

## 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

**ABRAHAM, EDWARD**, late of Washington Co., PA; Executrix: Kathy Galazia aka Cathy S. Galazia, c/o Larry J. Puntureri; Attorney: Larry J. Puntureri, 2102 Wilmington Road, New Castle, PA 16105

**ADAMS, KAREN L.**, late of Cross Creek Township, Washington Co., PA; Executrices: Tonee Hayes, 42 Manor Drive, Bulger, PA 15019; Amy Brown, 725 Midway-Candor Road, Bulger, PA 15019; Attorney: Stephen J. Taczak, 23 East Beau St., Washington, PA 15301

**BRITT, EILEEN**, late of Allenport, Washington Co., PA; Executrix: Jessica Britt, PO Box 452, Roscoe, PA 16055; Attorney: Lane M. Turturice, Turturice & Associates, LLC, 135 S. College St., Washington, PA 15301

**BRUST, LOIS M.**, late of North Strabane Township, Washington Co., PA; Executor: Clark Brust, 160 Canterbury Road, McMurray, PA 15317

**BURNS, MAYMIE ARLENE**, late of Canton Township, Washington Co., PA; Administratrix: Becky Loughman, 1840 McElree Road, Washington, PA 15301; Attorney: Frank C. Roney, Jr., 382 W. Chestnut Street, Suite 102, Washington, PA 15301

**CONTE, MARILYN S.**, a/k/a **MARILYN SNOODE CONTE** a/k/a **MARILYN CONTE** a/k/a **MARILYN**

**JOANN CONTE**, late of Washington, Washington Co., PA; Executor: Jonathan Conte, c/o Yablonski, Costello & Leckie, PC, ; Attorney: Kelly J. Dollins, Yablonski, Costello & Leckie, P.C., 505 Washington Trust Bldg., Washington, PA 15301

**LaPOSTA, REBECCA J.**, late of South Strabane Township, Washington Co., PA; Executors: Wayne LaPosta, 189 Lawrence Avenue, Washington, PA 15301; Clayton LaPosta, 12136 Tall Pine Creek, Fort Meyers, FL 33907; Attorney: Susan M. Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**McVEHIL, SYLVIA M.**, late of Canton Township, Washington Co., PA; Administrator: John A. Laschinsky, c/o Frank C. Roney, Jr., 382 W. Chestnut Street, Washington, PA 15301; Attorney: Frank C. Roney, Jr., Edward C. Morascyzk, 382 West Chestnut St., Ste 102, Washington, PA 15301

**RAMSAY, EDWIN F.**, a/k/a **EDWIN FLEMING RAMSAY**, late of North Strabane Township, Washington Co., PA; Executor: Timothy George Ramsay, 4815 Worthington Way, Ellicott City, MD 21043; Attorney: Richard J. Amrhein, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**SERRINO, MICHAEL G.**, late of Cecil Township, Washington Co., PA; Administratrix: Amanda Serrino, 1110 Valleyview Drive, Lawrence, PA 15055; Attorney: Frank C. Roney, Jr., 382 W. Chestnut Street, Ste 1023, Washington, PA 15301

**WEAVER, LINN H.**, a/k/a **H. LINN WEAVER**, late of Amwell Township, Washington Co., PA; Executor: Barry Weaver, 75 Hayes Avenue, Apt. 2, Washington, PA 15301; Attorney: Lane M. Turturice, 135 S. College Street, Washington, PA 15301

**WILLIAMS, WINFRED H.**, late of Canonsburg, Washington Co., PA; Administratrix: Lottie Paige, c/o Kusturiss, Wolf & Kusturiss; Attorney: Angela D. Kusturiss, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

### SECOND PUBLICATION

**CORAZZI, MARY**, late of Fredricktown, Washington Co., PA; Executrix: Maria Ovia nka Coffman, 2 Millsboro Avenue, Fredricktown PA 15333; Attorney: Bradley M. Bassi, Bassi Vreeland & Associates P.C., POB 144, 111 Fallowfield Avenue, Charleroi PA 15022

**CURTIS, BETTY**, a/k/a **BETTY ANN CURTIS** a/k/a **BETTY A. CURTIS**, late of McDonald, Washington Co., PA; Administrator: Maryann McLaughlin, 745 Old Mill Creek Road, Hookstown PA 15050; Attorney: Jeffrey P. Derrico, Greenlee, Derrico Posa LLC, 122 South McDonald Street, McDonald PA 15057

**DICKS, NORMA J.** a/k/a **NORMA JEAN DICKS**, late of Washington, Washington Co., PA; Administratrix: Janice Marie Messmer, 256 Cortez Drive, Washington PA 15301

**DUDICK, PAUL**, late of Charleroi Borough, Washington Co., PA; Executor: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi PA 15022; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi PA 15022

**DUNN, JOSEPH H.**, late of North Strabane Township, Washington Co., PA; Executor: William H. Knestrick, 8 East Pine Avenue, Washington PA 15301; Attorney: William H. Knestrick, Neighborhood Attorneys LLC, 8 East Pine Avenue, Washington PA 15301

**HERBST, JOHN A.**, late of Mt. Pleasant Township, Washington Co., PA; Executrix: Patricia Steiminger, 71 Walnut Road, McDonald PA 15057; Attorney:

Eva H. Ahern, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

**KELLER, CHARLES C.**, late of Chartiers Township, Washington Co., PA; Executrix: Patricia Robin DeHainaut, 244 Parker Drive, Pittsburgh PA 15216; Attorney: Susan Mondik Key, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

**LASALVIA, ANNE E.**, late of Washington, Washington Co., PA; Administratrix: Deidre M. Staso, 3305 Cobblestone Drive, Washington PA 15301; Attorney: Karen Hassinger, 30 East Beau Street, Suite 415, Washington PA 15301

**NEWMAN, PATRICIA I.**, a/k/a **PATRICIA IRENE NEWMAN**, late of Washington, Washington Co., PA; Administrators: Cammy S. McAdams, 706 Enon Church Road, West Finley PA 15337, Jess D. Sumney, 35 Dye Road, Washington PA 15301; Attorney: Karen Hassinger, 30 East Beau Street, Suite 415, Washington PA 15301

**PANELLI, RENO C.**, late of North Strabane Township, Washington Co., PA; Executor: Robert C. Panelli, 580 West McMurray Road, Canonsburg PA 15317; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 East Wheeling Street, Suite 101, Washington PA 15301

**STEVENSON, AUDREY V.**, late of Washington, Washington Co., PA; Executors: Roberta Garner, 973 South Hewitt Avenue, Washington PA 15301, Timothy Stevenson, 1699 Upper Tug Fork Road, Alexandria KY 41001-8777; Attorney: Gregory C. Hook, 189 W. High Street, Waynesburg PA 15370

**TOLAND, LINDA M.**, late of Washington, Washington Co., PA; Administrator: Steven Toland, 714

Banetown Road, Washington PA 15301; Attorney: Timothy R. Berggren, Law Offices of Timothy R. Berggren, Esq., 6 South Main Street, Suite 210, Washington PA 15301

### **THIRD PUBLICATION**

**ARDEN, ELWIN N.**, late of Finleyville, Washington Co., PA; Executrix: Cynthia Devos Klingensmith, 1127 Valleyview Drive, Lawrence, PA 15055; Attorney: Clark A. Mitchell, 17 South College St., Washington, PA 15301

**BONI, JR., JOHN**, a/k/a **JOHN BONI**, late of Burgettstown, Washington Co., PA; Administratrix: Valerie Kay Gray, 5440 Ruffed Grouse Circle, Dublin, OH 43016; Attorney: E. J. Julian, 71 N. Main St., Washington, PA 15301

**CAPITANI, MARGARET L.**, a/k/a **MARGARET CAPITANI**, late of Canonsburg, Washington Co., PA; Executrix: Judith A. Talarico, c/o A. Todd Wilson, 82 Firethorn Road, Baden, PA 15005; Attorney: A. Todd Wilson, 82 Firethorn Road, Baden, PA 15005

**HOFFMAN, CHARLEEN W.**, late of Peters Township, Washington Co., PA; Executrix: Audrey Parise n/k/a Audrey Hampe, 1026 Sir Robert Drive, McDonald, PA 15057; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA

**LARKIN, BETTY L.**, a/k/a **BETTY LOU LARKIN**, late of North Franklin Township, Washington Co., PA; Executors: Michael S. Larkin, 72 Blue Jay Drive, Washington, PA 15301; Jennifer A. Marth, 220 Brehm Road, Washington, PA 15301; Attorney: Dennis M. Makel, Makel & Associates, LLC, 98 East Maiden St., Washington, PA 15301

**MILLER, DEBORAH**, a/k/a **DEBORAH JOY MILLER**, late of North Franklin Township, Washington

Co., PA; Executor: Michael Joseph Shrader, c/o Kusturiss, Wolf & Kusturiss; Attorney: Elisabeth H. Wagers, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

**MORTIMER, EILEEN R.**, late of Peters Township, Washington Co., PA; Executor: James W. Mortimer, 113 Little John Drive, McMurray, PA 15317; Attorney: Thomas M. Butz, 125 Technology Dr., Suite 202, Bailey Center I, Southpointe, Canonsburg, PA 15317

**SOWERS, DOROTHY J.**, late of North Franklin Township, Washington Co., PA; Executor: Mark D. Hall, 1670 State Rt. 980, Canonsburg, PA 15317

**SPALDING, JANET STOKOE**, a/k/a **JANET SPALDING**, late of McMurray, Washington Co., PA; Executrix: Beth Ann Wyfker, 541 Scott Lane, Venetia, PA 15367; Attorney: Rebecca A. Bowman, 114 Aston Court, McMurray, PA 15317

## **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 **PCG BEDLINING** with its principal place of business at 914 Main Street, Bentleyville, PA 15314.

The name(s) and/or address(es) of all persons owning or interested in said business: Alexander M. Powells and, Bentleyville, PA 15314. 2)48-1

**CLASSIFIED****(FREE) FILE CABINETS**

Southwestern PA Legal Services has file cabinets (**free**), you must pick up

- 1 large lateral file
- 1 small lateral file
- 2 4drawer legal size black file cabinets
- 1 4drawer legal size brown file cabinets
- 1 3drawer legal size brown file cabinet

Contact Amy at SPLS 724-884-2777 if interested.

**MISCELLANEOUS NOTICE****NAME CHANGE**

NOTICE IS HEREBY GIVEN that on the June 6, 2018, a Petition for Change of Name, filed by Petitioner, **Aleksey V. Morozov**, was filed in the Washington County Court, praying for a decree to change his/her name to **Alexander D. Spencer**. The Court has fixed July 24, 2018, at 9:45 o'clock a.m. in Courtroom No. 1, Washington County Courthouse, Washington, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted. 4)48-1

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 63-18-0728

IN RE: ADOPTION OF AUBREY  
DANAE' GRAY

**NOTICE TERMINATION OF  
PARENTAL RIGHTS**

TO: Birth Father

Pursuant to a Motion for Special Service presented by Brittany Kurowsky (also known as Brittany Gray) and granted by the Honorable Katherine B. Emery of the Washington County Court of Common Pleas on June 6, 2018, the following information is being provided to an unknown birth father by general publication:

A Petition has been filed asking the Court to put an end to all rights you have to your child, Aubrey Danae' Gray. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Washington County Court House, Washington, PA before the Honorable Katherine B. Emery in Courtroom No. 1, Family Division, July 25, 2018 at 11:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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  
16 West Cherry Way  
Washington, PA 15301  
Telephone Number: (724) 225-6170  
\*\*\*\*\*

**NOTICE REQUIRED BY ACT 101 OF  
2010 (23 Pa.C.S. §§2731-2742)**

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding.

A birth relative is defined only as a parent, grandparent, stepparent, sibling, uncle or aunt of the child's birth family, whether the relationship is by blood, marriage or adoption.

This voluntary agreement may allow you to have continuing contact or communication, including but not limited to:

- 1) Letters and/or emails
- 2) Photos and/or videos
- 3) Telephone calls and/or text messages; or
- 4) Supervised or unsupervised visits

If you are interested in learning more about this option for a voluntary agreement, contact David J. Finder, Esquire at (724) 483-5502 or your attorney, if you have one. 4)48-1

### REAL ESTATE NOTICE

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW  
No. 2017-1441

THE BANK OF NEW YORK MELLON  
AS TRUSTEE FOR CWABS, INC.

**IN THE UNITED STATES DISTRICT  
COURT FOR THE WESTERN  
DISTRICT OF PENNSYLVANIA  
CIVIL ACTION  
NO. 2:17-CV-01462-DSC**

**UNITED STATES OF AMERICA,**  
Plaintiff

vs.

**FREDERICK DANEHART, JR. and  
TIFFANY SCHWENDER,** Defendants

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Washington County Deed Instrument No. 201040044.

**SAID SALE** to be held at the Washington Courthouse Square Building, Room 103, 100 West Beau Street, Washington, PA 15301 at **10:00 a.m.** prevailing standard time, on **July 2, 2018.**

**ALL** that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 230-006-00-00-0024-02 recorder in Washington County, Pennsylvania, commonly known as: **88 Old Waynesburg Road, West Alexander, Pennsylvania 15376.**

IDENTIFIED as Tax/Parcel #: 230-006-00-00-0024-02 in the Deed Registry Office of Washington County, Pennsylvania. HAVING erected a dwelling thereon known as 88 OLD WAYNESBURG ROAD, WEST ALEXANDER, PA 15376. BEING the same premises conveyed to Frederick Danehart, Jr. and Tiffany Schwender, dated October 19, 2010, and recorded on December 14, 2010 in the office of the

Recorder of Deeds in and for Washington County, Pennsylvania. Seized and taken in execution as the property of Frederick Danehart, Jr. and Tiffany Schwender at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:17-cv-01462.

**TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30<sup>th</sup>) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov).

6)45-4

## 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, July 6, 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, July 11, 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, July 13, 2018 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

**Sheriff Sale List**

<u>Sale#</u>	<u>Plav Def .....</u>	<u>Property Location</u>
2018-10.....	Specialized Loan Svc v. Cummings .....	Chartiers Twp
2018-74.....	Northwest Bank v. Coulter .....	Borough of Donora
2018-172.....	First Federal S&L v. Kurowski.....	West Pike Run Twp
2018-258.....	Wilmington Savings v. Hainsworth.....	Finleyville
2018-657.....	New Residential Mortgage v. Eppihimer...	Monongahela
2018-734.....	Reverse Mortgage v. Leska .....	West Pike Run Twp.
2018-749.....	Pennymac Loan Svc. V. Sabol.....	Carroll Township
2018-846.....	Federal National Mtg v. George .....	Bentleyville
2018-860.....	Slovenian S&L v. Yocum .....	Morris Township
2017-2793...	Wells Fargo Bank v. CLINGAN .....	Canonsburg
2013-3029...	US Bank v. Pippin .....	East Bethlehem Twp
2017-3629...	Pennymac Loan v. Brooks .....	Peters Township
2017-4975...	KeyBank v. Brock/Magnetta .....	North Franklin Township
2017-5088...	CANCELLED	
2017-5104...	Broad Street Funding v. Yonker .....	Denbo
2017-5206...	Deutsche Bank v. Heinemann.....	Canonsburg
2016-5241...	Ditech Financial v. Donaldson.....	Midway
2017-5710...	PA Housing Finance v. Minton .....	Jefferson Township
2017-5843...	PNC Bank v. Workman .....	Elco Boro
2017-6234...	LSF10 Master Part. V. Elliott .....	Charleroi
2011-6539...	MTGLQ Investors v. Hart .....	Union Township

**SHERIFF'S SALE No. 2018-10**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-10 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 6, 2018**

**Specialized Loan Servicing LLC v. Tammy S. Cummings & Todd C. Cummings**

owner(s) of property situate in the **CHARTIERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 350 Arabian Lane, Washington, PA 15301-6158; Parcel No. 170-017-00-00-0003-09 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$108,958.24

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-74**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-74 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 6, 2018**

**Northwest Bank, vs. Jimmy B. Coulter aka Jimmie B. Coulter and Chris Ann Coulter,**

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **BOROUGH OF DONORA, COUNTY**

OF WASHINGTON, AND  
COMMONWEALTH OF  
PENNSYLVANIA. HAVING  
ERECTED THEREON A DWELLING  
BEING KNOWN AND NUMBERED  
AS 235 McKEAN AVENUE, DONORA,  
PA 15033. PARCEL NUMBER 240-015  
-00-01-0029-00.

**SHERIFF'S SALE No. 2018-172**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2018-172 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 6, 2018**

**FIRST FEDERAL SAVINGS AND  
LOAN ASSOCIATION OF GREENE  
COUNTY, Plaintiff, vs. DENNIS J.  
KUROWSKI, II, Defendant.**

ALL that certain lot or piece of ground  
situate in the **Township of West Pike  
Run**, County of Washington,  
Commonwealth of Pennsylvania, erected  
a residential dwelling and being more  
commonly known as 217 Whitehall  
Road, Daisytown, PA 15427. TAX  
PARCEL NO: 700-011-00-00-0010-00.

**SHERIFF'S SALE No. 2018-258**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2018-258 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 6, 2018**

**Wilmington Savings Fund Society,  
FSB, d/b/a Christiana Trust, not in its  
individual capacity but solely in its  
capacity as Certificate Trustee for  
NNPL Trust Series 2012-1 Plaintiff, v.  
Melvin Hainsworth Defendant.**

All that certain parcel of land situate in  
**Borough of Finleyville**, Washington  
County, Commonwealth of Pennsylvania,  
being more fully described in Instrument  
#200907039, Tax Parcel Nos. 330-002-  
00-02-0009-00 and 330-002-00-02-0010-  
00; also known as 3757 1<sup>st</sup> Street,  
Finleyville, PA 15332.

**SHERIFF'S SALE No. 2018-657**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2018-657 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 6, 2018**

**New Residential Mortgage Loan  
TRUST 2014-2 PLAINTIFF VS.  
Robert J. Eppihimer and Sharon D.  
Eppihimer DEFENDANTS**

ALL that certain parcel of land situate in  
the Third Ward of the **City of  
Monongahela**, Washington County,  
Pennsylvania, bounded and described as  
follows: Being known as 903 Chess  
Street, Monongahela, PA 15063; Parcel  
#440-007-00-04-0007-00—Upon which  
land is erected a two-story brick dwelling  
house containing seven rooms and a  
double garage. The above-described land  
is SUBJECT to the privileges and  
burdens of a private alley running along  
the Westerly line of said land.



**SHERIFF'S SALE No. 2018-734**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-734 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 6, 2018**

**Reverse Mortgage Solutions, Inc. Plaintiff v. JOHN P. LESKA Defendant(s)**

owners of property situate in **West Pike Run Township**, Washington County, Pennsylvania, being 78 Oak Road fka R. D. #2, Box 99, Scenery Hill (West Pike Run Township), PA 15360. Assessment Map No.: 700-006-00-00-0008-01; Assessed Value Figure: \$158,000 Judgment Amount: \$137,699.66 Improvements Thereon: Residential Property; UDREN LAW OFFICES, P.C

**SHERIFF'S SALE No. 2018-749**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-749 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 6, 2018**

**PENNYMAC LOAN SERVICES, LLC Plaintiff vs. ADAM SABOL Defendant(s)**  
ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE **TOWNSHIP OF CARROLL**, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA. BEING KNOWN AS: 1691 FOURTH STREET aka 1691 4TH STREET, MONONGAHELA, PA

15063—Tax Parcel No. 130-006-01-00-0012-00

**SHERIFF'S SALE No. 2018-846**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-846 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 6, 2018**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE" Plaintiff, v. MICHAEL T. GEORGE AND MELITTA L. GEORGE Defendant**

ALL those certain lots or parcels of land together with the improvements thereon, situate in the **Borough of Bentleyville**, Washington County, Pennsylvania, and being more particularly known and designated as, 105 Third Street Bentleyville PA 15314; IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling; PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO. LOT: 040-053-00-01-0019-00 ATTORNEY'S NAME: MARTHA E. VON ROSENSTIEL, P.C.

**SHERIFF'S SALE No. 2018-860**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-860 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 6, 2018**

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. KORY YOCUM, Defendant**

ALL that certain lot or piece of ground situate in the **Township of Morris**, County of Washington and Commonwealth of Pennsylvania

HAVING A MAILING ADDRESS OF: 438 Plum Sock Road; Prosperity, PA 15329.

TAX PARCEL ID NUMBER: 450-013-00-00-0008-03

**SHERIFF'S SALE No. 2017-2793**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2793 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 6, 2018**

**Wells Fargo Bank, NA v. William O. Clingan & Michelle Clingan**

owner(s) of property situate in the **CANONSBURG BOROUGH, 1ST, WASHINGTON** County, Pennsylvania, being 1102 1<sup>st</sup>. Street, Canonsburg, PA 15317-1840; Parcel No.

095-001-07-03-0020-01 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$174,168.18

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones. LLP

**SHERIFF'S SALE No. 2013-3029**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3029 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 6, 2018**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. PRISCILLA L. PIPPIN AND RONALD M PIPPIN, JR., DEFENDANT(S)**

ALL THOSE CERTAIN lots of ground situate in **East Bethlehem Township**, Washington County, Pennsylvania, being Lots Nos. 43, 44 and 45 in the Original Plan of Fredericktown, said three lots being bounded together having thereon erected a dwelling house known as: 22 BANK STREET, FREDERICKTOWN, PA 15333. (Exceptions and Reservations of record). PARCEL NO. 260-013-00-02-0010-00

**SHERIFF'S SALE No. 2017-3629**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3629 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 6, 2018**

**PENNYMAC LOAN SERVICES, LLC Plaintiff vs. KRISTOPHER R. BROOKS; RICHARD P. BROOKS Defendant(s)**

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 212 Stonebrook

Drive, McMurray, PA 15317  
Tax Parcel No. 5400070101001400

**SHERIFF'S SALE No. 2017-4975**

By virtue of a WRIT OF EXECUTION-MORTGAGE FORECLOSURE No. 2017-4975 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 6, 2018**

**KeyBank N.A. Plaintiff v. RITA L. BROCK, INDIVIDUALLY AND AS A KNOWN HEIR OF JAMES C. MAGNETTA AKA JAMES C. MAGNETTO AKA JAMES C. MAGNATTA UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES C. MAGNETTA AKA JAMES C. MAGNETTO AKA JAMES C. MAGNATTA Defendant(s)**

owners of property situate in **Township of North Franklin**, Washington County, Pennsylvania, being 22 Mill St, North Franklin, PA 15301.

Assessment Map No.: 510-002-04-02-0004-00

Assessed Value Figure: \$79,700;

Judgment Amount: \$55,611.08;

Improvements Thereon: Residential

Property; UDREN LAW OFFICES, P.C.

**SHERIFF'S SALE No. 2017-5104**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5104 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 6, 2018**

**Broad Street Funding Trust I Plaintiff v. John M. Yonker Defendant**

TAX I.D. #: 153-033-00-01-0017-00

Residential Dwelling

Premises being known as: 48 DAWSON ROAD, **DENBO**, PENNSYLVANIA 15429. SUBJECT TO ALL MINERALS UNDERLYING SAID LOTS, TOGETHER WITH THE MINING RIGHTS AND PRIVILEGES PREVIOUSLY CONVEYED.

SUBJECT TO EXCEPTIONS RESERVATIONS, EASEMENTS, RIGHTS OF WAY, RIGHTS AND PRIVILEGES SET FORTH IN INSTRUMENTS OF RECORD.

**SHERIFF'S SALE No. 2017-5206**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5206 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 6, 2018**

**Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset. Backed Pass-Through Certificates, Series 2006-M1 v. Brian L. Heinemann; Tracy Morse**

owner(s) of property situate in the **CANONSBURG BOROUGH**, 3RD, WASHINGTON County, Pennsylvania, being 425 Highfield Avenue, Canonsburg, PA 15317-1242; Parcel No, 110-028-00-00-0020-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$91,945.48

Attorneys for Plaintiff: Phelan Hallinan  
Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-5241**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5241 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 6, 2018**

**Ditech Financial LLC Plaintiff v. David R. Donaldson and David A. Donaldson Defendants**

All That Certain land situate in the **Borough of Midway** in the County of Washington, Commonwealth of Pennsylvania Premises: 201 Locust Street fka Lot 28 Fairway Street, Midway, Pennsylvania 15060; Tax I.D. #: 410-015-00-00-0021-00. Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2017-5710**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5710 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 6, 2018**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY, PLAINTIFF  
VS. COLLIN MINTON,  
DEFENDANT**

ALL that lot in **Jefferson Township**, Washington County, Pennsylvania, HAVING THEREON ERECTED A

DWELLING HOUSE KNOWN AND NUMBERED AS: 532 STROPE ROAD, BURGETTSTOWN, PA 15021  
PARCEL NO. 380-006-02-00-0002-00

**SHERIFF'S SALE No. 2017-5843**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5843 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 6, 2018**

**PNC Bank, National Association, Successor by Merger to National City Mortgage, A Division of National City Bank v. Terry L. Workman**

owner(s) of property situate in the **ELCO BOROUGH**, WASHINGTON County, Pennsylvania, being 308 Route 88, Elco, PA 15434 Parcel No. 3000050004000401 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$132,554.71

Attorneys for Plaintiff Phelan Hallinan  
Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-6234**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6234 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 6, 2018**

**LSFIO Master Participation Trust Plaintiff; vs. William Elliott; Linda K.**

**Elliott Defendants.**

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

Tax Parcel ID: 160-031-00-03-0018-00.

HAVING AN ADDRESS OF: 101 LINCOLN AVENUE, CHARLEROI, PA 15022

**SHERIFF'S SALE No. 2011-6539**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-6539 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 6, 2018**

**Mtqlq Investors, L.P. v. Thomas W. Hart**

owner(s) of property situate in the **UNION TOWNSHIP**, WASHINGTON County, Pennsylvania, being 11 Lake Drive, Finleyville, PA 15332-3531; Parcel No. 640-011-03-00-0007-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,527.64

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

Samuel F. Romano, Sheriff      7)46-3