

**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 SEPTEMBER 25,  
2018 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
17-0066	FAULDS, Dolores Gail aka Dolores G. aka Dolores SHEILIA Gail Bair, Executrix .....		Daniel R. White, Esq.
17-0996	GRUBER, Edward Dorothy Dalesio, Executrix .....		Craig E. Wynn, Esq.
16-1016	HISCAR, Edward S. aka Edward Stephen Lynn Ann Hiscar, Executrix .....		Christine Brown Murphy, Esq.
15-0092	IDDINGS, Thelma E. aka SERENTA, Thelma E. aka IDDINGS, Thelma Earlene aka SERENTA, Thelma Earlene Patricia Milan, Executrix .....		Thomas O. Vreeland, Esq.
17-0192	LENZI, Evano J. Michael J. Bingey, Administrator .....		Jeffrey J. Lochner, Esq.
16-1020	MARJORIE A. CONWAY REVOCABLE TRUST Sandra K. Conaway, Trustee .....		Rebecca A. Winge, Esq.
17-1556	WESTERN PA POLICE BENEVOLENT FOUNDATION, INC. H. Timothy Kreger, Treasurer .....		Frederich E. Liechti, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL  
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AU-  
DIT IS September 25, 2018 AT 9:30 A.M., COURTROOM #1, BEFORE THE HON-  
ORABLE KATHERINE B. EMERY, P.J.

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

## 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

**BAUMILLER, JOSHUA STEVEN**, late of McMurray, Washington Co., PA; Administratrix: Linda J. Baumiller, 529 Robinhood Lane, McMurray, PA 15317

**BECK, BARBARA**, late of Monongahela, Washington Co., PA; Executrix: Mary Beck, c/o Bowles Rice LLP; Attorney: James H. McCune, Bowles Rice LLP, 1800 Main Street, Suite 200, Canonsburg, PA 15317

**KELLEY, HOWARD W.**, late of McMurray, Washington Co., PA; Administratrix: Alice J. Bolton, c/o Kusturiss, Wolf & Kusturiss; Attorney: Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

**LAMBERT, DOUGLAS E.**, late of Washington Co., PA; Executrix: Roxane L. Knoyer, c/o Spilman Thomas & Battle, PLLC; Attorney: Ronald M. Musser, Spilman Thomas & Battle, PLLC, 1233 Main Street, Suite 4000, Wheeling, WV 26003

**O'BLACK, JR., LAWRENCE P.**, a/k/a **LAWRENCE O'BLACK** a/k/a **LARRY O'BLACK**, late of Finleyville, Washington Co., PA; Executrix: Denise Levers, c/o Kusturiss, Wolf & Kusturiss; Attorney: Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

**PLUTE, BRYAN WILLIAM**, a/k/a **BRYAN W. PLUTE** a/k/a **BRYAN PLUTE**, late of Cecil Township, Washington Co., PA; Executrix: Devin Goroncy, 1653 East National Pike, Scenery Hill, PA 15360; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

**RHONE, MARTHA FRANK**, late of Monongahela, Washington Co., PA; Executor: Frank Aaron Rhone, 1100 Argonne Avenue, Monongahela, PA 15063; Attorney: Blane A. Black, 223 Second Street, Monongahela, PA 15063

**ROACH, ELIZABETH D.**, late of McDonald, Washington Co., PA; Executors: Gloria Irvine, 200 Howard Street, McDonald, PA 15057; Gustave Irvine, 317 Fairmont St., McDonald, PA 15057

**ROE, NATHANIEL C.**, late of North Franklin Township, Washington Co., PA; Executors: Martha Roe Nofztger, 114 Loves Hill Road, Waynesburg, PA 15370; Daniel O. Roe, 106 Marble Lane, Bellefonte, PA 16823; Attorney: John A. Rodgers, Peacock Keller, LLP, 70 East Beau St., Washington, PA 15301

**SHRIVER, INEZ F.**, a/k/a **INEZ JUANITA SHRIVER** a/k/a **INEZ SHRIVER**, late of South Strabane Township, Washington Co., PA; Executor: Joseph Kenneth Cook, 69 North Longview Rd., Capon Bridge, WV 26711

**VANATTA, PATRICIA LUCILLE**, late of Taylorstown, Washington Co., PA; Executrix: Michelle Tarnik, c/o C. E. Kurowski; Attorney: Charles E. Kurowski, Box 331, Washington, PA 15301

**SECOND PUBLICATION**

**BERRY, RANDY L.**, a/k/a **RANDY BERRY**, late of New Eagle, Washington Co., PA; Executrix: Christine Berry, 56 Gearing Road, Monongahela, PA 15063; Attorney: James W. Haines, Jr., 1202 West Main Street, Monongahela, PA 15063

**BLACKHURST, RICHARD LEE**, a/k/a **RICHARD L. BLACKHURST**, late of South Strabane Township, Washington Co., PA; Administrator: Shawn R. Blackhurst, c/o 125 South College Street, Washington, PA 15301; Attorney: Frank Arcuri, 125 South College Street, Washington, PA 15301

**BLAYNEY, HAROLD L.**, late of Venetia, Washington Co., PA; Executrix: Carol S. Blayney, 544 Scott Lane, Venetia, PA 15367

**GRYBOSKY, ALBIE**, late of Somerset Township, Washington Co., PA; Executrix: Susanna Margie, 985 Davis School Road, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 East Wheeling Street, Washington, PA 15301

**RIOLI, THERESA M.**, late of Finleyville, Washington Co., PA; Executrix: Nadine DeLao, 230 Dennis Street, Elizabeth, PA 15037; Attorney: Joseph P. Covelli, 357 Regis Avenue, Ste 1, Pittsburgh, PA 15236

**SCHONS, PAUL R.**, a/k/a **PAUL SCHONS**, late of McDonald, Washington Co., PA; Executors: Charles M. Schons, 187 S. McDonald St., McDonald, PA 15057; Robert P. Schons, 102 Cherry St., PO Box 247, Midway, PA 15060; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

**THIRD PUBLICATION**

**BROWN, STUART G.**, late of Washington Co., PA; Executor: Evan Brown c/o Voelker & Kairys, LLC, 310 Grant Street, Ste 1220, Pittsburgh, PA 15219; Attorney: Nicole B. Kairys, Voelker & Kairys, LLC, 310 Grant Street, Ste 1220, Pittsburgh, PA 15219

**LUGAILA, JOHN M.**, a/k/a **JOHN LUGAILA**, late of McDonald, Washington Co., PA; Executor: David A. Singer c/o PO Box 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

**MILLER, JOHN R.**, late of Clausville, Washington Co., PA; Executors: Johnna R. McNett, 912 South 88 Road, Carmichaels, PA 15320 & John Bradley Miller, 271 Sawhill Road, Claysville, PA 15323; Attorney: Gregory C. Hook, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

**SMITH, SR., RAYMOND B.**, late of Cecil Township, Washington Co., PA; Executor: Raymond B. Smith, Jr., 228 Gwenedd Lane, Bellefonte, PA 16823; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

**URCHO, ANNE**, late of Bentleyville, Washington Co., PA; Executrix: Helen L. Urcho, c/o Dennis Cline, 3175 State Roite 2011, Scenery Hill, PA 15360; Attorney: Dennis Cline, 3175 State Roite 2011, Scenery Hill, PA 15360

**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 **DIRECT ACCOUNTING & MARKETING SOLUTIONS** with its principal place of business at 212 Grace Avenue, Canonsburg, PA 15317.

The name(s) and/or address(es) of all persons owning or interested in said business is Nicholas Catalano, 212 Grace Avenue, Canonsburg, PA 15317.

2)9-1

#### 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 23 of August, 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 **GLOBAL DESIGN & IMPLEMENTATION SERVICES, INC.** with its principal place of business being located at 5225 Library Road, #312, Bethel Park, PA 15102. 2)9 -1

#### **REAL ESTATE NOTICE**

In The Court of Common Pleas  
Washington County, Pennsylvania  
Civil Action-Law  
No. 2018-603  
Notice of Action in Mortgage  
Foreclosure

**Bayview Loan Servicing, LLC** a  
Delaware Limited Liability Company,  
Plaintiff

vs.

**Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John W. Jacobs, Jr., Deceased,** Defendant(s)

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under John W. Jacobs, Jr., Deceased, Defendant(s), whose last known address is 158 Park Avenue, Washington, PA 15301.

Your house (real estate) at 158 Park Avenue, Washington, PA 15301, 750-001-00-00-0007-00, is scheduled to be sold at Sheriff's Sale on 11/2/18, at 10:00 AM, at Washington County Sherriff's Office, Courthouse Sq., 100 W. Beau St., Ste. 101, Washington, PA 15301, to enforce the court judgment of \$30,090.74, obtained by Bayview Loan Servicing, LLC a Delaware Limited Liability Company (the mortgagee) against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Bayview Loan Servicing, LLC a Delaware Limited Liability Company, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800.

724.225.6710  
washcobar.org.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 724.228.6840.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyers Referral Service  
Washington County Legal Services  
119 South College Street  
Washington, PA 15301

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio, Stephanie A. Walczak & Katherine M. Wolf, Attys. for Plaintiff  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610-278-6800 6)9-1

Court of Common Pleas  
Civil Division  
Washington County, Pennsylvania  
NO: 2018-2332  
Notice of Action in Mortgage Foreclosure

CIT Bank, N.A., Plaintiff  
vs.

**Larry Wise a/k/a Lawrence Wise, known Heir of Margaret H. Wilson a/k/a Margaret Wilson, deceased, Kevin Wise, known Heir of Margaret H. Wilson a/k/a Margaret Wilson, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret H. Wilson a/k/a Margaret Wilson, deceased, Defendants**

To the Defendants, Larry Wise a/k/a Lawrence Wise, known Heir of Margaret H. Wilson a/k/a Margaret Wilson, deceased, Kevin Wise, known Heir of Margaret H. Wilson a/k/a Margaret Wilson, deceased and Unknown Heirs,

Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret H. Wilson a/k/a Margaret Wilson, deceased:

Tulio, Stephanie A. Walczak & Katherine M. Wolf, Attys. for Plaintiff,  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610-278-6800 6)9-1

TAKE NOTICE THAT THE Plaintiff, CIT Bank, N.A. has filed an action Mortgage Foreclosure, as captioned above.

NOTICE: IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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 PA Legal Aid  
10 W. Cherry St.  
Washington, PA 15301  
724-225-6170

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H.

Court of Common Pleas  
Washington County  
Civil Action – Law  
No. 2018-551

Notice of Action in Mortgage Foreclosure

**Bayview Loan Servicing, LLC**, a Delaware Limited Liability Company, Plaintiff

vs.

**The Unknown Heirs of Charlotte R. Hrutkay a/k/a Charlotte Hrutkay, Deceased & James Hrutkay**, Solely in His Capacity as Heir of Charlotte R. Hrutkay a/k/a Charlotte Hrutkay Deceased, Mortgagor and Real Owner, Defendant(s)

To: The Unknown Heirs of Charlotte R. Hrutkay a/k/a Charlotte Hrutkay, Deceased & James Hrutkay, Solely in His Capacity as Heir of Charlotte R. Hrutkay a/k/a Charlotte Hrutkay, Deceased, Mortgagor and Real Owners, Defendant (s), whose last known address is 3 Junction B Street, Ellsworth, PA 15331.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Washington County, PA, docketed to No. 2018-551, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 3 Junction B Street,

Ellsworth, PA 15331, whereupon your property will be sold by the Sheriff of Washington County.

Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Washington County Bar Assn.  
119 S. College St.  
Washington, PA 15301  
724.225.6710

Southwestern PA Legal Aid Society  
10 W. Cherry Ave.  
Washington, PA 15301  
724.225.6170

Michael T. McKeever, Atty. for Plaintiff  
KML Law Group, P.C.  
Ste. 5000, Mellon Independence Center  
701 Market St.  
Phila., PA 19106-1532  
215.627.1322

6)9-1

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW  
No. C-63-CV-2018-4069

WELLS FARGO BANK, NA Plaintiff  
vs.

RASOOL EDWARDS, in his capacity as  
Heir of ROY EDWARDS A/K/A ROY  
COATES EDWARDS, Deceased  
NATE EDWARDS, in his capacity as  
Heir of ROY EDWARDS A/K/A ROY  
COATES EDWARDS, Deceased  
GARY TURNER, in his capacity as Heir  
of ROY EDWARDS A/K/A ROY  
COATES EDWARDS, Deceased  
RODNEY EDWARDS, in his capacity as  
Heir of ROY EDWARDS A/K/A ROY  
COATES EDWARDS, Deceased  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER ROY  
EDWARDS A/K/A ROY COATES  
EDWARDS, DECEASED Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER ROY  
EDWARDS A/K/A ROY COATES  
EDWARDS, DECEASED

You are hereby notified that on August 2, 2018, Plaintiff, WELLS FARGO BANK, NA, 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. C-63-CV-2018-4069. Wherein Plaintiff seeks to foreclose on the mortgage secured on your

property located at 430 BURTON AVENUE, WASHINGTON, PA 15301-3304 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  
or

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

## SHERIFF SALES

### Special Notice On Real Estate Sales Sheriff's Rule

Tax collectors, attorneys and solicitors who file tax statements, liened taxes and municipal liens against property being sold at Sheriff's Sale. Hereafter, no statements can be withdrawn or adjustments made after the property has been bid in at a certain price, therefore statements must be correct at the time of filing. THERE WILL BE NO EXCEPTIONS TO THIS RULE.

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by County, PA, on **Friday, October 5, 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, October 10, 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, October 12, 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>
2018-282.....	Dollar Bank v. Churchill.....	Chartiers Township
2018-237.....	Pennymac Loan Svc. V. Stutler .....	Midway Boro
2018-294.....	OneMain Financial v. Kern .....	Cross Creek Twp
2018-507.....	Deutsche Bank v. Girouard.....	South Strabane Twp
2017-1043...	Wells Fargo Bank v. Porter.....	Mt. Pleasant Twp
2018-1160...	Wells Fargo Bank v. Vankirk .....	Canton Township
2018-1166...	Nationstar Mortgage v. Adelsberg .....	Cecil Township
2018-1372...	Lakeview Loan v. Horner .....	Bentleyville
2018-1498...	US Bank v. Brisky .....	Burgettstown
2017-1505...	Wells Fargo Bank v. Bottinelli .....	Cecil Township
2018-1575...	Pennsylvania Housing Finance v. O'Hare..	Cecil Township
2018-1592...	Lakeview Loan Svc v. Cross .....	Amwell Township
2018-1594...	Deutsche Bank v. Wallace .....	Cecil Township
2018-2095...	Nationstar Mortgage v. Kennedy .....	Monongahela
2017-2452...	Wilmington Savings v. Higgins.....	New Eagle Borough
2017-3244...	JPMorgan Chase Bank v. Winters .....	Monongahela
2017-3327...	Citimortgage v. Wright.....	South Strabane Township
2017-5143...	Wells Fargo Bank v. Hairston.....	Washington
2017-5479...	Bayview Loan Servicing v. Shipe.....	Charleroi Borough
2017-5666...	Pennymac Loan v. Fowler .....	Hopewell Township
2015-6012...	Ditech Financial v. Hennon .....	Fallowfield Twp
2017-6434...	Union Home Mortgage v. Sutton.....	Canonsburg
2017-6446...	Federal National Mort. V. Clement .....	Dunlevy Borough
2017-6467...	First Federal S&L v. Young .....	Cecil Township
2015-6818...	Ditech Financial v. Trader .....	Carroll Township
2015-7558...	Wells Fargo Bank v. Fowler .....	Washington

**SHERIFF'S SALE No. 2018-282**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-282 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 **OCTOBER5, 2018**

**DOLLAR BANK, FEDERAL SAVINGS BANK, Plaintiff vs. JOYCE B. CHURCHILL** . Defendant.

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE

**TOWNSHIP OF CHARTIERS, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 573 OLD HICKORY RIDGE ROAD, WASHINGTON, PA 15301. PARCEL NUMBER 170-012-00-00-0019 -00.**

**SHERIFF'S SALE No. 2018-237**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -237 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 **OCTOBER 5, 2018**

**Pennymac Loan Services, LLC v. Heather N. Stutler & Joshua D. Kubacki**

owner(s) of property situate in the **MIDWAY BOROUGH**, WASHINGTON County Pennsylvania, being, 509 North Avenue, Midway, PA 15060; Parcel No. 410-018-00-00-0002-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$125,481.47  
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-294**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-294 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 **OCTOBER 5, 2018**

**OneMain Financial Services, Inc., Plaintiff, vs. Courtney Kern, Individually and as Administratrix of the Estate of Charles Norman Kern aka Charles N. Kern, Bethlinie Kern, Known Heir of the Estate of Charles Norman Kern aka Charles N. Kern, Defendants**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Cross Creek Township**, WASHINGTON County, Pennsylvania  
TAX PARCEL NO.: Tax Parcel No.: 210-011-05-02-0023-00;

PROPERTYADDRESS: 70 Browntown Road, Avella, PA 15312  
IMPROVEMENTS: Improvements: ERECTED THEREON

**SHERIFF'S SALE No. 2018-507**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-507 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 **OCTOBER 5, 2018**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSETBACKED TRUST Series INABS 2006-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-B Plaintiff v. STEVEN D. GIROUARD Defendant(s)**

owners of property situate in **South Strabane Township**, Washington County, Pennsylvania, being 1120 North Franklin Street, Washington (South Strabane Township), PA 15301-1729.  
Assessment Map No.: 600-004-10-06-0012-00  
Judgment Amount: \$120,928.69  
Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2017-1043**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1043 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  
**OCTOBER 5, 2018**

**Wells Fargo Bank, NA v. Guy A.  
Porter & Christine Porter**

owner(s) of property situate in the **MT PLEASANT TOWNSHIP**, WASHINGTON County, Pennsylvania, being 1526 Millers Run Road, McDonald, PA 15057-2907; Parcel No. 460-013-00-00-0026-00 (Acreage or street address) - Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$144,892.53  
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1166**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1166 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 **OCTOBER 5, 2018**

**Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF VS. Christie Adelsberg DEFENDANT**

All that certain tract of land situate in the **Township of Cecil**, County of Washington and Commonwealth of Pennsylvania, bounded and described as follows: Commonly known as: 35 Davis Lane, Canonsburg, PA 15317  
PARCEL #140-010-00-00-0014-01  
UNDER and subject to a certain Maintenance Agreement intended to be recorded in the Records Office of Washington County, Pennsylvania.  
TOGETHER with a right of way or easement for ingress, egress and regress

**SHERIFF'S SALE No. 2018-1372**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1372 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 **OCTOBER 5, 2018**

**Lakeview Loan Servicing, LLC v. Steven P. Horner**

owner(s) of property situate in the **BENTLEYVILLE BOROUGH**, WASHINGTON County, Pennsylvania, being 200 Frye Avenue, Bentleyville, PA 15314-1306; Parcel No. 040-023-00-02-0005-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$57,385.63  
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1498**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1498 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 **OCTOBER 5, 2018**

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE NRZ PASS-THROUGH TRUST X c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, 8950 Cypress Waters Boulevard, Coppell., TX 75019**

vs. **DEBORAH BRISKY & RUSSELL BRISKY, 24 Shady Avenue, Burgettstown, PA 15021- THE UNITED STATES OF AMERICA, US Post Office & Courthouse, 700 Grant Street, Suite 400, Pittsburgh, PA 15219**

PARCEL I:

PARCEL 2: ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **BORO OF BURGETTSTOWN**, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA KNOWN AND DESIGNATED AS TAX ID #070-001-00-03-0010-00. PROPERTY ADDRESS: 24 Shady Avenue, Burgettstown, PA 15021

**SHERIFF'S SALE No. 2017-1505**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1505 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 **OCTOBER 5, 2018**

**Wells Fargo Bank, NA v. Jonnie L. Bottinelli & Anthony J. Bottinelli**

owner(s) of property situate in the **CECIL TOWNSHIP**, WASHINGTON County, Pennsylvania. being 45 Sherlock Circle, McDonald. PA 15057-4807; Parcel No. 140-002-01-02-0011-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$106,561.60  
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1575**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1575 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 **OCTOBER 5, 2018**

**PENNSYLVANIA HOUSING FINANCE AGENCY PLAINTIFF VS. SHAWN P. O'HARE, IN HIS CAPACITY AS KNOWN HEIR OF BONITA S. HAWKINS, DECEASED, AND THE UNKNOWN HEIRS OF BONITA S. HAWKINS, DECEASED DEFENDANT(S)**

ALL THOSE CERTAIN TWO lots or parcels of ground situate in **Cecil Township**, Washington County, Pennsylvania, together with the dwelling house erected thereon known as: 10 Altieri Lane, Cecil, PA 15321.

TAX PARCEL #: 140-006-01-04-0024-00 (dwelling house); TAX PARCEL #:140-006-01-03-0015-00 (lot and aluminum garage)

**SHERIFF'S SALE No. 2018-1592**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -1592 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 **OCTOBER 5, 2018**

**Lakeview Loan Servicing, LLC Plaintiff v. James E. Cross Defendant**

All That Certain land situate in the **Township of Amwell** in the County of Washington, Commonwealth of Pennsylvania.

Premises: 1318 Brush Run Road,

Washington, Pennsylvania 15301  
 Tax I.D. #: 0200110000001801  
 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2018-1594**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1594 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 **OCTOBER 5, 2018**

**Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3 Plaintiff, vs. Victoria Wallace Defendant.**

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of Cecil**, Washington County, Pennsylvania.  
 Tax Parcel ID: 140-011-01-04-0001-00  
 Being known as: 430 Blue Jay Drive, Hendersonville, AKA Canonsburg, PA 15317

**SHERIFF'S SALE No. 2018-2095**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2095 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 **OCTOBER 5, 2018**

**Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF VS. Archie T.**

**Kennedy, Jr. DEFENDANT**

ALL THAT CERTAIN tract of land situate in **Monongahela City**, Washington County, Pennsylvania, bounded and described as follows, to wit: BEING Parcel ID 4200040002001100 AND BEING KNOWN as 142 Factory Street, Monongahela, PA

**SHERIFF'S SALE No. 2017-2452**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2452 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 **OCTOBER 5, 2018**

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust Plaintiff, vs. Bonnie J. Higgins, AKA Bonnie Jean Higgins Defendant.**

ALL THAT CERTAIN lot or parcel of land, situate in the **Borough of New Eagle**, Washington County, Pennsylvania.  
 Tax Parcel 10: 480-009-00-01-0005-00  
 Being known as: 148 Chess Street, New Eagle, PA 15067

**SHERIFF'S SALE No. 2017-3244**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3244 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 **OCTOBER 5, 2018**

**JPMorgan Chase Bank, National Association PLAINTIFF VS. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Holly E. Winters, deceased and Brianna Winters, Known Heir of Holly E. Winters, deceased and D.W., Minor, Known Heir of Holly E. Winters, deceased DEFENDANTS**

Parcel No.: 430-019-00-02-0002-00

All that certain lot or piece of ground situate in the second ward of the **City of Monongahela**, Washington County, Pennsylvania, 109 THIRD AVENUE, MONONGAHELA, PA. 15063

**SHERIFF'S SALE No. 2017-3327**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3327 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 **OCTOBER 5, 2018**

**CITIMORTGAGE, INC. Plaintiff vs. LEO WRIGHT & BETH ANN WRIGHT Defendant(s)**

All that certain lot or ground situate in the **Township of South Strabane**, County of Washington and Commonwealth of Pennsylvania. BEING KNOWN AS: 1651 NORTH MAIN STREET, WASHINGTON, PA 15301

Tax Parcel No. 600-004-15-01-00 15-00

**SHERIFF'S SALE No. 2017-5143**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5143 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 **OCTOBER 5, 2018**

**Wells Fargo Bank, N.A. Plaintiff; vs. Thomas Hairston, as believed Heir and/or Administrator to the Estate of Tina L. Hairston, AKA Tina L. Webb; Talisa Webb Montgomery, as believed Heir and/or Administrator to the Estate of Tina L. Hairston, AKA Tina L. Webb; Unknown Heirs and/or Administrators of the Estate of Tina L. Hairston, AKA Tina L. Webb, Defendants.**

ALL THAT CERTAIN lot or parcel of land, situate in the **City of Washington**, Washington County, Pennsylvania. Tax Parcel ID: 7600200002002600 Property Address: 255 East Hallam Avenue, Washington, PA 15301

**SHERIFF'S SALE No. 2017-5479**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5479 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 **OCTOBER 5, 2018**

**Bayview Loan Servicing LLC, Plaintiff, vs. Christopher A. Shipe, Defendant**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Charleroi Borough**, WASHINGTON County, Pennsylvania. TAX PARCEL NO.: 160-028-00-01-0013-00; PROPERTY ADDRESS: 218 Luella Avenue, Charleroi, PA 15022; IMPROVEMENTS: ERECTED THEREON

**SHERIFF'S SALE No. 2017-5666**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5666 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 **OCTOBER 5, 2018**

**PENNYMAC LOAN SERVICES, LLC Plaintiff vs. SCOTT I. FOWLER, AS EXECUTOR OF THE ESTATE OF CLARENCE H. FOWLER, DECEASED, DENEEN A. CLARK, AS CO-ADMINISTRATRIX OF THE ESTATE OF CLARENCE H. FOWLER, DECEASED, SHAWN O. FOWLER, AS CO-ADMINISTRATOR OF THE ESTATE OF CLARENCE H. FOWLER, DECEASED Defendant(s)**

All that certain lot of ground together with two (2) certain parcels of ground located in **Hopewell Township**, Washington County, Pennsylvania. BEING KNOWN AS: 116 BUFFALO ROAD NORTH, WASHINGTON, PA 15301  
Tax Parcel No. 350-011-00-00-0014-00

**SHERIFF'S SALE No. 2015-6012**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6012 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 **OCTOBER 5, 2018**

**Ditech Financial LLC v. Paul A. Hennon & Jeanette L. Hennon**

owner(s) of property situate in the **FALLOWFIELD TOWNSHIP**, WASHINGTON County, Pennsylvania, being 191 Cooper Road, Charleroi. PA 15022; Parcel No. 320-014-00-00-0015-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$175,011.41

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-6434**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6434 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 **OCTOBER 5, 2018**

**UNION HOME MORTGAGE CORP. 425 Phillips Blvd, Ewing, NJ 08618 vs. FALLYNN SUTTON & MICHAEL A. SUTTON**

All that certain lot of ground situate in the Second Ward of the **Borough of Canonsburg**, Washington County, Pennsylvania, known and Designated as parcel number: 100-003-00-02-0008-00.

UNDER AND SUBJECT to the exceptions, reservations, easements, rights of way, covenants and other conditions contained in prior instruments in the record chain of title. PROPERTY ADDRESS: 341 North Jefferson Avenue, Canonsburg, PA 15317

**SHERIFF'S SALE No. 2017-6446**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6446 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 **OCTOBER 5, 2018**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff, v. AARON W. CLEMENT AND KATIE L. TOMALSKI, n/k/a KATIE L. CLEMENT Defendant(s).**

PROPERTY BEING KNOWN AS: ALL that certain piece of land or lot known as Number 31, of a Plot of land, laid out by John Dunlevy, Situated in the **Borough of Dunlevy**, formerly the Township of Allen, County of Washington, State of Pennsylvania bounded and described as follows: HAVING Tax Parcel Identification Number 250-003-00-00-0016-00

UNDER and SUBJECT to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements, and coal and mining rights, as set forth in prior instruments of records. IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling - 11 WALNUT STREET, DUNLEVY, PA 15432

**SHERIFF'S SALE No. 2017-6467**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6467 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 **OCTOBER 5, 2018**

**FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, Plaintiff, vs. JAMES E. YOUNG, Defendant.**

ALL that certain lot or piece of ground situate in the **Township of Cecil**, County of Washington, Commonwealth of Pennsylvania erected a residential dwelling and being more commonly known as 1628 Route 980, Canonsburg, Pennsylvania 15317. TAX PARCEL NO: 140-009-03-02-0002 -00.

**SHERIFF'S SALE No. 2015-6818**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6818 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 **OCTOBER 5, 2018**

**DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC Plaintiff vs. Bridget Trader; Scott Baron Defendant(s)**

ALL THE RIGHT, TITLE AND INTEREST OWNERS OR REPUTED OWNERS. ALL THAT CERTAIN lot of ground situate in **Carroll Township**, Washington County, Pennsylvania. TAX PARCEL NO. 130-005-05-00-0075-00 BEING KNOWN AS: 235 Galbreath Drive, Monongahela, PA 15063

Samuel F. Romano, Sheriff 7)7-3