

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 JANUARY 26, 2017 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
15-0583	McLUCKIE, Sandra Lee Barbara Nalle, Executrix .....		Richard C. Mudrick, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS SCHEDULED FOR JANUARY 26, 2017 AT 9:30 A.M., COURTROOM #1 BEFORE THE HONORABLE KATHERINE B. EMERY, JUDGE

Mary Jo Poknis, Register and Ex-Officio  
Clerk of the Orphan's Court Division of the Court of Common Pleas of Washington County, PA 1)25-2

***Legal Notice***

**COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY, PA  
No. 2016-7044**

**IN RE: Tax Claim Bureau's Return of Upset Sale December 8, 2016**

Notice is hereby given that the Washington County Tax Claim Bureau did make a return to the Court of Common Pleas of Washington County, Pennsylvania, at the above number and term, of the sale of real estate for taxes on ***January 5, 2017***, and that the same was confirmed nisi on said date by the said Court of Common Pleas, and the objections thereto may be filed by any owner or lien creditor within thirty (30) days after said date of said return. Any objections filed on said sale must reference Docket No. 2016-7044 by naming the Washington County Tax Claim Bureau and the successful bidder as defendants; otherwise, the return will be confirmed absolutely.

Washington County Tax Claim Bureau  
By: Debbie Bardella, Director of Revenue

**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**

**BACHMANN, BERNARD HOWARD**, late of Washington, Washington Co., PA; Administratrix: Caren Bachmann, 155 Lemoyne Avenue, Washington, PA 15301; Attorney: Jessica Roberts, Neighborhood Attorneys, LLC, 8 East Pine St., Washington, PA 15301

**BRUNAZZI, JOSEPH VAUGHN**, late of Fredericktown, Washington Co., PA; Executor: John J. Moschetta, Jr., PO Box 386, Fredericktown, PA 15333; Attorney: John J. Moschetta, Jr., PO Box 386, Fredericktown, PA 15333

**KRAVA, KENNETH F.**, late of Finleyville, Washington Co., PA; Executrix: Arlene Krava, 6238 Brownsville Road Ext., Finleyville, PA 15332

**McANULTY, ALICE L.**, late of North Strabane Township, Washington Co., PA; Executors: Vera S. McAnulty, 33 Turnberry Lane, Dearborn MI 48120; Virginia J. McAnulty, 23 Sleepy Hollow Road, Canonsburg PA 15317

**MUHA, MARY ANN**, late of Donora, Washington Co., PA; Executrix: Jane Marie Hynok, 5903 Barbados Place, Apt. 102, Rockville, MD 20852; Attorney: Jessica Roberts, Neighborhood Attorneys, LLC, 8 East Pine Avenue, Washington, PA 15301

**SECOND PUBLICATION**

**CAGE, M. MARIE**, a/k/a **MARIE WRIGHT** a/k/a **MARIE CONGER WRIGHT** **CAGE**, late of Canton Township, Washington Co., PA; Executrix: Marguerite Bostonia, 578 New York Ave., Morgantown, WV 26501

**HUZZEY, ROSE BUCHANAN**, late of Peters Township, Washington Co., PA; Executor: Kent Edwin Huzzey, 4086 Overview Drive, Canonsburg, PA 15317; Attorney: Tyler J. Jones, Petrillo Jones, LLC, 412 Main St., Irwin, PA 15642

**LEECH, JUNE B.**, a/k/a **ELEANOR JUNE LEECH**, late of Hopewell Township, Washington Co., PA; Executors: Sharon M. Wilkerson, 435 Old Plank Road, Washington, PA 15301; Thomas L. Leech, 264 Mowl Road, Washington, PA 15301; Attorney: Susan M. Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**MILLER, MICHAEL J.**, late of Washington, Washington Co., PA; Executrix: Karen Reinhardt, 720 McGovern Road, Houston, PA 15342; Attorney: E. J. Julian, 71 N. Main St., Washington, PA 15301

**MILLER, JOHN C.**, late of Washington, Washington Co., PA; Administrator: Larry K. Miller, 813 Linden Road, Eighty Four, PA 15330; Attorney: E. J. Julian, 71 North Main St., Washington, PA 15301

**PHILLIPS, ISABEL M.**, a/k/a **ISABEL MARIE COSTELLO PHILLIPS**, late of South Strabane Township, Washington Co., PA; Executrix: Amanda Shanks McConnell, 8226 Barton Farms Blvd., Sarasota, FL 34240; Attorney: Susan M. Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**ZIMMERMAN, MYRTLE LEE**, late of McDonald, Washington Co., PA; Executrix: Dolores Ammons, 144 Station Street, McDonald, PA 15057; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

### **THIRD PUBLICATION**

**COOKE, RICHARD FRANKLIN**, late of Cumberland Township, Washington Co., PA; Administrator: Jesse White, 107 S. McDonald St., McDonald, PA 15057; Attorney: Lynda Vernon, 107 S. McDonald St., McDonald, PA 15057

**COURTWRIGHT, RUTH M., a/k/a RUTH ELIZABETH COURTWRIGHT**, late of South Strabane Township, Washington Co., PA; Executrix: Deborah Kay Courtwright, 106 Naser Avenue, Washington, PA 15301; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**EVANS, ROSEMARIE P., a/k/a ROSEMARIE EVANS**, late of Venetia, Washington Co., PA; Executrix: Nora Cotugno, c/o 125 South College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College Street, Washington, PA 15301

**GALATI, PAUL S.**, late of Borough of Canonsburg, Washington Co., PA; Administrators: Jade E. Galati, 1348 Route 519, Eighty Four, PA 15330; Victor J. Galati, 17 Galati Lane, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

**HIBLER, CHARLES ARTLEY a/k/a CHARLES A. HIBLER a/k/a DR. CHARLES ARTLEY HIBLER a/ka DR. CHARLES A. HIBLER**, late of Lawrence, Washington Co., PA; Executor: Kurt S. Hibler, 357 Falaise Drive, St. Louis, MO 63141

**JANKOSKI, MARDELLE V., a/k/a MARDELLE VIRGINIA JANKOSKI**, late of Washington, Washington Co., PA; Executrix: Deborah S. Young, 416 Waynesburg Road, Washington, PA 15301; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**POLACEK, JOSEPH J.**, late of Peters Township, Washington Co., PA; Executrix: Shirley A. Polacek, c/o McNees Wallace & Nurick LLC; Attorney: J. Corey Reeder, McNees Wallace & Nurick LLC, 331 Innovation Blvd., Ste 101, State College, PA 16803

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### **NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. §7755©**

**NOTICE is hereby given of the administration of the JOHN BARRY STOUT LIVING TRUST dated October 27, 2006, as amended and restated January 3, 2013, and as further amended and restated November 1, 2013.** J. Barry Stout (aka John Barry Stout), grantor of the trust, of the Borough of Bentleyville, County of Washington, Commonwealth of Pennsylvania, died October 29, 2016. All persons having claims against J. Barry Stout are requested to make known the same to the trustee or attorney named below. All persons indebted to J. Barry Stout are requested to make payment without delay to the trustee or attorney named.

Shannon L. Hemmingson, co-Trustee, 201 Center Church Road, McMurray, PA 15317 and Lenore T. Stout, co-Trustee, 643 Lincoln Avenue, Bentleyville, PA 15314.

Matthew F. Schwartz, Esq., Lange Legal Group, LLC, 2200 Murray Avenue, Pittsburgh, PA 15217 1)25-3

**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 21 day of October, 2016, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **EX CAL RECORDS** with its principal place of business at 150 Bittersweet Circle, Venetia, PA 15367.

The name(s) and/or address(es) of all persons owning or interested in said business: Zachary Thomas Schaefer.

Burton D. Morris, Esq.  
 Penncorp Servicegroup, Inc.  
 PO Box 1210  
 Harrisburg, PA 17108 2)25-1

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 5th day of October, 2016, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **STUDIO A RESUMES** with its principal place of business at 311 Sugarwood Dr., Venetia, PA 15367.

The name(s) and/or address(es) of all persons owning or interested in said business: Angela M. Kinney.

Burton D. Morris, Esq.  
 Penncorp Servicegroup, Inc.  
 PO Box 1210  
 Harrisburg, PA 17108 2)25-1

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 13th day of October, 2016, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **SECOND LOOK SOLUTIONS** with its principal place of business at 415 Cricketwood Ct., Canonsburg, PA 15317, William Rush.

The name(s) and/or address(es) of all persons owning or interested in said business: William Rush.

Burton D. Morris, Esq.  
 Penncorp Servicegroup, Inc.  
 PO Box 1210  
 Harrisburg, PA 17108 2)25-1

**REAL ESTATE**

IN THE COURT OF COMMON PLEAS  
 OF WASHINGTON COUNTY,  
 PENNSYLVANIA  
 CIVIL ACTION – LAW  
 No. 2016-6679

NOTICE OF ACTION IN MORTGAGE  
 FORECLOSURE

**HSBC BANK USA, N.A., AS  
 INDENTURE TRUSTEE FOR THE  
 REGISTERED NOTEHOLDERS OF  
 RENAISSANCE HOME EQUITY  
 LOAN TRUST 2006-2** Plaintiff

Vs.

**UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS, AND ALL PERSONS,  
 FIRMS, OR ASSOCIATIONS  
 CLAIMING RIGHT, TITLE OR**

**INTEREST FROM OR UNDER  
STEVE TATAR, DECEASED,**  
Defendant

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEVE TATAR, DECEASED

You are hereby notified that on October 31, 2016, Plaintiff, HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-2, 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. 2016-6679. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 334 KNOB ROAD, BROWNSVILLE, PA 15417-9322 whereupon your property would be sold by the Sheriff of WASHINGTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF

YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Notice to Defend:

WASHINGTON COUNTY  
SOUTHWESTERN PA LEGAL AID  
SOCIETY  
10 WEST CHERRY STREET  
Washington, PA 15301  
Telephone (724) 225-6170

Lawyer Referral Service  
Washington County Bar Association  
119 South College Street  
Washington, PA 15301  
Telephone (724) 225-6710

6)25-1

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2010-5586

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

**Wilmington Trust Company as  
successor to the Bank of New York as  
successor to JPMorgan Chase Bank,  
National Association, as Successor  
Trustee for C-BASS Mortgage Loan  
Asset-Backed Certificates, Series 2005-  
CB6, c/o Ocwen Loan Servicing, LLC,**  
Plaintiff

vs.

**Katherine Hefti, Known Heir of James  
Hefti and Unknown Heirs, Successors,**

**Assigns and All Persons, firms or Associations claiming right, Title or Interest from or under James Hefti,**  
Defendant(s)

TO: Unknown Heirs, Successors, Assigns and All Persons, firms or Associations claiming right, Title or Interest from or under James Hefti, Defendant(s), whose last known address is 866 Wood Street, California, PA 15419.

**SECOND AMENDED COMPLAINT IN  
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Wilmington Trust Company as successor to the Bank of New York as successor to JPMorgan Chase Bank, National Association, as Successor Trustee for C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB6, c/o Ocwen Loan Servicing, LLC, has filed a Second 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. 2010-5586, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 866 Wood Street, California, PA 15419, 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 Service  
119 S. College S.  
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)25-1

**SHERIFF SALES**

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

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

**Sheriff Sale List**

<b>Sale#</b>	<b>Plav Def .....</b>	<b>Property Location</b>
2014-1009...	Green Tree Servicing v. Breese .....	Houston
2016-1135...	Prof-2013-M4 Legal Title Trustv. Zimmerman	Carroll Township
2016-2049...	Wells Fargo Bank v. Reeves .....	Borough of Charleroi
2015-2103...	US Bank v. Law .....	Donora
2015-2221...	Hsbc Bank v. Hurbaneck .....	Meadow Lands
2016-2953...	US Bank v. Tompkins .....	Donegal Township
2016-4606...	CIT Bank v. Hough .....	Speers
2016-4944...	JP Morgan Chase Bank v. Swarrow .....	East Bethlehem Township
2016-4959...	US Bank v. Crisco .....	City of Washington
2016-5003...	Wells Fargo Bank v. Schultz .....	South Strabane Township
2015-5488...	Bayview Loan Svc v. DeBold .....	Monongahela
2016-5518...	Quicken Loans v. Anderson .....	Donora
2015-5583...	LSF9 Master Part. Trust v. Pascoe .....	Carroll Township
2015-5813...	PNC Bank v. McGavitt .....	Charleroi
2013-6648...	US Bank v. Farabee .....	Donegal Township
2014-7045...	Wilmington Savings v. Wonsettler .....	Washington
2014-7724...	Bank of New York v. Solomon .....	East Washington

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, February 3, 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, February 8, 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, February 10, 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. 2014-1009**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1009 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 **FEBRUARY 3, 2017**

**GREEN TREE SERVICING LLC  
Plaintiff vs. KAREN I. BREESE &  
DONALD C. BREESE, II Defendant  
( s)**

ALL that certain lot situate in Chartiers Township, Washington County, Pennsylvania. BEING KNOWN AS: 546 HICKORY LANE, HOUSTON, PA 15342 -Tax Parcel No. 170-016-12-00-0018-00

**SHERIFF'S SALE No. 2016-1135**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1135 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 **FEBRUARY 3, 2017**

**PROF-2013-M4 LEGAL TITLE TRUST, BY U.S. BANK. NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE, PLAINTIFF, v. RICHARD ZIMMERMAN A/K/A RICHARD A. ZIMMERMAN & HEIDI ZIMMERMAN A/K/A HEIDI L. ZIMMERMAN, DEFENDANTS.**

Property Address: 1657 Route 2023, Monongahela, **Township of Carroll**, County of Washington, PA 15063  
Parcel I.D. No.: 1300030103000800 - Improvements thereon of the residential dwelling. Judgment Amount: \$75,723.57

**SHERIFF'S SALE No. 2016-2049**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2049 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 **FEBRUARY 3, 2017**

**Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, National Association, as Trustee for Renaissance HEL trust 2003-4 c/o Ocwen Loan Servicing, LLC. Plaintiff v. Theresa M Reeves**

JUDGMENT AMOUNT \$80,779.39

ATTORNEY: Jessica N. Manis, Esq. 1581 Main Street, Suite 200, Warrington, PA 18976 —All the right, title and interest and claim of Theresa M. Reeves of, in and to: All that certain lot or piece of ground situate in the **Borough of Charleroi** Washington County, having erected thereon a dwelling known as 734 Washington Avenue, Charleroi, PA 15022 -I.D. NO. 160-012-00-05-0035-00

**SHERIFF'S SALE No. 2015-2103**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2103 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 **FEBRUARY 3, 2017**

**U.S. Bank National Association, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-4 PLAINTIFF v. Percy E. Law, III and Yvette N. Law, Defendants**

Also being known as 486 7<sup>th</sup> St., **Donora, PA** 15033; Tax Parcel No. 2400170003000300

Improvements: Residential Dwelling  
Seized and taken in execution judgment \$64,318.63



**SHERIFF'S SALE No. 2015-2221**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2221 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 **FEBRUARY 3, 2017**

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

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 200 Barnickel Road. **Meadow Lands**, PA 15347 Parcel No. 170-017-04 -03-0021-00 (Acreage or street address) - Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$98,774.89

**SHERIFF'S SALE No. 2016-2953**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2953 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 **FEBRUARY 3, 2017**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. TRENT J. TOMPKINS, DEFENDANT**

ALL that certain tract of land in the **Township of Donegal**, Washington County, Pennsylvania, being approximately 8.1 acres of land and **HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 726 OLD NATIONAL PIKE CLAYSVILLE, PA 15323. PARCEL NO. 230-011-00-00 -0008-00.**

**SHERIFF'S SALE No. 2016-4606**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4606 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 **FEBRUARY 3, 2017**

**CIT Bank, N.A Plaintiff v. Raymond E. Hough Defendant**

All That Certain land situate in the township or **Borough of Specsrs** in the County of Washington, Commonwealth of Pennsylvania. Premises: 909 Anne Avenue, Charleroi Pennsylvania 15022 Tax ID. #: 610-021-00-02-0006-00 - Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2016-4944**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4944 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 **FEBRUARY 3, 2017**

**JPMorgan Chase Bank, National Association PLAINTIFF VS. Dana M Swarrow DEFENDANT**

All that certain lot or piece of ground situate in the **East Bethlehem Township**, County of Washington, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit: 23 BETHLEHEM STREET, FREDERICKTOWN, PA. 15333, Being designated as Tax Parcel No. 260-002-03-01-0023-00, 260-002-03-01-0024-00 and 260002-03-01-0025-00.

**SHERIFF'S SALE No. 2016-4959**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4959 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 **FEBRUARY 3, 2017**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. MICHELLE L. CRISCO, DEFENDANT(S)**

ALL THAT CERTAIN lot of ground in the Second Ward **City of Washington**, Washington County, Pennsylvania, being approximately 26 x 120, and HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 64 WEST WALNUT STREET WASHINGTON, PA 15301. PARCEL NO. 720-004-00-00-0003-00

**SHERIFF'S SALE No. 2016-5003**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5003 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

**FEBRUARY 3, 2017**

**Wells Fargo Bank, NA Plaintiff, vs. Brian C. Schultz; Terri K. Schultz, AKA Terri K. Carpenter Schultz, Defendants.**

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

Being known as: 241 Clearfield Avenue, Washington, PA 15301-Tax Parcel 10: 600-004-14-09-0012-00, 600-004-14-09-0011-00

**SHERIFF'S SALE No. 2015-5488**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5488 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 **FEBRUARY 3, 2017**

**Bayview Loan Servicing, LLC v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joseph DeBold, Samuel Joseph DeBold, Known Heir of Joseph DeBold; Joyce A. Wallace, Known Heir of Joseph DeBold**

owner(s) of property situate in the **MONONGAHELA CITY, 3<sup>RD</sup> WARD**, WASHINGTON County, Pennsylvania,

being 712 Lincoln Street. Monongahela.  
PA 15063-2206 Parcel No. 440-018-00-  
01-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING --Judgment Amount:  
\$45,764.97

**SHERIFF'S SALE No. 2016-5518**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2016-5518 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  
**FEBRUARY 3, 2017**

**QUICKEN LOANS INC. 635  
Woodward Avenue Detroit, MI 48226  
vs. Renee Conn Solely in Her Capacity  
as Heir of Gordon Anderson  
Deceased; Gordon J. Anderson Solely  
in His Capacity as Heir of Gordon  
Anderson Deceased .**

The land hereinafter referred to is  
situated in the **City of Donora**, County of  
Washington, State of PA, and is  
described as follows:  
APN:2400160001000600 --Property  
Address: 679 Heslep Avenue, Donora,  
PA 15033

**SHERIFF'S SALE No. 2015-5583**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2015-5583 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  
**FEBRUARY 3, 2017**

**LSF9 Master Participation Trust,  
Plaintiff, vs. Mary Jane Pascoe,  
Defendant**

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

TAX PARCEL NO.: 130-010-02-03-  
0005-00 ---PROPERTY ADDRESS: 20  
Carroll Way Monongahela, PA 15063

IMPROVEMENTS: ERECTED  
THEREON

**SHERIFF'S SALE No. 2015-5813**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2015-5813 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  
**FEBRUARY 3, 2017**

**PNC BANK, NATIONAL  
ASSOCIATION, successor by merger  
to NATIONAL CITY BANK,  
Plaintiff, vs. THOMAS P.  
McGAVITT, Defendant.**

A.T.C. PARCELS SIT. IN **BOROUGH  
OF CHARLEROI**, WASHINGTON  
COUNTY, PA KNOWN AS 804 -806  
REAR SHADY AVENUE,  
CHARLEROI, PA 15022

WASHINGTON COUNTY TAX I.D.  
NOS. 160-014-00-01-0047-00 AND 160  
-014-0001-0048-00

**SHERIFF'S SALE No. 2013-6648**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2013-6648 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 **FEBRUARY 3, 2017**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR. THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. JEREMY S. FARABEE, DEFENDANT(S)**

ALL THAT CERTAIN lot of ground situate in the **Township of Donegal**, County of Washington, and Commonwealth of Pennsylvania, and having thereon erected a dwelling house known as: 1242 ROUTE 40 W CLAYSVILLE, P A 15323 ---PARCEL NO. 230-001-03-03-0005-00

**SHERIFF'S SALE No. 2014-7045**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-7045 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 **FEBRUARY 3, 2017**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRU C/ O PRETIUM MORTGAGE CREDIT MANAGEMENT, 120 S 6th Street, #2100. Minneapolis, MN 55402 vs. JAY A. WONSETTLER & KERRI D. WONSETTLER**

ALL THAT CERTAIN LOT OF GROUND SITUATE IN THE SEVENTH WARD OF THE **CITY OF WASHINGTON**, WASHINGTON, PENNSYLVANIA. PARCEL NO. 770-025-00-06-0001-00. PROPERTY ADDRESS: 440 MAPLE AVENUE, WASHINGTON, PA 15301.

**SHERIFF'S SALE No. 2014-7724**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-7724 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 **FEBRUARY 3, 2017**

**The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of CWABS Inc., AssetBacked Certificates, Series 2007-13 c/o Specialized Loan Servicing, LLC 8742 Lucent Blvd., Suite 300 Highland Ranch, 90 80129 Plaintiff v. Kathryn L. Solomon; Donald A. Solomon aka Donald Abraham Solomon, 92 Christman Avenue, Washington, PA.15301 Defendant**

ALL those two certain lots or parcel of ground situate in the **Borough of East Washington**, Washington County, Pennsylvania, Tax Parcel No. 290-007-00 -02-0006-00 & 290-007-00-02-0007-00: also known as 92 Christman Avenue, Washington, PA 15301

Samuel F. Romano, Sheriff 7)24-3