

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

ANDREWS, MARY ELIZABETH, a/k/a **MARY E. ANDREWS**, late of Canton Township, Washington Co., PA; Executrices: Sheila Finley and Leslie McConnell, c/o 30 Monongahela Pike, Eighty Four, PA 15330; Attorney: Susan Foster Blank, 30 Monongahela Pike, PO Box 4541, Eighty Four, PA 15330

BEITLE, MARTHA J., late of North Strabane Township, Washington Co., PA; Executor: Roy P. Beitle, c/o 30 Monongahela Pike, Eighty Four, PA 15330; Attorney: Susan Foster Blank, 30 Monongahela Pike, PO Box 4541, Eighty Four, PA 15330

DOWNIE, FRANCES E., late of Cecil, Washington Co., PA; Administratrix: Constance M. Bell, 783 Marigold Court, Bridgeville, PA 15017; Attorney: Andrew G. Sykes, Sykes Elder Law, LLC, 615 Washington Road, Ste 304, Pittsburgh, PA 15228

FOFLYGEN, FAYE LOUISE, late of West Finley, Washington Co., PA; Executor: Robert E. Foflygen, 303 Quarry Road, Washington, PA 15301; Attorney: Clark A. Mitchell, 17 South College St., Washington, PA 15301

GRIMES, DOLLY E., late of Washington, Washington Co., PA; Administratrix: Wanda P. Foglia, 574 W. Wylie Ave., Washington, PA 15301;

Attorney: E. J. Julian, 71 North Main St., Washington, PA 15301

HALL, RICHARD, a/k/a **RICHARD EARL HALL**, late of McMurray, Washington Co., PA; Executrix: Laura Blanock, 2035 Meadowridge Dr., Washington, PA 15301; Attorney: Benjamin W. Urso, Zacharia & Brown, P.C., 4500 Walnut St., McKeesport, PA 15132

KUDYBA, DAVID LEE, late of West Brownsville, Washington Co., PA; Administratrix: Amanda A. Capuzzi, c/o Davis & Davis Law Office, 107 East Main St., Uniontown, PA 15401; Attorney: James T. Davis, Davis & Davis Law Offices, 107 East Main St., Uniontown, PA 15401

MORGAN, KAREN S., late of Canonsburg, Washington Co., PA; Executor: Howard Morgan III, 1075 Vermont St., Washington, PA 15301

MYZAK, JOSEPH A., late of Washington Co., PA; Administrators: Napui A. Langud and Darren Myzak, 1245 Washington Road, Washington, PA 15301; Attorney: Brian A. Lawton, 525 William Penn Place, Ste 3005, Pittsburgh, PA 15219

NECCIAI, LOUIS, a/k/a **LOUIS NETCHI**, late of Monongahela, Washington Co., PA; Administrator: Dennis Necciai, 1663 Route 2023, Monongahela, PA 15063; Attorney: Keith A. Bassi, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

PLISKA, JR., STANLEY P., a/k/a **STANLEY PAUL PLISKA, JR.**, late of Washington, Washington Co., PA; Executrix: Christine P. Shannon nka Christine Y. Houser, 855 Duncan Avenue, Washington, PA 15301; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

SCHMALZRIED, JOAN MARIE, late of Finleyville, Washington Co., PA; Executor: Paul J. Schmalzried, 111 Barr Road, Finleyville, PA 15332; Attorney: Michael J. Mocniak, 163 East Hillsboro Road, Washington, PA 15301

SMUZINICK, MARY LOU, late of Monongahela, Washington Co., PA; Executrices: Carol A. Lucas, 40 Jones Lane, Monongahela, PA 15063; Donna Schwesinger, 8221 Washington Avenue, North Royalton, OH 44133; Attorney: David N. Lint, France, Lint & Associates, P.C., 308 Fallowfield Ave., Charleroi, PA 15022

SECOND PUBLICATION

BURKE, JOSIE, a/k/a **JOSIE BARNI**, late of Washington, Washington Co., PA; Executrix: Janette Barni, 731 N. Franklin Street, Washington, PA 15301; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 30 East Beau St., Ste 430, Washington, PA 15301

CHMIEL, ERNEST C., late of Smith Township, Washington Co., PA; Executrix: Kim Dubich, 1251 Lady Marion Lane, Dunedin, FL 34698; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

DZIMIERA, JOHN B., late of Donora, Washington Co., PA; Administratrix: Janice K. Gigliotti, 308 Otto Street, Belle Vernon, PA 15012; Attorney: Mark E. Ramsier, 823 Broad Avenue, Belle Vernon, PA 15012

EVANS, JR., ISAAC, late of City of Washington, Washington Co., PA; Executor: Isaac Evans, III, 329 Liberty Avenue, Washington, PA 15301; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

KUULA, MARION V., late of Eighty Four, Washington Co., PA; Executor: Leo A. Kuula, 170 Gilkeson Road, Eighty Four, PA 15330; Attorney: Andrew G. Sykes, Sykes Elder Law, LLC, 615 Washington Road, Suite 304, Pittsburgh, PA 15228

MASLIK, WALTER F., late of Borough of Canonsburg, Washington Co., PA; Executor: Eric Landers, 802 Gladden Road, Canonsburg, PA 15317; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

MIGLIORI, TODD A., late of Donora, Washington Co., PA; Administratrix: Tracy H. Migliori, c/o Hippo Fleming Pertile Law Offices, 1218 Eleventh Ave., Altoona, PA 16601; Attorney: Jeff Fleming, Hippo Fleming Pertile Law Offices, 1218 Eleventh Ave., Altoona, PA 16601

MURDOCK, RUTH ELIZABETH, late of Bulger, Washington Co., PA; Executrix: Rebecca A. Murdock, 1057 Grant St., Bulger, PA 15019

NUGENT, JOSEPH, late of Cecil, Washington Co., PA; Executrix: Colette Wollen, 15 Nugent St., Cecil, PA 15321; Attorney: Carl B. Zacharia, 111 West McMurray Rd., McMurray, PA 15317

PLANTS, DONALD N., a/k/a **DONALD NUSS PLANTS**, late of Peters Township, Washington Co., PA; Executor: Donald Gibson Plants, 652 Flat Rock Road, New Market, VA 22844; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

SARGENT, MARY E., late of Washington, Washington Co., PA; Executrix: Karen A. Johnson, 231 State Avenue, Apt. 3, Beaver, PA 15009; Attorney: Charles J. Vater, Tucker Arensberg, PC, 1500 One PPG Place, Pittsburgh, PA 15222

SIMPSON, KATHRYN R., late of Chartiers Township, Washington Co., PA; Executor: Charles Vene Simpson, 213 Joseph Drive, Canonsburg, PA 15317; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg, PA 15317

WHARTON, JR., ROBERT B., late of Amwell Township, Washington Co., PA; Administrators: Annie Laurie Foust; John R. Wharton, 705 N. Wade Avenue, Washington, PA 15301

THIRD PUBLICATION

CARDEN, AVALON ANN, a/k/a **AVALON A. CARDEN** a/k/a **AVALON CARDEN**, late of Charleroi, Washington Co., PA; Executrix: Erika Lee Boston, 823 Lincoln Avenue, Charleroi, PA 15022; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

CRUMRINE, LOIS E., late of Beallsville, Washington Co., PA; Administrator: David L. Crumrine, PO Box 504, Fredericktown, PA 15333; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

HAZELBAKER, BESSIE N., late of West Pike Run Township, Washington Co., PA; Executrix: Grace Poling, 533 South California Drive, Coal Center, PA 15423; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

HENRY, HAROLD A., a/k/a **HAROLD ALBERT HENRY**, late of South Strabane Township, Washington Co., PA; Administrator: Dale A. Henry, 3385 Piney Fork Road, South Park, PA 15129; Attorney: Donald B. Formoso, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

MANGANAS, EUGENIA, late of Canonsburg, Washington Co., PA;

Executors: Chrissi Liokareas, 430 Johnston Road, Bethel Park, PA 15102; John Manganas, 127 Lakeview Drive, McMurray, PA 15317; Attorney: Emmanuel S. Anthou, 142-A McClelland Road, Canonsburg, PA 15317

MARTIN, BETTY JANE, late of North Franklin Township, Washington Co., PA; Executor: William R. Martin, Jr., PO Box 106, Rural Hall, NC 27045

MILHOAN, HARRY D., late of North Strabane Township, Washington Co., PA; Executor: Greg N. Milhoan, 1523 Rt. 136, Washington, PA 15301; Attorney: Susan M. Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

NOVOGRADAC, DOROTHY F., a/k/a **DOROTHY FRANCES NOVOGRADAC** a/k/a **D.F. NOVOGRADAC**, late of Washington Co., PA; Executor: Joseph Daniel Novogradac, c/o 125 South College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College St., Washington, PA 15301

OPROSKY, EDITH L., late of Canonsburg, Washington Co., PA; Executrix: Rosemary Keefer, 11 Grant Alley, McDonald, PA 15057; Attorney: Julia B. Lentchner, One Trimont Lane, Ste 1700A, Pittsburgh, PA 15211

TOWNER, MARGARET A., late of Coal Center, Washington Co., PA; Executrix: Judith A. Tchinski, PO Box 694, California, PA 15419; Attorney: Neil J. Marcus, PO Box 652, Monongahela, PA 15063

CORPORATION NOTICES**FOREIGN REGISTRATION
STATEMENT**

Notice is hereby given that **TRIDENT PRIME, INC.**, a foreign corporation formed under the laws of the State of Delaware, its principal office located at 301 Barbara Dr., Monongahela, PA 15063, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 7, 2016, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania is located at 301 Barbara Dr., Monongahela, PA 15063. 2)30-1

DISSOLUTION NOTICE

Notice is hereby given by **KAPP/RIALLUS, INC.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by the Pennsylvania Business Corporation Law, Section 5971, so that its corporate existence shall cease upon filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Smith Butz, LLC
125 Technology Drive, Suite 202
Baily Center I Southpointe
Canonsburg, PA 15317 2)30-1

MISCELLANEOUS

IN THE COURT OF COMMON PLEAS
WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION
NO. 2016-411

RANGE RESOURCES APPALACHIA,
LLC, PETITIONER

v.

**HELEN R. BANE AND/OR HER
HEIRS AND/OR ASSIGNS, ET AL,**
RESPONDENTS.

NOTICE TO THE RESPONDENTS:

You are hereby notified that the following Order has been entered in the above-referenced case:

AND NOW, this 3rd day of February, 2016, upon consideration of Petitioner's Petition to Declare a Trust in Favor of All the Unknown Oil and Gas Owners, is hereby ORDERED and DIRECTED that:

- 1) a rule is issued upon the Respondents to show cause why the Petitioner is not entitled to the relief requested;
- 2) the Respondents shall file an answer to the Petition within twenty (20) days of service upon the Respondents;
- 3) the Petition shall be decided under Pa.R.C.P. No. 206.7;
- 4) an evidentiary hearing on disputed issues of material fact shall be held on Monday, April 25, 2016, at 11:00 A.M. in Courtroom No. 5 of the Washington County Courthouse in Washington, Pennsylvania; and
- 5) notice of the entry of this Order shall be provided to all parties by Petitioner; provided, however, notice of the entry of this Order shall be provided to Helen R. Bane, Elizabeth Hertig Chapman Pruess, Ethel Irene Park, Ulyses Hertig, Wyit E. Wright, Jr., Robert E. Wright, and Von E.

Wright or their heirs and/or assigns (“Unknown Owners”) by publication once in the OBSERVER REPORTER and once in the WASHINGTON COUNTY LEGAL REPORTS. Service shall be deemed to be the date of publication.

BY THE COURT,
/s/ Michael J. Lucas 4)30-1

REAL ESTATE

In the Court of Common Pleas
of Washington County, Pennsylvania
Case No. 15-6652

WesBanco Bank, Inc.
v.
Sally D. Breese, Deceased, Her Known and Unknown Heirs, Devisees and Personal Representatives, and His, Her, Their or any of Their Successors in Right, Title and Interest, to wit: Donald C. Breese, II, Individually, as Child and Known Heir to the Estate of Sally D. Breese

REAL ESTATE
Complaint in Mortgage Foreclosure
Property: 410 Clubhouse Drive
Washington, Pennsylvania 15301
Tax Parcel ID No. 600-006-00-99-0001-03H

NOTICE
TO:SALLY D. BREESE, Deceased, Her Known and Unknown Heirs, Devisees and Personal Representatives, and His, Her, Their or any of Their Successors in Right
TAKE NOTICE that the above-identified Plaintiff has filed a Complaint in Mortgage Foreclosure against you.

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 this 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 or 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, 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.

If you do not know a lawyer, contact:

Lawyer Referral Service
119 South College Street
Washington, PA 15301

Telephone Number: 724-225-6710

If you cannot afford a lawyer, contact:

Southwestern Pennsylvania Legal Aid
Society
10 West Cherry Street
Washington, PA 15301

Telephone Number: 724-225-6170

Counsel for Plaintiff:
Amanda B. Kraft, Esquire
Feldstein Grinberg Lang & Mckee, P.C.
428 Boulevard of the Allies, Suite 600
Pittsburgh, PA 15219
Telephone: 412-241-0677 6)30-1

In The Court of Common Pleas
Of Washington County, Pennsylvania
Civil Action-Law
No. 2015-7464

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 Thomas R. Baumann,
deceased and Sheila Frye Baumann,
Known Heir of Thomas R. Baumann,
deceased,** Defendant(s)

To the Defendant(s), Unknown Heirs,
Successors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title or Interest from or Under Thomas R.
Baumann, deceased and Sheila Frye
Baumann, Known Heir of Thomas R.
Baumann, deceased:

TAKE NOTICE THAT THE Plaintiff,
JPMorgan Chase Bank, National
Association 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

Christopher A. DeNardo, Kristen D.
Little, Regina Holloway, Leeane O.
Huggins, Sarah K. McCaffery, Leslie J.
Rase & Katherine M. Wolf, Attys. for
Plaintiff

Shapiro & DeNardo, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610-278-6800

6)30-1

IN THE COURT OF COMMON PLEAS
WASHINGTON COUNTY,
PENNSYLVANIA
NO. 2016-411

RANGE RESOURCES –
APPALACHIA, LLC, PETITIONER,

v.

HELEN R. BANE OR HER HEIRS
AND/OR ASSIGNS, MARY ALICE
GRAY, FRED RICHARD YEARSLY,
PAUL DAVID YEARSLY, MARK
IRWIN YEARSLY, JOLENE RUTH
WIDLICKA, CAROLYN J. LATSHAW,
WILLIAM RICHARD MCGARVEY,
ROBERT LEE HERTIG, GEORGE
WILLIAM VICKERS, LAWRENCE O.
MAGGI, MARY LEE MAGGI,
ELIZABETH HERTIG CHAPMAN

PRUESS OR HER HEIRS AND/OR ASSIGNS, CINDY JO COKEL, JENNIFER LYNN BLAIR, JEFFREY LEE HERTIG, ROBERT JACK WORTHINGTON, BARBARA ANN CONKLE, DEBORAH KAROL BOWERSOCK, PAMELA J. BUCHLEITNER, RICHARD LYLE HERTIG, CHERYL L. BESEDICK, MICHAEL D. HERTIG, JOHN S. HERTIG, BRENDA J. WILKERSON, CAROLE ANN MELTON, VELMA JEAN NORTH, JAY WILLIAM GUESS, ANDREW PAUL GUESS, THEODORE J. GUESS, MARY ANN GUESS MCADOO, WYIT E. WRIGHT, JR., ROBERT E. WRIGHT, VON E. WRIGHT, MARY MARTHA FIDLER, R. JOSEPH MCCONN, JUDY SHARYN FISCHLIN, HOMER N. MCCONN, THOMAS DEWAYNE MCCONN, FREDERICK LEWIS MCCONN, SAMUEL ANDREW MCCONN, WALTER VERNON COX, II, ROXANNE CORNWALL, HARRY HAROLD HERTIG, BONNIE LEE FRAZIER, DONALD BRUCE HANCOCK, ROBERTA R. PIZZO, RICHARD EUGENE HERTIG, KATHLEEN HERTIG, CHRISTOPHER DAVID HERTIG, ETHEL IRENE PARK OR HER HEIRS AND/OR ASSIGNS, GLADYS C. JOHNSTON, NANCY BALL, LOU ANN OLSEN, PATTY JEAN HERTIG, JILL ELIZABETH LAWSON, JOYCE M. PORTER, JOHN H. LECKEY, JOHN L. MCKAIN, III, ULYSES HERTIG OR HIS HEIRS AND/OR ASSIGNS, RESPONDENTS.

NOTICE TO THE RESPONDENTS:

You are hereby notified that the above-named Petitioner, Range Resources – Appalachia, LLC, has filed a Petition to Declare Trust in Favor of All Unknown Oil and Gas Owners, of which you are Respondents. This action concerns the oil and gas in and under the property situate

in Buffalo Township, Washington County, Pennsylvania, currently identified in the Assessment Records as Tax Parcel ID Nos. 060-012-00-00-0022-00, 060-012-00-00-0022-01, 060-012-00-00-0022-02, 060-012-00-00-0022-03, 060-012-00-00-0023-00, 060-012-00-00-0024-00, 060-012-00-00-0024-01, 060-012-00-00-0025-00, 060-012-00-00-0026-00, 060-012-00-00-0027-00, 060-012-00-00-0028-00, 060-012-00-00-0029-00, 060-012-00-00-0030-00, 060-012-00-00-0031-00, 060-012-00-00-0033-00, 060-012-00-00-0033-01, 060-012-00-00-0033-02, 060-012-00-00-0033-04, and 060-012-00-00-0052-00, being a portion of the 111.43 acres in Buffalo Township, Washington County, Pennsylvania that became vested in Respondent, Elizabeth A. Hertig, by the Warranty Deed dated April 5, 1883, and recorded in Volume 123, Page 380 in the Washington County Recorder's Office (hereinafter referred to as the "Subject Premises"), described more particularly as follows:

ALL that certain tract of land situate in Buffalo Township, Washington County, Pennsylvania bounded and described as follows:

BEGINNING at a White Oak thence [*sic*] by land of the heirs of George Horn North 36° East 23 rods; thence by same South 38° 30' East 4.5 rods; Thence by same North 58° 15' East 23.04 rods; Thence by same North 53° 30' East 29.8 rods; Thence by the same North 30° 45' East 11.8 rods; Thence by same North 71° East 18.36 rods to a stake; Thence by same North 47° east 14 rods to a stake; thence by same North 26° East 76 rods to a stake; thence by same North 52° East 28 rods to a stake; Thence by Church lot South 37° 30' East 13 rods to a white oak; Thence by same North 56° East 9.9 rods to a stake; Thence by land of McDowell heirs South 19° 30' East 20.7 rods to a stone; Thence by land of Walter

Ely South 57° 45' West 18.7 rods; Thence by same South 13° 30' West 46.7 rods; thence by same South 17° 30' West 24.6 rods; Thence by same South 8° West 40.6 rods; thence by same and land of Frank Coffey South 7° 30' West 88.7 rods to a post; Thence by land of Frank Coffey and Milton Irwin North 69° West 105 rods to a stake; Thence by land of Milton Irwin North 81° 17' West 56.5 rods to a Red Oak; Thence by same North 8° 5' West 30.6 rods to a post; Thence North 68° East 40.4 rods to the place of BEGINNING. Containing 111.43 acres, more or less

Beginning the same tract of land which was conveyed to Elizabeth A. Hertig by Deed of Louisa Clemens dated April 5, 1883, and recorded in the Recorder's office of Washington County, Pennsylvania, in Deed Book X. Vol. 5, page 380. The said Elizabeth A. Hertig died on or about the 4th day of November, 1897, leaving a last Will and testament, an exemplified copy of which is of record in the Register's office of said county in Will Book No. 16, at page 219, whereby she directed that said tract of land be sold by her executor and the proceeds of said sale be divided among her eight children, to wit: Joseph S. Hertig, Emily C. Hertig, Annie M. Monroe, Ulyses Hertig, Charles M. Hertig, Sylvester Hertig, Elmira Hertig and Alonzo Hertig. And the said Joseph S. Hertig died testate, a resident of Waynesburg, Greene County, Pennsylvania, leaving his widow, Nancy D. Hertig, as his sole devisee, who also died testate, a resident of the same place, devising her interest in said tract of land to her two children, to wit: Horace Hertig, who is since deceased intestate, unmarried and without issue, and the above names O.L. Hertig. And the said Charles M. Hertig and Ulyses Hertig by Deeds dates respectively the 18th day of June 1900, and the 27th day of April, 1908, and recorded respectively in Deed Book 243, Page 187, and Deed Book 360, page page

[sic] 322, conveyed all their right, title, &c., [sic] in said tract of land to said Elmira Hertig. And the parties of the first part, did on the 22nd day of February, 1909, enter into an agreement, each with the other, which is of record in the Recorder's office of said county in Deed Book 357, Page 469, whereby they elected to take said land as land instead of the proceeds of the sale thereof.

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 PAPER 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.

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Lawyer Referral Service
119 South College Street
Washington, Pennsylvania 15301
(724) 225-6710

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

6)30-1

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, March 4, 2016 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, March 9, 2016 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

Sheriff Sale List

<u>Sale#</u>	<u>Plav Def</u>	<u>Property Location</u>
2015-52.....	US Bank v. Crockett	Centerville Borough
2015-66.....	Bank of New York v. Houston.....	South Franklin Township
2015-322.....	Green Tree Servicing v. Sprowls	Donegal Township
2015-609.....	Bank of New York v. Milligan	Canton Township
2015-772.....	US Bank v. Browning.....	New Eagle Borough
2015-922.....	Green Tree Servicing v. Leazier	Centerville Borough
2013-1168....	First Federal S & L v. Barrie.....	South Franklin Township
2015-1950....	Wilmington Savings Fund Society v. Kolovich	Chartiers Township
2013-2530....	Bayview Loan Servicing v. O'Connor	Carroll Township
2013-2618....	City of Washington v. Phillips.....	City of Washington
2015-3239....	Wells Fargo Bank v. Maxwell	City of Washington
2015-3489....	Wells Fargo Bank v. Schar	Blaine Township
2012-3700....	LSF9 Master Participation Trust v. Rogers...	Mt. Pleasant Township
2015-4201....	CIT Bank v. Baker	Borough of Beallsville
2014-4431....	Bank of America v. McWhorter	McDonald
2015-5116....	Pennymac Loan Services v. Sattler.....	North Franklin Township
2015-5337....	First Niagara Bank v. Nairn	California Borough
2013-5406....	Washington School Dist. V. McNeel.....	City of Washington
2015-5418....	Community Bank v. Jones	Donora Borough
2015-5565....	Bank of America v. Mikluscak	North Strabane Twp.
2013-5671....	Nationstar Mortgage v. Bosick	Jefferson Township
2015-5925....	Wells Fargo Bank v. Greco.....	City of Washington
2015-6104....	Wells Fargo Bank v. Wheeler	South Strabane Township
2015-6162....	Slovenian Savings & Loan v. Ali.....	Borough of Canonsburg
2015-6496....	Bank of New York v. Lancaster.....	Cecil Township
2014-6943....	LSF8 Master Participation Trust v. Boyer ...	Burgettstown
2009-7451....	City of Washington v. May	City of Washington
2014-7831....	Nationstar Mtg v. Morris	City of Washington
2014-8037....	Federal National Mtg Assoc. v. Pogranzni ...	Canton Township
2010-10919	HSBC Bank v. Ocheske.....	Borough of Canonsburg

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, March 11, 2016 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, 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. 2015-52

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-52 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 **MARCH 4, 2016**

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

ALL THAT CERTAIN lot or parcel of land situate in the **Borough of Centerville**, Washington County, Pennsylvania, Washington County P.B. 7, Pg. 366, and HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 325 MAIN STREET RICHEYVILLE, PA 15358; TAX PARCEL: 154-005-00-02-0014-00

SHERIFF'S SALE No. 2015-66

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-66 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 **MARCH 4, 2016**

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 2006-18 PLAINTIFF VS. Ronald E. Houston, Jr. a/k/a Ronald E. Houston and Shari L. Houston a/k/a Shari Houston DEFENDANTS

All that certain lot of ground situate in **South Franklin Township**, Washington County, Commonwealth of Pennsylvania, bounded and described as follows: 325 Old Plank Road, Washington, PA 15301-Parcel No. 590-013-01-04-0004-00

SHERIFF'S SALE No. 2015-322

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-322 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 **MARCH 4, 2016**

GREEN TREE SERVICING LLC - Plaintiff vs. Keith E. Sprowls; Rebecca L. Sprowls, Defendants

All the following parcels of land situate in **Donegal Township**, Washington County, Pennsylvania. PARCEL NOS.:

230-007-01-01-0007-00 & 230-007-01-01-0004-00 - BEING KNOWN AS: 99 West Liberty Road, West Alexander, PA 15376

SHERIFF'S SALE No. 2015-609

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-609 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 **MARCH 4, 2016**

THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF ALTERNATIVE LOAN TRUST 2005-81, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-81 Plaintiff, v. ROBERT C. MILLIGAN II A/K/A ROBERT C. MILLIGAN; MICHELE R. MILLIGAN, Defendants

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF CANTON, COUNTY OF WASHINGTON COUNTY AND COMMONWEALTH OF PENNA. BEING IMPROVED LAND, LOCATED AT 2585 JEFFERSON AVENUE, WASHINGTON, PENNSYLVANIA 15301, TAX PARCEL ID NO. 120-007-01-03-0003-00

SHERIFF'S SALE No. 2015-772

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-772 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 **MARCH 4, 2016**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. CHARLES E. BROWNING AND SHERI L. BROWNING, DEFENDANT

ALL THE FOLLOWING described lots of ground in the **Borough of New Eagle**, Washington County, Pennsylvania, being Lots No. 28 and 28 1/2 and HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 459 2ND AVENUE, NEW EAGLE, PA 15067. PARCEL NO. 480-013-00-02-0024-00.

SHERIFF'S SALE No. 2015-922

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-922 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 **MARCH 4, 2016**

Green Tree. Servicing LLC Plaintiff v. Ronald E. Leazier, Jr., Known Surviving Heir of Ronald E. Leazier, Deceased Mortgagor and Real Owner, Tina M. Brewer, Known Surviving Heir of Ronald E. Leazier, Deceased Mortgagor and Real Owner, Jeffrey Leazier, Known Surviving Heir of Ronald E. Leazier, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Ronald E. Leazier, Deceased Mortgagor and Real Owner, Defendants

All That Certain land situate in the township or **Borough of Centerville** in the County of Washington, Commonwealth of Pennsylvania.

Premises: 320 Reliance Avenue, Brownsville, Pennsylvania 15417 - Tax ID #:152-027-00-03-0015-01 - Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2013-1168

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1168 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 **MARCH 4, 2016**

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, Plaintiff, vs. WILLIAM H. KNESTRICK, III, ESQUIRE, as Administrator of the Estate of JUDETH L. BARRIE, Deceased, ROBERT D. HUHNS, and ERIC WILKESON; Defendants.

ALL that certain lot or piece of ground situate in **South Franklin Township**, County of Washington and Commonwealth of Pennsylvania, Tax Parcel Identification 590-012-00-00-0009-11 having erected a residential dwelling and being more commonly known as 601 Moore Road, Washington P A 15301.

SHERIFF'S SALE No. 2015-1950

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1950 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 **MARCH 4, 2016**

Wilmington Savings Fund Society, Fsb, Doing Business As Christiana Trust, Not In Its Individual Capacity But Solely As Legal Title Trustee For Bronze Creek Title Trust 2013-NPLI (plaintiff) vs. Misti Kolovich And Matthew Kolovich, (Defendants)

Property Address: 117 Green Street, **Chartiers Township**, Houston, Pennsylvania 15342. Parcel ID. No.: 170-016-07-02-0028-00; Improvements thereon of the residential dwelling. Judgment Amouunt: \$105,337.40

SHERIFF'S SALE No. 2013-2530

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2530 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 **MARCH 4, 2016**

BAYVIEW LOAN SERVICING, LLC Plaintiff vs. JAMES B. O'CONNOR AND LEANNE O'CONNOR Defendant(s)

ALL THAT CERTAIN PROPERTY SITUATED IN THE **TOWNSHIP OF CARROLL**, IN THE COUNTY OF WASHINGTON AND COM. OF PENNA BEING DESCRIBED AS FOLLOWS: TAX MAP OR PARCEL 10 NO.: 130-007-02-00-0001-00 -HAVING ERECTED A TWO STORY FRAME HOME AND GARAGE MORE COMMONLY KNOWN AS: 807 DRY RUN ROAD, MONONGAHELA (CARROLL TOWNSHIP), PA 15063

SHERIFF'S SALE No. 2013-2618

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2618 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 **MARCH 4, 2016**

City of Washington Plaintiff, vs. Donna Jean Phillips Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 303 Ridge Avenue, Washington, Pennsylvania 15301, tax parcel no. 760-007-00-01-0008-00

SHERIFF'S SALE No. 2015-3239

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-3239 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 **MARCH 4, 2016**

Wells Fargo Bank, N.A. v. John P. Maxwell & Cinda P. Maxwell

owner(s) of-property situate in the **WASHINGTON-CITY, WASHINGTON COUNTY**, Pennsylvania; being 1045 Michigan Avenue, Washington, PA 15301-1841 - Parcel No.770-024-00-02-0006-00, (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING - Judgment Amount: \$96,974.42

SHERIFF'S SALE No. 2015-3489

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015

-3489 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 **MARCH 4, 2016**

Wells Fargo Bank, N.A. v. Jill C. Schar & Daniel W. Schar

owner(s) of property situate in the **BLAINE TOWNSHIP**, Washington County, Pennsylvania; being 26 Main Street, Taylorstown, PA 15365; Parcel No. 050-005-01-03-0007-00 (Acreage or street address); Improvements thereon: Residential Dwelling; Judgment Amount: \$90,790.61

SHERIFF'S SALE No. 2012-3700

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3700 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 **MARCH 4, 2016**

LSF9 MASTER PARTICIPATION TRUST 13801 WIRELESS WAY OKLAHOMA CITY, OK 73134 vs. AMY ROGERS AKA AMY JOANNE ROGERS AKA AMY J. ROGERS & RICHARD ROGERS AKA RICHARD ROGERS

ALL that, certain parcel or tract of ground situate in the **Township of Mt. Pleasant**, County of Washington and Commonwealth of Pennsylvania - TAX PARCEL # 460-007-00-00-0048-01 - BEING KNOWN AS: 177 MAIN STREET, Hickory, PA 15340

SHERIFF'S SALE No. 2015-4201

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-4201 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 **MARCH 4, 2016**

CIT Bank, N.A. f/k/a One West Bank, N.A. Plaintiff v. Bruce Baker, Administrator of the Estate of Linda J. Mansfield, Defendants

All That Certain land situate in the township or **Borough of Beallsville** in the County of Washington, Commonwealth of Pennsylvania. Premises: 1035 Maiden Street, Beallsville, Pennsylvania 15313; Tax I.D. #: 030-005-00-00-0003-00 - Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2014-4431

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4431 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 **MARCH 4, 2016**

BANK OF AMERICA, N.A, SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP Plaintiff VS. DONALD L. McWHORTER AND LORI S. McWHORTER AND MILDRED McWHORTER Defendant(

HAVING erected thereon a dwelling

known and identified as 3987 Millers Run Road, **McDonald**, Pennsylvania 15057.

PARCEL IDENTIFICATION-NO: 140-005-00-00-0057-00; IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

ALL those two certain tracts of ground (each being part of a larger tract locally known as Sterling Upper Farm'), situate in Cecil.Township, County of Washington and Commonwealth of Pennsylvania,

SHERIFF'S SALE No. 2015-5116

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5116 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 **MARCH 4, 2016**

Pennymac Loan Services, LLC v. Ronald Sattler & Jennifer Devon Sattler

ownet(s) of property situate in the **NORTH FRANKLIN TOWNSHIP**, WASHINGTON County, Pennsylvania, being 2900 W Chestnut Street, Washington, PA 15301-2546 - Parcel No. 510-001-04-02-0007-00 (Acreage or street - Improvements thereon: Residential Dwelling. Judgment Amount: \$75,362.69

SHERIFF'S SALE No. 2015-5337

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5337 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 MARCH 4, 2016

FIRST NIAGARA BANK, N.A. 726 Exchange Street, Suite 106 Buffalo, NY 14210 vs. LORETTA E. NAIRN aka LORETTA E. ROBERTS, 5710 East Tropicana Ave, #1015 Las Vegas, NV 89122

ALL THAT CERTAIN lot or piece of land, situate in **California Borough**, Washington County, and State of Pennsylvania, known as 1050 Pike Run Drive, East Pike Run, PA 15423 bounded and described as follows, to wit: TAX PARCEL NO.: 080-037-00-02-0026-00 – PROPERTY ADDRESS: 1050 PIKE RUN DRIVE, EAST PIKE RUN, PA 15423 -CALIFORNIA BOROUGH - IMPROVEMENTS: SINGLE FAMILY DWELLING

SHERIFF'S SALE No. 2013-5406

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2013-5406 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 **MARCH 4, 2016**

Washington School District, Plaintiff, vs. David W. McNeel, Jr.; David W. McNeel Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 69 Campbell Avenue, Washington, Pennsylvania 15301, Tax parcel no. 750-027-00-02-0022-00

SHERIFF'S SALE No. 2015-5418

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5418 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 **MARCH 4, 2016**

COMMUNITY BANK, Plaintiff, vs. MARIE T. JONES, a/k/a MARIE T. MATAY and MARK F. SCHOLL, Defendants

ALL that certain parcel of land situate in the **Borough of Donora**, Washington County, Pennsylvania, being more particularly bounded and described as follows: address of 829 Meldon Avenue, Donora, PA 15033.

The Real Property tax identification number is: 240-011-00-06-0020-00.

SHERIFF'S SALE No. 2015-5565

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5565 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 **MARCH 4, 2016**

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP v. Mark R. Mikluscak & Nicole D. Mikluscak

owner(s) of property situate in the WASHINGTON County, **NORTH STRABANE TOWNSHIP,**

Commonwealth of Pennsylvania, being 621 Deerwatch Drive, Canonsburg, PA 15317; Parcel No. 520-011-04-04-0006-00 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING - Judgment Amount: \$184,130.68

SHERIFF'S SALE No. 2013-5671

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2013-5671 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 **MARCH 4, 2016**

Nationstar Mortgage LLC Plaintiff v. Stephen Bosick, Jr., Known Surviving Heir of Stephen J. Bosick, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Stephen J. Bosick, deceased real owner and mortgagor Defendants

All That Certain land situate in the township or borough of **Jefferson Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 761 Cedar Grove Road, Burgettstown, Pennsylvania 15021—Tax ID. #: 380-007-01-06-0011-00 -Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2015-5925

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2015-5925 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 **MARCH 4, 2016**

Wells Fargo Bank, NA v. James P. Greco III

owner(s) of property situate in the **WASHINGTON CITY**, 7TH, WASHINGTON County, Pennsylvania, being 930 Bruce Street, Washington, PA 15301-1962 - Parcel No. 770-022-00-05-0010-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$99,841.57

SHERIFF'S SALE No. 2015-6104

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2015-6104 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 **MARCH 4, 2016**

Wells Fargo Bank, N.A. v. James Wheeler

owner(s) of property situate in the **SOUTH STRABANE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 475 Country Club Road, Washington, PA 15301-2713- Parcel No. 600-004-00-00-0014-02 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING - Judgment Amount: \$121,592.35

SHERIFF'S SALE No. 2015-6162

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6162 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 **MARCH 4, 2016**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff vs. DARA L. KAHKONEN-ALI and ROBBONI A. ALI, AND UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE Defendants

ALL that certain lot of ground situate in the Second Ward of the **Borough of Canonsburg**, Washington County, Pennsylvania HAVING A MAILING ADDRESS OF: 413 Woodland Road, Canonsburg, Pennsylvania 15317. Tax Parcel ID. Number -100-011-00-01-0022-00

SHERIFF'S SALE No. 2015-6496

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6496 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 **MARCH 4, 2016**

The Bank of New York Mellon, fka The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2005-FF5 Asset-

Backed Certificates, -Series 2005-FF5 c/o Ocwen Loan Servicing LLC v. Ernest I. Lancaster

All that certain lot or piece of ground situate in the **Township of Cecil** Washington County, having erected thereon a dwelling known as 33 Beech Street, Muse, PA 15350; ID. NO. 140-009-02-10-0022-00

ATTORNEY: M. Troy Freedman, Esq. 1581 Main Street, Suite 200, Warrington, PA 18976

SHERIFF'S SALE No. 2014-6943

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6943 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 **MARCH 4, 2016**

LSF8 Master Participation Trust c/o Caliber Home Loans, Inc. Plaintiff v. Harry A. Boyer and Linda L. Boyer Defendants

All That Certain land situate in the township or **Borough of Burgettstown** in the County of Washington, Commonwealth of Pennsylvania. Premises: 26 Duncan Avenue, Burgettstown, Pennsylvania 15021 - Tax I.D. #070-005-00-00-0012-00—Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2009-7451

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2009-7451 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 **MARCH 4, 2016**

City of Washington Plaintiff, vs. Beth Ann May/ United States of America Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 110 Woodland Avenue, Washington, Pennsylvania 15301, Tax parcel no. 770-030-00-02-0016-00

SHERIFF'S SALE No. 2014-7831

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-7831 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 **MARCH 4, 2016**

NATIONSTAR MORTGAGE LLC, 350 Highland Drive, Lewisville, TX 76067 vs. DOUGLAS B. MORRIS

ALL THAT CERTAIN lot of ground situate in the Seventh (7) Ward of the **City of Washington**, County of Washington and Commonwealth of Pennsylvania -TAX PARCEL # 770-007-00-03-0004-00 - BEING KNOWN AS: 567 Duncan Avenue Washington, PA 15301

SHERIFF'S SALE No. 2014-8037

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-8037 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 **MARCH 4, 2016**

FEDERAL NATIONAL MORTGAGE ASSOCIATION FANNIE MAE") Plaintiff VS. JOSEPH J. POGRANZNI, aka JOSEPH POGRANZNI AND MARY A. ONDRICK Defendant(s)

PROPERTY-BEING KNOWN-AS ALL those certain five lots or parcels of ground situate in **Canton Township**, Washington County, Pennsylvania, being known and designated as Lot Nos. 89,90,91,92 and 93

PARCEL IDENTIFICATION NO: 120-011-16-03-0018-00, 120-011-16-03-0017-00, 120-011-16-03-0017-01

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling - PREM: 484 Wayne Street and 474 Wayne Street and 464 Wayne Street, Washington, PA 15301

SHERIFF'S SALE No. 2010-10919

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-10919 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 **MARCH 4, 2016**

HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset Backed Securities 2006-3 Trust, Home Equity Asset-

Backed Certificates, Series 2006-3 Plaintiff, vs. Joseph F. Ocheske Defendant.

ALL THAT CERTAIN lot or parcel of land, situate in the **Borough of Canonsburg**, Washington County, Pennsylvania.

Tax Parcel ID: 100-005-00-00-0007-01 - Property Located at: 131 West Pike Street, Canonsburg, Pennsylvania, 15317

Samuel F. Romano, Sheriff 7)28-3

**WASHINGTON COUNTY
BANKRUPTCY PETITIONS**

(All information is obtained from the Allegheny Co. Legal Journal

Marla Wilda Spiker; Washington, PA; 15-24579; Atty: David A. Rice; Scott R. Lowden, Chapter 13

Stephen Raymond Moss; Washington, PA; 15-24692; Atty: Jon A. McKechnie; Chapter 13

Jonathan A. Ducoli and Alison R. Ducoli; Washington, PA; 15-24734; Atty: Christopher M. Frye, Chapter 13

Kyra Renee Mayo; Washington, PA; 15-24748; Atty: Jesse J. White, Chapter 7

Marcella Katherine Buydasz; Washington, PA; 15-24750; Atty: Jesse J. White, Chapter 7

J.E. Walker Investments, LLC; Washington, PA; 16-20002; Atty: Francis C. Sichko, Chapter 7

Kelly A. Lupo; Washington, PA; 16-20032; Atty: Charles O. Zebley, Jr., Chapter 7

Debbie L. Spinosa; Washington, PA; 16-20034; Atty: Lawrence W. Willis; Chapter 13

Wayne A. Roberts and Patricia P. Roberts; Washington, PA; 16-20039; Atty: Christopher M. Frye; Chapter 13

Natalie Ann Demnyan; Washington, PA; 16-20049; Atty: David A. Rice, Chapter 7

Ethan S. Dreistadt; Washington, PA; 16-20050; Atty: David A. Rice, Scott R. Lowden, Chapter 13

Elizabeth A. Chisler; Washington, PA; 16-20053; Atty: Daniel R. White, Chapter 13

Gary G Hawranko; Washington, PA; 16-20102; Atty: Michael J. Henny, Chapter 7

Susan Joan Pletcher; Washington, PA; 16-20060; Atty: David A. Rice, Chapter 7

Thomas Zagrocki; Washington, PA; 16-20126; Atty: Kristie L. Horrell, Chapter 7

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