

**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  
NOVEMBER 13, 2018 AUDIT**

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
17-1633	BLASCH, Leah Jane C. Matthew Blasch, Executor .....		John A. Rodgers, Esq.
16-1449	HOFFMAN, Stanley aka Stanley Frank David Hoffman, Administrator DBNCTA .....		Roger J. Gaydos, Esq.
16-1461	LAVELLE, Gary Jewish Family & Children's Service, Guardian of the Person and Estate Of Gary Lavelle .....		Gary J. Gushard, Esq.
16-0844	ZETS, Sam aka Samuel Sandra J. Zets, Administratrix .....		Samuel F. Zets

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS November 13, 2018 AT 9:30 A.M., COURTROOM #1, BEFORE THE HONORABLE KATHERINE B. EMERY, JUDGE.

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

1)15-2

**WASHINGTON COUNTY BAR ASSOCIATION  
BOARD OF DIRECTORS 2018**

**President:** Susan M. Key  
**President-Elect:** Frank C. Roney, Jr.  
**Vice-President:**  
Hon. Damon J. Faldowski  
**Secretary:** deRicci Getty  
**Treasurer:** Patrick R. Grimm  
**Immediate Past-President:**  
Stephanie M. Sewak

**Board Members:**  
Lisa Buday (2018)  
Eugene Julian (2018)  
Brett A. Clancy (2019)  
Todd M. Pappasergi (2019)  
Deana M. Stephens (2020)  
Timothy R. Berggren (2020)  
**Young Lawyers Division:**  
Rose A. Semple, President  
Christina DeMarco-Breeden, Pres.-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

**ASPLUND, NATALI ANN**, late of Millsboro, Washington Co., PA; Administrators: Andrew J. Asplund & Taylor J. Hilling, c/o Makel & Associates, LLC; Attorney: Dennis M. Makel, 98 East Maiden Street, Washington, PA 15301

**BAUGHMAN, MICHAEL**, late of Peters Township, Washington Co., PA; Administratrix: Tonie Baughman, 113 Oakwood Road, Peters Township, PA 15317; Attorney: John J. Bench, Dillon McCandless King Coulter & Graham LLP, 600 Cranberry Woods Dr., Ste 175, Cranberry Township, PA 16066

**BAZZOLI, DANIEL E.**, late of Washington, Washington Co., PA; Executrices: Belinda Lowery, 740 Carbon St., Washington, PA 15301; Cecelia Clark, 1243 Weirich Ave., Washington, PA 15301; Attorney: Lane M. Turturice, 135 S. College St., Washington, PA 15301

**BELLO, CHRISTINA C.**, late of Speers, Washington Co., PA; Executor: Patrick J. Bello, 1608 Dolington Road, Yardley, PA 19067; Attorney: Todd M. Pappasergi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**BIANCHI, JOSEPH E.**, late of McDonald, Washington Co., PA; Executors: Joseph E. Bianchi, Jr., 1003

Portage Lane, McDonald, PA 15057; Tracy Werhel, 34 Highland Ave., Burgettstown, PA 15021

**BISH, RAYMOND J.**, late of Bulger, Washington Co., PA; Executrix: Shirley Cagnini, c/o C. E. Kurowski; Attorney: C. E. Kurowski, Box 331, Washington, PA 15301

**JONES, DONALD**, late of Allegheny County, PA; Executrix: Sara Ann Jones, 240 Arlington Drive, Canonsburg, PA 15317; Attorney: Keith H. West, Clark Hill PLC, 301 Grant Street, 14th Fl., Pittsburgh, PA 15219

**KING, LAUREL J.**, late of Chartiers Township, Washington Co., PA; Executors: Erica Y. Blass aka Ericca L. Blass & William A. Young, c/o 775 East Maiden St., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

**McCAULEY, INEZ R.** late of Washington, Washington Co., PA; Executor: Michael R. McCauley, c/o Robert N. Clarke & Associates; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

**O'DELL, MARILYN A.**, late of Monongahela, Washington Co., PA; Executor: Ronald G. O'Dell, Sr., 1537 4th Street, Monongahela, PA 15063; Attorney: Joseph P. Covelli, 357 Regis Ave., Ste 1, Pittsburgh, PA 15236

**SHENK, SUSAN ELLEN**, a/k/a **SUSAN D. SHENK**, late of Lawrence, Washington Co., PA; Executors: David W. Shenk, 17315 Greenwood Dr., Strongsville, OH 44149, Seth W. Shenk, 1141 Pleasant Dr., Pen Argyl, PA 18072, Stacey E. Mackowiak, 2726 Mesta St., Apt. 1, Bethel Park, PA 15102; Attorney: Justin Ellis, Zacharia Brown Law Office, 111 West McMurray Rd., McMurray, PA 15317

**WHITEMAN, GARY W.**, a/k/a **GARY WAYNE WHITEMAN**, late of Donegal Township, Washington Co., PA; Executrix: Sherri Miller, 714 McKee Road, Washington, PA 15301; Attorney: Eva H. Ahern, Peacock Keller, LLP, 70 East Beau St., Washington, PA 15301

**WUNDERLICH, JR., FRANK ELMER**, late of South Strabane, Washington Co., PA; Executrix: Karen McGroarty, 2360 Harrow Road, Pittsburgh, PA 15241; Attorney: Anthony R. Sosso, Jr., 1310 Freeport Rd., Pittsburgh, PA 15238

### SECOND PUBLICATION

**ALLISON, JOYCE ANN**, a/k/a **JOYCE ALLISON** a/k/a **JOYCE A. ALLISON**, late of Smith Township, Washington Co., PA; Administratrix: Donna A. DuBois, 123 Florence Avenue, Burgettstown, PA 15021; Attorney: Richard J. Amrhein, Peacock Keller, LLP, 70 East Beau St., Washington, PA 15301

**BREZINSKI, DOLORES MARIE**, late of Washington, Washington Co., PA; Administrator: Justin Brezinski, 21 W. Prospect Avenue, Washington, PA 15301; Attorney: E. J. Julian, 71 N. Main St., Washington, PA 15301

**CARR, DONNA MARIE**, late of Canonsburg, Washington Co., PA; Executrix: Margaret Susan Carr, 546 Marple Avenue, Canonsburg, PA 15317; Attorney: Sally L. Apter, 4017 Washington Rd., PMB 320, McMurray, PA 15317

**CAVARZAN, JOHN WILLIAM**, late of Cross Creek Township, Washington Co., PA; Executor: Thomas Gerald Peterson, Box 280, Atlasburg, PA 15004; Attorney: Stephen J. Taczak, 23 East Beau St., Washington, PA 15301

**DOMBRECK, JOHN**, late of Canton Township, Washington Co., PA;

Administrator: Joseph M. Dombreck, 997 Maiden Street, PO Box 211, Beallsville, PA 15313; Attorney: Kristopher E. Micknowski, The Lynch Group, 501 Smith Drive, Suite 3, Cranberry Twp., PA 16066

**JOHNS, ELIZABETH JANE**, a/k/a **ELIZABETH J. JOHNS**, late of South Strabane Township, Washington Co., PA; Executrix: Pamela Grace Kushner, 12 Robin Drive, Washington, PA 15301; Attorney: Susan Mondik Key, Peacock Keller, LLP, 70 East Beau St., Washington, PA 15301

**MILLER, JANE R.**, late of Peters Township, Washington Co., PA; Executor: David L. Miller, 657 Good Springs Rd., Brentwood, TN 37027; Attorney: Thomas M. Junker, Bucey & Junker, 615 Washington Rd., #201, Pittsburgh, PA 15228

**RITCHIE, HARRY L.**, late of North Franklin Township, Washington Co., PA; Executor: Ronald L. Ritchie, 472 Sparta Road, Prosperity, PA 15329; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

**TIANO, LINDA**, late of Washington, Washington Co., PA; Executrix: Alesia Leingang, 149 Richland Dr. S, Mandeville, LA 70448

**TRINNES, PAMELA ANN**, a/k/a **PAMELA A. TRINNES** a/k/a **PAMELA P. TRINNES**, late of Canonsburg, Washington Co., PA; Executrix: Ashley Paul, 538 Elm Street, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

**WHITAKER, HENRIETTA R.**, late of Washington Co., PA; Executors: Diana Meyer, 143 Railroad Street, McDonald, PA 15057; Louis Whitaker,

742 W. Jordanell Dr., Meridian, ID 83646; Attorney: Brian F. Levine, 22 E. Grant St., New Castle, PA 16101

### **THIRD PUBLICATION**

**BURI, JOHANNA M.**, late of Venetia, Washington Co., PA; Executrix: Donna M. Carper, 507 Pleasant Valley Road, Washington, PA 15301

**DINSMORE, WILLIAM GLEN**, a/k/a **WILLIAM G. DINSMORE**, late of Mt. Pleasant Twp., Washington Co., PA; Executors: Loretta McMahon, 66 Cleveland Rd., Washington, PA 15301; John C. Dinsmore, 1619 Millers Run Road, McDonald, PA 15057; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

**HADDAD, DEL JEAN**, late of Bentleyville, Washington Co., PA; Executrix: Joan Rakosky, 84 Truman Road, Charleroi, PA 15022; Attorney: Lane M. Turturice, 135 S. College Street, Washington, PA 15301

**HOWARD, SR., FRANCIS MURDOCH**, a/k/a **FRANK M. HOWARD** a/k/a **FRANCIS M. HOWARD**, late of Venetia, Washington Co., PA; Executor: Frank Howard, Jr., 400 Justabout Road, Venetia, PA 15367; Attorney: Susan M. Key, Peacock Keller, LLP, 70 East Beau St., Washington, PA 15301

**LEWIS, LAWRENCE PAUL**, a/k/a **LAWRENCE P. LEWIS**, late of North Strabane, Washington Co., PA; Executor: Lawrence T. Lewis, 709 Fairgate Drive, Wexford, PA 15090; Attorney: Matthew F. Schwartz, Lange Legal Group, LLC, 2200 Murray Avenue, Pittsburgh, PA 15217

**McCARTHY, MONICA MARIE**, a/k/a **MONICA M. McCARTHY**, late of Canonsburg, Washington Co., PA; Executor: Loris Sheldon, 305 Taylor

Drive, Canonsburg, PA 15317; Attorney: Justin Ellis, Zacharia Brown Law Offices, 111 West McMurray Rd., McMurray, PA 15317

**McGARY, JR., GEORGE H.**, late of Washington Co., PA; Administratrix: Julia V. McGary, 265 Potato Run Road, Washington, PA 15301; Attorney: Sweat Law Offices, c/o George H. McGary, Jr. Estate, 23 East Beau St., Washington, PA 15301

**PIHIOU, MARY ELLEN**, a/k/a **MARY E. PIHIOU**, late of Canonsburg, Washington Co., PA; Executrix: Christina Jane Pihiou, 539 Gladden Road, Canonsburg, PA 15317; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15317

**SHIEL, VIOLET**, late of Smith Township, Washington Co., PA; Executor: Edward Shiel, Jr., 907 Mary Street, Langeloth, PA 15054; Attorney: Lawrence E. Bolind, Jr., 238 Main Street, Imperial, PA 15126

**SPRIGGS, EVELYN M.**, late of Canonsburg, Washington Co., PA; Executor: William Spriggs, 115 Laurie Lane, Washington, PA 15301

## **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 **TOP TO BOTTOM REMODELING AND HOME INSPECTIONS** with its principal place of business at PO Box 126, Muse, PA 15350.

The name(s) and/or address(es) of all persons owning or interested in said business: Paul C. Heim. 2)16-1

THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

### MISCELLANEOUS NOTICE

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY  
PENNSYLVANIA  
CIVIL DIVISION  
NO.: 2018-5573

MARLEX PROPERTIES, LLC,  
Plaintiff,

v.

UNKNOWN HEIRS, EXECUTORS  
AND/OR ADMINISTRATORS OF THE  
ESTATE OF JOSEPH VLADICH,  
DECEASED and PENNSYLVANIA  
DEPARTMENT OF REVENUE,  
Defendants.

### NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES

Lawyer Referral Service  
119 South College Street  
Washington, Pennsylvania 15301  
Telephone Number: (724) 225-6710  
4)16-1

### 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, December 7, 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, December 12, 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, December 14, 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>New Sheriff Sale List</b>		
<u>Sale#</u>	<u>Plav Def .....</u>	<u>Property Location</u>
2018-125.....	Lakeview Loan v. Ingham .....	N. Franklin Twp
2018-314.....	Huntington Bank v. Bedell .....	Union Township
2018-546.....	Mtqlq Investors v. Sickles .....	Houston Borough
2018-902.....	Wells Fargo Bank v. Powers.....	Smith Township
2018-1272...	U.S. Bank v. Oskin .....	Union Township
2017-1393...	Deutsche Bank v. Kray .....	Carroll Township
2016-1786...	Freedom Mortgage v. Difelice .....	East Washington
2018-1805...	PA Housing v. Golle.....	Cecil Township
2018-2308...	Lakeview Loan v. Johnstone .....	Charleroi
2018-2487...	PA Housing Finance v. Debnar .....	Cross Creek Twp
2018-2529...	Nationstar Mortgage v. Domhoff.....	Donora Borough
2018-2529...	U.S. Bank v. McCracken .....	Monongahela
2018-3388...	Nationstar Mortgage v. Kelley.....	Canton Township
2018-3509...	Hsbc Bank v. Lucas .....	Canonsburg
2017-3630...	PNC Bank v. Rodgers.....	Cecil Township
2018-3806...	PNC Bank v. Youler.....	Peters Township
2018-3817...	Bayview Loan Svc. V. Poklemba .....	Donora Borough
2017-4062...	Midwest Loan Svc. V. Yates .....	Somerset Township
2017-4062...	Key Bank v. Yesenchak.....	Claysville
2017-5761...	PNC Bank v. Thornton .....	Midway Borough
2017-5912...	Wells Fargo Bank v. Arnold.....	Charleroi Borough
2015-6823...	V Mortgage REO 3 v. Hughes.....	Smith Township

**SHERIFF'S SALE No. 2018-185**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-185 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 **DECEMBER 7, 2018**

**Lakeview Loan Servicing, LLC v. Sherri L. Ingham**

owner(s) of property situate in the **NORTH FRANKLIN TOWNSHIP,**

WASHINGTON County, Pennsylvania, being 1250 Sunnybrook Drive, a/k/a 1250 Sunnybrook Road, Washington, PA 15301-6222; Parcel No. 510-002-06-03-0003-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$171,170.66 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-314**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-314 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 **DECEMBER 7, 2018**

**The Huntington National Bank Plaintiff, vs. David J. Bedell Defendant**

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

Tax Parcel ID: 640-004-02-05-0010-00  
Being known as: 5026 Meadow Avenue, Finleyville, PA 15332

**SHERIFF'S SALE No. 2018-546**

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2018-546 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 **DECEMBER 7, 2018**

**Mtql Investors, LP v. Michael J. Sickles, in His Capacity as Heir of Laurel June Sickles, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Laurel June Sickles, Deceased**

owner(s) of property situate in the **HOUSTON BOROUGH**, WASHINGTON County, Pennsylvania, being 232 Cherry Avenue. aka 232 N Cherry Avenue, Houston. PA 15342-1510; Parcel No. 360-010-00-01-0006-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$97,779.20

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-902**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-902 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 **DECEMBER 7, 2018**

**Wells Fargo Bank, N.A. Plaintiff; vs. Gwendolyn Powers; David Powers, Jr., Defendants.**

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of Smith**, Washington County, Pennsylvania. Having erected thereon a dwelling known as 130 Eleanor Street, Langeloth, PA 15054.

Tax Parcel ID: 570-019-04-03-0004-00

**SHERIFF'S SALE No. 2018-1272**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1272 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 **DECEMBER 7, 2018**

**U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT PLAINTIFF v. Frederick F Oskin, solely as executor of the Estate of Edith M. Oskin DEFENDANT(S).**

ALL THAT CERTAIN lot or parcel of ground situate in Union Township,

Washington County, Pennsylvania, being EXCEPTING AND RESERVING, however, all the coal in and underlying the above described parcel of land, together with the mining rights granted in connection therewith, which is now vested in the Pittsburgh Coal Company. PARCEL NO. 640-008-00-00-0117-00 - BEING KNOWN AS 27 Seneca Drive, Finleyville, PA 15332  
Richard M. Squire & Associates, LLC  
Jenkintown. PA 19046; Telephone: 215-886-8790

**SHERIFF'S SALE No. 2017-1393**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1393 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 **DECEMBER 7, 2018**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2005-4 ASSET BACKED NOTES vs. JAMIE A. KRAY & TERRY S. KRAY**

All that certain tract or parcel of land situate in **Carroll Township**, Washington County, Pennsylvania, being an unnumbered lot in the Clearview Terrace Plan of Lots Parcel No. 130-006-03-02-0002-00. Property Address: 129 Garden Avenue, Monongahela, PA 15063

**SHERIFF'S SALE No. 2016-1786**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1786 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 **DECEMBER 7, 2018**

**FREEDOM MORTGAGE CORPORATION v. John V. Difelice**

owner(s) of property situate in the **EAST WASHINGTON BOROUGH**, WASHINGTON County, Pennsylvania, being 326 East Beau Street, Washington, PA 15301-3638 Parcel No. 290-003-00-01-0006-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$162,495.06

Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1805**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 201-1805 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 **DECEMBER 7, 2018**

**PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. RENEE L. GOLLE AND VINCENT P. GOLLE, DEFENDANTS**

ALL that piece of ground in the **Township of Cecil**, County of Washington, Pennsylvania, designated as Unit 503-C, being part of Lot 503, Georgetown Estates Plan Phase V, Washington Plan Book 27, page 69. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 1492 YORKTOWNE DRIVE, LAWRENCE, PA 15055  
PARCEL NO. 140-012-17-00-0003-00C



**SHERIFF'S SALE No. 2018-2308**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2308 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 **DECEMBER 7, 2018**

**LAKEVIEW LOAN SERVICING, LLC, 4425 Ponce DeLeon Blvd, Mail Stop Ms5/251, Coral Gables, FL 33146 vs. KELLY JOHNSTONE**

The land hereinafter referred to is situated in the **City of Charleroi**, County of Washington, State. of PA, and is described as follows:

PROPERTY ADDRESS: 1113 Crest Avenue, Charleroi, PA 15022; PARCEL NO. 160-006-00-01-0014-00

**SHERIFF'S SALE No. 2018-2487**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2487 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 **DECEMBER 7, 2018**

**PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF Vs. JORDAN M. DEBNAR, DEFENDANT**

ALL those five certain lots in **Cross Creek Township**, Washington County, Pennsylvania, being LOTS NOS. 19,20,21,22 and 23, Plan of Lots for C.M. Rea, Washington Plan Book 3, page 94. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 75 FRONT STREET

AVELLA, PA 15312; PARCEL NO. 210-013-01-00-0011-00

**SHERIFF'S SALE No. 2018-2529**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2529 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 **DECEMBER 7, 2018**

**Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF Vs. Sheila M. Domhoff, DEFENDANT**

ALL that certain lot or parcel of land situate in the **Borough of Donora**, Washington County, Pennsylvania EXCEPTING AND RESERVING, however, all the natural gas and oil underlying said land, but no wells shall be drilled on the same for either.

SUBJECT to the exceptions, reservations, easements, rights of ways, rights and privileges as set forth in prior instruments of record. BEING known as 344-346 Wise Street, Donora PA 15033

Also known as Parcel Number 240-023-00-05-0003-00 Lot 37, Block 24

**SHERIFF'S SALE No. 2018-3286**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3286 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 **DECEMBER 7, 2018**

**U.S. Bank Trust National Association, Not in Its Individual Capacity but**

**Solely as Owner Trustee for the REO Trust 2017-RPLI (plaintiff) vs. Robert H. McCracken (Defendant)**

Property Address 1321 Country Club Road, Monongahela, PA 15063

Parcel I.D. No. 130-011-01-05-0022-00; Improvements thereon consist of a residential dwelling. Judgment Amount: \$112,431.09

Attorney for Plaintiff: Stephen M. Hladik, Esquire, Hladik, Onorato & Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454

**SHERIFF'S SALE No. 2018-3388**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3388 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 **DECEMBER 7, 2018**

**Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF VS. Sherry M. Kelley and Charles D. Kelley DEFENDANTS**

ALL that certain lot or parcel of ground situate in **Canton Township**, Washington County, Pennsylvania, bounded and described as follows: 640 West Wylie Avenue, Washington, PA 15301. UNDER AND SUBJECT to the same exceptions, reservations, rights or way, covenants and conditions as appear in the record chain of title. PARCEL #120-011-11-01-0001-00

**SHERIFF'S SALE No. 2018-3509**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3509 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 **DECEMBER 7, 2018**

**Hsbc Bank USA, National Association as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., Asset Backed Pass Through Certificates Series 2003-He3 v. Mary Lou Lucas**

owner(s) of property situate in the **CANONSBURG BOROUGH**, 2ND, WASHINGTON County, Pennsylvania, being 219 Grace Avenue, Canonsburg, PA 15317-1034; Parcel No. 100-018-00-01-0012-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$19,453.72

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-3630**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3630 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 **DECEMBER 7, 2018**

**PNC BANK, NATIONAL ASSOCIATION, Plaintiff, VS. GARRETT D. RODGERS AND RALPH D. RODGERS, Defendants.**

ALL THAT CERTAIN PARCEL OF LAND WITH A RESIDENTIAL DWELLING THEREON SITUATE IN THE **TOWNSHIP OF CECIL**, WASHINGTON COUNTY, PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN

INSTRUMENT NO. 200801132  
 KNOWN AS 310 COUNTY LINE  
 ROAD, BRIDGEVILLE, PA 15017.  
 WASHINGTON COUNTY TAX I.D.  
 NO. 140-011-00-00-0007-00

**SHERIFF'S SALE No. 2018-3806**

By virtue of a WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE No.  
 2018-3806 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  
**DECEMBER 7, 2018**

**PNC BANK, NATIONAL  
 ASSOCIATION, 3232 Newmark Drive,  
 Miamisburg, OH 45342 vs. GARY L.  
 YOULER**

ALL THAT CERTAIN PARCEL OF  
 LAND SITUATED IN THE  
**TOWNSHIP OF PETERS, COUNTY**  
**OF WASHINGTON,**  
**COMMONWEALTH OF**  
**PENNSYLVANIA, BEING KNOWN**  
**AND DESIGNATED AS: ALL THAT**  
**CERTAIN CONDOMINIUM UNIT NO.**  
**3-D, IN, AND TOGETHER WITH**  
**A .014 PER CENTUM (1.4%) OF THE**  
**UNDIVIDED INTEREST IN THE**  
**COMMON ELEMENTS**  
**APPURTENANT THERETO THAT**  
**CONDOMINIUM PROJECT KNOWN**  
**AS QUAIL RUN, A CONDOMINIUM,**  
**SITUATE IN THE TOWNSHIP OF**  
**PETERS; PROPERTY ADDRESS: 134**  
**Sandpiper Lane, Venetia, PA 15367 -**  
**TAX ID #: 5400020000004003D**

**SHERIFF'S SALE No. 2018-3817**

By virtue of a WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE No.  
 2018-3817 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  
**DECEMBER 7, 2018**

**BAYVIEW LOAN SERVICING, LLC,  
 4425 Ponce de Leon Blvd, Coral  
 Gables, FL 33146 vs. CHRISTOPHER  
 M. POKLEMBIA**

ALL that certain parcel of land situate in  
 the **Donora Borough,** Washington  
 County, Pennsylvania, being known and  
 designated as  
 EXCEPTING, however, all the natural  
 gas and oil underlying the said land, but  
 no wells shall be drilled on the same for  
 either.

HAVING erected thereon a two story  
 frame dwelling house.

PROPERTY ADDRESS: 127 Thompson  
 Avenue, Donora, PA 15033 -PARCEL #:  
 240-029-00-03-0008-00

**SHERIFF'S SALE No. 2017-4062**

By virtue of a WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE No.  
 2017-4062 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  
**DECEMBER 7, 2018**

**MIDWEST LOAN SERVICES, INC.,  
 F/K/A MIDWEST LOAN  
 SOLUTIONS, INC. Plaintiff, v.  
 RODNEY A. YATES AND TRISHA  
 YATES Defendant(s).**

PROPERTY BEING KNOWN AS: All  
 that certain tract of land situate in  
**Somerset Township,** Washington  
 County, Pennsylvania, more particularly

bounded and described as follows:  
 PIN NUMBER, WHICH IS THE  
 ASSESSMENT OR PARCEL NO., MAP,  
 BLOCK AND LOT: 580-002-00-00-0011  
 -01  
 IMPROVEMENTS THEREON  
 CONSIST OF: Residential Dwelling  
 ATTORNEY'S NAME: MARTHA E.  
 VON ROSENSTIEL, P.C., 649 South  
 Ave, Ste 7, Secane, PA 19018 (610)328-  
 2887

**SHERIFF'S SALE No. 2017-5088**

By virtue of a WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE No.  
 2017-5088 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  
**DECEMBER 7, 2018**

**KEY BANK NATIONAL  
 ASSOCIATION c/o Key Bank, NA  
 4910 Tiedeman Road, Brooklyn, OH  
 44144 vs. CHARLES YESENCHAK,  
 DEBORAH S. YESENCHAK fka  
 DEBORAH S. GATTEN**

FIRST: ALL THAT CERTAIN LOT OF  
 GROUND SITUATE IN THE  
**BOROUGH OF CLAYSVILLE,**  
 WASHINGTON COUNTY,  
 PENNSYLVANIA, BOUNDED AND  
 DESCRIBED AS FOLLOWS.  
 TAX ID # 180-005-00-02-0022-00 -  
 PROPERTY ADDRESS: 113 Wayne  
 Street, Claysville, PA 15323

**SHERIFF'S SALE No. 2017-5761**

By virtue of a WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE No.  
 2017-5761 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  
**DECEMBER 7, 2018**

**PNC BANK, NATIONAL  
 ASSOCIATION, SUCCESSOR BY  
 MERGER TO NATIONAL CITY  
 BANK, Plaintiff, vs. JOYCE M.  
 THORNTON, Defendant.**

ALL THAT CERTAIN PARCEL OF  
 LAND WITH A DWELLING THEREON  
 SITUATE IN THE **BOROUGH OF  
 MIDWAY.** WASHINGTON COUNTY,  
 PA, KNOWN AS 107 MONTGOMERY  
 STREET, MIDWAY, PA 15060.  
 WASHINGTON COUNTY TAX I.D.  
 NO. 410-008-00-03-0006-00

**SHERIFF'S SALE No 2017-5912**

By virtue of a WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE No.  
 2017-5912 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  
**DECEMBER 7, 2018**

**Wells Fargo Bank, N.A. v. John  
 Arnold, in His Capacity as Heir of  
 Marlene E. Arnold a/k/a Marlene  
 Arnold a/k/a Marlene Stone Arnold,  
 Deceased; Tamela Bell, in Her  
 Capacity as Heir of Marlene E. Arnold  
 a/k/a Marlene Arnold a/k/a Marlene  
 Stone Arnold, Deceased; Patrick Pryor,  
 in His Capacity as Heir of Marlene E.  
 Arnold a/k/a Marlene Arnold a/k/a  
 Marlene Stone Arnold, Deceased Marla  
 Arnold, in Her Capacity as Heir of  
 Marlene E. Arnold a/k/a Marlene  
 Arnold a/k/a Marlene Stone Arnold,  
 Deceased Tyrone Baughman, in His**

**Capacity as Heir of Marlene E. Arnold a/k/a Marlene Arnold a/k/a Marlene Stone Arnold, Deceased; Terrelle Pryor, in His Capacity as Heir of Marlene E. Arnold a/k/a Marlene Arnold a/k/a Marlene Stone Arnold, Deceased; Tamika Pryor, in Her Capacity as Heir of Marlene E. Arnold a/k/a Marlene Arnold a/k/a Marlene Stone Arnold, Deceased; Maliek Pryor, in Her Capacity as Heir of Marlene E. Arnold a/k/a Marlene Arnold a/k/a Marlene Stone Arnold, Deceased; Miranda Arnold, in Her Capacity as Heir of Marlene E. Arnold a/k/a Marlene Arnold a/k/a Marlene Stone Arnold, Deceased** **MINOR DEFENDANT #1, in His Capacity as Heir of Marlene E. Arnold a/k/a Marlene Arnold a/k/a Marlene Stone Arnold, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marlene E. Arnold a/k/a Marlene Arnold a/k/a Marlene Stone Arnold, Deceased**

owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 137 McKean Avenue, Charleroi, PA 15022-1411; Parcel No. 160-029-00-02-0003-00

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$23,548.38  
Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

**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 **DECEMBER 7, 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:

1 Walnut Street, Burgettstown, PA 15021 CONTAINING 0.557 acres, in accordance with a survey of Earl K. McClelland, R.S., and November 1963.

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

Samuel F. Romano, Sheriff 7)15-3