

**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 25 , 2018 AUDIT**

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
15-0517	HUTCHISON, Peggy B. aka Margaret Ruth Linda M. Schmidt, Executrix.....		Cary D. Jones, Esq.
13-0970	JOHNSTON-SIMMONS, Denise Anne aka Denise A. Johnston Delmer W. Simmons, Executor .....		Richard J. Amrhein, Esq.
15-1187	KUBICAR, Lucille M. aka Lucille Michael Kubicar, Executor .....		Daniel R. White, Esq.
17-0142	McCRACKEN, Rolland D. Rebecca Kuzma, Executrix.....		M. Lawrence Shields III, Esq.
15-0076	McFEELY, Marie Daniel N. McElroy, Executor .....		Bradley M. Bassi, Esq.
16-0876	STRANGES, Peter Martin Dorothy Stranges, Executrix.....		Wayne M. Chiurazzi, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS January 25, 2018 AT 9:30 A.M., COURTROOM #7, BEFORE THE HONORABLE WILLIAM R. NALITZ, JUDGE.

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

1)25-2

**WASHINGTON COUNTY BAR ASSOCIATION  
BOARD OF DIRECTORS 2018**

- |  |                            |
|--|----------------------------|
| <b>President:</b> Susan M. Key                 | <b>Board Members:</b>      |
| <b>President-Elect:</b> Frank C. Roney, Jr.    | deRicci Getty (2018)       |
| <b>Vice-President:</b> Hon. Damon J. Faldowski | Eugene Julian (2018)       |
| <b>Secretary:</b> Matthew J. Madvay            | Brett A. Clancy (2019)     |
| <b>Treasurer:</b> Patrick R. Grimm             | Jonathan G. Higie (2019)   |
| <b>Immed Past-Pres.:</b> Stephanie M. Sewak    | Deana M. Stephens (2020)   |
| <b>Young Lawyers' Division:</b>                | Timothy R. Berggren (2020) |
| Rose A. Semple, - President                    |                            |
| Christina DeMarco-Breeden, President-elect     |                            |

## 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

**DUBBS, WILLIAM G.**, late of Finleyville, Washington Co., PA; Executrices: Cherie Ann Colucci & Shellie Mitchell, c/o C. E. Kurowski; Attorney: Charles E. Kurowski, P.O. Box 331, Washington, PA 15301

**MAZZA, VICTOR**, late of South Strabane Township, Washington Co., PA; Executor: Richard M. Mazza, 45 Old Coach Lane, Carlisle, PA 17013

**O'NEIL, MONA**, a/k/a **MONA ROSE-O'NEIL**, late of Centerville Borough, Washington Co., PA; Executrix: Tina Rockwell, 3582 Vine Springs Trace, Bethlehem, GA 30620; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi, PA 15022

**SCHARDT, BERNICE M.**, late of McMurray, Washington Co., PA; Executor: Kevin Schardt, 414 Ridge Drive, Union, NJ 07083; Cynthia Schardt, 108 Longvue Dr., McMurray, PA 15317 Attorney: Samantha Cavalier, Lawrence D. Brudy & Associates, Inc., 2500 Brooktree Road, Ste 301, Wexford, PA 15090

### SECOND PUBLICATION

**PROVENZANO, ANTHONY J.**, late of Chartiers Township, Washington Co., PA; Executrix: Barbara A. Provenzano, 646 Longvue Drive, Houston, PA 15342; Attorney: John A. Rodgers, Peacock

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

**READ, MARCIA E.**, late of City of Washington, Washington Co., PA; Executor: Lazarus Support Services, LLC, 221 Farnsworth Road, Turtle Creek, PA 15145-1012; Attorney: Mary Jo Corsetti, One Gateway Center, 16th Floor, 420 Fort Duquesne Blvd., Pittsburgh, PA 15222

**ROSS, JOHN F.**, late of Venetia, Washington Co., PA; Executor: John A. Ross, c/o Pecori and Pecri; Attorney: E. Robert Pecori, III, 7051 Steubenville Pike, Ste 7, Oakdale, PA 15071

**SMITH, JOHN DONALD**, a/k/a **JOHN D. SMITH**, late of Bentleyville, Washington Co., PA; Executrix: Denise Blackburn, 140 Smith St., Bentleyville, PA 15314; Attorney: Blane A. Black, 223 Second St., Monongahela, PA 15063

**SMITH, JR., EDWARD DALE**, late of Jefferson Township, Washington Co., PA; Administrator: James M. Smith, I, c/o Ruschell & Associates, LLC; Attorney: Natalie M. Ruschell, PO Box 577, 308 Eaton Avenue, Midway, PA 15060

**YONOSIK, JOHN A.**, late of South Strabane Township, Washington Co., PA; Executrix: Melody Fujimoto, 500 Westover Dr. #12109, Sanford, NC 27330; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Ste 200, Washington, PA 15301

### THIRD PUBLICATION

**BULLOCK, JOHN T.**, a/k/a **JOHN THOMAS BULLOCK**, late of Canton Township, Washington Co., PA; Executrix: Tracy Toland, c/o 125 South College Street, Washington, PA 15301; Attorney: Frank Arcuri, 125 South College Street, Washington, PA 15301

**COSTA, STELLA E.**, late of Speers, Washington Co., PA; Executrices: Judith C. Sasselli, 190 Dewey Avenue, Washington, PA 15301; Cynthia C. Davis, 11 Tennyson Road, Wellesley Hills, MA 02481; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**HERSCHAFT, VICTOR E.**, late of Canonsburg, Washington Co., PA; Executrix: Jodi L. Fitzgerald, 201 Stonebrook Drive, McMurray, PA 15317; Attorney: Carl B. Zacharia, 111 West McMurray Road, McMurray, PA 15317

**MURDOCK, MARGARET P.**, late of South Strabane Township, Washington Co., PA; Executor: William D. Murdock, 84 Fulton Road, Canonsburg, PA 15317

**RONEY, BARBARA A.**, a/k/a **BARBARA RONEY**, late of Canonsburg, Washington Co., PA; Executor: Frank C. Roney, Jr., 382 W. Chestnut St., Washington, PA 15301; Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Ste 102, Washington, PA 15301

**STEELE, WILMA HARRIETTE**, a/k/a **WILMA HARRIETTE STEELE COWDEN**, late of Cross Creek Township, Washington Co., PA; Executor: William Guy Cowden, 128 Cowden Road, Burgettstown, PA 15021; Attorney: Frank C. Roney, Jr., 382 W. Chestnut Street, Ste 102, Washington, PA 15301

**STEELE, SR., ALBERT EDWARD**, late of Washington, Washington Co., PA; Executor: A. Edward Steele aka Albert Edward Steele, Jr., 130 Ruffed Grouse Ct., Front Royal, VA 22630

**STONESIFER, DAWN L.**, a/k/a **DAWN LYNNE STONESIFER AKA DAWN STONESIFER**, late of Chartiers Township, Washington Co., PA; Administrator: Cody Stonesifer, 15 Spinning Way, Washington, PA 15301; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**VILLELLA, SR., THOMAS R.**, late of Borough of Speers, Washington Co., PA; Executor: Thomas Villella, Jr., 1340 Country Club Road, Monongahela, PA 15063; Attorney: Blane A. Black, 223 Second St., Monongahela, PA 15063

**WARD, DOROTHY A.**, late of Canonsburg, Washington Co., PA; Executrix: Juanita Nolte, 1206 Biltmore Ave., Pittsburgh, PA 15216

**YATER, JUDY L.**, a/k/a **JUDITH LYNNE YATER**, late of Canton Township, Washington Co., PA; Administrator: Paul E. Yater, III, c/o 125 S. College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College St., Washington, PA 15301

## CORPORATION NOTICES

### INCORPORATION NOTICE

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

The name of the corporation is **LAWN & LEAF LANDSCAPING, INC.**

Brian E. Koeberle, Esq.  
2 Penn Center West, Suite 115  
Pittsburgh, PA 15276 2)25 -1

### INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **PRADO FAMILY PARTNERS, LTD.** 2)25-1

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 19th day of January, 2017, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **THREE RIVERS KARTING** with its principal place of business at 283 Cataney Lane, Bulger, PA 15019.

The name(s) and/or address(es) of all persons owning or interested in said business: Competitors Edge, LLC.

Timothy R. Berggren, Esq.  
6 South Main St., Ste 210  
Washington, PA 15301 2)25-1

**MISCELLANEOUS NOTICE**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
NO. 2017-6031

Notice that on the 27th day of November 2017, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, at No. 2017-6031 by **Stephen Arthur Chambers**, to change her name to **Leah Joanna Miller**. The Court has fixed the 25th day of January 2018, at 2:30 p.m. in Courtroom #5 in the Washington County Courthouse as the time and place for the hearing on said Petition. Any and all persons interested may appear and show cause, if there is any, why the prayer of the said Petition should not be granted. 4)25-1

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA

CIVIL DIVISION  
No. 2018-12

IN RE: Petition for Change of Name of  
Jesse Lori Leschak

Notice is hereby given that the petition for change of name of **JESSE LORI LESCHAK** was filed on January 2, 2018, requesting an order to change her name to **JESSE LESCHAK JABLONSKI**. The Court has fixed February 1, 2018 at 9:30 a.m. in Courtroom No. 1, Washington County Courthouse, Washington, Pennsylvania for the hearing.

All interested parties may appear and show cause, if any, why the request of the petitioner should not be granted. 4)25-1

OFFICIAL  
NOTICE OF ANNUAL MEETING  
OF POLICYHOLDERS OF  
OLD ELIZABETH MUTUAL  
FIRE INSURANCE COMPANY

The Annual Meeting of the policyholders of the **Old Elizabeth Mutual Fire Insurance Co.** will be held at King's Restaurant, Bentleyville, Pa on January 20, 2018 at ten o'clock a.m. for the purpose of electing Directors and acting on any other pertinent Business.

Shirley A. Bedillion, Secretary  
4)24-3

**REAL ESTATE NOTICES**

IN THE UNITED STATES DISTRICT  
COURT FOR THE WESTERN  
DISTRICT OF PENNSYLVANIA  
NO. 2:14-CV-00972-DSC

**Washington School District**

vs.

**George Retos, Jr.**

**United States of America**

Judgment Amount: \$51,755.02

**Marshal's Sale:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Washington County Instrument Number 199951467.

**SAID SALE** to be held at 103 Lemoyne Avenue, Washington, Pennsylvania 15301 at 10:00 a.m. prevailing standard time, on January 31, 2018.

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 290-001-00-02-0019-00 recorder in Washington County, Pennsylvania. Seized and taken in execution as the property of George Retos, Jr. at the suit of Washington School District to be sold on Writ of Execution as Civil Action No. 2:14-CV-00972-DSC.

**TERM OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed on or before the thirtieth (30<sup>th</sup>) day

after the date of sale, and the distribution will be made in accordance with the Schedule unless exceptions/exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees, and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact James R. Wood at 866-211-9466.

6)23-3

## 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, February 2, 2018 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, February 7, 2018 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, February 9, 2018 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete

description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

#### Sheriff Sale List

<u>Sale#</u>	<u>Plav Def .....</u>	<u>Property Location</u>
2017-254---	Nationstar Mortgage v. Razvoza -----	South Franklin Twp.
2017-346---	PNC Bank v. Gilpin -----	Charleroi Boro
2017-376---	Wells Fargo Bank v. Harper -----	North Strabane Twp
2017-394---	PNC Bank v. Timlin -----	Elco Boro
2016-759---	MTGLQ Investors v. Curry-----	Union Township
2017-907---	Wells Fargo v. Dimario -----	Canonsburg
2017-1119 -	Wilmington Savings v. Borkowski -----	Canton Township
2017-1120 -	JPMorgan v. Benzo -----	Carroll Township
2016-1226 -	Carroll Twp v. Harrison -----	Carroll Township
2016-1503 -	US Bank v. Haddix -----	Washington
2017-1566 -	Roundpoint Mortgage v. Hickman-----	California Boro
2017-1904 -	USAA Federal Savings v. Griffin-----	Chartiers Township
2017-2054 -	Wells Fargo v. Colvin -----	Independence Twp
2017-2094 -	Bank of America v. Bertha -----	Burgettstown
2017-3037 -	Metropolitan Life v. Pattison -----	Washington
2017-3126 -	Wells Fargo Bank v. Nichols -----	Houston Borough
2017-3149 -	LSF9 Master v. Phillips -----	Washington
2017-3463 -	Wells Fargo Bank v. Byers -----	Monongahela
2017-3478 -	Quicken Loans v. Jankowiak/Heaton-----	North Franklin Twp.
2017-3513 -	US Bank v. Mollenauer -----	Canonsburg Boro
2017-3540 -	PNC Bank v. Midler -----	Burgettstown
2015-3779 -	PNC Bank v. Coneybeer -----	Allenport
2017-3783 -	Ditech Financial v. Capezzuto-----	Chartiers Township
2017-3896 -	Wells Fargo v. Haynos -----	Charleroi
2017-4186 -	JP Morgan Bank v. Demski-----	Cecil Township
2017-4250 -	New Penn Financial v. Tournay-----	Mt. Pleasant Township
2017-4252 -	Santander Bank v. Nemet -----	Canonsburg
2010-4384 -	Wilmington Savings v. Waters -----	Somerset Township
2017-4411 -	Reverse Mortgage v. Merlo-----	Fallowfield Township
2017-4497 -	Plaza Home Mortgage v. Lopresto-----	Canonsburg
2017-4873 -	First Commonwealth v. Manfredi-----	Chartiers Township
2016-5558 -	Citifinancial v. Shupenko -----	Charleroi
2015-5876 -	US Bank v. Lawver -----	East Bethlehem Twp
2016-6097 -	Key Bank v. Veltri -----	Hopewell Township
2015-6851 -	PNC Bank v. Eakin -----	Washington
2015-7267 -	Federal Nat'l Mtg v. Westover -----	Donora
2011-8033 -	Deutsche Bank v Thomas -----	Boro of Twilight

**SHERIFF'S SALE No. 2017-254**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-254 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 2, 2018**

**NATIONSTARMORTGAGE INC, 8950 Cypress Waters Boulevard, Coppell, TX 75019 vs. JON RAZVOZA Solely in His Capacity as Heir of Cathy L. Razvoza, Deceased; KATELYN RAZVOZA Solely in Her Capacity as Heir of Cathy L. Razvoza, Deceased**

ALL that certain lot of ground situate in **South Franklin Township**, Washington County, Pennsylvania.

UNDER AND SUBJECT to exceptions, reservations, conditions, restrictions, easements, rights of way, etc., as contained in the record chain of title or as may be visible on the premises. BEING known and numbered as 305 Jolly School Road, Washington, PA 15301. BEING designated as Parcel No. 590-013-00-00-0058-01

**SHERIFF'S SALE No. 2017-346**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-346 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 2, 2018**

**PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. RAYMOND W. GILPIN, SR. aka RAYMOND W. GILPIN, Defendant.**

ALL THOSE TWO CERTAIN LOTS OF GROUND SIT. IN THE **BOROUGH OF CHARLEROI**, WASHINGTON COUNTY, PA, BEING MORE FULLY DESCRIBED KNOWN AS 201 LOOKOUT AVENUE, CHARLEROI, PA. 15022; WASHINGTON COUNTY TAX ID No. 160-028-00-01-0022-00

**SHERIFF'S SALE No. 2017-376**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-376 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 2, 2018**

**WELLS FARGO BANK, N.A. Plaintiff, vs. Magally D. Harper, Defendant**

ALL THAT CERTAIN piece, parcel or lot of land situate in **North Strabane Township**, WASHINGTON County, Pennsylvania. TAX PARCEL NO.: 520-012-05-00-0040-00 - PROPERTY ADDRESS: 2092 Majestic Drive Canonsburg, PA 15317. IMPROVEMENTS: ERECTED THEREON

**SHERIFF'S SALE No. 2017-394**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-394 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 2, 2018**

**PNC BANK, NATIONAL ASSOCIATION, Plaintiff, VS . JOSEPH E. TIMLIN aka JOSEPH TIMLIN,**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SIT. IN THE **BOROUGH OF ELCO,** WASHINGTON COUNTY, PA, BEING MORE FULLY DESC'D IN DBV 2122, PG 132. KNOWN AS 201 FORSYTHE STREET, ELCO, PA 15434. WASHINGTON COUNTY TAX ID. NO. 300-004-00-02-0010-00

**SHERIFF'S SALE No. 2016-759**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-759 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 2, 2018**

**MTGLQ Investors LP, 6011 Connection Drive 5th floor, Irving, TX 75039 vs. RICHARD I. CURRY & ROBERTA CURRY aka ROBERTA R CURRY**

ALL that certain lot or piece of ground situate in **Union Township,** Washington County, Pennsylvania, more particularly bounded and described as follows: TAX PARCEL NO.: 640-011-00-00-0011-00 - PREMISES: 13 Mingo Circle Drive, Finleyville, PA 15332

**SHERIFF'S SALE No. 2017-907**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-907 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 2, 2018**

**Wells Fargo USA Holdings, Inc. Successor by Merger to Wells Fargo Financial Pennsylvania, Inc v. Benedetto Dimario**

owner(s) of property situate in the **CANONSBURG BOROUGH, 1ST,** WASHINGTON County, Pennsylvania, being 612 Euclid Avenue. Canonsburg. PA 15317-2047 Parcel No. 090-016-00-01-0005-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$45,424.44

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-1119**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1119 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 2, 2018**

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust PLAINTIFF VS. Daniel Borkowski**



**and Kathleen H. Borkowski  
DEFENDANTS**

ALL that certain tract or parcel of land, situate in **Canton Township**, Washington County, Pennsylvania, being more particularly bounded and described as follows: 1086 LYNN PORTAL ROAD, WASHINGTON.PA 15301 IDENTIFIED as Tax /Parcel ID#: 120-005-00-00-0015-02 WASHINGTON County, PENNSYLVANIA.

**SHERIFF'S SALE No. 2017-1120**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1120 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 2, 2018**

**JPMorgan Chase Bank, National Association PLAINTIFF VS. Gary A. Benzo DEFENDANT**

All that certain piece of parcel of land situate in **Carroll Township**, Washington County, Commonwealth of Pennsylvania; Containing I acre, more or less, and fronting on that certain public road commonly known as the Hazelkirk - Baidland Public road.

Having a mailing address of 49 Hazelkirk Road, Monongahela, PA 15063. Being designated as Parcel ID# 130-003-01-03-0016-00.

**SHERIFF'S SALE No. 2016-1226**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2016-1226 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 2, 2018**

**CARROLL TOWNSHIP  
AUTHORITY, vs. JOSEPH D.  
HARRISON, Owner or reputed owner  
or whoever may be the owner(s). owner  
(s) of property situated in the CARROL  
TOWNSHIP,**

**WASHINGTON  
COUNTY, Pennsylvania, being 3730 Dry  
Run Road. Monongahela. Pennsylvania  
15063; Parcel No. 130-007-00-00-0036-  
00; Judgment Amount \$3,228.79**

**SHERIFF'S SALE No. 2016-1503**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1503 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 2, 2018**

**U.S. Bank National Association as  
Indenture Trustee for CIM Trust 2015-  
3AG Mortgage Backed Notes, Series  
2015-3AG, Plaintiff, vs. Unknown heirs,  
successors, assigns and all persons,  
firms or associations claiming right,  
title, or interest from or under  
Sherman F. Haddix, Jr. aka Sherman  
Haddix, Deceased Mortgagor and Real  
Owner, Defendant**

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

Tax Parcel No.: 750-033-00-00-0009-00; Property Address: 780 E. Maiden St., Washington, PA 15301; Improvements: Erected Thereon

**SHERIFF'S SALE No. 2017-1566**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1566 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 2, 2018**

**Roundpoint Mortgage Servicing Corporation v. John A. Hickman aka John Hickman & Jan Hickman**

owner(s) of property situate in the **CALIFORNIA BOROUGH**, WASHINGTON County, Pennsylvania, being 809 Spear Street, California, PA 15419-1339 Parcel No. 080-019-00-02-0009-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$71,546.56

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-1904**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1904 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 2, 2018**

**USAA Federal Savings Bank,**  
**PLAINTIFF VS. James William**  
**Griffin and Ewa Griffin**  
**DEFENDANTS**

FIRST:

ALL those two certain lots of ground situate in the **Township of Chartiers**, County of Washington and Commonwealth of Pennsylvania, being known and designated as Lot Nos. 32 and 33 known and designated as Lot No. 32-A and a small triangular lot lying to the North; Parcel Numbers.: 170-016-01-01-0035-00 and 170-016-01-01-0036-00 - 837 WEST GRANT STREET, HOUSTON, PA. 15342

**SHERIFF'S SALE No. 2017-2054**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2054 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 2, 2018**

**Wells Fargo Bank, NA v. Matthew D. Colvin**

owner(s) of property situate in the **INDEPENDENCE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 360 Narigon Run Road, Claysville. PA 15323-1229; Parcel No. 370-025-01-00-0011-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$98,194.69

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-2094**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-2094 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 2, 2018**

**Bank of America, N.A. PLAINTIFF v. Dale Bertha & Jennifer Bertha DEFENDANT(S).**

ALSO BEING KNOWN AS 26 Tenan Street, **Burgettstown**, PA 15021; TAX PARCEL NO. 070-006-00-01-0020-00 IMPROVEMENTS: Residential Dwelling -Single Family Residence SEIZED AND TAKEN in execution as the property of Carrington Mortgage Services, LLC under Judgment \$96,627.45.

**SHERIFF'S SALE No. 2017-3037**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3037 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 2, 2018**

**Metropolitan Life Insurance Company PLAINTIFF VS. Robert Pattison a/k/a Robert D. Pattison and Davina Pattison a/k/a Davina D. Patterson a/k/a Davina D. Ruschel DEFENDANTS**

All that certain lot or piece of ground situate in the **City of Washington**, Ward 7, County of Washington and Commonwealth of Pennsylvania, Having an address of 670 Penn Avenue,

Washington, Pennsylvania 15301; Also known as parcel number 770-034-00-01-0006-00

**SHERIFF'S SALE No. 2017-3126**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3126 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 2, 2018**

**Wells Fargo Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-BOI Plaintiff v. MARSHALL SCOTT NICHOLS & SHERRY ANN NICHOLS Defendant**

owners of property situate in **Borough of Houston**, Washington County, Pennsylvania, being 211 Cherry Avenue, Houston, PA 15342.

Assessment Map No.: 360-009-00-02-0011-00

Judgment Amount: \$83,896.44

Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2017-3149**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3149 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 2, 2018**

**LSF9 MASTER PARTICIPATION TRUST, Plaintiff, v. TED PHILLIPS,**

**CRAIG PHILLIPS; SCOTT PHILLIPS, TIM PHILLIPS, SUE HORNE, TRACY MCCRACKEN AS KNOWN HEIRS OF NANCY J. PHILLIPS, AND ANY UNKNOWN HEIRS OF NANCY J. PHILLIPS, Defendants.**

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF WASHINGTON, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 826 CHARTIERS STREET, WASHINGTON, PA 15301; PARCEL NO. 770-017-00-03-0006-00

**SHERIFF'S SALE No. 2017-3463**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3463 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 2, 2018**

**Wells Fargo Bank, NA v. William A. Byers, Shelley A. Byers**

owner(s) of property situate in the **MONONGAHELA CITY, 3RD**, Washington County, Pennsylvania, being 906 Lawrence Street, Monongahela. PA 15063-1928; Parcel No. 440-025-00-00-0009-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount \$122,341.26

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-3478**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3478 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 2, 2018**

**QUICKEN LOANS INC. 635 Woodward Avenue Detroit, MI 48226 vs. Mary Anne Jankowiak as Administratrix of the Estate of Mary B. Heaton a/k/a Mary H. Heaton, Deceased**

All that certain lot or piece of ground situate in **North Franklin Township**, Washington County Pennsylvania bounded and described as follows: APN:5100020700000800 - - 700 Franklin Farms Road, Washington, PA 15301

**SHERIFF'S SALE No. 2017-3513**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3513 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 2, 2018**

**US Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-Bc3 v. Sean Patrick Mollenauer, in His Capacity as Administrator of The Estate of Herbert Mollenauer a/k/a Herbert C. Mollenauer, Jr.**

owner(s) of property situate in the **CANONSBURG BOROUGH**, 3RD, WASHINGTON County, Pennsylvania, being 25 Munnell Street. aka 325 Black Alley, Canonsburg, PA 15317-1620; Parcel No. 110-016-00-00-0006-00, 110-016-00-00-0005-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$44,836.73  
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-3540**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3540 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 2, 2018**

**PNC Bank, National Association Plaintiff v. JESSICA MIDLER, KNOWN HEIR OF MARCY L. BABLE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARCY L. BABLE Defendant(s)**

owners of property situate in **Borough of Burgettstown**, Washington County, Pennsylvania, being 7 Hillcrest Avenue a/ k/a 7 Hillcrest Road, Burgettstown, PA 15021.

Assessment Map No.: 070-013-00-02-0012-00

Judgment Amount: \$58,553.46

Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2015-3779**

By virtue of a WRIT OF EXECUTION -

MORTGAGE FORECLOSURE No. 2015-3779 issued out of the COMMON PLEAS of Washington County, and to me directed OD 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 2, 2018**

**PNC Bank, National Association Plaintiff v. JANET A. CONEYBEER Defendant(s)**

owners of property situate in **Borough of Allenport**, Washington County, Pennsylvania, being 100 Short Street, Allenport, PA 15412.

Assessment Map No. 010-013-00-06-0001-02; Judgment Amount: \$260,840.43- Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2017-3783**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3783 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 2, 2018**

**DITECH FINANCIAL LLC 3000 Bayport Drive, Suite 800, Tampa, FL33607 VS. DONNA M CAPEZZUTO as Administratrix of the Estate of Timothy M. Sheakley Deceased**

All that certain lot or piece of ground situate in **Chartiers Township**, County of Washington and Commonwealth of Pennsylvania. HAVING erected thereon a dwelling. 170-011-01-00-0006-00 - 125 Southall Drive, Washington, PA 15301

**SHERIFF'S SALE No. 2017-3896**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3896 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 2, 2018**

**Wells Fargo Bank, N.A., as Trustee for Lake Country Mortgage Loan 2006-Hel v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Steve R. Haynos, Deceased**

owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 317 Woodland Avenue, Charleroi. PA 15022-1254; Parcel No. 160-024-00-01-0006-00.160-024-00-01-0007-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$41,475.94

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-4186**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4186 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 2, 2018**

**JPMORGAN CHASE BANK, NA c/o 3415 Vision Drive, Columbus, OH**

**43219 vs. HOLLY E. DEMSKI & MATTHEW T. DEMSKI**

ALL that certain lot or piece of ground situate in the **Township of Cecil**, County of Washington and Commonwealth of Pennsylvania Being designated as Parcel Number 140-012-01-06-0020-00. Property Address: 453 Georgetown Road, Lawrence, PA 15055

**SHERIFF'S SALE No. 2017-4250**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4250 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 2, 2018**

**NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING, 75 Beattie Place, Suite 300, Greenville, SC 29601 VS. KIMBERLY ANN TOURNAY & WILLIAM E. TOURNAY**

All those certain lots of ground situate in the **Township of Mt Pleasant**, Washington County, Pennsylvania ADDRESS: 142 MAIN STREET, HICKORY, PA 15340; Parcel#: 460-008-01-00-0031-00

**SHERIFF'S SALE No. 2017-4252**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4252 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 2, 2018**

**Santander Bank, N.A. v. Roseanna Nemet, in Her Capacity as Executrix and Devisee of The Estate of Charles D. Tustin**

owner(s) of property situate in the **CANONSBURG BOROUGH, 1ST, WASHINGTON County, Pennsylvania,** being 111 1st Street, aka 111 First Street, Canonsburg, PA 15317-2115; Parcel No. 090-013-00-00-0040-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$54,878.04

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2010-4384**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-4384 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 2, 2018**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A, 500 DELAWARE AVENUE, 11TH FLOOR, WILMINGTON, DE 19801 vs. SHERRY WATERS**

ALL that certain tract of land situate in **Somerest Township,** Washington County, Pennsylvania, bounded and described as follows: 425 Buckingham Rd, SCENERY HILL, PA 15360;

PARCEL IDENTIFICATION NUMBER:  
5800140000003100

**SHERIFF'S SALE No. 2017-4411**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4411 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 2, 2018**

**Reverse Mortgage Solutions, Inc. Plaintiff v. ESTATE OF RICHARD J. MERLO RICHARD W. MERLO, KNOWN HEIR OF RICHARD J. MERLO ROBERT A. MERLO, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD J. MERLO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD J. MERLO** Defendant(s)

owners of property situate in **Fallowfield Township,** Washington County, Pennsylvania, being 4 Dairy Road, Charleroi, PA 15022.

Assessment Map No.: 32000702000100;  
Judgment Amount: \$106,310.43

Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2017-4497**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4497 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 2, 2018**

**Plaza Home Mortgage, Inc. Plaintiff v. Kira M. Lopresto and Rick Raymond White Defendant(s)**

ALL THAT CERTAIN ALL that certain lot or parcel of ground situate in the First Ward Annex of the **Borough of Canonsburg**, formerly Cecil Township, County of Washington and Commonwealth of Pennsylvania, being known as 904 Short Street, Canonsburg, PA 15317. ID. NO. 095-001-05-01-0007-00; JUDGMENT AMOUNT \$129,207.43

ATTORNEY: M. Troy Freedman, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976

**SHERIFF'S SALE No. 2017-4873**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4873 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 2, 2018**

**FIRST COMMONWEALTH BANK, Plaintiff: vs. SALVATORE MANFREDI, JR. and CHERYL MANFREDI, Defendants.**

ALL THOSE CERTAIN PARCELS OR PIECE OF LAND SITUATE IN **CHARTIERS TOWNSHIP**, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNA. HAVING ERECTED THEREON A COMMERCIAL BUILDING KNOWN AS 1375 HENDERSON AVENUE,

WASHINGTON, PENNSYLVANIA 15301, TAX MAP NO. 170-01902-02-0001-00.

**SHERIFF'S SALE No. 2016-5558**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5558 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 2, 2018**

**Citifinancial Servicing LLC v. Joseph F. Shupenko & Kathy J. Shupenko**

owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 152 Maple Avenue, Charleroi, PA 15022-1282; Parcel No, 160-032-00-01-0026-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount \$28,054.94

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2015-5876**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-5876 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 2, 2018**

**U.S. Bank National Association, not in its individual capacity but solely as trustee**



**for the RMAC Trust, Series 2016-CTT  
PLAINTIFF VS. Jonathan R Lawver  
and Lyndy R Lawver DEFENDANTS**

All that certain piece of land situate in **East Bethlehem Township**, County of Washington and Commonwealth of Pennsylvania - 61 MAIN STREET, CLARKSVILLE, PA. 15322; Parcel No.: 260-004-02-09-0019-00

**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 **FEBRUARY 2, 2018**

**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 350-01 1-00-00-0010-02; Property Address: 31 Sutton Lane, Washington, PA 15301

**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 2, 2018**

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

ALL THAT CERTAIN LOT OF GROUND SIT. IN THE SEVENTH WARD OF THE **CITY OF WASHINGTON**, WASHINGTON COUNTY, PA, BEING KNOWN AS 122 MAPLE AVENUE, WASHINGTON, PA 15301. WASHINGTON COUNTY TAX I.D. NO. 770-030-00-04-0021-00

**SHERIFF'S SALE No. 2015-7267**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7267 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 2, 2018**

**Federal National Mortgage Association  
("Fannie Mae"), Plaintiff v. Richard E,  
Westover Defendant**

ALL THAT CERTAIN LOT OR PIERCE OF GROUND SITUATE IN THE BOROUGH OF DONORA, WASHINGTON COUNTY, AND COMMONWEALTH OF PENNSYLVANIA BEING KNOWN AND NUMBERED AS 615 THOMPSON AVENUE, DONORA, PA 15033. BEING PARCEL NUMBER 240-016-00-05-0016-00; Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2011-8033**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-8033 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 2, 2018**

**Deutsche Bank National Trust Company, as Trustee for the registered holders of GSAMP Trust 2005-SEA1, Mortgage Pass-Through Certificates, Series 2005-SEA1, by its attorney in fact, Ocwen Loan Servicing, LLC v. Susan Thomas**

All that certain lot or piece of ground situate in the **Borough of Twilight** Washington County, having erected thereon a dwelling known as 191 State Street, Speers, PA 15022; I.D. NO. 6.30-004-00-00-0006-00; JUDGMENT AMOUNT \$66,235.97

ATTORNEY: Jessica N. Manis, Esq.  
1581 Main Street, Suite 200, Warrington,  
PA 18976

Samuel F. Romano, Sheriff      7)24-3