

## 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

**ANDERSON, JEAN V.**, a/k/a **JEAN ANDERSON** a/k/a **JEAN VIRGINIA ANDERSON**, late of Canton Township, Washington Co., PA; Executors: David L. Anderson and James A. Anderson, 206 Malone Ridge Road, Washington, PA 15301; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

**BOYLE, JAMES P.**, late of Cecil Township, Washington Co., PA; Executor: Kenneth P. Boyle, 412 Highfield Avenue, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 122 South McDonald Street, McDonald, PA 15057

**HARRIS, ROBINA**, a/k/a **ROBBIE HARRIS**, late of Canonsburg, Washington Co., PA; Executrix: Julie A. Braughler; Attorney: Joseph M. Loy, 5824 Library Road, Bethel Park, PA 15102

**KOVACH, SR., FRANK J.**, late of West Brownsville, Washington Co., PA; Executrix: Kathy A. Kovach-Tressler, 1125 High Street, Brownsville, PA 15417

**MALARBI, ANTHONY R.**, a/k/a **TONY MALARBI**, late of Bentleyville, Washington Co., PA; Executor: Rocco A. Malarbi, 9 Rocco Lane, Scenery Hill PA 15314; Attorney: Heather C. Stumpf,

Clark Hill PLC, 301 Grant St., 14th Floor, Pittsburgh, PA 15219

**McWREATH, CYNTHIA LOUISE**, late of Smith Township, Washington Co., PA; Administrator: Jesse White, 107 S. McDonald Street, McDonald, PA 15057; Attorney: Jesse White, 107 S. McDonald Street, McDonald, PA 15057

**NISHNICK, SR., CLYDE S.**, a/k/a **CLYDE S. NISHNICK**, late of Mt. Pleasant Township, Washington Co., PA; Executor: Clyde S. Nishnick, Jr., 43 Donaldson Road, PO Box 212, Hickory, PA 15340; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

**SALYER, JACQUELYNN**, late of Houston, Washington Co., PA; Executrix: Sherry Filkorn, 122 Ross St., Houston, PA 15342; Attorney: R. Douglas DeNardo, Rothman Gordon, P.C., 310 Grant St., Suite 300, Pittsburgh, PA 15219

**STEIN, FREDERICK J.**, late of Washington Co., PA; Administrator: Ronald M. Martos, 1053 Beech St., Washington, PA 15301; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg, PA 15317

**TESTA, ANNE ELEANOR**, a/k/a **ANNE ELEANOR YOLCH**, late of Smith Township, Washington Co., PA; Administrator: Jesse White; Attorney: Jesse White, 107 S. McDonald St., McDonald, PA 15057

**WOODRUFF, FRANK R.**, late of Washington, Washington Co., PA; Executrix: Beula H. Woodruff, 73 Crestvue Drive, Washington, PA 15301; Attorney: Todd A. Fuller, Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017

**ZAMISKA, JOSEPH C.**, late of Ellsworth, Washington Co., PA; Executor: Stephen S. Zamiska aka

Stephen Zamiska, c/o Pettit & Spontak;  
Attorney: Edward C. Spontak, US Steel  
Tower, Suite 660, 600 Grant St.,  
Pittsburgh, PA 15219

### SECOND PUBLICATION

**BASSI, LILLIAN M.**, late of  
Monongahela, Washington Co., PA;  
Executors: Keith A. Bassi & Bradley M.  
Bassi, PO Box 144, Charleroi, PA 15022;  
Attorney: Keith A. Bassi, Bassi, Vreeland  
& Associates, PO Box 144, 111  
Fallowfield Avenue, Charleroi, PA 15022

**CHAVERIAT, LUCY P.**, late of  
Charleroi Boro, Washington Co., PA;  
Executrix: Donna Sabo, 724 Conrad  
Avenue, North Charleroi, PA 15022;  
Attorney: Richard C. Mudrick, 300  
Fallowfield Avenue, Charleroi, PA 15022

**CUMMINS, SR., RICHARD E.**, late of  
Burgettstown, Washington Co., PA;  
Executor: Richard E. Cummins, Jr., 120  
E. Pittsburgh St., Burgettstown, PA  
15021; Attorney: Mary Chmura Conn,  
Tershel & Associates, 55 South Main St.,  
Washington, PA 15301

**GUTHRIE, ROBERTA G.**, late of  
West Pike Run Township, Washington  
Co., PA; Executrix: Lesli J. Cooper;  
Attorney: Anthony S. Dedola, Jr., 51 East  
South Street, Uniontown, PA 15401

**HACKNEY, JAMES E.**, late of South  
Strabane Township, Washington Co., PA;  
Administrator: Robert C. Hackney,  
16180 SW 88 Avenue Road, Pallmetto  
Bay, FL 33157; Attorney: Patrick C.  
Derrico, Greenlee, Derrico & Posa, 30  
East Beau St., Ste 325, Washington, PA  
15301

**HOLVECK, INEZ C.**, a/k/a **INEZ  
CORA HOLVECK**, late of Chartiers  
Township, Washington Co., PA;  
Administratrix: Claudeen Susan Altieri, 4  
Meadowcrest Drive, Cecil, PA 15321;  
Attorney: Daniel P. Gustine, Peacock

Keller & Ecker, LLP, 70 East Beau St.,  
Washington, PA 15301

**MRENAK, DOROTHY J.**, late of  
Cecil Township, Washington Co., PA;  
Administratrix: Cindy M. McGuire, c/o  
107 S. McDonald St., McDonald, PA  
15057; Attorney: Jesse White, 107 S.  
McDonald St., McDonald, PA 15057

**PALFREY, LORRAINE DALE**, late  
of Carroll Township, Washington Co.,  
PA; Administrator: Michael D. Palfrey, 6  
Two Oaks Court, Portsmouth, VA  
23703; Attorney: Mark E. Ramsier, 823  
Broad Avenue, Belle Vernon, PA 15012

**POPIOLKOWSKI, LOUIS J.**, late of  
South Strabane Township, Washington  
Co., PA; Executor: Gary Popiolkowski,  
317 Grace Avenue, Canonsburg, PA  
15317

**STURM, MARTHA L.**, a/k/a  
**MARTHA LOUISE STURM**, late of  
South Strabane Township, Washington  
Co., PA; Executrix: Sherry L. Ziegler, 61  
Blue Jay Drive, Washington, PA 15301;  
Attorney: Dennis M. Makel, Makel &  
Associates, LLC, 98 East Maiden St.,  
Washington, PA 15301

**URBANIA, IRENE**, a/k/a **IRENE  
MAE URBANIA**, late of Peters  
Township, Washington Co., PA;  
Executrix: Sharon Pokorny, 104 Brooke  
Dr., Venetia, PA 15367; Attorney: Edgar  
P. Striffler, 1537 Lincoln Way, White  
Oak, PA 15131

**WOODS, JOHN T.**, late of  
Monongahela, Washington Co., PA;  
Administratrix: Sally A. Woods, 520  
Chess Street, Monongahela, PA 15063;  
Attorney: James W. Haines, Jr., 1202  
West Main St., Monongahela, PA 15063

### THIRD PUBLICATION

**CARPER, JR., MARK A.**, late of  
Monongahela, Washington Co., PA;

Administratrix: Barbara J. Maisano, 788 Route 481, Monongahela, PA 15063; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

**COOK, RUBY S.**, late of McDonald, Washington Co., PA; Executor: Robert C. Cook II, 400 6th Street, McDonald, PA 15057

**DIXON, SR., JAMES J.**, late of Finleyville, Washington Co., PA; Executrix: Cora W. Dixon, 5028 Union Street, Finleyville, PA 15332; Attorney: Christine Brown Murphy, Zacharia & Brown Law Office, 111 West McMurray Road, McMurray, PA 15317

**HARRINGTON, VALERIE**, late of Venetia, Washington Co., PA; Executrix: Margaret A. Haney, 608 East Grove Avenue, McDonald, PA 15057; Attorney: Kathryn Eck Goff, 3325 Saw Mill Run Blvd., Ste 200, Pittsburgh, PA 15227

**KELLY, CHRISTOPHER THOMAS**, a/k/a **CHRISTOPHER T. KELLY**, a/k/a **CHRISTOPHER KELLY**, late of Avella, Washington Co., PA; Executrix: Carol A. Rothwell; Attorney: Diane E. Hasek, PO Box 70, Franklin, PA 16323

**KING, FRANCES LOUISE**, late of North Franklin Township, Washington Co., PA; Executor: Frank A. Menhart, Jr., 175 Armour Street, Washington, PA 15301; Attorney: Thomas L. Stevenson, 666 Washington Road, Ste 101, Pittsburgh, PA 15228

**PENROSE, JOSEPHINE A.**, late of Houston, Washington Co., PA; Executor: James E. Penrose; Attorney: Speakman, Riethmuller & Allison, 6 South Main St., Ste 614, Washington, PA 15301

**SHRONTZ, THOMAS RICHARD**, a/k/a **T. RICHARD SHRONTZ**, a/k/a **THOMAS R. SHRONTZ**, late of South Strabane Township, Washington Co., PA;

Executrix: Frances A. Shrontz; Attorney: L. Dawn Haber, Akman & Associates, P.C., 345 Southpointe Blvd., Ste 100, Canonsburg, PA 15317

**SOLOMON, EDWARD**, a/k/a **YABO SOLOMON**, late of Canonsburg, Washington Co., PA; Executrix: Rebecca Gladden, 418 Nine Eighty Road, McDonald, PA 15057; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**STAY, MARY C.**, late of Brownsville, Washington Co., PA; Executor: Albert Stay, Jr., 478 Low Hill Road, Brownsville, PA 15417; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**TERIS, PETER E.**, late of Venetia, Washington Co., PA; Executors: Peter J. Teris and Paula M. Babac, 209 Fox Run Drive, Venetia, PA 15367; Attorney: Robert J. Donahoe, 650 Washington Road, Ste 700, Pittsburgh, PA 15228

**WAGGONER, MILDRED**, late of Borough of Charleroi, Washington Co., PA; Executors: Nancy W. Lessman, 811 Crest Ave., Charleroi, PA 15022; Roy D. Waggoner, 3709 Dry Run Road, Monongahela, PA 15063; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**WATKINS, JR., FREMONT**, a/k/a **FREMONT WATKINS**, late of South Strabane Township, Washington Co., PA; Executor: Wesley Mark Watkins, 7 Patricia Street, Eighty Four, PA 15330; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 6 South Main St., Ste 614, Washington, PA 15301

**CORPORATION NOTICE**FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 17th day of January, 2017, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **TRAIL'S END ARTWORKS** with its principal place of business at 308 Prospect St., Midway, PA 15060.

The name(s) and/or address(es) of all persons owning or interested in said business: Jill Valone, 308 Prospect St., Midway, PA 15060 2)30-1

**REAL ESTATE**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO.: 2016-7552

**GARY M. COWDEN and JANE C. COWDEN, his wife,** PLAINTIFFS,  
vs.

**THE ESTATE OF ROBERT HAYS, a/k/a ROBERT R. HAYS, deceased, THE ESTATE OF JENNIE C. HAYS, a/k/a JANE COOPER HAYS, deceased, LEE W. MCMURRAY, deceased, JAMES M. HAYS, a/k/a JAMES MCMURRAY HAYS, deceased, LETHE E. HAYS, a/k/a LETHE KLOSSNER HAYS, deceased, CONSTANCE A. SEDERBERG, a/k/a CONNIE SEDERBERG, deceased, ROBERT SEDERBERG, deceased, SCOTT SEDERBERG, KARL SEDERBERG, KAREN SEDERBERG, their heirs and assigns, and all other**

**persons or entities having or claiming to have any interest in the real estate that is the subject of this Quiet Title Proceeding,** DEFENDANTS.

ORDER

And Now, this 2nd day of February, 2017, it is hereby ORDERED, ADJUDGED and DECREED that Judgment by Default is entered and that the Defendants are forever barred from asserting any right, lien, title or interest in the land inconsistent with the interest or claim of the Plaintiffs set forth in the Complaint to Quiet Title in and to the property known as Lot No. 9 in the Sproul Road Plan of Lots, which Plan is recorded at Plan Book 5, page 189 in the Washington County Recorder of Deeds. Said property is also known as Tax Parcel No.: 460-008-0301-0025-00.

It is further ORDERED that Defendants, or any other person claiming under Defendants, shall answer the Complaint within thirty (30) days from the date of this Order. If Defendants, or any other person claiming under Defendants fail to answer the Complaint within thirty (30) days from the date of this Order, the Prothonotary shall enter a final judgment upon Praecipe of the Plaintiffs.

BY THE COURT:

Katherine B. Emery, P.J. 6)30-1

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

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

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, March 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, March 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, March 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.

<b>Sheriff Sale List</b>		
<u>Sale#</u>	<u>Plav Def .....</u>	<u>Property Location</u>
2016-939.....	Northwest Bank v. Deems .....	East Bethlehem Township
2016-1864...	CIT Bank v. Wylie.....	Canonsburg
2016-2160...	Wells Fargo Bank v. Crawford.....	Burgettstown
2016-2397...	Wells Fargo Bank v. Brinkman .....	North Strabane
2016-2639...	JP Morgan Chase . Mayernik.....	Monongahela
2016-3073...	Slovenian S&L v. Hammond.....	Centerville
2016-3177...	James B.Nutter v. Peppel.....	Fallowfield Twp
2015-3498...	HSBC Bank v. Cline.....	Beallsville
2016-3809...	US Bank v. Hodgson .....	Monongahela
2016-3904...	Deutsche Bank v. Loughry .....	Cecil Township
2016-4062...	Federal National M tg v. Hreno .....	Centerville Borough
2016-4075...	Bank of New York v. Hodgkiss.....	Hanover Township
2016-4080...	JP Morgan Chase Bank v. Ritter.....	Donegal Township
2016-4206...	Huntington Nat'l Bank v. McCormick.....	Carroll Township
2015-4390...	Citimortgage v. Giovannini .....	Chartiers Township
2010-4449...	Wells Fargo Bank v. John.....	North Strabane Twp
2016-5241...	Ditech Financial v. Donaldson .....	Midway Borough
2016-5316...	Bank of New York v. Hemelrick.....	Donegal Township
2016-5480...	Wells Fargo Bank v. Kusturis.....	Canonsburg
2016-5492...	Quicken Loans v. Kolodziej .....	Charleroi
2016-5568...	US Bank v. Sweetie .....	Robinson Township
2016-5729...	US Bank v. Martin.....	West Pike Run Township
2014-5997...	Green Tree Servicing v. Miller.....	McDonald Borough
2016-6097...	Key Bank v. Veltri.....	Hopewell Township
2016-6120...	First Commonwealth Bank v. Sunlight, Inc.	Washington
2014-7078...	US Bank v. Moffit .....	Monongahela
2007-10207.	CANCELLED	

**SHERIFF'S SALE No. 2016-939**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-939 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 **MARCH 3, 2017**

**NORTHWEST BANK d/b/a  
NORTHWEST SAVINGS BANK  
Plaintiff vs. TAMMIE LYNN DEEMS,  
Defendant**

ALL THOSE CERTAIN PARCELS OF LAND SITUATE IN **EAST BETHLEHEM TOWNSHIP**, FREDERICKTOWN, PA 15333, BEING TAX PARCEL NOS. 260-012-00-03-0007-00 AND 260-012-00-03-0006-00.

**SHERIFF'S SALE No. 2016-1864**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1864 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 **MARCH 3, 2017**

**CIT Bank, N.A. Plaintiff v. Kathleen M. Wylie Defendant**

All That Certain land situate in the township or **Borough of Canonsburg** in the County of Washington, Commonwealth of Pennsylvania. Premises: 616 Spruce Street, Canonsburg, Pennsylvania 15317 Tax I.D. #: 100-020-00-01-0010-00 - Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2016-2160**

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2016-2160 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 **MARCH 3, 2017**

**Wells Fargo Bank, NA v. Clayton J. Crawford & Stephanie M. Crawford**

owner(s) of property situate in the **BURGETTSTOWN BOROUGH**, WASHINGTON County, Pennsylvania, being 4 Hillcrest Avenue. Burgettstown. PA 15021-1162-- Parcel No. 070-013-00-01-0008-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING -Judgment Amount: \$121,432.14; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-2397**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2397 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 **MARCH 3, 2017**

**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 Renaissance HEL Trust 2003-1 Plaintiff v, MITZI SHANNON, KNOWN Heir OF LAWRENCE W.**

**BRINKMAN UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAWRENCE W. BRINKMAN Defendant(s)**

owners of property situate in **North Strabane Township**, Washington County, Pennsylvania, being 155 Hunting Creek Road, Canonsburg, PA 15317. Assessment Map No.: 520-001-06-01-0028-00; Judgment Amount: \$77,440.77; Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2016-2639**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2639 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 **MARCH 3, 2017**

**JPMorgan Chase Bank, National Association Plaintiff v. Cynthia Mayernik aka Cynthia Alvey Defendant**

All That Certain land situate in the Third Ward of **Monongahela City**, in the County of Washington, Commonwealth of Pennsylvania. Premises: 805 Thomas Street, Monongahela, Pennsylvania 15063; Tax ID #: 440-016-00-01-0005-00 - Improvements consist of a Residential Dwelling.

**SHERIFF'S SALE No. 2016-3073**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3073 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 **MARCH 3, 2017**

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff vs. SUSAN F. HAMMOND f/k/a SUSAN F. PRUSKI and J. MICHAEL VIGHETTI, Administrator of the Estate of James L. Hammond, Defendants**

ALL that certain lot of ground situate in the **Borough of Centerville**, Washington County, Pennsylvania being more particularly bounded and described as follows: HAVING A MAILING ADDRESS OF: 13 Brown Street, Richeyville, PA 15358 -TAX PARCEL ID NUMBER: 154-003-01-01-0010-00

**SHERIFF'S SALE No. 2016-3177**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3177 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 **MARCH 3, 2017**

**JAMES B. NUTTER & COMPANY Plaintiff vs. JODI LYNN PEPPEL, AS CO-EXECUTRIX OF THE ESTATE OF HARRY RONALD PEPPEL aka HARRY R. PEPPEL, DECEASED SHERI LYNN HURLEY, AS CO-EXECUTRIX OF THE ESTATE OF HARRY RONALD PEPPEL aka HARRY R. PEPPEL, DECEASED Defendant(s)**

ALL that certain lot or parcel of land situate In the **Township of Fallowfield** Washington County, Pennsylvania BEING KNOWN AS: 89 COYLE CURTAIN ROAD, MONOGAHELA, PA 15063 - -Tax Parcel No. 320-006-03-02-0001-01

**SHERIFF'S SALE No. 2015-3498**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-3498 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 **MARCH 3, 2017**

**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2003-HE4 v. DENNIS F. CLINE, Individually and In his capacity as Executor of the Estate of DOROTHY J. SHANE; WENDY A. CLINE, Individually and in her capacity as Devisee of the Estate of DOROTHY J. SHANE**

owner(s) of property situate in the **BEALLSVILLE BOROUGH**, WASHINGTON County, Pennsylvania, being 3175 State Route 2011, Scenery Hill. PA 15360-1550; Parcel No. 030-014-00-00.0003-01 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING - - Judgment Amount: \$67,994.14; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-3809**

By virtue of a WRIT OF EXECUTION -

MORTGAGE FORECLOSURE No. 2016-3809 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 **MARCH 3, 2017**

**US Bank: Trust National Association, as Trustee of the PRP II PALS Investments Trust, Plaintiff v. Kurt C. Hodgson Defendant(s)**

JUDGMENT AMOUNT \$110,091.80; ATTORNEY: Edward J. McKee, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976

ALL THAT CERTAIN parcels of land situate in the First Ward of the **City of Monongahela**, County of Washington, Commonwealth of Pennsylvania, being known as 539 Park Avenue, Monongahela, PA 15063 -ID. NO. 420-028-00-00-0005-00 & 420-028-00-00-0006-00

**SHERIFF'S SALE No. 2016-3904**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3904 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 **MARCH 3, 2017**

**Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2005 -Opt1 Mortgage-Pass-Through Certificates, Series 2005-0pt1 v. Phyllis Ann Loughry; The United States of**

**America C/O The United States Attorney for The Western District of PA**

owner(s) of property situate in **CECIL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 30 Mawhinney Road, Cecil, PA 15321-1177; Parcel No. 140-007-05-01-0021-00 (Acreage or street address) - - Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$154,981.81 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-4062**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4062 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 **MARCH 3, 2017**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff vs. JOHN M. HRENO Defendant(s)**

ALL those certain lots or pieces of ground situate in the **BOROUGH of CENTERVILLE**, County of WASHINGTON and Commonwealth of Pennsylvania HAVING erected a dwelling thereon known as 596 LOW HILL ROAD, BROWNSVILLE, PA 15417--PARCEL IDENTIFICATION NO: 156-064-00-00-0032-00; 156-064-00-00-0033-00; 156-064-00-00-0034-00 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

**SHERIFF'S SALE No. 2016-4075**

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

2016-4075 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 **MARCH 3, 2017**

**THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES SERIES 2006-2, 3000 Bayport Drive, Suite 880, Tampa, FL 33607 vs. KAREN HODGKISS; JOHN WARRICK**

All that certain lot or piece of ground situate in the **Township of Hanover**, County of Washington, Pennsylvania, being more particularly bounded and described as follows, to:-wit: Parcel ID#: 340-011-02-05-0005-00 PREMISES: 7 South Kings Creek Road, Burgettstown, PA 15021

**SHERIFF'S SALE No. 2016-4080**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4080 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 **MARCH 3, 2017**

**JPMorgan Chase Bank, N.A. v. Robert E. Ritter, Jr & Karen M. Ritter**

owner(s) of property situate in the **DONEGAL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 93 Main Street, West Alexander.

PA 15376-2201; Parcel No. 230-029-00-01-0003-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING- Judgment Amount: \$130,504.19; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-4206**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4206 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 **MARCH 3, 2017**

**The Huntington National Bank Plaintiff v. Thomas McCormick, Jr. Defendant**

All Those Certain parcels of land situate in the **Township of Carroll** in the County of Washington, Commonwealth of Pennsylvania. Premises: 64 Donora Road, Monongahela, Pennsylvania 15063 Tax ID. #: 130-013-03-05-0012-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2015-4390**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-4390 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 **MARCH 3, 2017**

**CITIMORTGAGE, INC. SUCCESSOR BY MERGER TO**

**CITIFINANCIAL MORTGAGE COMPANY, INC. vs. Defendant(s).**

ALL THE RIGHT, TITLE AND INTEREST OF MARIE GIOVANNINI, SOLELY IN HER CAPACITY AS HEIR OF JOSEPH GIOVANNINI, DECEASED and CAROL MANKEY, SOLELY IN HER CAPACITY AS HEIR OF JOSEPH GIOVANNINI, DECEASED, OWNERS OR REPUTED OWNERS and JOYCE SNYDER, SOLELY IN HER CAPACITY AS HEIR OF JOSEPH GIOVANNINI, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL FIRMS, PERSONS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH GIOVANNINI, DECEASED

All that certain lot or parcel of ground situated in **Chartiers Township**, Washington County, Pennsylvania BEING KNOWN AS: 30 MEDDINGS ROAD, CANONSBURG, PA 15317

Tax Parcel No. 170-007-01-02-0021-00.

**SHERIFF'S SALE No. 2010-4449**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-4449 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 **MARCH 3, 2017**

**Wells Fargo Bank, N.A. v. Terry F. John & April J. John**

owner(s) of property situate in the **TOWNSHIP OF NORTH STRABANE**, WASHINGTON County, Pennsylvania, being 306 Cricketwood Court, Canonsburg. PA 15317-2302; Parcel No. 520-001-07-01-0021-00

(Acreage or street address) -  
Improvements thereon: RESIDENTIAL  
DWELLING--Judgment Amount:  
\$88,189.80  
Attorneys for Plaintiff Phelan Hallinan  
Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-5241**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2016-5241 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  
**MARCH 3, 2017**

**Ditech Financial LLC Plaintiff v.  
David R. Donaldson and David A.  
Donaldson, Defendants**

All That Certain land situate in the  
township or **Borough of Midway** in the  
County of Washington, Commonwealth  
of Pennsylvania -Premises: 201 Locust  
Street, Midway, Pennsylvania 15060 -  
Tax I.D. #: 410-015-00-00-002100

**SHERIFF'S SALE No. 2016-5316**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2016-5316 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  
**MARCH 3, 2017**

**The Bank of New York Mellon f/k/a  
The Bank of New York, as Trustee for  
The Certificateholders of The Cwabs  
Inc., Asset-Backed Certificates, Series**

**2005-16 v. Charles A. Hemelrick &  
Mary E. Hemelrick**

owner(s) of property situate in the  
**DONEGAL TOWNSHIP,**  
WASHINGTON County, Pennsylvania,  
being 2565 East Finley Drive, Claysville,  
PA 15323-1018 Parcel No. 230-001-00-  
00-0062-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING --Judgment Amount:  
\$87,245.89—Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones. LLP

**SHERIFF'S SALE No. 2016-5480**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2016-5480 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  
**MARCH 3, 2017**

**Wells Fargo Bank, N.A. v. John N.  
Kusturis a/k/a John N. Kusturiss a/k/a  
John Kusturis; Marian E. Kusturis  
a/k/a Marian E. Kusturiss a/k/a  
Marian Kusturis**

owner(s) of property situate in the  
**CANONSBURG BOROUGH,**  
WASHINGTON County, Pennsylvania,  
being 519 Woodland Road, Canonsburg,  
PA 15317-3863 Parcel No. 100-038-00-  
01-0007-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING --Judgment Amount:  
\$250,154.93 Attorneys for Plaintiff:  
Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-5492**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2016-5492 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 **MARCH 3, 2017**

**Quicken Loans Inc. PLAINTIFF v. Steven W. Kolodziej, Sr., solely as Administrator of the Estate of Steve W. Kolodziej aka Steven W. Kolodziej, Jr., deceased; Virginia Andros-Kolodziej, solely as heir to the Estate of Steve W. Kolodziej aka Steven W. Kolodziej, Jr., deceased DEFENDANT (S).**

ALSO BEING KNOWN AS 222 Yankosky Road, **Charleroi**, PA 15022 - TAX PARCEL NO. 320-010-00-00-0029 -03 and 320-010-00-00-0034-01 IMPROVEMENTS: Residential

**SHERIFF'S SALE No. 2016-5568**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5568 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 **MARCH 3, 2017**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. MICHAEL J. SWEETIE SR., DEFENDANT(S)**

ALL THAT CERTAIN tract of land situate in **Robinson Township**, Washington County, Pennsylvania, HAVING THEREON erected a dwelling

house known as 204 Howard Street, McDonald, PA 15057; PARCEL NO. 550-020-05-02-0005-00

**SHERIFF'S SALE No. 2016-5729**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5729 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 **MARCH 3, 2017**

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

ALL THAT CERTAIN parcel of ground situate in **West Pike Run Township**, Washington County, Pennsylvania, CONTAINING 3.712 Acres, more or less and having thereon erected a dwelling house known as: 2603 NATIONAL PIKE, SCENERY HILL, PA 15360 -PARCEL NO. 700-006-00-00-0012-00

**SHERIFF'S SALE No. 2014-5997**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5997 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 **MARCH 3, 2017**

**GREEN TREE SERVICING LLC  
345 St Peter Street, 1100 Landmark**

**Towers, St Paul, MN 55102 vs. MARK A. MILLER AKA MARK MILLER**

ALL that certain lot or piece of ground situate in the **Borough of McDonald**, County of Washington and Commonwealth of Pennsylvania BEING Known as Parcel ID# 470-011-00-01-0014-00; BEING KNOWN AS: 120 East Lincoln Avenue, McDonald, PA 15057

**SHERIFF'S SALE No. 2016-6097**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6097 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 **MARCH 3, 2017**

**KEY BANK, NA AS SUCCESSOR BY MERGER TO FIRST NIAGARA BANK, NA, 4224 Ridge Lea Road, Amherst, NY 14226 vs. JOHN A. VELTRI JR**

All that certain lot situated in the **Hopewell Township**, Washington County, Pennsylvania Together with ingress and egress over a private 40 foot right of way from Lot No.5 to SR0844 shown on the referenced plan. Parcel Number 350-011-00-00-0010-02-Property Address: 31 Sutton Lane, Washington, PA 15301

**SHERIFF'S SALE No. 2016-6120**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6120 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 **MARCH 3, 2017**

**FIRST COMMONWEALTH BANK, Plaintiff vs. THE SUNLIGHT, INC., a Pennsylvania corporation, Defendant**

ALL THAT CERTAIN LOT OF GROUND SITUATE IN THE **CITY OF WASHINGTON**, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A TWO-STORY BRICK DWELLING KNOWN AS 234 EAST MAIDEN STREET, WASHINGTON, PENNSYLVANIA 15301, TAX MAP NO. 740-005-00-03-0005-00.

**SHERIFF'S SALE No. 2014-7078**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-7078 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 **MARCH 3, 2017**

**U.S. Bank National Association, as trustee for U.S. Residential Opportunity Fund Pass Through Trust 2014-1, 190 South LaSalle Street, Suite 2400, Chicago, IL 60603 vs. ANTOINETTE C. MOFFIT**

ALL that certain lot or parcel of ground situate in the Second Ward of the **City of Monongahela**, Washington County, Pennsylvania Upon which parcel is erected a one and one-half story brick dwelling house with integral garage.

Parcel #430-025-00-00-0009-00 - -  
PREMISES: 629 Fourth Street,  
Monongahela, PA 15063

Samuel F. Romano, Sheriff 7)28-3

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