

WASHINGTON COUNTY REPORTS

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*Serving the Legal
Community of
Washington County*

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CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF
THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE
OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS
OF THE COUNTY OF WASHINGTON, PENNSYLVANIA.

JUDGES OF THE COURT OF COMMON PLEAS

Katherine B. Emery, P.J., John DiSalle, Gary Gilman, Valarie Costanzo,
Michael Lucas, Damon Faldowski

Judge of the Term October 1—15 Emery, P.J.
Judge of the Term October 16—31 Faldowski, J.

MOTIONS—2016

General Civil.....Judge of the Term (9:15am, Monday-Friday)
Criminal (October)..... Lucas, J.
P. Judge Katherine B. Emery Tues. through Thurs. at 9:15 am
Judge John DiSalle Tues. and Thurs. at 9:15am
Judge Gary Gilman Tues. through Fri. at 9:15 am
Judge Valarie Costanzo Wed. 9:30 am for individuals with counsel;
1:30 pm if the moving party does not have counsel.
Judge Michael Lucas Monday at 1:15 pm and Thurs. at 8:30 am
Judge Faldowski Tues. through Thurs. at 9:15 am

Judge Gilman will not be hearing motions November 2—4, 2016.

COURT OF COMMON PLEAS CALENDAR

Criminal - Trial Weeks Oct. 17—28, 2016
Civil - Trial Weeks Oct. 17—28 2016
Orphans' Court - Next Audit Nov. 17, 2016
Orphans' Court deadline to file accounts for Dec. 2016 Audit
Sheriff's Office - Next Sheriff's Sale Nov. 4, 2016
last day to file Executions in Prothonotary's for Jan. 2017 sale
last day to file Executions in Sheriff's office for Jan 2017 sale
COMMONWEALTH COURT Convenes in Pittsburgh Nov. 14-18, 2016
SUPREME COURT Convenes in Pittsburgh. Oct. 31—Nov. 4, 2016
SUPERIOR COURT Convenes in Pittsburgh Oct. 24—28, 2016

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ADVERTISEMENTS due Friday at Noon for publication the following Thursday (holidays may alter deadline).

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OBITER DICTUM

From the *ABA Journal Daily Newsletter*: [1] “. . . an international bar group has notified members that a planned conference in Havana next month has been canceled and will instead be held in Miami. The annual meeting would have been the first held in Cuba since the group’s inauguration 75 years ago in Havana. ‘The shift arises from the unilateral decision of the Cuban Organizing Committee (the National Association of Cuban Attorneys, the National Organization of Collective Law Offices, the Cuban Supreme Court, the Cuban Attorney General’s Office and the University of Havana Law School) to cancel the conference 45 days from its scheduled date,’ says the announcement by the Inter-American Bar Association. ‘By reneging on their word, these organizations have completely disregarded the economic impact and reputational damage to our association.’ *The Daily Business Review* and *The Wall Street Journal* Law Blog have stories about the shift in location of the conference, which will still be held from June 20 to June 24. The American Bar Association is a member of the Inter-American Bar Association, Law Blog notes. IABA President Carlos López said those in Cuba shut down the conference because they were worried about what speakers – particularly Luis Almagro Lemes, secretary general of the Organization of American States – would say about Cuba’s regime and its Venezuelan allies, the articles report.”; [2] “Putting off the resolution of issues for a later day isn’t necessarily a bad thing, according to [U.S. Supreme Court] Chief Justice John G. Roberts Jr. Roberts said on Wednesday that he sees value in consensus and restraint. The Associated Press covered Roberts’ comments at a conference of the Richmond, Virginia-based Fourth U.S. Circuit Court of Appeals. ‘I try to achieve as much consensus as I can,’ Roberts said. ‘I think we spend a fair amount of time – maybe a little more than others in the past – talking about things, talking them out. It sometimes brings you a bit closer together. But it’s been subject to some criticism that you can put things off and you can say, ‘Well, let’s not deal with this issue. Then maybe in five years we’ll get another case if we have to.’ And some people think that’s bad. I think it has something to do with judicial philosophy. I think we should be as restrained in when we decide the issues when it’s necessary to do so. I think that’s part of how I look at the job.’”(Article by Debra Cassens Weiss); [3] U.S. Supreme Court “Justice Ruth Bader Ginsburg remarked on the drawbacks of the unfilled vacancy on the U.S. Supreme Court at a judicial conference on Thursday. “‘Eight, as you know, is not a good number for a multi-member court’ . . . CNN says Ginsburg’s remark is ‘the furthest a sitting justice has gone, since the sudden death of Justice Antonin Scalia earlier this year, to signal that the court would function better with a fully staffed bench’ . . . Ginsburg referred to 4-4 splits in two cases this term. One of the cases, a challenge to mandatory union dues for public employees, ‘was among the term’s most closely watched cases,’ she said. When the court is evenly divided, ‘that means no opinions and no precedential value,’ Ginsburg said. She also noted that another ‘headline case’ involving the Affordable Care Act was resolved without an opinion on the merits. The case, a challenge by religiously affiliated groups to the opt-out procedure for providing contraceptive coverage for their employees, was remanded for consideration of a potential compromise; [4] “Experts are skeptical of a start-up company’s claims that its technology can identify terrorists and other criminals by analyzing clues in their faces. The company, Faception, says its software detects character

WASHINGTON COUNTY BAR ASSOCIATION CLEs and CALENDAR OF EVENTS

10/17	4:30	YLD Meeting/Happy Hour	Liberty Pole Spirits
10/19	Noon	Family Law Section CLE Custody Issues Roundtable	Citizens Library
10/24	Tba	WCBA Meeting, Slate & CLE "Malpractice Avoidance"	Meadows Casino
11/2	Noon	WCBA Member Roundtable	WCBA
11/2	4-5:00	WCBA Family Law Mtg & CLE	Jury Lounge
11/18		Annual Bar Banquet	Southpointe Golf Club
1/20/17		Winter Bench/Bar	Hilton Garden Inn
8/4-6/17		Summer Bench/Bar	Oglebay CC

PBI - CLE

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.**

10/21	9-1:15	4/0	\$179/199	Lawyer's Guide to Appraisals & Appraisers
10/28	9-1:15	4/0	\$179/199	Intersection of Life & Estate Planning
11/2	9-12:15	3/0	\$179/199	Vehicle Stops and Searches in PA
11/16	9-5:00	6/0	\$199/219	Snapshots of Special Education Law
11/30	9-10:00	1/0	\$99/109	Fundamentals of Civil Practice: Civil Practice Overview
12/9	9-5:00	5/1	\$199/219	A Day on Employment Law

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

BENISHM, LEWIS W., late of Burgettstown, Washington Co., PA; Executor: Larry G. Benish, 25 Coulter Lane, Burgettstown, PA 15021; Attorney: Lawrence E. Bolind, Jr., 238 Main St., Imperial, PA 15126

LONG, ELIZABETH R., a/k/a **ELIZABETH RUTH LONG**, late of Donegal Township, Washington Co., PA; Executor: William K. Long, Jr., 314 Castle Road, Washington, PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

MARSHALL, DIANE LYNNE, late of Washington, Washington Co., PA; Executrix: Lynne Marshall, 585 Kenilworth Drive, Pittsburgh, PA 15228; Attorney: Tracy L. Zihmer, The Lynch Law Group, LLC, 501 Smith Drive, Ste 3, Cranberry Township, PA 16066

MASON, JAMES ERNEST, a/k/a **JAMES E. MASON, SR.**, late of Houston, Washington Co., PA; Executor: James Ernest Mason, Jr., c/o Kusturiss, Wolf & Kusturiss; Attorney: Angela D. Kusturiss, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

MITCHELL, CARRIE E., late of Washington, Washington Co., PA;

Executrix: Judith A. Anderson, 277 Preston Road, Washington, PA 15301; Attorney: E. J. Julian, 71 North Main St., Washington, PA 15301

SCIULLI, CHARLES A., late of South Strabane Township, Washington Co., PA; Executrix: Joyce Sciulli, c/o 1000 Third Street, Ste 4, Beaver, PA 15009; Attorney: Joshua D. Kail, 1000 Third Street, Ste 4, Beaver, PA 15009

SECOND PUBLICATION

BARANTOVICH, HELEN J., a/k/a **HELEN BARANTOVICH**, late of Monongahela, Washington Co., PA; Administratrix: Janet Baron, c/o 125 South College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College St., Washington, PA 15301

BURNSWORTH, SHIRLEY L., late of Amwell Township, Washington Co., PA; Administrator: Matthew J. Burnsworth, 130 Nokomis Drive, Washington, PA 15301; Attorney: Wilson Law Office, P.C., 189 Hackney Station Road, Amity, PA 15311

CUTSHALL, BERNICE J., a/k/a **BERNICE JEAN CUTSHALL a/k/a BERNICE CUTSHALL**, late of Brownsville, Washington Co., PA; Executrix: Karen Jean West, 818 West Pike Street, Houston, PA 15342; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

FISFIS, NICHOLAS H., late of McMurray, Washington Co., PA; Executrix: Helen Fisfis, 105 Fairway Drive, McMurray, PA 15317; Attorney: Rosalie P. Wisotzki, 310 Grant Street, Ste 1109, Pittsburgh, PA 15219

KISSELL, KATHERINE E., late of Chartiers Township, Washington Co., PA; Executor: Gary Andrew Kissell, 110

Tanglewood Drive, McMurray, PA 15317; Attorney: Frank C. Roney, Jr., 382 West Chestnut St., Ste 102, Washington, PA 15301

NAVROTSKI, EDWIN J., late of Eighty Four, Washington Co., PA; Executrices: Michelle N. Kuehner, 233 Edward Drive, Elizabeth, PA 15037; Darlette Navrotski, 317 Howard Drive, Pittsburgh, PA 15241; Attorney: Loretta B. Kendall, 364 E. Lincoln Avenue, McDonald, PA 15057

WILLHOFT, JANE L., late of Washington, Washington Co., PA; Executor: Frank Willhoft, 598 North Main St., Washington, PA 15301

THIRD PUBLICATION

FREDIANA, MARCELLA D., late of Charleroi, Washington Co., PA; Executors: Jack F. Cox, Jr. and Susan Cox, 543 Conrad Avenue, Charleroi, PA 15022; Attorney: David N. Lint, France, Lint & Associates, PC, 308 Fallowfield Avenue, Charleroi, PA 15022

GILBERT, JOSEPH A., a/k/a **JOSEPH ANDREW GILBERT**, late of , Washington Co., PA; Executors: Robert J. Ramacker, 16 Allison Road, Bulger, PA 15019; Susan Gilbert,, 2070 McKees Rocks Rd., McKees Rocks, PA 15136

KLEIN, MARIE MAHRAMAS, a/k/a **MARIE M. KLEIN**, late of Canonsburg, Washington Co., PA; Executors: Evelyn Pihakis and Richard D. Clohessy, c/o Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317; Attorney: Angela D. Kusturiss, Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

LANG, HARRY JUDSON, a/k/a **HARRY J. LANG**, late of California Borough, Washington Co., PA; Executor: Randall Judson Lang a/k/a Randall J. Lang, 2120 East Bay Drive NE, Olympia

WA 98506; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

NICASTRO, LINDA M., a/k/a **LINDA MARY NICASTRO**, late of Canonsburg, Washington Co., PA; Executor: Anthony J. Nicastro, 60 Carl Avenue, Lot A2, Eighty Four, PA 15330

O'NEIL, NIXON RICHARD, a/k/a **NIXON R. O'NEIL**, late of Centerville Borough, Washington Co., PA; Executrix: Mona O'Neil, 620 Denbo Avenue, Brownsville, PA 15417; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi, PA 15022

STEELE, CARL S., late of California Borough, Washington Co., PA; Executrix: Karen R. Moluski, 179 Deems Park Road, Daisytown, PA 15427

SYREK, TERRANCE D., a/k/a **TERRANCE SYREK**, late of Washington, Washington Co., PA; Administrator: Jeffrey J. Morella, c/o Morella & Associates; Attorney: Karen E. Bononi, Morella & Associates, P.C., 706 Rochester Road, Pittsburgh, PA 15237

YURKOVICH, STEVE F., late of Washington Co., PA; Executors: Carol Gayman, 112 Oak Drive, Jefferson, PA 15344; Steven P. Yurkovich, 21 Wesley Drive, Apt. G, Asheville, NC 28803; Attorney: Brandon K. Meyer, 136 East High Street, Waynesburg, PA 15370

CORPORATION NOTICE

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 on the 19th of September, 2016, with respect to a

Domestic Business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **SLACK'S CONSTRUCTION & REMODELING, INC.**

Robert A. Bain II, Esq.
136 East High St.
Waynesburg, PA 15370 2)12 -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 on the 16th of August, 2016, with respect to a proposed nonprofit corporation which has been organized under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is **PEOPLE FOR CONSTITUTIONAL GOVERNMENT INC.** A brief summary of the purpose or purposes for which said corporation is organized is: To provide guidance, direction and litigation support to local government bodies and groups on constitutional issues arising from local zoning and local, state and federal laws that may affect them.

Jennifer L. Schiavoni, Esq.
Bailey Center 1, Southpointe
Canonsburg, PA 15317 2)12 -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 proposed nonprofit corporation which has been organized under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is **PETERS TOWNSHIP ROWING CLUB INC.**

with its principal place of business being located at 1127 Magee Road, Sewickley, PA 15143. 2)12 -1

REAL ESTATE

Washington County
Court of Common Pleas
Number: 2015-8358
Notice of Action in Mortgage
Foreclosure

CIT Bank, N.A., Plaintiff

v.

Scott Susoeff, Known Surviving Heir of William Susoeff, Eric Susoeff, Known Surviving Heir of William Susoeff, Carrie Fisher, Known Surviving Heir of William Susoeff, Janet Susoeff, Known Surviving Heir of William Susoeff and Unknown Surviving Heirs of William Susoeff, Defendants

TO: Unknown Surviving Heirs of William Susoeff.

Premises subject to foreclosure: 1063 Elizabeth Drive, Canonsburg, Pennsylvania 15317.

NOTICE:

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to

provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Southwestern PA. Legal Aid Society

10 West Cherry Avenue

Washington, Pennsylvania 15301

(724) 225-6170

McCabe, Weisberg & Conway, P.C.,
Attorneys for Plaintiff,
123 S. Broad St., Ste. 1400,
Phila., PA 19109,
215-790-1010

6)12-1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA

IN RE: CONDEMNATION BY THE
PENNSYLVANIA TURNPIKE
COMMISSION OF 3.052 ACRES OF
LAND LOCATED PARTIALLY IN
THE TOWNSHIP OF CECIL, COUNTY
OF WASHINGTON, AND PARTIALLY
IN THE TOWNSHIP OF SOUTH
FAYETTE, COUNTY OF
ALLEGHENY, COMMONWEALTH OF
PENNSYLVANIA, FOR THE
CONSTRUCTION OF THE
SOUTHERN BELTWAY, U.S. ROUTE
22 TO I-79 PROJECT (PARCEL ID NO.
NONE ASSIGNED)

TO: THE PITTSBURGH CINCINNATI
CHICAGO AND ST. LOUIS RAILWAY
COMPANY, ITS SUCCESSORS AND/
OR ASSIGNS, OR ANY OTHER
PERSON OR ENTITY FOUND TO
HAVE AN INTEREST IN THE
PROPERTY CONDEMNED

**REQUIRED RIGHT-OF-WAY FOR
LIMITED ACCESS**

ALL THAT CERTAIN tract or parcel of
land partially located in South Fayette
Township, Allegheny County,
Pennsylvania and partially located in
Cecil Township, Washington County,

Pennsylvania, bound and described
according to Pennsylvania Turnpike
Commission Plan No. 17975, WBS# S-
006.00X002-4-07-34, dated August 15,
2016, and as follows:

BEGINNING at a point common to the
line dividing lands now or formerly of
The Pittsburgh Cincinnati Chicago & St.
Louis Railway Company and lands now
or formerly of Reissing 45, LLC, and the
southerly required right-of-way line for
limited access of SR 576 said point being
594 feet more or less right of and
opposite SR 576 Survey and Right-of-
Way Baseline Station 888+91+/-;

Thence along said dividing line,
continuing through lands of the
Pennsylvania Turnpike Commission,
formerly of Walter A. Scott & Lydia E.
Scott and lands now or formerly of
Danny M. Lauderbaugh and Sharon
Lauderbaugh, the following five (5)
courses and distances:

North 04° 37' 14" East, a distance of
225.58 feet, said point being 390 feet
more or less right of and opposite SR
576 Survey and Right-of-Way
Baseline Station 887+87+/-;

Northwesterly by an arc bearing to the
left having a radius of 1,399.69 feet,
a distance of 838.08 feet and a chord
bearing North 12° 31' 58" West, a
chord length of 825.62 feet, said
point being 126 feet more or less left
of and opposite SR 576 Survey and
Right-of-Way Baseline Station
881+61+/-;

North 29° 41' 10" West, a distance of
339.50 feet to a point on the dividing
line, said point being 208 feet more
or less left of and opposite SR 576
Survey and Right-of-Way Baseline
Station 878+17+/-;

North 29° 41' 10" West, a distance of 394.50 feet to a point on the dividing line, said point being 269 feet more or less left of and opposite SR 576 Survey and Right-of-Way Baseline Station 874+11+/-;

Northwesterly by an arc bearing to the right having a radius of 2,897.93 feet, a distance of 215.38 feet and a chord bearing North 27° 33' 25" West, a chord length of 215.33 feet, said point being 305 feet more or less left of and opposite SR 576 Survey and Right-of-Way Baseline Station 871+99+/-;

Thence along the line dividing between lands now or formerly of The Pittsburgh Cincinnati Chicago & St. Louis Railway Company and the other lands now or formerly of Danny M. Lauderbaugh and Sharon Lauderbaugh, North 77° 15' 02" East, a distance of 67.69 feet to a point, said point being 367 feet more or less left of and opposite SR 576 Survey and Right-of-Way Baseline Station 872+27+/-;

Thence through lands now or formerly of Danny M. Lauderbaugh and Sharon Lauderbaugh, and continuing along the line dividing lands now or formerly of The Pittsburgh Cincinnati Chicago & St. Louis Railway Company and now or formerly of Reissing 45, LLC, and through the lands of the Pennsylvania Turnpike Commission, formerly of Walter A. Scott & Lydia E. Scott, the following five (5) courses and distances:

Southeasterly by an arc bearing to the left having a radius of 2,831.93 feet, a distance of 195.62 feet and a chord bearing South 27° 42' 26" East, a chord length of 195.58 feet, said point being 334 feet more or less left of and opposite SR 576 Survey and Right-of-Way Baseline Station 874+20+/-;

South 29° 41' 10" East, a distance of 394.50 feet, said point being 273 feet more or less left of and opposite SR 576 Survey and Right-of-Way Baseline Station 878+31+/-;

South 29° 41' 10" East, a distance of 339.50 feet, said point being 189 feet more or less left of and opposite SR 576 Survey and Right-of-Way Baseline Station 881+81+/-;

Southeasterly by an arc bearing to the right having a radius of 1,465.69 feet, a distance of 877.60 feet and a chord bearing South 12° 31' 58" East, a chord length of 864.55 feet, said point being 357 feet more or less right of and opposite SR 576 Survey and Right-of-Way Baseline Station 888+40+/-;

South 04° 37' 14" West, a distance of 207.69 feet, to a point, said point being 540 feet more or less right of and opposite SR 576 Survey and Right-of-Way Baseline Station 889+34+/-;

Thence South 79° 26' 51" West, a distance of 68.38 feet to the point and place of BEGINNING.

CONTAINING 3.052 acres.

BEING part of that premises conveyed to The Pittsburgh Cincinnati Chicago & St. Louis Railway Company by the following deeds:

Richard M. Shane and Thomas R. Shane & Elizabeth M. Shane, husband and wife dated January 16, 1889 and recorded January 18, 1889 in Deed Book 148, Page 634 in Washington County Recorder of Deeds Office.

William P. Rend & Elizabeth C. Rend, husband and wife dated February 18, 1889 and recorded on

February 25, 1889 in Deed Book 149, Page 329 in Washington County Recorder of Deeds Office.

William P. Rend & Elizabeth Rend , husband and wife dated May 25, 1891 and recorded on June 2, 1891 in Deed Book 740, Page 120 in Allegheny County Recorder of Deeds Office.

NOTICE TO CONDEMNEE

IN ACCORDANCE WITH SECTION 305 OF THE EMINENT DOMAIN CODE, CODIFIED AT 26 Pa.C.S. §305, THE PENNSYLVANIA TURNPIKE COMMISSION HEREBY GIVES NOTICE THAT:

1. The Pennsylvania Turnpike Commission filed a Declaration of Taking on September 9, 2016 in the Court of Common Pleas of Washington County, Pennsylvania at No. 2016-5507. This was filed pursuant to the requirements of the Commonwealth of Pennsylvania Eminent Domain Code as amended by 2006, May 4, P.L. 112, No. 34, §1, effective in 120 days [Sept. 1, 2006].

2. The Condemnor is the Pennsylvania Turnpike Commission, an instrumentality of the Commonwealth of Pennsylvania. Its principal office is located at Exit 247 of the Pennsylvania Turnpike System in Lower Swatara Township, Dauphin County, Pennsylvania. Its post office address is P. O. Box 67676, Harrisburg, Pennsylvania, 17106-7676.

3. The Pennsylvania Turnpike Commission is authorized and empowered by Section 6 of Act of May 21, 1937, P.L. 774, No. 211, as amended, to acquire by condemnation any lands, rights, easements, franchises and other property deemed necessary or convenient for the construction or efficient operation of the Turnpike.

4. This Declaration of Taking was authorized by a Resolution adopted August 23, 2016 by said Condemnor. The record of the proceedings regarding this adoption may be examined at the Pennsylvania Turnpike's Central Office, located at Exit 247 of the Pennsylvania Turnpike.

5. The purpose of the condemnation is to acquire property interests to construct the Southern Beltway, U.S. Route 22 to I-79 Project and its requirements.

6. The property is situate partially Cecil Township, Washington County and partially in South Fayette Township, Allegheny County, Pennsylvania, and consists of 3.052 acres in fee, a partial take. A plan of the property condemned sufficient for its identification has been filed with the Declaration, which was filed with the Prothonotary of Washington County and with the Recorder of Deeds of Washington County in accordance with Section 304 of the Eminent Domain Code of 2006.

7. The nature of the title hereby acquired is (i) fee simple in the surface, (ii) only so much of any minerals beneath the surface of any separate estate in any of those minerals as is necessary for the lateral and subjacent support of the surface and any improvements now or hereafter erected thereon, (iii) the right to access any minerals, oil, or gas from the surface of the land hereby condemned, and (iv) any and all rights of way into, upon, or over the surface of said land, including the right to drill for, dig, mine, drain, ventilate, transport, or carry away said minerals, oil or gas now owned or hereafter acquired by the Condemnees; together with the right to use any of the surface for storing materials, disposing of refuse or overburden, or to erect any buildings, structures, or fixtures necessary, convenient, or incident to the producing, mining or removing of minerals, oil, or

gas from beneath the surface of the land hereby condemned or from any other lands of the Condemnees.

8. A plan showing the condemned property may be inspected at Condemnor's project field office located at 3878 Morganza Road, Bridgeville, PA 15017 during regular business hours.

9. The Condemnor filed with the Declaration of Taking its Open End Bond without surety pursuant to Section 303(a) of the Eminent Domain Code of 2006. Just compensation is made or secured by the filing of said Bond.

10. If you wish to challenge the power or right of the Condemnor, the Pennsylvania Turnpike Commission, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file preliminary objections with the Court of Common Pleas of Washington County, Pennsylvania, within thirty (30) days after publication of this Notice.

PENNSYLVANIA TURNPIKE COMMISSION

Date: September 9, 2016
By: /s/ Robert J. Wratcher
Three Gateway Center
401 Liberty Avenue, Ste 1740
Pittsburgh, PA 15222 6)12-1

SHERIFF SALES

Special Notice On Real Estate Sales Sheriff's Rule

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, November 4, 2016 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, November 9, 2016 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, November 11, 2016 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>
2016-94.....	LSF9 Master Part. V. Cappe.....	Washington
2015-337.....	Citifinancial Servicing v. Bloom	Bentleyville Borough
2016-1126...	CIT Bank v. Miller	Mt. Pleasant Township
2013-1491...	US Bank v. Murdoch	North Strabane Township
2016-1591...	First Niagara Bank v. Anterock	Midway
2016-1599...	Dollar Bank v. Hoffman	Washington
2016-1816...	LSF9 Master Part. V. Dowdle	North Franklin Township
2014-1888...	LNV Corp. v. Greene.....	Ellsworth Borough
2016-2027...	Wells Fargo Bank v. Armstrong	Burgettstown
2016-2162...	Ditech Financial v. Dipyatic	Ellsworth Borough
2016-2624...	JP Morgan Chase Bank v. Snyder	Carroll Township
2016-2638...	LSF9 Master Part. V. Bird.....	Claysville
2016-2845...	Nationstar Mortgage v. Tennant	Monongahela
2016-2849...	Midfirst Bank v. Norquist.....	Bentleyville
2015-2956...	Bayview Loan Servicing v. Berty.....	Speers Borough
2016-3057...	LSF9 Master Part. V. Perret.....	Charleroi Borough
2016-3065...	US Bank v. Grondin	Cecil Township
2016-3213...	Interstate Advisors v. McNeel	Canton Township
2016-3244...	Huntington Nat'l Bank v. Tate	South Franklin Township
2016-3253...	Deutsche Bank v. DiPiazza.....	Roscoe Borough
2016-3503...	Citifinancial Servicing v. Smith.....	Monongahela
2015-3831...	PNC Bank v. Shultz.....	South Franklin Township
2014-5500...	CitiMortgage v. Poland.....	Donegal Township
2011-6532...	Deutsche Bank v. Fisher	Buffalo Township
2014-6806...	Citifinancial Servicing v. Fages.....	Jefferson Township
2015-7252...	PNC Bank v. Bennett.....	Burgettstown
2015-7286...	US Bank v. Faust	Canton Township
2015-8328...	Carrington Mortgage v. Ola.....	North Franklin Township

SHERIFF'S SALE No. 2016-94

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-94 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

LSF9 Master Participation PLAINTIFF v. James L. Cappe United States of America; United States of America DEFENDANT(S).

ALSO BEING KNOWN AS 238 Dodd Drive, **Washington**, PA 15301; TAX PARCEL NO. 600-007-05-01-0030-00 - IMPROVEMENTS: Residential - SEIZED AND TAKEN in execution as the property of James L. Cappe, under judgment 2016-94

SHERIFF'S SALE No. 2015-337

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-337 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building,

Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY Plaintiff, vs. Lori A. Bloom n/k/a Lori B. Langsdorf, Administratrix of the Estate of Toni M. Belski a/k/a Toni Bloom, Deceased Mortgagor and Real Owner Defendant

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

Tax Parcel No.: 040-053-00-02-0022-00
Property Address: 103 First Street, Bentleyville, PA 15314
Improvements: erected thereon

SHERIFF'S SALE No. 2016-1126

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1126 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, . Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

CIT Bank, N.A. Plaintiff v. Charles E. Miller Defendant

All That Certain land situate in the township or borough of **Mount Pleasant Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 24 Elm Road, Hickory, Pennsylvania 15340

Tax I.D. #: 460-008-00-00-0004-00 -
Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2013-1491

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1491 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

U.S. Bank National Association, as Trustee for Master Asset Backed Securities Trust 2006- Ab1 vs. Alan M. Murdoch & Corinne C. Murdoch

owner(s) of property situate in the **NORTH STRABANE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 184 Canterbury Road, McMurray, PA 15317; Parcel No. 520-003-02-00-0013-00 (Acreage or street address) - Improvements thereon: RESIDENTIAL DWELLING. Judgment Amount: \$491,374.50

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LL.P

SHERIFF'S SALE No. 2016-1591

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1591 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

FIRST NIAGARA BANK, N.A. 4224 Ridge Lea Road, Amherst, NY 14226 vs. Timothy Anterock Solely in His Capacity as Heir of Gladys F. Lander A/K/A Gladys Faye Hlavay, Deceased

PARCEL NUMBER -410-006-00-02-0013-00 -PREMISES: 103 DEPOT LANE , MIDWAY, PA 15060

SHERIFF'S SALE No. 2016-1599

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1599 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

Dollar Bank, Federal Savings Bank vs. Kacey S. Hoffman, a/k/a Kacey Sue Hoffman

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE 7TH WARD CITY OF WASHINGTON, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 655 ALLISON AVENUE, WASHINGTON, PA 15301. INSTRUMENT NUMBER 201235805, PARCEL #770-008-00-02-0006-00.

SHERIFF'S SALE No. 2016-1816

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1816 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

LSF9 Master Participation Trust Plaintiff, vs. Daniel L. Dowdle; Sheree R. Dowdle Defendants.

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of North Franklin**, Washington County, Pennsylvania. Being known as: 871 Park Avenue, Washington, PA 15301 -Tax Parcel ID: 510-002-07-00-0075-00

SHERIFF'S SALE No. 2014-1880

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1880 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

LNV Corporation, Plaintiff, vs. Charlene M. Greene aka Charlene M. Hazi, Daniel Glenn Greene Defendants

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

Tax Parcel No.: 040-005-00-00-0038-00 & 310-014-00-00-0009-00

Property Address: 332 Beallsville Rd., Bentleyville, PA 15314; Improvements: Erected Thereon

SHERIFF'S SALE No. 2016-2027

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2027 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

Wells Fargo Bank, N.A. v. Matthew L. Armstrong

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 135 Devils Den Road, **Burgettstown**. PA 15021-2356 Parcel No. 340-011-04-00-0027-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$102,242.22

Attorneys for Plaintiff Phelan Hallinan
Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-2162

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2162 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

Ditech Financial LLC fka Green Tree Servicing LLC v. Jaime Dipyatic

owner(s) of property situate in the **ELLSWORTH BOROUGH**, WASHINGTON County, Pennsylvania, being 106 Poplar Street, Ellsworth, PA 15331 Parcel No. 310-022-00-03-0003-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING- Judgment Amount: \$34,019.81

Attorneys for Plaintiff Phelan Hallinan
Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-2624

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2624 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West

Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

JPMorgan Chase Bank, National Association Successor by Merger to Chase Home Finance LLC v. Joshua L. Snyder

owner(s) of property situate in the **CARROLL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 135 Taylor Run Road. Monongahela. PA 15063-1037; Parcel No. 130-011-04-02-0002-00 (Acreage or street address) ; Improvements thereon: RESIDENTIAL DWELLING -Judgment Amount: \$108,133.45

Attorneys for Plaintiff Phelan Hallinan
Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-2638

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2638 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

LSF9 Master Participation Trust Plaintiff, vs. Donald Bird; Barbara Bird Defendants.

ALL THAT CERTAIN lot or parcel of land, situate in the **Borough of Claysville**, Washington County, Pennsylvania.

Being known as: 123 Highland Avenue, Claysville, PA 15323

Tax Parcel ID: 180-005-00-02-0007-00

SHERIFF'S SALE No. 2016-2845

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

-2845 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

Nationstar Mortgage LLC PLAINTIFF VS. Walter R Tennant, Jr. DEFENDANT

ALL those certain lots or pieces of ground situate in the First Ward of the **City of Monongahela**, County of Washington and Commonwealth of Pennsylvania, being Parcel No.: 4200040002000900 -- 127 Factory Street, Monongahela, PA 15063

SHERIFF'S SALE No. 2016-2849

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2849 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

MIDFIRST BANK, PLAINTIFF VS. KIMBERLY NORQUIST, DEFENDANT

All those certain tracts of land in the **Borough of Bentleyville**, Washington County, Pennsylvania,
Parcel I ID#: 040-014-00-00-0005-00
Parcel II ID#: 040-014-00-00-0006-00

Having erected thereon a dwelling house known as 325 Main Street, Bentleyville, PA 15314

SHERIFF'S SALE No. 2015-2956

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

2015-2956 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

Bayview Loan Servicing LLC v. William Klamoric, in His Capacity as Administrator of The Estate of Dennis R. Berty; Rudolph P. Berty, II, in His Capacity as Heir of The Estate of Dennis R. Berty; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dennis R. Berty, Deceased

owner(s) of property situate in the **SPEERS BOROUGH**, WASHINGTON County, Pennsylvania, being 165 Arlington Avenue, Charleroi. PA 15022-1102; Parcel No. 610-005-00-01-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$115,311.48

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-3057

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3057 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

Lsf9 Master Participation Trust v. Elizabeth A. Perret

owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 412 Lincoln Avenue, Charleroi. PA 15022-1538; Parcel No. 160-019-00-04-0014-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$102,806.05

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-3065

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3065 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, 1 00 West Beau Street, Washington, P A 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

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

ALL that certain parcel of ground in the **Township of Cecil**, County of Washington, Pennsylvania,

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS; 784 MORGANZA ROAD CANONSBURG, PA 15317.

PARCEL NO. 140-013-02-01-0003-00.

SHERIFF'S SALE No. 2016-3213

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3213 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 **NOVEMBER 4, 2016**

INTERSTATE ADVISORS, LLC, Plaintiff, Vs DAVID McNEEL and CHARLENE R. McNEEL, Defendants.

Canton Twp., Cty of Washington & Cmwlt of PA. HET a dwg k/a 160 Ellis Avenue, Washington, PA 15301. Parcel Nos. 120-011-04-02-0024-00 & 120-011-04-02-0025-00.

SHERIFF'S SALE No. 2016-3244

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016 -3244 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

The Huntington National Bank Plaintiff v. Amanda Tate and Jason O. Tate Defendants

All That Certain land situate in the **Township of South Franklin** in the County of Washington, Commonwealth of Pennsylvania. Premises: Lot 9 & Lot 2 Warne Lane, Washington, Pennsylvania 15301

Tax I.D. #: 590-011-00-00-0010-47 - Improvements consist of a Lot

SHERIFF'S SALE No. 2016-3253

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016 -3253 issued out of the COMMON PLEAS of Washington County, and to me

directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11, Plaintiff v. Beverly DiPiazza; Lawrence D. DiPiazza a/k/a Larry DiPiazza, Defendant(s)

Owners of property situate in **Borough of Roscoe**, Washington County, Pennsylvania being 511 Underwood Avenue a/k/a 511 Underwood Avenue, Roscoe, PA 15477.

Assessment Map No.: 560-003-00-02-0016-00

Assessed Value Figure: \$7,069.00

Judgment Amount: \$56,920.75

Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2016-3503

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3503 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

Citifinancial Servicing LLC v. James T. Smith

owner(s) of property situate in the **MONONGAHELA CITY**, WASHINGTON County, Pennsylvania, being 507 Jackson Street. Monongahela.

PA 15063-2125 Parcel No. 430-012-00-03-0007-00 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$45,650.44 -Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2015-3831

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-3831 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

PNC BANK, NATIONAL ASSOCIATION, successor by merger to NATIONAL CITY BANK, Plaintiff, vs. JAMES E. SHULTZ and THE UNITED STATES OF AMERICA, Defendants.

A.T.C. PARCELS SIT. IN **SOUTH FRANKLIN TWP.**, WASHINGTON COUNTY, PA, BEING MORE FULLY DESC'D AT INSTRUMENT NO. 200108340. KNOWN AS 442 ESTATE LANE, WASHINGTON, PA. - WASHINGTON COUNTY TAX ID. NOS. 590-005-04-00-0018-00 and 590-005-04-000019-00

SHERIFF'S SALE No. 2014-5500

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5500 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104,100 West

Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
NOVEMBER 4, 2016

CitiMortgage, Inc. Plaintiff, vs. Lori A. Poland Defendant

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

Tax Parcel No.: 230-007-02-02-0003-00
Property Address: 87 Highland Avenue,
West Alexander, PA 15376
Improvements: Erected Thereon

SHERIFF'S SALE No. 2011-6532

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-6532 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee under POOLING AND SERVICING AGREEMENT Dated as November 1, 2005 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE6 Plaintiff v. ESTATE OF DELINDA M. FISHER, C/O WILLIAM T. FISHER, JR., EXECUTOR; WILLIAM T. FISHER, JR. (INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF DELINDA M. FISHER); UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELINDA M. FISHER, Defendant(s)

owners of property situate in **Buffalo Township**, Washington County,

Pennsylvania, 455 Timberlake Road, Claysville, PA 15323.

Assessment Map No.: NA (060-009-00-00-0007-00)

Assessed Value Figure: \$11,350

Judgment Amount: \$188,153.04

Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2014-6806

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6806 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

CITIFINANCIAL SERVICING LLC Plaintiff, vs. Michelle Fages Defendant

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

Tax Parcel No.: 380-006-02-00-0013-00
Property Address: 28 Ridge Road
Burgettstown, PA 15021
Improvements: Erected Thereon

SHERIFF'S SALE No. 2015-7252

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7252 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

PNC Bank, National Association Plaintiff v. AMY S. BENNETT;

JAMES A. BENNETT A/K/A JAMES ANTHONY BENNETT Defendant(s)

owners of property situate in **Smith**, Washington County, Pennsylvania, being 119 Fieldcrest Dr., Burgettstown, PA 15021.

Assessment Map No.: 570-013-04-00-0012-00 — Assessed Value Figure: \$25,868.00; Judgment Amount: \$184,426.49; Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2015-7286

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-7286 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

U.S. BANK, N.A. AS TRUSTEE; FOR MANUFACTURED HOUSING CONTRACT SENIOR/ SUBORDINATE PASS THROUGH CERTIFICATE TRUST 1996-4 Plaintiff vs. William C. Faust Defendant (s)

ALL THE RIGHT, TITLE AND INTEREST OF William C. Faust, OWNERS OR REPUTED OWNERS.

ALL THAT CERTAIN lot of ground situate in Canton Township, Washington County, Pennsylvania. BEING KNOWN AS: 548 Buena Vista Street and 19 Short Street, Washington, PA 15301 -- Manufactured home: 1996 Carraige Hill. 48x28, Vin No. P AFLT22A42404-CG13.

SHERIFF'S SALE No. 2015-8328

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-8328 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **NOVEMBER 4, 2016**

Carrington Mortgage Services, LLC PLAINTIFF VS. Kevin M. Ola and Erica L. Ola, DEFENDANTS

ALL THAT CERTAIN lot of ground situate in **North Franklin Township**, Washington County, Pennsylvania- HAVING erected thereon a dwelling identified as 194 Hazelwood Drive, Washington, Pennsylvania 15301. Parcel No.: 510-003-11-02-0021-00

Samuel F. Romano, Sheriff 7)11-3

OBITER DICTUM CONT'D from page 3

traits with 80 percent accuracy, the *Washington Post* reports. 'Our personality is determined by our DNA and reflected in our face,' Faception chief executive Shai Gilboa told the Post. 'It's a kind of signal.' According to Faception, its technology can identify everything from geniuses to pedophiles to white-collar criminals. And its ability to identify terrorists has led to a contract with a homeland security agency, the company says. . . Experts interviewed by the *Post* questioned the company's claims. Princeton psychology professor Alexander Todorov has done research on facial perception and he says evidence of accuracy in facial reading 'is extremely weak.' Another expert, University of Washington computer science professor Pedro Domingos, told the *Post* that artificial intelligence software may appear to be making accurate predictions, when in reality it is relying on the wrong data." ; [5] "The Disciplinary Board has published a notice of proposed rulemaking, seeking comments on a possible amendment to Rule 1.2 of the Rules Professional Conduct, regarding scope of representation. According to the preface, the proposal responds to numerous inquiries regarding advice to clients regarding the marijuana business. Marijuana laws across the United States have been changing rapidly. To date, over 20 states and the District of Columbia have enacted laws relating to marijuana. Pennsylvania's Medical Marijuana Act was signed into law on April 17, 2016. The proposed amendment would modify Subsection (d) of Rule 1.2, which prohibits a lawyer to counsel or assist a client in criminal conduct. An exception would be established in a new Subsection (e), stating: 'A lawyer may counsel or assist a client regarding conduct expressly permitted by the law of the state where it takes place or has its predominant effect, provided that the lawyer counsels the client about the legal consequences, under other applicable law, of the client's proposed course of conduct.' The preface notes that the Federal Controlled Substances Act, 21 U.S.C. § 811 et. seq, still classifies marijuana as a Schedule 1 drug and thus its manufacture, distribution, dispensing or possession are still illegal under Federal law. Under current language of Rule 1.2 (d), a Pennsylvania lawyer arguably is prohibited from assisting a client in various activities such as drafting or negotiating contracts that may relate to the purchase, distribution or sale of marijuana, even where such activities maybe legal under state law." From the on line newsletter of The Disciplinary Board of the Pennsylvania Supreme Court. • • ***The foregoing material does not necessarily reflect the views of the employees, officers and/or members of the Washington County Bar Association. Obiter Dictum is not an editorial, it is a compilation of items about the law, attorneys and related matters. It is not intended to endorse or promote any particular point of view. Comments, criticism and suggestions should be addressed to the Editor, preferably in writing. All articles & publications referred to above are on file in the Bar office.***

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In Trouble with Discipline?

If you have a problem with alcohol, other drugs, gambling or depression, call LCL at 1-888-1941 for confidential help. If you also have a matter involving the Office of Disciplinary Counsel, you should contact the PBA Lawyers' Assistance Committee. Its' confidential Sobriety Monitor Program Subcommittee has helped many lawyers who were facing disciplinary action as a result of their addiction or depression to keep practicing law. For more information call the LCL administrative office at 1-800-335-2572. Although LCL is not involved with the monitoring program, it can refer you to a subcommittee member who can determine if the monitoring program can assist you. All contact with LCL and the Sobriety Monitor Program Subcommittee is confidential and you incur no obligation when you call. Help is available. Don't wait, call now.

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