

NOTICE OF MARY JO POKNIS

Register of Wills and Ex-Officio Clerk of the Orphans’ Court Division, Court of the
Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the Office of
the Clerk of the Orphans’ Court of Washington County

**ACCOUNTS FILED IN THE REGISTER’S OFFICE TO
MARCH 8, 2018 AUDIT**

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
17-0249	BLOCH, Edna aka Edna Audree aka BLOCK, Edna Audree George Block, Executor		Scott H. Fergus, Esq.
17-0153	MILICH, Dewey Karen Lynn Haiden, Executrix		Susan M. Key, Esq.
15-0969	RAUCH, George aka George A. aka RAUCH, III, George A. Lynn J. Rauch and Deborah R. Gebauer, Executrices		Peter A. Smith, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST
WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT
SAID AUDIT IS March 8, 2018 AT 9:30 A.M., COURTROOM #7, BEFORE THE
HONORABLE WILLIAM R. NALITZ, JUDGE.

10-1304	READ, Marcia, E. Lazarus Support Services, LLC Successor Guardian		Mary Jo Corsetti, Esq.
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**WILL BE HEARD BY KATHERINE B. EMERY, PRESIDENT JUDGE IN
COURTROOM #1 AT 11 A.M.**

Mary Jo Poknis, Register and Ex-Officio
Clerk of the Orphans’ Court Division of the Court of Common
Pleas of Washington County, Pennsylvania

1)31-2

**WASHINGTON COUNTY BAR ASSOCIATION
BOARD OF DIRECTORS 2018**

President: Susan M. Key
President-Elect: Frank C. Roney, Jr.
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 Timothy R. Berggren (2020)

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

BARON, POLLY ANN aka POLLYANN BARON, late of Allenport, Washington Co., PA; Executrix: Carol Anden, 232 Rehoboth Road; Belle Vernon, PA 15012; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

BONGIORNI, IRENE, late of Hanover Township, Washington Co., PA; Executor: Richard Bongiorno, Jr., 7 Lukan Lane, Burgettstown, PA 15021; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, LLC, 122 South McDonald Street, McDonald, PA 15057

BROWNLEE, OPAL aka OPAL E. BROWNLEE, late of Donegal Township, Washington Co., PA; Executrix: Carol L. Brownlee, 132 State Route 231, Claysville, PA 15323; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

DRUGA, DORIS M., late of Robinson Township, Washington Co., PA; Executor: John Druga, Jr., 509 Nine-Eighty Rd., McDonald, PA 15057; Attorney: Jeffrey P. Derrico, Greenlee, Derrico Posa LLC, 122 S. McDonald Street, McDonald, PA 15057

GOURN, JOHN FRANK, SR aka JOHN FRANK GOURN, late of the Borough of Donora, Washington Co.,

PA; Executrix: Susan Gourn, 85 Highland Avenue, Donora, PA 15033; Attorney: Megan A. Kerns, 1747 Rostraver Road, Belle Vernon, PA 15012

HAHN, MARY ELEANOR aka MARY E. HAHN, late of Peters Township, Washington Co., PA; Executrix: Regina Kaczynski, 3545 North Hills Rd., Murrysville, PA 15668; Attorney: Molly M. Creenan, Creenan & Baczkowski, PC, 3907 Old William Penn Highway, Ste 304, Murrysville, PA 15668

LONG, ANNA MARIE aka ANNA M. LONG, late of Canonsburg, Washington Co., PA; Executrix: Carol Ann Long, c/o Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317; Attorney: Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

MAVRICH, FRANK A., late of Washington Co., PA; Executrix: Amy D. Mavrich, 568 Ash Street, Canonsburg, PA 15317; Attorney: Brendan B. Lupetin, Meyers Evans Lupetin & Unatin, LLC, 707 Grant Street, Ste 3200, Pittsburgh, PA 15219

MELENYZER, DAVID KEITH aka D. KEITH MELENYZER, late of Carroll Township, Washington Co., PA; Executrix: Beverly J. Melenyzer, 154 North Route 88, Charleroi, PA 15022; Attorney: Melenyzer & Agrafiotis LLC, 411 Washington Avenue, Charleroi, PA 15022

MUCKO, JULIUS, late of Coal Center, Washington Co., PA; Executrix: Susan Rico, Daisytown, PA; Attorney: Lane M. Turturice, 135 S. College Street, Washington, PA 15301

SECOND PUBLICATION

ANDY, SYLVIA, late of Chartiers Township, Washington Co., PA; Executrices: Christine Lynn Bitz, 327 Old Hickory Ridge Road, Washington, PA 15301; Karen Jean Andy, 323 Old Hickory Ridge Road, Washington, PA 15301; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

BYSICK, JR., FRANK R., a/k/a **FRANK R. BYSICK**, late of Chartiers Township, Washington Co., PA; Executors: Scott E. Bysick, 4220 Morgan Place, Perrysburg, OH 43551; Tammi Wessel, 115 Green Street, Houston, PA 15342; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

CARRINGTON, MARK R., a/k/a **MARK RANDALL CARRINGTON**, late of Peters Township, Washington Co., PA; Administrator: Robert Belesky, 295 West College Street, Waynesburg, PA 15370; Attorney: John M. Hartzell, Three Gateway Center, 401 Liberty Avenue, 22nd Fl., Pittsburgh, PA 15222

GUIDOS, KAREN L., a/k/a **KAREN GUIDOS**, late of , Washington Co., PA; Administrator CTA: William Leo, 704 Banetown Road, Washington, PA 15301; Attorney: Sweat Law Offices, c/o Karen Guidos Estate, 23 East Beau St., Washington, PA 15301

MARCHE, SONDR A. BERTY, a/k/a **SONDR A. MARCHE**, late of Monongahela, Washington Co., PA; Executor: David Solomon; Attorney: Johanna C. Guehl, 1725 Washington Road, Ste 305, Pittsburgh, PA 15241

MARSHALL, GEORGE M., late of Centerville Borough, Washington Co., PA; Executrix: Bonnie Zuro, 1319 Gatewood Drive, Alexandria, VA 22307;

Attorney: Eva H. Ahern, Peacock Keller & Ecker LLP, 70 East Beau St., Washington, PA 15301

NICHOLS, LARRY R., late of Fallowfield Township, Washington Co., PA; Executrix: Kerri Colangelo, c/o 519 Court Place, Pittsburgh, PA 15219; Attorney: Anthony T. Colangelo, Gaitens, Tucceri & Nichols, PC, 519 Court Place, Pittsburgh, PA 15219

PARSONS, RAY W., late of North Charleroi, Washington Co., PA; Executor: Kent E. Gardner, 705 Center Avenue, North Charleroi, PA 15022; Attorney: David N. Lint, France, Lint & Associates, PC, 308 Fallowfield Avenue, Charleroi, PA 15022

RADIC, JOHN A., late of Monongahela, Washington Co., PA; Executrix: Jayne Ann Robbins, 8501 Waterfront Ct., Fort Worth, TX 76179

RODGERS, JOSEPH H., a/k/a **JOSEPH HOWARD RODGERS, SR.**, late of McMurray, Washington Co., PA; Executor: John A. Rodgers, 114 Thomas Road, McMurray, PA 15317; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 East Wheeling St., Washington, PA 15301

ROSSI, BARBARA A., late of Marianna, Washington Co., PA; Executor: Achille Rossi, c/o Stepp Law Offices; Attorney: Kelly A. Stepp, 64 Richhill Street, Suite 101, Waynesburg, PA 15370

SIBERT, DOROTHY J., a/k/a **DOROTHY SIBERT** a/k/a **DOROTHY JANE SIBERT**, late of Donegal Township, Washington Co., PA; Executor: Mark Sibert, 1208 West Finley Road, West Finley, PA 15377; Attorney: Richard J. Amrhein, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

THIRD PUBLICATION

ANDY, WYNETTE ELIZABETH, late of McMurray, Washington Co., PA; Executors: Jobeth Kaplan, 654 Waterdam Road, McMurray, PA 15317; Timothy Andy, 598 Arthurs Road, Washington, PA 15301; Attorney: Tammy Singleton-English, 1725 Washington Road, Suite 301, Pittsburgh, PA 15241

BILLAK, JR., JOHN, late of Fallowfield Township, Washington Co., PA; Executrix: Karen Ann Billak, 19100 West Lake Drive, Hialeah, FL 33015; Attorney: Maria Spina Altobelli, Mears, Smith, Houser & Boyle PC, 127 North Main St., Greensburg, PA 15601

BRANCO, RODNEY R., late of Canonsburg, Washington Co., PA; Executrix: Kimberly J. Branco, c/o Frank C. Roney, Jr.; Attorney: Frank C. Roney, Jr., 382 West Chestnut St., Suite 102, Washington, PA 15301

EDDY, THOMAS G., late of Venetia, Washington Co., PA; Executrices: Margaret Smith, 205 Tower Drive, Claysville, PA 15323; Marianne Eddy, PO Box 115, West Alexander, PA 15376; Attorney: Paul S. Guarnieri, Krassenstein & Associate, 7500 Brooktree Road, Wexford, PA 15090

FISCHER, MYRTLE C., late of Fredericksburg, (Spotsylvania Co.) VA; Executrix: Susan Joy Milligan, 12721 Trench Hill Lane, Fredericksburg, VA 22407; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

GAGGINI, ANNA M., aka ANNA MARIE GAGGINI aka ANNA MARY GAGGINI, late of New Eagle, Washington Co., PA; Executor: Zane A. Hubacher, 130 Morton Street, New Eagle, PA 15067; Attorney: James W. Haines, Jr., 1202 West Main Street, Monongahela, PA 15063

HUTCHISON, JANE B., late of Bridgeville, Washington Co., PA; Executrix: Hope Hutchison Sehring c/o Jay L. Fingeret; Attorney: Jay L. Fingeret, Four Gateway Center, Ste 2200, 444 Liberty Avenue, Pittsburgh, PA 15222

MESSER, GENEVIEVE MAE, a/k/a **GENEVIEVE M. MESSER**, late of Fredericktown, Washington Co., PA; Executors: John Messer, Jr. and Barbara Ann Tedesco, c/o Cohen & Grigsby, PC; Attorney: C. Eric Pfeil, Cohen & Grigsby, PC, 625 Liberty Avenue, Pittsburgh, PA 15222

POWELL, GEORGE F., late of California, Washington Co., PA; Executrix: Pamela Powell-Duricic, 835 Wood Street, California, PA 15419; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

RONICK, RONALD JOHN, late of Cokeburg, Washington Co., PA; Executor: Brian Ronick, 145 Major King Circle, Hedgesville, WV 25427

ROSATI, LEO M., late of McDonald, Washington Co., PA; Executor: John Rosati, 51 Plum Run Rd., McDonald, PA 15057

SHEIK MUNIR AHMAD, RAWAL, late of Venetia, Washington Co., PA; Administratrix: Samira Munir Rawl, 105 Bradford Cove, Venetia, PA 15367; Attorney: Louise R. Vuono, 310 Grant Street, Ste 2310, Pittsburgh, PA 15219

STRIMEL, IRWIN E., aka **IRWIN EMERSON STRIMEL aka EMERSON IRWIN STRIMEL**, late of Chartiers Township, Washington Co., PA; Executrices: Penelope B. Strimel, 406 Linda Lane, Houston, PA 15342; Susan Fazzolari, 16 Washington Avenue, Hickory, PA 15340; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 6 South Main St., Suite 614, Washington, PA 15301

THOMPSON, FRED G., late of Washington, Washington Co., PA; Executor: James Thompson, 1711 Ridgewood Drive, Washington, PA 15301; Attorney: Stephanie M. Sewak, 11 East Beau Street, Washington, PA 15301

WARD, MARY B., late of Canton Township, Washington Co., PA; Executrix: Jane W. Fedis, 1115 West Wylie Avenue, Washington, PA 15301; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

WILDENHAIN, DONALD J., late of South Strabene Township, Washington Co., PA; Executrix: Sharon A. Sellars, 1852 Cherry Rd., Annapolis, MD 21409; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

WILLIAMS, JR., NORMAN C., late of Smith Township, Washington Co., PA; Executor: Joseph E. Williams; Attorney: Kurt J. Winter, 1535 Main Street, PO Box 53, Burgettstown, PA 15021

WINKLEBLECH, MARTHA J., late of Charleroi, Washington Co., PA; Executrix: Deanna Maslo, 513 Jackson St., Monongahela, PA 15063; Attorney: Blane A. Black, 223 Second Street, Monongahela, PA 15063

CORPORATION NOTICES

DISSOLUTION NOTICE

Notice is hereby given by the **WASHINGTON COUNTY HEALTH PARTNERS**, a Pennsylvania Nonprofit Corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Pennsylvania Nonprofit Corporation Law, so that its corporate existence shall

cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

Eva H. Ahern, Esquire
Peacock Keller & Ecker, LLP
70 East Beau Street
Washington, PA 15301 2)32-1

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, on the 2nd day of February, 2018, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **VINNY'S OF SOUTH CENTRAL** with its principal place of business at 2124 Hill Church Houston Road, Canonsburg, PA 15317. The name(s) and/or address(es) of all persons owning or interested in said business: Valayn, LLC, a Pennsylvania Limited Liability Company whose registered address is 2124 Hill Church Houston Road, Canonsburg, PA 15317.

W. David Slomski, Esq.
210 Federal Street, Ste 200
Pittsburgh, PA 15212 2)32-1

REAL ESTATE NOTICES

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2017-1026

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest

**Bank Minnesota, National Association,
as Trustee for Amresco Residential
Securities Corporation Mortgage
Loan Trust 1998-3, c/o Ocwen Loan
Servicing, LLC,** Plaintiff

vs

**Linda Vernillo a/k/a L. N. Vernillo a/
k/a Linda N. Vernillo, Individually
and as Known Heir of Donald W.
Vernillo, Nicholas T. Vernillo a/k/a
Anthony N. Vernillo, Known Heir of
Donald W. Vernillo, Weston J.
Vernillo, Known Heir of Donald W.
Vernillo, Drew E. Vernillo, Known
Heir of Donald W. Vernillo and
Unknown Heirs, Successors, Assigns
and All Persons, firms or Associations
claiming right, Title or Interest from
or under Donald W. Vernillo,**
Defendants

TO: Unknown Heirs, Successors,
Assigns and All Persons, firms or
Associations claiming right, Title or
Interest from or under Donald W.
Vernillo, Defendant(s), whose last
known address is 214 Dickson Street,
Midway, PA 15060.

**AMENDED COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff,
Wells Fargo Bank, National Association,
successor by merger to Wells Fargo
Bank Minnesota, National Association,
as Trustee f/k/a Norwest Bank
Minnesota, National Association, as
Trustee for Amresco Residential
Securities Corporation Mortgage Loan
Trust 1998-3, c/o Ocwen Loan
Servicing, LLC, has filed an Amended
Mortgage Foreclosure Complaint
endorsed with a Notice to Defend,
against you in the Court of Common
Pleas of Washington County,
Pennsylvania, docketed to NO. 2017-
1026, wherein Plaintiff seeks to foreclose
on the mortgage secured on your

property located at 214 Dickson Street,
Midway, PA 15060, whereupon your
property would be sold by the Sheriff of
Washington County.

NOTICE

YOU HAVE BEEN SUED IN COURT.
If you wish to defend against the claims
set forth in the notice above, you must
take action within twenty (20) days after
this Complaint and Notice are served, by
entering a written appearance personally
or by attorney and filing in writing with
the Court your defenses or objections to
the claims set forth against you. You are
warned that if you fail to do so the case
may proceed without you and a judgment
may be entered against you by the Court
without further notice for any money
claimed in the Complaint or for any other
claim or relief requested by the Plaintiff.
You may lose money or property or other
rights important to you.

**YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER GO TO OR
TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE
YOU WITH THE INFORMATION
ABOUT HIRING A LAWYER. IF YOU
CANNOT AFFORD TO HIRE A
LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH
INFORMATION ABOUT AGENCIES
THAT MAY OFFER LEGAL
SERVICES TO ELIGIBLE PERSONS
AT A REDUCED FEE OR NO FEE.**

Lawyers Referral Service

Washington County Legal Services

119 S. College Street

Washington, PA 15301

724.225.6710

washcobar.org

Udren Law Offices, P.C.

Attys. for Plaintiff

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003

856.669.5400

6)32-1

IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
No. 2017-4491

ANTONIA CIOTTI, Plaintiff,
vs.

**KENNETH J. QUINTRELL and
HELEN I. QUINTRELL, his wife,
their Estate, Heirs, Successors and
Assigns, generally**, Defendants

IMPORTANT NOTICE

TO: KENNETH J. QUINTRELL and HELEN I. QUINTRELL, His wife, their Estate, Heirs, Successors and Assigns, generally, and persons having or claiming to have any right, title or interest in the real estate herein described.

TAKE NOTICE that the above identified Plaintiff on August 31, 2017 filed a Complaint in Action to Quiet Title against you averring that she is the sole owner of:

ALL that certain lot or piece of ground situate in Union Township, Washington County, Pennsylvania being bounded and described as follows:

BEGINNING at a point in State Highway Route 88 at the Northwest corner of Lot No. 92, owned by grantor herein, thence said Lot 92 South 26' 21' East 100 feet to a pin; thence along the same North 63° 39' East 50 feet to a pin; thence long other lands of granor South 26' 21' East 100 feet to a pin; thence by same South 63° 39' West 242.8 feet to an iron pin; thence by same North 26' 21' West 200 feet to a pin said State Highway ROUTE 88. At the edge of concrete road, thence in said road along the edge of the concrete roadway North 63° 39/ East 192.8 feet of concrete road;

thence in said road along the edge of the concrete roadway North 63° 39' East 192.8 feet to the place of beginning. Containing one acre.

THIS CONVEYANCE is made subject to a right of way granted to the Bell Telephone Company.

EXCEPTING AND RESERVING from the premises hereby conveyed all of its Pittsburgh Vein of Coal and subject to such mining rights, waivers of damages, etc., as have been heretofore granted or conveyed.

ALSO EXCEPTING AND RESERVING thereout and therefrom the following two parcels of ground:

- (1) A strip of ground measuring 25 feet by 100 feet, said property fronting 25 feet on Library Road and adjoining other land known as Lot No. 92, said Lot No. 92 being more fully described in Deed Book 606, at Page 231, and recorded in the office of the Recorder of Deeds of Washington County, Pennsylvania.
- (2) That parcel of ground conveyed by the grantor herein to Michael Fertall and Margaret Ruth Fertall by deed dated February 18, 1952, and recorded in the office of the Recorder of Deeds of Washington County, Pennsylvania.

See Instrument Number 201503086 for a more complete description.

This property address is: 6633 Route 88, Union Township. Subject to all exceptions, reservations and conditions as the same may appear in prior recorded deeds in the chain of title.

Washington County Tax Parcel I.D. #640-001-01-01-0007-00

Whereupon, said Court on the 8th day of February, 2018, ordered that Notice of said action be served by publication upon the Defendants herein named, and upon

their heirs, devisees, personal representatives, successors, and assigns, generally, and upon all other persons, generally, named or not named, having or claiming to have an interest in said real estate as set forth in said Complaint filed in the above stated proceedings, stating that the Court will grant appropriate relief to the Plaintiff as prayed for in the Complaint unless an Answer is filed within twenty (20) days after publication of this notice.

BIGI & WALSH
 HERMAN J. BIGI, ESQUIRE
 337 FALLOWFIELD AVENUE
 CHAREROI, PA 15022
 724-483-1020

6)32-1

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 6, 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, April 11, 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, April 13, 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.

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

<u>Sale#</u>	<u>Plav Def</u>	<u>Property Location</u>
2017-468.....	First Commonwealth v. Puza.....	Monongahela
2017-853.....	Huntington Nat'l Bank v. Hemmings.....	Nottingham Township
2016-2160...	Wells Fargo Bank v. Crawford.....	Burgettstown
2016-2409...	LSF10 Master Part. V.Stankiewicz	Mt. Pleasant Township
2017-2541...	Nationstar Mortgage v. Ewaskey.....	Canonsburg
2013-2908...	Wells Fargo Bank v. Bozick.....	Cecil Township
2017-2959...	PNC Bank v. Gilpin.....	Union Township
2017-5178...	PA Housing v. Zemencik.....	Canonsburg
2017-5247...	American Advisors Group v. Schutte	Peters Township
2017-5313...	First National Bank v. Torre.....	New Eagle
2017-5681...	Wells Fargo Bank v. Eddy.....	Donora
2017-5849...	New Residential Mortgage v. McFarlane ..	South Strabane Township
2016-6485...	US Bank v. Miller.....	Bentleyville
2015-8385...	CIT Bank v. Susoeff.....	Peters Township

SHERIFF'S SALE No. 2017-468

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-468 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 6, 2018**

FIRST COMMONWEALTH BANK, successor by merger to GREAT AMERICAN FEDERAL, formerly known as GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, Plaintiff, vs. DAVID P. PUZA, Defendant.

ALL THAT CERTAIN PLOT OR PARCEL OF LAND SITUATE IN THE FIRST WARD OF THE CITY OF **MONONGAHELA**, WASHINGTON COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A RESIDENTIAL DWELLING KNOWN AS 500 WARNE STREET, MONONGAHELA, PA 15063, PARCEL I.D. #420-024-00-00-0004-00.

SHERIFF'S SALE No. 2017-853

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-853 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 6, 2018**

The Huntington National Bank, Plaintiff, vs. Unknown Heirs as believed Heir and / or Administrator to the Estate of Jeffrey D. Hemmings,

AKA Jeffrey Hemmings; Christine Claxton Hemmings, individually and believed Heir and / or Administrator to the Estate of Jeffrey D. Hemmings, AKA Jeffrey Hemmings; Vincent Claxton, Jr., individually and as believed Heir and / or Administrator to the Estate of Jeffrey D. Hemmings, AKA Jeffrey Hemmings; Christopher Claxton individually and as believed Heir and / or Administrator to the Estate of Jeffrey D. Hemmings, AKA Jeffrey Hemmings; Pattianne Claxton, individually and as believed and / or Administrator to the Estate of Jeffrey D. Hemmings, AKA Jeffrey Hemming, Defendants.

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of Nottingham**, Washington County, Pennsylvania. Tax Parcel ID: 5300050000006000; Property Address: 167 Mingo Church Road, Finleyville, Pennsylvania 15332

SHERIFF'S SALE No. 2016-2160

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2160 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 6, 2018**

Wells Fargo Bank, NA v. Clayton J. Crawford & Stephanie M. Crawford

owner(s) of property situate in the **BURGETTSTOWN BOROUGH**, WASHINGTON County, Pennsylvania, being 4 Hillcrest Avenue, Burgettstown, PA 15021-1162 Parcel No. 070-013-00-01-0008-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$121,432.14
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-2409

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2409 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 6, 2018**

Lsf10 Master Participation Trust v. Diane L. Stankiewicz William J. Bard, Jr

owner(s) of property situate in the **MT PLEASANT TOWNSHIP**, WASHINGTON County, Pennsylvania, being 94 McCarrell Road, aka 11 Main Street, Hickory; PA 15340-1314; Parcel No. 460-008-00-00-0009-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$58,481.25
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-2541

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2541 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 6, 2018**

Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Unknown Heirs, Successors, Assigns, and All Persons, Finns, or Associations Claiming Right, Title or Interest From or Under Shirley M. Ewaskey, Deceased; Dale Wagner, in His Capacity as Heir of Shirley M. Ewaskey aka Shirley Ewaskey, Deceased

owner(s) of property situate in the **CANONSBURG BOROUGH**, WASHINGTON County, Pennsylvania, being 701 Fountain Street. Canonsburg. PA 15317-3707. Parcel No. 110-010-00-00-0007-00 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$113,100.59
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2013-2908

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2908 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 6, 2018**

WELLS FARGO BANK NA Plaintiff vs. RONALD M. BOZICK & EVA M. BOZICK Defendant(s)

ALL THE RIGHT, TITLE AND INTEREST OF RONALD M. BOZICK, EVA M. BOZICK, RONALD M. BOZICK C/O MARK C. STOPPERICH, ESQUIRE and EVA M. BOZICK C/O MARK C. STOPPERICH, ESQUIRE, OWNERS OR REPUTED OWNERS. ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN

CECIL TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, BEING KNOWN AS LOT NO. 405 IN THE IRONWOOD PLAN NO. 4 AS RECORDED IN THE RECORDER'S OFFICE OF WASHINGTON COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 34, PAGE 18 (ERRONEOUSLY STATED AS PLAN BOOK VOLUME 23, PAGE 315 IN PRIOR DEED) BEING A SUBDIVISION OR PARCEL NO. 9-B-2 IN IRONWOOD PLAN NO.3 IN PLAN BOOK VOLUME 23, PAGE 315 AND PARCEL NO. 11-E IRONWOOD PLAN NO. 2 -A IN PLAN BOOK VOLUME 27, PAGE 20.

BEING KNOWN AS: 458 IRONWOOD DRIVE, CECIL TOWNSHIP, PA 15317 AKA CANONSBURG, PA 15317 Tax Parcel No. 140-010-04-00-0005-00

SHERIFF'S SALE No. 2017-2959

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2959 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 6, 2018**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. MICHAEL DAVID GILPIN, EXECUTOR OF THE ESTATE OF MARY JANE GIECHE, Defendant.

ALL THAT CERTAIN LOT OF GROUND OF LAND SIT. IN **UNION TOWNSHIP**, WASHINGTON COUNTY, PA, BEING MORE FULLY DESC'D IN DBV 2343, PG 538. KNOWN 7080 BEVERLY ROAD, FINLEYVILLE, PA 15332. TAX I.D. NO. 640-003-04-02-0008-00

SHERIFF'S SALE No. 2017-5178

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5178 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 6, 2018**

PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. TERI L. ZEMENCIK, DEFENDANT

ALL the northern one-half of Lot No.5, McEwen Heights Plan, Washington Plan Book 7, page 6, in the First Ward **Borough of Canonsburg**, Washington County, Pennsylvania. **HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 722 HOWARD STREET CANONSBURG, PA 15317. PARCEL NO. 095-001-03-02-0010-01**

SHERIFF'S SALE No. 2017-5247

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5247 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 6, 2018**

American Advisors Group Plaintiff v. Norbert Stumpf; Executor of the Estate of Howard P. Schutte Defendant

All That Certain land situate in the **Township of Peters** in the County of Washington, Commonwealth of Pennsylvania Premises: 227 Teepee Road, McMurray, Pennsylvania 15317
Tax ID #5400030502002202;

Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2017-5313

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5313 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 6, 2018**

First National Bank of Pennsylvania vs. William E. Torre

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **BOROUGH OF NEW EAGLE**, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 454 2ND AVENUE, NEW EAGLE, PA 15067.

PARCEL NUMBERS 480-013-00-03-0005-00, 480-013-00-03-0006-00 & 480-013-00-03-0007-00.

SHERIFF'S SALE No. 2017-5681

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5681 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 6, 2018**

Wells Fargo Bank, NA v. Shirlee J. Eddy

owner(s) of property situate in the **DONORA BOROUGH**, WASHINGTON County Pennsylvania, being 448 Seventh Street. aka 448 7th Street. Donora, PA 15033-197; Parcel No. 240-017-00-03-0012-00, 240-017-00-03-0011-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$47,239.50
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S 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 A.M. on **APRIL 6, 2018**

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-1-RPLI c/o Mr. Cooper 8950 Cypress Waters Boulevard, Coppell, TX 75019 vs. MARRYANNE McFARLANE aka MARIANNE McFARLANE, RICHARD MCFARLANE aka RICHARD R. McFARLANE

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **TOWNSHIP OF SOUTH STRABANE**, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOTS NOS. 22 AND 23 IN THE STREATOR PLACE PLAN EACH OF SAID LOTS FRONTING 50 FEET ON PIERCE AVENUE AND EXTENDING BACK TO ALLEY "A", PRESERVING THE SAME WIDTH AND HAVING A DEPTH OF 150 FEET.

TAX ID# 600-006-04-03-0024-00
 PROPERTY ADDRESS: 1660 Pierce
 Street, Washington, PA 15301

SHERIFF'S SALE No. 2016-6485

By virtue of a WRIT OF EXECUTION -
 MORTGAGE FORECLOSURE No.
 2016-6485 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 6, 2018

**U.S. BANK NATIONAL
 ASSOCIATION, AS TRUSTEE FOR
 THE PENNSYLVANIA HOUSING
 FINANCE AGENCY,
 PLAINTIFF VS. BRENDA E.
 MILLER AND TIMOTHY L.
 MILLER, DEFENDANTS**

ALL those certain lots situate in the
Borough of Bentleyville, County of
 Washington, Pennsylvania, being Lots
 Nos. 20, 21 and 22, Donald Darroch Plan
 of Lots Addition to Bentleyville,
 Washington County Plan Book 4, page
 12. HAVING THEREON ERECTED A
 DWELLING HOUSE KNOWN AS: 111
 BEALLSVILLE ROAD,
 BENTLEYVILLE, PA 15314.
 PARCEL NO. 040-003-00-02-0003-00

SHERIFF'S SALE No. 2015-8385

By virtue of a WRIT OF EXECUTION -
 MORTGAGE FORECLOSURE No.
 2015-8385 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 6, 2018

**CIT Bank, NA Plaintiff v. Eric A.
 Susoeff, Executor of the Estate of
 William Susoeff Defendant**

All That Certain land situate in the
Township of Peters in the County of
 Washington, Commonwealth of
 Pennsylvania

Premises: 1063 Elizabeth Drive,
 Canonsburg, Pennsylvania 15317 FKA in
 prior instruments of record 1063
 Elizabeth Drive, Bridgeville, PA 15107
 Tax I.D. #: 540-003-09-03-0007-00;
 Improvements consist of a Residential
 Dwelling - Seized and Taken in execution
 as the property of Eric A. Susoeff,
 Executor of the Estate of William
 Susoeff.

Samuel F. Romano, Sheriff 7)32-3