

NOTICE OF MARY JO POKNIS  
REGISTER OF WILLS AND EX-OFFICIO CLERK OF THE  
ORPHANS' COURT DIVISION, COURT OF THE COMMON PLEAS,  
WASHINGTON, PENNSYLVANIA

The following fiduciaries have filed their respective accounts in the Office of the Clerk  
of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO MARCH 23, 2017 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
85-0116	GREENWOOD MEMORIAL PARK, INC. David H. Strobel, Trustee .....		Todd T. Turin, Esq.
15-0138	LAUREL WOOD HOLDING CO., dba Forest Lawn Gardens, Inc. PNC Bank, N.A., Trustee .....		Nina B. Stryker, Esq.
15-0491	MATCHETT, WAYNE S. aka Wayne Strouss David S. Matchett and Carter D. Lescallete, Exrs		Loretta B. Kendall, Esq.
16-0430	OLSHOCK, JOHN T. aka John Tibbens aka John Frances B. Olshock, Administratrix .....		Matthew J. Madvay, Esq.
15-0786	SCOTT, WARREN W. a/k/a Warren David M. Simon, Executor .....		Daniel R. White, Esq.
13-0333	WELLING, MARY E. Holly Branch, Administratrix, DBNCTA .....		Chad Schneider, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS SCHEDULED FOR MARCH 23, 2017 AT 9:30 A.M., COURTROOM #1 BEFORE THE HONORABLE KATHERINE B. EMERY, JUDGE

Mary Jo Poknis, Register and Ex-Officio

Clerk of the Orphan's Court Division of the Court of Common Pleas of Washington County, PA  
1)33-2

**WASHINGTON COUNTY BAR ASSOCIATION  
BOARD OF DIRECTORS 2017**

<b>President:</b> Stephanie M. Sewak	<b>Board Members:</b>
<b>President-Elect:</b> Susan M. Key	Hon. Damon J. Faldowski (2017)
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<b>Young Lawyers' Division:</b>	Jonathan G. Higlie (2019)
Jarrold Takah, - President	
Rose A. Semple, President-elect	

## 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

**BIGGER, MARIE ELAINE MALARDI**, a/k/a **MARIE BIGGER**, late of Bulger, Washington Co., PA; Executor: Loretta B. Kendall, 364 E Lincoln Avenue, McDonald PA 15057; Attorney: Loretta B. Kendall, 364 E Lincoln Avenue, McDonald PA 15057

**BOZICK, DARLA ANN**, late of Canonsburg, Washington Co., PA; Administrator: Ronald M. Bozick, c/o Frank C. Roney, Mark C. Stopperich, 382 West Chestnut Street, Suite 102, Washington PA 15301; Attorney: Frank C. Roney, Mark C. Stopperich, 382 West Chestnut Street, Suite 102, Washington PA 15301

**DREZEWSKI, EDWARD**, late of Township of Canton, Washington Co., PA; Administratrix: Kathleen Amos, 178 Webb Drive, Washington PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main Street, Suite 200, Washington PA 15301

**ELLIS, KEITH ROBERT**, late of Washington, Washington Co., PA; Executor: Keith Robert Ellis II, 53 Johnson Street, Wilkes Barre PA 18705; Attorney: Tamora Reese, 70 East Wheeling Street, Washington PA 15301

**KERR-SMITH, SHEILA**, late of Cecil Township, Washington Co., PA;

Executor: Robert Smith, c/o Jesse White 107 S. McDonald Street, McDonald PA 15057; Attorney: Jesse White, Jesse White & Associates, 107 S. McDonald Street, McDonald PA 15057

**LESSO, LORNA BARBARA**, a/k/a **LORNA LESSO**, late of Chartiers Township, Washington Co., PA; Executors: Emmanuel Zaimes, 328 Thomas Road, McMurray PA 15317, Michael Crow, 208 Meadowview Drive, Canonsburg PA 15317; Attorney: William E. Speakman, Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington PA 15301

**PANKIEWICZ, LAWRENCE J.**, a/k/a **LARRY PANKIEWICZ**, late of Carroll Township, Washington Co., PA; Executor: Stanley Pankiewicz, 23 Craven Drive, Charleroi PA 15022; Attorney: Eva H. Ahern, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

**PATTERSON, REBECCA GENE**, a/k/a **REBECCA G. PATTERSON**, late of Brownsville, Washington Co., PA; Executor: Joel L. Patterson, 150 Rita Drive, Brownsville PA 15417

**PIGFORD, GORDENA BEATRICE**, a/k/a **BEATRICE GORDENA PIGFORD** a/k/a **GORDENA B. PIGFORD**, late of New Eagle, Washington Co., PA; Executors: Thomas E. Pigford and Joann Marraccini, 401 Mineola Avenue, Washington PA 15301

**POPOVICH, THEODORE C.**, late of City of Monongahela, Washington Co., PA; Executor: John Popovich, 510 Elmira Street, Monongahela PA 15063; Attorney: Blane A. Black, 223 Second Street, Monongahela PA 15063

**SANDERS, RITA M.**, a/k/a **RITA SANDERS**, late of Carroll Township, Washington Co., PA; Executors: Stephen Fusco, 1339 Armstrong Drive,

Monongahela PA 15063, Michael A. Fusco, 6842 Wall Road, Monongahela PA 15063; Attorney: James W. Haines, 1202 West Main Street, Monongahela PA 15063

**WARD, GERRY**, late of Washington, Washington Co., PA; Administratrix: Carol J. Ward, 364 Cross Creek Road, Avella PA 15312; Attorney: Robert N. Clarke, Robert N. Clarke & Associates, 15 West Beau Street, Washington PA 15301

### SECOND PUBLICATION

**HUNTER, WILLIAM HARRY**, late of McMurray, Washington Co., PA; Executors: Robert Kenneth Hunter, 36 Windcrest Drive, Cecil, PA 15321; Jeffrey William Hunter, 139 Lakeview Drive, McMurray, PA 15317; Attorney: Samuel A. Moore, 5311 Brightwood Road, PO Box 518, Bethel Park, PA 15102

**KELLEY, J. EVERETT**, a/k/a **JAMES EVERETT KELLEY, SR.**, late of Buffalo Township, Washington Co., PA; Administrator: James Everett Kelley, Jr., 216 Scenic Drive, Avella, PA 15312; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

**KOPCHO, CLAIRE H.**, late of Canonsburg, Washington Co., PA; Executrix: Sonya L. Bell, c/o William G. Ball; Attorney: William G. Ball, 3100 Grant Bldg., 310 Grant St., Pittsburgh, PA 15219

**LENZI, EVANO J.**, late of South Strabane Township, Washington Co., PA; Administrator: Michael J. Bingey, 469 West Newton Road, Elizabeth, PA 15037; Attorney: Jeffrey J. Lochner, Lochner and Lochner, 4232 Brownsville Rd., Ste 315, Pittsburgh, PA 15227

**LEONARD, JOAN MARIE**, a/k/a **JOAN M. LEONARD**, late of North Bethlehem Township, Washington Co., PA; Administrator: Thomas W. Leonard, 1566 Brush Run Road, Washington, PA 15301; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**MURPHY, EVELYN MARIE**, a/k/a **EVELYN M. MURPHY**, late of Washington Co., PA; Administrator: Ricky C. Murphy, 104 Opal Drive, Verona, PA 15147; Attorney: Albert G. Reese, Jr., 640 Rodi Road, 2nd Fl, Ste 2, Pittsburgh, PA 15235

**OSTRICH, ARTHUR E.**, late of Marianna, Washington Co., PA; Administratrix: Melissa M. Phillips, PO Box 31, Fredericktown, PA 15333; Attorney: Mary Chmura Conn, Tershel & Associates, 55 South Main Street, Washington, PA 15301

**POPOVICH, RICHARD D.**, late of Peters Township, Washington Co., PA; Executrix: Joyce A. Popovich, 700 Crosswinds Dr., McMurray, PA 15317; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

**RUFFA, BETTY JANE**, late of Washington, Washington Co., PA; Executors: Evelyn Jean Ruffa, 125 Moffat Avenue, Washington, PA 15301; Thomas Louis Ruffa, 997 E. Maiden St., Washington, PA 15301; Attorney: Stephen D. Marriner, Jr., Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

**SHEPELAK, MARY H.**, late of North Charleroi Borough, Washington Co., PA; Executrix: Mary Ann Dudas, 712 Center Avenue, North Charleroi, PA 15022; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi, PA 15022

**TRAX, ROBERT C.**, late of Peters Township, Washington Co., PA; Executrices: Judy M. Ross & Peggy L. Coffield, c/o 775 East Maiden St., 1st Fl., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

**WICKERHAM, CAROL A.**, late of Carroll Township, Washington Co., PA; Administratrices: Ruth Ann Zippay, 220 Zippay Road, Charleroi, PA 15022 and Rebecca J. Walsh, 312 Carroll Lane, Monongahela, PA 15063; Attorney: Jason M. Walsh, Bigi & Walsh, 337 Fallowfield Avenue, Charleroi, PA 15022

**WILLIAMS, JR., JAMES EDWARD**, late of Charleroi Borough, Washington Co., PA; Executrix: Amanda Roberts, 1003 1/2 Third Street, Charleroi PA 15022; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi, PA 15022

### THIRD PUBLICATION

**AFRICA, BREANNA NICHOLE**, late of Canonsburg, Washington Co., PA; Administrator: Steven R. Wolf; Attorney: Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Ave., Canonsburg, PA 15317

**FURMAN, DIANA**, late of East Beth Township, Washington Co., PA; Executrix: Diana Furman, 57 Main St., Clarksville PA 15322; Attorney: Lisa J. Buday, P.O. Box 488, California, PA 15419

**HAYES, EDWARD PATRICK**, late of Avella, Washington Co., PA; Administrators: Lynda Stadler Baldini, 175 E. Clinton Ave., Tenafly, NJ 07670; Joseph Hayes, 18 Creighton Avenue, Pittsburgh, PA 15205

**KOSSLER, HOWARD J.**, late of South Strabane Township, Washington Co., PA; Executor: Dean J. Kossler, c/o 775 E. Maiden St., 1st Fl., Washington, PA

15301; Attorney: Dorothy A. Milovac, 775 E. Maiden St., 1st Fl., Washington, PA 15301

**MARY, MICHAEL ANTHONY**, late of Washington, Washington Co., PA; Administratrix: Sherry Mary, 391 Wolf Avenue, Washington, PA 15301; Attorney: Emmanuel S. Anthou, 142-A McClelland Road, Canonsburg, PA 15317

**MROCK, TOD M.**, late of North Strabane Township, Washington Co., PA; Executor: Daniel G. Mrock, 203 Demar Blvd., Canonsburg, PA 15317; Attorney: Lauren C. Hadburg, 109 VIP Drive, Suite 102, Wexford, PA 15090

**PERELLA, MARTHA A.**, late of Union Township, Washington Co., PA; Executrix: Monica M. Agliori, 18 Clifton Blvd., Pittsburgh, PA 15210; Attorney: Severin D. Russo, DiPaolo & Russo, 1106 Fifth Avenue, Pittsburgh, PA 15219

**PRYOR, LOIS ANN**, late of North Bethlehem Township, Washington Co., PA; Executrix: Karen A. Shawver, c/o 775 East Maiden St., 1st Fl., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

**RAMBEAU, GEORGE**, late of Washington, Washington Co., PA; Executrix: Leadeth Jane Rambeau, 1971 The Road, Washington, PA 15301; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

**STALEY, MARGARET F.**, late of Finleyville, Washington Co., PA; Executor: William S. Staley, 5132 Chevy Chase Dr., Finleyville, PA 15332; Attorney: Lauren C. Hadburg, 109 VIP Drive, Ste 102, Wexford, PA 15090

**STROSSER, THELMA L.**, late of Washington, Washington Co., PA;

Executor: Walter J. Strosser, c/o 775 E. Maiden St., 1st Fl., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 E. Maiden St., 1st Fl., Washington, PA 15301

**WITHUM, GLORIA M.**, late of Union Township, Washington Co., PA; Executrix: Laura A. Dixon, 572 Sugar Run Road, Eighty Four, PA 15330; Attorney: John F. Morris, 422 Second Ave., Carnegie, PA 15106

**CORPORATION NOTICES**

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 6 of February, 2017, with respect to a Domestic Business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **OUR HEALING PATH, LLC** with its principal place of business being located at 79 Green Street, Houston PA 15342.

2)34 -1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 10<sup>th</sup> of June, 2016, with respect to a Domestic Business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **THOMAS MARTEN CO.** All interested persons interested in said business are Ethan T. Ward. 2)34 -1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic Business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **BRIAN POPKO, M.D, P.C.**

Scott P. Magnuson  
2651 Monroeville Blvd., Suite 101  
Monroeville PA 15146 2)34 -1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 7th of November, 2016, with respect to a Domestic Business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **GOODWIN TECHNICAL SERVICES, INC.** with its principal place of business being located at 150 McCarrell Road, Hickory, PA 15340.

2)34 -1

**MISCELLANEOUS**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
No. 63-17-272

ORPHANS COURT DIVISION

**IN RE: ADOPTION OF:  
BREHANNA CHRISTINE.  
SELINGER, Minor Child.**

Take notice that a hearing is set for the judicial resolution of a Petition for Involuntary Termination of Parental Rights in the above-captioned matter, on May 18, 2017 at 3:00 p.m. in Courtroom Number 1 before President Judge Katherine B. Emery.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER THEN YOU SHOULD GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

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

4)34-1

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**IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA**

In re: PETITION OF THE **CHARLEROI  
AREA SCHOOL DISTRICT** FOR  
COURT APPROVAL OF THE SALE  
OF UNUSED AND UNNECESSARY  
LANDS AND BUILDINGS  
PURSUANT TO 24 P.S. § 7-707(3)  
Docket No: 2017-185

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 7-707 (3) of the Pennsylvania Public School Code shall be held before the Honorable Damon J. Faldowski, Judge of the Court of Common Pleas of Washington County, Pennsylvania on March 22, 2017 at 1:30 p.m. in Courtroom #6 of the Washington County Courthouse, concerning the sale of certain real property from the Charleroi Area School District to the Mon Valley Alliance, namely (a) That land known as 138 McKean Avenue, Charleroi, Washington County, Pennsylvania 15022 located at Tax Parcel I.D. No. 160-029-00-01-0013 -00 and commonly known as the "Atlas Building Property"; and (b) That land known as 200 2nd Street, Charleroi, Washington County, Pennsylvania 15022 located at Tax Parcel I.D. No. 160-020-00-00-0008-00 and commonly known as the "Old Stadium Property." 4)32-3

**REAL ESTATE NOTICES**

In The Court of Common Pleas  
Washington County  
Civil Action – Law  
No. 2016-7124

Notice of Action in Mortgage  
Foreclosure

**PNC Bank, National Association,**  
Successor in Interest to National City  
Real Estate Services, LLC, Successor by  
Merger to National City Mortgage, Inc.,  
formerly known as National City  
Mortgage Co., Plaintiff

vs.

**The Unknown Heirs of Kevin E.  
McKean, Deceased,** Mortgagor and  
Real Owner, Defendant(s)

To: The Unknown Heirs of Kevin E.  
McKean, Deceased, Mortgagor and Real  
Owner, Defendant(s), whose last known  
address is 60 Oak Hill Drive,  
Washington, PA 15301.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., formerly known as National City Mortgage Co., has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. 2016-7124, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 60 Oak Hill Drive, Washington, PA 15301, whereupon your property will be sold by the Sheriff of Washington County.

Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information

about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Southwestern PA Legal Aid Society  
10 W. Cherry Ave.  
Washington, PA 15301  
724-225-6170

Washington County Bar Assn.  
119 South College St.  
Washington, PA 15301  
washcobar.org  
724-225-6710

Michael T. McKeever, Atty. for Plaintiff  
KML Law Group, P.C.  
Ste. 5000, Mellon Independence Center  
701 Market St.  
Phila., PA 19106-1532  
215.627.1322 6)34-1

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In The Court of Common Pleas  
Washington County, Pennsylvania  
Civil Action-Law  
No. 2016-6196

Notice of Action in Mortgage  
Foreclosure

**Nationstar Mortgage LLC, Plaintiff**  
vs.

**Unknown Heirs, Successors, Assigns  
and All Persons, Firms or Associations  
Claiming Right, Title or Interest From  
or Under Gail A. Wolfe and Walter  
Was, Known Heir of Gail A. Wolfe,  
Deceased, Defendant(s)**

NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY

TO: Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title or  
Interest From or Under Gail A. Wolfe,  
Deceased, Defendant(s), whose last  
known address is 111 Fannie Street, Mc  
Donald, PA 15057.

Your house (real estate) at 111 Fannie Street, Mc Donald, PA 15057, 470-012-00-03-0006-00, is scheduled to be sold at Sheriff's Sale on 5/5/17, at 10:00 AM, at Washington County Sherriff's Office, Courthouse Sq., 100 W. Beau St., Ste. 101, Washington, PA 15301, to enforce the court judgment of \$122,043.53, obtained by Nationstar Mortgage LLC (the mortgagee) against you. -

**NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE** - To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call : (610)278-6800.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)  
- YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE -
5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800.
6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 724-228-6840.
8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Southwestern PA Legal Aid  
10 W. Cherry Ave.



Washington, PA 15301  
724.225.6170.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf  
Attys. for Plaintiff  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610-278-6800

6)34-1

**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 194 Lover Jonestown Road, Charleroi, PA 15022 being more fully described at Washington County Instrument Number 200610250.

**SAID SALE** to be held at the Courthouse Square, Room 104, 100 West Beau Street, Washington, PA 15301 at 10:00 a.m. prevailing, standard time, on March 28, 2017.

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 320-012-00-00-0033-00 recorded in Washington County, Pennsylvania. Seized and taken in execution as the property of Betty Davis aka Betty J. Davis, 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. 2:16-cv-01529.

**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 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. Steve Frank, 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)32-4

## SHERIFF SALES

### Sheriff Sale List

<u>Sale#</u>	<u>Plav Def .....</u>	<u>Property Location</u>
2015-1005...	E*Trade Gank v. Porterfield.....	Carroll Township
2016-1124...	JP Morgan Mortgage v. Davis .....	Union Township
2016-2134...	Wells Fargo Bank v. Evans.....	Washington
2014-2324...	EverBank v. Staso.....	South Strabane Twp
2015-2867...	Bank of America v. Hollander .....	North Strabane Twp
2014-3204...	PNC Bank v. White .....	Hanover Township
2016-3502...	Ditech Financial v. Hull.....	Washington
2012-3880...	Bank National Assoc. v. Bogo.....	Independence Twp.
2016-4216...	Wells Fargo Bank v. Vermeulen.....	McDonald Borough
2014-5010...	Bank of America v. Lukas .....	Amwell Township
2015-5121...	MTGLQ Investors v. Williams.....	Cecil Township
2016-5234...	LSF9 Master Part. V. Wright.....	Chartiers Township
2015-5407...	Wells Fargo Bank v. Schwingel.....	Washington
2016-5491...	US Bank v. Fuchick.....	West Brownsville
2014-5524...	Wells Fargo Bank v. DeBee .....	Canton Township
2015-5677...	Bayview Loan Servicing v. Bowland .....	Burgettstown
2016-6272...	Nationstar Mortgage v. Paxon .....	Monongahela
2016-6364...	Lakeview Loan Servicing v. Walker .....	Carroll Township
2016-6590...	Ditech Financial v. Bautz.....	Boro of New Eagle
2015-6744...	Specialized Loan Servicing v. Schar .....	California Borough
2015-6823...	Wilmington Trust v. Hugh.....	Smith Township
2015-7125...	Bank of New York v. Yoders .....	Canton Township
2016-7260...	Bank of New York v. Orsky .....	Cross Creek Twp
2015-7287...	Wells Fargo Bank v. Meynard.....	Peters Township
2016-7393...	Washington Area Teachers FCU v. Underwood.....	Cross Creek Twp
2016-7471...	JP Morgan Chase Bank v. Remaley.....	Charleroi Borough
2015-8267...	Federal National Mtg v. Schar .....	California Borough

#### 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, April 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, April 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 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, April 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. 2015-1005**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1005 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 **APRIL 7, 2017**  
**E\*Trade Bank Plaintiff, v. Caren E. Porterfield fka Caren E. Molisee, personal representative of the Estate of Violet Harper, deceased** record owner/mortgagor, 1558 4th Street, Monongahela, PA 15063 Defendants.

ALL that certain lot or parcel of land situate in **Carroll Township**, Washington County, Pennsylvania, being Tax Parcel No. 130-006-04-01-0012-00; also known as 1558 4th Street, Monongahela, PA 15063

**SHERIFF'S SALE No. 2016-1124**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1124 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 **APRIL 7, 2017**

**J.P. Morgan Mortgage Acquisition Corp. PLAINTIFF VS. Michael R. Davis DEFENDANT**

All that certain lot or parcel of land situate in the **Township of Union**, County of Washington and Commonwealth of Pennsylvania, Being designated as Tax Map No. 640-008-03-00-0010-00 Registry Office. Having erected thereon a dwelling known as 12 Maple Street, Finleyville, PA 15332

**SHERIFF'S SALE No. 2016-2134**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2134 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 **APRIL 7, 2017**

**WELLS FARGO BANK, N.A. Plaintiff, vs. Shawn C. Evans & Katy J. Evans Defendants**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Washington City**, Washington County, Pennsylvania. TAX PARCEL NO.: 760-020-00-01-0007-00; PROPERTY ADDRESS: 401 Burton Avenue, Washington, PA 15301-3303; IMPROVEMENTS: ERECTED THEREON

**SHERIFF'S SALE No. 2014-2324**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2324 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 **APRIL 7, 2017**

**EverBank Plaintiff v. Gregory A Staso and Deidre M Staso Defendants**

All that certain land situate in **South Strabane Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 205 Jimmie Street, Washington, Pennsylvania 15301

Tax ID #: 600-004-13-01-0002-00 - - Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2015-2867**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2867 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 **APRIL 7, 2017**

**BANK OF AMERICA, N.A.** 7105 Corporate Drive PTXB-209 Plano, TX 75024 vs. **DONNA HOLLANDER & GEORGE E. HOLLANDER**, 299 Clare Drive Canonsburg, PA 15317

All that certain lot or piece of ground situated in the **Township of North Strabane**, County of Washington and Commonwealth of Pennsylvania, Having erected thereon a dwelling house known and numbered 299 Clare Drive, Canonsburg, PA 15317

Parcel Number: 520-013-19-00-0030-00 -Subject to coal, oil, gas, mineral and mining rights, rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record, or as shown on the recorded Plan.

**SHERIFF'S SALE No. 2014-3204**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-3204 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 **APRIL 7, 2017**

**PNC Bank, National Association, Successor by merger to National City Bank, Successor by merger to National City Bank of Indiana Plaintiff, vs. F. Donald White, Jr. & Patricia Sue White Defendants**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Hanover Township**, Washington County, Pennsylvania. TAX PARCEL NO.: 3400110000003400; PROPERTYADDRESS: 16 Devils Den Road, Burgettstown, PA 15021 - IMPROVEMENTS: ERECTED THEREON

**SHERIFF'S SALE No. 2016-3502**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3502 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 **APRIL 7, 2017**

**Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Patrick Hull**

owner(s) of property situate in the **WASHINGTON CITY, 7TH,** WASHINGTON County, Pennsylvania, being 1026 Allison Avenue, Washington, PA 15301-2054; Parcel No. 770-027-00-03-0003-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING -Judgment Amount \$49,881.45; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2012-3880**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3880 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 **APRIL 7, 2017**

**Bank National Association, as Trustee, Successor-in-Interest to Wachovia Bank, N.A. as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-Wwfl vs. Lana Lee Bogo a/k/a Lana L. Bogo & Richard J. Bogo, Ronda Bogo**

owner(s) of property situate in the **INDEPENDENCE TOWNSHIP,** WASHINGTON County, Pennsylvania, being 219 Independence Road, Avella, PA 15312-2358; Parcel No. 370-003-05-02-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING-Judgment Amount: \$105,575.94; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-4216**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4216 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 **APRIL 7, 2017**

**Wells Fargo Bank, N.A. v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dorothy Vermeulen, Deceased**

owner(s) of property situate in the **McDONALD BOROUGH,** WASHINGTON County, Pennsylvania, being 131 Station Street. Mc Donald. PA 15057-1135; Parcel No. 470-007-00-01-0005-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING—Judgment Amount: \$141,869.99; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2014-5010**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5010 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 **APRIL 7, 2017**

**Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP PLAINTIFF VS. James A. Lukas and Debra C. Lukas DEFENDANTS**

ALL that certain lot, piece or parcel of land situate in **Anwell Township,** Washington County, Pennsylvania, and being 586 Ridge Church Road, Amity, PA 15311 - -Parcel No.: 020-022-00-00-0008-04

**SHERIFF'S SALE No. 2015-5121**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5121 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 **APRIL 7, 2017**

**MTGLQ INVESTORS, L.P, 6011 CONNECTION DRIVE 5<sup>th</sup> FLOOR, IRVING, TX 75039 vs. DENNIS J. WILLIAMS & JENNIFER L. WILLIAMS**

ALL that certain lot or piece of ground situate in the **Township of Cecil**, County of Washington and Commonwealth of Pennsylvania, being designated as Tax Identification Number: 140-007-00-00-0052-01; PROPERTY known as 112 Mawhinney Road, Cecil, PA. 15321

**SHERIFF'S SALE No. 2016-5234**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5234 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 **APRIL 7, 2017**

**LSF9 MASTER PARTICIPATION TRUST, Plaintiff v. DONALD L. WRIGHT AKA DON L. WRIGHT AND SUSAN M WRIGHT, Defendants.**

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **TOWNSHIP OF CHARTIERS, COUNTY OF WASHINGTON,**

COMMONWEALTH OF PENNA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 529 McGOVERN ROAD, HOUSTON, PA 15342. PARCEL NUMBER 170-016-07-01-0001-00.

**SHERIFF'S SALE No. 2015-5407**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5407 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 **APRIL 7, 2017**

**Wells Fargo Bank, NA v. Christina M. Schwingel**

owner(s) of property situate in the **WASHINGTON CITY, 6TH, WASHINGTON** County, Pennsylvania, being 356 Burton Avenue. Washington, PA 15301-3302; Parcel No. 760-020-00-02-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING-Judgment Amount: \$77,305.13

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones. LLP

**SHERIFF'S SALE No. 2014-5524**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5524 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 **APRIL 7, 2017**

**Wells Fargo Bank, N.A, as Trustee, on**

**behalf of the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2005WMC3, Mortgage Pass-Through Certificates, Series 2005-WMC3 Plaintiff, vs. William M. Debee a/k/a William Debee & Nicole L. Debee Defendants**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Canton Township**, Washington County, Pennsylvania. TAX PARCEL NO.: 120-009-05-04-0008-00; PROPERTY ADDRESS: 335 Crescent Drive Washington, PA 15301; IMPROVEMENTS: ERECTED THEREON

**SHERIFF'S SALE No. 2015-5677**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5677 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 **APRIL 7, 2017**

**BAYVIEW LOAN SERVICING Plaintiff vs. CHARLES A. BOWLAND & MARGUERITE C. BOWLAND Defendant(s)**

ALL THAT CERTAIN lot or parcel of ground situate in the **Borough of Burgettstown**, County of Washington and Commonwealth of Pennsylvania, bounded and described as follows: BEING KNOWN AS: 1330 MAIN STREET, BURGETTSTOWN, PA 15021 -Tax Parcel No. 070-023-00-00-0011-00

**SHERIFF'S SALE No. 2016-6272**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6272 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 **April 7, 2017**

**Nationstar Mortgage LLC PLAINTIFF VS. George Paxon DEFENDANT**

Parcel No.: 430-021-00-03-0015-00 and 430-021-00-03-0016-00 Washington County. BEING commonly known as 1245 Fourth Street, **Monongahela**, Pennsylvania 15063.

**SHERIFF'S SALE No. 2016-6364**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6364 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 **APRIL 7, 2017**

**LAKEVIEW LOAN SERVICING, LLC, 4425 Ponce DeLeon Blvd, Mail Stop MS5/251, Coral Gables, FL 33146 vs. KRISTEN M WALKER N/K/A KRISTEN M. HACKINSON**

All those two certain lots or pieces of ground situate in **Carroll Township**, Washington County Pennsylvania. Tax ID: 130-012-03-05-0012-00 - Property Address: 104 Albert Avenue, Monongahela, PA 15063

**SHERIFF'S SALE No. 2016-6590**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6590 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 **APRIL 7, 2017**

**Ditech Financial LLC Plaintiff v. Margaret G. Bautz Defendant**

All That certain land situate in the **Borough of New Eagle** in the County of Washington, Commonwealth of Pennsylvania. Premises: 419 Broadway Street, New Eagle, Pennsylvania 15067; Tax ID. #: 480-005-00-00-0011-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2015-6744**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6744 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 **APRIL 7, 2017**

**SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD. SUITE 300, HIGHLANDS RANCH, CO 801259 vs. JILL SCHAR & DANIEL SCHAR**

ALL that certain tract of land situate in the **Borough of California**, Washington County, Pennsylvania, being known and designated as Tax Parcel ID No. 080-008-00-03-0015-00 -Property Address: 306 4th Street, California, PA 15419

**SHERIFF'S SALE No. 2015-6823**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6823 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 **APRIL 7, 2017**

**Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for VM Trust Series 3, a Delaware statutory trust PLAINTIFF VS. David Hughes and Luanne Hughes DEFENDANTS**

ALL THAT CERTAIN lot or land, situate in **Smith Township**, Washington County, Pennsylvania, bounded and described as follows: Parcel No.: 570-013-02-02-0004-00; 1 Walnut Street, Burgettstown, PA 15021

**SHERIFF'S SALE No. 2015-7125**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7125 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 **APRIL 7, 2017**

**The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc. Mortgage Asset-Backed Pass-Through Certificates, Series 2005-RP1, Plaintiff v. CHRIS M. YODERS & TRACIS. YODERS, Defendant(s)**

Owners of property situate in **Canton Township**, Washington County, Pennsylvania, being 322 Wolf Avenue, Washington, PA 15301; Assessment Map No.: 120-008-03-03-0037-00; Judgment



Amount: \$91,534.14; Improvements  
Thereon: Residential Property

**SHERIFF'S SALE No. 2016-7260**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7260 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 **April 7, 2017**

**The Bank of New York Mellon fka The Bank of New York, as Trustee (CWALT 2006-12CB) PLAINTIFF VS. Jody L. Orsky and Richard Orsky DEFENDANTS**

ALL that certain lot or piece of ground situate in the **Township of Cross Creek**, County of Washington and Commonwealth of Pennsylvania; 538 Atlasburg Road, Burgettstown, PA 15021 -Parcel No.: 210-006-00-00-0008-00

**SHERIFF'S SALE No. 2015-7287**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7287 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 **APRIL 7, 2017**

**WELLS FARGO BANK, N.A. Plaintiff, vs. Christine C. Meynard Defendant**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Peters Township**, Washington County, Pennsylvania. TAX PARCEL NO.: 540-010-10-03-0006-00;

PROPERTY ADDRESS: 423 Robinhood Lane, McMurray, PA 15317; IMPROVEMENTS: ERECTED THEREON

**SHERIFF'S SALE No. 2016-7393**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7393 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 **APRIL 7, 2017**

**WASHINGTON AREA TEACHERS FEDERAL CREDIT UNION Plaintiff vs DORIS MALLAS and DIANE KANITRA, known heirs of DONALD D. UNDERWOOD, Deceased, Defendants**

PARCEL I.D. NO. 210-002-01-05-0003-00 and PARCEL I.D. NO. 210-002-01-04-0008-00. BEING 6 Fayette St, Burgettstown, PA 15021. ALL those two certain lots or pieces of ground situate in the Village of Cross Creek, **Township of Cross Creek**, County of Washington, Commonwealth of Pennsylvania

**SHERIFF'S SALE No. 2016-7471**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7471 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 **APRIL 7, 2017**

**JPMorgan Chase Bank, N.A. v. Ann L. Remaley**  
owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania,

being 923 Meadow Avenue, Charleroi, PA 15022-1821 Parcel No. 160-008-00-02-0012-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING-Judgment Amount: \$47,436.56; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2015-8267**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-8267 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 **APRIL 7, 2017**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff VS. JILL C. SCHAR AND DANIEL SCHAR, A/K/A DANIEL W. SCHAR Defendants**

ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") PROPERTY BEING KNOWN AS: All that certain piece, parcel or lot of ground situate in **California Borough**, Washington County, Commonwealth of Pennsylvania; Tax ID: Parcel No. 080-018-00-03-0007-00- -734 Park Street, California PA 15419. IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

Samuel F. Romano, Sheriff 7)32-3

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