

**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 JULY 19, 2018 AUDIT**

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
15-1078	<b>BAKER</b> , Drew Dale Baker, Guardian .....	M. Scott Zegeer, Esq. (Blumling & Gusky)	
16-0714	<b>BERKSTRESSER</b> , Susan Kay aka Susan K. Sara A. Mercer, Administratrix DBNCTA .....	Heather C. Stumpf, Esq.	
17-0987	<b>GARCIA</b> , Margaret P. aka Philomena Margaret Renee Garcia, Executrix .....	Jack L. Bergstein, Esq.	
16-1107	<b>McCAFFREY</b> , Thomas V. Robert C. Tourek, Administrator .....	Robert C. Tourek, Esq.	
17-0553	<b>MELVIN</b> , Jean M. Cheryl L. Cumer, Executrix .....	Dorothy A. Milovac, Esq.	
17-0080	<b>NISHNICK</b> , Sr., Clyde S. aka Clyde S. Nishnick Clyde S. Nishnick, Jr., Executor .....	Jeffrey P. Derrico, Esq.	
17-1457	<b>PLATONIOTIS</b> , George Angelo aka George A. Kayn Kail and Marian Bunney, Executors .....	Michael W. Nalli, Esq.	
16-1148	<b>WISE</b> , William P. aka William Brian Keith Wise, Executor .....	Daniel R. White, Esq.	

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE  
MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS July 19  
2018 AT 9:30 A.M., COURTROOM #7, BEFORE THE HONORABLE WILLIAM R.  
NALITZ, JUDGE.

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

1)50-2

**NOTICE TO THE PROFESSION**

IN RE: **AMENDED ADMINISTRATIVE REGULATIONS**—No. 2018-1  
And Now, this 22nd day of June, 2018, it is hereby ORDERED, ADJUDGED and DE-  
CREED that the Administrative Regulations for calendar year 2018 are AMENDED as  
follows:

1. Accounts scheduled for audit shall be heard on July 19, September 25 and November 13, 2018, at 9:30 am before the Judge assigned to Orphans' Court.
2. Motions Court for Orphans' Court matters shall be heard every Tuesday at 9:15 am in Courtroom No. 7 before the Judge assigned to Orphans' Court, effective 7/17/18.

## 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

**BAUER, SHIRLEY E.**, late of Washington, Washington Co., PA; Administrator: James Bauer, 38 Ramage Road, Claysville, PA 15323; Attorney: Kathleen Smith-Delach, Phillips & Phillips & Smith-Delach, PC, 29 East Beau St., Washington, PA 15301

**BEDILLION, BEATRICE JUNE**, a/k/a **BEATRICE J. BEDILLION**, late of Amwell Township, Washington Co., PA; Executors: Donald L. Richmond, Jr. and Linda K. Mankey aka Linda K. Denton, 599 Lone Pine Road, Washington, PA 15301

**BOGDIEWIC, BRUNO J.**, late of South Strabane Township, Washington Co., PA; Executor: Thomas A. Bogdewic, 1405 Magee Road, Sewickley, PA 15143; Attorney: David G. Henry, Three Gateway Center, 401 Liberty Avenue, 22nd Fl., Pittsburgh, PA 15222

**BRAUN, WINIFRED W.**, a/k/a **WINIFRED WHITE BRAUN**, late of North Strabane Township, Washington Co., PA; Administrator CTA: William J. Ainsworth, III, 1646 Crafton Blvd., Pittsburgh, PA 15205; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 East Wheeling St., Ste 101, Washington, PA 15301

**COX, EDGAR E.**, late of Bentleyville, Washington Co., PA; Administratrix:

Wanda J. Foglia, 574 W. Wylie Avenue, Washington, PA 15301; Attorney: E. J. Julian, 71 N. Main Street, Washington, PA 15301

**GARNER, JR., EDGAR CARL**, late of Canton Township, Washington Co., PA; Administratrix: Roberta K. Garner, 973 South Hewitt Ave., Washington, PA 15301; Attorney: Gregory C. Hook, 189 W. High St., Waynesburg, PA 15370

**GRANUS, JULIA**, late of Fallowfield Township, Washington Co., PA; Executor: Mark W. Granus, 440 Lincoln Drive, Wernersville, PA 19565; Attorney: Timothy M. Maatta, 513 Schoonmaker Avenue, Monessen, PA 15062

**GRIMM, CHARLES GEORGE**, late of Canonsburg, Washington Co., PA; Executor: Jeffrey P. Grimm, 121 Ashmont Drive, Butler, PA 16002

**KOTLIK, NORMAN J.**, late of South Strabane, Washington Co., PA; Administratrix: Ann Marie Kotlik, 1719 Grall Avenue, Pittsburgh, PA 15209; Attorney: Alan I. Farber, Suite M-106 Caste Village, Pittsburgh, PA 15236

**McWREATH, JR., GUY A.**, late of Midway, Washington Co., PA; Executor: Joseph Elliott McWreath, Jr., 113 Orchard St., McDonald, PA 15057; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

**O'LEARY, MARJORIE P.**, late of Washington, Washington Co., PA; Executor: Mark P. O'Leary, 239 Shirls Avenue, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 E. Wheeling St., Washington, PA 15301

### SECOND PUBLICATION

**BAUMGARTEN, SR., JOHN F.**, a/k/a **JOHN F. BAUMGARTEN**, late of Finleyville, Washington Co., PA;

Executors: John F. Baumgarten, Jr., 6225 Private Rd. #30, PO Box 426, Wilmer, AL 36587, Deborah L. Hurrell, 44 Dooley St., Eighty Four, PA 15330, Cynthia M. Schumacher nka Cynthia M. Elliott, 25 LaCock Hill, Washington, PA 15301

**DUTY, PAUL T.**, late of Chartiers Township, Washington Co., PA; Executrix: Lynda Mikulicz, 834 Governor Circle, Washington, PA 15301; Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Suite 102, Washington, PA 15301

**GOLONKA, JOHN J.**, late of Canonsburg, Washington Co., PA; Administrator: Kenneth Golonka, 238 1/2 E. College Street, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

**HAJDU, ALEX F.**, a/k/a **ALEX FRANK HAJDU, JR.**, late of Daisytown, Washington Co., PA; Administratrix: Linda Lee Cairns, 176 California Road, Brownsville, PA 15417; Attorney: Thomas P. Agrafiotis, Melenyzer & Agrafiotis LLC, 411 Washington Avenue, Charleroi, PA 15022

**HARDEN, EDNA E.**, late of Washington, Washington Co., PA; Executor: David R. Harden, 203 Boone Road, Washington, PA 15301; Attorney: Clark A. Mitchell, 17 South College St., Washington, PA 15301

**KORAIDO, BEVERLY**, a/k/a **BEVERLY ANN KORAIDO** a/k/a **BEVERLY A. KORAIDO**, late of Burgettstown, Washington Co., PA; Executor: John G. Shoup, c/o PO Box 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

**LIGNELLI, LORI ANN**, late of Monongahela, Washington Co., PA; Executor: Matthew Francis Lignelli, 623 Fourth Street, Monongahela, PA 15063;

Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**MORRIS, SR., ROBERT**, late of Marianna Borough, Washington Co., PA; Administrator: Robert Morris, Jr., 408 Third St., PO Box 287, Marianna, PA 15345; Attorney: Timothy N. Logan, 54 N. Richhill St., Waynesburg, PA 15370

**NUNEZ, MARSHALL C.**, a/k/a **MARSHALL CHARLES NUNEZ** a/k/a **MARSHALL NUNEZ**, late of Cross Creek Township, Washington Co., PA; Executrices: Patricia A. Lese, Janet M. Forney and Audrey H. Kuzyck, 87 Cooke Road, Avella, PA 15312

**REITZEL, JUDITH K.**, a/k/a **JUDITH KAREN REITZEL**, late of Eighty Four, Washington Co., PA; Executor: Raymond T. Reitzel, Jr. aka Raymond R. Reitzel, Jr., 131 Roberts Road, Eighty Four, PA 15330

**RICE, RAMONA F.**, late of Marianna, Washington Co., PA; Executors: John R. Rice, 824 Thomas 84 Road, Eighty Four, PA 15330; Cheryl Anne Deditch, 176 Top Sail Lane, Marianna, PA 15345; Attorney: Clark A. Mitchell, 17 South College St., Washington, PA 15301

**VIEHMANN, JR., WALTER E.**, a/k/a **WALTER E. VIEHMANN** a/k/a **WALTER VIEHMANN, JR.** a/k/a **WALTER VIEHMANN**, late of Washington, Washington Co., PA; Executrix: Janice L. Brezinski, c/o PO Box 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

### THIRD PUBLICATION

**ABRAHAM, EDWARD**, late of Washington Co., PA; Executrix: Kathy Galazia aka Cathy S. Galazia, c/o Larry J. Puntureri; Attorney: Larry J. Puntureri,

2102 Wilmington Road, New Castle, PA 16105

**ADAMS, KAREN L.**, late of Cross Creek Township, Washington Co., PA; Executrices: Tonee Hayes, 42 Manor Drive, Bulger, PA 15019; Amy Brown, 725 Midway-Candor Road, Bulger, PA 15019; Attorney: Stephen J. Taczak, 23 East Beau St., Washington, PA 15301

**BRITT, EILEEN**, late of Allenport, Washington Co., PA; Executrix: Jessica Britt, PO Box 452, Roscoe, PA 16055; Attorney: Lane M. Turturice, Turturice & Associates, LLC, 135 S. College St., Washington, PA 15301

**BRUST, LOIS M.**, late of North Strabane Township, Washington Co., PA; Executor: Clark Brust, 160 Canterbury Road, McMurray, PA 15317

**BURNS, MAYMIE ARLENE**, late of Canton Township, Washington Co., PA; Administratrix: Becky Loughman, 1840 McElree Road, Washington, PA 15301; Attorney: Frank C. Roney, Jr., 382 W. Chestnut Street, Suite 102, Washington, PA 15301

**CONTE, MARILYN S.**, a/k/a **MARILYN SNOODE CONTE** a/k/a **MARILYN CONTE** a/k/a **MARILYN JOANN CONTE**, late of Washington, Washington Co., PA; Executor: Jonathan Conte, c/o Yablonski, Costello & Leckie, PC; Attorney: Kelly J. Dollins, Yablonski, Costello & Leckie, P.C., 505 Washington Trust Bldg., Washington, PA 15301

**LaPOSTA, REBECCA J.**, late of South Strabane Township, Washington Co., PA; Executors: Wayne LaPosta, 189 Lawrence Avenue, Washington, PA 15301; Clayton LaPosta, 12136 Tall Pine Creek, Fort Meyers, FL 33907; Attorney: Susan M. Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**McVEHIL, SYLVIA M.**, late of Canton Township, Washington Co., PA;

Administrator: John A. Laschinsky, c/o Frank C. Roney, Jr., 382 W. Chestnut Street, Washington, PA 15301; Attorney: Frank C. Roney, Jr., Edward C. Morascyzk, 382 West Chestnut St., Ste 102, Washington, PA 15301

**RAMSAY, EDWIN F.**, a/k/a **EDWIN FLEMING RAMSAY**, late of North Strabane Township, Washington Co., PA; Executor: Timothy George Ramsay, 4815 Worthington Way, Ellicott City, MD 21043; Attorney: Richard J. Amrhein, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**SERRINO, MICHAEL G.**, late of Cecil Township, Washington Co., PA; Administratrix: Amanda Serrino, 1110 Valleyview Drive, Lawrence, PA 15055; Attorney: Frank C. Roney, Jr., 382 W. Chestnut Street, Ste 1023, Washington, PA 15301

**WEAVER, LINN H.**, a/k/a **H. LINN WEAVER**, late of Amwell Township, Washington Co., PA; Executor: Barry Weaver, 75 Hayes Avenue, Apt. 2, Washington, PA 15301; Attorney: Lane M. Turturice, 135 S. College Street, Washington, PA 15301

**WILLIAMS, WINFRED H.**, late of Canonsburg, Washington Co., PA; Administratrix: Lottie Paige, c/o Kusturiss, Wolf & Kusturiss; Attorney: Angela D. Kusturiss, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

**CLASSIFIED**

**(FREE) FILE CABINETS**

Southwestern PA Legal Services has file cabinets (**free**), you must pick up  
 1 large lateral file; 1 small lateral file  
 2 4drawer legal size black file cabinets  
 1 4drawer legal size brown file cabinets  
 1 3drawer legal size brown file cabinet  
**Contact Amy at SPLS 724-884-2777**

**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, August 3, 2018 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before

**Wednesday, August 8, 2018 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, August 10, 2018 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

**Sheriff Sale List**

<u>Sale#</u>	<u>Plav Def .....</u>	<u>Property Location</u>
2018-167 ....	Wells Fargo Bank v. Massey .....	Centerville
2018-807 ....	Wells Fargo Bank v. Scott.....	Canton Township
2018-873 ....	Huntington Nat'l Bank v. Jimenez.....	Monongahela
2017-915 ....	Pacific Union Financial v. Sarasnick.....	Centerville Boro
2018-966 ....	PHH Mortgage Corp. v. Baumiller.....	Washington
2016-990 ....	Wells Fargo Bank v. Sampson .....	Peters Township
2018-1137 ..	First Commonwealth v. Myzak .....	Chartiers Township
2018-1158 ..	Northwest Savings v. Davies.....	Donora
2018-1541 ..	Slovenian S&L v. Berty .....	Canonsburg
2017-1737 ..	Ocwen Loan Servicing v. Wertman .....	Peters Township
2017-2758 ..	Wells Fargo Bank v. Long.....	Peters Township
2017-2837 ..	Wilmington Trust v. Coppi.....	Donora
2016-2921 ..	BMO Harris Bank v. Stoll.....	West Pike Run Twp
2017-2960 ..	Federal Nat'l Mortgage v. Bellisario.....	Finleyville
2017-3838 ..	KeyBank v. Hamilton.....	Union Township
2010-3922 ..	Deutsche Bank v. Wacker .....	Burgettstown
2017-4496 ..	Improper Properties v. Streams .....	Charleroi
2017-5167 ..	Bank of New York v. Ritchtea .....	Cecil Township
2017-5181 ..	Charleroi Fed. S&L v. Livingston.....	North Strabane Twp
2017-5583 ..	Nationstar Mortgage v. Borrelli.....	Washington

2017-5928 ...Wells Fargo Bank v. Wilson .....	Carroll Township
2017-6438 ...PNC Bank v. Missel.....	Canonsburg
2017-6463 ...US Bank v. Felkel .....	North Franklin Twp
2004-6622 ...Bank One v. King.....	Peters Township
2015-7447 ...US Bank v. Battan.....	Fallowfield Township

**SHERIFF'S SALE No. 2018-167**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-167 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 **August 3, 2018**

**Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2005-FR4 Mortgage Pass-Through Certificates, Series 2005-FR4 PLAINTIFF VS. James C. Massey and Lore Ann Massey a/k/a Lore Massey DEFENDANTS**

ALL THAT CERTAIN parcel of ground situate in the 1st Ward of the **Borough of Centerville**, Washington County, Pennsylvania, bounded and described as follows: UNDER AND SUBJECT to all exceptions, reservations and conditions as may appear in prior deeds in the record chain of title. BEING PARCEL ID 151-019-00-00-0012-00 and BEING known as 641 Old National Pike, Brownsville, PA

**SHERIFF'S SALE No. 2018-807**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-807 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 **August 3, 2018**

**Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Delta Funding Home Equity Loan Trust 2000-1 v. Terry Scott Joyce Scott**

owner(s) of property situate in the **CANTON TOWNSHIP**, WASHINGTON County, Pennsylvania, being 12 Euclid Avenue. Washington. PA 15301-5460 Parcel No. 120-011-04-04-0013-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$79,521.56 - -Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP.

**SHERIFF'S SALE No. 2018-873**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-873 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 **August 3, 2018**

**The Huntington National Bank Plaintiff, vs. Eduardo A. Jimenez, AKA Ed Jimenez; Keri Jimenez Defendants.**

ALL THAT CERTAIN lot or parcel of land, situate in the **City of Monongahela**, Washington County, Pennsylvania, known as 514 West Main Street, Monongahela, PA 15063. Tax Parcel ID: 440-005-00-02-0013-01

**SHERIFF'S SALE No. 2017-915**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-915 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 **August 3, 2018**

**PACIFIC UNION FINANCIAL LLC  
1603 LBJ Freeway Suite 500 Farmers  
Branch, TX 75234 vs. JAMES M.  
SARASNICK JR TRUDI TOWARD**

ALL THAT CERTAIN piece or parcel of land, Situate and being in the **Borough of Centerville**, 2nd Ward, Washington County, Pennsylvania, being more particularly bounded and described as follows: PARCEL NO. 152-042-00-00-0002-01 – ADDRESS: 221 SPRING ROAD, BROWNSVILLE, PA 15417

BEING the same premises conveyed TO JAMES M. SARASNICK JR., UNMARRIED AND TRUDI TOWARD, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, DATED 09/17/15 AND RECORDED 09/22/15, IN INSTRUMENT # 201526980.

**SHERIFF'S SALE No. 2018-966**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-966 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 **August 3, 2018**

**PHH Mortgage Corporation, f/k/a  
Coldwell Banker Mortgage v. Paul H.  
Baumiller**

owner(s) of property situate in the **WASHINGTON CITY**, 5TH, WASHINGTON County, Pennsylvania, being 155 Rosewood Avenue. Washington. PA 15301-5233 Parcel No. 750-034-00-00-0002-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$31,573.51. Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-990**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-990 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 **August 3, 2018**

**Wells Fargo Bank, N.A. v. David P.  
Sampson & Nancy D. Sampson**

owner(s) of property situate in the **PETERS TOWNSHIP**, WASHINGTON County Pennsylvania, being 107 Pine Creek Drive, Venetia, PA 15367-1330; Parcel No. 540-005-20-00-0004-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$289,321.59

Attorneys for Plaintiff Phelan Hallinan  
Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1137**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1137 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 **August 3, 2018**

**FIRST COMMONWEALTH BANK, Plaintiff, vs. RAYMOND J. MYZAK., Defendant**

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN **CHARTIERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA.** HAVING ERECTED THEREON A ONE-STORY BRICK HOUSE KNOWN AS 113 ROTH STREET, HOUSTON, PENNSYLVANIA 15342, TAX MAP NO. 170-016-07-01-0057-00.

**SHERIFF'S SALE No. 2018-1158**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1158 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 **August 3, 2018**

**Northwest Savings Bank Successor by Merger to First Carnegie Deposit v. Saunsare A. Davies.**

owner(s) of property situate in the

**DONORA BOROUGH,** WASHINGTON County, Pennsylvania, being 134 Thompson Avenue, Donora. PA 15033-1505; Parcel No. 240-028-00-01-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$17,959.97  
Attorneys for Plaintiff Phelan Hallinan  
Diamond & Jones, LLP

**SHERIFF'S SALE No. 2018-1541**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1541 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 **AUGUST 3, 2018**

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. JESSICA BERTY, Defendant.**

ALL that certain lot of ground situate in the First Ward of the **Borough of Canonsburg,** Washington County, Pennsylvania being known and designated as Lot No. 56 in the Oakwood Manor Plan No.1 Plan of Lots HAVING A MAILING ADDRESS OF: 125 Benton Drive, Canonsburg, PA 15317; TAX PARCEL ID NUMBER: 095-001-07-02-0003-00

**SHERIFF'S SALE No. 2017-1737**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1737 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 **August 3, 2018**

**Ocwen Loan Servicing, LLC (plaintiff) v. Edward W. Wertman and Meredith F. Wertman**

All that certain lot or piece of ground situate in the **Township of Peters** Washington County, having erected thereon a dwelling known as 112 Inverness Drive, Canonsburg, PA 15317-3612; I.D. NO. 540-008-04-00-0005-00; JUDGMENT AMOUNT \$296,967.49

**SHERIFF'S SALE No. 2017-2758**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2758 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 **August 3, 2018**

**Wells Fargo Bank, N.A., as trustee, on behalf of the holders of the HarborView Mortgage Loan Trust Mortgage Loan PassThrough Certificates, Series 2006-12, Plaintiff, vs. Karen S. Long aka Karen Long, Gerald L. Tew, Defendants**

All that certain lot or piece of ground situate in the **Township of Peters**, County of Washington, Commonwealth of Pennsylvania Being known as: 103 Clearview Drive, McMurray, PA 15317 Tax Parcel Number: 540-007-06-01-0023-00; Subject to all prior grants and reservations of coal, gas, oil, mining rights or way, etc., as the same may appear in prior instruments of record. Subject to building lines and easements as shown on recorded plan and protective covenants

**SHERIFF'S SALE No. 2017-2837**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2837 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 **August 3, 2018**

**Wilmington Trust Company, Not in Its Individual Capacity But Solely as Successor Trustee to Bank One N.A., as Trustee for Mastr Alternative Loan Trust 2003-2, Mortgage Pass-Through Certificates, Series 2003-2 v. Frank A. Coppi & Delores Coppi**

owner(s) of property situate in the **DONORA BOROUGH**, WASHINGTON County, Pennsylvania, being 405 Short Street, Donora, PA 15033-1832; Parcel No. 240-024-00-05-0011-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$23,583.78

**SHERIFF'S SALE No. 2016-2921**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2921 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, P A 1530 I, Washington County, at 10:00 A.M. on **August 3, 2018**

**BMO HARRIS BANK N.A., AS SUCCESSOR TO FIRST INDIANA BANK, Plaintiff, v. CHRISTOPHER G. STOLL AND WENDY J. STOLL, Defendants.**

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **TOWNSHIP OF WEST PIKE RUN**, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 84 PIKE RUN DRIVE, DAISYTOWN, PA 15427. IN BOOK 2693, PAGE 624, PARCEL NUMBER 700-013-00-00-0004-00, 700-013-00-00-0005-00, 700-013-00-000006-00.

**SHERIFF'S SALE No. 2017-2960**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2960 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 **August 3, 2018**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff, v. JOSEPH C. BELLISARIO AND SHARON BELLISARIO Defendant(s).**

ALL that certain lot or piece of ground situate in the **Borough of Finleyville**, County of Washington and Commonwealth of Pennsylvania, being Lot No. 39 in the F. M. Finley Plan of Lots.

UNDER AND SUBJECT to exceptions and reservations in the prior chain of title. HAVING thereon erected a two-story frame duplex known as No. 3555 Marion Avenue. BEING DESIGNATED AS TAX PARCEL ID NUMBER: 330-007-00-01-0002-00 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

**SHERIFF'S SALE No. 2017-3838**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3838 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 **August 3, 2018**

**KeyBank, N.A. successor by merger to First Niagara Bank Plaintiff v. JODI LYNN HAMILTON aka JODI HAMILTON, INDIVIDUALLY AND AS A KNOWN HEIR OF BENJAMIN R. HAMILTON; JOYCE BOROS HAMILTON, KNOWN HEIR OF BENJAMIN R. HAMILTON UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BENJAMIN R. HAMILTON Defendant(s)**

property situate in Village of Gastonville, **Union Township**, Washington County, Pennsylvania, being 3744 Finleyville Elrama Road, Finleyville, PA 15332.

Assessment Map No.: 640-009-01-03-00

Assessed Value Figure: \$89,100

Judgment Amount: \$71,546.32

Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2010-3922**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-3922 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, P A 1530 I, Washington County, at 10:00 A.M. on **August 3, 2018**

**Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-Opt3, Asset-Backed Certificates, Series 2005-Opt3 v. Donald M. Wacker**

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 771 Route 18, **Burgettstown**, PA 15021-9500 Parcel No. 340-010-01-00-0012-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$72,021.48

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-4496**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4496 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 **August 3, 2018**

**IMPROPER PROPERTIES LLC Plaintiff, vs. MELISSA ANN STREAMS and KENNETH R. WARNICK Defendants,**

ALL that certain lot of ground situate in the **Borough of Charleroi**, Washington County, Pennsylvania, bounded and described as follows: HAVING erected thereon a structure(s) presently known as 932 Fallowfield Avenue, Charleroi, Pennsylvania 15022. SUBJECT To all exceptions, reservations, restrictions and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or

mining rights, all or any as set forth in any prior instruments of record and on the recorded plan. BEING designated as Tax Map Number 160-005-00-02-0036-00

**SHERIFF'S SALE No. 2017-5167**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5167 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 **August 3, 2018**

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR7 c/ o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 8950 Cypress Waters Boulevard, Coppell, TX 75019 vs. JAMI L. RITCHTEA/ VINCENT P. VOLK**

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Cecil**, County of Washington and Commonwealth of Pennsylvania, BEING designated as Tax Parcel #140-007-13-00-0028-00; PROPERTY ADDRESS: 243 Parkwood Circle, Canonsburg, PA 15317

**SHERIFF'S SALE No. 2017-5181**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5181 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 **August 3, 2018**

**CHARLEROI FEDERAL SAVINGS BANK, n/k/a cfsbank, Plaintiff -vs- AMES M. LIVINGSTON and HEATHER L. LIVINGSTON, Defendants.**

ALL that certain lot or ground situate in the **Township of North Strabane**, Washington County, Pennsylvania being designated as Unit B, Building 47 in the Weavertown Village Condominium Phase 9, having erected thereon a condominium known and numbered as 6061 Bayberry Drive, Canonsburg, PA 15317. TAX PARCEL I.D. NO. 520-013-00-00-0020-47B

**SHERIFF'S SALE No. 2017-5583**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5583 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 **August 3, 2018**

**NATIONSTAR MORTGAGE LLC D/ B/A MR. COOPER, 8950 Cypress Waters Boulevard, Coppell, TX 75019 vs. BRUCE BORRELLI/ KATHLEEN L. BORRELLI, 455 Duncan Avenue, Washington, PA 15301/ THE UNITED STATES OF AMERICA US Post Office & Courthouse, 700 Grant Street, Suite 400, Pittsburgh, PA 15219**

All that certain lot of ground situate in the City (formerly Borough) of **Washington**, Washington County, Pennsylvania,

Having erected thereon a dwelling known as 455 Duncan Avenue, Washington, PA 15301. TAX PARCEL NO.: 770-002-00-04-0003-00

**SHERIFF'S SALE No. 2017-5928**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5928 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 **August 3, 2018**

**Wells Fargo Bank, N.A. Plaintiff, vs. Gloria J. Wilson Defendant.**

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of Carroll**, Washington County, Pennsylvania. Tax Parcel ID: 130-012-01-04-0002-00 - Being known as: Rd #1 Lewis Avenue, AKA 101 Poplar Alley, Monongahela, Pennsylvania, 15063

**SHERIFF'S SALE No. 2017-6438**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6438 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, P A 1530 I, Washington County, at 10:00 A.M. on **August 3, 2018**

**PNC Bank, National Association (Plaintiff) v. Selma J. Missel (Defendant)**

All that certain lot or piece of ground situate in the Second Ward of the **City of**

**Canonsburg**, Washington County, having erected thereon a dwelling known as 333 N. Jefferson Avenue, Canonsburg, PA 15317.  
I.D. NOS. 100-003-00-02-0011-00 and 100-003-00-02-0011-01. JUDGMENT AMOUNT \$87,310.22

**SHERIFF'S SALE No. 2017-6463**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6463 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 **August 3, 2018**

**U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT PLAINTIFF VS. Joyce M. Felkel DEFENDANT**

ALL that certain lot or piece of ground situate in North Franklin Township, Washington County, Commonwealth of Pennsylvania, being a part of Lot No. 114 in the Bellevue Plan of Lots, Being known as 75 Fulton Street, Washington, PA 15301; Parcel # 510-002-02-05-0024-00/ Parcel No.: 510-002-02-05-0024-00

**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 **August 3, 2018**

**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

Assessed Value Figure: \$221,400.00

Judgment Amount: \$185,209.28

Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2015-7447**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7447 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 **August 3, 2018**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. GREG BATTAN, DEFENDANT**

ALL those certain lots of ground in **Fallowfield Township**, Washington County, Pennsylvania, being Lots Nos. 38, 39 and 40 and the northern 10 feet to Lot No. 41, Woodward Heights Plan of Lots, Plan Book 4, page 174, and HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 508 WOODWARD AVENUE, NORTH CHARLEROI, PA 15022, AND VACANT LOT OF LAND ADJACENT THERETO.

**FIRST:** The northern 10 feet of Lot No. 41 being approximately 10 x 110. Parcel

I.D. No: 320-008-0302-0022-00;  
**SECOND:** LOTS NOS. 38, 39 and 40,  
 fronting 40 feet each, on Woodward  
 Avenue and extending back 110 feet to a  
 20 feet wide alley. Parcel I.D. No: 320-  
 008-03-02-0021-00.

Samuel F. Romano, Sheriff 7)50-3

## REAL ESTATE

IN THE COURT OF COMMON PLEAS  
 OF WASHINGTON COUNTY,  
 PENNSYLVANIA  
 NO. 2890 TERM, 2018  
 EMINENT DOMAIN PROCEEDING  
 IN REM

IN RE: CONDEMNATION BY THE  
 COMMONWEALTH OF  
 PENNSYLVANIA, DEPARTMENT OF  
 TRANSPORTATION, OF RIGHT-OF-  
 WAY FOR STATE ROUTE 0519,  
 SECTION K20 IN THE TOWNSHIP OF  
 NORTH STRABANE

### NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on June 19, 2018 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in

the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on March 26, 2018 a plan entitled "Drawings Authorizing Acquisition of Right-of-Way for State Route 0519 Section K20 R/W in Washington County also State Route 0980, Township Route T-629 (Acme Road), Township Route T-597 (Carol Drive), Township Route T-688 (Sedeca Drive), Township Route T-658 (Chesnic Drive), Township Route T-593 (Hill Church Houston Road Extension, State Route 8017, State Route 8023", a copy of which plan was recorded in the Recorder's Office of the aforesaid county on May 3, 2018, in Instrument Number 201810495.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305 (b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No. 6200760000  
 Parcel No. 99  
 Name: C.W. Patsch, J. Glenn Patsch, and  
 Ralph Patsch, Partners t/d/b/a Patsch  
 Brothers Coal Company, a Pennsylvania  
 Partnership  
 Address: Unknown and undeterminable  
 after a diligent search

The power or right of the Secretary of  
 Transportation of the Commonwealth of  
 Pennsylvania to appropriate the property  
 condemned, the procedure followed by  
 the Secretary of Transportation or the  
 Declaration of Taking may be challenged  
 by filing preliminary objections within  
 thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN  
 THAT the Commonwealth of  
 Pennsylvania, Department of  
 Transportation, pursuant to Section 522  
 of the Eminent Domain Code (26 Pa.C.S.  
 §522), will, at the end of the above-  
 referenced thirty (30) day time period  
 within which to file preliminary  
 objections to the Declaration of Taking,  
 present a petition to the Court of  
 Common Pleas of the above county to  
 deposit into court the just compensation  
 estimated by the Commonwealth to be  
 due all parties in interest for damages  
 sustained as the result of the  
 condemnation of the property herein  
 involved.

The petition to deposit estimated just  
 compensation may not be presented to the  
 court if the owner(s) of the property  
 herein involved inform the District Right-  
 of-Way Administrator of the District  
 noted below of their existence and/or  
 whereabouts prior to the expiration of the  
 noted period. After estimated just  
 compensation has been deposited into  
 court, the said monies may be withdrawn  
 by the persons entitled thereto only upon  
 petition to the court. If no petition is  
 presented within a period of six years of

the date of payment into court, the court  
 shall order the fund or any balance  
 remaining to be paid to the  
 Commonwealth without escheat.

Vincent M. Komacko, Jr.  
 District Right-of-Way Administrator  
 Engineering District 12-0  
 Pennsylvania Department of  
 Transportation

6)50-1