

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

BACHETTI, DOROTHY, a/k/a **DOROTHY L. BACHETTI**, late of Borough of Donora, Washington Co., PA; Executrix: Anita D. Bachetti, 529 Linden Way, Donora, PA 15033; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Avenue, PO Box 144, Charleroi, PA 15022

FABIAN, ANDREW J., late of McMurray, Washington Co., PA; Administratrix: Linda Fabian, c/o Raizman Frischman Matzus & Rizza, P.C., 7300 Penn Ave., Pittsburgh, PA 15208; Attorney: Bernard Rizza, 7300 Penn Avenue, Pittsburgh, PA 15208

KONYK, MICHAEL V., a/k/a **MICHAEL V. KONYK, SR.**, late of Cecil Township, Washington Co., PA; Executor: John V. Konyk, 136 Bluestone Drive, Bethel Park, PA 15102; Attorney: James P. Liekar, 38 West Pike St., Canonsburg, PA 15317

LITTLE, GENEVIEVE, late of McDonald, Washington Co., PA; Executor: Douglas Paul, 857 Pleasant Dr., Warren, PA 16365; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 122 S. McDonald St., McDonald, PA 15057

LOPRESTI, JAMES A., late of New Eagle, Washington Co., PA; Executors: Mary Ann Lopresti, 908 Marion St., New Eagle, PA 15067; Rick A. Lopresti, 6132 Teasel Dr., Wexterville, OH 43082;

Attorney: Kenneth R. Miller, Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222

LUTES, DAVID CRAIG, late of North Strabane, Washington Co., PA; Executrix: Melanie LeJohn, c/o Frank C. Roney, Jr., 382 W. Chestnut St., Ste 102, Washington, PA 15301; Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Ste 102, Washington, PA 15301

RENKO, JOSEPHINE M., late of Strabane, Washington Co., PA; Executors: Eugene W. Renko, Jr., 815 McWilliams Dr., Houston, PA 15342; Janice M. Martin, 211 Center Church Road, McMurray, PA 15317;

TIMCO, ELIZABETH JANE, a/k/a **BETTY TIMCO a/k/a BETTY JANE TIMCO a/k/a ELIZABETH TIMKO**, late of Union Township, Washington Co., PA; Executrix: Sharon L. Chornyak, 10816 Sierra Woods Circle, Plain City, OH 43064

YONIS, IGNATIUS, late of Jefferson Township, Washington Co., PA; Executor: James Bracken, 40 Gwen Haley Road, Burgettstown, PA 15021; Attorney: Stephen J. Taczak, 23 East Beau St., Washington, PA 15301

SECOND PUBLICATION

BAUCOM, JANE R., late of North Strabane Township, Washington Co., PA; Executrix: Mandy R. Carragher, 1420 Mohican Drive, Mt. Lebanon, PA 15228; Attorney: James J. Bowman, 429 Washington Ave., Suite 1, Bridgeville, PA 15017

BEELER, GAIL L., a/k/a **FLORENCE GAIL BEELER**, late of City of Washington, Washington Co., PA; Executor: Bernard D. Rush, 1197 Route 519, Eighty Four, PA 15330; Attorney: Keith A. Bassi, Bassi, Vreeland &

Associates, P.C., 111 Fallowfield Avenue,
PO Box 144, Charleroi, PA 15022

CAMPBELL, CAROLYN D., a/k/a
CAROLYN CAMPBELL, late of South
Strabane Township, Washington Co., PA;
Executor: William M. Campbell, 349
Woodside Dr., Washington, PA 15301;
Attorney: Kenneth L. Baker, Peacock
Keller & Ecker, LLP, 70 East Beau St.,
Washington, PA 15301

ELLIS, MURIEL HORNER, a/k/a
MURIEL H. ELLIS, late of South
Strabane Township, Washington Co., PA;
Executrix: Mona Ellis Canfield, 859
Horner Drive, Washington, PA 15301;
Attorney: Kenneth L. Baker, Peacock
Keller & Ecker, LLP, 70 East Beau St.,
Washington, PA 15301

HAMPSON, WILLA J., a/k/a **WILLA
JEAN HAMPSON** a/k/a **WILLA
HAMPSON**, late of Burgettstown,
Washington Co., PA; Executor: George
Froats, c/o Peter K. Darragh, PO Box 435,
Hickory, PA 15340; Attorney: Peter K.
Darragh, PO Box 435, Hickory, PA 15340

HUTTER, MARY KATHERINE, a/k/a
MARY L. HUTTER, late of Amwell
Township, Washington Co., PA;
Administratrix: Tina R. Hutter, 2305 S.
Bridge Road, Washington, PA 15301;
Attorney: Belinda Dumire Attwood, 30
East Beau St., Suite 500, Washington, PA
15301

KOVACH, JOHN E., late of West
Bethlehem Township, Washington Co.,
PA; Executrix: Barbara A. Hines, 87
Highland Ridge Road, Marianna, PA
15345; Attorney: James P. Shields, 109
VIP Dr., Suite 102, Wexford, PA 15090

LONG, MAUDE K., late of Mt.
Pleasant Township, Washington Co., PA;
Executrix: Hope N. Tauch, 3020
Shoreline Lane, McDonald, PA 15057;
Attorney: J. Lynn DeHaven, Goldfarb,
Posner, Beck, DeHaven & Drewitz, 26
South Main St., Washington, PA 15301

SMITH, SARAH JANE, late of
McDonald Borough, Washington Co.,
PA; Executrix: Anne Myers, 5 Johnston
Road, McDonald, PA 15057; Attorney:
Daniel F. Bekavac, Jr., 400 Market St.,
Elizabeth, PA 15037

WAUGH, CHARLES, a/k/a
CHARLES T. WAUGH, late of
Fredericktown, Washington Co., PA;
Executrix: Sara K. Zemba, 5804
Accomac St., Springfield, VA 22150;
Attorney: William E. Speakman, Jr.,
Speakman, Riethmuller & Allison, 30
East Beau St., Suite 430, Washington,
PA 15301

THIRD PUBLICATION

ANGERMAN, VELMA J., late of
Monongahela, Washington Co., PA;
Executrix: Jane Baran-Cummings, 625
Decker St., Monongahela, PA 15063

BROZIER, REGIS A., late of
Independence Township, Washington
Co., PA; Executrix: Holly Onopiuk, 84
Baker Road, McDonald, PA 15057;
Attorney: J. Lynn DeHaven, Goldfarb,
Posner, Beck, DeHaven & Drewitz, 26
South Main St., Washington, PA 15301

COLANTONI, WILLIAM, late of
North Franklin Township, Washington
Co., PA; Executor: William Colantoni,
Jr., 24 Thornwood Court, Moline, IL
61265; Attorney: J. Lynn DeHaven,
Goldfarb, Posner, Beck, DeHaven &
Drewitz, 26 South Main St., Washington,
PA 15301

DANLEY, EMMA K., a/k/a **EMMA
KAY DANLEY** a/k/a **EMMA
DANLEY**, late of Canonsburg,
Washington Co., PA; Administrator:
Dana V. Danley, Jr., 514 Giffin Ave.,
Canonsburg, PA 15317; Attorney: Eva P.
Hershey, Peacock Keller & Ecker, LLP,
70 East Beau St., Washington, PA 15301

FLEISCHMANN, ARLENE, late of McMurray, Washington Co., PA; Administrator: John Wilson, PO Box 452, Bridgeville, PA 15017; Attorney: Michael J. DeRiso, 1801 Law & Finance Bldg., 429 Fourth Ave., Pittsburgh, PA 15219

GLOVER, JOHN W., late of North Stragane Township, Washington Co., PA; Executor: Hugh Jackson Glover, 880 Carol Drive, Canonsburg, PA 15317; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

HILLIER, JOY CAROL, late of East Bethlehem Township, Washington Co., PA; Executor: Walter W. Hillier, c/o Watson Mundorff Gbrooks & Sepic, LLC, 720 Vanderbilt Rd., Connellsville, PA 15425; Attorney: Watson Mundorff Brooks & Sepic, 720 Vanderbilt Road, Connellsville, PA 15425

KRIZAY, LUDWIG C., a/k/a **LUDWIG CHARLES KRIZAY**, late of Washington, Washington Co., PA; Executrix: Theresa A. Serniak, 5769 Montville Dr., McDonald, PA 15057; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

PELLEGRINI, KATHLEEN, late of Borough of New Eagle, Washington Co., PA; Executrix: Patrice R. Rice, 101 Nantucket St., Monongahela, PA 15063; Attorney: Herman J. Bigi, 337 Fallowfield Ave., Charleroi, PA 15022

TINKEY, SARAH C., a/k/a **SARAH L. TINKEY a/k/a SARAH LOUISE TINKEY**, late of Buffalo Township, Washington Co., PA; Executor: Michael G. Brownlee, 1092 South Sunset Beach Road, Claysville, PA 15323; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

CORPORATION NOTICES

CERTIFICATE OF ORGANIZATION

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

David P. Hvizdos, Esq.
505 Valleybrook Drive, Ste 206
McMurray, PA 15317 2)46-1

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 17th day of April, 2013, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **ALL AROUND ERRANDS** with its principal place of business at 211 Hunting Creek Road, McMurray, PA 15317.

The name(s) and/or address(es) of all persons owning or interested in said business: Nicholas Spanos 2)46-1

CLASSIFIED

OFFICE SPACE

Furnished office space to share in the Washington Trust Building. Call Frank Sichko at 724-222-1100. 3)46-1

MISCELLANEOUS

BANKRUPTCY SALE

In re: **ROBERT A. KUSTRON & JANICE M. KUSTRON**

Case No: 11-27203-CMB

Personal Property:
100% interest in Robert Kustron
Insurance Agency
Date of Sale: 6/25/13 at 1:30 PM
Courtroom B, 54th Floor
600 Grant Street
Pittsburgh, PA 15219
Objections due by: 6/1413
Initial Offer: \$130,000
Higher and better offers will be considered at the hearing
Hand Money Required: 10% purchase price
Contact Pamela J. Wilson
810 Vermont Avenue
Pittsburgh, PA 15234
(412) 341-4323
pwilson@epiqtrustee.com
For More Information:
www.pawb.uscourts.gov/easi.htm
4)46-1

A copy of this proposed Ordinance may be examined at the Office of the Borough Administrator, Municipal Building, 603 Meldon Avenue, Donora, PA or the Washington County Law Library, Washington County Courthouse, Washington, PA.
Dennis Fisher
Borough Administrator 4)46-1

REAL ESTATE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW
No. 2013-1831

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP Plaintiff

vs.

UNKNOWN HEIRS, ET AL. Defendant

NOTICE

T O U N K N O W N H E I R S , S U C C E S S O R S , A S S I G N S , A N D A L L P E R S O N S , F I R M S , O R A S S O C I A T I O N S C L A I M I N G R I G H T , T I T L E O R I N T E R E S T F R O M O R U N D E R B E R N A D I N E N A R C H U S R A S T O K A , D E C E A S E D

You are hereby notified that on April 10, 2013, Plaintiff, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the

NOTICE

The following Ordinance is being proposed by the Council of the Borough Donora at its next scheduled meeting on June 13, 2013.

ORDINANCE NO. 1369 OF THE BOROUGH OF DONORA, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA FOR THE PURPOSE OF PROVIDING REASONABLE REGULATIONS FOR THE CONTROL, CARE AND MAINTENANCE OF ANIMALS IN THE BOROUGH OF DONORA.

Court of Common Pleas of WASHINGTON County Pennsylvania, docketed to No. 2013-1831. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 412 MAIN STREET, BENTLEYVILLE, PA 15314-1535 whereupon your property would be sold by the Sheriff of WASHINGTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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.

Notice to Defend:

WASHINGTON COUNTY
SOUTHWESTERN PA LEGAL AID
SOCIETY

10 WEST CHERRY AVENUE
Washington, PA 15301
(724) 225-6170

Lawyer Referral Service
Washington County Bar Association
119 South College Street
Washington, PA 15301
(724) 225-6710

6)46-1

NOTICE OF ACTION TO QUIET TITLE

In accordance with Pennsylvania Rule of Civil Procedure 1066, **RABBIT RIDGE DEVELOPMENT, LLC** states:

An Amended Action to Quiet Title was filed on or about May 9, 2013 at No. 2010-9290 in connection with properties known as Parcel No. 080-040-00-00-0002-09 owned by Wayne E. Hinerman, Gladys L. Hinerman, Wayne E. Hinerman, Jr., Heather L. Greene and Paul M. Hinerman.

As per an Order of Court dated May 29, 2013 all further service of legal process in connection with this matter shall be effectuated upon Defendants by publication.

David P. Hvizdos, Esq.
505 Valleybrook Road, Suite 206
McMurray, PA 15317 6)46-1

IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY
PENNSYLVANIA
NO. 2013-1954

PNC BANK, NATIONAL ASSOCIATION as successor by merger to **NATIONAL CITY BANK,**
Plaintiff,

Vs.

ALL KNOWN AND UNKNOWN HEIRS OF IRENE SWARROW,
Defendant,

and **MONICA J. MIKOLAY**, Terre Tenant.

TO: All known and unknown Heirs of Irene Swarrow:

You are hereby notified that on April 15, 2013, PNC Bank, National Association, as successor by merger to National City Bank, filed a Mortgage Foreclosure Complaint against the above Defendant and Terre Tenant at the above number.

Property subject to foreclosure: 404 Ash Street, P.O. Box 169, Richeyville, Washington County, PA 15358.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in this complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP,

Lawyer Referral Service
119 South College Street
Washington, PA 15301
724-225-6710

IF YOU CANNOT AFFORD A LAWYER, THIS OFFICE MAY BE

ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICE TO ELIGIBLE PERSONS AT REDUCED FEE OR NO FEE:

Southwestern Pa Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
724-225-6170

Brett A. Solomon, Esquire
PA. I.D. #83746

Attorney for Plaintiff
Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
412-566-1212

6)46-1

SHERIFF SALES

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

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, July 5, 2013 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, July 10, 2013 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, July 12, 2013 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,

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

Sale#	PlavDef.....	Property Location
2010-314....	Residential Credit Solutions v. Powell.....	Union Township
2013-416....	Bank of America v. Lohr	North Strabane Township
2012-485....	Midfirst Bank v. Michael.....	Borough of North Charleroi
2013-830....	Capital One v. Marano	Peters Township
2013-954....	EverBank v. VanKirk	City of Washington
2013-1062..	Federal Home Loan Mtg. v. Killmeyer	Ellsworth
2013-1065..	US Bank v. Monaghan	Speers Borough
2010-1080..	US Bank v. Hammond	South Strabane Township
2013-1228..	EverBank v. Nolan	City of Washington
2009-2310..	Deutsche Bank v. Skaff.....	Peters Township
2012-3447..	Volt Asset Holdings v. Frazier.....	East Washington
2012-4172..	Bank of America v. Guiddy	SmitjhTownship
2010-4447..	First Horizon Home Loans v. Harrington .	Midway Borough
2010-4473..	Slovenian Savings & Loan v. Fleehler.....	Cecil Township
2012-6560..	Branch Banking & Trust v. Vann	Borough of Donora
2010-6605..	Bank of America v. Elder	Mt. Pleasant Township
2009-6929..	Nationstar Mortgage v. Ghelarducci	McDonald
2012-6942..	US Bank v. Elkins.....	Township of Union
2012-7618..	US Bank v. Hatfield	Canonsburg
2009-8628..	Bank of New York v. Watko	Speers Borough
2011-9231..	Citimortgage v. Deems.....	North Strabane Township
2010-9241..	Citimortgage v. Borne.....	Peters Township
2008-9457..	US Bank v. Johnson	Mt. Pleasant Township

SHERIFF'S SALE No. 2010-314

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-314 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 10:00A.M. on JULY 5, 2013

Residential Credit Solutions, Inc. Use Plaintiff V. Christine Powell and Richard Powell, Defendants

ALL THAT CERTAIN tract of land, situate in **Union Township**, Washington County, Pennsylvania. Premises being known as: 148 Coal Bluff Road, Finleyville, Pennsylvania 15332 Tax ID. #: 640-008-00-00-0066-01

SHERIFF'S SALE 2013-1062

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1062 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 JULY 5, 2013

FEDERAL HOME LOAN MORTGAGE CORPORATION, Plaintiff, vs. FEDERICK H. KILLMEYER AND ZENAIDA KILLMEYER A/K/A ZELINDA KILLMEYER, Defendants.

ALL THE RIGHT, TITLE, INTEREST AND CLAIMS OF FREDERICK H. KILLMEYER AND ZENAIDA KILLMEYER A/K/A ZELINDA KILLMEYER, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY: ALL AT CERTAIN PARCEL SITUATE IN THE **BOROUGH OF ELLSWORTH, WASHINGTON COUNTY, PENNSYLVANIA**, BEING MORE FULLY DESCRIBED IN INSTRUMENT NUMBER 200347302. HAVING ERECTED THEREON A PROPERTY KNOWN AS 130 SOUTH PINE STREET, ELLSWORTH, PA 15314 WASHINGTON COUNTY TAX PARCEL I.D. NO.: 310-025-00-02-0015-00

SHERIFF'S SALE No. 2012-485

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-485 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 JULY 5, 2013

MIDFIRST BANK, PLAINTIFF VS. JESSICA R HAMRIC AND BRANDON T. MICHAEL, KNOWN HEIRS OF JANIS L. MICHAEL DECEASED, AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DEFENDANT(S)

ALL THAT CERTAIN parcel of land situate in the **Borough of North Charleroi**, Washington County, Pennsylvania, being Lot No. 20 in Block No. 12, Lock View Plan of Lots, laid out by the North Charleroi Land Company, recorded in the Washington County Plan Book Volume 2, at page 132, and having thereon erected a dwelling house known as: 441 CONRAD AVENUE NORTH CHARLEROI, PA 15022-2225 TAX PARCEL: 500-001-00-04-0018-00 Reference Washington County Deed Book 2464 Page 617. TO BE SOLD AS THE PROPERTY OF JESSICA R. HAMRIC AND BRANDON T. MICHAEL, KNOWN HEIRS OF JANIS L. MICHAEL DECEASED, ON JUDGMENT NO. 20 12-485

SHERIFF'S SALE No. 2013-416

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-416 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 JULY 5,2013

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP V.TODD A. LOHR & RONDA LOHR

owner(s) of property situate in the **TOWNSHIP OF NORTH STRABANE**, COUNTY OF WASHINGTON, Commonwealth of Pennsylvania, being 193 WYLIE AVENUE, STRABANE, PA 15363-9605 Parcel No. 520-015-02-05-0003-00 (Acreage or Street address) Improvements thereon: RESIENTIAL DWELLING Judgment Amount: \$65,150.29

SHERIFF'S SALE No. 2013-830

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-830 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 JULY 5, 2013

Capital One, N.A, as successor by merger to ING Bank, FSB V. Marna Marano

PROPERTY OF: MARNA MARANO EXECUTION NO.: 2013-830 JUDGMENT AMOUNT \$85,350.71 ATTORNEY: Stern & Eisenberg, PC, 410 The Pavilion, Jenkintown, PA 19046 (215)572-8111 All the fight, title and interest and claim of MARNA P MARANO of, in and to: SHORT

Description- All that certain Condominium known as Unit No- 20-E of Quail Run Plan, Phase II situate in the **Township of Peters**, Washington County, having erected a three bedroom Unit in the Condominium heretofore known as 121 Brooke Drive, Venetia, PA 15367.

SHERIFF'S SALE No. 2010-1080

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2010-1080 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 JULY 5 2013

U.S. Bank National Association as Trustee for Structured Asset Securities Corporation, Mortgage Pass-through Certificates, Series 2005-RMS1, Plaintiff v. MICHAEL D. HAMMOND Defendant(s)

By virtue of a Writ of Execution filed to No. C-63-CV-2010-01080, U.S. Bank National Association as Trustee for Structured Asset Securities Corporation, Mortgage Pass-through Certificates, Series 2005-RMS1 v. MICHAEL D. HAMMOND, owners of property situate in **Township of South Strabane**, Washington County, Pennsylvania, being 1392 East Beau Street, Washington, PA 15301. Assessment Map No.: 600-007-04-02-0020-00 and 600-007-04-02-0018-01 Assessed Value Figure: 15,857.00 Judgment Amount: \$251,358.45 Improvements-Thereon: Residential property

SHERIFF'S SALE No. 2009-2310

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2009-2310 issued out of the COMMON PLEAS of Washington County, and tome 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 JULY 5, 013

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-10,7255 Baymeadows Way, Jacksonville, FL 32256 vs MEAGAN C. SKAFF - DANIEL I. SKAFF 119 Bremen Lane, Canonsburg, PA 15317

All that certain lot or piece of ground situate in the **Township of Peters**, County of Washington and Commonwealth of Pennsylvania, being known as lot 1124-R in the Crossgates Plan NO. 11 Revised as recorded in the Recorder's Office of Washington County, PA in Plan Book Volume 21, page 482. TAX PARCEL #540-007-17-00-0032-00 BEING KNOWN AS: 119 Bremen Lane, Canonsburg, PA 15317

SHERIFF'S SALE No. 2012-4172

By virtue of a WRIT OF EXECUTION-MORTGAGE FORECLOSURE No. 2012-4172 issued out of the COMMON PLEAS of Washington County, and tome 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 JULY 5, 013

BANK OF AMERICA, NA. 7105 Corporate Drive PTXB-209 Plano, Tx 75024 vs. JOSEPH GUIDDY, JR., 11 Grace Street, Slovan, PA 15078

All that certain lot or piece of ground situate in the **Township of Smith**, County of Washington, and Commonwealth of Pennsylvania, known and designated as Lots Nos. 65 and 66 in a plan of lots laid out by Samuel Samoiloff, Widower, called Dunbar Plan, recorded in the Recorder's Office of Washington County, Pennsylvania in Plan Book Volume 4, pages 86 & 87, bounded and described as follows, to wit: BEGINNING at a point on the west side of Grace Street at the Northeast corner of Lot No. 67 and running in a northerly direction along said street 70 feet to Lot No. 64; thence in a westerly direction along said Lot, 115 feet to an alley; thence in a southerly direction along said alley, 70 feet to Lot No. 67; thence in an easterly direction along said lot. 115 feet to the point of beginning. PARCEL#: 570-023-02-03-0012-00

SHERIFF'S SALE No. 2010-4447

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-4447 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 JULY 5, 2013

FIRST HORIZON HOME LOANS, A DIVISION OF FIR.ST TENNESSEE BANK NATIONAL ASSOCIATION F/K/A FIRST HORIZON HOME LOAN CORPORATION V. TARA A. HARRINGTON A/K/A TARA HARRINGTON

owner(s) of property situate in the **BOROUGH OF MIDWAY**, WASHINGTON County, Pennsylvania, being 304 PROSPECT STREET, MIDWAY, PA 15060-1154 Parcel No. 410-002-00-01-0002-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$138,262.21.

SHERIFF'S SALE No. 2010-4473

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-4473 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 JULY 5, 2013

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA, Plaintiff vs. DENNIS FLEEHER, SR. and RAMONA FLEEHER, husband and wife, Defendants

ALL that certain parcel of land situate in **Cecil Township**, Washington County, Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a point in the public road leading from the Village of Muse to the Village of Bishop, said point being common to lands now or formerly of George Fleeher, et ux., land now or late of John Vidmer and the parcel herein described; thence from the point at the place of beginning and along lines now or late of John Vidmar, North 0° 48' West 167 feet to a post on line of lands now or late of Kaufmann; thence along line of last mentioned lands, North 88° 39' East 146.12 feet to a post on line of lands now or late of Carl Ventresca;

thence through the larger tract of which the tract herein described is a part, South 31° 40' East 361.6 feet to a point; thence still through said larger tract, South 77° 54' West 190 feet to a point in the aforesaid road; thence in said road, North 12° 6' West 11.60 feet to a point in said road; thence still in said road, North 25° 46' West 88.20 feet to a point in said road; thence still in said road, north 46° 8' West 140.20 feet to a point in said road, the place of beginning. Containing an area of 1.2 acres, more or less, according to a survey of Paul R. Couderc, Registered Surveyor of McDonald, Pennsylvania, made in February 1959.

BEING the same property conveyed to the Mortgagors by the deed of George Fleeher and Marian Fleeher, husband and wife, dated September 2, 2004 and recorded in the office of the Recorder of Deeds for Washington County, Pennsylvania as Instrument No. 200429805. UNDER-AND SUBJECT to any and all exceptions, reservations, conditions, easements, rights of way and protective covenants as the same may appear of record in the chain of title. HAVING A MAILING ADDRESS OF: 596-602 BISHOP MUSE ROAD, CECIL, PA 15321. TAX PARCEL ID NUMBER: 140-006-00-00-0044-00

SHERIFF'S SALE No. 2012-6560

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6560 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 JULY 5, 2013

BRANCH BANKING AND TRUST COMPANY 6th Floor 301 College Street Greenville, SC 29601 vs. **COREY B. VANN & COREY VANN, DANA Y. VANN A/K/A DANA VANN, 323 2nd Street Donora, PA 15033**

ALL that certain lot or parcel of ground situate in the **Borough of Donora**, Washington County, Pennsylvania, bounded and described as follows: BEING Lot Number 15 in Block Number 15, lying between Willow Alley and Cherry Alley, fronting on Second Street thirty-six (36) feet and running back preserving the same width, a distance of One Hundred Seventy (170) feet to Rod Alley. EXCEPTING and reserving all the natural gas and oil underlying the said land, but no wells shall be drilled on the same for either. HAVING Parcel I.D. Number: 240-029-00-02-0006-00. 323 2nd Street, Donora, PA 15033

SHERIFF'S SALE No. 2008-9457

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2008-9457 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 JULY 5, 2013

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR

STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED-CERTIFICATES, SERIES 2005-ECI PO Box 293150 Lewisville, TX 75029 vs. CANDY JOHNSON & JASON JOHNSON, - 54 Fort Cherry Road, McDonald, PA 15057

ALL that certain piece or parcel of land situate in the **Township of Mt. Pleasant**, Washington County, Pennsylvania, being bounded and described as follows: BEGINNING at an iron pin at the corner of land late of Phillip Baner, now of Frank and Esther Libert; thence along State Highway Route Number 62069, North 58 degrees 30 minutes East, a distance of 179.35 feet to an iron pin at the corner of land of Leo Tamulinas and Frances Tamulinas; thence through lands of Leo Tamulinas and Frances Tamulinas, South 9 degrees 30 minutes East, a distance of 218 feet to a point; thence South 83 degrees 30 minutes West, 175.10 feet to a point along line or lands late of Philip Bauer, now of Frank and Esther Libert; thence along Libert line, North 6 degrees 30 minutes East, a distance of 142.40 feet to an iron pin, the place of beginning.

BEING THE SAME PREMISES BY DEED, DATED 09/01/2005, GIVEN BY ANITA K. CUNNINGHAM, SINGLE TO JASON JOHNSON AND CANDY JOHNSON, HIS WIFE AND R E C O R D E D 0 9 / 1 9 / 2 0 0 5 INSTRUMENT #200530890. Tax Parcel No. 460-020-05-00-0002-00 BEING KNOWN AS 54 FORT CHERRY ROAD, MCDONALD PA 15057

SHERIFF'S SALE No. 2010-6605

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

2010-6605 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 JULY 5, 2013

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP V. GARY K ELDER

owner(s) of property situate in the **TOWNSHIP OF MOUNT PLEASANT**, Washington County, Pennsylvania, being (Municipality) 185 DOGWOOD STREET, WESTLAND, PA 15378 Parcel No. 460-009-01-02-0010-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$145,964.07

SHERIFF'S SALE 2012-3447

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 20 12-3447 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, PA 15301, Washington County, at 10:00 A.M. on JULY 5, 2013

VOLT Asset Holdings NPL3, PLAINTIFF vs. Est. Bernice Frazier a/ k/a Bernice J. Frazier a/k/a Bernice Janet Frazier, deceased, and all known and unknown individuals, heirs, successors, assigns, business entities, non-profit entities, and/or charitable entities having and/or claiming any right, title, and/or interest therein, therefrom, and/or

thereunder, 665 Lemoyne Avenue, Washington, PA 15301; Kimberrly J. Freno, solely as Heir and Administratrix CTA to the Estate of Bernice Frazier a/ k/a Bernice J. Frazier a/k/a Bernice Janet Frazier, deceased c/o Patrick C. Derrico, Esquire, 30 East Beau St., Washington, PA 15301, Defendants

All those two certain lots or pieces of ground situate in the Borough of East Washington, County of Washington and Commonwealth of Pennsylvania. being known and designated as Lot No. 12 and 14 in Subdivision No. I of the Sheraton Manor Plan of Lots as recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania in Plan Book Volume 7, pages 328 and 329. ALSO BEING KNOWN AS 665 Lemoyne Avenue, Washington, PA 15301; TAX PARCEL NO. 290-012-00-02-0010-00

IMPROVEMENTS consist of a one story brick dwelling with integral garage.

SEIZED AND TAKEN in execution as the property of Est. of Bernice Frazier a/ k/a Bernice J. Frazier a/k/a Bernice Janet Frazier, deceased, and all known and unknown individuals, heirs, successors, assigns, business entities, non-profit entities, and/or charitable entities having and/or claiming any right title, and/or interest therein, therefrom, and/or thereunder as Judgment No. 2012-3447.

SHERIFF'S SALE No. 2013-1228

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1228 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
JULY 5, 2013

EverBank, PLAINTIFF VS. Donna L. Nolan and Valerie Nolan DEFENDANTS

ALL THAT CERTAIN lot of ground situate in the **City of Washington**, Washington County, Commonwealth of Pennsylvania, Beginning at a point 118.64 feet East of the intersection of Hall and Church Avenues and at a post between lot now or formerly of D. B. Baker and Joseph A. Hepler; thence Eastwardly along the Southern line of Hall Avenue 46.66 feet, more or less, to line now or formerly of William McCartney; thence South 97.67 feet to a point on line of Church Avenue; thence West 55.22 feet, more or less, to stake at lot now or formerly of D. B. Baker; thence North 70.25 feet to the place of beginning.

LESS AND EXCEPT that portion conveyed to the City of Washington by Declaration of Taking recorded in the Court of Common Pleas on March 14, 2000 at No. 2000-01169 and in the Recorder's Office at Instrument NO 200006252. TAX PARCEL: 720-008-00-01-0002-60, 153 Hall Avenue, Washington, PA 15301

SHERIFF'S SALE No. 2013-954

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1228 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 JULY 5, 2013

EverBank PLAINTIFF vs. Celeste M. Van Kirk, DEFENDANT

ALL THAT CERTAIN property known and designated as Lot No. 1 in the Maple Hill Land Company's Subdivision of Lots 397 to 405 inclusive of the Clark Place Plan of Lots recorded in the Recorder's Office of Washington County, Pennsylvania, in Plan Book Volume 2, page 90, being previously described in prior deed of record as Lot No. 405 and the northerly part of Lot 404 in the Clark Place Plan of Lots in the 7th Ward of the **City of Washington**, County of Washington, Pennsylvania, as said Plan is recorded in the Recorder's Office of Washington County in Plan Book Volume 2 Subject, however, to certain building restrictions, etc. and also subject to reservation of oil and gas, all as made of mentioned in deed of T. E. Barkley, et ux. to J. W. Wells, et ux. recorded in the aforesaid Recorder's Office of in Deed Book Volume 497, page 694. Under and subject to the exceptions, reservations, restrictions, conditions, easements, rights of way, etc. as are contained in the record chain of title or as may be visible on the promises or as may appear on the recorded plan. Tax Parcel #770-030-00-04-0034-00; being 196 Maple Avenue, Washington, PA 15301

SHERIFF'S SALE No.2012-7618

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No.2012-7618 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 JULY 5, 2013

**U. S. B A N K N A T I O N A L
A S S O C I A T I O N , A S T R U S T E E F O R
T H E P E N N S Y L V A N I A H O U S I N G
F I N A N C E A G E N C Y , P L A I N T I F F V S
J A M E S L . H A T F I E L D A N D
M I C H E L L E L . H A T F I E L D ,
D E F E N D A N T (S)**

ALL THAT CERTAIN lot of ground situate in the **Third Ward of the Borough of Canonsburg**, Washington County, Pennsylvania, being Lot No. 3, Mary L. Cannon Estate Subdivision of Lot No. 335 of the Canonsburg Land and Improvement Company Plan, Washington County in Plan Book 2, Page 167, and having thereon erected a dwelling house known as: 534 MARPLE AVENUE, CANONSBURG, PA 15301; TAX PARCEL: 110-014-00-00-0011-00 Reference Washington County Instrument No. 2006-1 8049.

SHERIFF'S SALE No. 2013-1065

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1065 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 JULY 5, 2013

**U. S. B A N K N A T I O N A L
A S S O C I A T I O N , A S T R U S T E E F O R
T H E P E N N S Y L V A N I A H O U S I N G
F I N A N C E A G E N C Y , P L A I N T I F F v s .
M I C H A E L J . M O N A G H A N ,
D E F E N D A N T (S)**

ALL THOSE CERTAIN lots or pieces of ground situate in the **Borough of Speers**

Washington County, Pennsylvania, being Lots 490 & 491, Maple View Plan of Lots, by Charleroi Home Building Company, Washington County Plan Book Volume 6, Page(s) 204, and HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 150 GRANDVIEW WAY CHARLEROI, PA 15022 TAX PARCEL: 610-004-00-01-0001-00. Reference Washington County Instrument No. 2007-29171.

SHERIFF'S SALE No. 2009-6929

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009-6929 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 JULY 5, 2013

**NATIONSTAR MORTGAGE, LLC
v. JOSHUA J. GHELARDUCCI**

owner(s) of property situate in the **BOROUGH OF MCDONALD**, WASHINGTON County, Pennsylvania, being 103 RAILROAD STREET, MCDONALD, PA 15057-1420 Parcel No. 470-022-00-01-0008-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$77,061.94

SHERIFF'S SALE No. 2012-6942

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6942 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 JULY 5, 2013

**U. S. B A N K N A T I O N A L
A S S O C I A T I O N , A S T R U S T E E F O R
T H E P E N N S Y L V A N I A H O U S I N G
F I N A N C E A G E N C Y , P L A I N T I F F
V S . J A N A . E L K I N S , D E F E N D A N T
(S)**

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Union**, Washington County, Pennsylvania, being Lot No. 71, E. J. Roberts Plan, recorded in Washington County Plan Book Volume 8, Page 41, and having thereon erected a dwelling house known as 5113 HILL STREET FINLEYVILLE, PA 15332; TAX PARCEL: 640-004-02-02-0019-00 TO BE SOLD AS THE PROPERTY OF JAN A. ELKINS ON JUDGMENT NO. 20 12-6942

Samuel F. Romano, Sheriff 7)45-3