

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

ANDERSON, CYNTHIA A., a/k/a **CYNTHIA ANN ANDERSON**, late of East Finley Township, Washington Co., PA; Executor: Charles L. Anderson c/o L. Dawn Haber, 345 Southpointe Blvd., Suite 100, Canonsburg PA 15317; Attorney: L. Dawn Haber, Akman & Associates, P.C., 345 Southpointe Blvd., Suite 100, Canonsburg PA 15317

BEHRENDT, JOHN T., late of Fallowfield Township, Washington Co., PA; Executor: Jason T. Behrendt, 8 Smith Street, Charleroi PA 15022; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington PA 15301

CAPRA, DAVID L., late of McDonald, Washington Co., PA; Executrix: Jill Capra, 1037 Windance Drive, McDonald PA 15057; Attorney: Loretta B. Kendall, 364 E Lincoln Avenue, McDonald PA 15057

GLEN, BETTY L., late of McMurray, Washington Co., PA; Executor: Kenneth E. Glen, 122 Berkshire Drive, McMurray PA 15317; Attorney: Barbara A. Simanek, K&L Gates LLP, 210 Sixth Avenue, Pittsburgh PA 15222

KARNS, EUGENE D., late of Mt. Pleasant, Washington Co., PA; Executors: Sheila D. Karns-Gierek & Patrick R. Karns, c/o Frank C. Roney,

Esquire; Edward C. Morascyzk, Esquire, 382 West Chestnut Street, Suite 102, Washington PA 15301; Attorney: Frank C. Roney, 382 West Chestnut Street, Suite 102, Washington, PA 15301

LaSALVIA, HAZEL, late of Borough of Canonsburg, Washington Co., PA; Executor: Dean LaSalvia, 206 Majestic Drive, Canonsburg PA 15317; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa LLC, 60 East Beau Street, Washington PA 15301

LERSCH, WAYNE W., late of Coal Center, Washington Co., PA; Executrix: Laurie Lersch, 284 South Ridge Road, Coal Center PA 15423; Attorney: Susan Mondik Key, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

LESE, DEWEY, late of Washington, Washington Co., PA; Executrix: Patricia L. Lese, 80 Park Terrace, Washington PA 15301; Attorney: C. Jerome Moschetta, 27 South College Street, Washington PA 15301

NANDOR, EDWARD J., late of Carroll Township, Washington Co., PA; Executor: Ronald Nandor, 5 Kenilworth Mews, Cleveland Heights OH 44106; Attorney: Mark E. Ramsier, 823 Broad Avenue, Belle Vernon PA 15012

NARSAVAGE, EMILY T., late of South Strabane Township, Washington Co., PA; Executors: Jeffrey Bawell & Sabrina Bawell, 889 Locust Avenue, Washington PA 15301; Attorney: Eva H. Ahern, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

NORTHEY, BRUCE K., late of Canonsburg, Washington Co., PA; Administratrix: Michelle A. Lee c/o Holsworth, Sander and Associates, 5801 Brownsville Road, Pittsburgh PA 15236; Attorney: Charles L. Holsworth, 5801 Brownsville Road, Pittsburgh PA 15236

ORBIN, ANN, a/k/a **ANN CHRISTINE ORBIN** a/k/a **ANN C. ORBIN**, late of Chartiers Township, Washington Co., PA; Executor: John Orbin, Jr., 1061 Park Avenue, Washington PA 15301; Attorney: Mary Margaret Boyd, 20 Donati Road, Suite 300, Pittsburgh PA 15241

PETTICORD, KEVIN EUGENE, a/k/a **KEVIN E. PETTICORD**, late of Monongahela, Washington Co., PA; Administratrix: Renne L. Petticord, 1047 Fifth Avenue, Monongahela PA 15063; Attorney: James W. Haines, 1202 West Main Street, Monongahela Pa 15063

RANKIN, ETHEL MARIE, a/k/a **ETHEL S. RANKIN**, late of California, Washington Co., PA; Executor: George Sabocheck, 109 Beallsville Road, Fredricktown PA 15333; Attorney: David F. Pollock, Pollock Morris LLC, 54 South Washington Street, Waynesburg PA 15370-2036

SAREK, ELIZABETH M., late of Independence Township, Washington Co., PA; Executor: Frank J. Sarek c/o Joan Shinavski, Esquire, 3755 Library Road, Suite 301, Pittsburgh PA 15234; Attorney: Joan Shinavski, 3755 Library Road, Suite 301, Pittsburgh PA 15234

SMERDEL, SR., DONALD J., a/k/a **DONALD J. SMERDEL**, late of Houston, Washington Co., PA; Executor: Scot Smerdel, 216 Buckles Avenue, Houston PA 15342; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg PA 15317

SECOND PUBLICATION

BAIME, ILAN HOWARD, late of Washington, Washington Co., PA; Administrator: Jacob Daniel Baime, 1315 W. St. NW Apt. 642, Washington, DC 20009; Attorney: John B. Payne, 8135 Perry Highway, Pittsburgh, PA 15237

BOEHME, JOHN PAUL, a/k/a **JOHN P. BOEHME, JR.**, late of West Pike Run Township, Washington Co., PA; Executrix: Dawn Bassett aka Dawn Sheree Bassett, 1206 1/2 Somerset Ave., Windber, PA 15963; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

BORES, HELEN R., a/k/a **HELEN BORES**, late of Finleyville, Washington Co., PA; Executrix: Linda S. Kozleuchar c/o Michael D. Flynn & Assoc., 2770 South Park Rd., Bethel Park, PA 15102; Attorney: Daniel M. Flynn, 2770 South Park Rd., Bethel Park, PA 15102

BRISKY, JANET J., late of McMurray, Washington Co., PA; Administrators: Russell A. Brisky, Jr. 24 Shady Avenue, Burgettstown, PA 15021; Elizabeth Brisky Hardy, 166 Ammons Dr., McMurray, PA 15317; Attorney: Timothy R. Berggren, 22 East Beau St., Washington, PA 15301

GURBA, DAVID J., late of Washington, Washington Co., PA; Executrix: Rebecca Gurba, 110 Lillian Chase Lane, Herndon, VA 20170

JONES, ROSELL, late of Daisytown, Washington Co., PA; Executrix: Angel Jones, 320 High Street, Brownsville, PA 15417; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

MYERS, DIANNA, a/k/a **DIANNA M. MYERS**, late of East Finley Township, Washington Co., PA; Administrator: James Michael Myers, 108 Sky View Road, West Finley, PA 15377; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

STRITZINGER, HAROLD J., late of Cross Creek Township, Washington Co., PA; Executrices: Mary Lee Fantoni, 97

Perry Rd., Burgettstown, PA 15021, Linda A. Orton, 24 Wotring Rd., Washington, PA 15301, Jane M. Trimble, 501 Dorchester Dr., Mars, PA 16046; Attorney: Mary Jo Corsetti, One Gateway Center, 16th Fl., 420 Fort Duquesne Blvd., Pittsburgh, PA 15222

WADE, OLA MAE, late of Washington, Washington Co., PA; Executrix: Jaleesa Ann Wade, 434 East Hallam Avenue, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 East Wheeling St., Washington, PA 15301

WADE, JR., KENNETH H., late of Washington, Washington Co., PA; Administratrix: Jaleesa Ann Wade, 434 East Hallam Avenue, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 623 East Wheeling St., Washington, PA 15301

WOODBURN, ANNA, late of Washington, Washington Co., PA; Executor: Timmy Pazyniak, 167 Summerton Drive, Bluffton, SC 22910; Attorney: Kathleen Smith-Delach, Phillips & Phillips & Smith-Delach, PC, 29 East Beau St., Washington, PA 15301

YARKOSKY, ELEANOR M., late of Strabane, Washington Co., PA; Executrix: Rose Cummings, 433 S. Main Street, Cambridge Springs, PA 16403; Attorney: Ms. Rose Cummings, 433 S. Main Street, Cambridge Springs, PA 16403

THIRD PUBLICATION

BARCELONA, JR., JACK A., late of Charleroi, Washington Co., PA; Administrator CTA: Richard Barcelona, 3100 North Ocean Blvd., Apt. 301, Fort Lauderdale, FL 33308; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, P.O. Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

CARTER, KENNETH P., aka **KENNETH PAUL CARTER**, late of Chartiers Township, Washington Co., PA; Executors: Karen Griffith, 422 McClane Farm Rd., Washington, PA 15301; Kevin P. Carter, 16 Hammaker St., Thurmont, MD 21788; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

EVANS, CHARLOTTE, late of Washington, Washington Co., PA; Executor: David A. Evans; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

GAZVODA, JAMES J aka **JAMES JOHN GAZVODA, SR.**, late of Canonsburg, Washington Co., PA; Executor: James J. Gazvoda aka James J. Gazvoda, Jr., 431 Euclid Avenue, Canonsburg, PA 15317; Attorney: Mary Chmura Conn, Tershel & Associates, 55 South Main St., Washington, PA 15301

GIBSON, NORMA JEAN, late of North Franklin Township, Washington Co., PA; Executors: Jeffrey A. Pavkovich and John Pavkovich, c/o Frank C. Roney, Jr.; Attorney: Frank C. Roney, Jr., 382 West Chestnut St., Ste 102, Washington, PA 15301

HANNA, GEORGE K., late of Burgettstown, Washington Co., PA; Executrix: Christine Hanna Seawell, 18101 Querida Sol, Box 131, Rancho Santa Fe, CA 92067; Attorney: John W. Latella, 1001 El Rancho Drive, Pittsburgh, PA 15220

NEHREBECKI, PAUL, late of South Strabane Township, Washington Co., PA; Administratrix D.B.N.C.T.A.: Nadine A. Murtaugh, 400 Highland Court, Kennett Square, PA 19347; Attorney: John M. Lewis, Mears, Smith, Houser & Boyle, PC, 127 North Main Street, Greensburg, PA 15601

SEKEL, JAMES E., late of Cecil Township, Washington Co., PA; Executrices: Linda S. Salvini, 565 Hewitt Avenue, Washington, PA 15301; Sandra Jean Brown, 12574 W. Chucks Avenue, Peoria, AZ 85383; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 East Wheeling St., Washington, PA 15301

SPEICHER, EVELYN MARIE, aka **EVALYN A. SPEICHER**, late of South Strabane Township, Washington Co., PA; Administratrix C.T.A.: Maryann Mamula, 1165 North Main St., Washington, PA 15301; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

STRNISHA, SR., WILLIAM J., aka **WILLIAM J. STRNISHA** aka **WILLIAM JOSEPH STRNISHA, SR.**, late of North Franklin Township, Washington Co., PA; Executrices: Sophie Madeline Babeji, 1748 Ridgewood Dr., Washington, PA 15301; Carol Lynne O'Brien, 415 A. Franklin Avenue, Apt. A, Canonsburg, PA 15317; Attorney: Matthew J. Madvay, 60 East Beau St., Washington, PA 15301

TRIMBLE, MARGARET L., aka **MARGARET LOUISE TRIMBLE** aka **PEG TRIMBLE**, late of South Strabane Township, Washington Co., PA; Executor: James Heather, 109 Fair Meadow Drive, Washington, PA 15301; Attorney: Donald B. Formoso, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

YANNAZZO, JEFFREY R., late of Canonsburg, Washington Co., PA; Executrix: Christine J. Yannazzo, 119 Surrey Drive, Canonsburg, PA 15317; Attorney: Thomas M. Butz, 125 Technology Dr., Suite 202, Canonsburg, PA 15317

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 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 **ASCENSION SOLUTIONS INC.**

2)11 -1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation- Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 12 of September, 2017, with respect to a Nonprofit Corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **STRABANE HAVEN COMMUNITY SERVICES ASSOCIATION, INC** with its principal place of business being located at 290 Perry Highway, Pittsburgh PA 15229. The corporation's purpose is to organize and operate a residential real estate association.

2)11 -1

MISCELLANEOUS NOTICES

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. 2017-3956

**IN RE THE PETITION OF: ISAAC
JACOB RAMSEY FOR A NAME**

CHANGE TO: ISAAC JACOB WILLIAM J.L. McCULLOUGH,
DEWAR Deceased, Defendants

Notice

NOTICE IS HEREBY GIVEN that on August 8, 2017, a Petition for Change of Name, filed by Petitioner ISAAC JACOB RAMSEY, was filed in the Court of Common Pleas of Washington County, praying for a decree to change his name to ISAAC JACOB DEWAR.

The Court has fixed December 18, 2017, at 10:00 a.m. in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing of said Petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

James R. Jeffries, Esquire
30 South Main Street, Suite 102
Washington, PA 15301
(724) 225-6780

4)11-1

REAL ESTATE NOTICES

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2016 - 4669

**FRANK S. BERTOVICH, SR. and
ELIZABETH A. BERTOVICH,**
Plaintiffs

v.

**C.L. McCULLOUGH, GRACE
McCULLOUGH PERKINS, REGINA
BECHTEL CHARLES, CATHERINE
STEVENS, MARGARET SCHENCK
KAMINSKI, a/k/a GRETCHEN
SCHENCK KAMINSKI, JANE
SCHENCK KEENE, GRACE M.
PERKINS and REGINA P.
McCULLOUGH ESTATE, their heirs
and assigns. Being the known heirs of**

ACTION TO QUIET TITLE

TO: C.L. McCullough, Grace
McCullough Perkins, Catherine Stevens,
Margaret Schenck Kaminski, a/k/a
Gretchen Schenck Kaminski, Jane
Schenck Keene, Grace M. Perkins and
Regina P. McCullough Estate. their heirs
and assigns. Being the known heirs of
William J.L. McCullough, Deceased.

TAKE NOTICE that on September 7,
2017, Frank S. Bertovich and Elizabeth
A. Bertovich, by their Attorney, Stephen
J. Taczak, Esquire, filed their Complaint
to Quiet Title for the following real estate:
ALL that certain lot of ground being
the remaining portion of that certain tract
of land conveyed from Samuel L.
McCullough, et ux, to William J.L.
McCullough by Deed dated July 20, 1909
and recorded in Deed Book Volume 487,
Page 325. Being bordered on the
northwest by Cross Creek Road, on the
south by Plaintiffs herein and on the east
by Pennsylvania-American Water Co. and
known as Tax Parcel No. 210-015-00-00-
0012-00. Consisting of .6 acres.

If you wish to defend, you must enter a
written appearance personally or by
attorney and file your defenses or
objections with the court. You are
warned that if you fail to do so the case
may proceed without you and a judgment
may be entered against you without
further notice for the relief requested by
the Plaintiff. You may lose money or
property or other rights important to you.

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

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 West Cherry Avenue
Washington, PA 15301
Phone: (724) 225-6170

STEPHEN J. TACZAK, Esquire
Attorney for Plaintiffs
TACZAK LAW OFFICE
23 East Beau Street
Washington, PA 15301
724-884-0008 6)11-1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2016-6925

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

KeyBank N.A., Plaintiff

vs.

James Stewart a/k/a James C. Stewart, **Individually and as Known Heir of Karen Stewart a/k/a Karen A. Stewart a/k/a Karen Ann Stewart, John Jones, Jr., Known Heir of Karen Stewart a/k/a Karen A. Stewart a/k/a Karen Ann Stewart, Brian Jones, Known Heir of Karen Stewart a/k/a Karen A. Stewart a/k/a Karen Ann Stewart, Traci Sekora, Known Heir of Karen Stewart a/k/a Karen A. Stewart a/k/a Karen Ann Stewart and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Karen Stewart a/k/a Karen A. Stewart a/k/a Karen Ann Stewart,** Defendants

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Karen Stewart a/k/a Karen A. Stewart a/k/a Karen Ann Stewart, Defendant(s), whose last known address is 620 Moore Road, Washington, PA 15301.

AMENDED COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, KeyBank, N.A., has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Washington County, Pennsylvania, docketed to NO. 2016-6925, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 620 Moore Road, Washington, PA 15301, whereupon your property would 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 notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO

TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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.

LAWYERS REFERRAL SERVICE

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

Udren Law Offices, P.C.
Attys. For Plaintiff
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400

6)11-1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2017-4411

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

Reverse Mortgage Solutions, Inc.,
Plaintiff

vs.

Estate of Richard J. Merlo, c/o Robert A. Merlo, Personal Representative, Richard W. Merlo, Known Heir of Richard J. Merlo, Robert A. Merlo, Personal Representative of the Estate of Richard J. Merlo and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Richard J. Merlo, Defendants

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Richard J. Merlo, Defendant(s), whose last known address is 4 Dairy Road, Charleroi, PA 15022.

COMPLAINT IN MORTGAGE
FORECLOSURE

You are hereby notified that Plaintiff, Reverse Mortgage Solutions, Inc., 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. 2017-4411, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 4 Dairy Road, Charleroi, PA 15022, whereupon your property would 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 notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

LAWYERS REFERRAL SERVICE

Washington County Bar Assn.

119 S. College St

Washington, PA 15301

724-225-6710

washcobar.org.

Mark J. Udren, Lorraine Gazzara Doyle,
Elizabeth L. Wassall, John Eric
Kishbaugh, Nicole B. Labletta, David
Neeren & Morris Scott,
Attys. For Plaintiff

Udren Law Offices, P.C.

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003

856.669.5400

6)11-1

SHERIFF SALES

Special Notice On Real Estate Sales Sheriff's Rule

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, November 3, 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, November 8, 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, November 10, 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 Sale List		
<u>Sale#</u>	<u>Plav Def.....</u>	<u>Property Location</u>
2015-55US Bank v. Goodwin	Borough of Centerville
2017-805Wells Fargo Bank v. Berlingeri	Houston Borough
2017-816JPMorgan Bank v. Mitchell	Roscoe Borough
2016-1113	...HRB Mortgage v. Hajdu	West Pike Run Twp.
2017-1370	...Pennsylvania Housing Finance v. Bird	South Franklin Twp.
2016-1504	...Wells Fargo Bank v. Scoumis	North Strabane Township
2016-1610	...Nationstar HECM v. McDaid	Washington
2017-1710	...PNC Bank v. Salamone	North Bethlehem Twp.
2017-1733	...First Federal S&L v. Chiavetta	Hanover Township
2017-1912	...PA Housing Finance v. Huffman	North Bethlehem Twp.
2016-2134	...Wells Fargo Bank v. Evans	Washington
2016-2203	...Nationstar Mortgage v. Wimer	Union Township
2014-2228	...LSF9 Master Participation v. Mackor	Beallsville
2017-2253	...Bank of New York v. Babich	Fallowfield Township
2017-2626	...PA Housing Finance v. DeFranco	Chartiers Township
2017-2995	...PA Housing Finance v. Walls	Cecil Township
2017-3012	...Key Bank v. Pascoe	Stockdale Boro
2017-3109	...PA Housing Finance v. Smith	Canton Township
2016-5449	...Federal National Mortgage v Moore	South Strabane Township
2016-5696	...US Bank v. Tyler	Washington
2016-5857	...Deutsche Bank v. O'Rourke	Cecil Township
2016-5896	...Wells Fargo Bank v. Acton	Borough of Charleroi
2014-5961	...US Bank v. Flanagan	Washington
2016-6232	...LSF9 Master Participation v. Lobasso	Peters Township
2015-6290	...Wilmington Savings Fund v. Closser	Avella
2016-6425	...Community Bank v. Toland	Donegal Township
2011-7363	...Bank of New York v. Barrett	Washington
2016-7492	...Pennymac Loan Service v . Birmingham..	Speers
2016-7671	...Household Finance v. Lutes	Centerville Borough
2015-8248	...PNC Bank v. Campbell	Union Township

SHERIFF'S SALE No. 2015-55

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-55 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 **NOVEMBER 3, 2017**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. STACEY L. GOODWIN, DEFENDANT(S)

ALL THAT CERTAIN piece of ground in the **Borough of Centerville**, Washington County, Pennsylvania, HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 209 JANE STREET, RICHEYVILLE, PA 15358. PARCEL NO. 154-005-00-01-0061-00.

SHERIFF'S SALE No. 2017-805

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-805 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 **NOVEMBER 3, 2017**

Wells Fargo Bank, NA v. Louis James Berlingeri, Jr aka Louis J. Berlingeri, Jr

owner(s) of property situate in the **HOUSTON BOROUGH**, WASHINGTON County, Pennsylvania, being 141 North Main Street, Houston, PA 15342-1533; Parcel No. 360-009-00-04-0022-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$102,198.09; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-816

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-816 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 **NOVEMBER 3, 2017**

JPMorgan Chase Bank, National Association PLAINTIFF VS. Richard T. Mitchell DEFENDANT

ALL that certain lot of ground situate in the **Borough of Roscoe**, Washington County, Pennsylvania. UPON said premises are erected a story and one half

brick dwelling and a four room brick building. 204 CHURCH STREET, ROSCOE, PA. 15477
Tax Parcel I.D. No: 560-004-00-05-003-00

SHERIFF'S SALE No. 2016-1113

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1113 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 **NOVEMBER 3, 2017**

HRB Mortgage Holdings LLC, Plaintiff, vs. Daniel R. Hajdu Known Heir of the Estate of Stephen J. Hajdu, Deceased Mortgagor and Real Owner Daniel R. Hajdu Administrator of the Estate of Stephen J. Hajdu, Deceased Mortgagor and Real Owner. Stephen J. Hajdu Known Heir of the Estate of Stephen J. Hajdu, Deceased Mortgagor and Real Owner, Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **West Pike Run Township**, WASHINGTON County, Pennsylvania ; TAX PARCEL NO.: 700-011-00-00-0040- 02; PROPERTY ADDRESS: 137 Laurel Road, Daisytown PA—IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2017-1370

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1370 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
NOVEMBER 3, 2017

**Pennsylvania Housing Finance Agency,
Plaintiff, vs. Larry W. Bird, Jr.,
Defendant**

Township of South Franklin, Cty of
Washington, Cmwlt of PA. HET a dwg
k/a 385 Lagonda Road, Washington, PA
15301. Tax ID Parcel No. 590-013-00-00-
0042-02

SHERIFF'S SALE No. 2016-1504

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2016
-1504 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 1530I,
Washington County, at 10:00 A.M. on
NOVEMBER 3, 2017

**WELLS FARGO BANK, N.A.,
Plaintiff, vs. Victoria Scoumis,
Defendant**

ALL THAT CERTAIN piece, parcel or
lot of land situate in **North Strabane
Township**, WASHINGTON County,
Pennsylvania
Tax Parcel No.: 520-013-14-00-0002-00
Property Address: 209 McGregor Dr.,
Canonsburg, PA 15317-2266
Improvements: Erected Thereon

SHERIFF'S SALE No. 2016-1610

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2016
-1610 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
NOVEMBER 3, 2017

**NATIONSTAR HECM
ACQUISITION TRUST 2016-1,
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT
INDIVIDUALLY, BUT SOLELY AS
TRUSTEE, 4527 Metropolitan Court
Suite C, Frederick, MD 21704 vs.
BETTY McDAID**

ALL THOSE CERTAIN LOTS OF
GROUND SITUATE IN THE FIFTH
WARD OF THE **CITY OF
WASHINGTON**, COUNTY OF
WASHINGTON AND
COMMONWEALTH OF
PENNSYLVANIA, 286 East Prospect
Avenue, Washington, PA 15301; Tax
Parcel Number 750-019-00-01-0010-00

SHERIFF'S SALE No. 2017-1710

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2017
-1710 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
NOVEMBER 3, 2017

**PNC Bank, National Association
Plaintiff v. LINDSAY SALAMONE
Defendant(s)**

owners of property situate in **North
Bethlehem Township**, Washington
County, Pennsylvania, being 15 Maple
Street, Eighty Four, PA 15330.

SHERIFF'S SALE No. 2017-1733

By virtue of a WRIT OF EXECUTION ~
MORTGAGE FORECLOSURE No. 2017
-1733 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 **NOVEMBER 3, 2017**

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, Plaintiff, vs. DIANE PANUCCI, Executrix of the Estate of ANTHONY CHIAVETTA, JR., Deceased, Defendant

ALL that certain lot or piece of ground situate in the **Hanover Township**, County of Washington and Commonwealth of Pennsylvania, as recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania Tax Parcel Identification No. 340-021-00-00-0002-06; having erected a residential dwelling and being more commonly known as 332 Meadows Road, Burgettstown, Pennsylvania 15021.

SHERIFF'S SALE No. 2017-1912

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1912 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 **NOVEMBER 3, 2017**

PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. CRYSTAL L. HUFFMAN, DEFENDANT

ALL THAT CERTAIN lot or piece of ground situate in the **Township of North Bethlehem**, County of Washington and Commonwealth of Pennsylvania, HAVING THEREON ERECTED A

DWELLING HOUSE KNOWN AS: 104 MANCHA STREET, EIGHTY FOUR, PA 15330; PARCEL NO. 490-014-01-01-0015-00

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 **NOVEMBER 3, 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. 2016-2203

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2203 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 **NOVEMBER 3, 2017**

Nationstar Mortgage LLC PLAINTIFF VS. Patricia K. Wimer DEFENDANT

Union Township, Washington County, Pennsylvania, being more particularly described 28 Cinque Terra Place, Finleyville, PA 15332 Parcel No.: 640-009-03-00-0018-02

SHERIFF'S SALE No. 2014-2228

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2228 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 NOVEMBER 3, 2017

LSF9 Master Participation Trust PLAINTIFF v. Michael Irving Mackor, Jr. and Amy L. Mackor DEFENDANT (S).

ALSO BEING KNOWN AS: 2787 Main Street, Beallsville, PA 15313; TAX PARCEL NO.: 030-010-00-02-0005-00 IMPROVEMENTS consist of Residential dwelling; SEIZED AND TAKEN in execution as the property of LSF9 Master Participation Trust under Judgment \$102,559.56

SHERIFF'S SALE No. 2017-2253

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2253 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 NOVEMBER 3, 2017

THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK as successor in interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2005-D, Plaintiff, vs. Timothy A. Babich, Defendant

ALL THAT CERTAIN piece, parcel or lot of land situate in **Fallowfield**

Township, WASHINGTON County, Pennsylvania ; TAX PARCEL NO.: 320-012-00-00-0027-00
PROPERTY ADDRESS: 193 Lover Jonestown Road, Charleroi, PA 15022
IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2017-2626

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2626 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 NOVEMBER 3, 2017

Pennsylvania Housing Finance Agency, Plaintiff. VS. Sheri A. DeFranco. Defendant.

Chartiers Township, Washington Cty, Cmwth of PA. HET a dwg /a 106 Wide Street, Houston, PA 15342. Parcel No. 170-016-04-01-0003-00 and 170-016-04-01-0004-00

SHERIFF'S SALE No. 2017-2995

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2995 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 NOVEMBER 3, 2017

Pennsylvania Housing Finance Agency, Plaintiff. vs. Celeste Walls, Executrix of the Estate of Mildred R. Walls. Deceased, Defendant.

Township of Cecil, Cty of Washington, Cmwlth of PA. HET a dwg k/a 2 Third Street, Lawrence PA, 15055, Parcel No. 140-012-01-01-0001-00.

SHERIFF'S SALE No. 2017-3012

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3012 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 **NOVEMBER 3, 2017**

KeyBank, N.A. successor by merger to First Niagara Bank Plaintiff v. RENE L. PASCOE & ROBERT W. PASCOE Defendant(s)

owners of property situate in **Borough of Stockdale**, Washington County, Pennsylvania, being 340 Bow St, Stockdale, PA 15483-0016.

Assessed Map No.: 620-003-00-04-0002-00

Assessed Value Figure: \$13,655;
Judgment Amount: \$47,346.68

Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2017-3109

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3109 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 **NOVEMBER 3, 2017**

PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS.

WENDY G. SMITH AND DONNIE R. SMITH II, DEFENDANT(S)

ALL THAT CERTAIN lot or tract of land situated in the **Township of Canton**, County of Washington and Commonwealth of Pennsylvania, being known as HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 208 LADDIE DRIVE WASHINGTON, PA 15301; PARCEL NO. 120-009-06-00-0054-00.

SHERIFF'S SALE No. 2016-5449

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5449 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 **NOVEMBER 3, 2017**

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff VS. FRANK J. MOORE Defendant

ALL that certain tract of land situate in **South Strabane Township**, Washington County, Pennsylvania 1610 East Beau Street Washington PA 15301; IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling COMMONLY known as Parcel No. 600-007-00-00-0005-01

SHERIFF'S SALE No. 2016-5696

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5696 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 **NOVEMBER 3, 2017**

U.S. Bank National Association. (Trustee for the Pennsylvania Housing Finance Agency. pursuant to a Trust Indenture dated as of April 1, 1982), Plaintiff v. Rochele Evans Wallace, Executrix of the Estate of Christine L Tyler, Deceased. Defendant.

8th Ward of the **City of Washington**, Washington Cty & Cmwlth of PA. HET a dwg k/a 535 Broad Street, Washington, PA 15301.

Tax Parcel No. 780-007-00-02-0002-00

SHERIFF'S SALE No. 2016-5857

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5857 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 **NOVEMBER 3, 2017**

Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH5, Asset Backed Pass-Through Certificates, Series 2007-CH5, PLAINTIFF VS. Anna O'Rourke DEFENDANT.

ALL THAT CERTAIN parcel or tract of ground situate in Cecil, **Cecil Township**, Washington County, Pennsylvania; 3197 Millers Run Road, Cecil, PA 15321; Parcel No.: 140-007-05-02-0003-00

SHERIFF'S SALE No. 2016-5896

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5896 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 **NOVEMBER 3, 2017**

Wells Fargo Bank, NA Plaintiff, vs. Gerri L. Acton, AKA Gerri Lu Acton Defendant

All those certain lots or parcels of land situate in the **Borough of Charleroi**, County of Washington and Commonwealth of Pennsylvania, Being known as: 315 Shady Avenue, Charleroi, PA 15022; Tax Parcel ID: 160-023-00-01-0008-00

SHERIFF'S SALE No. 2014-5961

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5961 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 **NOVEMBER 3, 2017**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. ROCHELLE K. FLANAGAN, DEFENDANT

ALL THAT CERTAIN lot of ground situate in the Second Ward of the **City of Washington**, Washington County, Pennsylvania, PARCEL NO. 720-007-00-03-0011-00; 26 VICTORIA STREET WASHINGTON, PA 15301

SHERIFF'S SALE No. 2016-6232

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016

-6232 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 **NOVEMBER 3, 2017**

LSF9 Master Participation Trust Plaintiff, vs. John P. Lobasso, AKA John Lobasso; Amy J. Lobasso; The United States of America, Department of Treasury, Internal Revenue Service Defendants.

All that certain parcel of ground situate in **Peters Township**, Washington County, Pennsylvania, Tax Parcel ID: 540-011-17-00-0013-00
Being known as: 120 Oakhurst Drive, McMurray, PA 15317

SHERIFF'S SALE No. 2015-6290

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6290 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 **NOVEMBER 3, 2017**

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not in Its Individual Capacity But Solely in Its Capacity as Owner Trustee of Matawin Ventures Trust Series 2016-4 v. Cole E. Closser

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 1235 Brush Run Road, **Avella**, PA 15312; Parcel No. 350-019-00-00-0008-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$93,443.73

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, UP

SHERIFF'S SALE No. 2016-6425

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6425 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 **NOVEMBER 3, 2017**

COMMUNITY BANK, Plaintiff, vs. PHILLIP O. TOLAND, Defendant.

ALL that certain lot or parcel of ground situate in **Donegal Township**, Washington County, Commonwealth of Pennsylvania; Which has an address of 4530 State Route 40, Claysville, PA 15323. Tax Assessment Number: 230-001-00-00-0028-03.

SHERIFF'S SALE No. 2011-7363

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-7363 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 **NOVEMBER 3, 2017**

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEWYORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES,

SERIES 2006-BC5, Plaintiff, vs. James Barrett, Defendant

ALL THAT CERTAIN piece, parcel or lot of land situate in **Washington City**, WASHINGTON County, Pennsylvania.
 TAX PARCEL NO.: 760-014-00-02-0010-01; PROPERTY ADDRESS: 103 Brady Avenue Washington, PA 15301;
 IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2016-7492

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7492 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 **NOVEMBER 3, 2017**

Pennymac Loan Services, LLC v. Erin Louisa Birmingham aka Erin L. Birmingham & Donald James Birmingham aka Donald J. Birmingham

owner(s) of property situate in the **SPEERS BOROUGH**, WASHINGTON County, Pennsylvania, being 295 Davidson Dr., Charleroi, PA 15022-1058; Parcel No. 610-027-00-05-0006-00 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$116,730.70
 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones. LLP

SHERIFF'S SALE No. 2016-7671

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7671 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 **NOVEMBER 3, 2017**

HOUSEHOLD FINANCE CONSUMER DISCOUNT CO Plaintiff v. BARBARA ANN LUTES AKA BARBARA LUTES AKA BARBARA ANN ANDERSON Defendant(s)

owners of property situate in **Borough of Centerville**, Washington County, Pennsylvania, being 505 Oak Street nka 116 Oak Street, Richeyville, PA 15358.
 Assessment Map No.: 154-005-00-02-0035-00; Assessed Value Figure: \$77,200.00
 Judgment Amount: \$37,662.62
 Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2015-8248

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-8248 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 **NOVEMBER 3, 2017**

PNC Bank, National Association Plaintiff v. TAMMY M. CAMPBELL Defendant(s)

owners of property situate in **Township of Union**, Washington County, Pennsylvania, being 198 McChain Road, Finleyville, PA 15332.

Samuel F. Romano, Sheriff 7)11-3