

OBITER DICTUM

From the *ABA Journal Daily Newsletter*: [1]] A federal judge in Texas has stayed his ruling striking down the entire Affordable Care Act. In his decision, the judge stated he was issuing a stay pending appeal “because everyday Americans would otherwise face great uncertainty.”;

OTHER: The IOLTA Board recently adopted Pennsylvania Rule of Professional Conduct 1.15(v). The new rule provides that after reasonable efforts have been undertaken to reunite funds in an IOLTA account with their rightful owner for at least two years, any identifiable or unclaimed funds may be transferred to the IOLTA board for safekeeping. The funds may be reclaimed if the rightful owner is identified or located at a later time.

NOTICE OF MARY JO POKNIS
 Register of Wills and Ex-Officio Clerk of the Orphans’ Court Division, Court of the
 Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the Office of the
 Clerk of the Orphans’ Court of Washington County

**ACCOUNTS FILED IN THE REGISTER’S OFFICE
 TO JANUARY 24, 2019 AUDIT**

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
17-0480	GREGORY, John M. aka John Mary Ann Champa, Executrix	Daniel R. White, Esq.
17-1327	HOGE, Laverne W. aka Vern Jack R. Hoge, Executor	Arthur M. Wilson, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL
 BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID
 AUDIT IS January 24, 2019 AT 9:30 A.M., COURTROOM #2, BEFORE THE
 HONORABLE JOHN F. DiSALLE, 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)26-1

WASHINGTON COUNTY BAR ASSOCIATION CLEs and CALENDAR OF EVENTS

For complete calendar of Upcoming Events, check online atc www.washcobar.org

3/1		2019 Winter Bench Bar Conference	Hilton Garden Inn Southpointe
6/24		Bar Foundation Golf Outing	Southpointe GC

PBI - CLEs

PBI Seminars are held at WCBA offices, 119 South College Street, Washington, PA, unless noted. Register for PBI seminars through PBI at 1.800.932.4637 or www.pbi.org. Register for WCBA CLE seminars through WCBA at 724.225.6710. (Note PBI costs: PBA members practicing 5+ years/New Admits < 5 years.). Any person requiring special PBI arrangements for a disability contact Zina Barlup at 800.932.4637 ext. 2284 at least 10 days before the course.

**PBI RESERVES THE RIGHT TO CANCEL ANY SEMINAR 10 DAYS PRIOR IF
TWO OR FEWER PEOPLE ARE PRE-REGISTERED.**

1/25/19	9-3:30	5/1	\$279.00	Human Law & Anatomy 101
2/21	9-12:30	2/1	\$179.00	Legal Research: Free or Fee
3/14	12:30	3/0	\$249.00	Key Mistakes to Avoid with Residential Agreements of Sale 2019
3/19	12:00	4/0	\$249.00	Valuing Antiques and Collectibles

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

BRADFORD, BEATRICE, a/k/a **BEATRICE F. BRADFORD**, late of Cross Creek, Washington Co., PA; Executor: Michael J. Babish, c/o Ruschell & Associates, LLC; Attorney: Natalie M. Ruschell, Ruschell & Associates, LLC, PO Box 577, 308 Eaton Ave., Midway, PA 15060

BRADSHAW, EVELYN V., a/k/a **EVELYN VIRGINIA BRADSHAW**, late of Daisytown, Washington Co., PA; Executrix: Linda A. Wolpink, c/o Ruschell & Associates, LLC; Attorney: Natalie M. Ruschell, PO Box 577, 308 Eaton Avenue, Midway, PA 15060

BYRON, GERALDINE P., late of Charleroi, Washington Co., PA; Executor: James F. Byron, 1906 Safe Harbor Ct., Colorado Springs, CO 80919; Attorney: Paul Toohey, 749 North Church St., Mount Pleasant, PA 15666

FREDERICK, RUTH BEVERLY, late of Monongahela, Washington Co., PA; Executrix: Debra Lee Zinnamosca, 3794 North Carroll Lane, Hampstead, MD 21074

GREGO, ERMA, a/k/a **ERMA A. GREGO**, late of Peters Township, Washington Co., PA; Executrix: Irene Keirsbilck, 420 Justabout Road, Venetia, PA 15367

JONES, WILBERT C., late of Washington Co., PA; Executor: David C. Jones, 68 Hennig Drive, Pittsburgh, PA 15129; Attorney: Robert J. Colaizzi, 950 Greentree Road, Suite 203, Pittsburgh, PA 15220

KUBASKY, ALICE, a/k/a **ALICE R. KUBASKY**, late of Canonsburg, Washington Co., PA; Executrix: Linda Dunn, 820 S. Main St., Apt. 312, Washington, PA 15301; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa LLC, 60 East Beau St., Washington, PA 15301

MARSHALL, MILDRED BUELL, late of Washington, Washington Co., PA; Executors: Joan E. Harris, 1030 East Beau St., Washington, PA 15301; William G. Marshall, PO Box 2867, Estes Park, CO 80517; Attorney: Kathleen Smith-Delach, Phillips, Phillips & Smith-Delach, PC, 29 East Beau St., Washington, PA 15301

VOORHIES, KATHRYN D., a/k/a **KATHRYN DORA VOORHIES**, late of South Strabane Township, Washington Co., PA; Executrix: Marylu Fitzpatrick, 33 McVehil Drive, Washington, PA 15301; Attorney: Heidi Rai Stewart, Three Gateway Center, 401 Liberty Avenue, 22nd Fl., Pittsburgh, PA 15222

SECOND PUBLICATION

BARNETT, JOHN H., late of McMurray, Washington Co., PA; Executrix: Susan Barnett FitzGerald aka Susan B. Seppi, 818 West 6th Street, Leadville, CO 80461; Attorney: James C. Kletter, 331 Parkway Drive, Pittsburgh, PA 15228

BRIGICH, MARILYN J., late of Canonsburg, Washington Co., PA; Executor: Marko S. Brigich, 419 Brigich Road, Canonsburg, PA 15317; Attorney: Richard C. Levine, Ainsman Levine, LLC, 310 Grant St., Suite 1500, Pittsburgh, PA 15219

MARSHALL, MARJORIE J., a/k/a **MARJORIE H. MARSHALL**, late of Speers Borough, Washington Co., PA; Executor: Bruce C. Marshall, 133 Linden Avenue, Charleroi, PA 15022; Attorney: Jeffrey C. Marshall, Marshall & Smith, PC, 46 East Philadelphia St., York, PA 17401

McLAUGHLIN, PHYLLIS D., late of Peters Township, Washington Co., PA; Executor: Patrick McLaughlin, 357 East Pike Street, Houston, PA 15342

MILLER, PHYLLIS J., a/k/a **PHYLLIS MILLER**, late of McDonald, Washington Co., PA; Executrix: Heidi K. Miller, c/o PO Box 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

PLAISTED, LEAH W., late of Washington, Washington Co., PA; Executor: William Baron, Sr., c/o 135 S. College St., Washington, PA 15301; Attorney: Lane M. Turturice, 135 South College St., Washington, PA 15301

PRUCE, ANDREA L., late of Canonsburg, Washington Co., PA; Executor: Scott J. Pruce, 7 Digital Drive #7-202, Nashua, NH 03062

SAPKO, LINDA DIANE, late of Charleroi, Washington Co., PA; Executrix: Rosemary Hans, 1124 Reservoir Avenue, Monessen, PA 15062; Attorney: Mary C. Carroll, 122 South 17th Street, Pittsburgh, PA 15203

VERHOLTZ, MARY BETH, late of Strabane, Washington Co., PA; Administrator: John D. Verholtz, Jr., 165 Alexander Avenue, Strabane, PA 15363; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg, PA 16317

WILLIAMS, PATRICIA ANNE, late of Monongahela, Washington Co., PA; Executrix: Susan Carini, 155 Lenity School Road, Rostraver Twp, PA 15012;

Attorney: Blane A. Black, 223 Second Street, Monongahela, PA 15063

WILLIAMS, STELLA B., late of McDonald, Washington Co., PA; Executor: William M. Bernhart; Attorney: William M. Bernhart, 4008 Alden Drive, Pittsburgh, PA 15220

THIRD PUBLICATION

SNOWDON, JOHN, late of Venetia, Washington Co., PA; Executrix: Amber Snowdon, 500 Sugar Camp Road, Venetia, PA 15367; Attorney: Shannon L. Cree, Three Gateway Center, 401 Liberty Avenue, 22nd Fl., Pittsburgh, PA 15222

GAUDEN, ELIJAH T., a/k/a **ELIJAH T. GAUDEN, JR.**, late of Roscoe Boro, Washington Co., PA; Executrix: Denise A. Fink, 1644 Southpine Drive, South Park, PA 15129; Attorney: Herman J. Bigi, 337 Fallowfield Avenue, Charleroi, PA 15022

LLOYD, HERBERT N., late of Hanover Township, Washington Co., PA; Executrix: Virginia M. Kline, P.O. Box 177, Carrolltown, PA 15722; Attorney: Frank C. Roney, Jr., 382 West Chestnut Street, Ste 102, Washington, PA 15301

STOLLAR, JAMES A., a/k/a **JAMES ALVIN STOLLAR, SR.**, late of Canton Townshiip, Washington Co., PA; Executors: James A. Stollar, Jr., 362 Armstrong Dr., Washington, PA 15301, Pamela S. Pierce, 577 S. Main St., Washington, PA 15301, Darla J. Evans, 595 Franklin Farms Rd., Washington, PA 15301; Attorney: John A. Rodgers, Peacock Keller LLP, 70 East Beau St., Washington, PA 15301

CORPORATION NOTICES

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT by **HANEY SERVICES, INC.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in a manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of the Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.
 Brenlove & Fuller, LLC
 401 Washington Avenue
 Bridgeville, PA 15017 2)26-1

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 County, PA, on **Friday, February 1, 2019** Samuel Romano, Sheriff of Washington at **10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, February 6, 2019 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, February 8, 2019 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 SALES

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

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

Sheriff Sale List

<u>Sale#</u>	<u>Plav Def.....</u>	<u>Property Location</u>
2018-609.....	JPMorgan Chase Bank v. Leoni.....	New Eagle Boro
2010-854.....	Santander Bank v. Krynak.....	Hanover Township
2018-870.....	Specialized Loan v. Martin.....	West Pike Run
2015-1091.....	Slovenian S&L v. Currey.....	Canonsburg
2018-1092.....	Nationstar Mortgage v. Deems.....	West Bethlehem Twp
2018-1287.....	Legacy Mortgage v. Champ.....	Deemston Boro
2018-1348.....	Bayview Loan v. Giehl.....	Peters Township
2018-1364.....	Wilmington Savings v. McGuire.....	Charleroi Borough
2018-1373.....	Ditech Financial v. Close.....	Somerset Township
2018-1385.....	US Bank v. Martin.....	Independence Twp
2018-1404.....	Midfirst Bank v. Lowe.....	Charleroi
2018-1570.....	US Bank v. Monseau.....	Burgettstown
2015-1768.....	Wilmington Savings v. Ruby.....	Washington
2018-1825.....	Deutsche Bank v. McKean.....	West Brownsville

2018-1991 Bank NA v. Paul.....	East Washington
2018-2770 PNC Bank v. Irwin	Roscoe Borough
2018-2987 Union Home Mtg v. Livingood	North Franklin Twp
2018-3106 Deutsche Bank v. Miller.....	Borough of New Eagle
2018-3251 Bayview Loan v. Harding.....	Cecil Township
2018-3257 Metropolitan Life Ins.Co. v. Palette	Canonsburg
2018-3397 US Bank v. Tipping.....	Bentleyville
2018-3834 Slovenian S&L v. Powell	Peters Township
2018-3846 Slovenian S&L v. Walker.....	Mt. Pleasant
2017-3863 US Bank v. Werner	North Strabane
2018-3990 Flagstar Bank v. Rankin	Independence Twp
2018-4202 Bank of America v. Quillen.....	Bentleyville
2018-4419 Bayview Loan v. Lesko.....	East Pike Run Twp
2018-4613 Northwest Bank v. Ruffalo.....	Washington
2018-4831 Specialized Loan Svc. V. Ward.....	Robinson Twp
2018-5123 Wilmington Savings v. Heider	Chartiers Township
2016-5238 LSC 164A v. Mel Blount Home.....	Claysville
2017-5378 Wells Fargo Bank v. Dolan	Chartiers Township
2018-5459 PA Housing Finance v. Brancheck.....	Smith Township
2017-6462 JPMorgan Bank v. Clark	Chartiers Township
2015-6851 PNC Bank v. Eakin	Washington

SHERIFF'S SALE No. 2018-609

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-609 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

JPMorgan Chase Bank, N.A. v. Nicholas A. Leoni, Lauren Leoni, Thomas A. Lacerenza, Sr

owner(s) of property situate in the **NEW EAGLE BOROUGH**, WASHINGTON County, Pennsylvania, being 120 Union Street, New Eagle. PA 15067-1422; Parcel No. 480-013-00-02-0028-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$99,012.33

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP.

SHERIFF'S SALE No. 2010-854

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-854 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Santander Bank, N.A., Formerly Known as Sovereign Bank v. Thomas Michael Krynak, Thomas Krynak

owner(s) of property situate in the **HANOVER TOWNSHIP**, WASHINGTON County, Pennsylvania, being 34 Campbell Road, aka 34 Campbell Drive, Burgettstown, PA 15021-2708; Parcel No. 340-030-00-00-0023-01 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$92,673.35—Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP.

SHERIFF'S SALE No. 2018-870

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-870 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Specialized Loan Servicing LLC Plaintiff VS. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marilyn Martin, deceased and Dale D. Martin, known Heir of Marilyn Martin, deceased and Darla Mayton, known Heir of Marilyn Martin, deceased and Donald Martin, known Heir of Marilyn Martin, deceased and DEFENDANTS

ALL THAT CERTAIN lot or piece of ground situate in the **Township of West Pike Run**, County of Washington, and Commonwealth of Pennsylvania, bounded and described as follows: HAVING erected thereon a dwelling known for informational purposes as 21 Daisytown Road, Daisytown, PA 15427. Being Parcel ID 700-013-00-00-0020-01; B Parcel No. 700-013-00-00-0020-00. Containing 1.588 acres

SHERIFF'S SALE No. 2015-1091

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1091 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 **FEBRUARY 1, 2019**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. AMY D. CURREY, Defendant.

SHORT DESCRIPTION

ALL that certain parcel of land situate in the Second Ward of the **Borough of Canonsburg**, Washington County, Pennsylvania, being Lot No. 22 in the Plan laid out by Elizabeth H. Harper, et al. of record in the Recorder's Office of Washington County, Pennsylvania in Plan Book Volume 5, Page 40. HAVING A MAILING ADDRESS OF: 224 Spruce Street, Canonsburg, Pennsylvania 15317. Tax Parcel I.D. Number: 100-011-00-01-0011-00

SHERIFF'S SALE No. 2018-1092

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1092 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Nationstar Mortgage LLC d/b/a Mr. Cooper PLAINTIFF VS. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Donna M. Deems fka Donna M. Jay, Deceased and Edward James Deems, Jr., known heir of Donna M. Deems, fka Donna M. Jay, Deceased DEFENDANTS

ALL those two certain contiguous lots of ground situate in **West Bethlehem Township**, Washington County, Pennsylvania, known and designated as Lots Nos. 33 and 34 in the Barnard Place Plan of Lots, TO HAVE AND TO

HOLD the said lots of ground above-described with the buildings and improvements thereon unto the Grantee, her heirs, successors and assigns.

BEING TAX PARCEL NO 660-001-00-03-0010-00; BEING KNOWN AS 66 Hedge Avenue, Marianna, PA 15345

SHERIFF'S SALE No. 2018-1287

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1287 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

LEGACY MORTGAGE ASSET TRUST 2017-GSI, 75 Beattie Place Suite 300, Greenville, SC 29601 vs. WILLIAM B SCHAMP, ANGELA D. SCHAMP AKA ANGELA SCHAMP, 1645 Morey Road, Fredericktown, PA 15333

PARCEL #'s: 220-003-00-00-0026-00 & 220-003-00-00-0027-00; PROPERTY ADDRESS: 1645 MOREY RD FREDERICKTOWN, PA 15333

That certain piece or parcel of land, and the buildings and improvements thereon, known as 1645 Morey Road located in the **Borough of Deemston**, County of Washington, and Commonwealth of Pennsylvania, and being more particularly described in a Deed recorded as Instrument No. 200121764 of the Washington County Land Records.

SHERIFF'S SALE No. 2018-1348

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1348 issued out of the COMMON

PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Bayview Loan Servicing, LLC, 4425 Ponce De Leon Blvd, 5th Floor, Coral Gables, Fl 33146, Plaintiff vs. Nicole Lee Giehl, Co-Administrator of the Estate of Sharon Lee Giehl, Deceased, Mortgagor and Real Owner Matthew Lee Giehl, II, Co-Administrator of the Estate of Sharon Lee Giehl, Deceased, Mortgagor and Real Owner Defendants

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

TAX PARCEL NO: 540-002-00-00-0040-13C ;

PROPERTY ADDRESS: 253 Quail Run Rd, Venetia, PA 15367

IMPROVEMENTS: ERECTED THEREON
ATTORNEY'S NAME: Roger Fay, Esq

SHERIFF'S SALE No. 2018-1364

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1364 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust C v. Christine M. Cardinale, Esq, in Her Capacity as Administratrix of The Estate of Michael McGuire a/k/a Michael Ray

McGuire, Jr; Heather McGuire a/k/a Heather McGuire Ferguson, in Her Capacity as Heir of The Estate of Michael McGuire a/k/a Michael Ray McGuire, Jr; Jessica McGuire, in Her Capacity as Heir of The Estate of Michael McGuire a/k/a Michael Ray McGuire, Jr; Minor Defendant #1, in His Capacity as Heir of The Estate of Michael McGuire a/k/a Michael Ray McGuire, Jr; Minor Defendant #2, in Her Capacity as Heir of The Estate of Michael McGuire a/k/a Michael Ray McGuire, Jr; Minor Defendant #3, in Her Capacity as Heir of The Estate of Michael McGuire a/k/a Michael Ray McGuire, Jr Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael McGuire a/k/a Michael Ray McGuire, Jr., Deceased

Washington County, Pennsylvania -
PROPERTY ADDRESS: 76 Rainey
Road, Eighty Four, PA 15330

SHERIFF'S SALE No. 2018-1385

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1385 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104,100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC3 Plaintiff v. DONALD E MARTIN; MILDRED I MARTIN Defendant(s)

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **INDEPENDENCE TOWNSHIP**, WASHINGTON COUNTY, PENNA: BEING KNOWN AS: 1847 AVELLA ROAD, AVELLA, PA 15312
BEING PARCEL NUMBER: 370-005-03-00-0011-00; IMPROVEMENTS: RESIDENTIAL PROPERTY

SHERIFF'S SALE No. 2018-1373

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1373 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

DITECH FINANCIAL LLC, 3000 Bayport Drive, Suite 8000 Tampa, FL33607 vs. HEATHER M. CLOSE; RAYMOND WATSON, 76 Rainey Road, Eighty Four, PA 15330

All that certain lot or piece of ground situate in the **Township of Somerset**, County of Washington, Pennsylvania, being more particularly bounded and described as follows, to-wit: BEING designated as Tax Parcel No. 580-003-00-00-0015-00 in the Deed Registry Office of

SHERIFF'S SALE No. 2018-1404

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1404 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301,

Washington County, at 10:00 A.M. on
FEBRUARY 1, 2019

**MIDFIRST BANK, VS. ALBERT
LOWE; MARGARET LOWE,
DEFENDANT(S)**

ALL that piece of ground in the **Borough
of Charleroi**, County of Washington,
Pennsylvania, being known as part of Lot
No. 153, Section "A" General Plan,
Borough of Charleroi. HAVING erected
thereon a structure presently municipally
known as 213 Luella Avenue, Charleroi,
PA 15022. Parcel #: 160-028-00-01-
003500 Washington Deed Book 2544,
Page 550

SHERIFF'S SALE No. 2018-1570

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2018
-1570 issued out of the COMMON
PLEAS of Washington County, and to me
directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
FEBRUARY 1, 2019

**U.S. Bank National Association, not in
its individual capacity but solely as
trustee for the RMAC Trust, Series
2016-CTT PLAINTIFF v. Unknown
Heirs of the Estate of Isadore H.
Monseau DEFENDANT(S).**

BEING KNOWN AS 26 JONN DRIVE,
BURGETTSTOWN PA 15021; PARCEL
NO. 340-011-05-01-0002-00 and 340-011
-05-01-0003-01 - IMPROVEMENTS
Residential Dwelling

SHERIFF'S SALE No. 2015-1768

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2015
-1768 issued out of the COMMON
PLEAS of Washington County, and to me
directed on which inquisition and
exemption are waived, there will be

exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
FEBRUARY 1, 2019

By virtue of a Writ of Execution No. C-
63-CV-201501768

**Wilmington Savings Fund Society,
FSB, d/b/a Christiana Trust, Not
Individually But as Trustee for
Pretium Mortgage Acquisition Trust v.
Karen I. Ruby**

owner(s) of property situate in the
WASHINGTON CITY, 5TH,
WASHINGTON County, Pennsylvania,
being 605 Murdock Street. Washington.
PA 15301; Parcel No. 750-014-00-01-
0008-00 (Acreage or street address);
Improvements thereon: RESIDENTIAL
DWELLING; Judgment Amount:
\$179,426.64---Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-1825

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2018-1825 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
FEBRUARY 1, 2019

**Deutsche Bank Trust Company
Americas, fka Bankers Trust
Company, as Trustee for Saxon Asset
Securities Trust 2001-2, Mortgage
Loan Asset Backed Certificates, Series
2001-2 c/o Ocwen Loan Servicing, LLC
Plaintiff v. Gloria J. McKean
Defendant(s)**

All that certain lot or piece of ground
situate in the **Township of West
Brownsville** Washington County, having

erected thereon a dwelling known as 218 Adams Avenue, Brownsville, PA 15417.

ID. NO. 675-015-00-01-0012-00/675-015-00-01-0011-00 - PROPERTY OF: 218 Adams Avenue, Brownsville, PA 15417
 EXECUTION NO.: 2018-1825
 JUDGMENT AMOUNT \$41,065.47;
 ATTORNEY: Edward J. McKee, Esq.
 1581 Main Street, Suite 200, Warrington, PA 18976

SHERIFF'S SALE No. 2018-1991

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1991 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Bank National Association, as Trustee Under Pooling and Servicing Agreement Dated as of August 1, 2006 Mastr Asset-Backed Securities Trust 2006-He3 Mortgage PassThrough Certificates, Series 2006-He3 v. Khrissy Tiano, Individually and in Her Capacity as Heir of The Estate of Jeffrey Paul aka Jeffrey H. Paul; Jeffrey L. Paul, in His Capacity as Administrator of The Estate of Jeffrey Paul aka Jeffrey H. Paul; Melinda S. Paul, in Her Capacity as Heir of The Estate of Jeffrey Paul aka Jeffrey H. Paul; Brady H. Paul, in His Capacity as Heir of The Estate of Jeffrey Paul aka Jeffrey H. Paul Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jeffrey Paul aka Jeffrey H. Paul, Deceased

owner(s) of property situate in the **EAST WASHINGTON BOROUGH,**

WASHINGTON County, Pennsylvania, being 99 Christman Avenue, Washington, PA 15301-3601. Parcel No. 290-007-00-01-0004-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$127,102.86; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-2770

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2770 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

PNC BANK, NATIONAL ASSOCIATION 3232 Newmark Drive Miamisburg, OR 45342 vs. GREGORY C. IRWIN, 207 Corwin Street, Roscoe, PA 15477

ALL that certain piece or lot of ground situate in the **Borough of Roscoe,** Washington County, Pennsylvania, bounded and described as follows: Tax Parcel ID. #560-004-00-04-0005-00 PROPERTY ADDRESS: 207 Corwin Street, Roscoe, PA 15477

SHERIFF'S SALE No. 2018-2987

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2987 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Union Home Mortgage Corp. v. Dane W. Livingood Janel Keenan-Livingood owner(s) of property situate in the **NORTH FRANKLIN TOWNSHIP** WASHINGTON County, Pennsylvania, being 73 Old York Road, Washington, PA 15301-6211; Parcel No. 510-003-13-01-0008-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING- Judgment Amount: \$134,223.26
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-3106

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3106 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006OPT5, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT5 Plaintiff v. SCOTT MILLER aka SCOTT A. MILLER; SHELLEY R. PAINTER aka SHELLEY R. MILLER N/K/A SHELLY R. MILLER Defendant(s)

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN **THE BOROUGH OF NEW EAGLE, WASHINGTON COUNTY, PENNSYLVANIA: BEING KNOWN AS: 128 FIRST AVENUE NEW EAGLE, PA 15067**

BEING PARCEL NUMBER: 480-008-00-02-0006-01 & 480-008-00-02-0007-00-

IMPROVEMENTS: RESIDENTIAL PROPERTY; RAS Citron, LLC Attorneys for Plaintiff

SHERIFF'S SALE No. 2018-3251

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3251 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd Coral Gables, FL 33146 vs. LUCINDA A. HARDING, TIMOTHY J. HARDING, 5 Langer Road, Lawrence, PA 15055

ALL those two certain lots of ground together with the improvements thereon, situate in **Cecil Township**, Washington County, Pennsylvania, TAX PARCEL # 140-012-03-02-0008-00; PROPERTY ADDRESS: 5 Langer Road, Lawrence, PA 15055

SHERIFF'S SALE No. 2018-3257

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3257 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

METROPOLITAN LIFE INSURANCE COMPANY 4425 Ponce

**de Leon Blvd Coral Gables, FL 33146
vs. PAULA PALLETTE, PATTY M.
PALLETTE, 519 Chartiers Avenue,
Canonsburg, PA 15317**

ALL THAT CERTAIN LOT OF GROUND
SITUATE IN THE FIRST WARD OF THE
BOROUGH OF CANONSBURG,
WASHINGTON COUNTY, PENNA,
PARCEL #: 090-015-00-03-0009-00
PROPERTY ADDRESS: 519 CHARTIERS
AVENUE, CANONSBURG, PA 15317

SHERIFF'S SALE No. 2018-3397

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2018
-3397 issued out of the COMMON
PLEAS of Washington County, and to me
directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
FEBRUARY 1, 2019

**U.S. Bank National Association, as
Indenture Trustee, Successor in Interest
to Wachovia Bank National
Association, as Indenture Trustee for
Aegis Asset Backed Securities Trust
2005-2, Mortgage Backed Notes, clo
Ocwen Loan Servicing, LLC Plaintiff v.
Paul Tipping Defendant(s)**

PROPERTY OF: 210 Johnston Road,
Bentleyville, PA 15314 - EXECUTION
NO.: 2018-3397 JUDGMENT AMOUNT
\$106,333.05; I.D. NO. 040-063-00-02-
0011-00 - ATTORNEY: Edward J.
McKee, Esq. 1581 Main Street, Suite 200,
Warrington, PA 18976

All the right, title and interest and claim of
Paul Tipping of, in and to: All that certain
lot or piece of ground situate in the
Borough of Bentleyville Washington
County, having erected thereon a dwelling
known as 210 Johnston Road,
Bentleyville, PA 15314

SHERIFF'S SALE No. 2018-3834

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2018-3834 issued out of the COMMON
PLEAS of Washington County, and to me
directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
FEBRUARY 1, 2019

**SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA Plaintiff, vs.
CHRISTY I. POWELL, Defendant.**

ALL that certain lot or piece of ground
situate in the **Township of Peters,**
County of Washington and
Commonwealth of Pennsylvania, Tax
Parcel I.D. No. 540-003-05-01-0011-01.
This property has an address of 1025 Old
Washington Road, McMurray, PA
15317.

SHERIFF'S SALE No. 2018-3846

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2018-3846 issued out of the COMMON
PLEAS of Washington County, and to me
directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
FEBRUARY 1, 2019

**SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA Plaintiff vs. ERIN
D. WALKER and unknown heirs of
MELVIN D. WALKER, deceased,
Defendants**

ALL that certain tract of land situate in
Mt. Pleasant Township, Washington
County, Pennsylvania, being a part of a

certain original tract known as the A. B. Frye tract of 182.781 acres. Tax Parcel I.D. No. 460-009-01-02-0015-00 This property has an address of 168 Dogwood Street, Westland, PA 15378.

SHERIFF'S SALE No. 2017-3863

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3863 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

U.S. BANK N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A. AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK, NA. AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS THROUGH CERTIFICATES WMALTS SERIES 2006-6 TRUST, 7105 Corporate Drive, Plano, TX 75024 vs. JOSEPH M WERNERT & ELLEN S. WERNERT, 465 Linnwood Road, Eighty Four, PA 15330

The land hereinafter referred to is situated in the City of Eighty Four, County of Washington, State of PA, and is described as follows: ALL that certain parcel of land situate in **North Strabane Township**, Washington County, Pennsylvania, more particularly bounded and described as follows: Containing 2.8077 acres, more or less. APN: 520-009-00-00-0038-00
PROPERTY ADDRESS: 465 Linnwood Road, Eighty Four, PA 15330

SHERIFF'S SALE No. 2018-3990

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-3990 issued out of the COMMON

PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Flagstar Bank, FSB Plaintiff v. Jason L. Rankin Defendant

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN **INDEPENDENCE TOWNSHIP**, WASHINGTON COUNTY, PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS: CONTAINING 3.13 ACRES, ACCORDING TO A SURVEY BY DONALD A MORROW, ENGINEER. MAY, 1952. All That Certain land situate in **Independence Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 397 Washington Pike, Avella, Pennsylvania 15312; Tax I.D. #: 3700090000000500 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2018-4202

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4202 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on **FEBRUARY 1, 2019**

Bank of America, N.A. Plaintiff v. Lorraine Nancy Anderson, Co-Executrix of the Estate of Mary L. Quillen and Robyn Rae Anderson, Co-Executors of the Estate of Mary L. Quillen Defendants

All That Certain land situate in the **Borough of Bentleyville** in the County of Washington, Commonwealth of Pennsylvania.

Premises: 302 Beallsville Road, Bentleyville, Pennsylvania 15314; Tax I.D. #: 040-005-00-00-0026-00; Improvements consist of a Residential Dwelling UNDER AND SUBJECT TO THE EXCEPTIONS, RESERVATIONS, RIGHTS-OF-WAY, EASEMENTS, ETC., AS CONTAINED IN THE DEED HEREINAFTER RECITED OR VISIBLE UPON AN INSPECTION OF THE PREMISES.

SHERIFF'S SALE No. 2018-4419

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4419 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

BAYVIEW LOAN SERVICING, LLC 4425 Ponce de Leon Blvd Coral Gables, FL 33146 vs. DONNA E. LESKO & JOSEPH J. LESKO, 919 Wood Street, California, PA 15419

ALL that certain lot or piece of ground situated in the **Township of East Pike Run**, Borough of California, County of Washington and Commonwealth of Pennsylvania, The coal underlying the above parcel of ground is excepted and not to be conveyed by this deed. Parcel Identifier(s): 080-020-00-04-0014-00 - PROPERTY ADDRESS: 919 Wood Street, California, PA 15419

SHERIFF'S SALE No. 2018-4613

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4613 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Northwest Bank vs. Andrew J. Ruffalo and Gloria J. Ruffalo

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE SEVENTH WARD OF THE CITY OF WASHINGTON, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 95 WOODLAND AVENUE, WASHINGTON, PA 15301. INSTRUMENT NUMBER 20131 1272, PARCEL #770-037-00-01 -0017-00.

SHERIFF'S SALE No. 2018-4831

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4831 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Specialized Loan Servicing, LLC PLAINTIFF VS. Emma D. Ward DEFENDANT

Parcel One: ALL THAT CERTAIN lot or ground in **Robinson Township**, Washington County, Pennsylvania, being the Easterly portion of Lot No. 52 in

Section C of the J.D. Sauters Plan of McDonald Pennsylvania, BEING designated as Tax Parcel No. 550-020-05-03-0014-01 in the Deed Registry Office of Washington County, Pennsylvania.

Parcel Two: ALL THAT CERTAIN lot or piece of ground situate in Robinson Township, Washington County, Pennsylvania, being Lot No.51 in the J.S. Sauter Plan of Lots, Section C, in Plan Book Volume I, Page 188 of the Recorder's Office of Washington County, Pennsylvania. BEING designated as Tax Parcel No. 550-020-05-03-0013-00 in the Deed Registry Office of Washington County, Pennsylvania. Commonly known as 400 North McDonald Street, McDonald, PA.

SHERIFF'S SALE No. 2018-5123

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-5123 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee, on behalf of Aero Mortgage Loan Trust 2017-1 Plaintiff v. David A. Heider and Rochelle Heider Defendant(s)

JUDGMENT AMOUNT \$96,127.48 - ATTORNEY: Andrew J. Marley, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976

ALL THAT CERTAIN piece or parcel of ground situate in **Chartiers Township**, County of Washington, Commonwealth of Pennsylvania, being known as 72

McConnells Mill Road a/k/a 70A McConnells Mills Road, Washington, PA 15301. I.D. NO. 170-010-00-00-0019-02

SHERIFF'S SALE No. 2016-5238

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5238 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 **FEBRUARY 1, 2019**

LSC 164A, LLC, assignee of Branch Banking and Trust Company Plaintiff, v. MEL BLOUNT YOUTH HOME OF WESTERN PENNSYLVANIA Defendant.

Parcel No: 050-004-00-00-0016:00, 050-004-00-00-0018-02, 060-006-00-00-0001-02, and 060-006-00-00-0001-03
Location of property: 6 Mel Blount Drive, Claysville, WASHINGTON County, Pennsylvania. The improvements thereon are:

Premises: Commercial Youth Home consisting of land and buildings in Blaine and Buffalo Townships

Real debt: \$270,697.78, plus interest and costs through the date of sale; Attorney: Christine L. Barba, Esquire, Ballard Spahr LLP

SHERIFF'S SALE No. 2017-5378

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-5378 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West

Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

WELLS FARGO BANK, N.A, Plaintiff, vs. Linda M. Dolan, Defendants

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

Tax Parcel No.: 170-008-00-00-0005-00

Property Address: 664 Western Avenue Canonsburg, PA 15317

Improvements: Erected Thereon

Sold as Property of: Linda M. Dolan and Francis B. Dolan, Jr., Deceased

Attorney's Name: Roger Fay, Esquire

SHERIFF'S SALE No. 2018-5459

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-5459 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. AISHA M. BRANCHECK, DEFENDANT.

ALL that certain lot in **Smith Township**, Washington County, Pennsylvania, designated as Lot No. 142, Atlas Mine Plan of Lots, Washington Plan Book 7, pages 347-348. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 72 3RD AVENUE, ATLASBURG, PA 15004 - PARCEL NO. 570-031-01-02-0004-00.

SHERIFF'S SALE No. 2017-6462

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-6462 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are

waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

JPMorgan Chase Bank, National Association PLAINTIFF VS. Michelle L. Kerosky and David J. Clark DEFENDANTS

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Chartiers**, County of Washington and Commonwealth of Pennsylvania, BEING Parcel ID 170-015-06-00-0043-00 AND BEING known for informational purposes as 408 summit Court, Houston, PA

SHERIFF'S SALE No. 2015-6851

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6851 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **FEBRUARY 1, 2019**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, Plaintiff, VS. STACY EAKIN, Defendant.

ALL THAT CERTAIN SINGLE FAMILY DWELLING SITUATED IN THE SEVENTH WARD OF THE CITY OF **WASHINGTON**, WASHINGTON COUNTY, PA, BEING MORE FULLY DESCRIBED IN DEED BOOK 2930, PAGE 486. KNOWN AS 122 MAPLE AVENUE, WASHINGTON, PA 15301. WASHINGTON COUNTY TAX I.D. NO. 770-030-00-04-0021-00

Samuel F. Romano, Sheriff 7)24-3