

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

BLACK, HARRY PAUL, late of Avella, Washington Co., PA; Administratrix: Linda Susan Black, 179 McKinley Road, Weirton, WV 26062

BLOCH, EDNA, a/k/a **EDNA AUDREE BLOCH** a/k/a **EDNA AUDREY BLOCK**, late of Canonsburg, Washington Co., PA; Executor: George Block, c/o Fergus, Martin & Fergus, 27 South College St., Washington, PA 15301; Attorney: Scott H. Fergus, 27 South College St., Washington, PA 15301

BRIGHT, ELIZABETH PAIGE, late of Monongahela, Washington Co., PA; Administrators: Jason Lee Bright, 30 W. Euclid Avenue, Monongahela, PA 15063; Jamie Elizabeth Lazar Pasinski, 412 Birch Avenue, New Eagle, PA 15067; Attorney: Neil J. Marcus, PO Box 652, Monongahela, PA 15063

CHATTER, JOSEPH ANDREW, late of Burgettstown, Washington Co., PA; Administrator: Robert Chatter, 9924 Sedgewick Avenue, Plano, TX 75025

DUNHAM, BARRY LEBARON, late of New Eagle, Washington Co., PA; Executrix: Kimberly Bright, 102 Rush Avenue, New Eagle, PA 15067; Attorney: Neil J. Marcus, PO Box 652, Monongahela, PA 15063

FULTON, JR., RICHARD WAYNE, late of Finleyville Borough, Washington Co., PA; Executor: Frances Lois Fulton, 411 Balmoral Drive, Davenport, FL 33896; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

GREGURIC, JAN J., late of Canton Township, Washington Co., PA; Executrix: Kayla Greguric Short, 320 Malone Ridge Road, Washington, PA 15301; Attorney: Rebecca A. Brammell, 3361 Route 130, Suite One, Harrison City, PA 15636

JONES, MARY FRANCES, late of McMurray, Washington Co., PA; Administratrix: Denise Sklenar, c/o 428 Forbes Avenue, Suite 2301, Pittsburgh, PA 15219; Attorney: Bernard M. Tully, 428 Forbes Avenue, Suite 2301, Pittsburgh, PA 15219

KLAUS, ARTHUR JOSEPH, late of North Strabane Township, Washington Co., PA; Executor: Arthur John Klaus, 10608 Gambrell Park Road, Frederick, MD 21702; Attorney: Daniel L. Sasutel, 4710 Brownsville Road, Pittsburgh, PA 15236

MANZINI, NORMAN P., late of New Eagle, Washington Co., PA; Executor: Joseph Anthony Manzini, 37 Terraza Drive, Newport Coast, CA 92657; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

SCHUTTE, HOWARD P., late of McMurray, Washington Co., PA; Executor: Norbert Stumpf, 187 Garber Road, Washington, PA 15301; Attorney: Phillip M. Irani, 41 Vernon Drive, Pittsburgh, PA 15228

SECOND PUBLICATION

ALOIA, JR., ANTHONY J., a/k/a **ANTHONY JOHN ALOIA, JR.**, late of West Finley Township, Washington Co., PA; Administratrix: Patricia Aloia, 85

Malone Ridge Road, Washington, PA 15301; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

BOVE, SADIE L., late of New Eagle, Washington Co., PA; Executor: Charles Bove, Jr., 1725 Queens Drive, South Park, PA 15129

CAVASINA, MARY M., late of Peters Township, Washington Co., PA; Executor: Patrick C. Derrico, 60 East Beau Street, Washington PA 15301; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 60 East Beau Street, Washington PA 15301

LEEPER, JOHN K., late of Avella, Washington Co., PA; Executrix: Laurie M. Leeper, 223 Independence Road, Avella, PA 15301; Attorney: Charles B. Hadad, The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066

MAYER, WILLIAM J., a/k/a **WILLIAM JULIUS MAYER**, late of Peters Township, Washington Co., PA; Administrator: George Mayer, 249 Quail Run Road, Venetia PA 15367; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau Street, Washington PA 15301

PLESKO, ANNA, late of Dunlevy Borough, Washington Co., PA; Executors: Rita Kathleen Connor, 115 Linden Avenue, Charleroi PA 15022, Michael Charles Plesko, 101 Oak Hill Drive, Latrobe PA 15650; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi PA 15022

RANKIN, MARGARET, a/k/a **MARGARET I. RANKIN**, late of Vestaburg, Washington Co., PA; Executor: David C. Rankin, POB 864, Fredricktown PA 15333; Attorney: John B. Greenlee, PO Box 395, Fredricktown PA 15333

RIGGS, HAROLD, late of Washington, Washington Co., PA; Executrix: Teresa Huff, 505 Henderson Avenue, Washington PA 15301; Attorney: E. J. Julian, Julian Law Firm, 71 North Main Street, Washington PA 15301

STEPHANS, ROBERT P., late of Peters Township, Washington Co., PA; Executrix: Susan Stephans, 124 Johnson Road, McMurray PA 15317

STEPHENS, PATRICIA L., a/k/a **PATRICIA LOUISE GAVAZZI**, late of Burgettstown, Washington Co., PA; Executor: Randy L. Stevens, c/o 564 Forbes Avenue, Ste 1008, Pittsburgh, PA 15219; Attorney: Deborah A. Liotus, 564 Forbes Avenue, Ste 1008, Pittsburgh, PA 15219

THIRD PUBLICATION

BACHNER, DAVID R., a/k/a **DAVID R. BACHNER, SR.**, late of Somerset, Washington Co., PA; Executrix: Tommy Bachner, 283 Rainey Road, Eighty Four, PA 15330; Attorney: Michael P. Robb, Suite 3626 Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219

CANCILLA, LENORA, a/k/a **LENORA J. CANCILLA**, late of Borough of Canonsburg, Washington Co., PA; Executrix: Gloria Cancilla, 349 McGregor Drive, Canonsburg, PA 15317; Attorney: Patrick D. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

COLE, EDNA I., late of Fallowfield Township, Washington Co., PA; Executrix: Margaret J. Baker, 14 Friendship Drive, Charleroi, PA 15022

DILLIE, CALVIN ARDEN, a/k/a **CALVIN A. DILLIE**, late of Claysville, Washington Co., PA; Executor: Douglas A. Dillie, 1411 Redfern Drive, Pittsburgh, PA 15241; Attorney: Heather C. Stumpf, Clark Hill

PLC, 301 Grant St., 14th Fl., Pittsburgh, PA 15219

ESPEY, VICKI L., late of Centerville, Washington Co., PA; Administratrices: Emily L. Snyder, 17305 Harmony Vista Dr., Hamilton, VA 20158; Rebecca A. Espey, 306 Espey Meat Market Lane, Scottsdale, PA 15683; Attorney: Matthew R. Schimizzi, Keystone Commons, 35 West Pittsburgh St., Greensburg, PA 15601

ESPOSTO, DOROTHY L., late of North Strabane Township, Washington Co., PA; Administratrix: Jodie E. Robinson, 2652 Summit Street, Bethel Park, PA 15102; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

KAMODA, ANNA JEANETTE, late of Carroll Township, Washington Co., PA; Executor: Harvey Zeager, 16305 Mt. Vernon Road, Golden, CO 80401; Attorney: William M. Thomson, 1700 N. Highland Road, Ste 207, Pittsburgh, PA 15241

KUGHN, SARA MARIE, late of North Franklin Township, Washington Co., PA; Executrix: Norma Jean Sheperd, 800 East Beau St., Apt. A8, Washington, PA 15301; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

LUKETICH, DIANE, late of Bentleyville, Washington Co., PA; Executor: Jeffrey Hohn, 37 Pine Lake Lane, Scenery Hill, PA 15360; Attorney: Dennis M. Makel, Makel & Associates, LLC, 98 East Maiden St., Washington, PA 15301

MONACK, WANDA, late of Charleroi Borough, Washington Co., PA; Executors: Carla Ryba and Bruce Marshall, c/o 133 Linden Avenue, Charleroi, PA 15022; Attorney: Kris A. Vanderman, 142 Fallowfield Avenue, Charleroi, PA 15022

PAUL, WILLIAM M., a/k/a **WILLIAM MICHAEL PAUL**, late of Cecil Township, Washington Co., PA; Executrix: Patricia Caggiano, 905 Grandview Avenue, Pittsburgh, PA 15211; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

ROBB, LOIS J., late of Fallowfield Township, Washington Co., PA; Executrix: Susan K. Zahand, 263 Davidson Drive, Charleroi, PA 15022; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

ROSSI, DORIS JEAN, late of Washington, Washington Co., PA; Executor: Theodore Charnik, III, 669 E. Beau St., Washington, PA 15301; Attorney: Karen Hassinger, 30 E. Beau St., Suite 415, Washington, PA 15301

RUDOLPH, ERIC WAYNE, a/k/a **ERIC W. RUDOLPH** a/k/a **ERIC RUDOLPH**, late of Burgettstown, Washington Co., PA; Administratrix: Amanda R. Shrader, c/o 125 South College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College St., Washington, PA 15301

RYGELSKI, DONNA, a/k/a **DONNA VEL RYGELSKI** a/k/a **DONNA V. RYGELSKI**, late of Stockdale Borough, Washington Co., PA; Executors: Allan Rygelski, PO Box 58, Stockdale, PA 15483; Walter Rygelski, Jr., PO Box 299, Stockdale, PA 15483; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15033

SIMPSON, WILMA C., a/k/a **WILMA EDNA SIMPSON**, late of Nottingham Township, Washington Co., PA; Executors: William J. Pelhan, 2101 Silver Lane, Willow Street, PA 14784; Mildred E. Romeo, 12921 Springfield Rd., 59 N, New Springfield, OH 44443; Attorney: John A. Rodgers, Peacock Keller &

Ecker, LLP, 70 East Beau St., Washington, PA 15301

ZAJAC, VIRGINIA L., late of Charleroi, Washington Co., PA; Executrix: Renee Palyas, 1596 Grange Road, Charleroi, PA 15022; Attorney: David N. Lint, France, Lint & Associates, PC, 308 Fallowfield Avenue, Charleroi, PA 15022

TRUST NOTICE UNDER THE
PENNSYLVANIA UNIFORM TRUST
ACT

ELIZABETH W. PTINER, late of Marianna, Pennsylvania, deceased as of May 6, 2017.

All persons indebted to said Trust and/or decedent to make immediate payment, and to those having claims against said Trust and/or decedent to present them duly authenticated for settlement to:

THOMAS C. PITNER
27 North Avenue
Washington, Pennsylvania 15301
(724)554-3011

Patrick J. Felix III, Legal Counsel 213
East Main Street
Carnegie, Pennsylvania 15106
(412)278-2020 1)47-3

CORPORATION NOTICES

FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 2nd day of July, 2016, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **PITTSBURGH HONEY COMPANY**

with its principal place of business at 1179 Burgettstown Road, Hickory, PA 15340.

The name(s) and/or address(es) of all persons owning or interested in said business: Mark M. Bedillion. 2)47-1

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, on the 2nd day of July, 2016, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **PITTSBURGH HONEY** with its principal place of business at 1179 Burgettstown Road, Hickory, PA 15340.

The name(s) and/or address(es) of all persons owning or interested in said business: Mark Bedillion Hickory, PA 15340. 2)47-1

MISCELLANEOUS

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
No. 2017 - 2552

IN RE: **CHANGE OF NAME OF ALEXA NICOLE HUTCHINSON**, a minor.

NOTICE FOR PUBLICATION

Notice is hereby given that the petition for change of name of **ALEXA NICOLE HUTCHINSON** was filed on May 23, 2017, praying for a decree to change her name to **ALEXA NICOLE BEMIS**. The Court has fixed August 3, 2017, at 11:00

A.M., in Courtroom No. 6, Washington County Courthouse, Washington, Pennsylvania for hearing. All persons interested may appear and show cause, if any that they have, why the prayer of the Petition should not be granted.

ZEBLEY MEHALOV & WHITE, P.C.
 BY: Sarah E. Connelly
 Sarah E. Connelly, Esquire
 Pa.I.D. No. 309026
 P.O. Box 2123
 Uniontown, PA 15401 4)47-1

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.

Sheriff Sale List		
<u>Sale#</u>	<u>Plav Def</u>	<u>Property Location</u>
2017-347	--- PNC Bank v. Matthews	----- Cecil Township
2017-389	--- Community Bank v. Lemley	----- Marianna
2016-869	--- Fifth Third Mtg v. Golick	----- Washington
2017-1076	-- Cancelled	
2017-1276	-- PNC Bank v. Trickett	----- Monongahela
2016-1659	-- LSF9 Master Patricipation v. Johnson	----- Bentleyville
2016-2057	-- PNC Bank v. Masters	----- Carroll Township
2013-3184	-- US Bank v. Higgins	----- West Bethlehem Twp
2016-3508	-- Citimortgage v. Wernert	----- North Strabane Twp
2016-4735	-- Wells Fargo Bank v. Lyle	----- Buffalo Township
2016-5006	-- PNC Bank v. Shapiro	----- South Strabane Township
2016-5150	-- Morgan Mortgage v. Wolford	----- Washington
2016-5358	-- Planet Home Lending v. Workman	----- South Franklin Twp
2013-6030	-- PNC Bank v. Mounts	----- Washington
2016-6100	-- JP Morgan Chase Bank v. Wright	----- Monongahela
2012-6436	-- Kirkland Financial v. Wright	----- Peters Township
2016-6790	-- Ditech Financial v. Moss	----- North Strabane Twp.
2016-6801	-- PNC Bank v. Latshaw	----- Smith Township
2016-7497	-- Bank of America v. Healy	----- Washington
2011-8033	-- Deutsche Bank v. Thomas	----- Boro of Twilight
2016-8581	-- Washington Financial v. Atallah	----- Cross Creek Twp
2015-2199	-- First Commonwealth Bank v. Traficante	-- Houston Borough

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, July 7, 2017 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, July 12, 2017 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 exposed 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, July 14, 2017 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

SHERIFF'S SALE No. 2017-347

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-347 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 **JULY 7, 2017**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITYBANK, Plaintiff, vs. PATRICIA L. THOMAS, EXECUTRIX OF THE ESTATE OF DONNA M. MATTHEWS, Defendant.

ALL THAT LOT NO.6 SIT. IN **CECIL TWP.**, WASHINGTON COUNTY, PA, BEING MORE FULLY DESC'D IN

DBV 3408, PG 239, KNOWN AS 3276 MILLERS RUN ROAD, CECIL, PA 15321. WASHINGTON COUNTY TAX I.D. NO. 140-006-01-04-0035-00

SHERIFF'S SALE No. 2017-389

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-389 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 **JULY 7, 2017**

COMMUNITY BANK, Plaintiff, vs. AMY F. LEMLEY, Defendant.

ALL that certain lot or tract of land situate in the **Borough of Marianna**, County of , Washington and Commonwealth of Pennsylvania, being known as-Which has an address of 75 Beeson Avenue, Marianna, PA 15345. Tax Assessment No. 400-016-00-01-0001-00.

SHERIFF'S SALE No. 2016-869

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-869 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 **JULY 7, 2017**

Fifth Third Mortgage Company v. Jack Golick a/k/a Jack William Golick & Kathryn Golick a/k/a Kathryn J. Golick

owner(s) of property situate in the **WASHINGTON CITY,**

WASHINGTON County, Pennsylvania, being 1054 Allison Avenue. Washington. PA 15301-2045- - Parcel No. 770-027-00-02-0005-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING -Judgment Amount: \$93,573.22

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones. LLP

SHERIFF'S SALE No. 2017-1276

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1276 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 JULY 7, 2017

PNC Bank, National Association Plaintiff v. BRUCE A. TRICKETT & JESSIE J. TRICKETT Defendant(s)

owners of property situate in Second Ward of **Monongahela**, Washington County, Pennsylvania, being 26 Dakota St., Monongahela, PA 15063.

Assessment Map No.: 430-023-00-00-0012-01; 430-023-00-00-0014-00

Assessed Value Figure: \$51,600

Judgment Figure: \$55,701.93

Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2016-1659

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1659 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 **JULY 7, 2017**

LSF9 Master Participation Trust Plaintiff, vs. Kevin Scott Johnson; Deloris A. Johnson, AKA Doloris Johnson Defendants.

All that certain piece or parcel of land situated in the **Borough of Bentleyville**, County of Washington, Commonwealth of Pennsylvania bounded and described as follows: Being known as: 107 Quarry Street, Bentleyville, PA 15314

Tax Parcel ID: 040-004-00-00-0002-00

SHERIFF'S SALE No. 2016-2057

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2057 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 **JULY 7, 2017**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA, 3232 Newmark Drive, Miamisburg, OH 45342 vs. ADAM M. MASTERS

ALL those lots or parcels of ground located in **Carroll Township**, Washington County, Pennsylvania; further described as follows: CONTAINING .9496 acres as per survey of Clark Industries, dated July 4, 1979. PREMISES: 13 Irwin Drive, Monongahela, PA 15063
PARCEL ID. # 130-002-01-00-0015-01 & #130-002-01-00-0016-00

SHERIFF'S SALE No. 2013-3184

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3184 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 **JULY 7, 2017**

US BANK National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-WFI Plaintiff, vs. Shavonne C. Higgins; John M. Higgins Defendants.

All that certain lot or piece of ground situate in the **Township of West Bethlehem**, County of Washington and Commonwealth of Pennsylvania, being Tax Parcel ID: 660-003-00-02-0018-00 Being known as: 6 Whitehall Street, Marianna, PA 15345

SHERIFF'S SALE No. 2016-3508

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3508 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 **JULY 7, 2017**

Citimortgage, Inc., Plaintiff, vs. Joseph M. Wernert aka Joseph Wernert; Ellen S. Wernert aka Ellen Wernert; THE UNITED STATES OF AMERICA c/o the U.S. Attorney for the Western District of Pennsylvania, Defendants

All that certain parcel of land situate in **North Strabane Township**,

Washington County, Pennsylvania, more particularly bounded and described as follows: Being known as: 465 Linnwood Road, Eighty Four, PA 15330
Tax Parcel Number: 520-009-00-00-0038-00

SHERIFF'S SALE No. 2016-4735

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4735 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 **JULY 7, 2017**

Wells Fargo Bank, NA v. William G. Lyle & Tiffany D. Lyle

owner(s) of property situate in the **BUFFALO TOWNSHIP**, WASHINGTON County, Pennsylvania, being 150 Karen Drive. Washington. PA 15301-8530; Parcel No. 060-012-01-00-0002-00 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$195,825.38
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-5006

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5006 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 **JULY 7, 2017**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. ALL KNOWN AND UNKNOWN HEIRS OF ALVIN SHAPIRO, Defendant.

All that certain property situate in **South Strabane Township**, Washington County, PA being 91. Known as 25 Woodcliff Drive, Washington, PA 15301. Washington County Tax ID No. 600-005-08-02-0005-00.

SHERIFF'S SALE No. 2016-5150

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5150 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 **JULY 7, 2017**

Morgan Mortgage Acquisition Corp. PLAINTIFF vs. Estate of Mary M. Wolford, Deceased, and all unknown individuals, heirs, successors, assigns, business entities, non-profit entities, and/or charitable entities having and/or claiming any right, title, and/or interest therein, therefrom and/or thereunder; Sue Ellen Robson, solely as Administratrix of the Estate of Mary M. Wolford, deceased DEFENDANTS.

ALSO BEING KNOWN AS 680 Cleveland Road, Washington, PA 15301-TAX PARCEL NO. 510-001-01-03-0010-00 ; IMPROVEMENTS: Residential

SHERIFF'S SALE No. 2016-5358

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5358 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 **JULY 7, 2017**

Planet Home Lending, LLC Plaintiff, vs. Jill Workman, AKA Jill M. Workman Defendant

All that certain tract of ground situate in **South Franklin Township**, Washington County, Pennsylvania Being known as: 425 Old Plank Road, Washington, PA 15301 - Tax Parcel 10: 590-013-01-05-0010-00

SHERIFF'S SALE No. 2013-6030

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6030 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104,100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on **JULY 7, 2017**

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK, 3232 Newmark Drive, Miamisburg, OH 45342 vs. ERIC B. MOUNTS

Property Address: 222 Moffatt Ave,
Washington PA 15301

SHERIFF'S SALE No. 2016-6100

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6100 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 **JULY 7, 2017**

JPMorgan Chase Bank, N.A. v. Zachary S. Wright

owner(s) of property situate in the **MONONGAHELA CITY, 2ND**, WASHINGTON County, Pennsylvania, being 303 Anton Street, Monongahela, PA 15063-2116; Parcel No. 430-014-00-01-0019-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$59,936.89

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2012-6436

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6436 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 **JULY 7, 2017**

KIRKLAND FINANCIAL, LLC Plaintiff vs. DENISE M. WRIGHT & JOHN E. WRIGHT; THE UNITED STATES OF AMERICA Defendant(s)

All that certain Unit situate in the **Township of Peters**, County of Washington and Commonwealth of Pennsylvania BEING KNOWN AS: 111 BRAVE RUN ROAD, MCMURRAY, PA 15317 - Tax Parcel No. 540-009-07-00-0046-00

SHERIFF'S SALE No. 2016-6790

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6790 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 **JULY 7, 2017**

DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, 3000 Bayport Drive, Suite 880 Tampa, FL 33607 vs. MARY E. MOSS & HOWARD L. MOSS aka HOWARD MOSS, III

ALL THAT CERTAIN PROPERTY SITUATED IN THE **TOWNSHIP OF NORTH STRABANE** IN THE COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, BEING TAX PARCEL ID: 520-015-02-02-0014-00 ADDRESS: 243 LATIMER AVE STRABANE, PA 15363

SHERIFF'S SALE No. 2016-6801

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6801 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 **JULY 7, 2017**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, Plaintiff, VS. DAVID LATSHAW, AKA DAVID D. LATSHAW, Defendant.

ALL THAT LOT NO. 674 SIT. IN **SMITH TWP.**, WASHINGTON COUNTY, PA, BEING KNOWN AS 102 ELEANOR STREET, LANGELOTH, PA 15054. WASHINGTON COUNTY TAX I.D. NO. 570-019-04-03-0018-00

SHERIFF'S SALE No. 2016-7497

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7497 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 **JULY 7, 2017**

Bank of America, N.A. v. Theresa M. Healy

owner(s) of property situate in the **WASHINGTON CITY**, WASHINGTON County, Pennsylvania, being 178 Maple Avenue, Washington, PA 15301; Parcel No. 770-030-00-04-0029-00. (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$109,058.04
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2011-8033

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-8033 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 **JULY 7, 2017**

Deutsche Bank National Trust Company, as Trustee for the registered holders of GSAMP Trust 200S-SEAI, Mortgage Pass-Through Certificates, Series 200S-SEAI, by its attorney in fact, Ocwen Loan Servicing, LLC v. Susan Thomas

JUDGMENT AMOUNT \$66,235.97

ATTORNEY: Jessica N. Manis, Esq. 1581 Main Street, Suite 200, Warrington, PA 18976

All the right, title and interest and claim of Susan Thomas of, in and to: **SHORT DESCRIPTION-**

All that certain lot or piece of ground situate in the **Borough of Twilight**, Washington County, having erected thereon a dwelling known as 191 State Street, Speers, PA 15022 ; ID NO. 630-004-00-00-0006-00

SHERIFF'S SALE No. 2016-8581

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-8581 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 **JULY 7, 2017**

WASHINGTON FINANCIAL BANK, formerly known as WASHINGTON FEDERAL SAVINGS BANK, Plaintiff, vs. ELLEN K. ATALLAH Defendant

Those two lots of ground situate in **Cross Creek Twp**, Washington Co., PA; PARCEL I.D. 210-002-01-02-0005-00 HAVING ERECTED THEREON a single-family residence with detached garage KNOWN AS 31 Wood St, Burgettstown, PA 15021

SHERIFF'S SALE No. 2015-2199

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2015-2199 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 **JULY 7, 2017**

**FIRST COMMONWEALTH BANK,
Plaintiff; vs. CANON MAC METALS,
INC., MICHAEL J. TRAFICANTE,
and MICHELE TRAFICANTE,
Defendants.**

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF MICHELE
TRAFICANTE, OF, IN AND TO THE
FOLLOWING DESCRIBED REAL
PROPERTY:

ALL THAT CERTAIN LOTS OF
GROUND SITUATE IN **THE**
BOROUGH OF HOUSTON AND
TOWNSHIP OF NORTH STRABANE,
COUNTY OF WASHINGTON AND
COMMONWEALTH OF
PENNSYLVANIA, DESIGNATED AS
TAX PARCEL NOS. 360-01500-00-
0003-02, 520-015-00-00-0002-00, 520-
015-00-00-0002-01, 360-015-00-00-0003
-03 AND 520-015-00-00-0001-00.

Samuel F. Romano, Sheriff 7)45-3

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