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7074 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 **May 4, 2018**

Camelback IX, LLC Plaintiff v. BETH BOYD aka BETH A. BOYD & FRANK BOYD aka FRANK A. BOYD Defendant(s)

owners of property situate in **Smith**, Washington County, Pennsylvania, being 22 Hubbard Road, Burgettstown, PA 15021.

Assessment Map No.: 570-016-02-02-0004-00; Judgement) amount \$56,009.36; Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2016-8793

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-8793 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 **May 4, 2018**

U.S.Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust Christina V. Ogden

owner(s) of property situate in the **PETERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 110 Fireside Drive, Canonsburg, PA 15317-3610; Parcel No, 540-006-04-02-0034-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING - Judgment Amount: \$205,854.92

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-8933

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-8933 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 **May 4, 2018**

The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A, Plaintiff, vs. Amy Mele, John F. Mele, Jr. aka John Mele, Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **Chartiers Township**, WASHINGTON County, Pennsylvania. TAX PARCEL NO.: 1700110000003000 PROPERTY ADDRESS: 62 Gretna Road, Washington, PA 15301 IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2014-7492

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2014-7492 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 **May 4, 2018**

PETERS TOWNSHIP, Plaintiff, vs. KNIGHT, ROBERT & KNIGHT, GINA, Defendant(s).

PETERS TOWNSHIP, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA INSTRUMENT NUMBER 200618080, PARCEL NO. 540-006-20-00-000700, AND HAVING ERECTED THEREON A TWO STORY BRICK HOUSE BEING KNOWN AS 112 WINDEMERE COURT, VENETIA, PA 15317.

Samuel F. Romano, Sheriff 7)37-3