

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

BARNES, GERALD E., late of Cecil Township, Washington Co., PA; Executor: Timothy M. Barnes, Lawrence, PA

BITTNER, TERRANCE WILLIAM, a/k/a **TERRANCE W. BITTNER** a/k/a **TERRANCE BITTNER** a/k/a **TERRY BITTNER**, late of Houston, Washington Co., PA; Administratrix: Jiafeng L. Bittner, 303 E. Pike St., Houston, PA 15342; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

CARNS, DONALD WILLIAM, late of Chartiers Township, Washington Co., PA; Executrix: Rosemary Carns, 1920 Henderson Avenue, Washington, PA 15301; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

FRATINI, RAYMOND G., a/k/a **RAYMOND GUIDO FRATINI**, late of Bulger, Washington Co., PA; Executrix: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

GRAHAM, LOIS JEAN, a/k/a **LOIS J. GRAHAM**, late of Cecil, Washington Co., PA; Executrix: Sharon Wahl, 2004 Park Place Drive, Canonsburg, PA

15321; Attorney: Lela Nicholl, The Commerce Law Group, PO Box 56, Sewickley, PA 15143

GUY, THERESA M., late of Venetia, Washington Co., PA; Executrix: Maria S. Kartofilis, 104 Trillium Place, Venetia, PA 15367; Attorney: Carl B. Zacharia, Zacharia & Brown Law Office, 111 West McMurray Road, McMurray, PA 15317

KORTYNA, LINDA M., late of Washington, Washington Co., PA; Executrix: Mary Jeanne Peterson, 134 Perry Road, Burgettstown, PA 15021; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg, PA 15317

McGAVITT, MARY ELLEN, late of Coal Center, Washington Co., PA; Executrix: Pamela Luckowski, 209 Bonnie Street, Belle Vernon, PA 15012; Attorney: Patrick J. Rega, Hergenroeder Rega Ewing & Kennedy, 650 Smithfield St., Ste 1700, Pittsburgh, PA 15222

PAVLAK, FLORENCE A., late of Washington, Washington Co., PA; Executor: Gary J. Graminski, 94 Country Club Dr., Upper St. Clair, PA 15241; Attorney: Gary J. Graminski, PO Box 518, Washington, PA 15301

PETERS, CHARLES, late of Burgettstown, Washington Co., PA; Administrator: Gregg Linger, c/o Jesse White & Associates; Attorney: Jesse White, 107 S. McDonald St., McDonald, PA 15057

PITZER, JR., MILTON L., late of Somerset Township, Washington Co., PA; Executrix: Sarah Kuhns, 9562 Teton Vista Ave., Las Vegas, NV 89117; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

REGULA, THELMA, late of Coal Center, Washington Co., PA; Executor: Stanley Regula, 325 Market Street, Belle

Vernon, PA 15012; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

TABONE, ESTHER MARIE, late of Washington Co., PA; Administrator: Stephen M. Tabone, 28 Sylvan Avenue, Carnegie, PA 15106

SECOND PUBLICATION

BIER, JEAN E., a/k/a **JEAN ELIZABETH BIER**, late of Chartiers Township, Washington Co., PA; Administrator: David A. Bier, 538 Fair Meadow Drive, Washington, PA 15301; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

BYRD, ROBERT EMERSON, late of Washington, Washington Co., PA; Executrix: Tracy Lynn Tush, 1181 South Hewitt Avenue, Washington, PA 15301; Attorney: Kathleen Smith-Delach, Phillips, Phillips & Smith-Delach, P.C., 29 East Beau St., Washington, PA 15301

COOPER, AUDRIA SANDRA, late of Burgettstown, Washington Co., PA; Executrix: Beverly G. Gordon, 221 Cross Creek Road, Avella, PA 15312; Attorney: Stephen J. Taczak, 23 East Beau St., Washington, PA 15301

DEEVER, FREDERICK H., late of Washington, Washington Co., PA; Executor: Donald B. Formoso, 70 East Beau St., Washington, PA 15301; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

DOLNACK, ANNA, a/k/a **ANNA MAE DOLNACK**, late of Donora Borough, Washington Co., PA; Executrix: Marian Riley, 111 Teeple Avenue, Donora, PA 15033; Attorney: Thomas B. Kostolansky, 617 McKean Avenue, Donora, PA 15033

DURBIN, GLENN H., a/k/a **GLENN HOWARD DURBIN A/K/A GLENN H. DURBIN, SR.**, late of South Strabane Township, Washington Co., PA; Administratrix: Mary Jo Kennedy, 65 McClain Avenue, Washington, PA 15301; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

EWING, JEAN C., late of Peters Township, Washington Co., PA; Executrix: Darcie J. Mansueti, 2357 Hospital Dr., Aliquippa, PA 15001

FAULDS, DOLORES GAIL, a/k/a **DOLORES G. FAULDS**, a/k/a **DOLORES FAULDS**, late of Stockdale, Washington Co., PA; Executrix: Sheila Gail Bair, c/o Zebley Mehalov & White, PC; Attorney: Daniel R. White, 18 Mill Street Square, PO Box 2123, Uniontown, PA 15401

GAERTNER, MARIE K., late of McMurray, Washington Co., PA; Executor: David Hess, 51 South 14th Street, Pittsburgh, PA 15203; Attorney: Kathryn Eck Goff, 3325 Saw Mill Run Blvd., Ste 200, Pittsburgh, PA 15227

KELLEY, CRAIG MICHAEL, late of Washington, Washington Co., PA; Executrix: Susan L. Kelley, 3794 Jefferson Avenue, Washington, PA 15301; Attorney: Richard J. Federowicz, Dickie McCamey & Chilcote, PC, Two PPG Place, Suite 400, Pittsburgh, PA 15222

LEE, ROBERT, a/k/a **PARMELLA R. LEE, SR.**, late of Finleyville, Washington Co., PA; Executor: Robert E. Lee, 724 Churchill Road, Finleyville, PA 15332; Attorney: Louise R. Vuono, 310 Grant St., Ste 2310, Pittsburgh, PA 15219

MICHEL, MARY LOU, a/k/a **MARY L. MICHEL**, late of City of Washington, Washington Co., PA;

Executor: Timothy E. Michel, 124 1st Avenue, New Eagle, PA 15067; Attorney: Richard J. Amrhein, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

MUSLEH, KATHERINE J., a/k/a **KATHERINE JANE MUSLEH**, late of California Borough, Washington Co., PA; Executrix: Barbara Moore, 4103 Palmer Park Blvd., Colorado Springs, CO 80909; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

POPIELARCZYK, CAROL A., late of Washington, Washington Co., PA; Administrator: Gary R. Popielarczyk, 40 Pacers Ridge Drive, Canonsburg, PA 15317

REIHNER, ELEANOR, late of Washington, Washington Co., PA; Executor: Charles T. Burke, Jr., 800 E. Beau St., Apt. E1, Washington, PA 15301; Attorney: John E. Egers, Jr., 71 N. Main St., Washington, PA 15301

WALLACE, RAYMOND E., late of Washington, Washington Co., PA; Administratrix: Laura Ellen Wallace, 677 Mounts Road, Washington, PA 15301; Attorney: Brendan B. Lupetin, Meyers Evans Lupetin & Unatin, LLC, 707 Grant Street, Ste 3200, Pittsburgh, PA 15219

THIRD PUBLICATION

CROFT, CHARLES E., late of South Strabane Township, Washington Co., PA; Executors: Douglas B. Croft, 1629 Lowrie St., Pittsburgh, PA 15212; Dennis J. Croft, 195 Armour St., Washington, PA 15301; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

CRUMRINE, WILMA, late of California Boro, Washington Co., PA; Executor: Jason Hagyard, PO Box 225,

Millsboro, PA 15348; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

CURRY, SR., JAMES L., late of City of Washington, Washington Co., PA; Executor: James L. Curry, Jr., c/o 775 East Maiden St., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

KOTAR, MARCELLA J., a/k/a **MARCELLA JEAN KOTAR**, late of Canonsburg, Washington Co., PA; Executor: Kerry L. Kotar, 12 Ledgewood Road, Manchester, MA 01944; Attorney: James P. Liekar, 38 West Pike St., Canonsburg, PA 15317

NARUS, JEAN, a/k/a **D. JEAN NARUS**, late of Washington, Washington Co., PA; Executrix: Shirley A. Narus, 119 Lyons St., Houston, PA 15342; Attorney: Michele S. Haggerty, 116 North Main St., Washington, PA 15301

SANTEE, SHIRLEY L., a/k/a **SHIRLEY LOU SANTEE** a/k/a **SHIRLEY SANTEE**, late of Washington, Washington Co., PA; Executrix: Patti Bowman, 31 Aaronwoods Court, Wheeling, WV 26003; Attorney: Matthew J. Madvay, 30 East Beau St., Suite 325, Washington, PA 15301

SANTEE, EMMA JEAN, late of Washington, Washington Co., PA; Executor: Thomas Ware; Attorney: Nick Francalancia, 255 College Avenue, Beaver, PA 15009

SERVETNICK, DAVID N., a/k/a **DAVID SERVETNICK** a/k/a **DAVID NEAL SERVETNICK**, late of Hickory, Washington Co., PA; Administrator: Frank J. Hayes, c/o PO Boc 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

TURPIN, JOSEPH, late of Centerville, Washington Co., PA; Executrix: Donna Bevan, 820 Canal Drive, Pine Grove, PA 17963; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

WEBER, STEPHEN MICHAEL, a/k/a **STEPHEN M. WEBER**, late of Washington, Washington Co., PA; Executrix: Mardi Joy Weber, c/o Sikov and Love, P.A.; Attorney: Carol Sikov Gross, Sikov and Love, P.A., 428 Forbes Avenue, Pittsburgh, PA 15219

ZAVALLO, SR., ANTHONY E., late of Canonsburg, Washington Co., PA; Executrix: Shirley A. Zavallo, 201 Bernstein Avenue, Canonsburg, PA 15317; Attorney: Matthew J. Scanlon, 304 Ross St., Suite 510, Pittsburgh, PA 15219

TRUST NOTICE UNDER THE PENNSYLVANIA UNIFORM TRUST ACT

JOHNETTA SHRIVER, late of Marianna, Pennsylvania, deceased as of February 2, 2017.

All Persons indebted to said Trust and/or decedent to make immediate payment, and to those having claims against said Trust and/or decedent to present them duly authenticated for settlement to:

JOAN ANSEL
109 Jefferson Avenue
Marianna, Pennsylvania 15345
(724)267-4146
Patrick J. Felix III, Esq.
213 Eat Main Street
Carnegie, PA 15106
(412)278-2020

1)35-3

SHERIFF SALES

Special Notice On Real Estate Sales Sheriff's Rule

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, May 5, 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, May 10, 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, May 12, 2017 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution

will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are

filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

Sheriff Sale List

<u>Sale#</u>	<u>Plav Def.....</u>	<u>Property Location</u>
2015-42	US Bank v. Dhans.....	Smith Township
2017-129	PNC Bank v. Fisher	Washington
2015-188	Ringgold School v. Wickerham	Carroll Township
2015-334	Deutsche Bank v. Christopher	California Borough
2016-1542	Nationstar Mortgage v. Bright	Centerville Borough
2013-2113	Bayview Loan v. Kelley.....	South Strabane Township
2007-3022	Washington School Dist. V. Celani	Washington
2016-3083	Equity Resources v. Fritz	Charleroi
2016-3206	Nationstar Mortgage v. Hlavaty	Monongahela
2014-3401	Ringgold School Dist v. Rodriguez	Donora Borough
2016-3727	Nationstar Mortgage v. Malloy	Union Township
2015-3751	Wells Fargo Bank v. Mackie.....	South Strabane Twp
2016-3794	Community Bank v. Smith.....	East Bethlehem Twp
2014-3963	City of Washington v. Golick	Washington
2013-4034	LSF8 Master Part. Trust v. Vorum.....	South Strabane Twp.
2014-4552	Bayview Loan v. Mals	Ellsworth Boro
2015-4599	Ringgold School Dist v. Jericho	Donora Boro
2015-4963	Ocwen Loan Svc. V. Bonner	Smith Township
2016-4992	Quicken Loans v. Hlavaty.....	Monongahela
2013-5122	Ringgold School Dist. V. Buerer	Union Township
2015-5166	Ringgold School Dist. Vs. Gagliardi.....	Carroll Township
2016-5175	Midfirst Bank v. Dunn	Charleroi Borough
2016-5166	US Bank v. Belak.....	Donora Borough
2016-5462	Federal National Mtg v. Beetle	Chartiers Township
2016-5749	World Business Lenders v. Black Sea Fisheries	Ellsworth
2013-6078	Bank of America v. Rosmus	Canton Township
2016-1763	US Bank v. Sabo.....	West Brownsville
2015-6156	US Bank v. Waggoner	Monongahela
2016-6196	Nationstar Mortgage v. Wolfe	McDonald
2016-6220	Ditech Financial v. Plants	Canton Township
2016-6587	CIT Bank v. Yaquinto.....	South Strabane Township
2004-6622	Bank One v. King	Peters Township
2013-6769	Washington School Dist. V. Fuqua.....	Washington
2016-6838	CitiFinancial v. Brockman	McDonald Borough
2016-7257	PA Housing Finance v. Cooper.....	Mt. Pleasant Township
2015-8245	Homebridge Financial v. Thielet	Cecil Township
2015-8248	PNC Bank v. Campbell.....	Union Township
2016-8264	Dollar Bank v. Sanders	Cecil Township
2016-8578	PNC Bank v. Montano	Canton Township

SHERIFF'S SALE No. 2015-42

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-42 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 **MAY 5, 2017**

U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-BE3, Asset-Backed Certificates Series 2007-BE3 Plaintiff, vs. Amy Elizabeth Dhans Defendant

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

Tax Parcel No.: 570-009-00-00-0004-00 & 570-009-09-99-0004-00 (Land Lease)
Property Address: 1104 Grant Street, Bulger, PA 15019
Improvements: Erected Thereon

SHERIFF'S SALE No. 2017-129

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-129 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 **MAY 5, 2017**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITYBANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF PENNSYLVANIA, 3232

Newmark Drive, Miamisburg OH 45342 vs. DAVID W. FISHER aka DAVID FISHER

ALL that certain lot or parcel of ground situate in the 7th Ward of the **City of Washington**, Washington County, Pennsylvania. TAX PARCEL NO. 770-015-00-01-0008-00 -PROPERTY ADDRESS: 356 Terrace Avenue, Washington, PA 15301-(Washington County)

SHERIFF'S SALE No. 2015-0188

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2015-0188 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 **MAY 5, 2017**

Ringgold School District Plaintiff, VS. Alyssa M. Wickerham Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **Carroll Township**, County of Washington and Commonwealth of Pennsylvania Being known as 1933 A & B Route 2023, Carroll Township, Pennsylvania, tax parcel no. 130-006-08-00-0020-00, Instrument No.

SHERIFF'S SALE No. 2015-334

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-334 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 **MAY 5, 2017**

Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of First Franklin Mortgage Loan Trust 2005-FFH3, Asset-Backed Certificates, Series 2005-FFH3 Plaintiff, vs. Raymond L. Christopher, Jr. Defendant

All that certain piece parcel or lot of land situate in California Borough, Washington County, Pennsylvania.

Tax Parcel No.: 080-020-00-07-0008-00
Property Address: 635 Union Street, California PA 15419; Improvements: Erected Thereon

SHERIFF'S SALE No. 2016-1542

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1542 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, PA 15301, Washington County, at 10:00 A.M. on MAY 5, 2017

Nationstar Mortgage LLC Plaintiff, vs. Harvey W. Bright & Jean C. Bright Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **Centerville Borough**, WASHINGTON County, Pennsylvania.

Tax Parcel No: 151-061-00-00-0011-17
Property Address: 143 Hancock Road, Brownsville, PA 15417
Improvements: Erected Thereon

SHERIFF'S SALE No. 2016-1763

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1763 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 **MAY 5, 017**

US Bank National Association Plaintiff, vs. John G Sabo Defendant

ALL THAT CERTAIN piece, parcel or lot of land situate in **West Brownsville Borough**, WASHINGTON County, Pennsylvania

TAX PARCEL NO.: 675-021-00-05-0004-00; PROPERTY ADDRESS: 710 Jackson Avenue, Brownsville, PA 15417
IMPROVEMENTS: Erected Thereon

SHERIFF'S SALE No. 2013-2113

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2113 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 MAY 5, 2017

Bayview Loan Servicing, LLC Plaintiff, vs. Diana L. Kelley; Daniel P. Kelley Defendants.

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of South Strabane**, Washington County, Pennsylvania Being known as: 1150'East Beau Street, Washington, P A 15301

Tax Parcel ID: 600-005-00-00-0041-03

SHERIFF'S SALE No. 2007-3022

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2007-3022 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 **MAY 5, 2017**

Washington School District, Plaintiff vs. Carolyn Celani, Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 130 Woodland Avenue, Washington, Pennsylvania 15301, tax parcel no. 770-030-00-02-0006-00.

SHERIFF'S SALE No. 2016-3083

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3083 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 **MAY 5, 2017**

Equity Resources, Inc. Plaintiff v. DYLAN M. FRITZ BROOKE A. KINDER Defendant(s) owners of property situate in **Borough of Charleroi**, Washington County, Pennsylvania, being 503 Crest Avenue, Charleroi, PA 15022. Assessment Map No.: 160-017-00-02-0025-00; Judgment Amount: \$110,114.01 - Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2016-3206

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3206 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 **MAY 5, 2017**

Nationstar Mortgage LLC Plaintiff, vs. Glen S. Hlavaty Defendant

ALL THAT CERTAIN piece, parcel or lot of land situate in **Monongahela City**, Washington County, Pennsylvania. TAX PARCEL NO.: 440-015-00-01-0004-00 PROPERTY ADDRESS: 609 Lincoln Street Monongahela, PA 15063 IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2014-3401

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2014-3401 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 **MAY 5, 2017**

Ringgold School District Plaintiff VS Richard L. Rodriguez Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **Borough of Donora**, County of Washington and Commonwealth of Pennsylvania, Being known as 1137 Meldon Avenue. Donora, Pennsylvania, tax parcel no. 240-009-00-03-0021-00

SHERIFF'S SALE No. 2016-3727

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3727 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 **MAY 5, 2017**

**Nationstar Mortgage LLC
PLAINTIFF VS. Kathelleen L. Malloy
DEFENDANT**

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Union**, County of Washington and Commonwealth of Pennsylvania, HAVIN'G erecting thereon a one-story brick veneer dwelling. 6607 Shady Avenue, Finleyville, PA 15321 Parcel No.: 640-003-03-04-0017-00

SHERIFF'S SALE No. 2015-3751

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-3751 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 **MAY 5, 2017**

Wells Fargo Bank, NA Plaintiff, vs. Thomas J. Mackie; Diane E. Mackie Defendants.

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of South Strabane**, Washington County, Pennsylvania. Being known as: 428 Independence Boulevard, Washington, PA 15301

SHERIFF'S SALE No. 2016-3794

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3794 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 **MAY 5, 2017**

**COMMUNITY BANK, fka
COMMUNITY BANK, NATIONAL
ASSOCIATION, Plaintiff, vs. JAMES
D. SMITH, JR. and KAREN M.
SMITH, Individually, jointly and
severally, Defendants.**

ALL those two certain lots or parcels of ground in the Peirsel Plan of West Fredericktown, **East Bethlehem Township**, Washington County, Pennsylvania, more particularly bounded and described as follows: address of 110 Blanche Street, Fredericktown, PA 15333. Tax Assessment No. 260-002-03-01-0011-00.

SHERIFF'S SALE No. 2014-3963

By virtue of a WRIT OF EXECUTION - MONEYJUDGMENT -REAL ESTATE No. 2014-3963 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 **MAY 5, 2017**

City of Washington Plaintiff, Jack Golick & Kathryn Golick Defendant (s).

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania Being known as 1054 Allison Avenue Washington, Pennsylvania 15301, tax parcel no. 770-027-00-02-0005-00

SHERIFF'S SALE No. 2013-4034

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-4034 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 MAY 5, 2017

LSF8 Master Participation Trust Plaintiff v. Jennifer Vorum Defendant
(s)

ALL THAT CERTAIN tracts of land situate in **South Strabane Township**, County of Washington, Commonwealth of Pennsylvania, being known as 16 Panorama Drive, Washington, PA 15301. I.D. NO. 600-003-07-00-0008-00—
JUDGMENT AMOUNT
\$281,086.18

SHERIFF'S SALE No. 2014-4552

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4552 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 MAY 5, 2017

BAYVIEW LOAN SERVICING, LLC Plaintiff vs. MATTHEW MALS Defendant(s)

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING THE **BOROUGH OF ELLSWORTH**, IN THE COUNTY OF WASHINGTON, IN THE COMMONWEALTH OF PENNA. BEING KNOWN AS: 34 ELM STREET, ELLSWORTH, PA 15331
Tax Parcel No. 310-023-00-02-0010-00

SHERIFF'S SALE No. 2015-4599

By virtue of a WRIT OF EXECUTION - MONEY JUDGMENT -REAL ESTATE No. 2015-4599 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 MAY 5, 2017

Ringgold School District Plaintiff, vs. Charles E. Jericho, IV Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **Borough of Donora**, County of Washington and Commonwealth of Pennsylvania, Being known as 534 Prospect Avenue, Donora, Pennsylvania, tax parcel no. 240-023-00-02-0011-00

SHERIFF'S SALE No. 2015-4963

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-4963 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 MAY 5, 2017

Ocwen Loan Servicing, LLC Plaintiff v. NICOLE BROWN, KNOWN HEIR OF GEORGE R. BONNER; RAYMOND LEE BONNER, KNOWN HEIR OF GEORGE R. BONNER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE R. BONNER Defendant(s)

owners of property situate in **Smith Township**, Washington County, Pennsylvania, being 98 Pleasant Valley Road, Bulger, PA 15019.
Assessment Map No.: 570-027-00-00-0005-00—Judgment Amount:
\$89,870.49

Improvements Thereon: Residential
Property

Union Township, Pennsylvania, tax
Parcel no. 640-013-00-00-0010-00

SHERIFF'S SALE No. 2016-4992

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4992 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 MAY 5, 2017

**QUICKEN LOANS INC. 635
Woodward Avenue Detroit, MI 48226
vs. MELISSE HLAVATY**

Tax Id Number(s): 4400230000000100

Land Situated in the **City of Monongahela** in the County of Washington in the State of PA, Commonly known as: 904 Sheridan St, Monongahela, P A 15063-2241

SHERIFF'S SALE No. 2013-5122

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2013-5122 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 **MAY 5, 2017**

Ringgold School District Plaintiff, vs. Diana L. Buerer & Richard Schneider Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **Union Township**, County of Washington and Commonwealth of Pennsylvania. Being known as Lot 6.1 Ac 1 Sty Asb Hse,

SHERIFF'S SALE No. 2015-5166

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2015-5166 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 MAY 5, 2017

Ringgold School District Plaintiff, vs. Barbara A. Gagliardi Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **Carroll Township**, County of Washington and Commonwealth of Pennsylvania, Being known as 47 Hoon Street, Carroll Township, Pennsylvania, tax parcel no. 130-006-06-00-0021-00

SHERIFF'S SALE No. 2016-5166

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5166 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 **MAY 5, 2017**

US Bank National Association, as Indenture Trustee for Salomon Mortgage Loan Trust, Series 2001-Cb4, C-Bass Mortgage Loan Asset-Backed notes Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James Michael Belak, Deceased

owner(s) of property situate in the **DONORA BOROUGH**, WASHINGTON County, Pennsylvania, being 646 4th Street, Donora. PA 15033-1826 Parcel No. 240-021-00-01-0019-00 (Acreage or street address) - Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$18,865.47

SHERIFF'S SALE No. 2016-5175

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5175 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 **MAY 5, 2017**

MIDFIRST BANK, PLAINTIFF VS. IRA A. DUNN AND TRACI C. DUNN, DEFENDANT(S)

ALL that certain lot ground in the **Borough of the Charleroi**, County of Washington Pennsylvania, being approximately 100 x 22. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1006 McKEAN AVENUE CHARLEROI, PA 15022. PARCEL NO. 160-005-00-01-0011-00.

SHERIFF'S SALE No. 2016-5462

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5462 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 **MAY 5, 2017**

FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE") Plaintiff VS. ROZELLA A. BEEGLE - Defendant

PROPERTY BEING KNOWN AS: ALL that certain lot or piece of ground situate in the **Township of Chartiers**, County of Washington and Commonwealth of Pennsylvania, being Lot No. 96 in the Hallam Addition to IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling, HAVING erected thereon a dwelling known as 435 Hallam Avenue. Meadow Lands PA15347 - TAX PARCEL NO.: 170-017-06-01-0023-00

SHERIFF'S SALE No. 2016-5749

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5749 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 **MAY 5, 2017**

WORLD BUSINESS LENDERS, LLC, as a successor in interest to BANK OF LAKE MILLS, a Wisconsin Banking Institution, Plaintiff, v. BLACK SEA FISHERIES CORPORATION, a New Jersey Corporation, jointly and severally, Defendants.

In the Commonwealth of Pennsylvania, County of Washington, **City of Ellsworth**; Having erected thereon a dwelling known and numbered as 21 Hemlock Street, Ellsworth, P A 15331 (a/ k/a 21-23 Hemlock Street, Ellsworth, PA 15331).

Tax Parcel #310-001-00-02-0019-00 and #310-001-00-02-0019-01- JUDGMENT AMOUNT: \$37,184.54

SHERIFF'S SALE No. 2013-6078

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6078 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 MAY 5, 2017

Bank of America, N.A. Plaintiff v. Renee T. Rosmus and Michael A. Rosmus Defendants

All That Certain land situate in the **Township of Canton** in the County of Washington, Commonwealth of Pennsylvania. Premises: 16 Griffith Avenue, Washington, Pennsylvania 15301

Tax I.D. #: 120-011-13-01-0034-00 - Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2015-6156

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6156 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 MAY 5, 2017

US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 200S-Wf4 v. Jeremy G. Waggoner & Christal A. Waggoner owner(s) of property situate in the **MONONGAHELA CITY, 3RD, WASHINGTON** County, Pennsylvania,

being 517 Grant Street. Monongahela. PA IS063-2633 Parcel No. 440-01S-00-03-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING - Judgment Amount: \$56,709.62

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-6196

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6196 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 MAY 5, 2017

Nationstar Mortgage LLC PLAINTIFF VS. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Gail A. Wolfe, deceased and Walter Was, Known Heir of Gail A. Wolfe, deceased DEFENDANTS

All that certain lot situate in the **Borough of McDonald**, Washington County, Pennsylvania, 111 Fannie Street, McDonald, PA 15057 -Parcel No.: 470-012-00-03-0006-00

SHERIFF'S SALE No. 2016-6220

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6220 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 MAY 5, 2017

Ditech Financial LLC Plaintiff v. Harold R. Plants and Patricia L. Cox Plants Defendants

All That Certain land situate in **Canton Township** in the County of Washington, Commonwealth of Pennsylvania.

Premises: 1981 The Road, Washington, Pennsylvania 15301; Tax I.D. #: 120-012-05-01-0006-00; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2016-6587

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6587 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 MAY 5, 2017

CIT Bank, N.A. Plaintiff v. Margaret D. Yaquinto Defendant

All That Certain land situate in **South Strabane Township** in the County of Washington. Commonwealth of Pennsylvania Premises: 281 Crest Avenue. Washington, Pennsylvania 15301—Tax I.D. #: 600-004-02-01-0007-00 - Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2004-6622

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2004-6622 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 MAY 5, 2017

Bank One, National Association, as Trustee Plaintiff v. RHONDA KING Defendant(s)

owners of property situate in **Township of Peters**, Washington County, Pennsylvania, being 201 TeePee Drive, McMurray, PA 15317.

Assessment Map No.: 540-003-05-02-0020-00; Judgment Amount: \$185,209.48 – Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2013-6769

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2013-6769 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 MAY 5, 2017

Washington School District Plaintiff vs. William A. Fuqua & Deethra Fuqua Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania Being known as 192 Maple Avenue, Washington, Pennsylvania 15301, tax parcel no. 770-030-00-04-0033-00

SHERIFF'S SALE No. 2016-6838

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6838 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 MAY 5, 2017

**CitiFinancial Servicing LLC Plaintiff,
vs. Barbara B. Brockman Defendant**

ALL THAT CERTAIN piece, parcel or lot of land situate in **McDonald Borough**, Washington County, Pennsylvania.

Tax Parcel No.: 470-017-00-02-0004-00

Property Address: 334 Fannie St.,
McDonald, PA 15057

Improvements Thereon: Erected
Thereon

SHERIFF'S SALE No. 2016-7257

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7257 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 MAY 5, 2017

**PENNSYLVANIA HOUSING
FINANCE AGENCY, PLAINTIFF
VS. JUSTIN E. COOPER.
DEFENDANT(S)**

ALL that certain tract of land in **Mount Pleasant Township**, Washington County, Pennsylvania, being 250.70 x 521.69 x 265.79 x 516.90 and containing approximately 3 acres. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 29 Elm Road, Hickory PA 15340. PARCEL NO: 460-008-00-00-0003-01

SHERIFF'S SALE No. 2015-8245

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-8245 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 MAY 5, 2017

**Homebridge Financial Services, Inc. v.
Larry Adrian Thiolet**

owner(s) of property situate in the **CECIL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 23 Second Street, Lawrence. PA 15055 Parcel No. 140-012-01,01-0019-00 . (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING -Judgment Amount: \$94,166.23

Attorneys for Plaintiff Phelan Hallinan
Diamond & Jones, LLP

SHERIFF'S SALE No. 2015-8248

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-8248 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104,100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 5, 2017

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

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

Assessment Map No.: 640-003-00-00-0072-00

Judgment Amount: \$159,303.86

Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2016-8264

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-8264 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 **MAY 5, 2017**

Dollar Bank, Federal Savings Bank vs. John P. Sanders and Whitney P. Sanders

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF CECIL, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 125 VISTA DRIVE, CANONSBURG, PA 15317. PARCEL # 140-009-06-00-0030-00.

SHERIFF'S SALE No. 2016-8578

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-8578 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 **MAY 5, 2017**

PNC Bank, National Association Plaintiff v. RITA MONTANO, RITA S

BIRD F/K/A RITA S MONTANO
Defendant(s)

owners of property situate in **Canton**, Washington County, Pennsylvania, being 379 W Wylie Ave, Washington, PA 15301.

Assessment Map No.: 120-011-13-03-0023-00 -Judgment Amount: \$77,860.41
Improvements Thereon: Residential Property

Samuel F. Romano, Sheriff 7)37-3

In The Court of Common Pleas
Washington County
Civil Action – Law
No. 2015-2479
Notice of Action in Mortgage
Foreclosure

Citizens Bank of Pennsylvania,
Plaintiff

vs.

Larry A. Kovalak, Solely in Her Capacity as Known Heir to Verna Kovalak, Deceased, Lori A. Kovalak, Solely in Her Capacity as Known Heir to Verna Kovalak, Deceased, Arleen McCafferty, Solely in Her Capacity as Known Heir to Verna Kovalak, Deceased & Any and All Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Verna Kovalak, Deceased, Mortgagor and Last Real Owner, Mortgagor and Real Owner, Defendants

To: Any and All Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Verna Kovalak, Deceased, Mortgagor and Last Real Owner, Defendant(s), whose last known address is 30 Manor Road, Donora PA 15033 f/k/a 30 Park Manor Park, Donora, PA 15033.

This firm is a debt collector and we are attempting to collect a debt owed to our

client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, **Citizens Bank of Pennsylvania**, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. 2015-2479, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 30 Manor Road, Donora PA 15033 f/k/a 30 Park Manor Park, Donora, PA 15033, whereupon your property will 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 following pages, you must take action within twenty (20) days after the 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 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 or cannot afford one, 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.

Southwestern PA Legal Aid Society

10 W. Cherry St.

Washington, PA 15301

724-225-6170

Washington County Bar Assn

119 S. College St.

Washington, PA 15301

724-225-6710, washcobar.org

Lauren Karl, Atty. for Plaintiff

KML Law Group, P.C.

Ste. 5000, Mellon Independence Center

701 Market St.

Phila., PA 19106-1532

215.627.1322

6)37-1

OBITER DICTUM CONT'D from page 3

agreed to raise money to rearrange a brass statue of Taney, so it appears that he's in dialogue with new statues of Scott and Frederick Douglass. The Taney statue, erected in 1872, is located next to the original door of the Maryland State House and earlier this year a bill was introduced to remove it, the *Baltimore Sun* reported. It's been one of many times people called for removing Taney's statue. 'Today, for all the Taney's . . . we offer our apology to the Scott family and all African-Americans for the injury caused by Roger Brooke Taney and this decision,' said Charles Taney, a descendant of Augustus Taney, who was the Supreme Court justice's brother. Lynne Jackson, the great-great-granddaughter of Dred Scott, also spoke at the event, which marked the 160th anniversary of *Dred Scott v. Sandford*. 'They are so sincerely willing to be out here. And I just commend them for that because a lot of people would just say, 'I don't think I want to go out there and do that,' especially in the climate that we're in,' she said. 'But that's exactly why we need to be out here. If the Taney's and the Scotts can be reconciled, why can't anybody else?'" (Article by Stephanie Francis Ward) • • •