

## 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

**ASCHLEY, MAUREEN A.**, a/k/a **MAUREEN ASCHLEY**, late of Library, Washington Co., PA; Executor: Michael Snyder, 50 Ash Avenue, Library, PA 15129; Attorney: Justin Ellis, Zacharia Brown Law Offices, 111 West McMurray Rd., McMurray, PA 15317

**DeSANTIS, BERYLE L.**, a/k/a **BERYLE DeSANTIS**, late of Midway, Washington Co., PA; Executrix: Laneine DeSantis, 114 Northview Street, Box 331, Midway, PA 15060; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

**ESTLE, JR., HAROLD L.**, late of Fredericktown, Washington Co., PA; Executor: Jason Savage, 5 Green Street, Clarksville, PA 15333; Attorney: Gregory C. Hook, 189 W. High Street, Waynesburg, PA 15370

**GRANT, JEANNINE E.**, late of New Eagle, Washington Co., PA; Executor: Kevin Grant, 104 Alexander Street, Monongahela, PA 15063; Attorney: David N. Lint, France, Lint & Associates, PC, 308 Fallowfield Ave., Charleroi, PA 15022

**GREGG, ROBERT J.**, late of North Franklin Township, Washington Co., PA; Administratrix: Emily McConnell, 1199 Brush Run Road, Washington, PA 15301; Attorney: Dorothy A. Milovac,

775 East Maiden St., 1st Fl., Washington, PA 15301

**HUDSON, JOE ALAN**, a/k/a **JOE A. HUDSON** a/k/a **JOE HUDSON**, late of Nottingham Township, Washington Co., PA; Executrix: Carolyn L. Haney, 599 Valleyview Road, Eighty Four PA 15330; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**SLIMICK, MARY A.**, late of Cecil Township, Washington Co., PA; Executor: James F. O'Brien, 24 Third Street, PO Box 199, Lawrence, PA 15055

**STONE, ROSELLA F.**, late of Washington, Washington Co., PA; Executor: Mark A. Stone, 50621 Rehm Road, St. Clairsville, OH 43950

**TAYLOR, JAMES H.**, late of Morris Township, Washington Co., PA; Executors: James M. Taylor & Sharon L. Crothers, c/o 33 W. Beau Street, Washington, PA 15301; Attorney: John W. McIlvaine, 33 West Beau St., Washington, PA 15301

### SECOND PUBLICATION

**BERTI, MARY P.**, late of Houston, Washington Co., PA; Executors: Michele B. Conner, 1348 Pine Log Road, Aiken, SC 29803 and Steven E. Berti, 9 West Hillcrest Road, Eighty Four, PA 15330; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg, PA 15317

**DUNHAM, DOUGLAS ALLYN**, a/k/a **DOUGLAS A. DUNHAM**, late of Bulger, Washington Co., PA; Executrix: Mary Christine Dunham, 3000 Bigger Road, Bulger, PA 15019; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

**GHILANI, VALERIA EDITH**, a/k/a **VALERIA GHILANI**, late of Monongahela, Washington Co., PA;

Executrix: Linda M. Jones, 340 Coyle Curtin Road, Monongahela, PA 15063; Attorney: Melenzyer & Agrafiotis LLC, 411 Washington Avenue, Charleroi, PA 15022

**JEANNETTE, GOLDIE E.**, late of Washington Co., PA; Administratrix: Joy Lynn Mondine nka Joy Lynn Descutner, c/o Pecori and Pecori; Attorney: E. Robert Pecori, III, 7051 Steubenville Pike, Ste 7, Oakdale, PA 15071

**LAPP, REX E.**, a/k/a **REX EDWIN LAPP**, late of South Strabane Township, Washington Co., PA; Executor: Brian Craig Lapp, 425 Independence Blvd., Washington, PA 15301; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 E. Beau St., Washington, PA 15301

**PESOGNELLI, ZARA A.**, late of New Eagle, Washington Co., PA; Executrix: Derna L. Bish, 1144 Windward Lane, Kent, OH 44240; Attorney: Neil J. Marcus, PO Box 652, Monongahela, PA 15063

**TROPECK, NANCY L.**, late of McDonald, Washington Co., PA; Executors: Michael C. Tropeck, 128 Robinson Highway, McDonald, PA 15057; Timothy C. Tropeck, 115 Cove Court, McDonald, PA 15057; Attorney: Todd A. Fuller, Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017

**TUROSİK, DONALD FRANCIS**, late of California, Washington Co., PA; Executor: Frank D. Turosik, 157 Hillcrest Drive, California, PA 15419; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

### THIRD PUBLICATION

**BOGUS, JR., JOHN A.**, a/k/a **JOHN ALBERT BOGUS**, late of W. Brownsville Borough, Washington Co., PA; Administratrix: Dolores A. Bogus,

230 Centerville Lane, Brownsville, PA 15417; Attorney: Jennifer M. Merx, Skarlatos Zonarich LLC, 17 S. 2nd St., 6th Fl., Harrisburg, PA 17101

**DIETRICH, RITA D.**, a/k/a **RITA DIETRICH**, late of Canonsburg, Washington Co., PA; Executor: Thomas A. Dietrich, c/o Yablonski, Costello & Leckie, P.C.; Attorney: Kelly J. Dollins, Yablonski, Costello & Leckie, P.C., 30 E. Beau Street, Ste 505, Washington, PA 15301

**DIETZ, AUDREY L.**, late of Washington, Washington Co., PA; Administrator: Ronald E. Flack, 3025 Meyeridge Road, Pittsburgh, PA 15209; Attorney: Matthew R. Cipriani, 1000 Brooktree Road, Ste 209, Wexford, PA 15090

**EDGAR, ROBERT I.**, a/k/a **ROBERT IAMS EDGAR**, late of Washington, Washington Co., PA; Executor: David R. Edgar, 27 South College Street, Washington, PA 15301; Attorney: C. Jerome Moschetta, 27 South College Street, Washington, PA 15301

**HARDEN, CAROL LEE**, late of Borough of Charleroi, Washington Co., PA; Executor: Allan Harden, Monongahela, PA 15063; Attorney: Lane M. Turturice, 135 South College Street, Washington, PA 15301

**McCORKLE, JAMES E.**, late of Canonsburg, Washington Co., PA; Executor: James A. McCorkle, PO Box 355, 120 Ole Bull Road, Cross Fork, PA 17729; Attorney: Andrew G. Sykes, 615 Washington Road, Ste 304, Pittsburgh, PA 15228

**SHRIVER, INEZ F.**, a/k/a **INEZ JUANITA SHRIVER AKA INEZ SHRIVER**, late of South Strabane Township, Washington Co., PA; Executors: Dorothy E. Stickle and Larry

W. Shriver, 435 Redd Run Road,  
Washington, PA 15301

**STARK, DANIEL J.**, late of Borough of Speers, Washington Co., PA; Executrix: Dolores N. Stark, c/o Mesher Law Office; Attorney: Zachery I. Mesher, 123 S.Second Street, West Newton, PA 15089

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TRUST NOTICE

Notice of the death of BEVERLY HAWKINS, late of Hanover Township, Washington County, Pennsylvania, Trustor of THE HAWKINS FAMILY TRUST, dated 8/15/2001, is hereby given. All persons indebted to said Trustee are requested to make prompt payment and those having claims to present the same, without delay to:

**Successor Trustee:** Robert Hawkins c/o Attorney: David A. Peckman, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438 1)1-3

NOTICE OF TRUST  
ADMINISTRATION

Notice is hereby given of the Administration of the **HARLEY F. JONES, JR. aka HARLEY F. JONES and DOROTHY F. JONES LIVING TRUST**, dated January 21, 1998 as amended pursuant to 20 Pa.C.S.A. Section 7755C. HARLEY F. JONES, JR. aka HARLEY F. JONES, one of the Settlers of the Trust died on January 30, 2018, Late of Peters Township, Washington County, Commonwealth of Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to Dorothy F. Jones, Trustee or Curtis Jones, Alternate Trustee, in care of Bassi, Vreeland & Associates, PC, Attention Thomas O. Vreeland, 62 East Wheeling Street, Washington, PA 15301.

1)1-3

**MISCELLANEOUS NOTICE**

CHANGE OF NAME NOTICE

Notice is hereby given pursuant to the Order of Court dated July 12, 2018, in the Court of Common Pleas of Washington County, Pennsylvania, that a hearing will be held on the Petition for change of name, In Re: **SAMANTHA MADISON DAINTY**, at No. 2018-3033, on the 9th day of August, 2018, at 9:30 a.m., in Courtroom No. 1 of the Washington County Courthouse before the honorable Judge Katherine B. Emery. 4)1-2

CHANGE OF NAME NOTICE

Notice is hereby given pursuant to the Order of Court dated July 12, 2018, in the Court of Common Pleas of Washington County, Pennsylvania, that a hearing will be held on the Petition for change of name, In Re: **NICOLE LEIGH DAINTY**, at No. 2018-3034, on the 9th day of August, 2018, at 9:30 a.m., in Courtroom No. 1 of the Washington County Courthouse before the honorable Judge Katherine B. Emery. 4)1-2

CHANGE OF NAME NOTICE

Notice is hereby given pursuant to the Order of Court dated July 12, 2018, in the Court of Common Pleas of Washington County, Pennsylvania, that a hearing will be held on the Petition for change of name, In Re: **BARBARA ANN HIXENBAUGH**, at No. 2018-3032, on the 9th day of August, 2018, at 9:30 a.m., in Courtroom No. 1 of the Washington County Courthouse before the honorable Judge Katherine B. Emery. 4)1-2

**REAL ESTATE NOTICE**

COURT OF COMMON PLEAS  
 WASHINGTON COUNTY  
 No. 2017-413

**Federal Association,**      **National**      **Mortgage Plaintiff,**

**Vs.**

**John Lanham , heir of Margaret J. Lanham, Deceased**  
**Unknown heirs, successors, assigns and all persons, firms, or Associations claiming right, title or interest from or under Margaret J. Lanham, Deceased,**  
**Defendants**

TO: Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Margaret J. Lanham, Deceased

TYPE OF ACTION: CIVIL ACTION/  
 COMPLAINT IN MORTGAGE  
 FORECLOSURE

PREMISES SUBJECT TO  
 FORECLOSURE: 9 John Street, Slovan,  
 PA 15078

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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 and Information Service

Washington County Bar Association  
 119 South College Street  
 Washington, PA 15301  
 724-225-6710

Bernadette Irace, Esquire  
 Attorney ID# 313008  
 Milstead & Associates, LLC  
 1 E. Stow Road  
 Marlton, NJ 08053  
 (856)482-1400

6)2-1

**SHERIFF SALES**

**Special Notice On Real Estate Sales Sheriff's Rule**

Tax collectors, attorneys and solicitors who file tax statements, lien 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, September 7, 2018 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on

the day of the sale and the balance on or before **Wednesday, September 12, 2018 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, September 14, 2018 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on

such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

| <b>Sheriff Sale List</b> |   |                          |
|--------------------------|---|--------------------------|
| <u>Sale#</u>             | <u>Plav Def.....</u>                      | <u>Property Location</u> |
| 2015-55                  | .....US Bank v. Goodwin .....             | Centerville              |
| 2018-231                 | .....JP Morgan Chase Bank v. Casto .....  | Canonsburg               |
| 2016-295                 | .....Live Well Financial v. Keranko ..... | South Franklin Twp       |
| 2018-772                 | .....Nationstar Mortgage v. Perry .....   | Washington               |
| 2018-738                 | .....WesBanco v. Yablonski .....          | South Strabane Twp       |
| 2018-861                 | .....Slovenian S&L v. Henry .....         | Washington               |
| 2018-1542                | ...Wells Fargo Bank v. Dodd.....          | Fallowfield Township     |
| 2018-1628                | ...Ditech Financial v. Rosa .....         | Washington               |
| 2018-1678                | ...Pingora Loan Servicing v. Orsini ..... | Chartiers Township       |
| 2018-1830                | ...Wells Fargo Bank v. Garrett .....      | Washington               |
| 2018-1916                | ...Carrington Mortgage v. Sheetz .....    | Hanover Township         |
| 2018-1969                | ...Washington Financial v. Bender .....   | Washington               |
| 2017-2096                | ...CIT Bank v. Annstrong .....            | Cecil Township           |
| 2017-2369                | ...MtgIq Investors v. Holmes .....        | South Franklin Twp       |
| 2017-2497                | ...Bayview Loan Servicing v. Curzon ..... | Long Branch              |
| 2015-3234                | ...Nutter & Co. v. Young .....            | Long Branch Boro         |
| 2017-3284                | ...Selene Finance v. Ruggieri .....       | Peters Township          |
| 2017-4475                | ...PA Housing Finance v. Sebetich.....    | North Franklin           |
| 2017-5039                | ...Lakeview Loan Svc v. Harris .....      | Ellsworth                |
| 2017-5150                | ...Clear View FCU v. Zola .....           | Burgettstown             |
| 2017-5842                | ...Ocwen Loan Svc v. Obosky .....         | Centerville              |
| 2017-6032                | ...Live Well Financial v. Markoff.....    | Bethlehem Township       |
| 2017-6086                | ...Hsbc Bank v. Hurbanek .....            | Chartiers Township       |
| 2017-6284                | ...Carrington Mortgage v. Cheverine.....  | Canonsburg               |
| 2017-6346                | ...Wilmington Savings v. Molnar .....     | Donora                   |
| 2016-6679                | ...Hsbc Bank v. Tatar.....                | California Borough       |
| 2016-6925                | ...KeyBank v Strwart.....                 | South Franklin Twp       |
| 2014-6962                | ...Wells Fargo v. Graff .....             | Cross Creek 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 **SEPTEMBER 7, 2018**

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

ALL THAT CERTAIN piece of ground in the **Borough of Centerville**, Washington County, Pennsylvania, being Lot No. 66 in the Richeyville Plan of Lots Plan Book 7, Page 366.

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. 2018-231**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-231 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 **SEPTEMBER 7, 2018**

**JPMorgan Chase Bank, N.A. v. Mark A. Casto**

owner(s) of property situate in the **CANONSBURG BOROUGH, 2ND**, WASHINGTON County, Pennsylvania, being 342 North Jefferson Avenue, Canonsburg, PA 15317-1247 Parcel No. 100-003-00-01,0028-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$52,504.90; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-295**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-295 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

**SEPTEMBER 7, 2018**

**Live Well Financial, Inc. Plaintiff v. Raymond D. Keranko and Annetta M. Keranko Defendants**

All That Certain land situate in **South Franklin Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 5040 Dividend Drive, Washington, Pennsylvania 15301 Tax I.D. #: 590-005-02-03-0002-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2018-772**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-772 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

**SEPTEMBER 7, 2018**

**Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF VS. Tami Perry DEFENDANT**

Parcel No.: 770-030-00-03-0006-00

All that certain lot of ground situate in the Seventh Ward of the **City of Washington**, Washington County, Pennsylvania; BEING KNOWN AS: 137 Maple Avenue, Washington, PA 15301

**SHERIFF'S SALE No. 2018-738**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-738 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 **SEPTEMBER 7, 2018**

**WESBANCO BANK INC. Plaintiff, v. JOSEPH M. YABLONSKI, Defendant**

ALL that certain lot of ground situate in the **Township of South Strabane**, County of Washington and Commonwealth of Pennsylvania, being known and designated as Lot No. 62 in Green Crescent Acres Plan No.

BEING designated as Tax Parcel No. 600 -007-08-00-0019-00 - HAVING erected thereon a dwelling known as 49 Green Crescent Drive, Washington, Pennsylvania 15301.

**SHERIFF'S SALE No. 2018-861**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-861 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 **SEPTEMBER 7, 2018**

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. BRIAN HENRY, Defendant.**

ALL those two certain lots of ground situate in the City (formerly Borough) of

**Washington**, County of Washington and Commonwealth of Pennsylvania, bounded and described as follows: HAVING A MAILING ADDRESS OF: 916 Bruce Street, Washington, PA 15301 - TAX PARCEL ID NUMBER: 770-022-00-05-0013-00

**SHERIFF'S SALE No. 2018-1542**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1542 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

**SEPTEMBER 7, 2018**

**Wells Fargo Bank, N.A. v. Ruth E. Dodds**

owner(s) of property situate in the **FALLOWFIELD TOWNSHIP**, WASHINGTON County, Pennsylvania, being 699 Old Route 71. Charleroi. PA 15022-3035; Parcel No. 320-009-04-01-0025-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$58,381.09

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1628**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1628 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

**SEPTEMBER 7, 2018**

**DITECH FINANCIAL LLC 3000 Bayport Drive, Suite 880 Tampa, FL 33607 vs. MERRY ANN ROSA AKA MERRY A. ROSA & MARIO V. ROSA**

All that certain piece, and parcel of land situate in the 7th Ward in the **City of Washington**, Washington County, Commonwealth of Pennsylvania, consisting of the West 30 feet of Lot No. ; BEING designated as Parcel LD. No. 770 -031-00-02-0009-00. **PROPERTY ADDRESS:** 1139 Arch Street, Washington, PA 15301

**SHERIFF'S SALE No. 2018-1678**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1678 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

**SEPTEMBER 7, 2018**

**Pingora Loan Servicing, LLC v. Ralph A. Orsini**

owner(s) of property situate in the **CHARTIERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 100 Putorti Lane. Canonsburg, PA 15317-1444; Parcel No, 170-007-00-00-0046-03 . (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$164,001.05

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1830**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1830 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

**SEPTEMBER 7, 2018**

**Wells Fargo Bank, N.A. v. Judith Ann Garrett & Bradley G. Garrett**

owner(s) of property situate in the **WASHINGTON CITY**, WASHINGTON County, Pennsylvania being 740 East Maiden Street, Washington, PA 15301-3724; Parcel No. 750-033-00.00-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$68,051.38

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1916**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECWSURE No. 2018 -1916 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

**SEPTEMBER 7, 2018**

**Carrington Mortgage Services, LLC PLAINTIFF VS. Allen D. Scheetz DEFENDANT**

PARCEL 1 All that certain tract of land situate in **Hanover Township**, Washington County, Pennsylvania more particularly bounded and described as follows: Containing 4.117 acres more or less according to a survey of Michael P. Gersh, dated May 1, 1979.

Under and subject to exception, reservations; covenants and conditions as set forth in the record chain of title.

Parcel #340-012-00-00-0005-03 and 340-012-00-00-0005-02; PARCEL 2 CONTAINING 0.207 acres, more or less. Parcel No.: 340-012-00-00-0005-15

Under and subject to the reservations of all mineral rights to the grantor.

Under and subject to all exceptions, reservations covenants and condition, as may appear in prior deeds in the record chain of title.

IMPROVED with premises known as 99 Perkins Lane, Burgettstown PA 15021

**SHERIFF'S SALE No. 2018-1969**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1969 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

**SEPTEMBER 7, 2018**

**WASHINGTON FINANCIAL BANK, Plaintiff vs. KAREN S. BENDER, Defendant**

That lot of ground in 6<sup>th</sup> Ward, **Washington City**, Washington Co., PA; PARCEL I.D.. 760-018-00-02-0011-00 HAVING ERECTED THEREON a single-family residence with built-in garage KNOWN AS 67 SUMNER AVE., WASHINGTON, PA 15301

**SHERIFF'S SALE No. 2017-2096**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2096 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

**SEPTEMBER 7, 2018**

**CIT Bank, N.A. Plaintiff v. James Armstrong, Known Surviving Heir of Judith A. Armstrong and Unknown Surviving Heirs of Judith A. Armstrong, Defendants**

All That Certain land situate in the **Township of Cecil** in the County of Washington, Commonwealth of Pennsylvania. Premises: 723 Wildwood Drive, McDonald, Pennsylvania 15057- Tax I.D. #: 140-006-04-06-0010-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2017-2369**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2369 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

**SEPTEMBER 7, 2018**

**Mtqlq Investors, LP v. Dana K. Holmes Jack L. Holmes, Jr a/k/a Jack L. Holmes**

owner(s) of property situate in the **SOUTH FRANKLIN TOWNSHIP**, WASHINGTON County, Pennsylvania, being 830 Deerfield Road, Washington, PA 15301-9116 Parcel No, 590-004-00-00-0013-08 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$86,173,30

Attorneys for Plaintiff Phelan Hallinan  
Diamond & Jones. LLP

**SHERIFF'S SALE No. 2017-2497**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2497 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 **SEPTEMBER 7, 2018**

**Bayview Loan Servicing, LLC a Delaware Limited Liability Company PLAINTIFF VS. Gertrude Curzon DEFENDANT**

ALL that certain parcel or tract of land situate in the **Borough of Long Branch**, Washington County, Pennsylvania, bounded, and described as follows: BEGINNING. Containing one acre. Parcel No.: 390-002-00-00-0015-01 SUBJECT to the right of way for the "Borough Road" as indicated on the attached plot, and also subject to all other exceptions, reservations and conditions as the same may appear in prior recorded deeds in the chain of title. BEING THE SAME PREMISES 69 HONOR STREET COAL CENTER, PA 15423

**SHERIFF'S SALE No. 2015-3234**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-3234 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 **SEPTEMBER 7, 2018**

**JAMES B. NUTTER & COMPANY Plaintiff vs. JODIE FLEMING YOUNG, IN HER CAPACITY AS HEIR OF PAUL L. YOUNG, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL L. YOUNG, DECEASED Defendant(s)**

ALL THAT CERTAIN PARCEL OF GROUND SITUATE IN **LONG BRANCH BOROUGH**, WASHINGTON COUNTY, PENNSYLVANIA BEING KNOWN AS: 10 ABBOTT LANE, COAL CENTER, PA 15423; Tax Parcel No. 390-013-00-00-00 14-01 BEING A LOT 0.5 ACRE WITH A 77 YOUNG AMER TR

**SHERIFF'S SALE No. 2017-3284**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3284 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 **SEPTEMBER 7, 2018**

**Selene Finance LP PLAINTIFF VS. Francis A. Ruggieri DEFENDANT**

ALL that certain lot or piece of ground situate in the **Township of Peters**, County of Washington and Commonwealth of Pennsylvania HAVING erected thereon a dwelling known as 153 Highvue Drive. SUBJECT to coal and mining rights, oil and gas leases, rights of way, building restrictions and other easements, reservations and restrictions, as the same

appear in prior instruments of record.  
Parcel No.: 5400070402000100

**SHERIFF'S SALE No. 2017-4475**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4475 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, 1 00 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 7, 2018**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY, PLAINTIFF vs.  
EDWARD J. SEBETICH,  
DEFENDANT**

ALL THAT CERTAIN tract of land situate in **North Franklin**, Washington County, Pennsylvania, Being 115' x 150' and HAVING THEREON ERECTED a dwelling house known and numbered as: 105 McELREE ROAD, WASHINGTON, PA 15301 - PARCEL NO. 510-003-00-00-0035-00

**SHERIFF'S SALE No. 2017-5039**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5039 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 **SEPTEMBER 7, 2018**

**Lakeview Loan Servicing, LLC  
Plaintiff v. Rawl D. Harris and Janet L.  
Harris Defendants**

All That Certain land situate in the **Borough of Ellsworth** in the County of

Washington, Commonwealth of Pennsylvania. Premises: 76 Hickory Street, Ellsworth, Pennsylvania 15331

Tax I.D. #: 310-009-00-03-0002-00;  
Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2017-5150**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5150 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 **SEPTEMBER 7, 2018**

**CLEAR VIEW FEDERAL CREDIT UNION Plaintiff, v. ELTON JOHN ZOLA, TREVOR M. ZOLA AND RAYNA P. DERBISH, IN THEIR CAPACITY AS HEIRS OF MICHELE L. ZOLA, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHELE L. ZOLA, DECEASED Defendant(s).**

PROPERTY BEING KNOWN AS: All that certain lot of ground situate in the **Borough of Burgettstown**, Washington County, Pennsylvania. Being designated as Tax Parcel Id No. 070-025-00-02-0003-00. IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling. PREM: 105 Maple Avenue, Burgettstown, PA 15021

**SHERIFF'S SALE No. 2017-5842**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5842 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

**SEPTEMBER 7, 2018**

**Ocwen Loan Servicing, LLC Plaintiff v. DEBBIE OBOSKY, KNOWN HEIR OF JOSEPH W. OBOSKY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH W. OBOSKY Defendant(s)**

owners of property situate in **Borough of Centerville**, Washington County, Pennsylvania, being 504 Oak Street, Richeyville (Centerville Borough), PA 15358. Assessment Map No.: 154-005-00-02-0030-00; Judgment Amount: \$41,562.40  
Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2017-6032**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6032 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

**SEPTEMBER 7, 2018**

**Live Well Financial, Inc. Plaintiff v. Joanne A. Markoff, Defendant**

All That Certain land situate in the **Township of Bethlehem** in the County of Washington, Commonwealth of Pennsylvania. Premises: 32 Central Avenue, Marianna, Pennsylvania 15345

- Tax ID. #: 660-003-00-03-0005-00  
Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2017-6086**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6086 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

**SEPTEMBER 7, 2018**

**Hsbc Bank USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2006-Asap6, Asset Backed Pass-Through Certificates v. Joel M. Hurbanek & Ashely D. Hurbanek**

owner(s) of property situate in the **CHARTIERS TOWNSHIP** WASHINGTON County Pennsylvania, being 200 Barnickel Road. Meadow Lands. PA 15347; Parcel No. 170-017-04-03-0021-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$119,023.59

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-6284**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6284 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  
**SEPTEMBER 7, 2018**

**Carrington Mortgage Services, LLC  
PLAINTIFF VS. Anthony J. Cheverine  
DEFENDANT**

ALL THAT CERTAIN lot or piece of  
ground situate in the Third Ward of the  
**Borough of Canonsburg**, County of  
Washington and Commonwealth of  
Pennsylvania, being Lot No.2 and part of  
Lot No. 1 in the Lehner Plan of Lots;  
Being known as 608 South Central  
Avenue, Canonsburg, PA 15317 - Parcel  
# 1100130002001500

**SHERIFF'S SALE No. 2017-6346**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2017-6346 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

**SEPTEMBER 7, 2018**

**Wilmington Savings Fund Society,  
FSB, d/b/a Christiana Trust, not  
individually but as Trustee for Pretium  
Mortgage Acquisition Trust  
PLAINTIFF v. Gary Molnar Pam  
Molnar DEFENDANT(S).**

BEING KNOWN AS 132 Brokaw  
Avenue, Donora, PA 15033; PARCEL  
NO. 240-035-00-04-0001-00  
IMPROVEMENTS consist of Residential  
-detached dwelling.

SEIZED AND TAKEN in execution as  
the property of Wilmington Savings Fund  
Society, FSB, d/b/a Christiana Trust, not  
individually but as Trustee for Pretium  
Mortgage Acquisition Trust, under  
Judgment 87,226.40.

**SHERIFF'S SALE No. 2016-6679**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2016-6679 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

**SEPTEMBER 7, 2018**

**Hsbc Bank USA, N.A., as Indenture  
Trustee for The Registered  
Noteholders of Renaissance Home  
Equity Loan Trust 2006-2 v. Unknown  
Heirs, Successors, Assigns, and All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest From  
or Under Steve Tatar, Deceased**

owner(s) of property situate in the  
**CALIFORNIA BOROUGH,**  
WASHINGTON County, Pennsylvania,  
being 334 Knob Road. Brownsville, PA  
15417-9322; Parcel No. 080-053-00-00-  
0002-04 (Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING; Judgment Amount:  
\$59,321.51

Attorneys for Plaintiff Phelan Hallinan  
Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-6925**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2016-6925 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

**SEPTEMBER 7, 2018**

**KeyBank N.A. Plaintiff v. 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 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)**

**350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 VS. KATHLEEN A. GRAFF & ANTHONY J. GRAFF**

ALL that certain tract of land situate in the **Township of Cross Creek**, Washington County, Pennsylvania, bounded and described as follows, to-wit: Being designated as Parcel Numbers 210-008-00-00-0004-00 and 210-005-00-00-0011-00  
BEING KNOWN AS: 76 Nickolay Road, Avella, PA 15312

owners of property situate in **Township of South Franklin**, Washington County, Pennsylvania, being 620 Moore Road, Township of South Franklin, Washington, PA 15301.

Samuel F. Romano, Sheriff 7)2-3

ASSESSMENT Map No.: 590-012-01-00-0009-00; Judgment Amount: \$44,705.98; Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2014-6962**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6962 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

**SEPTEMBER 7, 2018**

**WELLS FARGO BANK. NA, AS TRUSTEE FOR THE HOLDERS OF THE BANC OF AMERICA ALTERNATIVE LOAN TRUST 2006-1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, c/o NATIONSTAR MORTGAGE LLC c/o NATIONSTAR MORTGAGE LLC,**