
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 JULY 19, 2018 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
15-1078	BAKER , Drew Dale Baker, Guardian	M. Scott Zegeer, Esq. (Blumling & Gusky)	
16-0714	BERKSTRESSER , Susan Kay aka Susan K. Sara A. Mercer, Administratrix DBNCTA	Heather C. Stumpf, Esq.	
17-0987	GARCIA , Margaret P. aka Philomena Margaret Renee Garcia, Executrix	Jack L. Bergstein, Esq.	
16-1107	McCAFFREY , Thomas V. Robert C. Tourek, Administrator	Robert C. Tourek, Esq.	
17-0553	MELVIN , Jean M. Cheryl L. Cumer, Executrix	Dorothy A. Milovac, Esq.	
17-0080	NISHNICK , Sr., Clyde S. aka Clyde S. Nishnick Clyde S. Nishnick, Jr., Executor	Jeffrey P. Derrico, Esq.	
17-1457	PLATONIOTIS , George Angelo aka George A. Kayn Kail and Marian Bunney, Executors	Michael W. Nalli, Esq.	
16-1148	WISE , William P. aka William Brian Keith Wise, Executor	Daniel R. White, Esq.	

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE
MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS July 19
2018 AT 9:30 A.M., COURTROOM #7, BEFORE THE HONORABLE WILLIAM R.
NALITZ, 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)50-2

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

BROWNLEE, FRANK E., late of West Middletown, Washington Co., PA; Executrix: Andrea M. Brownlee, c/o Law Office of Johanna C. Guehl; Attorney: Johanna C. Guehl, 1725 Washington Road, Ste 305, Pittsburgh, PA 15241

FOSTER, ERMALEE, a/k/a **ERMALEE FAST FOSTER** a/k/a **ERMALEE F. FOSTER**, late of Canton Township, Washington Co., PA; Executors: Renee L. Dickson, 154 Foster Road, Washington, PA 15301; Richard C. Foster, II, 1354 South Hewitt Ave., Washington, PA 15301; Attorney: Richard J. Amrhein, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

KOEHLER, RONALD L., late of Canton Township, Washington Co., PA; Executrix: Teresa C. Koehler, 1962 The Circle, Washington, PA 15301; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

KRENZELAK, MARTHA J., late of North Strabane Township, Washington Co., PA; Executrix: Cynthia A. Angeletti, 64 Christy Road, Washington, PA 15301; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 East Wheeling St., Ste 101, Washington, PA 15301

KUCHER, CLARA M., late of Jefferson Township, Washington Co.,

PA; Executor: Michael P. Kucher, 126 Olde Quarry Road, Clinton, PA 15026; Attorney: Jeffrey J. Rokisky, 3200 Main Street, Weirton, WV 26062

LEGARSKY, GEORGE T., late of Washington, Washington Co., PA; Executrix: Linda Legarsky, PO Box 301, Roscoe, PA 15477; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

MARTHALER, HAROLD E., late of Peters Township, Washington Co., PA; Executrix: Ruth I. Marthaler, 118 Stratford Dr., McMurray, PA 15317; Attorney: Kevin T. Freyder, 60 W. High St., Ste 102, Waynesburg, PA 15370

MOREAU, SR., TIMOTHY ALLEN, a/k/a **TIMOTHY A. MOREAU, SR.**, late of Smith Township, Washington Co., PA; Executrix: Carla L. Rosenberger, c/o Kurt J. Winter; Attorney: Kurt J. Winter, 1535 Main Street, PO Box 53, Burgettstown, PA 15021

PATTISON, CHARLES D., a/k/a **CHARLES DELBERT PATTISON AKA CHUCK PATTISON**, late of Donegal Township, Washington Co., PA; Administrator CTA: Mark Edwin Pattison, 92 Donegal Avenue, Claysville, PA 15323; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

SIGET, JR., FRANK, late of Canonsburg, Washington Co., PA; Executor: Keith Warmbein, 1500 Ashwood Dr., Ste 1504, Canonsburg, PA 15317; Attorney: Tracy L. Zihmer, Zihmer Law Firm, LLC, 3244 Washington Rd., Ste 210, McMurray, PA 15317

TOTTERDALE, DENISE L., late of Chartiers Township, Washington Co., PA; Executor: Andrew Kuzy, 531 Warrick Drive, Washington, PA 15301; Attorney: Jeffrey P. Derrico, Greenlee

Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

WATERS, DAVID M., late of Burgettstown, Washington Co., PA; Executrix: Marion Waters, c/o Kurt J. Winter; Attorney: Kurt J. Winter, 1535 Main Street, PO Box 53, Burgettstown, PA 15021

SECOND PUBLICATION

BAUER, SHIRLEY E., late of Washington, Washington Co., PA; Administrator: James Bauer, 38 Ramage Road, Claysville, PA 15323; Attorney: Kathleen Smith-Delach, Phillips & Phillips & Smith-Delach, PC, 29 East Beau St., Washington, PA 15301

BEDILLION, BEATRICE JUNE, a/k/a **BEATRICE J. BEDILLION**, late of Amwell Township, Washington Co., PA; Executors: Donald L. Richmond, Jr. and Linda K. Mankey aka Linda K. Denton, 599 Lone Pine Road, Washington, PA 15301

BOGDEWIC, BRUNO J., late of South Strabane Township, Washington Co., PA; Executor: Thomas A. Bogdewic, 1405 Magee Road, Sewickley, PA 15143; Attorney: David G. Henry, Three Gateway Center, 401 Liberty Avenue, 22nd Fl., Pittsburgh, PA 15222

BRAUN, WINIFRED W., a/k/a **WINIFRED WHITE BRAUN**, late of North Strabane Township, Washington Co., PA; Administrator CTA: William J. Ainsworth, III, 1646 Crafton Blvd., Pittsburgh, PA 15205; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 East Wheeling St., Ste 101, Washington, PA 15301

COX, EDGAR E., late of Bentleyville, Washington Co., PA; Administratrix: Wanda J. Foglia, 574 W. Wylie Avenue, Washington, PA 15301; Attorney: E. J. Julian, 71 N. Main Street, Washington, PA 15301

GARNER, JR., EDGAR CARL, late of Canton Township, Washington Co., PA; Administratrix: Roberta K. Garner, 973 South Hewitt Ave., Washington, PA 15301; Attorney: Gregory C. Hook, 189 W. High St., Waynesburg, PA 15370

GRANUS, JULIA, late of Fallowfield Township, Washington Co., PA; Executor: Mark W. Granus, 440 Lincoln Drive, Wernersville, PA 19565; Attorney: Timothy M. Maatta, 513 Schoonmaker Avenue, Monessen, PA 15062

GRIMM, CHARLES GEORGE, late of Canonsburg, Washington Co., PA; Executor: Jeffrey P. Grimm, 121 Ashmont Drive, Butler, PA 16002

KOTLIK, NORMAN J., late of South Strabane, Washington Co., PA; Administratrix: Ann Marie Kotlik, 1719 Grall Avenue, Pittsburgh, PA 15209; Attorney: Alan I. Farber, Suite M-106 Caste Village, Pittsburgh, PA 15236

McWREATH, JR., GUY A., late of Midway, Washington Co., PA; Executor: Joseph Elliott McWreath, Jr., 113 Orchard St., McDonald, PA 15057; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

O'LEARY, MARJORIE P., late of Washington, Washington Co., PA; Executor: Mark P. O'Leary, 239 Shirls Avenue, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 E. Wheeling St., Washington, PA 15301

THIRD PUBLICATION

BAUMGARTEN, SR., JOHN F., a/k/a **JOHN F. BAUMGARTEN**, late of Finleyville, Washington Co., PA; Executors: John F. Baumgarten, Jr., 6225 Private Rd. #30, PO Box 426, Wilmer, AL 36587, Deborah L. Hurrell, 44 Dooley St., Eighty Four, PA 15330,

Cynthia M. Schumacher nka Cynthia M. Elliott, 25 LaCock Hill, Washington, PA 15301

DUTY, PAUL T., late of Chartiers Township, Washington Co., PA; Executrix: Lynda Mikulicz, 834 Governor Circle, Washington, PA 15301; Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Suite 102, Washington, PA 15301

GOLONKA, JOHN J., late of Canonsburg, Washington Co., PA; Administrator: Kenneth Golonka, 238 1/2 E. College Street, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

HAJDU, ALEX F., a/k/a **ALEX FRANK HAJDU, JR.**, late of Daisytown, Washington Co., PA; Administratrix: Linda Lee Cairns, 176 California Road, Brownsville, PA 15417; Attorney: Thomas P. Agrafiotis, Melenzyer & Agrafiotis LLC, 411 Washington Avenue, Charleroi, PA 15022

HARDEN, EDNA E., late of Washington, Washington Co., PA; Executor: David R. Harden, 203 Boone Road, Washington, PA 15301; Attorney: Clark A. Mitchell, 17 South College St., Washington, PA 15301

KORAIDO, BEVERLY, a/k/a **BEVERLY ANN KORAIDO** a/k/a **BEVERLY A. KORAIDO**, late of Burgettstown, Washington Co., PA; Executor: John G. Shoup, c/o PO Box 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

LIGNELLI, LORI ANN, late of Monongahela, Washington Co., PA; Executor: Matthew Francis Lignelli, 623 Fourth Street, Monongahela, PA 15063; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

MORRIS, SR., ROBERT, late of Marianna Borough, Washington Co., PA; Administrator: Robert Morris, Jr., 408 Third St., PO Box 287, Marianna, PA 15345; Attorney: Timothy N. Logan, 54 N. Richhill St., Waynesburg, PA 15370

NUNEZ, MARSHALL C., a/k/a **MARSHALL CHARLES NUNEZ** a/k/a **MARSHALL NUNEZ**, late of Cross Creek Township, Washington Co., PA; Executrices: Patricia A. Lese, Janet M. Forney and Audrey H. Kuzyck, 87 Cooke Road, Avella, PA 15312

REITZEL, JUDITH K., a/k/a **JUDITH KAREN REITZEL**, late of Eighty Four, Washington Co., PA; Executor: Raymond T. Reitzel, Jr. aka Raymond R. Reitzel, Jr., 131 Roberts Road, Eighty Four, PA 15330

RICE, RAMONA F., late of Marianna, Washington Co., PA; Executors: John R. Rice, 824 Thomas 84 Road, Eighty Four, PA 15330; Cheryl Anne Deditch, 176 Top Sail Lane, Marianna, PA 15345; Attorney: Clark A. Mitchell, 17 South College St., Washington, PA 15301

VIEHMANN, JR., WALTER E., a/k/a **WALTER E. VIEHMANN** a/k/a **WALTER VIEHMANN, JR.** a/k/a **WALTER VIEHMANN**, late of Washington, Washington Co., PA; Executrix: Janice L. Brezinski, c/o PO Box 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

CORPORATION NOTICES

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Bureau of Corporations and Charitable Organizations, Pennsylvania Department of State, for the “**Law Office of Janet McQuaid, P.C.**”, a professional corporation formed under the Pennsylvania Business Corporation Law of 1988.

Janet McQuaid, Esq.
P.O. Box 1523
Canonsburg, PA 15317 2)51-1

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 L. 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)51-1

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 L. 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)51-1

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization—Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on the 29th day of May, 2018 for a limited liability company established under the provisions of the Business Corporation Law of 1994 for **IV CORE HOLDINGS, LLC**. All persons interested in said business are listed below: Curtis Paul Kochman. 2)51-1

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 Samuel Romano, Sheriff of Washington County, PA, on **Friday, August 3, 2018 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, August 8, 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, August 10, 2018 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

Sheriff Sale List		
<u>Sale#</u>	<u>Plav Def</u>	<u>Property Location</u>
2018-167.....	Wells Fargo Bank v. Massey	Centerville
2018-807.....	Wells Fargo Bank v. Scott	Canton Township
2018-873.....	Huntington Nat'l Bank v. Jimenez	Monongahela
2017-915.....	Pacific Union Financial v. Sarasnick	Centerville Boro
2018-966.....	PHH Mortgage Corp. v. Baumiller	Washington
2016-990.....	Wells Fargo Bank v. Sampson	Peters Township
2018-1137...	First Commonwealth v. Myzak	Chartiers Township
2018-1158...	Northwest Savings v. Davies	Donora
2018-1541...	Slovenian S&L v. Berty	Canonsburg
2017-1737...	Ocwen Loan Servicing v. Wertman	Peters Township
2017-2758...	Wells Fargo Bank v. Long	Peters Township
2017-2837...	Wilmington Trust v. Coppi	Donora
2016-2921...	BMO Harris Bank v. Stoll	West Pike Run Twp
2017-2960...	Federal Nat'l Mortgage v. Bellisario	Finleyville
2017-3838...	KeyBank v. Hamilton	Union Township
2010-3922...	Deutsche Bank v. Wacker	Burgettstown
2017-4496...	Improper Properties v. Streams	Charleroi
2017-5167...	Bank of New York v. Ritchtea	Cecil Township
2017-5181...	Charleroi Fed. S&L v. Livingston	North Strabane Twp
2017-5583...	Nationstar Mortgage v. Borrelli	Washington
2017-5928...	Wells Fargo Bank v. Wilson	Carroll Township
2017-6438...	PNC Bank v. Missel	Canonsburg
2017-6463...	US Bank v. Felkel	North Franklin Twp
2004-6622...	Bank One v. King	Peters Township
2015-7447...	US Bank v. Battan	Fallowfield Township

SHERIFF'S SALE No. 2018-167

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-167 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 **August 3, 2018**

Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2005-FR4 Mortgage Pass-Through Certificates, Series 2005-FR4 PLAINTIFF VS. James C. Massey and Lore Ann Massey a/k/a Lore Massey DEFENDANTS

ALL THAT CERTAIN parcel of ground situate in the 1st Ward of the **Borough of Centerville**, Washington County, Pennsylvania, bounded and described as follows: UNDER AND SUBJECT to all exceptions, reservations and conditions as may appear in prior deeds in the record chain of title. BEING PARCEL ID 151-019-00-00-0012-00 and BEING known as 641 Old National Pike, Brownsville, PA

SHERIFF'S SALE No. 2018-807

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-807 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 **August 3, 2018**

Wells Fargo Bank, National Association, Successor by Merger to

Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Delta Funding Home Equity Loan Trust 2000-1 v. Terry Scott Joyce Scott

owner(s) of property situate in the **CANTON TOWNSHIP**, WASHINGTON County, Pennsylvania, being 12 Euclid Avenue. Washington. PA 15301-5460 Parcel No. 120-011-04-04-0013-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$79,521.56 - -Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP.

SHERIFF'S SALE No. 2018-873

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-873 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 **August 3, 2018**

The Huntington National Bank Plaintiff, vs. Eduardo A. Jimenez, AKA Ed Jimenez; Keri Jimenez Defendants.

ALL THAT CERTAIN lot or parcel of land, situate in the **City of Monongahela**, Washington County, Pennsylvania, known as 514 West Main Street, Monongahela, PA 15063. Tax Parcel ID: 440-005-00-02-0013-01

SHERIFF'S SALE No. 2017-915

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-915 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 **August 3, 2018**

**PACIFIC UNION FINANCIAL LLC
1603 LBJ Freeway Suite 500 Farmers
Branch, TX 75234 vs. JAMES M.
SARASNICK JR TRUDI TOWARD**

ALL THAT CERTAIN piece or parcel of land, Situate and being in the **Borough of Centerville**, 2nd Ward, Washington County, Pennsylvania, being more particularly bounded and described as follows: PARCEL NO. 152-042-00-00-0002-01 – ADDRESS: 221 SPRING ROAD, BROWNSVILLE, PA 15417

BEING the same premises conveyed TO JAMES M. SARASNICK JR., UNMARRIED AND TRUDI TOWARD, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, DATED 09/17/15 AND RECORDED 09/22/15, IN INSTRUMENT # 201526980.

SHERIFF'S SALE No. 2018-966

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-966 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 **August 3, 2018**

**PHH Mortgage Corporation, f/k/a
Coldwell Banker Mortgage v. Paul H.
Baumiller**

owner(s) of property situate in the **WASHINGTON CITY, 5TH,**

WASHINGTON County, Pennsylvania, being 155 Rosewood Avenue. Washington. PA 15301-5233 Parcel No. 750-034-00-00-0002-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$31,573.51. Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-990

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-990 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 **August 3, 2018**

**Wells Fargo Bank, N.A. v. David P.
Sampson & Nancy D. Sampson**

owner(s) of property situate in the **PETERS TOWNSHIP,** WASHINGTON County Pennsylvania, being 107 Pine Creek Drive, Venetia, PA 15367-1330; Parcel No. 540-005-20-00-0004-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$289,321.59

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-1137

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1137 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 **August 3, 2018**

FIRST COMMONWEALTH BANK, Plaintiff, vs. RAYMOND J. MYZAK., Defendant

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN **CHARTIERS TOWNSHIP,** WASHINGTON COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A ONE-STORY BRICK HOUSE KNOWN AS 113 ROTH STREET, HOUSTON, PENNSYLVANIA 15342, TAX MAP NO. 170-016-07-01-0057-00.

SHERIFF'S SALE No. 2018-1158

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1158 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 **August 3, 2018**

Northwest Savings Bank Successor by Merger to First Carnegie Deposit v. Saunsare A. Davies.

owner(s) of property situate in the **DONORA BOROUGH,** WASHINGTON County, Pennsylvania, being 134 Thompson Avenue, Donora. PA 15033-1505; Parcel No. 240-028-00-01-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$17,959.97

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-1541

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

2018-1541 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 **AUGUST 3, 2018**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. JESSICA BERTY, Defendant.

ALL that certain lot of ground situate in the First Ward of the **Borough of Canonsburg,** Washington County, Pennsylvania being known and designated as Lot No. 56 in the Oakwood Manor Plan No.1 Plan of Lots HAVING A MAILING ADDRESS OF: 125 Benton Drive, Canonsburg, PA 15317; TAX PARCEL ID NUMBER: 095-001-07-02-0003-00

SHERIFF'S SALE No. 2017-1737

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1737 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 **August 3, 2018**

Ocwen Loan Servicing, LLC (plaintiff) v. Edward W. Wertman and Meredith F. Wertman

All that certain lot or piece of ground situate in the **Township of Peters** Washington County, having erected thereon a dwelling known as 112 Inverness Drive, Canonsburg, PA 15317-3612; I.D. NO. 540-008-04-00-0005-00; JUDGMENT AMOUNT \$296,967.49

SHERIFF'S SALE No. 2017-2758

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2758 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 **August 3, 2018**

Wells Fargo Bank, N.A., as trustee, on behalf of the holders of the HarborView Mortgage Loan Trust Mortgage Loan PassThrough Certificates, Series 2006-12, Plaintiff, vs. Karen S. Long aka Karen Long, Gerald L. Tew, Defendants

All that certain lot or piece of ground situate in the **Township of Peters**, County of Washington, Commonwealth of Pennsylvania Being known as: 103 Clearview Drive, McMurray, PA 15317 Tax Parcel Number: 540-007-06-01-0023 -00; Subject to all prior grants and reservations of coal, gas, oil, mining rights or way, etc., as the same may appear in prior instruments of record. Subject to building lines and easements as shown on recorded plan and protective covenants

SHERIFF'S SALE No. 2017-2837

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2837 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 **August 3, 2018**

Wilmington Trust Company, Not in Its Individual Capacity But Solely as Successor Trustee to Bank One N.A., as Trustee for Mastr Alternative Loan Trust 2003-2, Mortgage Pass-Through Certificates, Series 2003-2 v. Frank A. Coppi & Delores Coppi

owner(s) of property situate in the **DONORA BORO**, WASHINGTON County, Pennsylvania, being 405 Short Street, Donora, PA 15033-1832; Parcel No. 240-024-00-05-0011-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$23,583.78

SHERIFF'S SALE No. 2016-2921

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2921 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, P A 1530 I, Washington County, at 10:00 A.M. on **August 3, 2018**

BMO HARRIS BANK N.A., AS SUCCESSOR TO FIRST INDIANA BANK, Plaintiff, v. CHRISTOPHER G. STOLL AND WENDY J. STOLL, Defendants.

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **TOWNSHIP OF WEST PIKE RUN**, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 84 PIKE RUN DRIVE, DAISYTOWN, PA 15427. IN BOOK 2693, PAGE 624, PARCEL NUMBER 700-013-00-00-0004-00, 700-013-00-0005-00, 700-013-00-000006-00.

SHERIFF'S SALE No. 2017-2960

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2960 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 **August 3, 2018**

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff, v. JOSEPH C. BELLISARIO AND SHARON BELLISARIO Defendant(s).

ALL that certain lot or piece of ground situate in the **Borough of Finleyville**, County of Washington and Commonwealth of Pennsylvania, being Lot No. 39 in the F. M. Finley Plan of Lots.

UNDER AND SUBJECT to exceptions and reservations in the prior chain of title. HAVING thereon erected a two-story frame duplex known as No. 3555 Marion Avenue. BEING DESIGNATED AS TAX PARCEL ID NUMBER: 330-007-00-01-0002-00 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

SHERIFF'S SALE No. 2017-3838

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3838 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 **August 3, 2018**

KeyBank, N.A. successor by merger to First Niagara Bank Plaintiff v. JODI LYNN HAMILTON aka JODI HAMILTON, INDIVIDUALLY AND AS A KNOWN HEIR OF BENJAMIN R. HAMILTON; JOYCE BOROS HAMILTON, KNOWN HEIR OF BENJAMIN R. HAMILTON UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BENJAMIN R. HAMILTON Defendant(s)

property situate in Village of Gastonville, **Union Township**, Washington County, Pennsylvania, being 3744 Finleyville Elrama Road, Finleyville, PA 15332.

Assessment Map No.: 640-009-01-03-00

Assessed Value Figure: \$89,100

Judgment Amount: \$71,546.32

Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2010-3922

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-3922 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, P A 1530 I, Washington County, at 10:00 A.M. on **August 3, 2018**

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-Opt3, Asset-Backed Certificates, Series 2005-Opt3 v. Donald M. Wacker

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 771 Route 18, **Burgettstown**, PA

15021-9500 Parcel No. 340-010-01-00-0012-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$72,021.48
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-4496

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4496 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 **August 3, 2018**

IMPROPER PROPERTIES LLC Plaintiff, vs. MELISSA ANN STREAMS and KENNETH R. WARNICK Defendants,

ALL that certain lot of ground situate in the **Borough of Charleroi**, Washington County, Pennsylvania, bounded and described as follows: HAVING erected thereon a structure(s) presently known as 932 Fallowfield Avenue, Charleroi, Pennsylvania 15022. SUBJECT To all exceptions, reservations, restrictions and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, all or any as set forth in any prior instruments of record and on the recorded plan. BEING designated as Tax Map Number 160-005-00-02-0036-00

SHERIFF'S SALE No. 2017-5167

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5167 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 **August 3, 2018**

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR7 c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 8950 Cypress Waters Boulevard, Coppell, TX 75019 vs. JAMI L. RITCHTEA/ VINCENT P. VOLK

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 Parcel #140-007-13-00-0028-00; PROPERTY ADDRESS: 243 Parkwood Circle, Canonsburg, PA 15317

SHERIFF'S SALE No. 2017-5181

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5181 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 **August 3, 2018**

CHARLEROI FEDERAL SAVINGS BANK, n/k/a cfsbank, Plaintiff -vs- AMES M. LIVINGSTON and HEATHER L. LIVINGSTON, Defendants.

ALL that certain lot or ground situate in the **Township of North Strabane**, Washington County, Pennsylvania being designated as Unit B, Building 47 in the Weavertown Village Condominium Phase 9, having erected thereon a condominium known and numbered as 6061 Bayberry Drive, Canonsburg, PA 15317. TAX PARCEL I.D. NO. 520-013-00-00-0020-47B

SHERIFF'S SALE No. 2017-5583

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5583 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 **August 3, 2018**

NATIONSTAR MORTGAGE LLC D/ B/A MR. COOPER, 8950 Cypress Waters Boulevard, Coppell, TX 75019 vs. BRUCE BORRELLI/ KATHLEEN L. BORRELLI, 455 Duncan Avenue, Washington, PA 15301/ THE UNITED STATES OF AMERICA US Post Office & Courthouse, 700 Grant Street, Suite 400, Pittsburgh, PA 15219

All that certain lot of ground situate in the City (formerly Borough) of **Washington**, Washington County, Pennsylvania, Having erected thereon a dwelling known as 455 Duncan Avenue, Washington, PA 15301. TAX PARCEL NO.: 770-002-00-04-0003-00

SHERIFF'S SALE No. 2017-5928

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5928 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 **August 3, 2018**

Wells Fargo Bank, N.A. Plaintiff, vs. Gloria J. Wilson Defendant.

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of Carroll**, Washington County, Pennsylvania. Tax Parcel ID: 130-012-01-04-0002-00 - Being known as: Rd #1 Lewis Avenue, AKA 101 Poplar Alley, Monongahela, Pennsylvania, 15063

SHERIFF'S SALE No. 2017-6438

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6438 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, P A 1530 I, Washington County, at 10:00 A.M. on **August 3, 2018**

PNC Bank, National Association (Plaintiff) v. Selma J. Missel (Defendant)

All that certain lot or piece of ground situate in the Second Ward of the **City of Canonsburg**, Washington County, having erected thereon a dwelling known as 333 N. Jefferson Avenue, Canonsburg, PA 15317.

I.D. NOs. 100-003-00-02-0011-00 and 100-003-00-02-0011-01. JUDGMENT AMOUNT \$87,310.22

SHERIFF'S SALE No. 2017-6463

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6463 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 **August 3, 2018**

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT PLAINTIFF VS. Joyce M. Felkel DEFENDANT

ALL that certain lot or piece of ground situate in North Franklin Township, Washington County, Commonwealth of Pennsylvania, being a part of Lot No. 114 in the Bellevue Plan of Lots, Being known as 75 Fulton Street, Washington, PA 15301; Parcel # 510-002-02-05-0024-00/ Parcel No.: 510-002-02-05-0024-00

SHERIFF'S SALE No. 2004-6622

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2004-6622 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 **August 3, 2018**

Bank One, National Association, as Trustee Plaintiff v. RHONDA KING Defendant(s)

owners of property situate in **Township of Peters**, Washington County, Pennsylvania, being 201 Teepee Drive, McMurray, PA 15317.

Assessment Map No.: 540-003-05-02-0020-00

Assessed Value Figure: \$221,400.00

Judgment Amount: \$185,209.28

Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2015-7447

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7447 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 **August 3, 2018**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. GREG BATTAN, DEFENDANT

ALL those certain lots of ground in **Fallowfield Township**, Washington County, Pennsylvania, being Lots Nos. 38, 39 and 40 and the northern 10 feet to Lot No. 41, Woodward Heights Plan of Lots, Plan Book 4, page 174, and HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 508 WOODWARD AVENUE, NORTH CHARLEROI, PA 15022, AND VACANT LOT OF LAND ADJACENT THERETO.

FIRST: The northern 10 feet of Lot No. 41 being approximately 10 x 110. Parcel I.D. No: 320-008-0302-0022-00;

SECOND: LOTS NOS. 38, 39 and 40, fronting 40 feet each, on Woodward Avenue and extending back 110 feet to a 20 feet wide alley. Parcel I.D. No: 320-008-03-02-0021-00.

Samuel F. Romano, Sheriff 7)50-3