

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 MARCH 23, 2017 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
85-0116	GREENWOOD MEMORIAL PARK, INC. David H. Strobel, Trustee		Todd T. Turin, Esq.
15-0138	LAUREL WOOD HOLDING CO., dba Forest Lawn Gardens, Inc. PNC Bank, N.A., Trustee		Nina B. Stryker, Esq.
15-0491	MATCHETT, WAYNE S. aka Wayne Strouss David S. Machett and Carter D. Lescallete, Exrs		Loretta B. Kendall, Esq.
16-0430	OLSHOCK, JOHN T. aka John Tibbens aka John Frances B. Olshock.....		Matthew J. Madvay, Esq.
15-0786	SCOTT, WARREN W. a/k/a Warren David M. Simon		Daniel R. White, Esq.
13-0333	WELLING, MARY E. Holly Branch, Administratrix, DBNCTA		Chad Schneider, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE
 MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS
 SCHEDULED FOR MARCH 23, 2017 AT 9:30 A.M., COURTROOM #1 BEFORE THE
 HONORABLE KATHERINE B. EMERY, JUDGE

Mary Jo Poknis, Register and Ex-Officio
 Clerk of the Orphan's Court Division of the Court of Common Pleas of Washington County, PA
 1)33-2

**WASHINGTON COUNTY BAR ASSOCIATION
 BOARD OF DIRECTORS 2017**

- | | |
|--|--------------------------------|
| President: Stephanie M. Sewak | Board Members: |
| President-Elect: Susan M. Key | Hon. Damon J. Faldowski (2017) |
| Vice-President: Frank C. Roney, Jr. | Deana Stephens (2017) |
| Secretary: Patrick R. Grimm | deRicci Getty (2018) |
| Treasurer: Matthew J. Madvay | Eugene Julian (2018) |
| Immed Past-Pres.: Edward C. Morascyzk | Brett A. Clancy (2019) |
| Young Lawyers' Division: | Jonathan G. Higlie (2019) |
| Jarrold Takah, - President | |
| Rose A. Semple, President-elect | |

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

HUNTER, WILLIAM HARRY, late of McMurray, Washington Co., PA; Executors: Robert Kenneth Hunter, 36 Windcrest Drive, Cecil, PA 15321; Jeffrey William Hunter, 139 Lakeview Drive, McMurray, PA 15317; Attorney: Samuel A. Moore, 5311 Brightwood Road, PO Box 518, Bethel Park, PA 15102

KELLEY, J. EVERETT, a/k/a **JAMES EVERETT KELLEY, SR.**, late of Buffalo Township, Washington Co., PA; Administrator: James Everett Kelley, Jr., 216 Scenic Drive, Avella, PA 15312; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

KOPCHO, CLAIRE H., late of Canonsburg, Washington Co., PA; Executrix: Sonya L. Bell, c/o William G. Ball; Attorney: William G. Ball, 3100 Grant Bldg., 310 Grant St., Pittsburgh, PA 15219

LENZI, EVANO J., late of South Strabane Township, Washington Co., PA; Administrator: Michael J. Binge, 469 West Newton Road, Elizabeth, PA 15037; Attorney: Jeffrey J. Lochner, Lochner and Lochner, 4232 Brownsville Rd., Ste 315, Pittsburgh, PA 15227

LEONARD, JOAN MARIE, a/k/a **JOAN M. LEONARD**, late of North

Bethlehem Township, Washington Co., PA; Administrator: Thomas W. Leonard, 1566 Brush Run Road, Washington, PA 15301; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

MURPHY, EVELYN MARIE, a/k/a **EVELYN M. MURPHY**, late of Washington Co., PA; Administrator: Ricky C. Murphy, 104 Opal Drive, Verona, PA 15147; Attorney: Albert G. Reese, Jr., 640 Rodi Road, 2nd Fl, Ste 2, Pittsburgh, PA 15235

OSTRICH, ARTHUR E., late of Marianna, Washington Co., PA; Administratrix: Melissa M. Phillips, PO Box 31, Fredericktown, PA 15333; Attorney: Mary Chmura Conn, Tershel & Associates, 55 South Main Street, Washington, PA 15301

POPOVICH, RICHARD D., late of Peters Township, Washington Co., PA; Executrix: Joyce A. Popovich, 700 Crosswinds Dr., McMurray, PA 15317; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

RUFFA, BETTY JANE, late of Washington, Washington Co., PA; Executors: Evelyn Jean Ruffa, 125 Moffat Avenue, Washington, PA 15301; Thomas Louis Ruffa, 997 E. Maiden St., Washington, PA 15301; Attorney: Stephen D. Marriner, Jr., Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

SHEPELAK, MARY H., late of North Charleroi Borough, Washington Co., PA; Executrix: Mary Ann Dudas, 712 Center Avenue, North Charleroi, PA 15022; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi, PA 15022

TRAX, ROBERT C., late of Peters Township, Washington Co., PA; Executrices: Judy M. Ross & Peggy L.

Coffield, c/o 775 East Maiden St., 1st Fl., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

WICKERHAM, CAROL A., late of Carroll Township, Washington Co., PA; Administratrices: Ruth Ann Zippay, 220 Zippay Road, Charleroi, PA 15022 and Rebecca J. Walsh, 312 Carroll Lane, Monongahela, PA 15063; Attorney: Jason M. Walsh, Bigi & Walsh, 337 Fallowfield Avenue, Charleroi, PA 15022

WILLIAMS, JR., JAMES EDWARD, late of Charleroi Borough, Washington Co., PA; Executrix: Amanda Roberts, 1003 1/2 Third Street, Charleroi PA 15022; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi, PA 15022

SECOND PUBLICATION

AFRICA, BREANNA NICHOLE, late of Canonsburg, Washington Co., PA; Administrator: Steven R. Wolf; Attorney: Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Ave., Canonsburg, PA 15317

FURMAN, DIANA, late of East Beth Township, Washington Co., PA; Executrix: Diana Furman, 57 Main St., Clarksville PA 15322; Attorney: Lisa J. Buday, P.O. Box 488, California, PA 15419

HAYES, EDWARD PATRICK, late of Avella, Washington Co., PA; Administrators: Lynda Stadler Baldini, 175 E. Clinton Ave., Tenafly, NJ 07670; Joseph Hayes, 18 Creighton Avenue, Pittsburgh, PA 15205

KOSSLER, HOWARD J., late of South Strabane Township, Washington Co., PA; Executor: Dean J. Kossler, c/o 775 E. Maiden St., 1st Fl., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 E. Maiden St., 1st Fl., Washington, PA 15301

MARY, MICHAEL ANTHONY, late of Washington, Washington Co., PA; Administratrix: Sherry Mary, 391 Wolf Avenue, Washington, PA 15301; Attorney: Emmanuel S. Anthou, 142-A McClelland Road, Canonsburg, PA 15317

MROCK, TOD M., late of North Strabane Township, Washington Co., PA; Executor: Daniel G. Mrock, 203 Demar Blvd., Canonsburg, PA 15317; Attorney: Lauren C. Hadburg, 109 VIP Drive, Suite 102, Wexford, PA 15090

PERELLA, MARTHA A., late of Union Township, Washington Co., PA; Executrix: Monica M. Agliori, 18 Clifton Blvd., Pittsburgh, PA 15210; Attorney: Severin D. Russo, DiPaolo & Russo, 1106 Fifth Avenue, Pittsburgh, PA 15219

PRYOR, LOIS ANN, late of North Bethlehem Township, Washington Co., PA; Executrix: Karen A. Shawver, c/o 775 East Maiden St., 1st Fl., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

RAMBEAU, GEORGE, late of Washington, Washington Co., PA; Executrix: Leadeth Jane Rambeau, 1971 The Road, Washington, PA 15301; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

STALEY, MARGARET F., late of Finleyville, Washington Co., PA; Executor: William S. Staley, 5132 Chevy Chase Dr., Finleyville, PA 15332; Attorney: Lauren C. Hadburg, 109 VIP Drive, Ste 102, Wexford, PA 15090

STROSSER, THELMA L., late of Washington, Washington Co., PA; Executor: Walter J. Strosser, c/o 775 E. Maiden St., 1st Fl., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 E. Maiden St., 1st Fl., Washington, PA 15301

WITHUM, GLORIA M., late of Union Township, Washington Co., PA; Executrix: Laura A. Dixon, 572 Sugar Run Road, Eighty Four, PA 15330; Attorney: John F. Morris, 422 Second Ave., Carnegie, PA 15106

THIRD PUBLICATION

BARBISH, JR., FRANK, a/k/a **FRANK BARBISH**, late of Canonsburg, Washington Co., PA; Executrices: Joan Barbish aka Joan Gaspersic, 538 Elm Street, Canonsburg, PA 15317; Carol B. Harvey, 56 Potatoe Run Road, Washington, PA 15301; Attorney: John T. Hofrichter, 144 North Main Street, Washington, PA 15301

BUNNER, DEBORAH LYNN, a/k/a **DEBORAH L. BUNNER**, late of Canonsburg, Washington Co., PA; Administrator: Wayne A. Knight, 555 Park Avenue, Canonsburg, PA 15317; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15317

CANAN, WILLIAM, a/k/a **BILL CANAN**, late of South Strabane Township, Washington Co., PA; Executors: W. Douglas Canan, 5065 Stags Leap Lane, Coraopolis, PA 15108; Donna L. Sukel, 633 Preferred Dr., Washington, PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Frewitz, 26 South Main St., Suite 200, Washington, PA 15301

CROOKHAM, JUSTINA M., a/k/a **JESSIE CROOKHAM**, late of Carroll Township, Washington Co., PA; Executrix: Natalie M. Bowen, PO Box 635, Huntingtown, MD 13104; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

CZOKA, BELA E., a/k/a **WILLIAM CZOKA**, late of Centerville Borough, Washington Co., PA; Executrix: Christina

Czoka Augustine, Box 22 - 3 Brown Street, Richeyville, PA 15358; Attorney: Herman J. Bigi, Bigi & Walsh, 337 Fallowfield Avenue, Charleroi, PA 15022

GUILMART, GEORGIA M., late of Eighty Four, Washington Co., PA; Administrator: James Lunsford, 173 Meyers Road, Washington, PA 15301; Attorney: Karen Hassinger, 30 E. Beau St., Suite 415, Washington, PA 15301

JALOWKA, JANINA, late of North Strabane Township, Washington Co., PA; Executrix: Sister Donna Zielinska, 1220 Tugwell Drive, Baltimore, Md 21228; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

KILLMEYER, JONATHAN MICHAEL, late of Washington, Washington Co., PA; Executor: Michael Lambright, 276 Sumner Avenue, Washington, PA 15301; Attorney: Timothy R. Berggren, 22 East Beau St., Washington, PA 15301

KOMONDOR, VERNON, a/k/a **VERNON G. KOMONDOR**, late of North Charleroi, Washington Co., PA;

HOLD FOR PAYMENT

Executrix: Jamie Nicole Pauley; Attorney: L. Dawn Haber, Akman & Associates, 345 Southpointe Blvd., Ste 100, Canonsburg, PA 15317

LEASHER, HENRY S., late of Robinson Township, Washington Co., PA; Executor: Kelly Lea Stainbrook, 241 Bench Avenue, Washington, PA 15301; Attorney: Branden A. Fulciniti, Jones, Gregg, Creehan & Gerace, LLP, 411 Seventh Ave., Pittsburgh, PA 15219

MYERS, ALVA CLYDE, late of Canonsburg, Washington Co., PA; Executrix: Susan Wyland, 519 Park

Avenue, Canonsburg, PA 15317;
Attorney: Karen Hassinger, 30 E. Beau
 St., Suite 415, Washington, PA 15301

SCOTT, CYNTHIA ANN, a/k/a
CYNTHIA ANN OSTRICH, late of
 Marianna, Washington Co., PA;
Administratrix: Melissa M. Phillips, PO
 Box 31, Fredericktown, PA 15333;
Attorney: Mary Chmura Conn, Tershel &
 Associates, 55 South Main St.,
 Washington, PA 15301

SHEARER, MARY H., late of Canton
 Township, Washington Co., PA;
Executrix: Mary O'Brien, 5 Dogwood
 Drive, Washington, PA 15301; Attorney:
 Eva H. Ahern, Peacock Keller & Ecker,
 LLP, 70 East Beau St., Washington, PA
 15301

TKALCEVIC, THOMAS, late of Cross
 Creek Township, Washington Co., PA;
Administrator: Michael Tkalcevic, PO
 Box 152, Atlasburg, PA 15004; Attorney:
 Zan Ivan Hodzic, 1100 Washington
 Avenue, Ste 308, Carnegie, PA 15106

WHITFIELD, THOMAS B., a/k/a
THOMAS B. WHITFIELD, JR., late of
 Houston, Washington Co., PA; Executors:
 Cindy L. Whitfield, 67 Green Street,
 Houston, PA 15342; Thomas B.
 Whitfield, III, 543 Hickory Lane,
 Houston, PA 15342; Attorney: E. J.
 Julian, 71 North Main St., Washington,
 PA 15301

CORPORATION NOTICES

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 on the 4th of January,
 2017, with respect to a Domestic Business
 corporation which has been organized
 under the Pennsylvania Business

Corporation Law of 1988.

The name of the corporation is **POWER
 PUSH PROMOTIONS 99 INC.**

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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 on the 10th of February,
 2017, with respect to a Non-profit
 Business corporation which has been
 organized under the Pennsylvania Non-
 profit Corporation Law of 1988.

The name of the corporation is
CASTAWAY COMPANIONS, INC.
 with its principal place of business being
 located at 525 Sixth St., California, PA
 15419.

Judith H. Veres, Esq.

PO Box 144, 111 Fallowfield Ave.

Charleroi, PA 15022

2)33 -1

REAL ESTATE NOTICES

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 194 Lover
 Jonestown Road, Charleroi, PA 15022
 being more fully described at Washington
 County Instrument Number 200610250.

SAID SALE to be held at the
 Courthouse Square, Room 104, 100 West
 Beau Street, Washington, PA 15301 at
 10:00 a.m. prevailing, standard time, on
 March 28, 2017.

All that certain tract of land, together with
 the buildings, and improvements erected
 thereon described as Tax Parcel No. 320-

012-00-00-0033-00 recorded in Washington County, Pennsylvania. Seized and taken in execution as the property of Betty Davis aka Betty J. Davis, 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. 2:16-cv-01529.

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 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. Steve Frank, 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)32-4

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. 8232 of 2015, G.D.

Twin Keys, LLC, Plaintiff

vs

Giuseppe Lorandi, a/k/a Guiseppe Lorandi and Michelle Lorandi, their respective heirs, successors and/or assigns, Citifinancial Servicing, LLC, their heirs, respective successors and/or assigns, Assignee of CFNA Receivables (PA) Inc., f/k/a Citifinancial Services, Inc., Defendants

TO: CITIFINANCIAL SERVICING, LLC, their respective heirs, successors and/or assigns, generally and any other persons having or claiming to have any right, title or interest in the real estate herein described.

TAKE NOTICE: You are hereby notified that the above-named Plaintiff filed a Complaint at the above number and term in the Court of Common Pleas of Washington County, Pennsylvania, in An Action To Quiet Title against you asking the Court to order that you and all claiming under or through you have no right, title or interest in property situate in the Borough of Speers, Washington County, Pennsylvania, being more known as Lots Nos. 426, 427, 428, and 429 in the Maple View Plan of Lots laid out by the Charleroi Home Building Company and recorded in the Recorder of Deeds Office for Washington County in Plan Book Volume 6, Page 204. Being the same premises conveyed to Twin Keys, LLC by deed from the Washington County Tax Claim Bureau dated the 27th day of June, 2014 and recorded in the Washington County Recorder of Deeds Office at Instrument No. 201426596, Washington County Parcel No. 610-004-00-02-0006-00. If

you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within 20 days from the date of this publication. 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. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

Lawyer Referral Service
119 South College Street
Washington, PA 15301

Telephone Number (724) 225-6710

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.

Southwestern Pennsylvania Legal Aid Society

14 West Cherry Avenue
Washington, PA 15301

Telephone Number (724) 225-6170

Herbert G. Mitchell, Jr., Esquire
Attorney for Plaintiff
902 First Street
P.O. Box 310
Hiller, PA 15444
Telephone Number (724) 785-4600

6)33-1

PUBLIC HEARING NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

In re: PETITION OF THE CHARLEROI AREA SCHOOL DISTRICT FOR COURT APPROVAL OF THE SALE OF UNUSED AND UNNECESSARY LANDS AND BUILDINGS PURSUANT TO 24 P.S. § 7-707(3)
Docket No: 2017-185

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 7-707 (3) of the Pennsylvania Public School Code shall be held before the Honorable Damon J. Faldowski, Judge of the Court of Common Pleas of Washington County, Pennsylvania on March 22, 2017 at 1:30 p.m. in Courtroom #6 of the Washington County Courthouse, concerning the sale of certain real property from the Charleroi Area School District to the Mon Valley Alliance, namely (a) That land known as 138 McKean Avenue, Charleroi, Washington County, Pennsylvania 15022 located at Tax Parcel I.D. No. 160-029-00-01-0013 -00 and commonly known as the "Atlas Building Property"; and (b) That land known as 200 2nd Street, Charleroi, Washington County, Pennsylvania 15022 located at Tax Parcel I.D. No. 160-020-00-00-0008-00 and commonly known as the "Old Stadium Property."

)32-2

MISCELLANEOUS

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION– DIVORCE
No. 2014-5404

RONALD JOSEPH KOZAR, Plaintiff
Vs.
BILLY JO KOZAR, Defendant.

**NOTICE OF INTENTION TO
REQUEST ENTRY OF § 3301(D)
DIVORCE DECREE**

TO: BILLY JO KOZAR (*Defendant/
Wife*)

You have been sued in an action for divorce. You have failed to answer the complaint or file a counter-affidavit to the § 3301(d) affidavit. Therefore, on or after March 26, 2017, Plaintiff, Ronald Joseph Kozar, can request the court to enter a final decree in divorce.

If you do not file with the Prothonotary of the Court an answer with your signature notarized or verified or a counter-affidavit by the above date, the Court can enter a final decree in divorce. A counter-affidavit which you may file with the Prothonotary of the Court is attached to this notice.

Unless you have already filed with the Court a written claim for economic relief, you must do so by the above date or the court may grant the divorce and you will lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

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
119 South College Street
Washington, PA 15301
Telephone: (724)225-6710

Southwestern Pennsylvania Legal Aid
Society
10 West Cherry Avenue
Washington, PA 15301
Telephone: (724)225-6170
6)33-1

BANKRUPTCY SALE

In re: **Charles K. McMasters**
Case No: 14-20775-GLT

**Restaurant Liquor License
No. R-14632 (LID 54882)**
Date of Sale: 3/23/17 at 10:30 AM
Courtroom A, 54th Floor
600 Grant Street
Pittsburgh, PA 15219
Objections due by: 3/6/17
Initial Offer: \$40,000
Higher and better offers will be considered at the hearing
Hand Money Required: \$4,000
Contact Pamela J. Wilson
810 Vermont Avenue
Pittsburgh, PA 15234
(412) 341-4323
pwilson@epiqtrustee.com
For More Information:
www.pawb.uscourts.gov/easi.htm

6)33-1

NOTICE OF SUSPENSION

Notice is hereby given that on March 2, 2017, pursuant to Rule 214(d), Pa.R.D.E., the Supreme Court of Pennsylvania ordered that **Steven James Lynch (#37575)** from Canonsburg, PA, be placed on Temporary Suspension from the practice of law until further definitive action by the Court, to be effective April 1, 2017.

Marcee D. Sloan, Secretary of the Board
 The Disciplinary Board of the
 Supreme Court of Pennsylvania

4)33-1

SHERIFF SALES

Sheriff Sale List

<u>Sale#</u>	<u>Plav Def.....</u>	<u>Property Location</u>
2015-1005	.. E*Trade Gank v. Porterfield	Carroll Township
2016-1124	.. JP Morgan Mortgage v. Davis.....	Union Township
2016-2134	.. Wells Fargo Bank v. Evans	Washington
2014-2324	.. EverBank v. Staso	South Strabane Twp
2015-2867	.. Bank of America v. Hollander	North Strabane Twp
2014-3204	.. PNC Bank v. White.....	Hanover Township
2016-3502	.. Ditech Financial v. Hull	Washington
2012-3880	.. Bank National Assoc. v. Bogo	Independence Twp.
2016-4216	.. Wells Fargo Bank v. Vermeulen	McDonald Borough
2014-5010	.. Bank of America v. Lukas.....	Amwell Township
2015-5121	.. MTGLQ Investors v. Williams	Cecil Township
2016-5234	.. LSF9 Master Part. V. Wright	Chartiers Township
2015-5407	.. Wells Fargo Bank v. Schwingel.....	Washington
2016-5491	.. US Bank v. Fuchick	West Brownsville
2014-5524	.. Wells Fargo Bank v. DeBee.....	Canton Township
2015-5677	.. Bayview Loan Servicing v. Bowland.....	Burgettstown
2016-6272	.. Nationstar Mortgage v. Paxon.....	Monongahela
2016-6364	.. Lakeview Loan Servicing v. Walker.....	Carroll Township
2016-6590	.. Ditech Financial v. Bautz	Boro of New Eagle
2015-6744	.. Specialized Loan Servicing v. Schar	California Borough
2015-6823	.. Wilmington Trust v. Hugh	Smith Township
2015-7125	.. Bank of New York v. Yoders.....	Canton Township
2016-7260	.. Bank of New York v. Orsky.....	Cross Creek Twp
2015-7287	.. Wells Fargo Bank v. Meynard	Peters Township
2016-7393	.. Washington Area Teachers FCU v. Underwood	Cross Creek Twp
2016-7471	.. JP Morgan Chase Bank v. Remaley	Charleroi Borough
2015-8267	.. Federal National Mtg v. Schar	California Borough

**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, April 7, 2017 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, April 12, 2017 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, April 14, 2017 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. 2015-1005

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1005 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 **APRIL 7, 2017 E*Trade Bank Plaintiff, v. Caren E. Porterfield fka Caren E. Molisee, personal representative of the Estate of Violet Harper, deceased** record owner/mortgagor, 1558 4th Street, Monongahela, PA 15063 Defendants.

ALL that certain lot or parcel of land situate in **Carroll Township**, Washington County, Pennsylvania, being Tax Parcel No. 130-006-04-01-0012-00; also known as 1558 4th Street, Monongahela, PA 15063

SHERIFF'S SALE No. 2016-1124

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1124 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 **APRIL 7, 2017**

J.P. Morgan Mortgage Acquisition Corp. PLAINTIFF VS. Michael R. Davis DEFENDANT

All that certain lot or parcel of land situate in the **Township of Union**, County of Washington and Commonwealth of Pennsylvania, Being designated as Tax Map No. 640-008-03-00-0010-00 Registry Office. Having erected thereon a dwelling known as 12 Maple Street, Finleyville, PA 15332

SHERIFF'S SALE No. 2016-2134

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2134 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 **APRIL 7, 2017**

WELLS FARGO BANK, N.A.
Plaintiff, vs. Shawn C. Evans & Katy J. Evans Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **Washington City**, Washington County, Pennsylvania. TAX PARCEL NO.: 760-020-00-01-0007-00; PROPERTY ADDRESS: 401 Burton Avenue, Washington, PA 15301-3303; IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2014-2324

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2324 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 **APRIL 7, 2017**

EverBank Plaintiff v. **Gregory A Staso and Deidre M Staso** Defendants

All that certain land situate in **South Strabane Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 205 Jimmie Street, Washington, Pennsylvania 15301

Tax ID #: 600-004-13-01-0002-00 - - Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2015-2867

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2867 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 **APRIL 7, 2017**

BANK OF AMERICA, N.A. 7105 Corporate Drive PTXB-209 Plano, TX 75024 vs. **DONNA HOLLANDER & GEORGE E. HOLLANDER**, 299 Clare Drive Canonsburg, PA 15317

All that certain lot or piece of ground situated in the **Township of North Strabane**, County of Washington and Commonwealth of Pennsylvania, Having erected thereon a dwelling house known and numbered 299 Clare Drive, Canonsburg, PA 15317

Parcel Number: 520-013-19-00-0030-00 -Subject to coal, oil, gas, mineral and mining rights, rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record, or as shown on the recorded Plan.

SHERIFF'S SALE No. 2014-3204

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-3204 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 **APRIL 7, 2017**

PNC Bank, National Association,
Successor by merger to National City

Bank, Successor by merger to National City Bank of Indiana Plaintiff, vs. F. Donald White, Jr. & Patricia Sue White Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **Hanover Township**, Washington County, Pennsylvania. TAX PARCEL NO.: 3400110000003400; PROPERTY ADDRESS: 16 Devils Den Road, Burgettstown, PA 15021 - IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2016-3502

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3502 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 **APRIL 7, 2017**

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Patrick Hull

owner(s) of property situate in the **WASHINGTON CITY, 7TH**, WASHINGTON County, Pennsylvania, being 1026 Allison Avenue, Washington. PA 15301-2054; Parcel No. 770-027-00-03-0003-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING -Judgment Amount \$49,881.45; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones. LLP

SHERIFF'S SALE No. 2012-3880

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3880 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

APRIL 7, 2017

Bank National Association, as Trustee, Successor-in-Interest to Wachovia Bank, N.A. as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-Wwfl vs. Lana Lee Bogo a/k/a Lana L. Bogo & Richard J. Bogo, Ronda Bogo

owner(s) of property situate in the **INDEPENDENCE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 219 Independence Road, Avella, PA 15312-2358; Parcel No. 370-003-05-02-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING—Judgment Amount: \$105,575.94; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-4216

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4216 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 **APRIL 7, 2017**

Wells Fargo Bank, N.A. v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dorothy Vermeulen, Deceased

owner(s) of property situate in the **McDONALD BOROUGH**, WASHINGTON County, Pennsylvania, being 131 Station Street. Mc Donald. PA 15057-1135; Parcel No. 470-007-00-01-0005-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING—Judgment Amount: \$141,869.99; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2014-5010

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5010 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 **APRIL 7, 2017**

Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP PLAINTIFF VS. James A. Lukas and Debra C. Lukas DEFENDANTS

ALL that certain lot, piece or parcel of land situate in **Amwell Township**, Washington County, Pennsylvania, and being 586 Ridge Church Road, Amity, PA 15311 - -Parcel No.: 020-022-00-00-0008-04

SHERIFF'S SALE No. 2015-5121

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5121 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 **APRIL 7, 2017**

MTGLQ INVESTORS, L.P, 6011 CONNECTION DRIVE 5th FLOOR, IRVING, TX 75039 vs. DENNIS J. WILLIAMS & JENNIFER L. WILLIAMS

ALL that certain lot or piece of ground situate in the **Township of Cecil**, County of Washington and Commonwealth of Pennsylvania, being designated as Tax Identification Number: 140-007-00-00-0052-01; PROPERTY known as 112

Mawhinney Road, Cecil, PA. 15321

SHERIFF'S SALE No. 2016-5234

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5234 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 **APRIL 7, 2017**

LSF9 MASTER PARTICIPATION TRUST, Plaintiff v. DONALD L. WRIGHT AKA DON L. WRIGHT AND SUSAN M WRIGHT, Defendants.

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **TOWNSHIP OF CHARTIERS**, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 529 McGOVERN ROAD, HOUSTON, PA 15342. PARCEL NUMBER 170-016-07-01-0001-00.

SHERIFF'S SALE No. 2015-5407

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5407 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 **APRIL 7, 2017**

Wells Fargo Bank, NA v. Christina M. Schwingel
owner(s) of property situate in the **WASHINGTON CITY, 6TH,**

WASHINGTON County, Pennsylvania, being 356 Burton Avenue. Washington, PA 15301-3302; Parcel No. 760-020-00-02-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING-Judgment Amount: \$77,305.13

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones. LLP

SHERIFF'S SALE No. 2016-5491

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5491 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 **APRIL 7, 2017**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. JUSTIN J. FUCHICK. AND JENNY M. FUCHICK, DEFENDANT (S)

ALL those three lots of ground in the **Borough of West Brownsville**, County of Washington, Pennsylvania, being Lots Nos. 12, 13 and 14 in the West Side Land Company's Addition to the Borough of West Brownsville, Washington County. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 220 WASHINGTON AVENUE, BROWNSVILLE, PA 15417. PARCEL NO. 675-015-00-01-0001-00

SHERIFF'S SALE No. 2014-5524

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5524 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 **APRIL 7, 2017**

Wells Fargo Bank, N.A, as Trustee, on behalf of the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2005WMC3, Mortgage Pass-Through Certificates, Series 2005-WMC3 Plaintiff, vs. William M. Debee a/k/a William Debee & Nicole L. Debee Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **Canton Township**, Washington County, Pennsylvania. TAX PARCEL NO.: 120-009-05-04-0008-00; PROPERTYADDRESS: 335 Crescent Drive Washington, PA 15301; IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2015-5677

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5677 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 **APRIL 7, 2017**

BAYVIEW LOAN SERVICING Plaintiff vs. CHARLES A. BOWLAND & MARGUERITE C. BOWLAND Defendant(s)

ALL THAT CERTAIN lot or parcel of ground situate in the **Borough of Burgettstown**, County of Washington and Commonwealth of Pennsylvania, bounded and described as follows: BEING KNOWN AS: 1330 MAIN STREET, BURGETTSTOWN, PA

15021 -Tax Parcel No. 070-023-00-00-0011-00

SHERIFF'S SALE No. 2016-6272

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6272 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 **April 7, 2017**

**Nationstar Mortgage LLC
PLAINTIFF VS. George Paxon
DEFENDANT**

Parcel No.: 430-021-00-03-0015-00 and 430-021-00-03-0016-00 Washington County. BEING commonly known as 1245 Fourth Street, **Monongahela**, Pennsylvania 15063.

SHERIFF'S SALE No. 2016-6364

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6364 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 **APRIL 7, 2017**

LAKEVIEW LOAN SERVICING, LLC, 4425 Ponce DeLeon Blvd, Mail Stop MS5/251, Coral Gables, FL 33146 vs. KRISTEN M WALKER N/K/A KRISTEN M. HACKINSON

All those two certain lots or pieces of ground situate in **Carroll Township**, Washington County Pennsylvania. Tax ID: 130-012-03-05-0012-00 - Property Address: 104 Albert Avenue, **Monongahela**, PA 15063

SHERIFF'S SALE No. 2016-6590

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6590 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 **APRIL 7, 2017**

Ditech Financial LLC Plaintiff v. Margaret G. Bautz Defendant

All That certain land situate in the **Borough of New Eagle** in the County of Washington, Commonwealth of Pennsylvania. Premises: 419 Broadway Street, New Eagle, Pennsylvania 15067; Tax ID. #: 480-005-00-00-0011-00 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2015-6744

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6744 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 **APRIL 7, 2017**

SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD. SUITE 300, HIGHLANDS RANCH, CO 801259 vs. JILL SCHAR & DANIEL SCHAR

ALL that certain tract of land situate in the **Borough of California**, Washington County, Pennsylvania, being known and designated as Tax Parcel ID No. 080-008-00-03-0015-00 -Property Address: 306 4th Street, California, PA 15419

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 **APRIL 7, 2017**

Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for VM Trust Series 3, a Delaware statutory trust 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: Parcel No.: 570-013-02-02-0004-00; 1 Walnut Street, Burgettstown, PA 15021

SHERIFF'S SALE No. 2015-7125

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7125 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 **APRIL 7, 2017**

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc. Mortgage Asset-Backed Pass-Through Certificates, Series 2005-RP1, Plaintiff v. CHRIS M. YODERS

& TRACI S. YODERS, Defendant(s)

Owners of property situate in **Canton Township**, Washington County, Pennsylvania, being 322 Wolf Avenue, Washington, PA 15301; Assessment Map No.: 120-008-03-03-0037-00; Judgment Amount: \$91,534.14; Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2016-7260

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7260 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 **April 7, 2017**

The Bank of New York Mellon fka The Bank of New York, as Trustee (CWALT 2006-12CB) PLAINTIFF VS. Jody L. Orsky and Richard Orsky DEFENDANTS

ALL that certain lot or piece of ground situate in the **Township of Cross Creek**, County of Washington and Commonwealth of Pennsylvania; 538 Atlasburg Road, Burgettstown, PA 15021 -Parcel No.: 210-006-00-00-0008-00

SHERIFF'S SALE No. 2015-7287

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7287 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 **APRIL 7, 2017**

**WELLS FARGO BANK, N.A.
Plaintiff, vs. Christine C. Meynard
Defendant**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Peters Township**, Washington County, Pennsylvania. TAX PARCEL NO.: 540-010-10-03-0006-00; PROPERTY ADDRESS: 423 Robinhood Lane, McMurray, PA 15317; IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2016-7393

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7393 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 **APRIL 7, 2017**

WASHINGTON AREA TEACHERS FEDERAL CREDIT UNION Plaintiff vs DORIS MALLAS and DIANE KANITRA, known heirs of DONALD D. UNDERWOOD, Deceased, Defendants
PARCEL I.D. NO. 210-002-01-05-0003-00 and PARCEL I.D. NO. 210-002-01-04-0008-00. BEING 6 Fayette St, Burgettstown, PA 15021. ALL those two certain lots or pieces of ground situate in the Village of Cross Creek, **Township of Cross Creek**, County of Washington, Commonwealth of Pennsylvania

SHERIFF'S SALE No. 2016-7471

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7471 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 **APRIL 7, 2017**

JPMorgan Chase Bank, N.A. v. Ann L. Remaley

owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 923 Meadow Avenue, Charleroi, PA 15022-1821 Parcel No. 160-008-00-02-0012-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING-Judgment Amount: \$47,436.56; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2015-8267

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-8267 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 **APRIL 7, 2017**

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff VS. JILL C. SCHAR AND DANIEL SCHAR, A/K/A DANIEL W. SCHAR Defendants

ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") PROPERTY BEING KNOWN AS: All that certain piece, parcel or lot of ground situate in **California Borough**, Washington County, Commonwealth of Pennsylvania; Tax ID: Parcel No. 080-018-00-03-0007-00- -734 Park Street, California PA 15419. IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

Samuel F. Romano, Sheriff 7)32-3