

## 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

**BRAUN, JR., THOMAS M.**, a/k/a **THOMAS M. BRAUN**, late of South Strabane Township, Washington Co., PA; Executor: Eric T. Braun, 147 Chestnut Street, Brave, PA 15316; Attorney: Eva H. Ahern, Peacock Keller, LLP, 70 East Beau St., Washington, PA 15301

**CUSHMAN, DIANE P.**, late of Peters Township, Washington Co., PA; Executor: Robert W. Feyche, 238 Parkway Drive, Pittsburgh, PA 15228; Attorney: Francis J. DiSalle, 525 William Penn Place, 37th Floor, Suite 3750, Pittsburgh, PA 15219

**MARTIN, RALPH W.**, a/k/a **WILLIAM MARTIN** a/k/a **R. WILLIAM MARTIN**, late of Claysville, Washington Co., PA; Executrix: Christy Lynn Martin nka Christy Lynn Viveros, 98 Christman Avenue, Washington, PA 15301; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

**NICHOLS, SR., LOUIS R.**, late of Charleroi, Washington Co., PA; Executor: Louis Nichols, Jr., 19 Vernon Drive, Charleroi, PA 15022; Attorney: Dennis R. Paluso, 230 Fallowfield Avenue, Charleroi, PA 15022

**PARTOZOTI, ALBERT W.**, a/k/a **ALBERT W. PARTOZOTI, JR.** a/k/a

**ALBERT WILLIAM PARTOZOTI** aka **ALBERT PARTOZOTI, JR.**, late of Mt. Pleasant Township, Washington Co., PA; Executrix: Ramona M. Galbraith aka Ramona Mae Galbraith, 411 East Lincoln Avenue, McDonald, PA 15057

**POZZI, MARCELLA**, a/k/a **MARCELLA LOUISE POZZI**, late of Cecil, Washington Co., PA; Executrix: Kathy Cannon, 783 Dry Ridge Road, West Alexander, PA 15376; Attorney: Kristen Anders Bojarski, Shah Law Group, P.C., 5824 Library Road, Bethel Park, PA 15102

**STANISH, EMIL**, late of Washington, Washington Co., PA; Executrix: Connie D. Stanish, 5113 Long Pointe Road, Wilmington, NC 28404; Attorney: Robert J. Garvin, Goldberg, Kamin & Garvin, 1806 Frick Bldg., 437 Grant St., Pittsburgh, PA 15219

**WAGERS, RANDY LEE**, a/k/a **RANDY L. WAGERS**, late of Washington, Washington Co., PA; Executor: Randy Lee Wagers, Jr., c/o Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Avenue, Canonsburg, PA 15317; Attorney: Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Avenue, Canonsburg, PA 15317

**WILLIAMSON, DOLORES BERDINE**, a/k/a **DOLORES B. WILLIAMSON** a/k/a **DOLORES WILLIAMSON**, late of Jefferson Township, Washington Co., PA; Administrator CTA: Carlos James O'Brien, c/o Akman & Associates, LLC; Attorney: L. Dawn Haber, Akman & Associates, LLC, 345 Southpointe Blvd., Ste 100, Canonsburg, PA 15317

### SECOND PUBLICATION

**ACCETTURO, DANIEL JOHN**, late of Canonsburg, Washington Co., PA; Executrix: Janet A. Rice, c/o Frank C.

Roney, Jr.; Attorney: Frank C. Roney, Jr., Edward C. Morascyzk, 382 W. Chestnut Street, Ste 102, Washington, PA 15301

**FRANZ, PATRICIA F.**, a/k/a **PATRICIA A. FRANZ**, late of Canonsburg, Washington Co., PA; Executrix: Krista A. Adzima fna Krista A. Franz, 5 Pristine Place, Canonsburg, PA 15317; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15317

**HARRIS, JR., CARL**, late of Smith Township, Washington Co., PA; Administratrix: Donna H. Brenlove, 1326 Morrow Road, Pittsburgh, PA 15241; Attorney: Todd A. Fuller, Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017

**INSANA, MARY LOU**, late of Washington, Washington Co., PA; Executrix: Cheryl Knestrick, 34 Guinn Drive, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling Street, Washington, PA 15301

**KWIATKOWSKI, MICHAEL G.**, late of Finleyville, Washington Co., PA; Executrix: Dianne C. Kwiatkowski, c/o Kusturiss, Wolf & Kusturiss, 12 North Jefferson Ave., Canonsburg, PA 15317; Attorney: Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Ave., Canonsburg, PA 15317

**NAVROTSKI, FLORENCE**, a/k/a **FLORENCE SILKO** a/k/a **FLORENCE IRENE NAVROTSKI** a/k/a **FLORENCE SILKO NAVROTSKI** aka **FLORENCE I. NAVROTSKI**, late of Nottingham Township, Washington Co., PA; Executrix: Karen S. Owens, 1539 Center Road, Lancaster, PA; Attorney: Susan M. Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**VITCHOFF, LORRAINE G.**, a/k/a **LORRAINE GAYLE VITCHOFF** a/k/a **LORRAINE VITCHOFF**, late of

California Borough, Washington Co., PA; Executor: John Vitchoff, c/o Hajduk & Associates; Attorney: Mary Lenora Hajduk, 77 South Gallatin Avenue, PO Box 1206, Uniontown, PA 15401

### THIRD PUBLICATION

**ASCHLEY, MAUREEN A.**, a/k/a **MAUREEN ASCHLEY**, late of Library, Washington Co., PA; Executor: Michael Snyder, 50 Ash Avenue, Library, PA 15129; Attorney: Justin Ellis, Zacharia Brown Law Offices, 111 West McMurray Rd., McMurray, PA 15317

**DeSANTIS, BERYLE L.**, a/k/a **BERYLE DeSANTIS**, late of Midway, Washington Co., PA; Executrix: Laneine DeSantis, 114 Northview Street, Box 331, Midway, PA 15060; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

**ESTLE, JR., HAROLD L.**, late of Fredericktown, Washington Co., PA; Executor: Jason Savage, 5 Green Street, Clarksville, PA 15333; Attorney: Gregory C. Hook, 189 W. High Street, Waynesburg, PA 15370

**GRANT, JEANNINE E.**, late of New Eagle, Washington Co., PA; Executor: Kevin Grant, 104 Alexander Street, Monongahela, PA 15063; Attorney: David N. Lint, France, Lint & Associates, PC, 308 Fallowfield Ave., Charleroi, PA 15022

**GREGG, ROBERT J.**, late of North Franklin Township, Washington Co., PA; Administratrix: Emily McConnell, 1199 Brush Run Road, Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

**HUDSON, JOE ALAN**, a/k/a **JOE A. HUDSON** a/k/a **JOE HUDSON**, late of Nottingham Township, Washington Co.,

PA; Executrix: Carolyn L. Haney, 599 Valleyview Road, Eighty Four PA 15330; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**SLIMICK, MARY A.**, late of Cecil Township, Washington Co., PA; Executor: James F. O'Brien, 24 Third Street, PO Box 199, Lawrence, PA 15055

**STONE, ROSELLA F.**, late of Washington, Washington Co., PA; Executor: Mark A. Stone, 50621 Rehm Road, St. Clairsville, OH 43950

**TAYLOR, JAMES H.**, late of Morris Township, Washington Co., PA; Executors: James M. Taylor & Sharon L. Crothers, c/o 33 W. Beau Street, Washington, PA 15301; Attorney: John W. McIlvaine, 33 West Beau St., Washington, PA 15301

## CORPORATION NOTICES

### FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **WE CARE HOW IT LOOKS** with its principal place of business at 227 6th St., California, PA 15419.

The name(s) and/or address(es) of all persons owning or interested in said business: Bradden Wadsworth. 2)4-1

### 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 **DAILY AVE. FARMSTEAD** with its principal place of business at 3 Daily Avenue, Charleroi, PA 1522.

The name(s) and/or address(es) of all persons owning or interested in said business: Jeanielynn Martin. 2)4-1

### 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 **CELLSPARKS** with its principal place of business at 276 Christy Road, Eighty Four, PA 15330.

The name(s) and/or address(es) of all persons owning or interested in said business: Patrick Williams. 2)4-1

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

The name of the corporation is **ONE FOURTEEN, INC.** 2)4-1

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 19th of July, 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  
**PATTERSON'S GROOM N ZOOM,  
INC.** 2)4 -1

**REAL ESTATE NOTICE**

In The Court of Common Pleas  
Washington County, Pennsylvania  
Civil Action-Law  
No. 2017-3244

Notice of Action in Mortgage Foreclosure

**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,  
Brianna Winters, Known Heir of Holly  
E. Winters, deceased and D.W., Minor,  
Known Heir of Holly E. Winters,  
deceased,** Defendants

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 Holly E. Winters, deceased,  
Defendant(s), whose last known address  
is 109 Third Avenue, Monongahela, PA  
15063.

Your house (real estate) at 109 Third Avenue, Monongahela, PA 15063, 430-019-00-02-0002-00, is scheduled to be sold at Sheriff's Sale on 10/5/18, 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 \$53,722.53, obtained by JPMorgan Chase Bank, National Association (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 JPMorgan Chase Bank, National Association, 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.

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.

119 S. College S.  
 Washington, PA 15301  
 724.225.6710  
 washcoabar.org

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)4-1

**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.

**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

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, September 7, 2018 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, September 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, September 14, 2018 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following

properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

<b>Sheriff Sale List</b>		
<u>Sale#</u>	<u>Plav Def .....</u>	<u>Property Location</u>
2015-55.....	US Bank v. Goodwin .....	Centerville
2018-231.....	JP Morgan Chase Bank v. Casto.....	Canonsburg
2016-295.....	Live Well Financial v. Keranko.....	South Franklin Twp
2018-772.....	Nationstar Mortgage v. Perry .....	Washington
2018-738.....	WesBanco v. Yablonski.....	South Strabane Twp
2018-861.....	Slovenian S&L v. Henry .....	Washington
2018-1542...	Wells Fargo Bank v. Dodd .....	Fallowfield Township
2018-1628...	Ditech Financial v. Rosa.....	Washington
2018-1678...	Pingora Loan Servicing v. Orsini .....	Chartiers Township
2018-1830...	Wells Fargo Bank v. Garrett .....	Washington
2018-1916...	Carrington Mortgage v. Sheetz.....	Hanover Township
2018-1969...	Washington Financial v. Bender.....	Washington
2017-2096...	CIT Bank v. Annstrong .....	Cecil Township
2017-2369...	Mtqlq Investors v. Holmes .....	South Franklin Twp
2017-2497...	Bayview Loan Servicing v. Curzon.....	Long Branch
2015-3234...	Nutter & Co. v. Young .....	Long Branch Boro
2017-3284...	Selene Finance v. Ruggieri .....	Peters Township
2017-4475...	PA Housing Finance v. Sebetich .....	North Franklin
2017-5039...	Lakeview Loan Svc v. Harris .....	Ellsworth
2017-5150...	Clear View FCU v. Zola.....	Burgettstown
2017-5842...	Ocwen Loan Svc v. Obosky .....	Centerville
2017-6032...	Live Well Financial v. Markoff.....	Bethlehem Township
2017-6086...	Hsbc Bank v. Hurbanek.....	Chartiers Township
2017-6284...	Carrington Mortgage v. Cheverine .....	Canonsburg
2017-6346...	Wilmington Savings v. Molnar.....	Donora
2016-6679...	Hsbc Bank v. Tatar .....	California Borough
2016-6925...	KeyBank v Strwart .....	South Franklin Twp
2014-6962...	Wells Fargo v. Graff.....	Cross Creek Township

**SHERIFF'S SALE No. 2015-55**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-55 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 **SEPTEMBER 7, 2018**

**U.S.. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. STACEY L. GOODWIN, DEFENDANT**

ALL THAT CERTAIN piece of ground in the **Borough of Centerville**, Washington County, Pennsylvania, being Lot No. 66 in the Richeyville Plan of Lots Plan Book 7, Page 366.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 209 JANE STREET, RICHEYVILLE, PA 15358. PARCEL NO. 154-005-00-01-0061-00.

**SHERIFF'S SALE No. 2018-231**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-231 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 **SEPTEMBER 7, 2018**

**JPMorgan Chase Bank, N.A. v. Mark A. Casto**

owner(s) of property situate in the **CANONSBURG BOROUGH, 2ND**, WASHINGTON County, Pennsylvania, being 342 North Jefferson Avenue, Canonsburg, PA 15317-1247 Parcel No. 100-003-00-01,0028-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$52,504.90; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-295**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-295 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

**SEPTEMBER 7, 2018**

**Live Well Financial, Inc. Plaintiff v. Raymond D. Keranko and Annetta M. Keranko Defendants**

All That Certain land situate in **South Franklin Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 5040 Dividend Drive, Washington, Pennsylvania 15301 Tax I.D. #: 590-005-02-03-0002-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2018-772**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-772 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

**SEPTEMBER 7, 2018**

**Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF VS. Tami Perry DEFENDANT**

Parcel No.: 770-030-00-03-0006-00

All that certain lot of ground situate in the Seventh Ward of the **City of Washington**, Washington County, Pennsylvania; BEING KNOWN AS: 137 Maple Avenue, Washington, PA 15301

**SHERIFF'S SALE No. 2018-738**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-738 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 **SEPTEMBER 7, 2018**

**WESBANCO BANK INC. Plaintiff, v. JOSEPH M. YABLONSKI, Defendant**

ALL that certain lot of ground situate in the **Township of South Strabane**, County of Washington and Commonwealth of Pennsylvania, being known and designated as Lot No. 62 in Green Crescent Acres Plan No.

BEING designated as Tax Parcel No. 600 -007-08-00-0019-00 - HAVING erected thereon a dwelling known as 49 Green Crescent Drive, Washington, Pennsylvania 15301.

**SHERIFF'S SALE No. 2018-861**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-861 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 **SEPTEMBER 7, 2018**

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. BRIAN HENRY, Defendant.**

ALL those two certain lots of ground situate in the City (formerly Borough) of

**Washington**, County of Washington and Commonwealth of Pennsylvania, bounded and described as follows: HAVING A MAILING ADDRESS OF: 916 Bruce Street, Washington, PA 15301 - TAX PARCEL ID NUMBER: 770-022-00-05-0013-00

**SHERIFF'S SALE No. 2018-1542**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1542 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, P A 1530 I, Washington County, at 10:00 A.M. on

**SEPTEMBER 7, 2018**

**Wells Fargo Bank, N.A. v. Ruth E. Dodds**

owner(s) of property situate in the **FALLOWFIELD TOWNSHIP**, WASHINGTON County, Pennsylvania, being 699 Old Route 71. Charleroi. PA 15022-3035; Parcel No. 320-009-04-01-0025-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$58,381.09

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1628**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1628 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

**SEPTEMBER 7, 2018**



**DITECH FINANCIAL LLC 3000 Bayport Drive, Suite 880 Tampa, FL 33607 vs. MERRY ANN ROSA AKA MERRY A. ROSA & MARIO V. ROSA**

All that certain piece, and parcel of land situate in the 7th Ward in the **City of Washington**, Washington County, Commonwealth of Pennsylvania, consisting of the West 30 feet of Lot No. ; BEING designated as Parcel LD. No. 770-031-00-02-0009-00. **PROPERTY ADDRESS:** 1139 Arch Street, Washington, PA 15301

**SHERIFF'S SALE No. 2018-1678**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1678 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

**SEPTEMBER 7, 2018**

**Pingora Loan Servicing, LLC v. Ralph A. Orsini**

owner(s) of property situate in the **CHARTIERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 100 Putorti Lane. Canonsburg, PA 15317-1444; Parcel No, 170-007-00-00-0046-03 . (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$164,001.05

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1830**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1830 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

**SEPTEMBER 7, 2018**

**Wells Fargo Bank, N.A. v. Judith Ann Garrett & Bradley G. Garrett**

owner(s) of property situate in the **WASHINGTON CITY**, WASHINGTON County, Pennsylvania being 740 East Maiden Street, Washington, PA 15301-3724; Parcel No. 750-033-00.00-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$68,051.38

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1916**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECWSURE No. 2018-1916 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

**SEPTEMBER 7, 2018**

**Carrington Mortgage Services, LLC PLAINTIFF VS. Allen D. Scheetz DEFENDANT**

PARCEL 1 All that certain tract of land situate in **Hanover Township**, Washington County, Pennsylvania more particularly bounded and described as follows: Containing 4.117 acres more or less according to a survey of Michael P. Gersh, dated May 1, 1979.

Under and subject to exception,

reservations; covenants and conditions as set forth in the record chain of title.

Parcel #340-012-00-00-0005-03 and 340-012-00-00-0005-02; PARCEL 2 CONTAINING 0.207 acres, more or less. Parcel No.: 340-012-00-00-0005-15

Under and subject to the reservations of all mineral rights to the grantor.

Under and subject to all exceptions, reservations covenants and condition, as may appear in prior deeds in the record chain of title.

IMPROVED with premises known as 99 Perkins Lane, Burgettstown PA 15021

**SHERIFF'S SALE No. 2018-1969**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1969 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

**SEPTEMBER 7, 2018**

**WASHINGTON FINANCIAL BANK, Plaintiff vs. KAREN S. BENDER, Defendant**

That lot of ground in 6<sup>th</sup> Ward, **Washington City**, Washington Co., PA; PARCEL I.D.. 760-018-00-02-0011-00 HAVING ERECTED THEREON a single-family residence with built-in garage KNOWN AS 67 SUMNER AVE., WASHINGTON, PA 15301

**SHERIFF'S SALE No. 2017-2096**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2096 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

**SEPTEMBER 7, 2018**

**CIT Bank, N.A. Plaintiff v. James Armstrong, Known Surviving Heir of Judith A. Armstrong and Unknown Surviving Heirs of Judith A. Armstrong, Defendants**

All That Certain land situate in the **Township of Cecil** in the County of Washington, Commonwealth of Pennsylvania. Premises: 723 Wildwood Drive, McDonald, Pennsylvania 15057- Tax I.D. #: 140-006-04-06-0010-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2017-2369**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2369 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, P A 1530 I, Washington County, at 10:00 A.M. on

**SEPTEMBER 7, 2018**

**Mtqlq Investors, LP v. Dana K. Holmes Jack L. Holmes, Jr a/k/a Jack L. Holmes**

owner(s) of property situate in the **SOUTH FRANKLIN TOWNSHIP**, WASHINGTON County, Pennsylvania, being 830 Deerfield Road, Washington, PA 15301-9116 Parcel No, 590-004-00-00-0013-08 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$86,173,30 ; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones. LLP

**SHERIFF'S SALE No. 2017-2497**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2497 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 **SEPTEMBER 7, 2018**

**Bayview Loan Servicing, LLC a Delaware Limited Liability Company PLAINTIFF VS. Gertrude Curzon DEFENDANT**

ALL that certain parcel or tract of land situate in the **Borough of Long Branch**, Washington County, Pennsylvania, bounded, and described as follows: BEGINNING. Containing one acre. Parcel No.: 390-002-00-0015-01 SUBJECT to the right of way for the "Borough Road" as indicated on the attached plot, and also subject to all other exceptions, reservations and conditions as the same may appear in prior recorded deeds in the chain of title. BEING THE SAME PREMISES 69 HONOR STREET COAL CENTER, PA 15423

**SHERIFF'S SALE No. 2015-3234**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-3234 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, P A 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 7, 2018**

**JAMES B. NUTTER & COMPANY Plaintiff vs. JODIE FLEMING YOUNG, IN HER CAPACITY AS**

**HEIR OF PAUL L. YOUNG, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL L. YOUNG, DECEASED Defendant(s)**

ALL THAT CERTAIN PARCEL OF GROUND SITUATE IN **LONG BRANCH BOROUGH**, WASHINGTON COUNTY, PENNSYLVANIA BEING KNOWN AS: 10 ABBOTT LANE, COAL CENTER, PA 15423; Tax Parcel No. 390-013-00-00-00 14-01; BEING A LOT 0.5 ACRE WITH A 77 YOUNG AMER TR

**SHERIFF'S SALE No. 2017-3284**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3284 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 **SEPTEMBER 7, 2018**

**Selene Finance LP PLAINTIFF VS. Francis A. Ruggieri DEFENDANT**

ALL that certain lot or piece of ground situate in the **Township of Peters**, County of Washington and Commonwealth of Pennsylvania HAVING erected thereon a dwelling known as 153 Highvue Drive. SUBJECT to coal and mining rights, oil and gas leases, rights of way, building restrictions and other easements, reservations and restrictions, as the same appear in prior instruments of record. Parcel No.: 5400070402000100

**SHERIFF'S SALE No. 2017-4475**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4475 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, 1 00 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 7, 2018**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY, PLAINTIFF vs.  
EDWARD J. SEBETICH,  
DEFENDANT**

ALL THAT CERTAIN tract of land situate in **North Franklin**, Washington County, Pennsylvania, Being 115' x 150' and HAVING THEREON ERECTED a dwelling house known and numbered as: 105 McELREE ROAD, WASHINGTON, PA 15301 - PARCEL NO. 510-003-00-00-0035-00

**SHERIFF'S SALE No. 2017-5039**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5039 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 **SEPTEMBER 7, 2018**

**Lakeview Loan Servicing, LLC  
Plaintiff v. Rawl D. Harris and Janet L.  
Harris Defendants**

All That Certain land situate in the **Borough of Ellsworth** in the County of Washington, Commonwealth of Pennsylvania. Premises: 76 Hickory Street, Ellsworth, Pennsylvania 15331

Tax I.D. #: 310-009-00-03-0002-00;  
Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2017-5150**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5150 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 **SEPTEMBER 7, 2018**

**CLEAR VIEW FEDERAL CREDIT  
UNION Plaintiff, v. ELTON JOHN  
ZOLA, TREVOR M. ZOLA AND  
RAYNA P. DERBISH, IN THEIR  
CAPACITY AS HEIRS OF  
MICHELE L. ZOLA, DECEASED  
AND UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER MICHELE L.  
ZOLA, DECEASED Defendant(s).**

PROPERTY BEING KNOWN AS: All that certain lot of ground situate in the **Borough of Burgettstown**, Washington County, Pennsylvania. Being designated as Tax Parcel Id No. 070-025-00-02-0003-00. IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling. PREM: 105 Maple Avenue, Burgettstown, PA 15021

**SHERIFF'S SALE No. 2017-5842**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5842 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be

exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, P A 15301, Washington County, at 10:00 A.M. on

**SEPTEMBER 7, 2018**

**Ocwen Loan Servicing, LLC Plaintiff v. DEBBIE OBOSKY, KNOWN HEIR OF JOSEPH W. OBOSKY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH W. OBOSKY Defendant(s)**

owners of property situate in **Borough of Centerville**, Washington County, Pennsylvania, being 504 Oak Street, Richeyville (Centerville Borough), PA 15358. Assessment Map No.: 154-005-00-02-0030-00; Judgment Amount: \$41,562.40  
Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2017-6032**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6032 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

**SEPTEMBER 7, 2018**

**Live Well Financial, Inc. Plaintiff v. Joanne A. Markoff, Defendant**

All That Certain land situate in the **Township of Bethlehem** in the County of Washington, Commonwealth of Pennsylvania. Premises: 32 Central Avenue, Marianna, Pennsylvania 15345 - Tax ID. #: 660-003-00-03-0005-00  
Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2017-6086**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6086 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

**SEPTEMBER 7, 2018**

**Hsbc Bank USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2006-Asap6, Asset Backed Pass-Through Certificates v. Joel M. Hurbanek & Ashely D. Hurbanek**

owner(s) of property situate in the **CHARTIERS TOWNSHIP** WASHINGTON County Pennsylvania, being 200 Barnickel Road. Meadow Lands. PA 15347; Parcel No. 170-017-04-03-0021-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$119,023.59 ; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-6284**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6284 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

**SEPTEMBER 7, 2018**

**Carrington Mortgage Services, LLC PLAINTIFF VS. Anthony J. Cheverine DEFENDANT**

ALL THAT CERTAIN lot or piece of ground situate in the Third Ward of the **Borough of Canonsburg**, County of Washington and Commonwealth of Pennsylvania, being Lot No.2 and part of Lot No. 1 in the Lehner Plan of Lots; Being known as 608 South Central Avenue, Canonsburg, PA 15317 - Parcel # 1100130002001500

**SHERIFF'S SALE No. 2017-6346**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6346 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

**SEPTEMBER 7, 2018**

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust PLAINTIFF v. Gary Molnar Pam Molnar DEFENDANT(S).**

BEING KNOWN AS 132 Brokaw Avenue, Donora, PA 15033; PARCEL NO. 240-035-00-04-0001-00

IMPROVEMENTS consist of Residential -detached dwelling.

SEIZED AND TAKEN in execution as the property of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, under Judgment 87,226.40.

**SHERIFF'S SALE No. 2016-6679**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6679 issued out of the COMMON PLEAS of Washington County, and to me

directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, P A 15301, Washington County, at 10:00 A.M. on

**SEPTEMBER 7, 2018**

**Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2006-2 v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Steve Tatar, Deceased**

owner(s) of property situate in the **CALIFORNIA BOROUGH**, WASHINGTON County, Pennsylvania, being 334 Knob Road. Brownsville, PA 15417-9322; Parcel No. 080-053-00-00-0002-04 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$59,321.51

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-6925**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6925 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, P A 1530 I, Washington County, at 10:00 A.M. on

**SEPTEMBER 7, 2018**

**KeyBank N.A. Plaintiff v. JAMES STEWART A/K/A JAMES C. STEWART, INDIVIDUALLY AND AS KNOWN HEIR OF KAREN STEWART A/K/A KAREN A. STEWART A/K/A KAREN ANN STEWART UNKNOWN HEIRS,**

**SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KAREN STEWART A/K/A KAREN A. STEWART A/K/A KAREN ANN STEWART Defendant(s)**

owners of property situate in **Township of South Franklin**, Washington County, Pennsylvania, being 620 Moore Road, Township of South Franklin, Washington, PA 15301.

**ASSESSMENT Map No.: 590-012-01-00-0009-00; Judgment Amount: \$44,705.98; Improvements Thereon: Residential Property**

**SHERIFF'S SALE No. 2014-6962**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6962 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 **SEPTEMBER 7, 2018**

**WELLS FARGO BANK, NA, AS TRUSTEE FOR THE HOLDERS OF THE BANC OF AMERICA ALTERNATIVE LOAN TRUST 2006-1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, c/o NATIONSTAR MORTGAGE LLC c/o NATIONSTAR MORTGAGE LLC, 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 VS. KATHLEEN A. GRAFF & ANTHONY J. GRAFF**

ALL that certain tract of land situate in the **Township of Cross Creek**, Washington County, Pennsylvania, bounded and described as follows, to-wit: Being designated as Parcel Numbers 210-008-00-00-0004-00 and 210-005-00-00-0011-00 BEING KNOWN AS: 76 Nickolay Road, Avella, PA 15312

Samuel F. Romano, Sheriff 7)2-3