

**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**

**BARANTOVICH, HELEN J.**, a/k/a **HELEN BARANTOVICH**, late of Monongahela, Washington Co., PA; Administratrix: Janet Baron, c/o 125 South College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College St., Washington, PA 15301

**BURNSWORTH, SHIRLEY L.**, late of Amwell Township, Washington Co., PA; Administrator: Matthew J. Burnsworth, 130 Nokomis Drive, Washington, PA 15301; Attorney: Wilson Law Office, P.C., 189 Hackney Station Road, Amity, PA 15311

**CUTSHALL, BERNICE J.**, a/k/a **BERNICE JEAN CUTSHALL a/k/a BERNICE CUTSHALL**, late of Brownsville, Washington Co., PA; Executrix: Karen Jean West, 818 West Pike Street, Houston, PA 15342; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**FISFIS, NICHOLAS H.**, late of McMurray, Washington Co., PA; Executrix: Helen Fisfis, 105 Fairway Drive, McMurray, PA 15317; Attorney: Rosalie P. Wisotzki, 310 Grant Street, Ste 1109, Pittsburgh, PA 15219

**KISSELL, KATHERINE E.**, late of Chartiers Township, Washington Co.,

PA; Executor: Gary Andrew Kissell, 110 Tanglewood Drive, McMurray, PA 15317; Attorney: Frank C. Roney, Jr., 382 West Chestnut St., Ste 102, Washington, PA 15301

**NAVROTSKI, EDWIN J.**, late of Eighty Four, Washington Co., PA; Executrices: Michelle N. Kuehner, 233 Edward Drive, Elizabeth, PA 15037; Darlette Navrotski, 317 Howard Drive, Pittsburgh, PA 15241; Attorney: Loretta B. Kendall, 364 E. Lincoln Avenue, McDonald, PA 15057

**WILLHOFT, JANE L.**, late of Washington, Washington Co., PA; Executor: Frank Willhoft, 598 North Main St., Washington, PA 15301

**SECOND PUBLICATION**

**FREDIANA, MARCELLA D.**, late of Charleroi, Washington Co., PA; Executors: Jack F. Cox, Jr. and Susan Cox, 543 Conrad Avenue, Charleroi, PA 15022; Attorney: David N. Lint, France, Lint & Associates, PC, 308 Fallowfield Avenue, Charleroi, PA 15022

**GILBERT, JOSEPH A.**, a/k/a **JOSEPH ANDREW GILBERT**, late of , Washington Co., PA; Executors: Robert J. Ramacker, 16 Allison Road, Bulger, PA 15019; Susan Gilbert, 2070 McKees Rocks Rd., McKees Rocks, PA 15136

**KLEIN, MARIE MAHRAMAS**, a/k/a **MARIE M. KLEIN**, late of Canonsburg, Washington Co., PA; Executors: Evelyn Pihakis and Richard D. Clohessy, c/o Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317; Attorney: Angela D. Kkusturiss, Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

**LANG, HARRY JUDSON**, a/k/a **HARRY J. LANG**, late of California Borough, Washington Co., PA; Executor: Randall Judson Lang a/k/a

Randall J. Lang, 2120 East Bay Drive NE, Olympia WA 98506; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**NICASTRO, LINDA M.**, a/k/a **LINDA MARY NICASTRO**, late of Canonsburg, Washington Co., PA; Executor: Anthony J. Nicastro, 60 Carl Avenue, Lot A2, Eighty Four, PA 15330

**O'NEIL, NIXON RICHARD**, a/k/a **NIXON R. O'NEIL**, late of Centerville Borough, Washington Co., PA; Executrix: Mona O'Neil, 620 Denbo Avenue, Brownsville, PA 15417; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi, PA 15022

**STEELE, CARL S.**, late of California Borough, Washington Co., PA; Executrix: Karen R. Moluski, 179 Deems Park Road, Daisytown, PA 15427

**SYREK, TERRANCE D.**, a/k/a **TERRANCE SYREK**, late of Washington, Washington Co., PA; Administrator: Jeffrey J. Morella, c/o Morella & Associates; Attorney: Karen E. Bononi, Morella & Associates, P.C., 706 Rochester Road, Pittsburgh, PA 15237

**YURKOVICH, STEVE F.**, late of Washington Co., PA; Executors: Carol Gayman, 112 Oak Drive, Jefferson, PA 15344; Steven P. Yurkovich, 21 Wesley Drive, Apt. G, Asheville, NC 28803; Attorney: Brandon K. Meyer, 136 East High Street, Waynesburg, PA 15370

### **THIRD PUBLICATION**

**HARDWAY, BONNIE KEARNS**, a/k/a **BONNIE L. HARDWAY**, late of Washington, Washington Co., PA; Executor: Edward D. Hardway, Jr., c/o Kusturiss, Wolf & Kusturiss, c/o 12 North Jefferson Ave., Canonsburg, PA 15317; Attorney: Angela D. Kusturiss, 12 North Jefferson Ave., Canonsburg, PA 15317

**HNAT, JANE E.**, a/k/a **EMMA JANE HNAT**, late of Houston, Washington Co., PA; Executrix: Susan Marie Belensky, 119 S. Main St., Houston, PA 15342; Attorney: Michele S. Haggerty, 116 North Main St., Washington, PA 15301

**HUNDZIENSKI, HELEN JEAN**, late of Borough of Canonsburg, Washington Co., PA; Executrix: Trayce Dulaney, 272 Linden Road, Canonsburg, PA 15317; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

**MCCAFFREY, THOMAS V.**, late of Venetia, Washington Co., PA; Administrator: Robert C. Tourek; Attorney: Robert C. Tourek, 2559 Brandt School Road, Ste 202, Wexford, PA 15090

**SHRONOVICH, MAUVOREEN F.**, late of Eighty Four, Washington Co., PA; Administratrix: Judith E. Donaldson, 10 Pigeon Creek Road, Canonsburg, PA 15317; Attorney: Peter D. Lyle, 1373 Washington Pike, Ste 200, Bridgeville, PA 15017

**WASKO, STEVEN T.**, late of Canonsburg, Washington Co., PA; Administrator: Steven G. Wasko, c/o Joseph H. Fox, 125 South College St., Washington, PA 15301; Attorney: Joseph H. Fox, 125 South College St., Washington, PA 15301

**CORPORATION NOTICE**INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 13th of September, 2016, with respect to a Non-Profit corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **HEARTFEST, INC.** A brief summary of the purpose or purposes for which said corporation is organized is to assist in funding heart research and education for heart conditions impacting infants and children.

John A. Pillar, Esq.  
150 Green Commons Drive  
Pittsburgh, PA 15243

2)11 -1

DISSOLUTION NOTICE

Notice is hereby given by the **BERNELLI FOUNDATION**, a Pennsylvania Non-Profit 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, Esq.  
Peacock Keller & Ecker, LLP  
70 East Beau Street  
Washington, PA 15301

2)11-1

**REAL ESTATE**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
No. 2016 - 5160

**DANIEL W. GREENE and JANET G. GREENE**, husband and wife, 487 Ridge Road, McDonald, PA 15057  
Plaintiffs

vs.

**ROBERT P. LESKO, individually, and in his capacity as Administrator of the Estate of Patricia M. Lenart aka Patricia Lenart aka Patricia Lesko Lenart; and the unknown heirs, executors, administrators and assigns of ROBERT P. LESKO and Patricia M. Lenart aka Patricia Lenart aka Patricia Lesko Lenart**, Defendants.

NOTICE

TO: ABOVE NAMED DEFENDANTS:

TAKE NOTICE: Plaintiffs, Daniel W. & Janet G. Greene have commenced an Action to Quiet Title against you asking the Court to order that you and all claiming under or through you have no right, title or interest in property in Chartiers Township, Washington County, PA, at 238 Old Hickory Ridge Road, Washington, PA 15301, & being Tax Parcel 170-018-00-00-0002-06, described in Deed dated May 6, 2015 from Samuel F. Romano, Sheriff, recorded as Instrument No. 201514191. 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, within 20 days from the date of this publication. 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 Plaintiffs. 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 INFORMATION ABOUT HIRING A LAWYER:

Lawyer Referral Service  
119 S. College St.  
Washington, PA 15301  
(724) 225-6710

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 Pennsylvania Legal Aid  
Society  
14 West Cherry Ave.  
Washington, PA 15301  
(724) 225-6170

Robert N. Clarke, Esq.  
Attorney for Plaintiffs  
15 West Beau St.  
Washington, PA 15301  
(724) 228-5000 6)11-1

Court of Common Pleas of Washington  
County, Pennsylvania  
Number: 2016-4827  
Notice of Action in Mortgage Foreclosure

**Dollar Bank FSB ,** Plaintiff  
v.

**Victoria L. Loulli, Known Surviving Heir of Dolores J. Mary, Michael A. Mary, Known Surviving Heir of Dolores J. Mary, Rosalie M. Wattlelet,**

**Known Surviving Heir of Dolores J. Mary, Patrick W. Mary, Known Surviving Heir of Dolores J. Mary, Gary Mariani, Joyce Mariani and Unknown Surviving Heirs of Dolores J. Mary,** Defendants

**TO: Unknown Surviving Heirs of Dolores J. Mary.** Premises subject to foreclosure: 440 McClane Farm Road, Washington, Pennsylvania 15301.

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.

**Southwestern PA. Legal Aid Society  
10 West Cherry Avenue  
Washington, Pennsylvania 15301  
(724) 225-6170**

McCabe, Weisberg & Conway, P.C.  
Attorneys for Plaintiff,  
123 S. Broad St., Ste. 1400  
Phila., PA 19109  
215-790-1010 6)11-1

## SHERIFF SALES

### Sheriff Sale List

<u>Sale#</u>	<u>Plav Def.....</u>	<u>Property Location</u>
2016-94.....	LSF9 Master Part. V. Cappe .....	Washington
2015-337.....	Citifinancial Servicing v. Bloom .....	Bentleyville Borough
2016-1126...	CIT Bank v. Miller .....	Mt. Pleasant Township
2013-1491...	US Bank v. Murdoch .....	North Strabane Township
2016-1591...	First Niagara Bank v. Anterock .....	Midway
2016-1599...	Dollar Bank v. Hoffman .....	Washington
2016-1816...	LSF9 Master Part. V. Dowdle.....	North Franklin Township
2014-1888...	LNV Corp. v. Greene.....	Ellsworth Borough
2016-2027...	Wells Fargo Bank v. Armstrong .....	Burgettstown
2016-2162...	Ditech Financial v. Dipyatic .....	Ellsworth Borough
2016-2624...	JP Morgan Chase Bank v. Snyder.....	Carroll Township
2016-2638...	LSF9 Master Part. V. Bird .....	Claysville
2016-2845...	Nationstar Mortgage v. Tennant .....	Monongahela
2016-2849...	Midfirst Bank v. Norquist.....	Bentleyville
2015-2956...	Bayview Loan Servicing v. Berty .....	Speers Borough
2016-3057...	LSF9 Master Part. V. Perret.....	Charleroi Borough
2016-3065...	US Bank v. Grondin .....	Cecil Township
2016-3213...	Interstate Advisors v. McNeel .....	Canton Township
2016-3244...	Huntington Nat'l Bank v. Tate .....	South Franklin Township
2016-3253...	Deutsche Bank v. DiPiazza.....	Roscoe Borough
2016-3503...	Citifinancial Servicing v. Smith.....	Monongahela
2015-3831...	PNC Bank v. Shultz.....	South Franklin Township
2014-5500...	CitiMortgage v. Poland.....	Donegal Township
2011-6532...	Deutsche Bank v. Fisher .....	Buffalo Township
2014-6806...	Citifinancial Servicing v. Fages.....	Jefferson Township
2015-7252...	PNC Bank v. Bennett.....	Burgettstown
2015-7286...	US Bank v. Faust .....	Canton Township
2015-8328...	Carrington Mortgage v. Ola.....	North Franklin Township

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

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, November 4, 2016 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, November 9, 2016 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, November 11, 2016 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. 2016-94**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-94 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 **NOVEMBER 4, 2016**

**LSF9 Master Participation PLAINTIFF v. James L. Cappe United States of America; United States of America DEFENDANT(S).**

ALSO BEING KNOWN AS 238 Dodd Drive, **Washington**, PA 15301; TAX PARCEL NO. 600-007-05-01-0030-00 -

IMPROVEMENTS: Residential - SEIZED AND TAKEN in execution as the property of James L. Cappe, under judgment 2016-94

#### **SHERIFF'S SALE No. 2015-337**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-337 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 **NOVEMBER 4, 2016**

**CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY Plaintiff, vs. Lori A. Bloom n/k/a Lori B. Langsdorf**, Administratrix of the Estate of Toni M. Belski a/k/a Toni Bloom, Deceased Mortgagor and Real Owner Defendant

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

Tax Parcel No.: 040-053-00-02-0022-00  
Property Address: 103 First Street, Bentleyville, PA 15314  
Improvements: erected thereon

#### **SHERIFF'S SALE No. 2016-1126**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1126 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 **NOVEMBER 4, 2016**

**CIT Bank, N.A. Plaintiff v. Charles E. Miller Defendant**

All That Certain land situate in the township or borough of **Mount Pleasant Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 24 Elm Road, Hickory, Pennsylvania 15340

Tax I.D. #: 460-008-00-00-0004-00 - Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2013-1491**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1491 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 **NOVEMBER 4, 2016**

**U.S. Bank National Association, as Trustee for Master Asset Backed Securities Trust 2006-Ab1 vs. Alan M. Murdoch & Corinne C. Murdoch**

owner(s) of property situate in the **NORTH STRABANE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 184 Canterbury Road, McMurray, PA 15317; Parcel No. 520-003-02-00-0013-00 (Acreage or street address) - Improvements thereon: RESIDENTIAL DWELLING. Judgment Amount: \$491,374.50

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-1591**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1591 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 **NOVEMBER 4, 2016**

**FIRST NIAGARA BANK, N.A. 4224 Ridge Lea Road, Amherst, NY 14226 vs. Timothy Anterock Solely in His Capacity as Heir of Gladys F. Lander A/K/A Gladys Faye Hlavay, Deceased**

PARCEL NUMBER -410-006-00-02-0013-00 -PREMISES: 103 DEPOT LANE , **MIDWAY**, PA 15060

**SHERIFF'S SALE No. 2016-1599**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1599 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 **NOVEMBER 4, 2016**

**Dollar Bank, Federal Savings Bank vs. Kacey S. Hoffman, a/k/a Kacey Sue Hoffman**

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE 7TH WARD **CITY OF WASHINGTON**, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 655 ALLISON AVENUE, WASHINGTON, PA 15301. INSTRUMENT NUMBER 201235805, PARCEL #770-008-00-02-0006-00.

**SHERIFF'S SALE No. 2016-1816**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1816 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 **NOVEMBER 4, 2016**

**LSF9 Master Participation Trust Plaintiff, vs. Daniel L. Dowdle; Sheree R. Dowdle Defendants.**

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of North Franklin**, Washington County, Pennsylvania. Being known as: 871 Park Avenue, Washington, PA 15301 -Tax Parcel ID: 510-002-07-00-0075-00

**SHERIFF'S SALE No. 2014-1880**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1880 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 AM. on **NOVEMBER 4, 2016**

**LVN Corporation, Plaintiff, vs. Charlene M. Greene aka Charlene M. Hazi, Daniel Glenn Greene Defendants**

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

Tax Parcel No.: 040-005-00-00-0038-00 & 310-014-00-00-0009-00  
Property Address: 332 Beallsville Rd., Bentleyville, PA 15314; Improvements: Erected Thereon

**SHERIFF'S SALE No. 2016-2027**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2027 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 **NOVEMBER 4, 2016**

**Wells Fargo Bank, N.A. v. Matthew L. Armstrong**

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 135 Devils Den Road, **Burgettstown**, PA 15021-2356 Parcel No. 340-011-04-00-0027-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$102,242.22

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-2162**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2162 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 **NOVEMBER 4, 2016**

**Ditech Financial LLC fka Green Tree Servicing LLC v. Jaime Dipyatic**

owner(s) of property situate in the **ELLSWORTH BOROUGH**, WASHINGTON County, Pennsylvania, being 106 Poplar Street, Ellsworth, PA 15331 Parcel No. 310-022-00-03-0003-00 (Acreage or street address)



Improvements thereon: RESIDENTIAL DWELLING- Judgment Amount: \$34,019.81

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-2624**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2624 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 **NOVEMBER 4, 2016**

**JPMorgan Chase Bank, National Association Successor by Merger to Chase Home Finance LLC v. Joshua L. Snyder**

owner(s) of property situate in the **CARROLL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 135 Taylor Run Road. Monongahela. PA 15063-1037; Parcel No. 130-011-04-02-0002-00 (Acreage or street address) ; Improvements thereon: RESIDENTIAL DWELLING -Judgment Amount: \$108,133.45

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-2638**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2638 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 **NOVEMBER 4, 2016**

**LSF9 Master Participation Trust Plaintiff, vs. Donald Bird; Barbara Bird Defendants.**

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

Being known as: 123 Highland Avenue, Claysville, PA 15323

Tax Parcel ID: 180-005-00-02-0007-00

**SHERIFF'S SALE No. 2016-2845**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2845 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 **NOVEMBER 4, 2016**

**Nationstar Mortgage LLC PLAINTIFF VS. Walter R Tennant, Jr. DEFENDANT**

ALL those certain lots or pieces of ground situate in the First Ward of the **City of Monongahela**, County of Washington and Commonwealth of Pennsylvania, being Parcel No.: 4200040002000900 -- 127 Factory Street, Monongahela, PA 15063

**SHERIFF'S SALE No. 2016-2849**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2849 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 **NOVEMBER 4, 2016**

**MIDFIRST BANK, PLAINTIFF VS. KIMBERLY NORQUIST, DEFENDANT**

All those certain tracts of land in the **Borough of Bentleyville**, Washington County, Pennsylvania,

Parcel I ID#: 040-014-00-00-0005-00

Parcel II ID#: 040-014-00-00-0006-00

Having erected thereon a dwelling house known as 325 Main Street, Bentleyville, PA 15314

**SHERIFF'S SALE No. 2015-2956**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2956 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 **NOVEMBER 4, 2016**

**Bayview Loan Servicing LLC v. William Klamoric, in His Capacity as Administrator of The Estate of Dennis R. Berty; Rudolph P. Berty, II, in His Capacity as Heir of The Estate of Dennis R. Berty; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dennis R. Berty, Deceased**

owner(s) of property situate in the **SPEERS BOROUGH**, WASHINGTON County, Pennsylvania, being 165 Arlington Avenue, Charleroi. PA 15022-1102; Parcel No. 610-005-00-01-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$115,311.48

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-3057**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3057 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 **NOVEMBER 4, 2016**

**Lsf9 Master Participation Trust v. Elizabeth A. Perret**

owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 412 Lincoln Avenue, Charleroi. PA 15022-1538; Parcel No. 160-019-00-04-0014-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$102,806.05

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-3065**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3065 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 1 00 West Beau Street, Washington, P A 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

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

ALL that certain parcel of ground in the **Township of Cecil**, County of Washington, Pennsylvania,

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS; 784 MORGANZA ROAD CANONSBURG, PA 15317.

PARCEL NO. 140-013-02-01-0003-00.

**SHERIFF'S SALE No. 2016-3213**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3213 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 **NOVEMBER 4, 2016**

**INTERSTATE ADVISORS, LLC, Plaintiff, Vs DAVID McNEEL and CHARLENE R. McNEEL, Defendants.**

**Canton Twp, Cty of Washington & Cmwth of PA. HET a dwg k/a 160 Ellis Avenue, Washington, PA 15301. Parcel Nos. 120-011-04-02-0024-00 & 120-011-04-02-0025-00.**

**SHERIFF'S SALE No. 2016-3244**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3244 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 **NOVEMBER 4, 2016**

**The Huntington National Bank Plaintiff v. Amanda Tate and Jason O. Tate Defendants**

All That Certain land situate in the **Township of South Franklin** in the County of Washington, Commonwealth of Pennsylvania. Premises: Lot 9 & Lot 2 Warne Lane, Washington, Pennsylvania 15301

Tax I.D. #: 590-011-00-00-0010-47 - Improvements consist of a Lot

**SHERIFF'S SALE No. 2016-3253**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3253 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 **NOVEMBER 4, 2016**

**Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11, Plaintiff v. Beverly DiPiazza; Lawrence D. DiPiazza a/k/a Larry DiPiazza, Defendant(s)**

Owners of property situate in **Borough of Roscoe**, Washington County, Pennsylvania being 511 Underwood Avenue a/k/a 511 Underwood Avenue, Roscoe, PA 15477.

Assessment Map No.: 560-003-00-02-0016-00

Assessed Value Figure: \$7,069.00

Judgment Amount: \$56,920.75

Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2016-3503**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3503 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 **NOVEMBER 4, 2016**

**Citifinancial Servicing LLC v. James T. Smith**

owner(s) of property situate in the **MONONGAHELA CITY**, WASHINGTON County, Pennsylvania, being 507 Jackson Street. Monongahela. PA 15063-2125 Parcel No. 430-012-00-03-0007-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$45,650.44 -Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2015-3831**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-3831 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 **NOVEMBER 4, 2016**

**PNC BANK, NATIONAL ASSOCIATION, successor by merger to NATIONAL CITY BANK, Plaintiff, vs. JAMES E. SHULTZ and THE UNITED STATES OF AMERICA, Defendants.**

A.T.C. PARCELS SIT. IN SOUTH FRANKLIN TWP., WASHINGTON COUNTY, PA, BEING MORE FULLY DESC'D AT INSTRUMENT NO. 200108340. KNOWN AS 442 ESTATE

LANE, WASHINGTON, PA. - WASHINGTON COUNTY TAX ID. NOS. 590-005-04-00-0018-00 and 590-005-04-000019-00

**SHERIFF'S SALE No. 2014-5500**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5500 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 **NOVEMBER 4, 2016**

**CitiMortgage, Inc. Plaintiff, vs. Lori A. Poland Defendant**

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

Tax Parcel No.: 230-007-02-02-0003-00  
Property Address: 87 Highland Avenue, West Alexander, PA 15376  
Improvements: Erected Thereon

**SHERIFF'S SALE No. 2011-6532**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-6532 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 **NOVEMBER 4, 2016**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee under POOLING AND SERVICING AGREEMENT Dated as November 1, 2005 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE6**

**Plaintiff v. ESTATE OF DELINDA M. FISHER, C/O WILLIAM T. FISHER, JR., EXECUTOR; WILLIAM T. FISHER, JR. (INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF DELINDA M. FISHER); UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELINDA M. FISHER, Defendant(s)**

owners of property situate in **Buffalo Township**, Washington County, Pennsylvania, 455 Timberlake Road, Claysville, PA 15323.

Assessment Map No.: NA (060-009-00-00-0007-00)

Assessed Value Figure: \$11,350

Judgment Amount: \$188,153.04

Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2014-6806**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6806 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 **NOVEMBER 4, 2016**

**CITIFINANCIAL SERVICING LLC Plaintiff, vs. Michelle Fages Defendant**

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

Tax Parcel No.: 380-006-02-00-0013-00

Property Address: 28 Ridge Road Burgettstown, PA 15021

Improvements: Erected Thereon

**SHERIFF'S SALE No. 2015-7252**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7252 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 **NOVEMBER 4, 2016**

**PNC Bank, National Association Plaintiff v. AMY S. BENNETT; JAMES A. BENNETT A/K/A JAMES ANTHONY BENNETT Defendant(s)**

owners of property situate in **Smith**, Washington County, Pennsylvania, being 119 Fieldcrest Dr., Burgettstown, PA 15021.

Assessment Map No.: 570-013-04-00-0012-00 — Assessed Value Figure: \$25,868.00; Judgment Amount: \$184,426.49; Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2015-7286**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7286 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 **NOVEMBER 4, 2016**

**U.S. BANK, N.A. AS TRUSTEE; FOR MANUFACTURED HOUSING CONTRACT SENIOR/ SUBORDINATE PASS THROUGH CERTIFICATE TRUST 1996-4 Plaintiff vs. William C. Faust Defendant (s)**

ALL THE RIGHT, TITLE AND  
INTEREST OF William C. Faust,  
OWNERS OR REPUTED OWNERS.

ALL THAT CERTAIN lot of ground  
situate in Canton Township, Washington  
County, Pennsylvania. BEING KNOWN  
AS: 548 Buena Vista Street and 19 Short  
Street, Washington, PA 15301 --  
Manufactured home: 1996 Carraige Hill.  
48x28, Vin No. P AFLT22A42404-CG13.

**SHERIFF'S SALE No. 2015-8328**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2015-8328 issued out of the COMMON  
PLEAS of Washington County, and to me  
directed on which inquisition and  
exemption are waived, there will be  
exposed at public sale in the Courthouse  
Square Building, Room 104, 1 00 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00 A.M. on  
**NOVEMBER 4, 2016**

**Carrington Mortgage Services, LLC**  
**PLAINTIFF VS. Kevin M. Ola and**  
**Erica L. Ola, DEFENDANTS**

ALL THAT CERTAIN lot of ground  
situate in **North Franklin Township**,  
Washington County, Pennsylvania-  
HAVING erected thereon a dwelling  
identified as 194 Hazelwood Drive,  
Washington, Pennsylvania 15301. Parcel  
No.: 510-003-11-02-0021-00

Samuel F. Romano, Sheriff 7)11-3

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