

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

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

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

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

KOSSLER, HOWARD J., late of South Strabane Township, Washington Co., PA; Executor: Dean J. Kossler, c/o 775 E. Maiden St., 1st Fl., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 E. Maiden St., 1st Fl., Washington, PA 15301

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

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

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

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

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

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

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

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

SECOND PUBLICATION

BARBISH, JR., FRANK, a/k/a **FRANK BARBISH**, late of Canonsburg, Washington Co., PA; Executrices: Joan Barbish aka Joan Gaspersic, 538 Elm Street, Canonsburg, PA 15317; Carol B. Harvey, 56 Potatoe Run Road, Washington, PA 15301; Attorney: John T. Hofrichter, 144 North Main Street, Washington, PA 15301

BUNNER, DEBORAH LYNN, a/k/a **DEBORAH L. BUNNER**, late of Canonsburg, Washington Co., PA; Administrator: Wayne A. Knight, 555 Park Avenue, Canonsburg, PA 15317; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15317

CANAN, WILLIAM, a/k/a **BILL CANAN**, late of South Strabane Township, Washington Co., PA; Executors: W. Douglas Canan, 5065 Stags Leap Lane, Coraopolis, PA 15108; Donna L. Sukel, 633 Preferred Dr., Washington, PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Frewitz, 26 South Main St., Suite 200, Washington, PA 15301

CROOKHAM, JUSTINA M., a/k/a **JESSIE CROOKHAM**, late of Carroll Township, Washington Co., PA; Executrix: Natalie M. Bowen, PO Box 635, Huntingtown, MD 13104; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

CZOKA, BELA E., a/k/a **WILLIAM CZOKA**, late of Centerville Borough, Washington Co., PA; Executrix: Christina Czoka Augustine, Box 22 - 3 Brown Street, Richeyville, PA 15358; Attorney: Herman J. Bigi, Bigi & Walsh, 337 Fallowfield Avenue, Charleroi, PA 15022

GUILMART, GEORGIA M., late of Eighty Four, Washington Co., PA; Administrator: James Lunsford, 173

Meyers Road, Washington, PA 15301; Attorney: Karen Hassinger, 30 E. Beau St., Suite 415, Washington, PA 15301

JALOWKA, JANINA, late of North Strabane Township, Washington Co., PA; Executrix: Sister Donna Zielinska, 1220 Tugwell Drive, Baltimore, Md 21228; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

KILLMEYER, JONATHAN MICHAEL, late of Washington, Washington Co., PA; Executor: Michael Lambright, 276 Sumner Avenue, Washington, PA 15301; Attorney: Timothy R. Berggren, 22 East Beau St., Washington, PA 15301

KOMONDOR, VERNON, a/k/a **VERNON G. KOMONDOR**, late of North Charleroi, Washington Co., PA; Executrix: Jamie Nicole Pauley; Attorney: L. Dawn Haber, Akman & Associates, 345 Southpointe Blvd., Ste 100, Canonsburg, PA 15317

LEASHER, HENRY S., late of Robinson Township, Washington Co., PA; Executor: Kelly Lea Stainbrook, 241 Bench Avenue, Washington, PA 15301; Attorney: Branden A. Fulciniti, Jones, Gregg, Creehan & Gerace, LLP, 411 Seventh Ave., Pittsburgh, PA 15219

MYERS, ALVA CLYDE, late of Canonsburg, Washington Co., PA; Executrix: Susan Wyland, 519 Park Avenue, Canonsburg, PA 15317; Attorney: Karen Hassinger, 30 E. Beau St., Suite 415, Washington, PA 15301

SCOTT, CYNTHIA ANN, a/k/a **CYNTHIA ANN OSTRICH**, late of Marianna, Washington Co., PA; Administratrix: Melissa M. Phillips, PO Box 31, Fredericktown, PA 15333; Attorney: Mary Chmura Conn, Tershel & Associates, 55 South Main St., Washington, PA 15301

SHEARER, MARY H., late of Canton Township, Washington Co., PA; Executrix: Mary O'Brien, 5 Dogwood Drive, Washington, PA 15301; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

TKALCEVIC, THOMAS, late of Cross Creek Township, Washington Co., PA; Administrator: Michael Tkalcevic, PO Box 152, Atlasburg, PA 15004; Attorney: Zan Ivan Hodzic, 1100 Washington Avenue, Ste 308, Carnegie, PA 15106

WHITFIELD, THOMAS B., a/k/a **THOMAS B. WHITFIELD, JR.**, late of Houston, Washington Co., PA; Executors: Cindy L. Whitfield, 67 Green Street, Houston, PA 15342; Thomas B. Whitfield, III, 543 Hickory Lane, Houston, PA 15342; Attorney: E. J. Julian, 71 North Main St., Washington, PA 15301

THIRD PUBLICATION

ANDERSON, JEAN V., a/k/a **JEAN ANDERSON** a/k/a **JEAN VIRGNIA ANDERSON**, late of Canton Township, Washington Co., PA; Executors: David L. Anderson and James A. Anderson, 206 Malone Ridge Road, Washington, PA 15301; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

BOYLE, JAMES P., late of Cecil Township, Washington Co., PA; Executor: Kenneth P. Boyle, 412 Highfield Avenue, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 122 South McDonald Street, McDonald, PA 15057

HARRIS, ROBINA, a/k/a **ROBBIE HARRIS**, late of Canonsburg, Washington Co., PA; Executrix: Julie A. Braugher; Attorney: Joseph M. Loy, 5824 Library Road, Bethel Park, PA 15102

KOVACH, SR., FRANK J., late of West Brownsville, Washington Co., PA;

Executrix: Kathy A. Kovach-Tressler, 1125 High Street, Brownsville, PA 15417

MALARBI, ANTHONY R., a/k/a **TONY MALARBI**, late of Bentleyville, Washington Co., PA; Executor: Rocco A. Malarbi, 9 Rocco Lane, Scenery Hill PA 15314; Attorney: Heather C. Stumpf, Clark Hill PLC, 301 Grant St., 14th Floor, Pittsburgh, PA 15219

McWREATH, CYNTHIA LOUISE, late of Smith Township, Washington Co., PA; Administrator: Jesse White, 107 S. McDonald Street, McDonald, PA 15057; Attorney: Jesse White, 107 S. McDonald Street, McDonald, PA 15057

NISHNICK, SR., CLYDE S., a/k/a **CLYDE S. NISHNICK**, late of Mt. Pleasant Township, Washington Co., PA; Executor: Clyde S. Nishnick, Jr., 43 Donaldson Road, PO Box 212, Hickory, PA 15340; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

SALYER, JACQUELYNN, late of Houston, Washington Co., PA; Executrix: Sherry Filkorn, 122 Ross St., Houston, PA 15342; Attorney: R. Douglas DeNardo, Rothman Gordon, P.C., 310 Grant St., Suite 300, Pittsburgh, PA 15219

STEIN, FREDERICK J., late of Washington Co., PA; Administrator: Ronald M. Martos, 1053 Beech St., Washington, PA 15301; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg, PA 15317

TESTA, ANNE ELEANOR, a/k/a **ANNE ELEANOR YOLCH**, late of Smith Township, Washington Co., PA; Administrator: Jesse White; Attorney: Jesse White, 107 S. McDonald St., McDonald, PA 15057

WOODRUFF, FRANK R., late of Washington, Washington Co., PA; Executrix: Beula H. Woodruff, 73 Crestvue Drive, Washington, PA 15301; Attorney: Todd A. Fuller, Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017

ZAMISKA, JOSEPH C., late of Ellsworth, Washington Co., PA; Executor: Stephen S. Zamiska aka Stephen Zamiska, c/o Pettit & Spontak; Attorney: Edward C. Spontak, US Steel Tower, Suite 660, 600 Grant St., Pittsburgh, PA 15219

CORPORATION NOTICE

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, on the 28th day of September, 2015, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **HOWARD & FLORENCE WASLER FLORIST** with its principal place of business at 550 Maryland Avenue, Washington, PA 15301.

The name(s) and/or address(es) of all persons owning or interested in said business: Alison Lee Wasler. 2)32-1

REAL ESTATE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 194 Lover Jonestown Road, Charleroi, PA 15022 being more

fully described at Washington County Instrument Number 200610250.

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

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 320-012-00-00-0033-00 recorded in Washington County, Pennsylvania. Seized and taken in execution as the property of Betty Davis aka Betty J. Davis, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:16-cv-01529.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be

made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov. 6)32-4

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.

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, April 7, 2017 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, April 12, 2017 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, April 14, 2017 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

SHERIFF'S SALE No. 2015-1005

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1005 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

E*Trade Bank Plaintiff, v. Caren E. Porterfield fka Caren E. Molisee, personal representative of the Estate of Violet Harper, deceased record owner/mortgagor, 1558 4th Street, Monongahela, PA 15063 Defendants.

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

SHERIFF'S SALE No. 2016-1124

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1124 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

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

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

SHERIFF'S SALE No. 2016-2134

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2134 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301,

Washington County, at 10:00 A.M. on
APRIL 7, 2017

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

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

SHERIFF'S SALE No. 2014-2324

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2014-2324 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
APRIL 7, 2017

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

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

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

SHERIFF'S SALE No. 2015-2867

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2015-2867 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104,100 West

Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
APRIL 7, 2017

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

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

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

SHERIFF'S SALE No. 2014-3204

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2014-3204 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
APRIL 7, 2017

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

ALL THAT CERTAIN piece, parcel or
lot of land situate in **Hanover Township**,
Washington County, Pennsylvania. TAX

PARCEL NO.: 3400110000003400;
PROPERTY ADDRESS: 16 Devils Den
Road, Burgettstown, PA 15021 -
IMPROVEMENTS: ERECTED
THEREON

SHERIFF'S SALE No. 2016-3502

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2016-3502 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
APRIL 7, 2017

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

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

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

SHERIFF'S SALE No. 2012-3880

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2012-3880 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
APRIL 7, 2017

**Bank National Association, as Trustee,
Successor-in-Interest to Wachovia
Bank, N.A. as Trustee for Park Place
Securities, Inc. Asset-Backed Pass-**

**Through Certificates, Series 2004-
Wwfl vs. Lana Lee Bogo a/k/a Lana L.
Bogo & Richard J. Bogo, Ronda Bogo**

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

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

SHERIFF'S SALE No. 2016-4216

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2016-4216 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
APRIL 7, 2017

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

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

SHERIFF'S SALE No. 2014-5010

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2014-5010 issued out of the COMMON

PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

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

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

SHERIFF'S SALE No. 2015-5121

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5121 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

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

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

SHERIFF'S SALE No. 2016-5234

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5234 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

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

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **TOWNSHIP OF CHARTIERS**, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 529 McGOVERN ROAD, HOUSTON, PA 15342. PARCEL NUMBER 170-016-07-01-0001-00.

SHERIFF'S SALE No. 2015-5407

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5407 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

Wells Fargo Bank, NA v. Christina M. Schwingel

owner(s) of property situate in the **WASHINGTON CITY, 6TH**, WASHINGTON County, Pennsylvania, being 356 Burton Avenue. Washington,

PA 15301-3302; Parcel No. 760-020-00-02-0004-00 (Acreage or street address)

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

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones. LLP

SHERIFF'S SALE No. 2016-5491

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5491 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. JUSTIN J. FUCHICK. AND JENNY M. FUCHICK, DEFENDANT (S)

ALL those three lots of ground in the **Borough of West Brownsville**, County of Washington, Pennsylvania, being Lots Nos. 12, 13 and 14 in the West Side Land Company's Addition to the Borough of West Brownsville, Washington County. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 220 WASHINGTON AVENUE, BROWNSVILLE, PA 15417. PARCEL NO. 675-015-00-01-0001-00

SHERIFF'S SALE No. 2014-5524

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5524 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be

exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

Wells Fargo Bank, N.A, as Trustee, on behalf of the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2005WMC3, Mortgage Pass-Through Certificates, Series 2005-WMC3 Plaintiff, vs. William M. Debee a/k/a William Debee & Nicole L. Debee Defendants

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

SHERIFF'S SALE No. 2015-5677

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5677 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

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

ALL THAT CERTAIN lot or parcel of ground situate in the **Borough of Burgettstown**, County of Washington and Commonwealth of Pennsylvania, bounded and described as follows: BEING KNOWN AS: 1330 MAIN STREET, BURGETTSTOWN, PA

15021 -Tax Parcel No. 070-023-00-00-0011-00

SHERIFF'S SALE No. 2016-6272

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6272 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **April 7, 2017**

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

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

SHERIFF'S SALE No. 2016-6364

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6364 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

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

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

SHERIFF'S SALE No. 2016-6590

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6590 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104,100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

Ditech Financial LLC Plaintiff v. Margaret G. Bautz Defendant

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

SHERIFF'S SALE No. 2015-6744

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6744 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104,100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

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

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

SHERIFF'S SALE No. 2015-6823

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6823 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

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

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

SHERIFF'S SALE No. 2015-7125

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7125 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

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

& TRACI S. YODERS, Defendant(s)

Owners of property situate in **Canton Township**, Washington County, Pennsylvania, being 322 Wolf Avenue, Washington, PA 15301; Assessment Map No.: 120-008-03-03-0037-00; Judgment Amount: \$91,534.14; Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2016-7260

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7260 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **April 7, 2017**

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

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

SHERIFF'S SALE No. 2015-7287

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7287 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

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

ALL THAT CERTAIN piece, parcel or lot of land situate in **Peters Township**, Washington County, Pennsylvania. TAX PARCEL NO.: 540-010-10-03-0006-00; PROPERTY ADDRESS: 423 Robinhood Lane, McMurray, PA 15317; IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2016-7393

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7393 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

WASHINGTON AREA TEACHERS FEDERAL CREDIT UNION Plaintiff vs DORIS MALLAS and DIANE KANITRA, known heirs of DONALD D. UNDERWOOD, Deceased, Defendants
PARCEL I.D. NO. 210-002-01-05-0003-00 and PARCEL I.D. NO. 210-002-01-04-0008-00. BEING 6 Fayette St, Burgettstown, PA 15021. ALL those two certain lots or pieces of ground situate in the Village of Cross Creek, **Township of Cross Creek**, County of Washington, Commonwealth of Pennsylvania

SHERIFF'S SALE No. 2016-7471

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7471 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West

Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

JPMorgan Chase Bank, N.A. v. Ann L. Remaley

owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 923 Meadow Avenue, Charleroi, PA 15022-1821 Parcel No. 160-008-00-02-0012-00 (Acreage or street address)

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

SHERIFF'S SALE No. 2015-8267

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-8267 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 7, 2017**

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

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

Samuel F. Romano, Sheriff 7)32-3

PUBLIC HEARING NOTICE**PUBLIC HEARING NOTICE
IN THE COURT OF COMMON
PLEAS OF WASHINGTON
COUNTY, PENNSYLVANIA**

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

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 7-707(3) of the Pennsylvania Public School Code shall be held before the Honorable Damon J. Faldowski, Judge of the Court

of Common Pleas of Washington County, Pennsylvania on March 22, 2017 at 1:30 p.m. in Courtroom #6 of the Washington County Courthouse, concerning the sale of certain real property from the Charleroi Area School District to the Mon Valley Alliance, namely (a) That land known as 138 McKean Avenue, Charleroi, Washington County, Pennsylvania 15022 located at Tax Parcel I.D. No. 160-029-00-01-0013-00 and commonly known as the "Atlas Building Property"; and (b) That land known as 200 2nd Street, Charleroi, Washington County, Pennsylvania 15022 located at Tax Parcel I.D. No. 160-020-00-00-0008-00 and commonly known as the "Old Stadium Property."

32-1
