

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

ALBERTINI, SCOTT A., late of McDonald, Washington Co., PA; Administratrix: Carol Albertini, 50 Sarah Street, McDonald, PA 15057; Attorney: Robert B. Woomer, Woomer & Talarico LLC, 2945 Banksville Rd., Ste 200, Pittsburgh, PA 15216

BARON, JANET, a/k/a **JANET J. BARON**, late of Monongahela, Washington Co., PA; Executrix: Sarah Jo Antonucci, c/o 125 South College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College St., Washington, PA 15301

CAMISA, HEATHER NICOLE, late of Union Township, Washington Co., PA; Administratrix: Ann E. Camisa, 150 Valley View Drive, Finleyville, PA 15332; Attorney: Mark F. Bennett, Berger and Green, PC, 800 Waterfront Drive, Pittsburgh, PA 15222

CARPENTER, GLENN D. a/k/a **GLENN D. CARPENTER, JR.**, late of Borough of East Washington, Washington Co., PA; Administratrix C.T.A.: Lori C. Dzurino, c/o 225 Washington Trust Bldg., Washington, PA 15301; Attorney: Mark Geary, 225 Washington Trust Bldg., Washington, PA 15301

CROWLEY, ROBERT W., late of Hickory, Washington Co., PA; Administrator: Richard A. Crowley, 469

Lynn Portal Road, Washington, PA 15301; Attorney: Keith A. Woerner, Manor Oak One Ste 620, 1910 Cochran Road, Pittsburgh, PA 15220

HUTCHKO, THOMAS S., late of Union Township, Washington Co., PA; Administrators: Charles M. Hutchko, 1507 Fox Chase Dr., Sewickley, PA 15143, John E. Hutchko, 117 Greenridge Dr., Monongahela, PA 15063, Linda A. Hutchko, 117 Greenridge Dr., Monongahela, PA 15063; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

PIPER, SR., JAMES B., a/k/a **JAMES B. PIPER AKA JIM PIPER**, late of City of Washington, Washington Co., PA; Administratrix: Christine Breese, 245 Rural Valley Rd., Claysville, PA 15323; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Ste 200, Washington, PA 15301

SONSON, LEONORA E., late of City of Washington, Washington Co., PA; Executors: Thomas L. Sonson, 1436 E. Beau St., Washington, PA 15301; Janice Schroeder, 1020 E. Maiden St., Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

STOLLAR, NANCY J., late of West Finley, Washington Co., PA; Executrices: Thresia A. Rush and Brenda S. Barnett, c/o Frank C. Roney, Jr.; Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Ste 102, Washington, PA 15301

TOMAYKO, JANET L., a/k/a **JANET LEE TOMAYKO** a/k/a **JANET TOMAYKO**, late of Cecil Township, Washington Co., PA; Executors: Jennifer N. Tomayko nka Jennifer N. Merola and Bryan M. Tomayko, c/o Jacques & Jacques, P.C.; Attorney: Charles J.

Jacques, III, Jacques & Jacques, P.C.,
2125 Freeport Road, Natrona Heights, PA
15065

WEISE, ROBERT L., late of Morris
Township, Washington Co., PA;
Executrix: Charlotte A. Weise, 265 Robb
Ridge Road, Prosperity, PA 15329;
Attorney: Robert W. King, 114 North
Maple Avenue, Greensburg, PA 15601

SECOND PUBLICATION

ACKLIN, LOIS ANN, late of
Washington, Washington Co., PA;
Administrator: Bradley W. Acklin, 18
Split Dr., Burgettstown, PA 15021

ARENA, JACQUELYN, late of North
Franklin Township, Washington Co., PA;
Executor: Leslie Povich, 115 Hallam
Road, Washington PA 15301; Attorney:
Lisa J. Buday, PO Box 488, California,
PA 15419

BRORING, PAUL J., late of Venetia,
Washington Co., PA; Executrix: Marie
Broring, 110 Bittersweet Circle, Venetia,
PA 15367; Attorney: William Morrow, 20
Stanwix St, # 650, Pittsburgh, PA 15222

COLON, JOHN R., late of Washington,
Washington Co., PA; Executor: Michael
P. Neal, 910 Allison Avenue,
Washington, PA 15301; Attorney:
Kathleen A. Gustine, 305 Chamber Plaza,
Charleroi, PA 15022

DIAMOND, DONNA L., late of
Washington, Washington Co., PA;
Administratrix: Rosa Snyder-Boyd, c/o
Frank C Roney, Jr.; Attorney: Frank C.
Roney, Jr., 382 West Chestnut St., Ste
102, Washington, PA 15301

ESPENSCHIED, GILBERT E., late of
McDonald, Washington Co., PA;
Executor: Paul V. Dufour, c/o John W.
Giltinan; Attorney: John W. Giltinan,
Three Gateway Center, 401 Liberty
Avenue, Suite 1460, Pittsburgh, PA
15222

HRUTKAY, JOAN O., a/k/a **JOAN
OLIVER HRUTKAY**, late of Somerset
Township, Washington Co., PA;
Executor: Charles Hrutkay, 611 Route
917, Scenery Hill, PA 15360

KOERBEL, STEVEN H., a/k/a
STEVEN HENRY KOERBEL, late of
Hanover Township, Washington Co.,
PA; Administrator: Jacob Steven
Koerbel, 324 Dillo Road, Clinton, PA
15026

LENIK, DANIEL L., late of
Finleyville, Washington Co., PA;
Administratrix: Mildred S. Podnar, 250
Railroad Street, Finleyville, PA 15332;
Attorney: Carl B. Zacharia, 111 West
McMurray Road, McMurray, PA 15317

MONTGOMERY, JR., GEORGE R.,
late of South Strabane Township,
Washington Co., PA; Administrator: J.
Lynn DeHaven; Attorney: J. Lynn
DeHaven, Goldfarb, Posner, Beck,
DeHaven & Drewitz, 26 South Main St.,
Suite 200, Washington, PA 15301

SECOND PUBLICATION

ANDERSON, CYNTHIA A., a/k/a
CYNTHIA ANN ANDERSON, late of
East Finley Township, Washington Co.,
PA; Executor: Charles L. Anderson c/o
L. Dawn Haber, 345 Southpointe Blvd.,
Suite 100, Canonsburg PA 15317;
Attorney: L. Dawn Haber, Akman &
Associates, P.C., 345 Southpointe Blvd.,
Suite 100, Canonsburg PA 15317

BEHRENDT, JOHN T., late of
Fallowfield Township, Washington Co.,
PA; Executor: Jason T. Behrendt, 8
Smith Street, Charleroi PA 15022;
Attorney: Mark S. Riethmuller,
Speakman, Riethmuller & Allison, 6
South Main Street, Suite 614,
Washington PA 15301

CAPRA, DAVID L., late of McDonald,
Washington Co., PA; Executrix: Jill

Capra, 1037 Windance Drive, McDonald PA 15057; Attorney: Loretta B. Kendall, 364 E Lincoln Avenue, McDonald PA 15057

GLEN, BETTY L., late of McMurray, Washington Co., PA; Executor: Kenneth E. Glen, 122 Berkshire Drive, McMurray PA 15317; Attorney: Barbara A. Simanek, K&L Gates LLP, 210 Sixth Avenue, Pittsburgh PA 15222

KARNS, EUGENE D., late of Mt. Pleasant, Washington Co., PA; Executors: Sheila D. Karns-Gierek & Patrick R. Karns, c/o Frank C. Roney, Esquire; Edward C. Morascyzk, Esquire, 382 West Chestnut Street, Suite 102, Washington PA 15301; Attorney: Frank C. Roney, 382 West Chestnut Street, Suite 102, Washington, PA 15301

LaSALVIA, HAZEL, late of Borough of Canonsburg, Washington Co., PA; Executor: Dean LaSalvia, 206 Majestic Drive, Canonsburg PA 15317; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa LLC, 60 East Beau Street, Washington PA 15301

LERSCH, WAYNE W., late of Coal Center, Washington Co., PA; Executrix: Laurie Lersch, 284 South Ridge Road, Coal Center PA 15423; Attorney: Susan Mondik Key, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

LESE, DEWEY, late of Washington, Washington Co., PA; Executrix: Patricia L. Lese, 80 Park Terrace, Washington PA 15301; Attorney: C. Jerome Moschetta, 27 South College Street, Washington PA 15301

NANDOR, EDWARD J., late of Carroll Township, Washington Co., PA; Executor: Ronald Nandor, 5 Kenilworth Mews, Cleveland Heights OH 44106; Attorney: Mark E. Ramsier, 823 Broad Avenue, Belle Vernon PA 15012

NARSAVAGE, EMILY T., late of South Strabane Township, Washington Co., PA; Executors: Jeffrey Bawell & Sabrina Bawell, 889 Locust Avenue, Washington PA 15301; Attorney: Eva H. Ahern, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

NORTHEY, BRUCE K., late of Canonsburg, Washington Co., PA; Administratrix: Michelle A. Lee c/o Holsworth, Sander and Associates, 5801 Brownsville Road, Pittsburgh PA 15236; Attorney: Charles L. Holsworth, 5801 Brownsville Road, Pittsburgh PA 15236

ORBIN, ANN, a/k/a ANN CHRISTINE ORBIN a/k/a ANN C. ORBIN, late of Chartiers Township, Washington Co., PA; Executor: John Orbin, Jr., 1061 Park Avenue, Washington PA 15301; Attorney: Mary Margaret Boyd, 20 Donati Road, Suite 300, Pittsburgh PA 15241

PETTICORD, KEVIN EUGENE aka KEVIN E. PETTICORD, late of Monongahela, Washington Co., PA; Administratrix: Renne L. Petticord, 1047 Fifth Avenue, Monongahela PA 15063; Attorney: James W. Haines, 1202 West Main Street, Monongahela Pa 15063

RANKIN, ETHEL MARIE, a/k/a ETHEL S. RANKIN, late of California, Washington Co., PA; Executor: George Sabocheck, 109 Beallsville Road, Fredricktown PA 15333; Attorney: David F. Pollock, Pollock Morris LLC, 54 South Washington Street, Waynesburg PA 15370-2036

SAREK, ELIZABETH M., late of Independence Township, Washington Co., PA; Executor: Frank J. Sarek c/o Joan Shinavski, Esquire, 3755 Library Road, Suite 301, Pittsburgh PA 15234; Attorney: Joan Shinavski, 3755 Library Road, Suite 301, Pittsburgh PA 15234

SMERDEL, SR., DONALD J., a/k/a **DONALD J. SMERDEL**, late of Houston, Washington Co., PA; Executor: Scot Smerdel, 216 Buckles Avenue, Houston PA 15342; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg PA 15317

NOTICE OF TRUST

RE: **Helen G. Ermiles**—Ermiles Revocable Trust dated June 13, 1994, as amended and restated March 6, 2013 (Revocable Trust)

Notice is hereby given that Thomas L. Kelly is the Trustee of the above-named Trust. All persons indebted to Helen G. Ermiles are requested to make payment and all those having claims against Helen G. Ermiles are directed to present the same without delay to:

Ermiles Revocable Trust
c/o Thomas L. Kelly, Trustee
P.O. Box 368
Midway, PA 15060

Or to: John M. Hartzell, Jr., Esq.
Houston Harbaugh, PC
Three Gateway Center
401 Liberty Avenue, 22nd Floor
Pittsburgh, PA 15222-1005 (Attorney for Trust) 1)13-3

CORPORATION NOTICES

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania for a limited liability company established under the provisions of the Business Corporation Law of 1994 for **JTHM, LLC**.

Jeffrey P. Derrico, Esq.
122 S. McDonald St.
McDonald, PA 15057 2)13-1

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania for a limited liability company established under the provisions of the Business Corporation Law of 1994 for **H & I HOME IMPROVEMENTS, LLC**.

Jeffrey P. Derrico, Esq.
122 S. McDonald St.
McDonald, PA 15057 2)13-1

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 6th day of September, 2017, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **CANON HILL VETERINARY CLINIC** with its principal place of business at 1953 Route 519, Canonsburg, PA 15317.

2)13-1

CLASSIFIED

LAW PRACTICE FOR SALE. Sole practitioner with well-established rural practice within 10 miles of Washington. Good potential for expansion beyond 1 full-time attorney if desired. Building and contents also available for purchase. Inquire at mdcb-smum@gmail.com for details. 3)12-3

MISCELLANEOUS NOTICES

NOTICE OF HEARING

In Re: **GENEVIEVE MICHELLE WOODHOUSE**

To: David Jean Woodhouse, Jr. or other interested party, 70 Wren Way, Washington, PA 15301

NOTICE IS HEREBY GIVEN that a Petition for Change of Name of **Genevieve Michelle Woodhouse** to **Genevieve Michelle Harvey** will be held at the following time: November 7, 2017 at 1:00pm, at the Greene County Courthouse, 10 East High St., Waynesburg, PA 15370, or at a later date to which the hearing may be continued. At which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

This notice given by Christopher Michael Simms, Esquire, and Logan Law Office, 54 N. Richhill Street, Waynesburg, PA 15370. 4)13-1

REAL ESTATE NOTICES

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA
CIVIL DIVISION
NO.: 2017-2471

Dollar Bank, Federal Savings Bank,
Plaintiff

Vs.

Sally A. Berdine, Known Heir of the Estate of William H. Manning and the Unknown Heirs, Executors and/or Administrators of the Estate of William H. Manning,
Defendants.

Notice of Sheriff's Sale of Real Estate on December 1, 2017 at 10:00 A.M in Room 104, Public Meeting Room, Courthouse

Square, 100 West Beau Street, Washington, PA 15301.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SALLY A. BERDINE, KNOWN HEIR OF THE ESTATE OF WILLIAM H. MANNING AND THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF WILLIAM H. MANNING OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN CANTON TOWNSHIP, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 499 1/2 BAIRD AVENUE, PO BOX 852, WASHINGTON, PA 15301. INSTRUMENT NUMBER 200109327, PARCEL #120-011-08-04-0018-00.

Dollar Bank, Federal Savings Bank vs. Sally A. Berdine, Known Heir of the Estate of William H. Manning and the Unknown Heirs, Executors and/or Administrators of the Estate of William H. Manning, at Execution No. 2017-2471 in the amount of \$18,873.76.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
One Gateway Center, 9th Fl.
Pittsburgh, PA 15222
(412)281-7650

6)13-1

SHERIFF SALES

Sheriff Sale List

<u>Sale#</u>	<u>Plav Def</u>	<u>Property Location</u>
2015-55.....	US Bank v. Goodwin.....	Borough of Centerville
2017-805.....	Wells Fargo Bank v. Berlinger.....	Houston Borough
2017-816.....	JPMorgan Bank v. Mitchell.....	Roscoe Borough
2016-1113...	HRB Mortgage v. Hajdu.....	West Pike Run Twp.
2017-1370...	Pennsylvania Housing Finance v. Bird.....	South Franklin Twp.
2016-1504...	Wells Fargo Bank v. Scoumis	North Strabane Township
2016-1610...	Nationstar HECM v. McDaid	Washington
2017-1710...	PNC Bank v. Salamone	North Bethlehem Twp.
2017-1733...	First Federal S&L v. Chiavetta.....	Hanover Township
2017-1912...	PA Housing Finance v. Huffman.....	North Bethlehem Twp.
2016-2134...	Wells Fargo Bank v. Evans	Washington
2016-2203...	Nationstar Mortgage v. Wimer.....	Union Township
2014-2228...	LSF9 Master Participation v. Mackor.....	Beallsville
2017-2253...	Bank of New York v. Babich	Fallowfield Township
2017-2626...	PA Housing Finance v. DeFranco	Chartiers Township
2017-2995...	PA Housing Finance v. Walls.....	Cecil Township
2017-3012...	CANCELLED	
2017-3109...	PA Housing Finance v. Smith	Canton Township
2016-5449...	Federal National Mortgage v Moore	South Strabane Township
2016-5696...	US Bank v. Tyler	Washington
2016-5857...	Deutsche Bank v. O'Rourke.....	Cecil Township
2016-5896...	Wells Fargo Bank v. Acton	Borough of Charleroi
2014-5961...	US Bank v. Flanagan	Washington
2016-6232...	LSF9 Master Participation v. Lobasso.....	Peters Township
2015-6290...	Wilmington Savings Fund v. Closser	Avella
2016-6425...	Community Bank v. Toland	Donegal Township
2011-7363...	Bank of New York v. Barrett.....	Washington
2016-7492...	Pennymac Loan Service v . Birmingham ..	Speers
2016-7671...	Household Finance v. Lutes	Centerville Borough

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**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, November 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, November 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, November 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. 2015-55

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-55 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 3, 2017**

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

ALL THAT CERTAIN piece of ground in the **Borough of Centerville**, Washington County, Pennsylvania, HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 209 JANE STREET, RICHEYVILLE, PA 15358. PARCEL NO. 154-005-00-01-0061-00.

SHERIFF'S SALE No. 2017-805

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-805 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 3, 2017**

Wells Fargo Bank, NA v. Louis James Berlinger, Jr aka Louis J. Berlinger, Jr

owner(s) of property situate in the **HOUSTON BOROUGH**, WASHINGTON County, Pennsylvania, being 141 North Main Street, Houston, PA 15342-1533; Parcel No. 360-009-00-04-0022-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$102,198.09; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-816

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-816 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 3, 2017**

JPMorgan Chase Bank, National Association PLAINTIFF VS. Richard T. Mitchell DEFENDANT

ALL that certain lot of ground situate in the **Borough of Roscoe**, Washington County, Pennsylvania. UPON said premises are erected a story and one half brick dwelling and a four room brick building. 204 CHURCH STREET, ROSCOE, PA. 15477
Tax Parcel I.D. No: 560-004-00-05-003-00

SHERIFF'S SALE No. 2016-1113

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1113 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 3, 2017**

HRB Mortgage Holdings LLC, Plaintiff, vs. Daniel R. Hajdu Known Heir of the Estate of Stephen J. Hajdu, Deceased Mortgagor and Real Owner Daniel R. Hajdu Administrator of the Estate of Stephen J. Hajdu, Deceased Mortgagor and Real Owner. Stephen J. Hajdu Known Heir of the Estate of Stephen J. Hajdu, Deceased Mortgagor and Real Owner, Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **West Pike Run Township**, WASHINGTON County, Pennsylvania ; TAX PARCEL NO.: 700-011-00-00-0040- 02; PROPERTY ADDRESS: 137 Laurel Road, Daisytown PA—IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2016-1504

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

-1504 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 15301, Washington County, at 10:00 A.M. on **NOVEMBER 3, 2017**

WELLS FARGO BANK, N.A., Plaintiff, vs. Victoria Scoumis, Defendant

ALL THAT CERTAIN piece, parcel or lot of land situate in **North Strabane Township**, WASHINGTON County, Pennsylvania
Tax Parcel No.: 520-013-14-00-0002-00
Property Address: 209 McGregor Dr., Canonsburg, PA 15317-2266
Improvements: Erected Thereon

SHERIFF'S SALE No. 2016-1610

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1610 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 3, 2017**

NATIONSTAR HECM ACQUISITION TRUST 2016-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE, 4527 Metropolitan Court Suite C, Frederick, MD 21704 vs. BETTY McDAID

ALL THOSE CERTAIN LOTS OF GROUND SITUATE IN THE FIFTH WARD OF THE **CITY OF WASHINGTON**, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, 286 East Prospect

Avenue, Washington, PA 15301; Tax Parcel Number 750-019-00-01-0010-00

SHERIFF'S SALE No. 2017-1710

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1710 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 3, 2017**

PNC Bank, National Association Plaintiff v. LINDSAY SALAMONE Defendant(s)

owners of property situate in **North Bethlehem Township**, Washington County, Pennsylvania, being 15 Maple Street, Eighty Four, PA 15330.

SHERIFF'S SALE No. 2017-1733

By virtue of a WRIT OF EXECUTION ~ MORTGAGE FORECLOSURE No. 2017-1733 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 3, 2017**

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, Plaintiff, vs. DIANE PANUCCI, Executrix of the Estate of ANTHONY CHIAVETTA, JR., Deceased, Defendant

ALL that certain lot or piece of ground situate in the **Hanover Township**, County of Washington and Commonwealth of Pennsylvania, as recorded in the Office of the Recorder of Deeds of Washington

County, Pennsylvania Tax Parcel Identification No. 340-021-00-00-0002-06; having erected a residential dwelling and being more commonly known as 332 Meadows Road, Burgettstown, Pennsylvania 15021.

SHERIFF'S SALE No. 2017-1912

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1912 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 3, 2017**

PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. CRYSTAL L. HUFFMAN, DEFENDANT

ALL THAT CERTAIN lot or piece of ground situate in the **Township of North Bethlehem**, County of Washington and Commonwealth of Pennsylvania, HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 104 MANCHA STREET, EIGHTY FOUR, PA 15330; PARCEL NO. 490-014-01-01-0015-00

SHERIFF'S SALE No. 2016-2134

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2134 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 3, 2017**

WELLS FARGO BANK, N.A., Plaintiff, vs. Shawn C. Evans & Katy J. Evans, Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **Washington City**, WASHINGTON County, Pennsylvania
Tax Parcel No.: 760-020-00-01-0007-00;
Property Address: 401 BURTON Avenue,
Washington, PA 15301-3303;
Improvements: Erected Thereon

SHERIFF'S SALE No. 2016-2203

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2203 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 3, 2017**

**Nationstar Mortgage LLC PLAINTIFF
VS. Patricia K. Wimer DEFENDANT**

Union Township, Washington County, Pennsylvania, being more particularly described 28 Cinque Terra Place, Finleyville, PA 15332
Parcel No.: 640-009-03-00-0018-02

SHERIFF'S SALE No. 2014-2228

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2228 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 3, 2017**

**LSF9 Master Participation Trust
PLAINTIFF v. Michael Irving Mackor,
Jr. and Amy L. Mackor DEFENDANT**

ALSO BEING KNOWN AS: 2787 Main Street, Beallsville, PA 15313; TAX PARCEL NO.: 030-010-00-02-0005-00

IMPROVEMENTS consist of Residential dwelling; SEIZED AND TAKEN in execution as the property of LSF9 Master Participation Trust under Judgment \$102,559.56

SHERIFF'S SALE No. 2017-2253

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2253 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 3, 2017**

**THE BANK OF NEW YORK
MELLON fka THE BANK OF NEW
YORK as successor in interest to JP
Morgan Chase Bank, N.A., as Trustee
for Centex Home Equity Loan Trust
2005-D, Plaintiff, vs. Timothy A.
Babich, Defendant**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Fallowfield Township**, WASHINGTON County, Pennsylvania ; TAX PARCEL NO.: 320-012-00-00-0027-00; PROPERTY ADDRESS: 193 Lover Jonestown Road, Charleroi, PA 15022 —
IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2017-2626

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2626 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 3, 2017**

ennsylvania Housing Finance Agency,
Plaintiff. VS. Sheri A. DeFranco.
Defendant.

Chartiers Township, Washington Cty,
Cmwlth of PA. HET a dwg /a 106 Wide
Street, Houston, PA 15342. Parcel No.
170-016-04-01-0003-00 and 170-016-04-
01-0004-00

ALL THAT CERTAIN lot or tract of land
situated in the **Township of Canton,**
County of Washington and
Commonwealth of Pennsylvania, being
known as HAVING THEREON
ERECTED A DWELLING HOUSE
KNOWN AS: 208 LADDIE DRIVE
WASHINGTON, PA 15301; PARCEL
NO. 120-009-06-00-0054-00.

SHERIFF'S SALE No. 2017-2995

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2017
-2995 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
NOVEMBER 3, 2017

Pennsylvania Housing Finance Agency,
Plaintiff. vs. Celeste Walls, Executrix of
the Estate of Mildred R. Walls.
Deceased, Defendant.

Township of Cecil, Cty of Washington,
Cmwlth of PA. HET a dwg k/a 2 Third
Street, Lawrence PA, 15055, Parcel No.
140-012-01-01-0001-00.

SHERIFF'S SALE No. 2017-3109

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2017
-3109 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 3, 2017

PENNSYLVANIA HOUSING
FINANCE AGENCY, PLAINTIFF VS.
WENDY G. SMITH AND DONNIE R.
SMITH II, DEFENDANT(S)

SHERIFF'S SALE No. 2016-5449

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2016
-5449 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 3, 2017

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff VS. FRANK J. MOORE
Defendant

ALL that certain tract of land situate in
South Strabane Township, Washington
County, Pennsylvania 1610 East Beau
Street Washington PA 15301;
IMPROVEMENTS THEREON
CONSIST OF: Residential Dwelling
COMMONLY known as Parcel No. 600-
007-00-00-0005-01

SHERIFF'S SALE No. 2016-5696

By virtue of a WRIT OF EXECUTION ·
MORTGAGE FORECLOSURE No. 2016
-5696 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 3, 2017

U.S. Bank National Association. (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982), Plaintiff v. Rochele Evans Wallace, Executrix of the Estate of Christine L Tyler, Deceased. Defendant.

8th Ward of the **City of Washington**, Washington Cty & Cmwlth of PA. HET a dwg k/a 535 Broad Street, Washington, PA 15301.

Tax Parcel No. 780-007-00-02-0002-00

SHERIFF'S SALE No. 2016-5857

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5857 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 3, 2017**

Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH5, Asset Backed Pass-Through Certificates, Series 2007-CH5, PLAINTIFF VS. Anna O'Rourke DEFENDANT.

ALL THAT CERTAIN parcel or tract of ground situate in Cecil, **Cecil Township**, Washington County, Pennsylvania; 3197 Millers Run Road, Cecil, PA 15321; Parcel No.: 140-007-05-02-0003-00

SHERIFF'S SALE No. 2016-5896

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5896 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 3, 2017**

Wells Fargo Bank, NA Plaintiff, vs. Gerri L. Acton, AKA Gerri Lu Acton Defendant

All those certain lots or parcels of land situate in the **Borough of Charleroi**, County of Washington and Commonwealth of Pennsylvania, Being known as: 315 Shady Avenue, Charleroi, PA 15022; Tax Parcel ID: 160-023-00-01-0008-00

SHERIFF'S SALE No. 2014-5961

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5961 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 3, 2017**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. ROCHELLE K. FLANAGAN, DEFENDANT

ALL THAT CERTAIN lot of ground situate in the Second Ward of the **City of Washington**, Washington County, Pennsylvania, PARCEL NO. 720-007-00-03-0011-00; 26 VICTORIA STREET WASHINGTON, PA 15301

SHERIFF'S SALE No. 2016-6232

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6232 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 3, 2017**

LSF9 Master Participation Trust Plaintiff, vs. John P. Lobasso, AKA John Lobasso; Amy J. Lobasso; The United States of America, Department of Treasury, Internal Revenue Service Defendants.

All that certain parcel of ground situate in **Peters Township**, Washington County, Pennsylvania, Tax Parcel ID: 540-011-17-00-0013-00 -Being known as: 120 Oakhurst Drive, McMurray, PA 15317

SHERIFF'S SALE No. 2015-6290

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6290 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 3, 2017**

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not in Its Individual Capacity But Solely in Its Capacity as Owner Trustee of Matawin Ventures Trust Series 2016-4 v. Cole E. Closser

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 1235 Brush Run Road, **Avella**, PA 15312; Parcel No. 350-019-00-00-0008-00 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$93,443.73
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-6425

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6425 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 3, 2017**

COMMUNITY BANK, Plaintiff, vs. PHILLIP O. TOLAND, Defendant.

ALL that certain lot or parcel of ground situate in **Donegal Township**, Washington County, Commonwealth of Pennsylvania; Which has an address of 4530 State Route 40, Claysville, PA 15323. Tax Assessment Number: 230-001-00-00-0028-03.

SHERIFF'S SALE No. 2011-7363

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-7363 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 3, 2017**

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEWYORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-BC5, Plaintiff, vs. James Barrett, Defendant

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

TAX PARCEL NO.: 760-014-00-02-0010
-01; PROPERTY ADDRESS: 103 Brady
Avenue Washington, PA 15301;
IMPROVEMENTS: ERECTED
THEREON

SHERIFF'S SALE No. 2016-7492

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2016
-7492 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 3, 2017

**Pennymac Loan Services, LLC v. Erin
Louisa Birmingham aka Erin L.
Birmingham & Donald James
Birmingham aka Donald J.
Birmingham**

owner(s) of property situate in the
SPEERS BOROUGH, WASHINGTON
County, Pennsylvania, being 295
Davidson Dr., Charleroi, PA 15022-1058;
Parcel No. 610-027-00-05-0006-00
(Acreage or street address) Improvements
thereon: RESIDENTIAL DWELLING
Judgment Amount: \$116,730.70
Attorneys for Plaintiff Phelan Hallinan
Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-7671

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2016
-7671 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 3, 2017

**HOUSEHOLD FINANCE
CONSUMER DISCOUNT CO Plaintiff
v. BARBARA ANN LUTES AKA
BARBARA LUTES AKA BARBARA
ANN ANDERSON Defendant(s)**

owners of property situate in **Borough of
Centerville**, Washington County,
Pennsylvania, being 505 Oak Street nka
116 Oak Street, Richeyville, PA 15358.

Assessment Map No.: 154-005-00-02-
0035-00; Assessed Value Figure:
\$77,200.00

Judgment Amount: \$37,662.62

Improvements Thereon: Residential
Property

SHERIFF'S SALE No. 2015-8248

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2015
-8248 issued out of the COMMON
PLEAS of Washington County, and to me
directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
NOVEMBER 3, 2017

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

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

Samuel F. Romano, Sheriff 7)11-3