

WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY
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Serving the Legal Community of Washington County

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CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF
THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE
OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS
OF THE COUNTY OF WASHINGTON, PENNSYLVANIA.

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

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

ABBOTT, LINDA J., late of Monongahela, Washington Co., PA; Executrix: Kimberly Abbott, c/o Attorney: Lane M. Turturice, Esquire, Turturice & Associates, LLC, 135 S. College Street, Washington, PA 15301.

ALTON, SHANE LAURIE, a/k/a **SHANE L. ALTON AKA SHANE ALTON**, late of Fallowfield Township, Washington Co., PA; Administratrix: Amanda Alton, c/o Attorney: Albert P. Caruso, Esq., Goldblum Sablowsky, The Waterfront, 285 East Waterfront Drive, Suite 160, Homestead, PA 15120.

ANTILL, PERRY DUANE, a/k/a **PERRY D. ANTILL AKA PERRY ANTILL (NO. 63-18-0225)**, late of Non-Resident, Washington Co., PA; Ancillary Executors: Brenda Antill, 1300 Kentucky Highway 1469, POB 399, Virgie, KY 41572, Greg Antill, 307 Valley Edge Drive, Minneola, FL 34715, ; Attorney: James B. Courtney, 142 North Court Avenue, POB 1315, Somerset, PA 15501-0315.

ERNST, DOROTHY, late of McMurray, Washington Co., PA; Executrix: Mary Spegal, 886 Boulder Drive, Bethel Park, PA 15102.

FERGUSON, WILDA B., a/k/a **WILDA BARTON FERGUSON**, late of Union Township, Washington Co., PA; Executrix: Donna May Evans Thwaite, 107 Foxchase Drive,

Canonsburg, PA 15317; Attorney: Susan Mondik Key, Peacock Keller LLP, 70 East Beau Street, Washington, PA 15301.

HANNEGAN, DONALD W., late of McMurray, Washington Co., PA; Executrix: Kevin P. Hannegan, 109 Lampliter Lane, McMurray, PA 15317; Attorney: Keith H. West, Chalk Hill PLC, 301 Grant Street, 14th Floor, Pittsburgh, PA 15219.

JULIAN, SHIRLEY ANN, late of Buffalo Township, Washington Co., PA; Executrix: Bobbie Jo Durbin, 2930 Green Valley Road, Claysville, PA 15323.

KOSTOLANSKY, JR., JOSEPH P., late of Donora Borough, Washington Co., PA; Executor/Attorney: Thomas Kostolansky, 617 McKean Avenue, Donora, PA 15033.

LENGERER, BARBARA JOAN, late of Venetia, Washington Co., PA; Executor: Thomas Paul Lengerer, 168 Maple Drive, Beaver, PA 15009; Attorney: Benjamin W. Urso, Zacharia Brown PC, 111 W. McMurray Road, McMurray, PA 15317.

RUCKERT, TERRY L., a/k/a **TERRY LEE RUCKERT**, late of South Strabane Township, Washington Co., PA; Executrix: Patricia Cook, 1040 Beech Street, Washington, PA 15301; Attorney: Belinda Dunmire Attwood, Law Offices of Belinda Dunmire Attwood, 6 South Main Street, Suite 500, Washington, PA 15301.

SHELL, THOMAS A., late of South Strabane Township, Washington Co., PA; Administratrix: Mary A. Shell, c/o Attorney: Frank C. Roney, Jr., 382 West Chestnut Street, Suite 102, Washington, PA 15301.

SOPCAK, JOSEPH JOHN, a/k/a **JOSEPH J. SOPCAK**, late of Washington, Washington Co., PA; Executrix: Judith K. Sopcak, c/o Attorney: Matthew T. Kikta, and Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

WARREN, WILLIAM R., a/k/a **WILLIAM ROBERT WARREN**, late of New Eagle, Washington Co., PA; Executrix: Mary Ann Derosa, 1562 Fourth Street, Monongahela, PA 15063; Attorney: James W. Haines, Jr., 1202 West Main Street, Monongahela, PA 15063.

SECOND PUBLICATION

BALACH, ANNA M., a/k/a **ANNA MARIA BALACH**, late of Scenery Hill, Washington Co., PA; Executor: Matthew R. Balach, c/o Frank C. Roney, Jr., Esquire; Edward C. Morascyzk, Esquire, 382 W. Chestnut Street, Suite 102 Washington PA 15301; Attorney: Frank C. Roney, Jr., Edward C. Morascyzk, 382 W. Chestnut Street, Suite 102, Washington PA 15301

CRAIG, EDWIN M., late of Canton Township, Washington Co., PA; Executors: Janice Cooper, Darryl Craig, 1551 E. Roy Furman Highway, Carmichaels PA 15320; Attorney: Henry Lee Moore, Suite 310 Keystone Commons, 35 West Pittsburgh St., Greensburg PA 15601

DAVIS, JR., JAMES W., a/k/a **JIM DAVIS** a/k/a **JWD JR.**, late of Washington, Washington Co., PA; Administratrix: Michelle R. Davis, 2418 Durbin Street, Pittsburgh PA 15205

FARLEY, TIMOTHY J., late of McMurray, Washington Co., PA; Executor: Bic L. Farley, 112 Kathy Ann Ct., McMurray PA 15317; Attorney: Tammy Singleton-English, 1725 Washington Road, Suite 301, Pittsburgh PA 15241-1207

FLICK, ESTHER KIRCHNER, a/k/a **ESTHER MATONAK KIRCHNER**, late of Union Township, Washington Co., PA; Executrix: Ginger McCall, 1130 Klarr Ct. NW, Salem OR 97304; Attorney: Stephen J. Taczak, 23 East Beau Street, Washington PA 15301

HANLIN, DOLORES T., late of Slovan, Washington Co., PA; Executrix: Deborah Eckrote, 4816 Michaux Drive, Virginia Beach VA 23464; Attorney: Stephanie A. Boris, Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville PA 15017

HANLIN, FRANCIS X., late of Slovan, Washington Co., PA; Executrix: Deborah Eckrote, 4816 Michaux Drive, Virginia Beach VA 23464; Attorney: Stephanie A. Boris, Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville PA 15017

HOLMES, CHERYL, late of Monongahela, Washington Co., PA; Executor: Hilary Brown, c/o Lane M. Turturice, Esq., 135 S. College Street, Washington PA 15301; Attorney: Lane M. Turturice, Turturice & Associates, LLC, 135 S. College Street, Washington PA 15301

MILLER, DEBRA E., a/k/a **DEBRA ELLEN WEAVER MILLER**, late of Houston, Washington Co., PA; Executor: Fred E. Miller, 714 Scenic Drive, Houston PA 15342; Attorney: Timothy R. Berggren, Law Offices of Timothy R. Berggren, Washington Trust Bldg., 6 S Main St., Suite 210, Washington PA 15301

MYERS, GREGORY R., late of Avella, Washington Co., PA; Executrix: Deborah L. Myers, 193 Greenbrier Road, Acme PA 15610; Attorney: Thomas M. Butz, Smith Butz, 125 Technology Drive, Suite 202, Canonsburg PA 15317

RANKIN, MYRA M., late of South Franklin Township, Washington Co., PA; Executrix: Theresa Cooper, 527 Jolly School Road, Washington PA 15301; Attorney: Frank C. Roney, Jr., 382 West Chestnut Street, Suite 102, Washington PA 15301

SEVERYN, BRADLEY JON, a/k/a **BRADLEY J. SEVERYN AKA BRADLEY J. SEVERYN DMD**, late of Chartiers Township, Washington Co., PA; Executor: Gregory M. Severyn, 8214 Marquis Drive, Pittsburgh PA 15237; Attorney: Stephanie M. Sewak, 90 W. Chestnut Street, Suite 606, Washington PA 15301

SHIVES, DOLORES, late of Peters Township, Washington Co., PA; Executrix: Lisa Rae Grubbs, 104 Woods Lane, McMurray PA 15317; Attorney: Anna B. Butson, Sommer Law Group, P.C., 6 Market Square, Pittsburgh PA 15222

SMITH, ROBERT, a/k/a **ROBERT ELMER SMITH** a/k/a **ROBERT E. SMITH**, late of Claysville, Washington Co., PA; Executors: Sherry B. Fabrizi, 357 Windigrove Drive, Apt. 815, Waynesboro VA 22980, Katherine McClintic, 302 S. Patterson Street, State College PA 16801

TOLAND, LORI LYNN, late of Washington, Washington Co., PA; Administratrix: Sandra L. Toland, 51 Daley Drive, Washington PA 15301; Attorney: Frank C. Roney, Jr., 382 West Chestnut Street, Suite 102, Washington PA 15301

THIRD PUBLICATION

BONGIORNO, JOSEPH N., late of Fallowfield Township, Washington Co., PA; Administrator: Nick Bongiorno, 31 Jackson Drive, Monessen PA 15062; Attorney: James W. Haines, Jr., 1202 West Main Street, Monongahela PA 15063

DELLOVADE, ARMAND C., late of Cecil Township, Washington Co., PA; Executors: Denise R. Hanna; A. Michael Dellovade; Richard A. Ferris, c/o Robert

G. Lovett, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh PA 15222; Attorney: Robert G. Lovett, Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh PA 15222

HARPER, ANDREW BURR, late of Fallowfield Township, Washington Co., PA; Administrator: Robert Joseph Vasko, 110 W. Chevalier Ct., Eighty Four PA 15330; Attorney: Michele S. Haggerty, The Haggerty Law Office, PC, 3935 Washington Road #1518, McMurray PA 15317

HARRIS, DAVID P., a/k/a **DAVID PATRICK HARRIS SR.**, late of Speers Borough, Washington Co., PA; Executrix: Lisa A. Reed, 162 Valley View Drive, Rostraver Township PA 15012; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi PA 15022

LIKAR, MARY ANN, late of Chartiers Township, Washington Co., PA; Executor: Henry T. Likar, Jr., 555 McClane Farm Road, Washington PA 15301; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg PA 15317

NIEDZWICKIE, THELMA I., late of Peters Township, Washington Co., PA; Executor: Stanley J. Friend, 21523 Walten Woods Drive, Erie PA 16507; Attorney: Andrew G. Sykes, 615 Washington Road, Suite 304, Pittsburgh PA 15228

SHOUP, LOIS, a/k/a **LOIS H. SHOUP**, late of South Strabane, Washington Co., PA; Executor: William L. Shoup, 143 Oakwood Road, McMurray PA 15317

CORPORATION NOTICES

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania for a Limited Liability Company established under the provisions of the Business Corporation Law of 1994 for **RAM INTERIORS LLC** with the principal place of business in **Washington PA 15301**.

NOTICE IS ALSO GIVEN THAT RAM INTERIOS LLC IS A SUCCESSOR IN INTEREST FOR ALL BUSINESS PURPOSES AND BUSINESS RELATIONSHIPS, AND ASSUMES ALL ASSETS, LIABILITIES AND OBLIGATIONS OF RANDALL A. MARCHESI FLOORING.

Joseph H. Fox
JOSEPH H. FOX. LLC
125 South College Street
Washington PA 15301

2)35 -1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on February 6, 2019, 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 **VICTORY FAITH CENTER.**

Blake J. Birchmeier
Peacock Keller LLP
70 East Beau Street
Washington PA 15301

2)35 -1

FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **JEANNETTE PHYSICAL THERAPY** with its principal place of business at Suite #208 Professional Plaza, North Charleroi PA 15022.

The name(s) and/or address(es) of all persons owning or interested in said business: Orthopedic & Sports Physical Therapy Associates, Inc.

Paul J. Welk
1500 One PPG Place
Pittsburgh PA 15222

2)35-1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation - For Profit were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a Business Corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **CHAMP HOLDINGS, INC.**, with its principal place of business being located at One Champion Way, Canonsburg PA 15317.

Donald P. Graham
Dillon McCandless King Coulter & Graham LLP
600 Cranberry Woods Drive, Suite 175
Cranberry Township PA 16066

2)35 -1

CORPORATION NOTICE

NOTICE is hereby given that a Certificate of Organization - Domestic Limited Liability Company has been filed with the Department of State with the Commonwealth of Pennsylvania for a limited liability company established under the provisions of the Business Corporation Law for **GREENE HOME IMPROVEMENT, LLC**

Jeffrey P. Derrico
GREENLEE DERRICO POSA LLC
60 East Beau Street
Washington PA 15301

2)35 -1

NOTICE**TO: DONALD E. KENDALL, JR.**

TAKE NOTICE that PETITION FOR BIFURCATION has been filed in the above-captioned matter asking the Court, among other things, to enter an ORDER divorcing the above-named parties from the bonds of matrimony.

A hearing on said Petition is scheduled before the Honorable Judge Nancy Vernon to occur on March 26, 2019 at 2:30 o'clock, p.m. in Court Room #4 of the Fayette County Courthouse, Main Street, Uniontown, Pennsylvania.

Richardo J. Cicconi, Attorney for
Jamie B. Kendall, Plaintiff
P.O. Box 953
Uniontown, PA 15401

4)35-1

MISCELLANEOUS NOTICES**NAME CHANGE**

Notice that on the 11th day of March 2019, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, at No. 2019-1084 by Elizabeth Joy Forsyth to change her name to **Rayne Marie Crate**.

The Court has fixed the 26th day of April, 2019, at 9 o'clock a.m. in Courtroom #5 in the Washington County Courthouse before Judge Lucas as the time and place for the hearing on said Petition. Any and all persons interested may appear and show cause, if there is any, why the prayer of the said Petition should not be granted.

4)35-1

ACTION IN DIVORCE

IN THE COURT OF COMMON PLEAS
OF FAYETTE COUNTY,
PENNSYLVANIA
JUDGE NANCY VERNON
ACTION IN DIVORCE
NO. 2556 OF 2015 G.D.

JAMIE B. KENDALL, Plaintiff v.
DONALD E. KENDALL, JR., Defendant

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
ORPHAN'S COURT DIVISION
NO: 63-19-0091

IN RE: SIR'GUCCI TAYLOR
CHILD OF DOROTHY TAYLOR AND
ANY UNKNOWN FATHER

Take notice that a Petition for Involuntary Termination of Parental Rights of Dorothy Taylor and Any Unknown Father to Sir'Gucci Taylor will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental right should appear in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on **April 5, 2019 at 2:00 p.m.**

You are warned that even if you fail to

appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or can not afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, PA, 15301, (724) 225-6170, to find out where you can obtain legal help.

Ashley Beck, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884

4) 35-1

REAL ESTATE NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2018-6548

FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF GREENE
COUNTY, as existing under the laws of
the United States, Plaintiff, vs. LARRY H.
HINES and MARILYN J. HINES, a/k/a
MARILYN J. THOMAS

NOTICE OF INTENT TO ENTER DEFAULT JUDGMENT

**To: LARRY H. HINES and MARILYN
J. HINES a/k/a MARILYN J. THOMAS**
Date of Notice: March 12, 2019

IMPORTANT NOTICE

YOU ARE IN DEFAULT
BECAUSE YOU HAVE FAILED TO
ENTER A WRITTEN APPEARANCE

PERSONALLY OR BY ATTORNEY
AND FILE IN WRITING WITH THE
COURT YOUR DEFENSES OR
OBJECTIONS TO THE CLAIMS SET
FORTH AGAINST YOU. UNLESS YOU
ACT WITHIN TEN DAYS FROM THE
DATE OF THIS NOTICE, A
JUDGMENT MAY BE ENTERED
AGAINST YOU WITHOUT A
HEARING AND YOU MAY LOSE
YOUR PROPERTY OR OTHER
IMPORTANT RIGHTS.

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

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

WASHINGTON COUNTY BAR ASSOCIATION LAWYER REFERRAL SERVICE

119 South College Street
Washington PA 15301
Telephone No. (724) 225-6710

SOUTHWESTERN PENNSYLVANIA LEGAL AID SOCIETY

10 West Cherry Avenue
Washington PA 15301
Telephone No. (724) 225-6170

Peacock Keller, LLP
Susan T. Roberts, Esquire
Attorney for Plaintiff

6)35-1

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.

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 F. Romano, Sheriff of Washington County, Pennsylvania on: **Friday, April 5, 2019 at 10:00 o'clock a.m.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, April 10, 2019 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment not be made on day of sale, the property will again be exposed to sale immediately, on the date aforesaid. If balance of payment not be made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, April 12, 2019 at 10:00 o'clock a.m.** At the expense and risk of the person 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 schedule of distribution will be given.

Sheriff Sale List

<u>Sale#</u>	<u>Plav Def</u>	<u>Property Location</u>
2018-1799	...PA Housing Finance v. Charnik.....	Township of Donegal
2018-1926	...Deutsche Bank v. Donkers Jones	Scenery Hill
2018-2240	...PNC Bank v Stewart	North Strabane
2018-2332	...CIT Bank v. Wise.....	South Strabane
2018-2380	...Wilmington Savings Fund v. Wiencek	Canton
2018-2404	...Huntington National v. Lovell	South Strabane
2018-2536	...Bank of America v. Wassam.....	North Strabane
2017-2758	...Wells Fargo Bank v. Long	Peters Township
2018-3173	...PA Housing Finance v. Leech.....	Monongahela
2018-3398	...Deutsche Bank v. Maze.....	South Strabane
2018-3544	...Specialized Loan Servicing v. Jancy.....	Township of Union
2018-4460	...New Residential Mortgage v Horr	North Franklin
2017-4625	...Nationstar Mortgage v. Ryan	Smith Township/Burgettstown
2018-5423	...Nationstar Mortgage v. Eckenrode.....	North Strabane
2018-5427	...M&T Bank v Potts	South Strabane
2018-5628	...Key Bank v Giles	South Franklin
2018-5753	...Sysco Corp v Presidents Pub/Kennison	City of Washington
2017-5783	...Hsbc Bank USA v Fine	City of Washington
2017-5808	...Quicken Loans v Hutchins	Canton
2017-5849	...Citibank NA v McFarlane	South Strabane

SHERIFF'S SALE No. 2018-1799

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-179 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 5, 2019**

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. APRIL C. CHARNIK and MATTHEW R. CHARNIK, SR., Defendants

Owner(s) of property situate in the Township of Donegal, Washington County, Pennsylvania, being 505 DRY RIDGE ROAD, WEST ALEXANDER PA 15376, 3.0 ACRES, Parcel No. 230-014-01-00-0012-00 Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$124,507.62

Attorneys for Plaintiff:
LEON P. HALLER, ESQUIRE #15700
PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
(717) 234-4178

SHERIFF'S SALE No. 2018-1926

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1926 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 **APRIL 5, 2019**

DEUTSCHE BANK NATIONAL TRUST COMPANY, Plaintiff vs. Deanne R. Donkers, James R. Jones, Defendants

BEING KNOWN AS: 49 S MAIN STREET, SCENERY HILL, PA 15360
PROPERTY ID: 310-017-00-01-0011-00
TITLE TO SAID PREMISES IS VESTED IN DEANNE R. DONKERS AND JAMES R. JONES, Judgment Amount: \$75,315.37

Attorney:
RAS Citron, LLC Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712

SHERIFF'S SALE No. 2018-2240

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2332 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 **APRIL 5, 2019**

PNC BANK, N.A. vs Gregory G. Stewart

ALL THAT CERTAIN lot of ground situate in North Strabane Township, Washington County, Pennsylvania
PARCEL NO. 520-015-02-05-0014-00
PROPERTY ADDRESS:
208 Wylie Avenue, Strabane PA 15363

SHERIFF'S SALE No. 2018-2332

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2332 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 **APRIL 5, 2019**

CIT Bank, NA. PLAINTIFF VS. Larry Wise a/k/a Lawrence Wise, known Heir of Margaret H. Wilson a/k/a Margaret Wilson, deceased and Kevin Wise, known Heir of Margaret H. Wilson a/k/a Margaret Wilson, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Margaret H. Wilson a/k/a Margaret Wilson, deceased and DEFENDANTS

All that certain lot of ground situate in South Strabane Township, Washington, County, Pennsylvania Parcel: 600-006-05-01-0002-00 Address: 146 Vance

Station Road, Washington, PA

SHERIFF'S SALE No. 2018-2380

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2380 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 **APRIL 5, 2019**

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A v. Helen Jean Wiencek

owner(s) of property situate in the CANTON TOWNSHIP, WASHINGTON County, Pennsylvania, being 1739 Jefferson Avenue, Washington, PA 15301-1605 Parcel No. 120-009-01-01-0021-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$202,085.18 Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-2404

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2404 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 **APRIL 5, 2019**

The Huntington National Bank Plaintiff, vs Timothy R. Lovell, AKA Timothy Lovell, AKA Tim Lovell; Cynthia A. Lovell, AKA Cynthia Lovell, AKA Cynthia Thompson, AKA Cindy Lovell Defendants.

ALL THAT CERTAIN lot or parcel of land, situate in the Township of South Strabane, Washington County, Pennsylvania.

Tax Parcel ID: 600-007-04-01-0007-00 Being known as: 419 Cedar Drive, Washington, PA 15301

SHERIFF'S SALE No. 2018-2536

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2536 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 on **APRIL 5, 2019**

BANK OF AMERICA, N.A. Plaintiff vs UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN FREDERICK WASSAM, DECEASED; DESIREE ROTONDO, IN HER CAPACITY AS HEIR OF JOHN FREDERICK WASSAM; DANIELLE WASSAM-RIES IN HER CAPACITY AS HEIR OF JOHN FREDERICK WASSAM, DECEASED, Defendants

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE NORTH STRABANE TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA: BEING KNOWN AS: 18 BRUCE DRIVE CANONSBURG, PA 15317
BEING PARCEL NUMBER: 520-015-00-00-0009-09 IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

SHERIFF'S SALE No. 2017-2758

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2758 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 **APRIL 5, 2019**

Wells Fargo Bank, N.A., as trustee, on behalf of the holders of the Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-12 vs. Karen S. Long aka Karen Long and Gerald L. Tew

ALL THAT CERTAIN piece, parcel or lot of land situate in Peters Township, Washington County, Pennsylvania. TAX PARCEL NO.: 540-007-06-01-0023-00 PROPERTY ADDRESS: 103 Clearview Drive, McMurray, PA 15317 IMPROVEMENTS: ERECTED THEREON JUDGMENT AMOUNT: 167,993.89 SOLD AS THE PROPERTY OF: Karen S. Long aka Karen Long and Gerald L. Tew
ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S SALE No. 2018-3173

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3173 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 5, 2019**

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. LORI A. LEECH, Defendant

Owner(s) of property situate in the Second Ward City of Monongahela, Washington County, Pennsylvania, being:
509 Pleasant Street, Monongahela, PA 15063 Parcel No. 430-013-00-01-0002-00 Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$17,984.63

Attorneys for Plaintiff:
LEON P. HALLER, ESQUIRE #15700
PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
(717) 234-4178

SHERIFF'S SALE No. 2018-3398

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3398 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 **APRIL 5, 2019**

DEUTSCHE BANK NTC Plaintiff vs. Mary Ann Maze Walter H. Maze, Defendants

All that certain lot or piece of ground situate in the South Strabane Township Washington County, having erected thereon a dwelling known as 890 Locust Avenue, Washington, PA 15301 ID. NO. 600-003-04-02-0027-00 PROPERTY OF: 890 Locust Avenue, Washington, PA 15301 JUDGMENT AMOUNT \$91,728.77 ATTORNEY Jessica N. Manis, Esq., 1581 Main Street, Suite 200, Warrington, PA 18976

SHERIFF'S SALE No. 2018-3544

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3544 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 0:00 AM. on **APRIL 5, 2019**

Specialized Loan Servicing LLC, PLAINTIFF v. Michael J. Jancy DEFENDANT

ALL that certain lot or piece of ground situate in the Township of Union, County of Washington and Commonwealth of Pennsylvania, BEING known as 6343 Route 88, Finleyville Pa 15332 Parcel No. 6400020000002100

SHERIFF'S SALE No. 2018-4460

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4460 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 5, 2019**

New Residential Mortgage Loan Trust 2017-6 PLAINTIFF VS. Scott R. Horr and Stacy L. Horr DEFENDANTS

ALL that certain lot or piece of ground situate in the Township of North Franklin, County of Washington and Commonwealth of Pennsylvania, PARCEL ID NO. 5100010401000400 COMMONLY KNOWN AS: 771 Cleveland Road, Washington, PA 15301

SHERIFF'S SALE No. 2017-4625

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4625 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 **APRIL 5, 2019**

**NATIONSTAR MORTGAGE LLC -
PLAINTIFF VS NOLAN P. RYAN &
HEIDI M. RYAN - DEFENDANTS**

SITUATED IN BURGETTSTOWN AND
SMITH TOWNSHIP, WASHINGTON
COUNTY, PENNSYLVANIA:

BEGINNING on the South side of Tope Street and the East side of Highland Avenue; thence, North along Highland Avenue, 19 degrees, 56 minutes East, 171.31 feet to a point; thence, South 69 degree, 16 minutes East, 57.61 feet; thence, South 58 degrees. 18 minutes East, 63.73 feet to a point; thence, North 19 degrees, 56 minutes East, 272.21 feet to a point; thence, North 70 degrees, 04 minutes West, 282.74 feet to a property line of Edwin McFarland; thence, South 19 degrees, 47 minutes West, 267.16 feet to a point; thence, South 69 degrees, 42 minutes East, 55.48 feet to a point; thence, South 19 degrees, 48 minutes West, 161.28 feet. South 69 degrees, 16 minutes East, 106.24 feet to the place of BEGINNING. ALL THOSE CERTAIN lots of ground situate in Smith Township, Washington County, Pennsylvania, together bounded and described as follows:

BEGINNING on the eastern side of Highland Avenue, corner common to herein described tract and land: now or formerly of J. Robert Tidball; thence by land of Robert J. Tidball, South 70 degrees 4 East 120 feet to a point; thence by land now or formerly of Edward Hamilton. South 19 degrees 56' West 272.71 feet to a point; thence North 58 degrees 18' West 63.73 feet to a point; thence north 69 degrees 16' West 57.60 feet to a point on the eastern side of Highland Avenue; thence by the Eastern side of Highland Avenue, North 19 degrees 47' East 257.16 feet to the place of beginning. Being Lots Nos. 113, 114, 122, 123 and part of Lot No, 124 in Pleasant Heights Plan of Lots of record in the Recorder's Office for Washington County, Pennsylvania. in Plan Book 5, Pages 213-214. ALL that certain

lot or parcel of ground situate in the Borough of Burgettstown, Washington County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Highland Avenue and the northerly side of Grant Blvd.; thence frotn said place of beginning and along the westerly side of Highland Avenue, North 19 degrees 56' East 120.0 feet to a point; thence North 70 degrees 04' West 123.07 feet to a point on the line of property now or formerly of Edwin McFarland; thence by same south 19 degrees 47 West 120.00 feet to a point on the Northerly side of Grand Blvd.; thence by same south 70 degrees 04' East 122.76 feet to the place of beginning.

NO ADDRESS GIVEN

Parcel No.: 070-01 1-00-01-0018-00 and 070-012-00-0 1-0007-00

SHERIFF SALE No. 2018-5423

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018 -5423 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 **APRIL 5, 2019**

Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF V Daniel Eckenrode and Lori Eckenrode a/k/a Lori A. Eckenrode DEFENDANTS

ALL THAT CERTAIN property situated in the Township of North Strabane in the County of Washington and Commonwealth of Pennsylvania

TAX MAP OR PARCEL ID NO.
520-011-04-04-0070-01

BEING KNOWN AS: 1430 Meadowbrook Drive, Canonsburg, PA 15317

SHERIFF SALE No. 2018-5427

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-5427 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 on **APRIL 5, 2019**

M&T BANK V JOHN E. POTTS, JR

1356 EAST BEAU ST., WASHINGTON, PENNSYLVANIA SOUTH STRABANE TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA
600-007-04-02-0026-00

SHERIFF SALE No. 2018-5628

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-5628 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 **APRIL 5, 2019**

KEYBANK, N.A. V CATHY F. GILES TERRY L. GILES

1425 BEDILLION ROAD, WASHINGTON, PENNSYLVANIA SOUTH FRANKLIN TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA
590-003-00-00-0013-03

SHERIFF SALE No. 2018-5753

By virtue of the WRIT OF EXECUTION in Case No. 2018-5753 issued out of the COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA 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 **April 5, 2019**

SYSCO CORPORATION and SYSCO PITTSBURGH, LLC, Plaintiffs V. THE PRESIDENTS PUB & GRILLE, LLC d/b/a THE PRESIDENTS PUB & GRILLE a/k/a THE PRESIDENTS PUB and MARK L. KENNISON, Defendants

ALL THAT CERTAIN lot or piece of ground situate in the City of Washington, County of Washington and Commonwealth of Pennsylvania, being known as Lot No. 9 Block 7 in the Plan of Lots laid out by Brown and Slater, and known as "Reasons Choice", as recorded in the Recorder's Office of Washington County, Pennsylvania in Plan Book Volume 2, Page 14. Having thereon erected dwelling house known as 1145 Bruce Street, Washington, PA 15301 PARCEL No. 770-031-00-04-0007-00 in the Deed Registry Office of Washington County, Pennsylvania.

SHERIFF SALE No. 2017-5783

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5783 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau

Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 5, 2019**

Hsbc Bank USA, National Association, as Trustee for Ace Securities Corp. Home Equity Loan Trust. Series 2005-SD2, Asset-Backed Pass Through Certificates V Bret W. Fine a/k/a Bret Fine Kelly Fine

owner(s) of property situate in the WASHINGTON CITY, WASHINGTON County, Pennsylvania, being
175 East Katherine Avenue, Washington, PA 15301-3316 Parcel No. 760-009-00-01-0007-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$93,052.46 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF SALE No. 2017-5808

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2017-5805 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 **APRIL 5, 2019**

QUICKEN LOANS INC V MARK A HUTCHINS

CANTON TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA 2555 JEFFERSON AVENUE, WASHINGTON, PENNSYLVANIA PARCEL
120-007-01-03-0006-00

SHERIFF SALE No. 2017-5849

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5849 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 **APRIL 5, 2019**

**CITIBANK, N.A. V MARRYANNE MCFARLANE / MARIANNE MCFARLANE
RICHARD MCFARLANE / RICHARD R. MCFARLANE**

SOUTH STRABANE TOWNSHIP,
WASHINGTON COUNTY, PENNSYLVANIA

1660 PIERCE STREET, WASHINGTON,
PENNSYLVANIA PARCEL
600-006-04-03-0024-00

Samuel F. Romano, Sheriff 7)33-3