

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 MAY 17,
2018 AUDIT**

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
15-0977	FURBEE, Velma C. aka Velma Catherine Deborah Dye, Executrix		Bradley M. Bassi, Esq.
15-0263	GOZIK, Peter Michael Danielle Lynn Gozik, Administratrix		Bradley M. Bassi, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AU-
DIT IS March 17, 2018 AT 9:30 A.M., COURTROOM #7, BEFORE THE HONORA-
BLE 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)41-2

RESUMES WANTED

Looking to hire or be hired??

The Washington Bar Association operates an
informal placement service for
paralegals, legal secretaries, and attorneys by collecting resumes and for-
warding them to potential
employers at no cost.

Contact the WCBA at 724-225-6710
for more information

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

ANDERS, HOWARD G., late of Monongahela, Washington Co., PA; Executor: Howard G. Anders, Jr., 913 West Lobo Avenue, Mesa, AZ 85210; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

CHAPPEL, JUDITH P., a/k/a **JUDITH L. PORTER** a/k/a **JUDITH LOUISE PORTER CHAPPEL** a/k/a **JUDITH L. PORTER** a/k/a **JUDITH L. PORTER CHAPPEL** a/k/a **JUDITH PORTER CHAPPEL** a/k/a **JUDITH L. CHAPEL**, late of Washington, Washington Co., PA; Executors: Judith L. Russell and Walter L. Wasik, c/o 125 South College Street, Washington, PA 15301; Attorney: Frank Arcuri, 125 South College Street, Washington, PA 15301

CLOHERTY, TERRY D., a/k/a **TERRY A. CLOHERTY**, late of Dunlevy Borough, Washington Co., PA; Executrix: Norma McDuffie, 83 Walnut Street, Coal Center, PA 15423; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

DAVIS, PATRICIA HELICKE, late of Houston, Washington Co., PA; Administratrix: Dawn Anne Predmore, c/o Donald S. Mazzotta, Esq; Attorney: Donald S. Mazzotta, 1035 Boyce Road, Suite 121, Upper St. Clair, PA 15241

ERMLICK, MARY ANNE, late of Roscoe Borough, Washington Co., PA; Executor: Scott F. Ermlick, 136 Winfield Circle, Greensburg, PA 15601; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi, PA 15022

GRCICH, FRANCES L., late of Donora, Washington Co., PA; Executrix: Arlene Grahek, PO Box 513, Collierville, TN 38027; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

HARRISON, JOSEPH DANIEL, late of Monongahela, Washington Co., PA; Administratrix: Amy Hinton, 136 Crestview Avenue, Annville, PA 17003; Attorney: Tucker R. Hull, PO Box 330, Annville, PA 17003

PETROLA, JAMES D., late of Houston Borough, Washington Co., PA; Executors: Thomas D. Petrola, 3679 Rosebrook Court, Concord, CA 94518; Jayne C. Storey, 7515 Roswell Road, Richmond, VA 23229; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

RADNOR, NANCY H., late of Burgettstown, Washington Co., PA; Executor: Michael E. Kirsch, 7333 La Cantera Drive, Fort Worth, TX 76108; Attorney: Tracy L. Zihmer, Zihmer Law Firm, LLC, 3244 Washington Road, Ste 210, McMurray, PA 15317

ROACH, JOHN J., late of McDonald, Washington Co., PA; Executor: George J. Roach, c/o Kusturiss, Wolf & Kusturiss; Attorney: Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

SCHROEDER, ROBERT JAMES, a/k/a **ROBERT J. SCHROEDER** a/k/a **ROBERT SCHROEDER**, late of Washington, Washington Co., PA; Executor: Robert F. Schroeder, 33 Chapel

Hill Road, Claysville, PA 15323; Attorney: Matthew J. Madvay, 60 East Beau St., Washington, PA 15301

SEDMAK, JO LYNNE C., late of Washington Co., PA; Administratrix: Nancy Sedmak-Weiss, PO Box 1510, Rehobeth, DE 19971; Attorney: Samuel A. Moore, 5311 Brightwood Road, PO Box 518, Bethel Park, PA 15102

VERNON, DOLORES ELAINE, a/k/a **DOLORES E. VERNON** a/k/a **DOLORES VERNON**, late of North Franklin Township, Washington Co., PA; Executors: Thomas R. Vernon, 50 Old St., Washington, PA 15301; Gregg Paul Vernon, 1665 Grimm Dr., Washington, PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 East Wheeling St., Ste 101, Washington, PA 15301

WALLACE, WALTER B., a/k/a **WALTER BRIACH WALLACE, SR.** a/k/a **WALTER B. WALLACE, SR.**, late of Canton Township, Washington Co., PA; Executors: Walter B. Wallace, Jr., 637 Long Meadow, Spring Branch, TX 78070; Ginger A. Davis, 4039 Mudhouse Rd., Lancaster, OH 43130; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 East Wheeling St., Ste 101, Washington, PA 15301

YOUNGHANS, GREGORY GEORGE, a/k/a **GREGORY G. YOUNGHANS**, late of Canonsburg, Washington Co., PA; Administrator: James A. Younghans, c/o Kusturiss, Wolf & Kusturiss; Attorney: Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

SECOND PUBLICATION

BRISKY, JR., RUSSELL A., late of Burgettstown, Washington Co., PA; Administratrix: Deborah R. Brisky, 24 Shady Avenue, Burgettstown, PA 15021;

Attorney: Timothy R. Berggren, Washington Trust Bldg., 6 South Main St., Suite 210, Washington, PA 15301

CHANDLER, JR., JOSEPH E., late of Washington, Washington Co., PA; Administratrix: Brittany Chandler, 806 Allison Avenue, Washington, PA 15301; Attorney: E. J. Julian, 71 North Main St., Washington, PA 15301

CRONAUER, MARY L., late of McMurray, Washington Co., PA; Executor: Charles E. Cronauer, III, c/o M. E. Williams, 108 Lexington Ave., Pittsburgh, PA 15215; Attorney: M. Elizabeth Williams, 108 Lexington Ave., Pittsburgh, PA 15215

DONLEY, CLAY WILBERT, a/k/a **CLAY W. DONLEY AKA CLAY DONLEY**, late of Bentleyville, Washington Co., PA; Administratrix: Karen Cain, 5515 Brightwood Road, Bethel Park, PA 15102; Attorney: Daniel M. Flynn, Michael D. Flynn & Associates, PC, 2770 South Park Road, Bethel Park, PA 15102

FERRO, FRANCES, a/k/a **FRANCES MARIE FERRO**, late of Union Township, Washington Co., PA; Executrix: Rachelle Ferro, 36 Kennedy Road, New Eagle, PA 15067; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

GERHOLD, WALTER R., late of Peters Township, Washington Co., PA; Executrix: Bonnie L. Gerhold, 219 Justabout Road, Venetia, PA 15367; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

GILBERT, PATRICIA ANN, a/k/a **PATRICIA ANN RAMACKER**, late of Bulger, Washington Co., PA; Executors: Robert Ramacker, 16 Allison Road, Bulger, PA 15019; Robert C. Gilbert, 518 Fink's Run Road,

McDonald, PA 15057; Attorney: Eric J. Randolph, 401 Washington Avenue, Bridgeville, PA 15017

MAHRAMAS, SOPHIA, late of Canonsburg, Washington Co., PA; Executrix: Artemis M. Mahramas Liadis, c/o Kusturiss, Wolf & Kusturiss; Attorney: Angela D. Kusturiss, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Ave., Canonsburg, PA 15317

OPALKA, HELEN J., a/k/a **HELEN JEAN OPALKA**, late of Chartiers Township, Washington Co., PA; Executrix: Deborah Sliman, 252 Locust Avenue, Houston, PA 15342; Attorney: Stephanie M. Sewak, 90 W. Chestnut St., Ste 606, Washington, PA 15301

PHILLIPS, HARRIETT JEAN, late of Robinson Township, Washington Co., PA; Executor: Michael Phillips, 215 Brook Street, McDonald, PA 15057; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 122 South McDonald St., McDonald, PA 15057

PHILLIPS, JEWELL, late of Monongahela, Washington Co., PA; Executrix: Trudy L. Wujcik, 5150 Cleveland Avenue, West Mifflin, PA 15122; Attorney: James W. Haines, Jr., 1202 West Main Street, Monongahela, PA 15063

RIZK, NAADER EARL, late of Cecil Township, Washington Co., PA; Administrator: Ibrahim Rizk, 77 Poplar Street, Canonsburg, PA 15317; Attorney: Jacob S. Polochak, 1373 Washington Pike, Suite 200, Bridgeville, PA 15017

TINKHAM, REGINA E., late of Washington, Washington Co., PA; Executor: Robert L. Tinkham, 735 Sumerlea Ave., Washington, PA 15301; Attorney: Todd A. Fuller, Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017

TRAVIS, VINCENT E., late of Blaine Township, Washington Co., PA; Executrix: Barbara J. Carlisle, 22 Mavor Lane, Avella, PA 15312; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

URBANIK, DANIEL C., late of Washington, Washington Co., PA; Executrix: Judith Ann Mikula, 109 Beacon Drive, Weirton, WV 26062; Attorney: Jeffrey J. Rokisky, 3200 Main Street, Weirton, WV 26062

WILLIAMS, JACQUELINE R., late of Canonsburg, Washington Co., PA; Executrix: Judith L. Konecny, 1265 Indian Crest Drive, Indian Springs, AL 35124; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15317

THIRD PUBLICATION

BEDILLION, RONALD LEE, late of Smith Township, Washington Co., PA; Executrix: Jacqueline M. Jamison; Attorney: Kurt J. Winter, 1535 Main St., PO Box 53, Burgettstown, PA 15021

BUSHMIRE, DONALD L., late of North Strabane Township, Washington Co., PA; Administratrix: Tina Passieu, 174 N. DePaoli Road, McDonald, PA 15057; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 122 South McDonald St., McDonald, PA 15057

CHRISTMAN, AUDREY W., late of Chartiers Township, Washington Co., PA; Executrix: Deborah L. Crum, 140 Marion Drive, McMurray, PA 15317; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 6 South Main St., Suite 614, Washington, PA 15301

CONKLE, DOROTHY J., a/k/a **DOROTHY JEAN CONKLE** a/k/a **DOROTHY JEAN CRILE CONKLE**, late of Amwell Township, Washington Co., PA; Executrix: Mary Jane Crile, c/o

Akman & Associates, LLC; Attorney: L. Dawn Haber, 345 Southpointe Blvd., Ste 100, Canonsburg, PA 15317

DRILAK, MARGARET K., a/k/a **MARGARET DRILAK**, late of Houston Borough, Washington Co., PA; Executor: John Drilak, 216 Clarke Road, Claysville, PA 15323; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

LAYMAN, CHARLES F., late of Nottingham Township, Washington Co., PA; Executor: Charles Wayne Layman, 190 Flora Glynn Drive, Plainwell, MI 49080; Attorney: Daniel L. Sautel, 4710 Brownsville Road, Pittsburgh, PA 15236

MIHALKO, JOHN WILLIAM, a/k/a **JOHN W. MIHALKO** a/k/a **JOHN MIHALKO**, late of South Strabane Township, Washington Co., PA; Administratrix: Cynthia M. Ciarolla, 562 Ashton Court, North Huntingdon, PA 15642; Attorney: Belinda Dunmire Attwood, 6 South Main St., Suite 500, Washington, PA 15301

MOORE, WILMA JEAN, a/k/a **JEAN MOORE**, late of Claysville, Washington Co., PA; Executors: Nelson A. Downey, 2102 Majestic Drive, Canonsburg, PA 15317; Brenda McAdoo, Box 39, West Alexander, PA 15376

MOSZYNSKI, JR., STANLEY T., a/k/a **STANLEY THOMAS MOSZYNSKI, JR.**, late of Cecil Township, Washington Co., PA; Executrix: Heather Dawn Murray, 118 Matthew Drive, Sinking Spring, PA 19608; Attorney: Peter Andrew Smith, Smith & Smith, 3402 Washington Road, Suite 203, McMurray, PA 15317

STILTENPOLE, JOHN GARY, a/k/a **JOHN G. STILTENPOLE**, late of Washington Co., PA; Administratrix: Jodi L. Wolfink, 720 Lincoln Avenue, Bentleyville, PA 15314

WILLIAMS, JOHN R., late of Canton Township, Washington Co., PA; Executrix: Victoria J. Frye, 569 South Wayne Avenue, Columbus, OH 43204; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main, Suite 600, Washington, PA 15301

TRUSTEES' NOTICE

The Hewitt Family Trust dated September 25, 2007. Robert M. Hewitt died August 27, 2015. Hazel W. Hewitt, late of Washington County, PA died March 8, 2018.

All persons having claims against the Trust are requested to make known the same to the undersigned or their attorney and all persons indebted to the decedent are requested to make payment to the undersigned without delay.

Janet Lindley, Co-Trustee
115 Neely School Road
Avella, PA 15312

Jodi Sloneker, Co-Trustee
201 Taylorstown Ridge Road
Claysville, PA 15323

Eva H. Ahern, Esq.
Peacock Keller & Ecker, LLP
70 East Beau St.
Washington, PA 15301 1)40-3

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of the **Robert W. Brazen and Donna Mary Brazen Living Trust** dated February 16, 2008 pursuant to 20 Pa.C.S. § 7755c. Donna Mary Brazen, Settlor of the Trust, died on February 19, 2018, late of Peters Township, Washington County, and Commonwealth of Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or

demands against the same will make them known without delay to:

Susan Dunn, Trustee
719 Old National Pike
Brownsville, PA 15417

Phone: (412)302-1072 or

Julia Keiser, Esq.

D'Onofrio Law Office, P.C.

500 Commerce Drive, Ste. 110

Moon Township, PA 15108

Attorney for Trust Estate

Phone: (412) 893-2552 1)40-3

TRUST NOTICE

Trust of John P. Jones, John P. Jones Revocable Living Trust dated 12/28/2016, late of Bentleyville, Washington County, Penna.

Notice is hereby given to those indebted thereto to make immediate payment and to those having claims or demands to present them for settlement.

Mary Kathryn Kefover, Trustee
261 Harmony Hill Road
Claysville, PA 15323

Lauren C. Hadburg, Esq.

109 VIP Drive, Suite 102

Wexford, PA 15090

Phone: 724-934-5044 1)40-3

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 **GUNTOWN VAPE SHOP** with its principal place of business at 117 W. Pike St., Canonsburg, PA 15317.

The name(s) and/or address(es) of all persons owning or interested in said business: John W. Rileys and, Canonsburg, PA 15317. 2)42-1

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 **ALAMAR PROPERTY DEVELOPMENT** with its principal place of business at 1246 Meadowbrook Dr., Canonsburg, PA 15317.

The name(s) and/or address(es) of all persons owning or interested in said business: Liala Sarno and Mark Troiss.

2)42-1

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 **GREENE COVE GALLEY** with its principal place of business at 860 Daniels Run Road, Scenery Hill PA 15360.

The name(s) and/or address(es) of the entity owning or interested in said business: Green Cove Galley, LLC.

Thomas O. Vreeland, Esq.

Bassi, Vreeland & Associates, PC

62 East Wheeling St.

Washington, PA 15301 2)42-1

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on April 4, 2018 for a limited liability company established under the provisions of the Business Corporation Law of 1994 for **ROXANNE REAL ESTATE, LLC.**, 10 Veltri Drive, Washington, PA 15301.

Robert N. Clarke, Esq.
15 West Beau Street
Washington, PA 15301
724-228-5000

2)42-1

Hand Money Required: \$100
Date of Sale: 5/22/18 at 1:30 PM
Courtroom A, 54th Floor
600 Grant Street
Pittsburgh, PA 15219
Objections due by: 5/14/18
Higher and better offers will be considered at the hearing
Contact Pamela J. Wilson
810 Vermont Avenue
Pittsburgh, PA 15234
(412) 341-4323
pwilson@epiqtrustee.com
For More Information:
www.pawb.uscourts.gov/easi.htm

4)42-1

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed on March 12, 2018 with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, with respect to a non-profit corporation which has been organized under the Pennsylvania Non-Profit Corporation Law of 1988. The name of the corporation is **THE MONONGAHELA VALLEY HOSPITAL FOUNDATION.**

Donald B. Formoso, Esq.
Peacock Keller & Ecker, LLP
70 East Beau Street
Washington, PA 15301

2)42-1

MISCELLANEOUS NOTICEBankruptcy Sale

In re: **Jeffrey Gerrard DeRosa dba Hey Andy Sports Bar & Restaurant**
Case No: 18-20683-CMB

Restaurant Liquor License
No. R-14253 (LID 50607) - Initial Offer:
\$40,000
Hand Money Required: \$4,000
Restaurant Equipment & Furniture -
Initial Offer: \$1,000

REAL ESTATE NOTICES

Washington County
Court of Common Pleas
Number: C-63-CV-2018-1789
Notice of Action in Mortgage Foreclosure

Ocwen Loan Servicing, LLC, Plaintiff

v.

John Mounts, Known Surviving Heir of Richard D. Mounts and Unknown Surviving Heirs of Richard D. Mounts,
Defendants

TO: Unknown Surviving Heirs of Richard D. Mounts. Premises subject to foreclosure: 244 Tyler Avenue, Washington, Pennsylvania 15301.

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.

**Southwestern Pennsylvania Legal Aid Society,
10 West Cherry Avenue,
Washington, Pennsylvania 15301,
(724) 225-6170.**

McCabe, Weisberg & Conway, LLC,
Attorneys for Plaintiff,
123 S. Broad St., Ste. 1400,
Philadelphia, PA 19109,
215-790-1010 6)42-1

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF WASHINGTON
COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

No. 2018-546

MTGLQ INVESTORS, LP Plaintiff

vs.

**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** Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
LAUREL JUNE SICKLES, DECEASED

You are hereby notified that on January 30, 2018, Plaintiff, MTGLQ INVESTORS, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County Pennsylvania, docketed to No. 2018-546. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 232 CHERRY AVENUE, A/K/A 232 N CHERRY AVENUE, HOUSTON, PA 15342-1510 whereupon your property would be sold by the Sheriff of WASHINGTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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.

Notice to Defend:
 WASHINGTON COUNTY
 SOUTHWESTERN PA LEGAL AID
 SOCIETY
 14 WEST CHERRY STREET
 Washington, PA 15301
 Telephone (724) 225-6170

Lawyer Referral Service
 Washington County Bar Association
 119 South College Street
 Washington, PA 15301
 Telephone (724) 225-6710

6)42-1

IN THE COURT OF COMMON PLEAS
 OF WASHINGTON COUNTY
 PENNSYLVANIA
 CIVIL ACTION—LAW
 No. 2018-1279

Robert J. Osleger and Susan A. Osleger, Plaintiffs

-vs-

Wanner Land Co., its successors and or assigns and all other persons/ companies having or claiming to have any right, title or interest in the real estate herein described Defendant

IMPORTANT NOTICE

TO: Wanner Land Co., its heirs, administrators and assigns and all other persons having or claiming to have any right, title or interest in the real estate herein described.

Take Notice that Robert J. Osleger and Susan A. Osleger filed a Complaint in Action to Quiet Title against you averring that they are the owners of:

PARCEL ONE: Lot Number 212 The Parcel I.D. Number is: 130-012-03-04-0006-00

PARCEL TWO: Lot Number 213 The Parcel I.D. Number is: 130-012-03-04-0005-00

Whereupon, said Court on March 8, 2018 ordered that Notice of said action be served by publication upon the Defendant herein named and upon their heirs, devisees, personal representatives, successors, and assigns, generally, and upon all other persons, generally, named or not named, having or claiming to have an interest in said real estate as set forth in said Complaint filed in the above stated proceedings, stating that the Court will grant appropriate relief to the Plaintiff as prayed for in the Complaint unless the Defendant shall file an Answer to the Complaint within 30 days of the date of this legal notice.

Richard C. Mudrick, Attorney at Law
 300 Fallowfield Avenue
 Charleroi, PA 15022
 724-483-5559

6)42-1

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, June 1, 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 Sale List		
<u>Sale#</u>	<u>Plav Def.....</u>	<u>Property Location</u>
2017-131Ditech Financial v. Thomas	Canonsburg
2018-238Midfirst Bank v Briscoe	Union Township
2018-259PNC Bank v. Victor	Canonsburg
2017-1383	...Federal National Mortgage v. Pockey	Coal Center
2015-1611	...Wells Fargo Bank v. Richard	Smith Township
2016-1763	...US Bank v. Sabo	West Brownsville
2017-2253	...Bank of New York v. Babich	Fallowfield Township
2017-2501	...Slovenian S&L v. Gagich	Cecil Township
2017-2599	...JP Morgan Mtg Axquisition v.Espey	Daisytown
2017-2819	...Equity Resources v. Ketzell	Washington
2013-3018	...Wilmington Savings v. Behling	Carroll Township
2017-3153	...PNC Bank v. Berger.....	Monongahela
2016-4075	...Bank or New York v. Hodgkiss	Hanover Township
2017-4134	...Wells Fargo Bank v. Ullom	Marianna Borough
2017-4511	...US Bank v. Crockett	Centerville Borough
2017-4625	...Nationstar Mortgage v. Ryan	Smith Township
2017-4852	...PNC Mortgage v. Barnhart	Union Township
2017-4973	...Bayview Loan Servicing v. Moore	Donegal Township
2017-5749	...HSBC Bank v. Henderson.....	Chartiers Township
2017-5776	...Sun Trust Mortgage v. Schwab.....	Smith Township
2017-6352	...US Bank v. Clancy	North Strabane Township
2017-2055	...PNC Bank v.Moffitt.....	Charleroi
2017-2173	...Embrace Home Loans v. Ronald.....	East Washington

Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, June 6, 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, June 8, 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'S SALE No. 2017-131

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-131 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 **JUNE 1, 2018**
Ditech Financial LLC fka Green Tree Servicing LLC v. Frank K. Thomas

owner(s) of property situate in the **CANONSBURG BOROUGH**, WASHINGTON County, Pennsylvania, being 165 Majestic Drive, Canonsburg, PA 15317; Parcel No. 140-009-00-00-

0013-07;140-009-03-01-0011-02;140-009-14-00-0041-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$210,977.61
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones. LLP

SHERIFF'S SALE No. 2018-238

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-238 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 **JUNE 1, 2018**

MIDFIRST BANK, PLAINTIFF VS. LISA A. BRISCOE AND EDWARD T. BRISCOE, DEFENDANTS

ALL that certain tract of land in the **Township of Union**, County of Washington, Pennsylvania, being approximately 326.00 x 165.00 x 112.00 x 112.00 x 103.55 x 33.00 and containing 0.9090 acres. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 4567 FINLEYVILLE ELRAMA ROAD, FINLEYVILLE, PA 15332
PARCEL NO. 640-007-07-00-0007-00

SHERIFF'S SALE No. 2018-259

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-259 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 **JUNE 1, 2018**

PNC Bank, National Association v. Margaret E. Victor

owner(s) of property situate in the **CANONSBURG BOROUGH**, 3RD, WASHINGTON County, Pennsylvania, being 109 East Pitt Street, Canonsburg, PA 15317-1702; Parcel No. 110-030-00-00-0024-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$85,655.33
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-1383

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1383 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 **JUNE 1, 2018**

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff v. MARK A. POCKY AND CATHERINE H. POCKY Defendant(s)

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling. PROPERTY BEING KNOWN AS: 103 WALNUT STREET, **COAL CENTER**, PA. 15423. ALL that certain parcel of ground situate in Long Branch Borough, Washington County, Pennsylvania, PIN NUMBER, (WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 390-006-00-00-0028-02

ATTORNEY'S NAME: MARTHA E. VON ROSENSTIEL, P.C.

Jackson Avenue, Brownsville, PA 15417; Tax Parcel ID: 675-021-00-05-0004-00

SHERIFF'S SALE No. 2015-1611

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1611 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 **JUNE 1, 2018**

Wells Fargo Bank, NA v. Cynthia Richard

owner(s) of property situate in the **SMITH TOWNSHIP**, WASHINGTON County, Pennsylvania, being 19 Colony Road, Burgettstown, PA 15021-2603; Parcel No. 570-016-01-01-0013-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$82,540.84

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-1763

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1763 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 **JUNE 1, 2018**

US Bank National Association Plaintiff; vs. John G. Sabo Defendant.

ALL THAT CERTAIN lot or parcel of land, situate in the **Borough of West Brownsville**, Washington County, Pennsylvania, Being known as: 710

SHERIFF'S SALE No. 2017-2055

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2055 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 **JUNE 1, 2018**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, Plaintiff vs. SHAWN MICHAEL MOFFIT aka SHAWN M. MOFFIT, Defendant.

ALL THAT CERTAIN PROPERTY IN **BOROUGH OF CHARLEROI**, WASHINGTON COUNTY, PA. BEING MORE FULLY DESC'D IN INSTRUMENT NUMBER 200542781 KNOWN AS 900 aka 902-904 ELEVENTH STREET, CHARLEROI, PA 15022, WASHINGTON COUNTY TAX ID. NO. 160-007-00-01-0019-00

SHERIFF'S SALE No. 2017-2173

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2173 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 **JUNE 1, 2018**

Embrace Home Loans, Inc. v. Michael Ronald & Dawne Ronald

owner(s) of property situate in the **EAST**

WASHINGTON BOROUGH,
WASHINGTON County, Pennsylvania,
being 148 South Wade Avenue,
Washington, PA 15301-4928; Parcel No.
290-002-00-02-0007-00 (Acreage or
street address)

Improvements thereon: RESIDENTIAL
DWELLING; Judgment Amount:
\$193,962.77

Attorneys for Plaintiff: Phelan Hallinan
Diamond & Jones. LLP

SHERIFF'S SALE No. 2017-2253

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2017-2253 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
JUNE 1, 2018

**THE BANK OF NEW YORK
MELLON fka THE BANK OF NEW
YORK as successor in interest to JP
Morgan Chase Bank, N.A., as Trustee
for Centex Home Equity Loan Trust
2005-D, Plaintiff, vs. Timothy A.
Babich, Defendant**

ALL THAT CERTAIN piece, parcel or
lot of land situate in **Fallowfield
Township**, WASHINGTON County,
Pennsylvania. TAX PARCEL NO.: 320
-012-00-00-0027-00; PROPERTY
ADDRESS: 193 Lover Jonestown Road,
Charleroi, PA 15022;
IMPROVEMENTS: ERECTED
THEREON

SHERIFF'S SALE No. 2017-2501

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2017-2501 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
JUNE 1, 2018

**SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA Plaintiff, vs.
JOSHUA A. GAGICH, Defendant.**

ALL that certain lot of ground situate in
Cecil Township, Washington County,
Pennsylvania, known as Lot No. 143 in a
Plan of Lots: HAVING A MAILING
ADDRESS OF: 13 Maple Street, Muse,
PA 15350; TAX PARCEL ID
NUMBER: 140-009-02-01-0028-00

SHERIFF'S SALE No. 2017-2599

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2017-2599 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
JUNE 1, 2018

**J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF VS. Emily L. Snyder and
Rebecca A. Espey, in their capacity as
Co-Administratrices of the Estate of
Vicki L. Espey, deceased
DEFENDANT**

Owner(s) of the property situate lying in
the **Village of Daisytown**, Washington
County, Pennsylvania, being:

12 A Evergreen Rd., Daisytown, PA;
Parcel No.: 700-012-04-00-0010-00 and
700-012-04-00-0008-00

Improvements thereon: RESIDENTIAL
DWELLING; Judgment Amount:
\$33,593.08

SHERIFF'S SALE No. 2017-2819

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2819 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 **JUNE 1, 2018**

Equity Resources, Inc. Plaintiff; vs. Daniel Ketzell, AKA Daniel M Ketzell Defendant

ALL THAT CERTAIN lot or parcel of land, situate in the **City of Washington**, Washington County, Pennsylvania, Being known as: 240 West Hallam Avenue, Washington, PA 15301; Tax Parcel ID: 7200090002000300

SHERIFF'S SALE No. 2013-3018

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3018 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 AM. on **JUNE 1, 2018**

Wilmington Savings Fund Society, FSB, as Trustee for Upland Mortgage Loan Trust A v. Karen Lynn Behling

owner(s) of property situate in the **CARROLL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 1429 4th Street, Monongahela, PA 15063-1252; Parcel No. 130-006-05-02-0010-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$149,028.09

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-3153

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3153 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 **JUNE 1, 2018**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. MARY E. BERGER aka, MARY ELLEN BERGER, Defendant.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SIT. IN THE THIRD WARD OF THE **CITY OF MONONGAHELA**, WASHINGTON COUNTY, PA KNOWN AS 822 HOWARD STREET, MONONGAHELA, PA 15063, WASHINGTON COUNTY TAX I.D. NO. 4400160001001000

SHERIFF'S SALE No. 2016-4075

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4075 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 **JUNE 1, 2018**

THE BANK OF NEW YORK MELLON, fka THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 20062, 3000 Bayport Drive, Suite 880, Tampa, FL 33607 vs. KAREN HODGKISS & JOHN WARRICK

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Hanover**, County of Washington, Pennsylvania, being more particularly bounded and described as follows, to-wit: Parcel ID#:340-011-02-05-0005-00; PREMISES: 7 South Kings Creek Road, Burgettstown, PA 15021

SHERIFF'S SALE No. 2017-4134

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4134 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 **JUNE 1, 2018**

Wells Fargo Bank, N.A. v. Andrew G. Ullom & Gina M. Kasula aka Gina M. Ullom

owner(s) of property situate in the **MARIANNA BOROUGH**, WASHINGTON County, Pennsylvania, being 407 Third Street, Marianna, PA 15345; Parcel No. 400-011-00-01-0009-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$16,803.88; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-4511

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4511 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 **JUNE 1, 2018**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. JAMES R. CROCKETT, DEFENDANT

ALL that certain parcel of land in the **Borough of Centerville**, Washington County, Pennsylvania, being Lot No. 82, Richeyville Plan of Lots, Washington Plan Book 7, page 366. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 325 MAIN STREET, RICHEYVILLE, PA 15358; PARCEL NO. 154-005-00-02-0014-00

SHERIFF'S SALE No. 2017-4625

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4625 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 **JUNE 1, 2018**

Nationstar Mortgage LLC, d/b/a Mr. Cooper PLAINTIFF VS. Nolan P. Ryan and Heidi M. Ryan DEFENDANTS

ALL THOSE CERTAIN lots of ground situated in Burgettstown and **Smith Township**, Washington County, Pennsylvania, bounded and described as follows: 123 Highland Avenue Extension, Burgettstown, PA 15021

EXPRESSLY RESERVING, however, all coal, oil, and gas in or upon or underlying the said land with full right of way, with privilege to mine and to remove the same.

Parcel Nos.: 070-011-00-01-0018-00 and 070-012-00-01-0007-00

SHERIFF'S SALE No. 2017-4852

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4852 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 **JUNE 1, 2018**

PNC Mortgage, A Division of PNC Bank National Association v. Kellie J. Barnhart

owner(s) of property situate in the **UNION TOWNSHIP**, WASHINGTON County, Pennsylvania, being 7 Circle Avenue aka, 7 Fairview Place, Elrama, PA 15038; Parcel No, 6400070102000400, 6400070102001000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$38,605.05

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-4973

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4973 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 **JUNE 1, 2018**

BAYVIEW LOAN SERVICING, LLC, 4425 Ponce de Leon Blvd, Coral Gables, FL 33146 vs. The Unknown Heirs of Elaine M Moore Deceased RUBY GROHOSKI Solely in Her Capacity as Heir of Elaine M Moore,

Deceased; JAMES MOORE, II Solely in His Capacity as Heir of Elaine M Moore, Deceased

ALL those two adjoining lots of ground situate in **Donegal Township**, Washington County, Pennsylvania, near the Borough of West Alexander, described as follows: Parcel ID: 230-007-00-00-0058-00 - Property Address: 58 Highland Avenue, West Alexander, PA 15376

SHERIFF'S SALE No. 2017-5749

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5749 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 **JUNE 1, 2018**

HSBC Bank USA, National Association, as Trustee, for the registered holders of Nomura Home Equity Home Loan, Inc. Asset-Backed Certificates, Series 2007-2 Plaintiff v. RAYMIE J. HENDERSON & SARA HENDERSON Defendant(s)

owners of property situate in **Chartiers Township**, Washington County, Pennsylvania, being 28 Johnson Road, Houston, PA 15342.

Assessment Map No.: 170-016-03-02-0017-00; Judgment Amount: \$86,777.71

Improvements Thereon: Residential Property

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE No. 2017-5776

By virtue of a WRIT OF EXECUTION -- MORTGAGE FORECLOSURE No. 2017-5776 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 **JUNE 1, 2018**

Sun trust Mortgage, Inc. v. Todd Schwab, in His Capacity as Heir of Judy Ann Schwab aka Judith Ann Schwab aka Judith Ann Bartoletti Schwab, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Judy Ann Schwab aka Judith Ann Schwab aka Judith Ann Bartoletti Schwab, Deceased

owner(s) of property situate in the **SMITH TOWNSHIP**, WASHINGTON County, Pennsylvania, being 65 3rd Street aka 65 Third Avenue, Atlasburg, PA 15004; Parcel No. 570-031-01-01-0009-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$60,960.99 .

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-6352

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6352 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 **JUNE 1, 2018**

U.S. Bank Trust National Association, as Trustee of the SCIG Series III Trust, Plaintiff vs. Sherri L. Clancy & Thomas J. Clancy, Defendants

ALL THAT CERTAIN lot or ground situate in the **Township of North Strabane**, County of Washington, Commonwealth of Pennsylvania, being known as 273 Deerfield Drive, Canonsburg, PA 15317.

I.D. NO. 520-001-13-00-0002-00; JUDGMENT AMOUNT \$117,552.9; ATTORNEY: Jessica N. Manis, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976

Samuel F. Romano, Sheriff 7)41-3