

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

BARNETT, JOHN H., late of McMurray, Washington Co., PA; Executrix: Susan Barnett FitzGerald aka Susan B. Seppi, 818 West 6th Street, Leadville, CO 80461; Attorney: James C. Kletter, 331 Parkway Drive, Pittsburgh, PA 15228

BRIGICH, MARILYN J., late of Canonsburg, Washington Co., PA; Executor: Marko S. Brigich, 419 Brigich Road, Canonsburg, PA 15317; Attorney: Richard C. Levine, Ainsman Levine, LLC, 310 Grant St., Suite 1500, Pittsburgh, PA 15219

MARSHALL, MARJORIE J., a/k/a **MARJORIE H. MARSHALL**, late of Speers Borough, Washington Co., PA; Executor: Bruce C. Marshall, 133 Linden Avenue, Charleroi, PA 15022; Attorney: Jeffrey C. Marshall, Marshall & Smith, PC, 46 East Philadelphia St., York, PA 17401

McLAUGHLIN, PHYLLIS D., late of Peters Township, Washington Co., PA; Executor: Patrick McLaughlin, 357 East Pike Street, Houston, PA 15342

MILLER, PHYLLIS J., a/k/a **PHYLLIS MILLER**, late of McDonald, Washington Co., PA; Executrix: Heidi K. Miller, c/o PO Box 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

PLAISTED, LEAH W., late of Washington, Washington Co., PA; Executor: William Baron, Sr., c/o 135 S. College St., Washington, PA 15301; Attorney: Lane M. Turturice, 135 South College St., Washington, PA 15301

PRUCE, ANDREA L., late of Canonsburg, Washington Co., PA; Executor: Scott J. Pruce, 7 Digital Drive #7-202, Nashua, NH 03062

SAPKO, LINDA DIANE, late of Charleroi, Washington Co., PA; Executrix: Rosemary Hans, 1124 Reservoir Avenue, Monessen, PA 15062; Attorney: Mary C. Carroll, 122 South 17th Street, Pittsburgh, PA 15203

VERHOLTZ, MARY BETH, late of Strabane, Washington Co., PA; Administrator: John D. Verholtz, Jr., 165 Alexander Avenue, Strabane, PA 15363; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg, PA 16317

WILLIAMS, PATRICIA ANNE, late of Monongahela, Washington Co., PA; Executrix: Susan Carini, 155 Lenity School Road, Rostraver Twp, PA 15012; Attorney: Blane A. Black, 223 Second Street, Monongahela, PA 15063

WILLIAMS, STELLA B., late of McDonald, Washington Co., PA; Executor: William M. Bernhart; Attorney: William M. Bernhart, 4008 Alden Drive, Pittsburgh, PA 15220

SECOND PUBLICATION

SNOWDON, JOHN, late of Venetia, Washington Co., PA; Executrix: Amber Snowdon, 500 Sugar Camp Road, Venetia, PA 15367; Attorney: Shannon L. Cree, Three Gateway Center, 401 Liberty Avenue, 22nd Fl., Pittsburgh, PA 15222

GAUDEN, ELIJAH T., a/k/a **ELIJAH T. GAUDEN, JR.**, late of Roscoe Boro, Washington Co., PA; Executrix: Denise A. Fink, 1644 Southpine Drive, South

Park, PA 15129; Attorney: Herman J. Bigi, 337 Fallowfield Avenue, Charleroi, PA 15022

LLOYD, HERBERT N., late of Hanover Township, Washington Co., PA; Executrix: Virginia M. Kline, P.O. Box 177, Carrolltown, PA 15722; Attorney: Frank C. Roney, Jr., 382 West Chestnut Street, Ste 102, Washington, PA 15301

STOLLAR, JAMES A., a/k/a **JAMES ALVIN STOLLAR, SR.**, late of Canton Township, Washington Co., PA; Executors: James A. Stollar, Jr., 362 Armstrong Dr., Washington, PA 15301, Pamela S. Pierce, 577 S. Main St., Washington, PA 15301, Darla J. Evans, 595 Franklin Farms Rd., Washington, PA 15301; Attorney: John A. Rodgers, Peacock Keller LLP, 70 East Beau St., Washington, PA 15301

THIRD PUBLICATION

AHLQUIST, JOHN C., late of North Franklin Township, Washington Co., PA; Administratrix: Karen Huff, 62 Armour Street, Washington, PA 15301

GILBERT, SANDRA LEE PETRUCCI, a/k/a **SANDRA GILBERT**, late of Burgettstown, Washington Co., PA; Executrix: Christine Gilbert, 15 East Market Street, Burgettstown, PA 15021; Attorney: Timothy R. Berggren, 6 South Main St., Ste 210, Washington, PA 15301

GNORA, MARGARET, late of Dunlevy Borough, Washington Co., PA; Executrix: Tamara L. Billie, 255 Davidson Drive, Charleroi, PA 15022; Attorney: Susan M. Key, Peacock Keller, LLP, 70 East Beau Street, Washington, PA 15301

LAHOFF, MICHAEL S., late of Washington Co., PA; Executor: Daniel M. Lahoff, 261 Perrymont Road, Pittsburgh, PA 15237; Attorney: John R.

Cook, 106 Arcadia Court, 9380 McKnight Road, Pittsburgh, PA 15237

LONGSTRETH, GERALD, late of Washington Co., PA; Executor: Scott Longstreth, PO Box 72, St. Thomas, PA 17252; Nathan Longstreth, 176 Poplar Ridge Rd., Penn Hills, PA 15234

LYCANS, NORMA JEAN, a/k/a **NORMA LYCANS**, late of South Strabane Township, Washington Co., PA; Administratrix: Lisa Murray, 100 S. Franklin St., Apt. 504, Washington, PA 15301; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15301

McMILLEN, HARRIET A., a/k/a **HARRIETTE ARLENE McMILLEN** a/k/a **HARRIET McMILLEN**, late of Monongahela, Washington Co., PA; Executrix: Mary Lou Babich, 106 McKee Road, Perryopolis, PA 15473; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

QUINN, MARLENE P., late of North Strabane Township, Washington Co., PA; Executrix: Leslie A. Giaquinto, 144 Vista Drive, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

CORPORATION NOTICES

FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **BOWMAN FIELD SOLUTIONS, LLC** with its principal

place of business at 2400 Ansys Drive, Ste 102, Canonsburg, PA 15317.

The name(s) and/or address(es) of all persons owning or interested in said business: Synergy Inspections LLC, 2400 Ansys Drive, Suite 102, Canonsburg, PA 15317.

Allyson Matvey, Esq.
Metz Lewis Brodman Must O'Keefe LLC,
535 Smithfield Street, Suite 800
Pittsburgh, Pennsylvania 15222
(412) 918-1100 2)25-1

CERTIFICATE OF AMENDMENT

Notice is hereby given that a Certificate of Amendment has been filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a Bowman Field Solutions, LLC which was organized under the provisions of the Business Corporation Law of 1988, as amended. The name of Bowman Field Solutions, LLC has been changed to Synergy Inspections LLC.

Allyson Matvey, Esq.
Metz Lewis Brodman Must O'Keefe LLC,
535 Smithfield Street, Suite 800
Pittsburgh, Pennsylvania 15222
(412) 918-1100 2)25-1

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 Non-profit Corporation which has been organized under the Pennsylvania Non-profit Corporation Law of 1988.

The name of the corporation is **LAIRDS TRUCKING, LLC**,

Dennis M. Makel, Esq.
98 East Maiden Street
Washington, PA 15301

2)25 -1

MISCELLANEOUS NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2018-7325

IN RE: NAME CHANGE OF
McKENNA JADE SMITH, a minor

NOTICE FOR PUBLICATION

Notice is hereby given that the petition for change of name of **McKENNA JADE SMITH** was filed on December 26, 2018, praying for a decree to change her name to **McKENNA JADE SCHAKE**.

The Court has fixed February 1, 2019, at 9:00 a.m., in Courtroom No. 5, Washington County Courthouse, Washington, Pennsylvania, for the hearing. All persons interested may appear and show cause, if any that they have, why, the prayer of the petition should not be granted.

Bassi, Vreeland & Associates, PC
62 East Wheeling Street
Washington, PA 15301 4)25-1

In the Court of Common Pleas
of Washington County, Pennsylvania
Civil Division
No. 2018-7169

IN RE Petition of Dolores Barbara Lunardini A/K/A **Lori B. Lunardini** to change name to Lori Barbara Lunardini.

Change of Name

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, February 1, 2019 at 9:00 a.m. as the time and Courtroom 5, Washington County Courthouse, Main

Street, Washington, PA 15301, as the place for a hearing, when and where all persons may show cause, if they have any, why said name should not be changed as requested.

Mark B. Morrow Esquire
304 Ross Street, Suite 302
Pittsburgh, PA 15219
Ph. 412-232-3133
Attorney for Petitioner 4)25-1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY, PA
CIVIL DIVISION
NO. 2018-5380

MARLEX PROPERTIES, LLC,
Plaintiff,

v.

**UNKNOWN HEIRS, EXECUTORS
AND/OR ADMINISTRATORS OF THE
ESTATE OF DONALD W. VERNILLO,
DECEASED, UNKNOWN HEIRS,
EXECUTORS AND/OR
ADMINISTRATORS OF THE ESTATE
OF WILDA G. VERNILLO,
DECEASED, AMERICAN GENERAL
CONSUMER DISCOUNT COMPANY,
CHRYSLER FIRST CONSUMER
DISCOUNT COMPANY, WELLS
FARGO BANK MINNESOTA, NA,
SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA,
NATIONAL ASSOCIATION, AS
TRUSTEE F/K/A NORWEST BANK
MINNESOTA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
AMRESCO RESIDENTIAL
SECURITIES CORPORATION
MORTGAGE LOAN TRUST 1998-3,
and PENNSYLVANIA DEPARTMENT
OF REVENUE, Defendants.**

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You

are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
119 South College Street
Washington, Pennsylvania 15301
Telephone Number: (724) 225-6710
4)25-1

SHERIFF SALES

Special Notice On Real Estate Sales Sheriff's Rule

Tax collectors, attorneys and solicitors who file tax statements, liened taxes and municipal liens against property being sold at Sheriff's Sale. Hereafter, no statements can be withdrawn or adjustments made after the property has been bid in at a certain price, therefore statements must be correct at the time of filing. THERE WILL BE NO EXCEPTIONS TO THIS RULE.

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by County, PA, on **Friday, February 1, 2019** Samuel Romano, Sheriff of Washington 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, February 6, 2019 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, February 8, 2019 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>
2018-609	JPMorgan Chase Bank v. Leoni	New Eagle Boro
2010-854	Santander Bank v. Krynak	Hanover Township
2018-870	Specialized Loan v. Martin	West Pike Run
2015-1091	Slovenian S&L v. Currey	Canonsburg
2018-1092	Nationstar Mortgage v. Deems	West Bethlehem Twp
2018-1287	Legacy Mortgage v. Schamp	Deemston Boro
2018-1348	Bayview Loan v. Giehl	Peters Township
2018-1364	Wilmington Savings v. McGuire	Charleroi Borough
2018-1373	Ditech Financial v. Close	Somerset Township
2018-1385	US Bank v. Martin	Independence Twp
2018-1404	Midfirst Bank v. Lowe	Charleroi
2018-1570	US Bank v. Monseau	Burgettstown
2015-1768	Wilmington Savings v. Ruby	Washington
2018-1825	Deutsche Bank v. McKean	West Brownsville
2018-1991	Bank NA v. Paul	East Washington
2018-2770	PNC Bank v. Irwin	Roscoe Borough
2018-2987	Union Home Mtg v. Livingood	North Franklin Twp
2018-3106	Deutsche Bank v. Miller	Borough of New Eagle
2018-3251	Bayview Loan v. Harding	Cecil Township
2018-3257	Metropolitan Life Ins.Co. v. Palette	Canonsburg
2018-3397	US Bank v. Tipping	Bentleyville
2018-3834	Slovenian S&L v. Powell	Peters Township
2018-3846	Slovenian S&L v. Walker	Mt. Pleasant
2017-3863	US Bank v. Werner	North Strabane
2018-3990	Flagstar Bank v. Rankin	Independence Twp
2018-4202	Bank of America v. Quillen	Bentleyville
2018-4419	Bayview Loan v. Lesko	East Pike Run Twp
2018-4613	Northwest Bank v. Ruffalo	Washington
2018-4831	Specialized Loan Svc. V. Ward	Robinson Twp
2018-5123	Wilmington Savings v. Heider	Chartiers Township
2016-5238	LSC 164A v. Mel Blount Home	Claysville
2017-5378	Wells Fargo Bank v. Dolan	Chartiers Township
2018-5459	PA Housing Finance v. Branchcheck	Smith Township
2017-6462	JPMorgan Bank v. Clark	Chartiers Township
2015-6851	PNC Bank v. Eakin	Washington

SHERIFF'S SALE No. 2018-609

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-609 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

JPMorgan Chase Bank, N.A. v. Nicholas A. Leoni, Lauren Leoni, Thomas A. Lacerenza, Sr

owner(s) of property situate in the **NEW EAGLE BOROUGH**, WASHINGTON County, Pennsylvania, being 120 Union Street, New Eagle. PA 15067-1422; Parcel No. 480-013-00-02-0028-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$99,012.33

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP.

SHERIFF'S SALE No. 2010-854

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-854 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 **FEBRUARY 1, 2019**

Santander Bank, N.A., Formerly Known as Sovereign Bank v. Thomas Michael Krynak, Thomas Krynak

owner(s) of property situate in the **HANOVER TOWNSHIP**, WASHINGTON County, Pennsylvania,

being 34 Campbell Road, aka 34 Campbell Drive, Burgettstown, PA 15021-2708; Parcel No. 340-030-00-00-0023-01 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$92,673.35

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP.

SHERIFF'S SALE No. 2018-870

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-870 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 **FEBRUARY 1, 2019**

Specialized Loan Servicing LLC Plaintiff VS. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marilyn Martin, deceased and Dale D. Martin, known Heir of Marilyn Martin, deceased and Darla Mayton, known Heir of Marilyn Martin, deceased and Donald Martin, known Heir of Marilyn Martin, deceased and DEFENDANTS

ALL THAT CERTAIN lot or piece of ground situate in the **Township of West Pike Run**, County of Washington, and Commonwealth of Pennsylvania, bounded and described as follows: HAVING erected thereon a dwelling known for informational purposes as 21 Daisytown Road, Daisytown, PA 15427. Being Parcel ID 700-013-00-00-0020-01; B Parcel No. 700-013-00-00-0020-00. Containing 1.588 acres

SHERIFF'S SALE No. 2015-1091

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1091 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, P A 1530 I, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. AMY D. CURREY, Defendant.

SHORT DESCRIPTION

ALL that certain parcel of land situate in the Second Ward of the **Borough of Canonsburg**, Washington County, Pennsylvania, being Lot No. 22 in the Plan laid out by Elizabeth H. Harper, et al. of record in the Recorder's Office of Washington County, Pennsylvania in Plan Book Volume 5, Page 40. HAVING A MAILING ADDRESS OF: 224 Spruce Street, Canonsburg, Pennsylvania 15317. Tax Parcel I.D. Number: 100-011-00-01-0011-00

SHERIFF'S SALE No. 2018-1092

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1092 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 **FEBRUARY 1, 2019**

Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF VS. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations

Claiming Right, Title or Interest from or under Donna M. Deems fka Donna M. Jay, Deceased and Edward James Deems, Jr., known heir of Donna M. Deems, fka Donna M. Jay, Deceased DEFENDANTS

ALL those two certain contiguous lots of ground situate in **West Bethlehem Township**, Washington County, Pennsylvania, known and designated as Lots Nos. 33 and 34 in the Barnard Place Plan of Lots, TO HAVE A'ND TO HOLD the said lots of ground above-described with the buildings and improvements thereon unto the Grantee, her heirs, successors and assigns.

BEING TAX PARCEL NO 660-001-00-03-0010-00; BEING KNOWN AS 66 Hedge Avenue, Marianna, PA 15345

SHERIFF'S SALE No. 2018-1287

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1287 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 **FEBRUARY 1, 2019**

LEGACY MORTGAGE ASSET TRUST 2017-GSI, 75 Beattie Place Suite 300, Greenville, SC 29601 vs. WILLIAM B SCHAMP, ANGELA D. SCHAMP AKA ANGELA SCHAMP, 1645 Morey Road, Fredericktown, PA 15333

PARCEL #'s: 220-003-00-00-0026-00 & 220-003-00-00-0027-00; PROPERTY ADDRESS: 1645 MOREY RD FREDERICKTOWN, PA 15333

That certain piece or parcel of land, and the buildings and improvements thereon,

known as 1645 Morey Road located in the **Borough of Deemston**, County of Washington, and Commonwealth of Pennsylvania, and being more particularly described in a Deed recorded as Instrument No. 200121764 of the Washington County Land Records.

SHERIFF'S SALE No. 2018-1348

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1348 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 **FEBRUARY 1, 2019**

Bayview Loan Servicing, LLC, 4425 Ponce De Leon Blvd, 5th Floor, Coral Gables, Fl 33146, Plaintiff vs. Nicole Lee Giehll, Co-Administrator of the Estate of Sharon Lee Giehll, Deceased, Mortgagor and Real Owner Matthew Lee Giehll, II, Co-Administrator of the Estate of Sharon Lee Giehll, Deceased, Mortgagor and Real Owner Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **Peters Township**, WASHINGTON County, Pennsylvania

TAX PARCEL NO: 540-002-00-00-0040-13C ;

PROPERTY ADDRESS: 253 Quail Run Rd, Venetia, PA 15367

IMPROVEMENTS: ERECTED THEREON
ATTORNEY'S NAME: Roger Fay, Esq

SHERIFF'S SALE No. 2018-1364

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1364 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 **FEBRUARY 1, 2019**

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust C v. Christine M. Cardinale, Esq, in Her Capacity as Administratrix of The Estate of Michael McGuire a/k/a Michael Ray McGuire, Jr; Heather McGuire a/k/a Heather McGuire Ferguson, in Her Capacity as Heir of The Estate of Michael McGuire a/k/a Michael Ray McGuire, Jr; Jessica McGuire, in Her Capacity as Heir of The Estate of Michael McGuire a/k/a Michael Ray McGuire, Jr; Minor Defendant #1, in His Capacity as Heir of The Estate of Michael McGuire a/k/a Michael Ray McGuire, Jr; Minor Defendant #2, in Her Capacity as Heir of The Estate of Michael McGuire a/k/a Michael Ray McGuire, Jr; Minor Defendant #3, in Her Capacity as Heir of The Estate of Michael McGuire a/k/a Michael Ray McGuire, Jr Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael McGuire a/k/a Michael Ray McGuire, Jr., Deceased

SHERIFF'S SALE No. 2018-1373

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1373 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 **FEBRUARY 1, 2019**

DITECH FINANCIAL LLC, 3000 Bayport Drive, Suite 8000 Tampa, FL33607 vs. HEATHER M. CLOSE; RAYMOND WATSON, 76 Rainey Road, Eighty Four, PA 15330

All that certain lot or piece of ground situate in the **Township of Somerset**, County of Washington, Pennsylvania, being more particularly bounded and described as follows, to-wit: BEING designated as Tax Parcel No. 580-003-00-00-0015-00 in the Deed Registry Office of Washington County, Pennsylvania - PROPERTY ADDRESS: 76 Rainey Road, Eighty Four, PA 15330

SHERIFF'S SALE No. 2018-1385

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1385 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 **FEBRUARY 1, 2019**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC3 Plaintiff v. DONALD E MARTIN; MILDRED I MARTIN Defendant(s)

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **INDEPENDENCE TOWNSHIP**, WASHINGTON COUNTY, PENNA: BEING KNOWN AS: 1847 AVELLA ROAD, AVELLA, PA 15312 BEING PARCEL NUMBER: 370-005-03-00-0011-00; IMPROVEMENTS: RESIDENTIAL PROPERTY

SHERIFF'S SALE No. 2018-1404

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1404 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 **FEBRUARY 1, 2019**

MIDFIRST BANK, VS. ALBERT LOWE; MARGARET LOWE, DEFENDANT(S)

ALL that piece of ground in the **Borough of Charleroi**, County of Washington, Pennsylvania, being known as part of Lot No. 153, Section "A" General Plan, Borough of Charleroi. HAVING erected thereon a structure presently municipally known as 213 Luella Avenue, Charleroi, PA 15022. Parcel #: 160-028-00-01-003500 Washington Deed Book 2544, Page 550

SHERIFF'S SALE No. 2018-1570

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1570 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 **FEBRUARY 1, 2019**

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT PLAINTIFF v. Unknown Heirs of the Estate of Isadore H. Monseau DEFENDANT(S).

BEING KNOWN AS 26 JONN DRIVE, **BURGETTSTOWN** PA 15021; PARCEL NO. 340-011-05-01-0002-00

and 340-011-05-01-0003-01 -
IMPROVEMENTS Residential Dwelling

SHERIFF'S SALE No. 2015-1768

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1768 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 **FEBRUARY 1, 2019**

By virtue of a Writ of Execution No. C-63-CV-201501768

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Karen I. Ruby

owner(s) of property situate in the **WASHINGTON CITY, 5TH, WASHINGTON** County, Pennsylvania, being 605 Murdock Street, Washington, PA 15301; Parcel No. 750-014-00-01-0008-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$179,426.64---Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-1825

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1825 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, P A 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee for Saxon Asset Securities

Trust 2001-2, Mortgage Loan Asset Backed Certificates, Series 2001-2 c/o Ocwen Loan Servicing, LLC Plaintiff v. Gloria J. McKean Defendant(s)

All that certain lot or piece of ground situate in the **Township of West Brownsville** Washington County, having erected thereon a dwelling known as 218 Adams Avenue, Brownsville, PA 15417.

ID. NO. 675-015-00-01-0012-00/675-015-00-01-0011-00 - PROPERTY OF: 218 Adams Avenue, Brownsville, PA 15417
EXECUTION NO.: 2018-1825
JUDGMENT AMOUNT \$41,065.47;
ATTORNEY: Edward J. McKee, Esq. 1581 Main Street, Suite 200, Warrington, PA 18976

SHERIFF'S SALE No. 2018-1991

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1991 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 **FEBRUARY 1, 2019**

Bank National Association, as Trustee Under Pooling and Servicing Agreement Dated as of August 1, 2006 Mastr Asset-Backed Securities Trust 2006-He3 Mortgage PassThrough Certificates, Series 2006-He3 v. Khrissy Tiano, Individually and in Her Capacity as Heir of The Estate of Jeffrey Paul aka Jeffrey H. Paul; Jeffrey L. Paul, in His Capacity as Administrator of The Estate of Jeffrey Paul aka Jeffrey H. Paul; Melinda S. Paul, in Her Capacity as Heir of The Estate of Jeffrey Paul aka Jeffrey H. Paul; Brady H. Paul, in His Capacity as Heir of The Estate of Jeffrey Paul

aka Jeffrey H. Paul Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jeffrey Paul aka Jeffrey H. Paul, Deceased

owner(s) of property situate in the **EAST WASHINGTON BOROUGH**, WASHINGTON County, Pennsylvania, being 99 Christman Avenue, Washington, PA 15301-3601. Parcel No. 290-007-00-01-0004-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$127,102.86; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-2770

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2770 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 **FEBRUARY 1, 2019**

PNC BANK, NATIONAL ASSOCIATION 3232 Newmark Drive Miamisburg, OR 45342 vs. GREGORY C. IRWIN, 207 Corwin Street, Roscoe, PA 15477

ALL that certain piece or lot of ground situate in the **Borough of Roscoe**, Washington County, Pennsylvania, bounded and described as follows: Tax Parcel ID. #560-004-00-04-0005-00 PROPERTY ADDRESS: 207 Corwin Street, Roscoe, PA 15477

SHERIFF'S SALE No. 2018-2987

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2987 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 **FEBRUARY 1, 2019**

Union Home Mortgage Corp. v. Dane W. Livingood Janel Keenan-Livingood

owner(s) of property situate in the **NORTH FRANKLIN TOWNSHIP** WASHINGTON County, Pennsylvania, being 73 Old York Road, Washington, PA 15301-6211; Parcel No. 510-003-13-01-0008-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING- Judgment Amount: \$134,223.26

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-3106

By virtue of a WRIT OF EXECUTION- MORTGAGE FORECLOSURE No. 2018-3106 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 **FEBRUARY 1, 2019**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006OPT5, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT5 Plaintiff v. SCOTT MILLER aka SCOTT A. MILLER; SHELLEY R. PAINTER aka SHELLEY R. MILLER N/K/A SHELLY R. MILLER Defendant(s)

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN

THE BOROUGH OF NEW EAGLE,
WASHINGTON COUNTY,
PENNSYLVANIA: BEING KNOWN AS:
128 FIRST AVENUE NEW EAGLE, PA
15067

BEING PARCEL NUMBER: 480-008-00-
02-0006-01 & 480-008-00-02-0007-00-
IMPROVEMENTS: RESIDENTIAL
PROPERTY; RAS Citron, LLC Attorneys
for Plaintiff

SHERIFF'S SALE No. 2018-3251

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2018
-3251 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
FEBRUARY 1, 2019

**BAYVIEW LOAN SERVICING, LLC,
A DELAWARE LIMITED LIABILITY
COMPANY, 4425 Ponce de Leon Blvd
Coral Gables, FL 33146 vs. LUCINDA
A. HARDING, TIMOTHY J.
HARDING, 5 Langer Road, Lawrence,
PA 15055**

ALL those two certain lots of ground
together with the improvements thereon,
situate in **Cecil Township**, Washington
County, Pennsylvania, TAX PARCEL #
140-012-03-02-0008-00; PROPERTY
ADDRESS: 5 Langer Road, Lawrence, PA
15055

SHERIFF'S SALE No. 2018-3257

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2018
-3257 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
FEBRUARY 1, 2019

**METROPOLITAN LIFE
INSURANCE COMPANY 4425 Ponce
de Leon Blvd Coral Gables, FL 33146
vs. PAULA PALLETTE, PATTY M.
PALLETTE, 519 Chartiers Avenue,
Canonsburg, PA 15317**

ALL THAT CERTAIN LOT OF
GROUND SITUATE IN THE FIRST
WARD OF THE **BOROUGH OF
CANONSBURG,** WASHINGTON
COUNTY, PENNSYLVANIA, PARCEL
#: 090-015-00-03-0009-00 PROPERTY
ADDRESS: 519 CHARTIERS
AVENUE, CANONSBURG, PA 15317

SHERIFF'S SALE No. 2018-3397

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2018-3397 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
FEBRUARY 1, 2019

**U.S. Bank National Association, as
Indenture Trustee, Successor in
Interest to Wachovia Bank National
Association, as Indenture Trustee for
Aegis Asset Backed Securities Trust
2005-2, Mortgage Backed Notes, clo
Ocwen Loan Servicing, LLC Plaintiff
v. Paul Tipping Defendant(s)**

PROPERTY OF: 210 Johnston Road,
Bentleyville, PA 15314 - EXECUTION
NO.: 2018-3397 JUDGMENT AMOUNT
\$106,333.05; I.D. NO. 040-063-00-02-
0011-00 - ATTORNEY: Edward J.
McKee, Esq. 1581 Main Street, Suite
200, Warrington, PA 18976

All the right, title and interest and claim of Paul Tipping of, in and to: All that certain lot or piece of ground situate in the **Borough of Bentleyville** Washington County, having erected thereon a dwelling known as 210 Johnston Road, Bentleyville, PA 15314

SHERIFF'S SALE No. 2018-3834

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3834 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 **FEBRUARY 1, 2019**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. CHRISTY I. POWELL, Defendant.

ALL that certain lot or piece of ground situate in the **Township of Peters**, County of Washington and Commonwealth of Pennsylvania, Tax Parcel I.D. No. 540-003-05-01-0011-01. This property has an address of 1025 Old Washington Road, McMurray, PA 15317.

SHERIFF'S SALE No. 2018-3846

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3846 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 **FEBRUARY 1, 2019**

SLOVENIAN SAVINGS AND LOAN

ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff vs. ERIN D. WALKER and unknown heirs of MELVIN D. WALKER, deceased, Defendants

ALL that certain tract of land situate in **Mt. Pleasant Township**, Washington County, Pennsylvania, being a part of a certain original tract known as the A. B. Frye tract of 182.781 acres. Tax Parcel I.D. No. 460-009-01-02-0015-00 This property has an address of 168 Dogwood Street, Westland, PA 15378.

SHERIFF'S SALE No. 2017-3863

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3863 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 **FEBRUARY 1, 2019**

U.S. BANK N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A. AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK, NA. AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS THROUGH CERTIFICATES WMALT SERIES 2006-6 TRUST, 7105 Corporate Drive, Plano, TX 75024 vs. JOSEPH M WERNERT & ELLEN S. WERNERT, 465 Linnwood Road, Eighty Four, PA 15330

The land hereinafter referred to is situated in the City of Eighty Four, County of Washington, State of PA, and is described as follows: ALL that certain parcel of land situate in **North Strabane Township**, Washington County, Pennsylvania, more particularly bounded

and described as follows: Containing 2.8077 acres, more or less. APN: 520-009-00-00-0038-00

PROPERTY ADDRESS: 465 Linnwood Road, Eighty Four, PA 15330

SHERIFF'S SALE No. 2018-3990

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3990 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 **FEBRUARY 1, 2019**

Flagstar Bank, FSB Plaintiff v. Jason L. Rankin Defendant

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN **INDEPENDENCE TOWNSHIP**, WASHINGTON COUNTY, PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS: CONTAINING 3.13 ACRES, ACCORDING TO A SURVEY BY DONALD A MORROW, ENGINEER. MAY, 1952. All That Certain land situate in **Independence Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 397 Washington Pike, Avella, Pennsylvania 15312; Tax I.D. #: 3700090000000500 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2018-4202

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4202 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 **FEBRUARY 1, 2019**

Bank of America, N.A. Plaintiff v. Lorraine Nancy Anderson, Co-Executrix of the Estate of Mary L. Quillen and Robyn Rae Anderson, Co-Executors of the Estate of Mary L. Quillen Defendants

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

Premises: 302 Beallsville Road, Bentleyville, Pennsylvania 15314; Tax I.D. #: 040-005-00-00-0026-00; Improvements consist of a Residential Dwelling UNDER AND SUBJECT TO THE EXCEPTIONS, RESERVATIONS, RIGHTS-OF-WAY, EASEMENTS, ETC., AS CONTAINED IN THE DEED HEREINAFTER RECITED OR VISIBLE UPON AN INSPECTION OF THE PREMISES.

SHERIFF'S SALE No. 2018-4419

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4419 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 **FEBRUARY 1, 2019**

BAYVIEW LOAN SERVICING, LLC 4425 Ponce de Leon Blvd Coral Gables, FL 33146 vs. DONNA E. LESKO & JOSEPH J. LESKO, 919 Wood Street, California, PA 15419

ALL that certain lot or piece of ground situated in the **Township of East Pike**

Run, Borough of California, County of Washington and Commonwealth of Pennsylvania, The coal underlying the above parcel of ground is excepted and not to be conveyed by this deed. Parcel Identifier(s): 080-020-00-04-0014-00 - PROPERTY ADDRESS: 919 Wood Street, California, PA 15419

SHERIFF'S SALE No. 2018-4613

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4613 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 **FEBRUARY 1, 2019**

Northwest Bank vs. Andrew J. Ruffalo and Gloria J. Ruffalo

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE SEVENTH WARD OF THE CITY OF WASHINGTON, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 95 WOODLAND AVENUE, WASHINGTON, PA 15301. INSTRUMENT NUMBER 20131 1272, PARCEL #770-037-00-01 -0017-00.

SHERIFF'S SALE No. 2018-4831

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4831 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 **FEBRUARY 1, 2019**

Specialized Loan Servicing, LLC PLAINTIFF VS. Emma D. Ward DEFENDANT

Parcel One: ALL THAT CERTAIN lot or ground in **Robinson Township**, Washington County, Pennsylvania, being the Easterly portion of Lot No. 52 in Section C of the J.D. Sauters Plan of McDonaId Pennsylvania, BEING designated as Tax Parcel No. 550-020-05-03-0014-01 in the Deed Registry Office of Washington County, Pennsylvania.

Parcel Two: ALL THAT CERTAIN lot or piece of ground situate in Robinson Township, Washington County, Pennsylvania, being Lot No.51 in the J.S. Sauter Plan of Lots, Section C, in Plan Book Volume I, Page 188 of the Recorder's Office of Washington County, Pennsylvania. BEING designated as Tax Parcel No. 550-020-05-03-0013-00 in the Deed Registry Office of Washington County, Pennsylvania. Commonly known as 400 North McDonald Street, McDonald, PA.

SHERIFF'S SALE No. 2018-5123

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-5123 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 **FEBRUARY 1, 2019**

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee, on behalf of Aero Mortgage Loan Trust 2017-1 Plaintiff v. David A. Heider and Rochelle Heider Defendant(s)

JUDGMENT AMOUNT \$96,127.48 -
 ATTORNEY: Andrew J. Marley, 1581
 Main Street, Suite 200, The Shops at
 Valley Square, Warrington, PA 18976

ALL THAT CERTAIN piece or parcel of
 ground situate in **Chartiers Township**,
 County of Washington, Commonwealth
 of Pennsylvania, being known as 72
 McConnells Mill Road a/k/a 70A
 McConnells Mills Road, Washington, PA
 15301. I.D. NO. 170-010-00-00-0019-02

SHERIFF'S SALE No. 2016-5238

By virtue of a WRIT OF EXECUTION -
 MORTGAGE FORECLOSURE No.
 2016-5238 issued out of the COMMON
 PLEAS of Washington County, and to me
 directed on which inquisition and
 exemption are waived, there will be
 exposed at public sale in the Courthouse
 Square Building, Room 104, 100 West
 Beau Street, Washington, P A 1530 I,
 Washington County, at 10:00 A.M. on
FEBRUARY 1, 2019

**LSC 164A, LLC, assignee of Branch
 Banking and Trust Company Plaintiff,
 v. MEL BLOUNT YOUTH HOME OF
 WESTERN PENNSYLVANIA
 Defendant.**

Parcel No: 050-004-00-00-0016:00, 050-
 004-00-00-0018-02, 060-006-00-00-0001
 -02, and 060-006-00-00-0001-03
 Location of property: 6 Mel Blount Drive,
 Claysville, WASHINGTON County,
 Pennsylvania. The improvements thereon
 are:

Premises: Commercial Youth Home
 consisting of land and buildings in Blaine
 and Buffalo Townships

Real debt: \$270,697.78, plus interest and
 costs through the date of sale; Attorney:
 Christine L. Barba, Esquire, Ballard
 Spahr LLP

SHERIFF'S SALE No. 2017-5378

By virtue of a WRIT OF EXECUTION-
 MORTGAGE FORECLOSURE No.
 2017-5378 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
FEBRUARY 1, 2019

**WELLS FARGO BANK, N.A,
 Plaintiff, vs. Linda M. Dolan,
 Defendants**

ALL THAT CERTAIN piece, parcel or
 lot of land situate in **Chartiers Township**
 WASHINGTON County, Pennsylvania

Tax Parcel No.: 170-008-00-00-0005-00
 Property Address: 664 Western Avenue
 Canonsburg, PA 15317

Improvements: Erected Thereon
 Sold as Property of: Linda M. Dolan and
 Francis B. Dolan, Jr., Deceased
 Attorney's Name: Roger Fay, Esquire

SHERIFF'S SALE No. 2018-5459

By virtue of a WRIT OF EXECUTION -
 MORTGAGE FORECLOSURE No.
 2018-5459 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
FEBRUARY 1, 2019

**PENNSYLVANIA HOUSING
 FINANCE AGENCY, PLAINTIFF
 VS. AISHA M. BRANCHECK,
 DEFENDANT.**

ALL that certain lot in **Smith Township**,
 Washington County, Pennsylvania,

designated as Lot No. 142, Atlas Mine Plan of Lots, Washington Plan Book 7, pages 347-348. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 72 3RD AVENUE, ATLASBURG, PA 15004 - PARCEL NO. 570-031-01-02-0004-00.

SHERIFF'S SALE No. 2017-6462

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6462 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 **FEBRUARY 1, 2019**

JPMorgan Chase Bank, National Association PLAINTIFF VS. Michelle L. Kerosky and David J. Clark DEFENDANTS

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Chartiers**, County of Washington and Commonwealth of Pennsylvania, BEING Parcel ID 170-015-06-00-0043-00 AND BEING known for informational purposes as 408 summit Court, Houston, PA

SHERIFF'S SALE No. 2015-6851

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6851 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 **FEBRUARY 1, 2019**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, Plaintiff, VS. STACY EAKIN, Defendant.

ALL THAT CERTAIN SINGLE FAMILY DWELLING SITUATED IN THE SEVENTH WARD OF THE CITY OF WASHINGTON, WASHINGTON COUNTY, PA, BEING MORE FULLY DESCRIBED IN DEED BOOK 2930, PAGE 486. KNOWN AS 122 MAPLE AVENUE, WASHINGTON, PA 15301. WASHINGTON COUNTY TAX I.D. NO. 770-030-00-04-0021-00

Samuel F. Romano, Sheriff 7)24-3