

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

BOVA, JR., THOMAS A., late of Washington, Washington Co., PA; Executor: Daniel T. Bova, 455 Brad Avenue, Washington, PA 15301; Attorney: E. J. Julian, 71 N. Main St., Washington, PA 15301

CELIO, LUCIEN A., late of Houston, Washington Co., PA; Executrix: Ann Celio, 127 Roth Street, Houston, PA 15342; Attorney: William D. Phillips, Phillips & Faldowski, P.C., 29 East Beau St., Washington, PA 15301

DIXON, SHIRLEY A., a/k/a **SHIRLEY DIXON**, late of McDonald, Washington Co., PA; Executor: Steve Skarupa, 703 Valley St., McDonald, PA 15057; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

KEMP, LEONARD, late of , Washington Co., PA; Executrix: Mildred Kemp, c/o 3224 Estate Drive, Oakdale, PA 15071; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg, PA 15317

LUKO, CYNTHIA L., late of Coal Center, Washington Co., PA; Executors: Terry Joe Luko, 180 Edward Street, Brownsville, PA 15417; Dana Brown, 958 Park Street, California, PA 15419; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

SABLE, WILLIAM C., late of Fallowfield Township, Washington Co., PA; Executrix: Sharon L. Hess, 1555 Shrader Avenue, Monessen, PA 15062; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Avenue, PO Box 144, Charleroi, PA 15022

SHAFFER, CLIFFORD J., late of Bulger, Washington Co., PA; Administrator: Doug Shaffer, 114 Hibiscus Drive, Key Largo, FL 33037; Attorney: Ruschell & Associates, LLC, 2338 E. Carson St., Pittsburgh, PA 15203

STEFUS, GEORGE S., late of Carroll Township, Washington Co., PA; Administratrix: Sally A. Bailey, 10 Robinson Street, Monongahela, PA 15063; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

WYLIE, FRANCES A., late of Chartiers Township, Washington Co., PA; Executrices: Janet Conner, 1001 Allison Hollow Rd., Washington, PA 15301, Janet Nakoneczny, 627 Regent St., Houston, PA 15342, Joanie Smith, 605 Genteel Ridge Rd., Wellsburg, WV 26070; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Ste 430, Washington, PA 15301

SECOND PUBLICATION

ARNOLD, DELMA J., a/k/a **DELMA JEAN W. ARNOLD**, late of Twilight Borough, Washington Co., PA; Executrix: Alison Pfender, 372 Hilltop Lane, Washington, PA 15301; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Ste 430, Washington, PA 15301

BLAYNEY, RONALD H., late of Claysville, Washington Co., PA; Executor: Harold L. Blayney, c/o 150

Main St., Claysville, PA 15323; Attorney: Susan P. Moser, 150 Main Street, PO Box 371, Claysville, PA 15323

BOONE, KATHRYN M., late of Canonsburg, Washington Co., PA; Executor: Mark S. Popiolkowski, 125 Fern Street, Canonsburg, PA 15317; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

DARNLEY, KANDACE, late of Washington, Washington Co., PA; Administrators: Fred Darnley and Jody Darnley, 118 Valley View Road, Claysville, PA 15323; Attorney: Michael C. George, 310 Grant Street, Suite 712, The Grant Bldg., Pittsburgh, PA 15219

IDDINGS, THELMA E., a/k/a **THELMA E. SERENTA** a/k/a **THELMA EARLENE IDDINGS** a/k/a **THELMA EARLENE SERENTA**, late of Marianna, Washington Co., PA; Executrix: Patricia Milan, 2750 Martindale Road, Scenery Hill, PA 15360; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

JOHNSON, ROBERT L., late of Avella, Washington Co., PA; Executor: Brandon W. Johnson, c/o Matthew D. Rak, 535 Smithfield St., Suite 800, Pittsburgh, PA 15222; Attorney: Matthew D. Rak, Metz Lewis Brodman Must O'Keefe LLC, 535 Smithfield St., Suite 800, Pittsburgh, PA 15222

LAWRENCE, MARGARET L., late of North Bethlehem Township, Washington Co., PA; Executor: William H. Lawrence, 1248 E. National Pike, Scenery Hill, PA 15360; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling Street, Washington, PA 15301

MCKELVEY, SHIRLEY J., late of Eighty Four, Washington Co., PA;

Executor: Bradford L. Lauster, 153 Dyers Stone Drive, Eighty Four, PA 15330

McKNIGHT, BETTY G., a/k/a **BETTY J. McKNIGHT**, late of Union Township, Washington Co., PA; Executor: John L. Walker, Jr., c/o McNees, Autenreith, Rackley & Walker, 345 Commerce St., Beaver, PA 15009; Attorney: John L. Walker, Jr., 345 Commerce St., Beaver, PA 15009

NICE, PATRICIA A., late of Burgettstown, Washington Co., PA; Executrix: Lori Ann Fischer, 36 Stella St., Burgettstown, PA 15021; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

OLSEN, GEORGE A., a/k/a **GEORGE OLSEN**, late of Hanover Townshp, Washington Co., PA; Executrices: Cheryl J. Olsen nka Cheryl J. Gerst, 5001 Julia Lane, McKees Rocks, PA 15136; Holly A. Olsen, 17 Watson Street, Carnegie, PA 15106; Attorney: Richard J. Amrhein, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

SELVA, JAMES E., late of Washington, Washington Co., PA; Administrator: Eugene J. Julian, 71 N. Main St., Washington, PA 15301; Attorney: E. J. Julian, 71 North Main St., Washington, PA 15301

TOLIN, FRANK E., late of Robinson Township, Washington Co., PA; Executrix: Alice F. Beatty nka Alice P. Beatty; Attorney: Robert F. Wagner, 931 Red Oak Drive, Pittsburgh, PA 15238

WADE, CINDY D., a/k/a **CINDY WADE**, late of Washington, Washington Co., PA; Administrator: Burl J. Nichols, Jr., c/o 125 South College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College St., Washington, PA 15301

ZIDEK, ALBERT F., late of Coal Center, Washington Co., PA; Executors: Richard A. Zidek, 117 Second Avenue, Brownsville, PA 15417; Lawrence A. Zidek, 100 Rita Drive, Brownsville, PA 15417; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

THIRD PUBLICATION

BLACK, PATRICIA L., late of North Strabane Township, Washington Co., PA; Executor: Michael J. Black, 25298 McIntyre Square, South Riding, VA 20152; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling Street, Washington, PA 15301

COOK, JAMES E., a/k/a **JAMES EDWARD COOK**, late of Bulger, Washington Co., PA; Administratrix: Terry S. Cook, 25 Grant Street Ext., Bulger, PA 15019; Attorney: Clark A. Mitchell, 17 South College Street, Washington, PA 15301

DIETTINGER, DOLORES C., late of South Strabane Township, Washington Co., PA; Executor: Frank G. Diettinger, 1435 Willowbrook Drive, Washington, PA 15301

FORD, DANIEL ALLEN, a/k/a **DANIEL A. FORD**, late of Monongahela, Washington Co., PA; Executrix: Nancy S. Ford, 3635 Dry Run Road, Monongahela, PA 15063; Attorney: E. J. Julian, 71 N. Main St., Washington, PA 15301

KOUKLIS, JOHN, late of Canonsburg, Washington Co., PA; Executors: Elizabeth Kouklakis and Steve Kouklakis, c/o Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Avenue, Canonsburg, PA 15317; Attorney: Angela D. Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

MIHALICK, ASSUNTA, late of Midway, Washington Co., PA; Executors: Judy Evans, 1041 Grant St., Box 256, Bulger, PA 15019; Stephan Mihalick, 115 Rivercrest Dr., McDonald, PA 15057; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

NOVAK, SCOTT EDWARD, late of Washington, Washington Co., PA; Administratrix: Carole Beck, 1696 Ridgewood Drive, Washington, PA 15301; Attorney: Jessica Roberts, 8 East Pine Avenue, Washington, PA 15301

PATTERSON, WILLIAM C., a/k/a **WILLIAM PATTERSON**, late of Washington, Washington Co., PA; Administratrix: Patti S. Wolf, 105 Homeville Rd., Waynesburg, PA 15370; Attorney: Colleen D. Bratkovich, Zacharia & Brown, PC, 4500 Walnut Street, McKeesport, PA 15132

RUSSELL, WAYNE D., late of South Strabane Township, Washington Co., PA; Executor: Kenneth L. Baker, 70 East Beau St., Washington, PA 15301; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

RYAN, KENNETH O., late of Langeloth, Washington Co., PA; Administratrix: Yvonne Mayhew, 962 Grant Street, Bulger, PA 15019

SIMBOLI, DONNA P., a/k/a **DONNA SIMBOLI**, late of Monongahela, Washington Co., PA; Executrix: Ashley M. Milton, 417 Jackson St., Monongahela, PA 15063; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

ULAM, PATRICIA DURKIN, a/k/a **PATRICIA D. ULAM**, late of Peters Township, Washington Co., PA; Executors: Catherine U. Fischer, 2109 Spanish Trail, Delray Beach, FL 33483, Timothy J. Ulam, 1029 Woodlawn Dr.,

Canonsburg, PA 15317, Christopher B. Ulam, 111 Sandy Brae Drive, Canonsburg, PA 15317; Attorney: Mark C. Coulson, One Gateway Center, 16th Fl., 420 Fort Duquesne Blvd., Pittsburgh, PA 15222

place of business at 260 Roupe Road, Eighty Four, PA 15330.

The name(s) and/or address(es) of all persons owning or interested in said business: David B. MacDonald, 260 Roupe Road, Eighty Four, PA 15330.

2)33-1

CORPORATION NOTICES

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, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **WATERDAM PHYSICAL MEDICINE**.

The name(s) and/or address(es) of all persons owning or interested in said business: Allegheny Advanced Chiropractic, LLC, 1900 Waterdam Plaza Drive, 1st Fl., Canonsburg, PA 15317.

Matthew M. Jacob, Esq.
429 Fourth Avenue
1203 Law & Finance Bldg.
Pittsburgh, PA 15219 2)33-1

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 28th day of January, 2015, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **DMAC SERVICES** with its principal

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 16th day of January, 2015, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **TARR AND SONS HOME IMPROVEMENT** with its principal place of business at 4122 Battleridge Road, McDonald, PA 15057.

The name(s) and/or address(es) of all persons owning or interested in said business: John Tarr, Jr. and John Tarr, Sr., 4122 Battleridge Road, McDonald, PA 15057. 2)33-1

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 **THE COLORFUL ROOSTER, LLC**.

David P. Hvizdos, Esq.
505 Valleybrook Drive, Suite 206
McMurray, PA 15317 2)33-1

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

The name of the corporation is **WAYNESBURG INTERVENTIONAL PAIN MANAGEMENT, PC**

Johanna C. Guehl, Esq.
1725 Washington Road, Suite 305
Pittsburgh, PA 15241 2)33 -1

MISCELLANEOUS

Notice of Sale – 138 McKean Ave.
(Atlas Building)

The Charleroi Area School District is inviting sealed bids for the purchase of real property located at 138 McKean Avenue for an “as is” sale. The District will accept sealed bids that are received by March 31, 2015 at 3:30 P.M. Details of the sale and a Bid Form may be obtained at the District Administration Building located at 125 Fecsen Drive, Charleroi, PA 15022 or at the following web address: www.charleroisd.org. For more information, please contact Ed Zelich, Superintendent at (724) 483-3509 (x1213) or by email at ezelich@charleroisd.org. The highest bid will be announced at a public meeting April 21, 2015 at 7:00 P.M. in the Charleroi Area High School Community Room located at 125 Fecsen Drive, Charleroi, PA 15022. There is no minimum bid for the property. 4)33-3

**IN THE COURT OF COMMON
PLEAS WASHINGTON COUNTY
PENNSYLVANIA**

ORPHAN’S COURT DIVISION

No: 63-11-0454

IN RE: **ESTATE OF LUCILLE ELSIE
ACKLEY aka LUCILLE E.
ACKLEY**

To All creditors, heirs, devisees, or other interested:

Notice is hereby given that the undersigned, pursuant to an order of said Court dated the 6th day of February, 2015 shall offer at public auction sale to be held on March 26, 2015 at 10:30 o’clock, A.M., prevailing time, at Courtroom #1, Washington County Courthouse, Washington, PA, 15301, the following described real estate:

Real estate located in South Strabane Township, Washington County, with an address of 45 Manse Street, Washington, Pa 15301 and being known as Parcel No. 600-006-00-02-0024-00.

Sale will be made subject to the rules of Court as to acceptance of higher bids on the return day of the sale and the right is reserved to reject any bid for inadequacy of price or irresponsibility of bidder.

Return of sale and request for confirmation will be made to said Court at 10:30 o’clock A.M., prevailing time, on the 26th day of March, 2015, in Courtroom No. 1 of the Courthouse of Washington County, Pennsylvania.

David Alrutz, Administrator

Loretta B. Kendall,
Counsel for the Estate
364 E. Lincoln Ave
McDonald, PA 15057
724 926-9256

4)32-2

SHERIFF SALES

Sheriff Sale List

<u>Sale#</u>	<u>Plav Def</u>	<u>Property Location</u>
2014-607 CitiMortgage, Inc. v. Loebig	Washington
2014-1218	.. Nationstar Mortgage v. Halpin	Charleroi
2009-1269	.. Wells Fargo Bank v. Sullivan	North StrabPeters Township
2014-1476	.. Slovenian Savings & Loan v. Duda	Canonsburg
2013-1308	.. Bank of America v. Locastro	2014-1633 First Niagara
	Bank v. Theakston	East Bethlehem Township
2014-1833	.. US Bank v. Anderson	Canonsburg
2014-2438	.. US Bank v. Terrant	Monongahela
2013-2651	.. Citifinancial Services v. Bizub	North Strabane Township
2014-2766	.. Citifinancial Services v. Lorandi	Speers Borough
2014-2801	.. US Bank v. Loulis	Monongahela
2014-3105	.. Citifinancial Servicing v. Zupancic	North Bethlehem Township
2014-3311	.. Bank of America v. Wargo	East Bethlehem Township
2014-3369	.. US Bank v. Brown	City of Washington
2012-3880	.. US Bank v. Bogo	Independence Township
2013-3891	.. Federal National Mortgage v. Duratz	Canonsburg
2006-4004	.. Ringgold School District v. Spanish Club of Donora	Donora
2013-4342	.. Wells Fargo Bank v. Lesko	Chartiers Township
2014-5500	.. CitiMortgage v. Poland	Donegal Township
2013-6201	.. JP Morgan Chase Bank v. Stiffler	Smith Township
2010-6232	.. Household Finance v. Robl	West Bethlehem Township
2014-6544	.. Federal National Mortgage v. Pocky	Long Branch Borough
2014-7006	.. Washington Financial Bank v. Beres	Washington
2013-7098	.. Slovenian Savings & Loan v. Kahkonen-Ali	Canonsburg
2008-7126	.. City of Washington v. Hoy	Washington
2014-7187	.. Green Tree Servicing v. Godwin	Borough of McDonald

**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, April 10, 2015 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, April 15, 2015 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, April 17, 2015 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'S SALE No. 2014-607

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-607 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 **APRIL 10, 2015**

CitiMortgage, Inc. Successor by merger with Principal Residential Mortgage, Inc. Plaintiff vs. Charla J. Loebig Defendant(s)

ALL THE RIGHT, TITLE AND INTEREST OF Charla J. Loebig, OWNERS OR REPUTED OWNERS.
ATC
BEING KNOWN AS: 835 Addison Ave,
Washington, PA 15301
Tax Parcel No. 780-015-0001-0023-00

SHERIFF'S SALE No. 2014-1218

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1218 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 **APRIL 10, 2015**

Nationstar Mortgage LLC D/B/A Champion Mortgage Company Plaintiff vs. Charles A.J. Halpin, III esquire, Personal representative of the estate of Mary I. Kostolansky Defendant(s)

ALL THE RIGHT, TITLE AND INTEREST OF Mary I. Kostolansky , OWNERS OR REPUTED OWNERS.
ATC - BEING KNOWN AS: 93 Rodgers Lane, **Charleroi, PA 15022-3620**; Tax Parcel No. 320-008-00-00-0028-00

SHERIFF'S SALE No. 2009-1269

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009-1269 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 **APRIL 10, 2015**

Wells Fargo Bank, N.A. v. Amy Sullivan

owner(s) of property situate in the **TOWNSHIP OF NORTH STRABANE**

TOWNSHIP, WASHINGTON County, Pennsylvania, being 454 Hunting Creek Road, Canonsburg, PA 15317-2328; Parcel No. 520-001-09-00-0018-05 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$100,184.53

SHERIFF'S SALE No. 2013-1308

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1308 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 **APRIL 10, 2015**

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP v. Frank J. Locastro Barbara L. Locastro

owner(s) of property situate in **PETERS TOWNSHIP,** WASHINGTON County Pennsylvania being 151 Carol Drive, Mc Murray, PA 15317-3274; Parcel No. 540-003-03-01-0016-00 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$323,416.99

SHERIFF'S SALE No. 2014-1476

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1476 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 **APRIL 10, 2015**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA, Plaintiff vs. DAVID A. DUDA, Defendants

ALL that certain lot of ground situate in the First Ward of **the Borough of Canonsburg,** Washington County, Pennsylvania, HAVING A MAILING ADDRESS OF: 103 John Avenue, Canonsburg, PA 15317
PARCEL IDENTIFICATION NO. 095-001-04-03-0007-00

SHERIFF'S SALE No. 2014-1633

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1633 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 **APRIL 10, 2015**

First Niagara Bank, N.A., a National Banking Association vs. Estate of Lila Theakston, Kemp W. Lynn, Jr., Administrator and Scott R. Theakston

ALL THAT CERTAIN lot or piece of land, situate in **East Bethlehem Township,** Washington County, and State of Pennsylvania, known as 71 Sokols Hill Road, Millsboro, PA, 15348, bounded and described as follows, to wit:

TAX PARCEL NO.: 260-009-00-03 -00
13-00

PROPERTY ADDRESS: 71 Sokols
Hill Road. Millsboro. PA 15348 EAST
BETHLEHEM TOWNSHIP;
IMPROVEMENTS: SINGLE FAMILY
DWELLING

SHERIFF'S SALE No. 2014-1833

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2014-1833 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
APRIL 10, 2015

**US Bank National Association, as
Trustee for Sasco Mortgage Loan
Trust 2006-Wf2 v. Thomas L.
Anderson; Jenna A. Kemis**

owner(s) of property situate in
CANONSBURG BOROUGH,
WASHINGTON County, Pennsylvania,
being 625 Franklin Avenue,
Canonsburg, PA 15317-2025; Parcel
No. 090-008-00-02-0012-00 (Acreage or
street address)

Improvements thereon: RESIDENTIAL
DWELLING; Judgment Amount:
\$63,905.10

SHERIFF'S SALE No. 2014-2438

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2014-2438 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
APRIL 10, 2015

ALL THAT CERTAIN lot or parcel of
land situate in the Third Ward of the
City of Monongahela, Washington
County, Pennsylvania, and having
thereon erected a dwelling known as:
1005-1007 WEST MAIN STREET,
MONONGAHELA, PA 15063;
PARCEL NO. 440-007-00-02-0007-01

SHERIFF'S SALE No. 2013-2651

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2013-2651 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
APRIL 10, 2015

**Citifinancial Services, Inc. v. Stacy
Bizub aka Stacy O'Bosky, in Her
Capacity as Heir of John A. O'Bosky,
Jr, Deceased Unknown Heirs,
Successors, Assigns, and All Persons,
Firms, or Associations Claiming
Right, Title or Interest From or
Under John A. O'Bosky, Jr, Deceased**

owner(s) of property situate in the
**TOWNSHIP OF NORTH
STRABANE,** WASHINGTON
County, Pennsylvania, being 120
Garden Street, Canonsburg, PA 15317-
1431; Parcel No. 520-014-01-00-0053-
00 (Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING; Judgment Amount:
\$78,093.04

SHERIFF'S SALE No. 2014-2766

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2766 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 **APRIL 10, 2015**

CITIFINANCIAL SERVICING, LLC
Plaintiff, vs. Giuseppe Lorandi
Defendant

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

TAX PARCEL NO.: 610-04-00-02-006-00; PROPERTY ADDRESS: 133 Arlington Avenue Charleroi, P A 15022
IMPROVEMENTS: IMPROVEMENTS:
ERECTED THEREON

SHERIFF'S SALE No. 2014--2801

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2801 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 **APRIL 10, 2015**

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. AMBER L. LOULIS, DEFENDANT(S)

ALL THAT CERTAIN parcel of land situate in the Third Ward of **the City of**

Monongahela, Washington County, Pennsylvania, thereon erected a dwelling house known as: 714 MARNE AVENUE, MONONGAHELA, PA 15063; PARCEL NO. 440-010-00-03-0008-00

SHERIFF'S SALE No. 2014-3105

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-3105 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 **APRIL 10, 2015**

CITIFINANCIAL SERVICING LLC
Plaintiff, vs-Edward G. Zupancic
Defendant

ALL THAT CERTAIN piece, parcel or lot of land situate in **North Bethlehem Township**, Washington County, Pennsylvania ; TAX PARCEL NO.: 490-011-00-00-0007-04; PROPERTY ADDRESS: 311 Urquhart Road Scenery Hill, PA 15360; IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2014-3311

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-3311 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 **APRIL 10, 2015**

BANK OF AMERICA., N.A. 7105 Corporate Drive PTXB-209 Plano, TX 75024 vs. MARLA K WARGO

ALL THAT CERTAIN piece or parcel of land situate in the **Township of East Bethlehem**, County of Washington and Commonwealth of Pennsylvania, TAX PARCEL #: 260-002-03-02-0006-00. BEING KNOWN AS: 74 South Street, Fredericktown, PA 15333

SHERIFF'S SALE No. 2012-3880

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3880 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 **APRIL 10, 2015**

US Bank National Association, as Trustee, Successor-in-Interest to Wachovia Bank, N.A . . as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-Wwf1 v. Lana Lee Bogo aka Lana L. Bogo & Richard J. Bogo, Ronda Bogo

owner(s) of property situate in the **TOWNSHIP OF INDEPENDENCE**, WASHINGTON County, Pennsylvania, being 219 Independence Road, Avella, PA 15312-2358 Parcel No. 370-003-05-02-0004-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING ; Judgment Amount: \$99,476.01

SHERIFF'S SALE No. 2013-3891

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3891 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 **APRIL 10, 2015**

Federal National Mortgage Association Plaintiff vs. Nicholas P. Duratz & Allison M. Duratz
Defendant(s)

All those two certain lots or pieces of ground situate in the First Ward of **the Borough of Canonsburg**, County of Washington and Commonwealth of Pennsylvania, BEING KNOWN AS: 603 Giffin Ave, Canonsburg, PA 15317; Tax Parcel No. 090-008-00-05-0001-00

SHERIFF'S SALE No. 2006-4004

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2006-4004 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 **APRIL 10, 2015**

Ringgold School District Plaintiff, VS. Spanish Club Of Donora Defendant

ALL THAT CERTAIN lot or piece of ground situated in the **Borough of Donora**, County of Washington and Commonwealth of Pennsylvania. Being known as 1312 Overlook Ter, Donora, Pennsylvania 15033, tax parcel no . 240-007-00-05-0006-00

SHERIFF'S SALE No. 2013-4342

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

2013-4342 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 **APRIL 10, 2015**

Wells Fargo Bank, N A., successor by merger to **Wells Fargo Bank Minnesota, N.A., as Trustee fka Northwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2002-3 by its servicer, Ocwen Loan Servicing, LLC v. Robert P. Lesko,** Administrator of the Estate of Patricia M. Lenart aka Patricia Lenart aka Patricia Lesko Lenart JUDGMENT AMOUNT \$75,325.04

ATTORNEY: Andrew I. Marley, Esq.
1581 Main Street, Suite 200,
Warrington, PA 18976

All that certain tract of land situate in **Chartiers Township,** Washington County, Pennsylvania, having erected thereon a dwelling known as 238 Old Hickory Ridge Road, Washington, PA 15301; I.D.-NO. 170-018-00-00-0002-06

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 **APRIL 10, 2015**

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. 2013-6201

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6201 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 **APRIL 10, 2015**

JPMORGAN CHASE BANK. NATIONAL ASSOCIATION c/o 3415 Vision Drive Columbus, OH 43219 vs. JOHN A. STIFFLER & KRISTY L. STIFFLER 14 Hubbard Road, Burgettstown, PA 15021

ALL THAT CERTAIN lot of ground situate in **Smith Township,** Washington County, Pennsylvania, HAVING erected thereon a two (2) story frame house.

UNDER AND SUBJECT to all restrictions, reservations, covenants and

conditions as may appear in prior deeds in the record chain of title. PARCEL #570-016-02-02-0007-00 PROPERTY ADDRESS: 14 Hubbard Road, Burgettstown, PA 15021

SHERIFF'S SALE No. 2010-6232

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-6232 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 **APRIL 10, 2015**

Household Finance Consumer Discount Company Plaintiff v. APRIL A. ROBL Defendant(s),

owners of property situate in West Bethlehem Township, Washington County, Pennsylvania, being 4 Highland Ridge Road, Marianna, PA 15345.

Assessment Map No: 660-014-00-00-0013-01; **Assessed Value Figure:** \$12,192.00

Judgment Amount: \$85,212.90;
Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2014-6544

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6544 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 **APRIL 10, 2015**

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff VS. MARK A. POCKY AND CATHERINE H. POCKY Defendant (s)

PROPERTY BEING KNOWN AS: ALL that certain parcel of ground situate **in Long Branch Borough**, Washington County, Pennsylvania, PREM: 103 Walnut Street, Coal Center, PA 15423; PARCEL IDENTIFICATION NO: 390-006-00-00-0028-02 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

SHERIFF'S SALE No. 2014-7006

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-7006 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 **APRIL 10, 2015**

WASHINGTON FINANCIAL BANK, Plaintiff, vs. PATRICIA A. BERES Defendant(s),

That lot in the Sixth Ward, **City of Washington**, Washington Co., PA, being Lot 20 in J.G. Hunt Plan, P.B. 4, p. 125; PARCEL ID. 760-021-00-03-0001-00

HAVING ERECTED THEREON a ranch-style single family dwelling. KNOWN AS 82 E. KATHERINE AVE., WASHINGTON, PA 15301.

SHERIFF'S SALE No. 2013-7098

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-7098 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 **APRIL 10, 2015**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff vs. DARA L. KAHKONEN-ALI and ROBBONI A. ALI, AND UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE Defendants

ALL that certain lot of ground situate in the Second Ward of the **Borough of Canonsburg**, Washington County, Pennsylvania -
HAVING A MAILING ADDRESS OF:
413 Woodland Road, Canonsburg, Pennsylvania 15317.
Tax Parcel I.D. Number -100-011-00-01-0022-00

SHERIFF'S SALE No. 2008-7126

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2008-7126 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 **APRIL 10, 2015**

City of Washington Plaintiff, VS . Mark W. Hoy Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 139 Hall Avenue, Washington, Pennsylvania, and Hall Avenue and Shrub, Washington, Pennsylvania, tax parcel nos. 720-008-00-01-0012-00 & 720-008-00-02-0001-00

SHERIFF'S SALE No. 2014-7187

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-7187 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 **APRIL 10, 2015**

GREEN TREE SERVICING LLC, 345 St Peter Street, 1100 Landmark Towers, St Paul, MN 55102 vs. THOMAS A GODWIN II & KELLY A. GODWIN

ALL THAT CERTAIN Lot or Piece of Ground Situate in the **Borough of McDonald**, County of Washington, and Commonwealth Of Pennsylvania, Bounded and Described as Follows, to Wit: Having Erected Thereon a

Residential Dwelling Being Municipally
Known and Numbered as 108 Terrace
Street. McDonald, PA 15057
Being Further Designated as Tax Parcel
No. 470-014-00-03-0003-00.
Samuel F. Romano, Sheriff 7)32-3

REAL ESTATE

Washington County
Court of Common Pleas
Number: 2014-6631
Notice of Action in Mortgage
Foreclosure

Dollar Bank F.S.B., Plaintiff
v.

**Barbara Lucille Compeggie Coulter,
Known Surviving Heir of Carmela R.
Compeggie, Deceased Mortgagor and
Real Owner, Anthony Lewis
Compeggie, Known Surviving Heir of
Carmela R. Compeggie, Deceased
Mortgagor and Real Owner and
Unknown Surviving Heirs of Carmela
R. Compeggie, Deceased Mortgagor
and Real Owner,** Defendants

TO: Unknown Surviving Heirs of
Carmela R. Compeggie, Deceased
Mortgagor and Real Owner.

Premises subject to foreclosure: 626
Highland Avenue, 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)33-1

WASHINGTON COUNTY BANKRUPTCY PETITIONS

(All information is obtained from the
Allegheny Co. Legal Journal)

**Dale Mitchell Wagner and Penny S.
Wagner;** Washington, PA; 14-24905;
Atty: David A. Rice, Chapter 7

Marilyn Ruth Westfall; Washington,
PA; 14-24909; Atty: David A. Rice,
Chapter 7

Charles Martin Deems; Washington,
PA; 14-24927; Atty: David A. Rice,
Chapter 7

Jennifer Marie Volturno;
Washington, PA; 14-24974; Atty: David
A. Rice, Chapter 7

Christopher I. Macioszek;
Washington, PA; 14-24980; Atty:
Christopher M. Frye, Chapter 13