

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

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 AKA 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

SECOND 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 McMahan, 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 Pihou, 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

THIRD PUBLICATION

BELL, LETHA D., late of Washington, Washington Co., PA; Executors: Thomas K. Bell & Patricia B. Spangler, c/o 775 East Maiden St., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

BRYAN, KELLY, a/k/a **KELLY ANN BRYAN**, late of McMurray, Washington Co., PA; Administrator: Thomas Kazmierczak, Jr., 801 Key Highway, Unit 364, Baltimore, MD 21230; Attorney: Paul J. Leventon, 301 Grant Street, Ste 1230, Pittsburgh, PA 15219

DAVIS, ESTHER BERNICE, late of Canonsburg, Washington Co., PA;

Administrator: Robert Charles Davis, Sr., 12 Arch Street, Canonsburg, PA 15317;
Attorney: Samuel A. Moore, 5311 Brightwood Road, PO Box 518, Bethel Park, PA 15102

LINTON, DONALD LEROY, a/k/a **DONALD L. LINTON**, late of Washington, Washington Co., PA; Administrator: Robert Linton, 26 Hinerman Road, Washington, PA 15301; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

McNARY, LILLIAN, late of Finleyville, Washington Co., PA; Administrator: Dennis P. Malachosky, 2405 Tadpole Road, PA Furnace, PA16865; Attorney: Timothy R. Berggren, Washington Trust Bldg., 6 South Main St., Ste 210, Washington, PA 15301

MILLER, NANCY, late of Washington, Washington Co., PA; Executrix: Jeana Miller, 1001 Summerlea Avenue, Washington, PA 15301

PALUMBO, JOSEPH J., late of Peters Township, Washington Co., PA; Executrix: Sandra M. Palumbo, 85 Alexander Drive, McMurray, PA 15317; Attorney: Todd A. Fuller, Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017

PRATI, JOSEPH B., late of Fallowfield Township, Washington Co., PA; Executrix: Claire J. Prati, 299 Freemont Road, Fallowfield Township, PA 15022; Attorney: Michael J. D'Amico, 310 Grant Street, Suite 825, Pittsburgh, PA 15219

SHAWIN, LEON, late of Washington, Washington Co., PA; Executrices: Cynthia Linville, 961 Gabby Ave., Washington, PA 15301; Cathleen Allinder, 416 Independence Blvd., Washington, PA 15301

SMITTE, EDITH M., a/k/a **EDEE SMITTE**, late of North Strabane Township, Washington Co., PA;

Administrators: Donald Smittle and Kathi L. Zambotti, 3450 Henderson Avenue, Hickory, PA 15340

Notice of Revocable Trust Pursuant to 20 Pa.C.S. §7755(c)

Notice is hereby given of the administration of the **ANN M. CARLIN LIVING TRUST** dated October 17, 2008. Notice is hereby given to all persons indebted to Ann M. Carlin to make immediate payment, and to those having claims against the same to present them to Patricia C. Hartnebach, Trustee, c/o John W. Giltinan, Esq., P.C. Atty., Three Gateway Center, 401 Liberty Avenue, Suite 1460, Pittsburgh, PA 15222-1004, duly authenticated for settlement. 1)13-3

CORPORATION NOTICES

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 **ALB BIG DOGS, LLC**, with principal place of business at 3340 Park Avenue, Washington, PA 15301. Loretta Kendall Law PC
364 E. Lincoln Avenue
McDonald, PA 15057 2)15-1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 5th of September,

2018, with respect to a Domestic corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **THE SIGN MILL, INC.** with its principal place of business being located at 202 1st St., Vestaburg, PA 15368. 2)15 -1

MISCELLANEOUS NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA
CIVIL DIVISION
NO.: 2018-5622

MARLEX PROPERTIES, LLC,
Plaintiff,

v.

**UNKNOWN HEIRS, EXECUTORS
AND/OR ADMINISTRATORS OF THE
ESTATE OF LEONARD ROSS,
DECEASED, UNKNOWN HEIRS,
EXECUTORS AND/OR
ADMINISTRATORS OF THE
ESTATE OF JEANNETTE ROSS,
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 THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
119 South College Street
Washington, Pennsylvania 15301
Telephone Number: (724) 225-6710
4)15-1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA
CIVIL DIVISION
NO.: 2018-5665

MARLEX PROPERTIES, LLC,
Plaintiff,

v.

**UNKNOWN HEIRS, EXECUTORS
AND/OR ADMINISTRATORS OF
THE ESTATE OF ELMER J.
CAMPA, DECEASED, UNKNOWN
HEIRS, EXECUTORS AND/OR
ADMINISTRATORS OF THE
ESTATE OF ROSE ANN CAMPA,
DECEASED, COMMONWEALTH OF
PENNSYLVANIA DEPARTMENT OF
REVENUE and COMMONWEALTH
OF PENNSYLVANIA DEPARTMENT
OF LABOR & INDUSTRY,**
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.

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Lawyer Referral Service
119 South College Street
Washington, Pennsylvania 15301
Telephone Number: (724) 225-6710
4)15-1

SHERIFF SALES

Special Notice On Real Estate Sales Sheriff's Rule

Tax collectors, attorneys and solicitors who file tax statements, lien 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.

New Sheriff Sale List		
Sale#	Plav Def.....	Property Location
2018-125Lakeview Loan v. Ingham	N. Franklin Twp
2018-314Huntington Bank v. Bedell.....	Union Township
2018-546MtgIq Investors v. Sickles.....	Houston Borough
2018-902Wells 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**

Mtqlq 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 Stone Arnold, Deceased; Miranda Arnold, in Her Capacity as Heir of Marlene E. Arnold a/k/a Marlene Stone Arnold, Deceased MINOR DEFENDANT #1, in His Capacity as Heir of Marlene E. 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 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 I5021 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

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