

**NOTICE OF MARY JO POKNIS**

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

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

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO SEPTEMBER 25,  
2018 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
17-0066	FAULDS, Dolores Gail aka Dolores G. aka Dolores SHEILIA Gail Bair, Executrix .....		Daniel R. White, Esq.
17-0996	GRUBER, Edward Dorothy Dalesio, Executrix .....		Craig E. Wynn, Esq.
16-1016	HISCAR, Edward S. aka Edward Stephen Lynn Ann Hiscar, Executrix .....		Christine Brown Murphy, Esq.
15-0092	IDDINGS, Thelma E. aka SERENTA, Thelma E. aka IDDINGS, Thelma Earlene aka SERENTA, Thelma Earlene Patricia Milan, Executrix .....		Thomas O. Vreeland, Esq.
17-0192	LENZI, Evano J. Michael J. Binge, Administrator .....		Jeffrey J. Lochner, Esq.
16-1020	MARJORIE A. CONWAY REVOCABLE TRUST Sandra K. Conaway, Trustee .....		Rebecca A. Winge, Esq.
17-1556	WESTERN PA POLICE BENEVOLENT FOUNDATION, INC. H. Timothy Kreger, Treasurer .....		Frederich E. Liechti, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST  
WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT  
SAID AUDIT IS September 25, 2018 AT 9:30 A.M., COURTROOM #1, BEFORE  
THE HONORABLE KATHERINE B. EMERY, P.J.

Mary Jo Poknis, Register and Ex-Officio  
Clerk of the Orphans' Court Division of the Court of Common  
Pleas of Washington County, Pennsylvania

**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**

**BERRY, RANDY L.**, a/k/a **RANDY BERRY**, late of New Eagle, Washington Co., PA; Executrix: Christine Berry, 56 Gearing Road, Monongahela, PA 15063; Attorney: James W. Haines, Jr., 1202 West Main Street, Monongahela, PA 15063

**BLACKHURST, RICHARD LEE**, a/k/a **RICHARD L. BLACKHURST**, late of South Strabane Township, Washington Co., PA; Administrator: Shawn R. Blackhurst, c/o 125 South College Street, Washington, PA 15301; Attorney: Frank Arcuri, 125 South College Street, Washington, PA 15301

**BLAYNEY, HAROLD L.**, late of Venetia, Washington Co., PA; Executrix: Carol S. Blayney, 544 Scott Lane, Venetia, PA 15367

**GRYBOSKY, ALBIE**, late of Somerset Township, Washington Co., PA; Executrix: Susanna Margie, 985 Davis School Road, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 East Wheeling Street, Washington, PA 15301

**RIOLI, THERESA M.**, late of Finleyville, Washington Co., PA; Executrix: Nadine DeLao, 230 Dennis Street, Elizabeth, PA 15037; Attorney: Joseph P. Covelli, 357 Regis Avenue, Ste 1, Pittsburgh, PA 15236

**SCHONS, PAUL R.**, a/k/a **PAUL SCHONS**, late of McDonald, Washington Co., PA; Executors: Charles M. Schons, 187 S. McDonald St., McDonald, PA 15057; Robert P. Schons, 102 Cherry St., PO Box 247, Midway, PA 15060; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

**SECOND PUBLICATION**

**ROWN, STUART G.**, late of Washington Co., PA; Executor: Evan Brown c/o Voelker & Kairys, LLC, 310 Grant Street, Ste 1220, Pittsburgh, PA 15219; Attorney: Nicole B. Kairys, Voelker & Kairys, LLC, 310 Grant Street, Ste 1220, Pittsburgh, PA 15219

**LUGAILA, JOHN M.**, a/k/a **JOHN LUGAILA**, late of McDonald, Washington Co., PA; Executor: David A. Singer c/o PO Box 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

**MILLER, JOHN R.**, late of Clausville, Washington Co., PA; Executors: Johnna R. McNett, 912 South 88 Road, Carmichaels, PA 15320 & John Bradley Miller, 271 Sawhill Road, Claysville, PA 15323; Attorney: Gregory C. Hook, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

**SMITH, SR., RAYMOND B.**, late of Cecil Township, Washington Co., PA; Executor: Raymond B. Smith, Jr., 228 Gwenedd Lane, Bellefonte, PA 16823; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

**URCHO, ANNE**, late of Bentleyville, Washington Co., PA; Executrix: Helen L. Urcho, c/o Dennis Cline, 3175 State Roite 2011, Scenery Hill, PA 15360; Attorney: Dennis Cline, 3175 State Roite 2011, Scenery Hill, PA 15360

**THIRD PUBLICATION**

**BRUNETTI, VINCENT**, late of Washington, Washington Co., PA; Executrix: Eleanor B. Brunetti, c/o 125 South College Street, Washington, PA 15301; Attorney: Frank Arcuri, 125 South College Street, Washington, PA 15301

**CHARLIER, DIANA LYNN**, a/k/a **DIANA L. CHARLIER** a/k/a **DIANA LYNN KRIZNIK CHARLIER**, late of Washington Co., PA; Executors: Jeremy R. Charlier and Joshua M. Charlier, 13 Bulger Arch Road, Bulger, PA 15019

**CLARKE, BARBARA ANN** a/k/a **BARBARA A. CLARKE**, late of Finleyville, Washington Co., PA; Executrix: Kimberly A. Jackson, 102 Timber Oak Court, Venetia, PA 15367

**COWDEN, LOIS K.**, a/k/a **LOIS COWDEN** a/k/a **LOIS KATHRYN COWDEN**, late of Washington, Washington Co., PA; Executors: William E. Cowden, Jr. and Sandra L. Thomas, 2207 East National Pike, Scenery Hill, PA 15360; Attorney: Matthew J. Madvay, 60 East Beau Street, Washington, PA 15301

**KOEHLER, TERESA C.**, late of Canton Township, Washington Co., PA; Executor: Barry J. Koehler, 875 Manifold Road, Washington, PA 15301; Attorney: Daniel P. Gustine, Peacock Keller, LLP, 70 East Beau St., Washington, PA 15301

**SMITH, EMMA B.**, a/k/a **EMMA SMITH**, late of Washington, Washington Co., PA; Executrices: Phyllis Smith and Barbara Dubina, c/o 125 South College Street, Washington, PA 15301; Attorney: Frank Arcuri, 125 South College Street, Washington, PA 15301

**WINNETT, JONATHON D.**, late of Amwell Township, Washington Co., PA; Executrix: Donna R. Winnett, 116 Banetown Road, Amity, PA 15311;

Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

**MUSHRUSH, WILLIAM**, a/k/a **WILLIAM R. MUSHRUSH**, late of Washington, Washington Co., PA; Executrix: Greta Jo Fahey, 202 Brehm Road, Washington, PA 15301; Attorney: Karen Hassinger, 30 E Beau Street, Ste 415, Washington, PA 15301

**PATTEN, DONNA J.**, a/k/a **DONNA JEAN PATTEN**, late of Canonsburg, Washington Co., PA; Executrix: Beverly A. Penvose, 734 Woodlawn Drive, Houston, PA 15342; Attorney: Mark S. Riethmuller, Speakman Riethmuller & Allison, 6 South Main St., Ste 614, Washington, PA 15301

**SIRABELLA, ROSE**, late of Allegheny County, PA; Executrices: Andrea Sirabella O'Laughlin, 501 Crossbow Court, McMurray, PA 15317; Rose Marie Sirabella Hubbell, 232 Boardwalk Drive, Cranberry Twp., PA 16066

**CORPORATION NOTICES****INCORPORATION NOTICE**

NOTICE is hereby given that Articles of Incorporation - Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 9th of August, 2018, with respect to a Nonprofit corporation which has been organized under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is **MAGNOLIA RIDGE HOMEOWNERS' ASSOCIATION, INC.** with its principal place of business being located at 290 Perry Avenue, Pittsburgh, PA 15229. 2)8 -1

FICTITIOUS NAME

Notice is hereby given that an application was filed with the Bureau of Corporations and Charitable Organizations, Pennsylvania Department of State, for registration under the Pennsylvania Fictitious Names Act of the fictitious name, "**McQuaid Law Firm, P.C.**," the principle place of business of which is 142 Redwood Drive, Venetia, PA 15367. The parties to the registration were Janet L. McQuaid, 142 Redwood Drive, Venetia, PA, and the Law Office of Janet McQuaid, P.C. (d/b/a "Janet McQuaid, P.C."), a Pennsylvania professional corporation, whose registered agent is Corporation Service Company, 2595 Interstate Drive, Suite 103, Harrisburg, Dauphin County, PA 17110.

Janet McQuaid, Esq.  
P.O. Box 1523  
Canonsburg, PA 15317 2)8-1

FICTITIOUS NAME

Notice is hereby given that an application was filed with the Bureau of Corporations and Charitable Organizations, Pennsylvania Department of State, for registration under the Pennsylvania Fictitious Names Act of the fictitious name, "**Janet McQuaid, P.C.**," the principle place of business of which is 142 Redwood Drive, Venetia, PA 15367. The parties to the registration were Janet L. McQuaid, 142 Redwood Drive, Venetia, PA, and the Law Office of Janet McQuaid, P.C. (d/b/a "McQuaid Law Firm, P.C."), a Pennsylvania professional corporation, whose registered agent is Corporation Service Company, 2595 Interstate Drive, Suite 103, Harrisburg, Dauphin County, PA 17110.

Janet McQuaid, Esq.  
P.O. Box 1523  
Canonsburg, PA 15317 2)8-1

FICTITIOUS NAME

Coen Energy, LLC filed an application for registration of the fictitious name "**SPRAGUE**" with the Pennsylvania Secretary of State under the Fictitious Names Act 54 Pa.C.S. §311 for marketing purposes. Coen Energy, LLC is wholly owned by Sprague Operating Resources LLC, 185 International Drive, Portsmouth, NH 03801. Coen Energy, LLC's principal place of business is 1045 West Chestnut Street, Washington, PA 15301. 2)8-1

**MISCELLANEOUS NOTICE**NAME CHANGE

Notice is hereby given that on the 22nd day of August, 2018, a Petition for Change of Name, filed by Petitioner, **Jocilyn Boone**, was filed in the Washington County Court, praying for a decree to change his/her name to **Jake Daniel Boone**. The Court has fixed October 29, 2018 at 9:00 A.M. in Courtroom 5, Washington County Courthouse, Washington, Pa as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted. 4)8-1

IN THE UNITED STATES DISTRICT  
COURT FOR THE WESTERN  
DISTRICT OF WISCONSIN  
CASE NO. 3:18-cv-00407-WMC

**QUINCY BIOSCIENCE, LLC**

v.

**QUALITY OTC, SUPER SUPREME  
SAVINGS, and DOES 1-5**

CIVIL ACTION – LAW: FEDERAL  
TRADEMARK INFRINGEMENT AND  
RELATED CLAIMS

## NOTICE

You have been sued in federal court. A Complaint has been filed against you in the above-described case. If you wish to defend, within 21 days of this NOTICE on you, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court by submitting an answer to this Complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure to: Clerk of Court, U.S. District Court, Western District of Wisconsin, 120 North Henry Street, Room 320, Madison, WI 53703 (tel. 608-264-5156). The answer or motion must also be served on plaintiff's attorney, whose name and address are: Jonathan J. Krit, AMIN TALATI UPADHYE, LLP, 100 S. Wacker Dr., Ste. 2000, Chicago, IL 60606, tel. (312) 327-3357.

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 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. 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.

Lawyer Referral Service  
Washington County Bar Association  
119 South College St.  
Washington, PA 15301  
Tel. 724-225-6710  
email [wcba@washcobar.org](mailto:wcba@washcobar.org)

4)8-1

**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.

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 County, PA, on **Friday, October 5, 2018** Samuel Romano, Sheriff of Washington 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, October 10, 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, October 12, 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.

<b>Sheriff Sale List</b>		
<u>Sale#</u>	<u>Plav Def .....</u>	<u>Property Location</u>
2018-282.....	Dollar Bank v. Churchill.....	Chartiers Township
2018-237.....	Pennymac Loan Svc. V. Stutler.....	Midway Boro
2018-294.....	OneMain Financial v. Kern .....	Cross Creek Twp
2018-507.....	Deutsche Bank v. Girouard.....	South Strabane Twp
2017-1043...	Wells Fargo Bank v. Porter .....	Mt. Pleasant Twp
2018-1160...	Wells Fargo Bank v. Vankirk .....	Canton Township
2018-1166...	Nationstar Mortgage v. Adelsberg .....	Cecil Township
2018-1372...	Lakeview Loan v. Horner .....	Bentleyville
2018-1498...	US Bank v. Brisky .....	Burgettstown
2017-1505...	Wells Fargo Bank v. Bottinelli .....	Cecil Township
2018-1575...	Pennsylvania Housing Finance v. O'Hare..	Cecil Township
2018-1592...	Lakeview Loan Svc v. Cross .....	Amwell Township
2018-1594...	Deutsche Bank v. Wallace.....	Cecil Township
2018-2095...	Nationstar Mortgage v. Kennedy.....	Monongahela
2017-2452...	Wilmington Savings v. Higgins.....	New Eagle Borough
2017-3244...	JPMorgan Chase Bank v. Winters .....	Monongahela
2017-3327...	Citimortgage v. Wright.....	South Strabane Township
2017-5143...	Wells Fargo Bank v. Hairston .....	Washington
2017-5479...	Bayview Loan Servicing v. Shipe.....	Charleroi Borough
2017-5666...	Pennymac Loan v. Fowler .....	Hopewell Township
2015-6012...	Ditech Financial v. Hennon .....	Fallowfield Twp
2017-6434...	Union Home Mortgage v. Sutton.....	Canonsburg
2017-6446...	Federal National Mort. V. Clement .....	Dunlevy Borough
2017-6467...	First Federal S&L v. Young .....	Cecil Township
2015-6818...	Ditech Financial v. Trader .....	Carroll Township
2015-7558...	Wells Fargo Bank v. Fowler.....	Washington

**SHERIFF'S SALE No. 2018-282**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-282 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 **OCTOBER5, 2018**

**DOLLAR BANK, FEDERAL SAVINGS BANK, Plaintiff vs. JOYCE B. CHURCHILL** . Defendant.

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE

**TOWNSHIP OF CHARTIERS, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 573 OLD HICKORY RIDGE ROAD, WASHINGTON, PA 15301. PARCEL NUMBER 170-012-00-00-0019 -00.**

**SHERIFF'S SALE No. 2018-237**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -237 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 **OCTOBER 5, 2018**

**Pennymac Loan Services, LLC v. Heather N. Stutler & Joshua D. Kubacki**

owner(s) of property situate in the **MIDWAY BOROUGH**, WASHINGTON County Pennsylvania, being, 509 North Avenue, Midway, PA 15060; Parcel No. 410-018-00-00-0002-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$125,481.47

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-294**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-294 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 **OCTOBER 5, 2018**

**OneMain Financial Services, Inc., Plaintiff, vs. Courtney Kern, Individually and as Administratrix of the Estate of Charles Norman Kern aka Charles N. Kern, Bethlinie Kern, Known Heir of the Estate of Charles Norman Kern aka Charles N. Kern, Defendants**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Cross Creek Township**, WASHINGTON County, Pennsylvania

TAX PARCEL NO.: Tax Parcel No.: 210-011-05-02-0023-00;

PROPERTY ADDRESS: 70 Browntown Road, Avella, PA 15312

IMPROVEMENTS: Improvements: ERECTED THEREON

**SHERIFF'S SALE No. 2018-507**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-507 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 **OCTOBER 5, 2018**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSETBACKED TRUST Series INABS 2006-B, HOME EQUITY MORTGAGE LOAN ASSETBACKED CERTIFICATES Series INABS 2006-B Plaintiff v. STEVEN D. GIROUARD Defendant(s)**

owners of property situate in **South Strabane Township**, Washington County, Pennsylvania, being 1120 North Franklin Street, Washington (South Strabane Township), PA 15301-1729.

Assessment Map No.: 600-004-10-06-0012-00

Judgment Amount: \$120,928.69

Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2017-1043**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1043 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 **OCTOBER 5, 2018**

**Wells Fargo Bank, NA v. Guy A. Porter & Christine Porter**

owner(s) of property situate in the **MT PLEASANT TOWNSHIP**, WASHINGTON County, Pennsylvania, being 1526 Millers Run Road, McDonald, PA 15057-2907; Parcel No. 460-013-00-00-0026-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$144,892.53

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1166**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1166 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 **OCTOBER 5, 2018**

**Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF VS. Christie Adelsberg DEFENDANT**

All that certain tract of land situate in the **Township of Cecil**, County of Washington and Commonwealth of Pennsylvania, bounded and described as follows: Commonly known as: 35 Davis Lane, Canonsburg, PA 15317

PARCEL #140-010-00-00-0014-01

UNDER and subject to a certain Maintenance Agreement intended to be recorded in the Records Office of Washington County, Pennsylvania.

TOGETHER with a right of way or easement for ingress, egress and regress

**SHERIFF'S SALE No. 2018-1372**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1372 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 **OCTOBER 5, 2018**

**Lakeview Loan Servicing, LLC v. Steven P. Horner**

owner(s) of property situate in the **BENTLEYVILLE BOROUGH**, WASHINGTON County, Pennsylvania, being 200 Frye Avenue, Bentleyville, PA 15314-1306; Parcel No. 040-023-00-02-0005-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$57,385.63

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1498**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1498 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 **OCTOBER 5, 2018**

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE NRZ PASS-THROUGH TRUST X c/o**

**NATIONSTAR MORTGAGE LLC D/ B/A MR. COOPER, 8950 Cypress Waters Boulevard, Coppell., TX 75019 vs. DEBORAH BRISKY & RUSSELL BRISKY, 24 Shady Avenue, Burgettstown, PA 15021- THE UNITED STATES OF AMERICA, US Post Office & Courthouse, 700 Grant Street, Suite 400, Pittsburgh. PA 15219**

PARCEL 1:  
PARCEL 2: ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **BORO OF BURGETTSTOWN**, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA KNOWN AND DESIGNATED AS TAX ID #070-001-00-03-0010-00. PROPERTY ADDRESS: 24 Shady Avenue, Burgettstown, PA 15021

**SHERIFF'S SALE No. 2017-1505**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1505 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 **OCTOBER 5, 2018**

**Wells Fargo Bank, NA v. Jonnie L. Bottinelli & Anthony J. Bottinelli**

owner(s) of property situate in the **CECIL TOWNSHIP**, WASHINGTON County, Pennsylvania. being 45 Sherlock Circle, McDonald. PA 15057-4807; Parcel No. 140-002-01-02-0011-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$106,561.60

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1575**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -1575 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 **OCTOBER 5, 2018**

**PENNSYLVANIA HOUSING FINANCE AGENCY PLAINTIFF VS. SHAWN P. O'HARE, IN HIS CAPACITY AS KNOWN HEIR OF BONITA S. HAWKINS, DECEASED, AND THE UNKNOWN HEIRS OF BONITA S. HAWKINS, DECEASED DEFENDANT(S)**

ALL THOSE CERTAIN TWO lots or parcels of ground situate in **Cecil Township**, Washington County, Pennsylvania, together with the dwelling house erected thereon known as: 10 Altieri Lane, Cecil, PA 15321.

TAX PARCEL #: 140-006-01-04-0024-00 (dwelling house); TAX PARCEL #:140-006-01-03-0015-00 (lot and aluminum garage)

**SHERIFF'S SALE No. 2018-1592**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -1592 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 **OCTOBER 5, 2018**

**Lakeview Loan Servicing. LLC Plaintiff v. James E. Cross Defendant**

All That Certain land situate in the

**Township of Amwell** in the County of Washington, Commonwealth of Pennsylvania.

Premises: 1318 Brush Run Road, Washington, Pennsylvania 15301

Tax I.D. #: 0200110000001801

Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2018-1594**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1594 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 **OCTOBER 5, 2018**

**Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3 Plaintiff, vs. Victoria Wallace Defendant.**

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

Tax Parcel ID: 140-011-01-04-0001-00  
Being known as: 430 Blue Jay Drive, Hendersonville, AKA Canonsburg, PA 15317

**SHERIFF'S SALE No. 2018-2095**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2095 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 **OCTOBER 5, 2018**

**Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF VS. Archie T. Kennedy, Jr. DEFENDANT**

ALL THAT CERTAIN tract of land situate in **Monongahela City**, Washington County, Pennsylvania, bounded and described as follows, to wit: BEING Parcel ID 4200040002001100 AND BEING KNOWN as 142 Factory Street, Monongahela, PA

**SHERIFF'S SALE No. 2017-2452**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2452 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 **OCTOBER 5, 2018**

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust Plaintiff, vs. Bonnie J. Higgins, AKA Bonnie Jean Higgins Defendant.**

ALL THAT CERTAIN lot or parcel of land, situate in the **Borough of New Eagle**, Washington County, Pennsylvania. Tax Parcel 10: 480-009-00-01-0005-00 Being known as: 148 Chess Street, New Eagle, PA 15067

**SHERIFF'S SALE No. 2017-3244**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3244 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 **OCTOBER 5, 2018**

**JPMorgan Chase Bank, National Association PLAINTIFF VS. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Holly E. Winters, deceased and Brianna Winters, Known Heir of Holly E. Winters, deceased and D.W., Minor, Known Heir of Holly E. Winters, deceased DEFENDANTS**

Parcel No.: 430-019-00-02-0002-00

All that certain lot or piece of ground situate in the second ward of the **City of Monongahela**, Washington County, Pennsylvania, 109 THIRD AVENUE, MONONGAHELA, PA. 15063

**SHERIFF'S SALE No. 2017-3327**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3327 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 **OCTOBER 5, 2018**

**CITIMORTGAGE, INC. Plaintiff vs. LEO WRIGHT & BETH ANN WRIGHT Defendant(s)**

All that certain lot or ground situate in the **Township of South Strabane**, County of Washington and Commonwealth of Pennsylvania. BEING KNOWN AS: 1651 NORTH MAIN STREET, WASHINGTON, PA 15301

Tax Parcel No. 600-004-15-01-00 15-00

**SHERIFF'S SALE No. 2017-5143**

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

2017-5143 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 **OCTOBER 5, 2018**

**Wells Fargo Bank, N.A. Plaintiff; vs. Thomas Hairston, as believed Heir and/or Administrator to the Estate of Tina L. Hairston, AKA Tina L. Webb; Talisa Webb Montgomery, as believed Heir and/or Administrator to the Estate of Tina L. Hairston, AKA Tina L. Webb; Unknown Heirs and/or Administrators of the Estate of Tina L. Hairston, AKA Tina L. Webb, Defendants.**

ALLTHAT CERTAIN lot or parcel of land, situate in the **City of Washington**, Washington County, Pennsylvania.

Tax Parcel ID: 7600200002002600

Property Address: 255 East Hallam

Avenue, Washington, PA 15301

**SHERIFF'S SALE No. 2017-5479**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5479 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 **OCTOBER 5, 2018**

**Bayview Loan Servicing LLC, Plaintiff, vs. Christopher A. Shipe, Defendant**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Charleroi Borough**, WASHINGTON County, Pennsylvania. TAX PARCEL NO.: 160-028-00-01-0013-00; PROPERTY ADDRESS: 218 Luella Avenue, Charleroi, PA 15022;

IMPROVEMENTS:           ERECTED  
THEREON

**SHERIFF'S SALE No. 2017-5666**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5666 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 **OCTOBER 5, 2018**

**PENNYMAC LOAN SERVICES, LLC Plaintiff vs. SCOTT I. FOWLER, AS EXECUTOR OF THE ESTATE OF CLARENCE H. FOWLER, DECEASED, DENEEN A. CLARK, AS CO-ADMINISTRATRIX OF THE ESTATE OF CLARENCE H. FOWLER, DECEASED, SHAWN O. FOWLER, AS CO-ADMINISTRATOR OF THE ESTATE OF CLARENCE H. FOWLER, DECEASED Defendant(s)**

All that certain lot of ground together with two (2) certain parcels of ground located in **Hopewell Township**, Washington County, Pennsylvania. BEING KNOWN AS: 116 BUFFALO ROAD NORTH, WASHINGTON, PA 15301

Tax Parcel No. 350-011-00-00-0014-00

**SHERIFF'S SALE No. 2015-6012**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6012 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 **OCTOBER 5, 2018**

**Ditech Financial LLC v. Paul A. Hennon & Jeanette L. Hennon**

owner(s) of property situate in the **FALLOWFIELD TOWNSHIP**, WASHINGTON County, Pennsylvania, being 191 Cooper Road, Charleroi. PA 15022; Parcel No. 320-014-00-00-0015-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$175,011.41

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-6434**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6434 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 **OCTOBER 5, 2018**

**UNION HOME MORTGAGE CORP. 425 Phillips Blvd, Ewing, NJ 08618 vs. FALLYNN SUTTON & MICHAEL A. SUTTON**

All that certain lot of ground situate in the Second Ward of the **Borough of Canonsburg**, Washington County, Pennsylvania, known and Designated as parcel number: 100-003-00-02-0008-00.

UNDER AND SUBJECT to the exceptions, reservations, easements, rights of way, covenants and other conditions contained in prior instruments in the record chain of title. PROPERTY ADDRESS: 341 North Jefferson Avenue, Canonsburg, PA 15317

**SHERIFF'S SALE No. 2017-6446**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6446 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 **OCTOBER 5, 2018**

**FEDERAL MORTGAGE ("FANNIE MAE") Plaintiff, v. AARON W. CLEMENT AND KATIE L. TOMALSKI, n/k/a KATIE L. CLEMENT Defendant(s).**

PROPERTY BEING KNOWN AS: ALL that certain piece of land or lot known as Number 31, of a Plot of land, laid out by John Dunlevy, Situated in the **Borough of Dunlevy**, formerly the Township of Allen, County of Washington, State of Pennsylvania bounded and described as follows: HAVING Tax Parcel Identification Number 250-003-00-00-0016-00

UNDER and SUBJECT to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements, and coal and mining rights, as set forth in prior instruments of records. IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling - 11 WALNUT STREET, DUNLEVY, PA 15432

**SHERIFF'S SALE No. 2017-6467**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6467 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 **OCTOBER 5, 2018**

**FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, Plaintiff, vs. JAMES E. YOUNG, Defendant.**

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

erected a residential dwelling and being more commonly known as 1628 Route 980, Canonsburg, Pennsylvania 15317. TAX PARCEL NO: 140-009-03-02-0002-00.

**SHERIFF'S SALE No. 2015-6818**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6818 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 **OCTOBER 5, 2018**

**DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC Plaintiff vs. Bridget Trader; Scott Baron Defendant(s)**

ALL THE RIGHT, TITLE AND INTEREST OWNERS OR REPUTED OWNERS. ALL THAT CERTAIN lot of ground situate in **Carroll Township**, Washington County, Pennsylvania.

TAX PARCEL NO. 130-005-05-00-0075-00

BEING KNOWN AS: 235 Galbreath Drive, Monongahela, PA 15063

Samuel F. Romano, Sheriff 7)7-3