

## 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

**ADDIS, PAUL F.**, late of North Strabane Township, Washington Co., PA; Executrix: Brenda K. Mazon, c/o 775 East Maiden St., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

**FRYE, DOROTHY B.**, a/k/a **SUE FRYE**, late of Houston, Washington Co., PA; Executor: David E. Frye, PO Box 246, 2887 Main Street, Beallsville, PA 15313; Attorney: Donald B. Formoso, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**HARTMAN, GEORGE H.**, late of New Eagle, Washington Co., PA; Executrix: Bonnie Jean Higgins, 148 Chess Street, New Eagle, PA 15067; Attorney: James W. Haines, Jr., 1202 West Main Street, Monongahela, PA 15063

**MITCHELL, JR., WILLIAM**, a/k/a **WILLIAM MITCHELL**, late of Houston, Washington Co., PA; Executor: Gary Mitchell, 3270 Millers Run Road, Cecil, PA 15321; Attorney: L. Dawn Haber, Akman & Associates, P.C., 345 Southpointe Blvd., Suite 100, Canonsburg, PA 15317

**SOWDEN, BETTY L.**, late of Roscoe, Washington Co., PA; Executor: Terry S. Sowden, 532 Elizabeth Lane, Glen Burnie, MD 21061; Attorney: Lisa J.

Buday, PO Box 488, California, PA 15419

**STEHULAK, VIRGINIA K.**, late of Peters Township, Washington Co., PA; Executrix: Lisa K. Bordner, 205 Pittsburgh Road, Bentleyville, PA 15314; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

**WELLMAN, DEBORAH A.**, late of Independence Township, Washington Co., PA; Administrators: Cary Chapman, 118 Airstrip Road, Avella, PA 15312; Ray Adams, Jr., 112 Randell Street, Follansbee, WV 26037; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 30 East Beau St., Suite 800, Washington, PA 15301

### SECOND PUBLICATION

**BRIZZI, GLORIA A.**, late of Rostraver Township, Washington Co., PA; Executors: James J. Brizzi, Jr., 1640 William Penn Avenue, Johnstown, PA 15909; Jason T. Brizzi, 1223 State Road, Monessen, PA 15062; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**CARSON, COLLEEN**, late of Washington Co., PA; Administrator: Craig D. Carson and Gary L. Sweat, 23 East Beau St., Washington, PA 15301; Attorney: Sweat Law Offices, 23 East Beau St., Washington, PA 15301

**FOWKES, LILLIAN E.**, late of Fallowfield Township, Washington Co., PA; Executor: Thomas E. Fowkes, 16 Pleasant Valley Drive, Monongahela, PA 15063; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

**LORENZATO, EMIL J.**, late of North Franklin Township, Washington Co., PA; Executrices: Janet M. Bof, 791 Park Avenue, Washington, PA 15301; Gloria T. Lorenzato, 128 Ohio Street, Washington, PA 15301; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 20 East Beau St., Suite 800, Washington, PA 15301

**MACK, VIRGINIA CECELIA**, a/k/a **VIRGINIA C. MACK**, late of Peters Township, Washington Co., PA; Executrix: Kathleen L. Panelli aka Kathleen Panelli, 580 West McMurray Road, Canonsburg, PA 15317

**MANDICH, ANN**, late of Washington, Washington Co., PA; Executor: Nicholas M. Mandich, Jr. aka Nicholas M. Mandich aka Nick Mandich, 1391 Gabby Avenue, Washington, PA 15301; Attorney: E. J. Julian, 71 North Main St., Washington, PA 15301

**NEIL, EVA F.**, a/k/a **EVA F. CLENDANIAL-NEIL**, late of Charleroi, Washington Co., PA; Executrix: Sharon A. Stefanick, PO Box 301, Fayette City, PA 15438; Attorney: Jack H. France, France, Lint & Associates, PC, 308 Fallowfield Avenue, Charleroi, PA 15022

**STANISH, MARY**, late of Burgettstown, Washington Co., PA; Executor: Daniel Podsodinski, 312 Chamberlain Blvd., Knoxville, TN 37920; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

**STEPHENSON, SARAH**, late of Monongahela, Washington Co., PA; Executrix: Kathleen Jane Stephenson, 1354 SE 32nd Avenue, Portland, OR 97214

**WAGNER, VIRGINIA L.**, a/k/a **VIRGINIA LEE WAGNER**, late of Chartiers Township, Washington Co., PA; Executor: Dale Lyons, 1180 Locust Avenue, Washington, PA 15301; Attorney:

Mark S. Riethmuller, Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

### THIRD PUBLICATION

**ANKNEY, MERRILL D.**, late of Finleyville, Washington Co., PA; Administratrix: Eileen Ankney, 246 Patterson Road, Finleyville, PA 15332; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**ARDENO, SR., JOSEPH DANIAL**, a/k/a **JOSEPH D. ARDENO**, late of Canton Township, Washington Co., PA; Administratrix: Anna Ardeno, 92 Hawkins Street, Washington, PA 15301; Attorney: Kathleen Smith-Delach, Phillips & Faldowski, P.C., 29 East Beau St., Washington, PA 15301

**DAY, REED B.**, late of Peters Township, Washington Co., PA; Executrix: Christine P. Day, 238 Tepee Road, McMurray, PA 15317; Attorney: Kenneth L. Baker, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**HALL, JR., JOHN H.**, late of Washington, Washington Co., PA; Executors: Richard K. Hall and Robert N. Hall, 819 Country Club Road, Washington, PA 15301; Attorney: Michael S. Lazaroff, 300 North McKean Street, Butler, PA 16001

**HANES, PATRICIA A.**, late of Chartiers Township, Washington Co., PA; Executor: Robert K. Hanes, 107 Washington Avenue, Hickory, PA 15340; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Washington, PA 15301

**KRUPA, MILDRED L.**, a/k/a **MILDRED KRUPA**, late of Donora

Borough, Washington Co., PA; Executrix: Susan Yurkovich; Attorney: Thomas B. Kostolansky, 617 McKean Avenue, Donora, PA 15033

**LADAKOS, LORRAINE A.**, late of Amity, Washington Co., PA; Executor: John E. Rozzo, 3475 Vista Valley Road, Amity, PA 15311; Attorney: William M. Thomson, 1700 N. Highland Road, Suite 207, Pittsburgh, PA 15241

**McBEE, LLOYD A.**, a/k/a **LLOYD ALVIE McBEE**, late of Smith Township, Washington Co., PA; Executrix: Ruth Ann McBee, 900 Mary Street, PO Box 173, Langeloth, PA 15054; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

**PALMER, THOMAS MASTEN**, a/k/a **THOMAS M. PALMER**, late of Fallowfield Township, Washington Co., PA; Executor: Kent T. Palmer, PO Box 150166, Fort Worth, TX 76108; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

## CORPORATION NOTICES

### INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 12th of March, 2015, with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **COLLETTI MARINE SURVEYORS AND CRANE INSPECTION, IN**

Smith Butz, LLC  
Bailey Center I, Southpointe  
Canonsburg, PA 15317 2)37 -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 on the 16th day of March, 2015, for a limited liability company established under the provisions of the Business Corporation Law for **KEARNS BROS. FARMS, LLC**.

William J. Wiker, Esq.  
231 South Main Street, Ste 205  
Greensburg, PA 15601 2)37-1

## CLASSIFIED

### OFFICE SPACE FOR RENT

Office Space with shared receptionist.  
100 Ridge Avenue, Washington PA  
Approximately 40 paved parking spaces  
Access to large conference room/  
with projector  
Break Room / Lounge available  
G -4 Holdings, Inc.  
724-322-0494 or 724-984-9072

## REAL ESTATE

### **NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA CIVIL ACTION – LAW No. 2014-7338**

WELLS FARGO BANK, N.A. Plaintiff  
vs.

JESSICA LYNN KUBALAK, in her capacity as Heir of SARAH E. KUBALAK, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,

TITLE OR INTEREST FROM OR UNDER SARAH E. KUBALAK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOUGLAS E. KUBALAK, DECEASED Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOUGLAS E. KUBALAK, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SARAH E. KUBALAK, DECEASED

You are hereby notified that on December 1, 2014, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County Pennsylvania, docketed to No. 2014-7338. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 745 JOFFRE CHERRY VALLEY ROAD, BURGETTSTOWN, PA 15021-2801 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  
14 WEST CHERRY STREET  
Washington, PA 15301  
Telephone (724) 225-6170

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

6)37-1

WASHINGTON COUNTY  
COURT OF COMMON PLEAS

Number: 2015-922

Notice of Action in Mortgage  
Foreclosure

**Green Tree Servicing LLC**, Plaintiff

v.

**Jeffrey Leazier, Known Surviving Heir of Ronald E. Leazier, Deceased Mortgagor and Real Owner, Ronald E. Leazier, Jr., Known Surviving Heir of Ronald E. Leazier, Deceased Mortgagor and Real Owner, Tina M. Brewer, Known Surviving Heir of Ronald E. Leazier, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Ronald E. Leazier, Deceased Mortgagor and Real Owner**, Defendants

**TO: Unknown Surviving Heirs of Ronald E. Leazier, Deceased Mortgagor and Real Owner.**

Premises subject to foreclosure: 320 Reliance Avenue, Brownsville, Pennsylvania 15417.

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. his 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  
Pennsylvania Bar Association,  
10 West Cherry Avenue  
P.O. Box 186  
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)37-1

**By virtue of a Writ of Execution  
No. MG-12-000378**

**Wells Fargo Bank, N.A.**

v.

**Christine M. Kahl a/k/a Christine Kahl**

Your house (real estate) at **337 Center Avenue, McDonald, PA 15057** is scheduled to be sold at the Sheriff's Sale on **06/01/2015 at 09:00 AM in the Gold Room, Room 410, Allegheny County Courthouse, Grant Street, Pittsburgh, PA 15219** to enforce the court judgment of **\$117,401.70** obtained by **Wells Fargo Bank, N.A.** (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of **\$135,505.10**.

A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff of Allegheny County not later than thirty (30) days after the Sale. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

DESCRIPTION:

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McDonald and County of Washington, Township of North Fayette.

Having erected thereon a dwelling being known and numbered as 337 Center Avenue, McDonald, PA 15057. Deed book 13472, page 119, Allegheny block and lot number 0683-A-00328 and Washington County Parcel ID number 475-001-00-04-0002-00.

Attorney for Plaintiff:  
Paul Cressman, Esquire  
1617 JFK BLVD., STE 1400  
One Penn Plaza  
Philadelphia, PA 19103  
215-563-7000 6)36-3

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, May 1, 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, May 6, 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, May 8, 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 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.

<b>Sheriff Sale List</b>		
<u>Sale#</u>	<u>Plav Def.....</u>	<u>Property Location</u>
2014-208	.... Wells Fargo Bank v. Patterson .....	Union Township
2014-577	.... Green Tree Servicing v. Demchak .....	Monongahela
2014-774	.... RBS Citizens v. Evers .....	New Eagle Borough
2014-1009	.. Green Tree Servicing v. Breese.....	Houston
2014-1079	.. Green Tree Servicing v. Scalise .....	Nottingham Township
2014-1460	.. Green Gree Servicing v. Nedrow .....	Bentleyville
2014-1642	.. Citizens Bank v. Kubatka .....	Midway Borough
2014-2129	.. Green Tree Servicing v. McBride .....	Charleroi

2014-2778 .. LSF8 Master Participation Trust v. Conley	Washington
2014-2943 .. JP Morgan Bank v. Kotchman.....	<b>Withdrawn</b>
2014-3628 .. PHH Mortgage Corp. v. Janes .....	Smith Township
2012-3684 .. PHH Mortgage Corp. v. Dodd.....	Monongahela
2014-4267 .. CitiMortgage Inc, v. Stone .....	Midway Borough
2014-4284 .. LSF8 Master Participation Trust v. Darrah	West Brownsville
2012-4758 .. US Bank v. Kovacich .....	East Bethlehem
2014-5152 .. JP Morgan Chase Bank v. Robison .....	Monongahela
2014-5176 .. Fifth Third Bank v. Stopperich.....	Amwell Township
2014-5610 .. PHH Mortgage Corp. v. Bortle.....	Peters Township
2014-5638 .. Midfirst Bank v. Ochs .....	City of Washington
2014-5649 .. PHH Mortgage Corp. v. Linder.....	Nottingham Township
2014-5753 .. Wells Fargo Bank v. Angell .....	Carroll Township
2014-6154 .. Bank National Assoc. v. Roux.....	Washington
2014-6392 .. JP Morgan Chase Bank v. McClelland.....	California Borough
2014-6453 .. First National Bank v. Gossett.....	Chartiers Township
2004-6622 .. Bank One v. King .....	Peters Township
2014-6624 .. Wells Fargo Bank v. Yoder .....	Twilight Borough
2014-6799 .. Bank of New York v. Carpenter.....	South Strabane Township
2013-7033 .. JP Morgan Chase Bank v. Clister.....	Peters Township
2014-7690 .. Green Tree Servicing v. Dicks .....	North Franklin Township
2014-7691 .. Everbank v. Shemansky .....	Roscoe
2014-7831 .. Nationstar Mortgage v. Morris .....	Washington

**SHERIFF'S SALE No. 2014-208**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-208 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 **MAY 1, 2015**

**Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. v. Jacqueline R. Patterson & Timothy J. Patterson**

owner(s) of property situate in the **UNION TOWNSHIP**, WASHINGTON County, Pennsylvania, being 48 Hobbit Lane a/k/a, 48 Hobbitt Lane, Finleyville, PA 15332-1060; Parcel No. 640-010-09-00-0007-00

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$123,978.87

**SHERIFF'S SALE No. 2014-577**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-577 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 **MAY 1, 2015**

**GREEN TREE SERVICING LLC Plaintiff vs. BONNIE SUE DEMCHAK ZIMMERMAN aka**

**BONNIE SUE DEMCHAK,**  
Defendant

BEING KNOWN AS: 17 HIGHLAND STREET, **MONONGAHELA, PA** 15063; Tax Parcel No. 130-002-01-00-0001-02

**SHERIFF'S SALE No. 2014-774**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-774 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 **MAY 1, 2015**

**RBS CITIZENS, N.A. FKA CITIZENS BANK, N.A. S/B/M TO CHARTER ONE BANK, N.A. Plaintiff vs. Daniel J. Evers & Eileen Evers** Defendant(s)

ALL THAT CERTAIN lot or piece of ground situate in the **Borough of New Eagle,** Washington County, Pennsylvania. TAX PARCEL NO.: 480-008-00-05-0009-00; BEING KNOWN AS: 503 Sycamore Street, New Eagle, PA 15067

**SHERIFF'S SALE No. 2014-1009**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1009 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 **MAY 1, 2015**

**GREEN TREE SERVICING LLC Plaintiff vs. KAREN L. BREESE & DONALD C. BREESE, II** Defendant(s)

BEING KNOWN AS: 546 HICKORY LANE, **HOUSTON, PA** 15342; Tax Parcel No. 170-016-12-00-0018-00

**SHERIFF'S SALE No. 2014-1079**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1079 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 **MAY 1, 2015**

**Green Tree Servicing LLC v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Richard V. Scalise,** Deceased

owner(s) of property situate in **NOTTINGHAM TOWNSHIP,** WASHINGTON County, Pennsylvania, being 57 Blair Road, Eighty Four, PA 15330-2601 Parcel No. 530-001-01-01-0012-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$109,142.09

**SHERIFF'S SALE No. 2014-1460**

By Virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1460 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 **MAY 1, 2015**

**GREEN TREE SERVICING LLC**  
**Plaintiff vs. Vicki Kauffinan n/k/a**  
**Vicki Nedrow, Ray B. Galway, Jr.**  
 Defendant(s)

ALL THAT CERTAIN lot or piece of ground situate in the **Borough of Bentleyville**, Washington County, Pennsylvania. PARCEL NO.: 040-061-00-02-0012-00; BEING KNOWN AS: 200 Roosevelt Street, Bentleyville, PA 15314

**SHERIFF'S SALE No. 2014-1642**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1642 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 **MAY 1, 2015**

**CITIZENS BANK, N.A. F/K/A RBS**  
**CITIZENS, N.A Plaintiff vs. Kevin D.**  
**Kubatka** Defendant(s)

ALL THAT CERTAIN lot of ground situate in the **Borough of Midway**, Washington County, Pennsylvania; TAX PARCEL NO.: 410-009-00-0008-00; BEING KNOWN AS: 407 Walnut Street, Midway, PA 15060

**SHERIFF'S SALE No. 2014-2129**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2129 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 **MAY 1, 2015**

**GREEN TREE SERVICING LLC** 345  
 St Peter Street, 1100 Landmark Towers,  
 St Paul, MN 55102 **VS. KIMBERLY L.**  
**MC BRIDE & MICHAEL P. MC**  
**BRIDE**

ALL THAT certain parcel of ground lying in the **Borough of Charleroi**, Washington County, State of Pennsylvania, bounded and described as follows: TAX PARCEL # 160-002-00-00-0052-00; BEING KNOWN AS: 1204 Lower Crest, Charleroi, PA 15022

**SHERIFF'S SALE No. 2014-2778**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2778 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 **MAY 1, 2015**

**LSF8 Master Participation Trust**  
**Plaintiff v. Lacie M. Conley, aka Lacie**  
**Conley and Katie E. Noroski, a/k/a**  
**Katie Noroski** Defendants

Premises: 1116 Arrowhead Drive,  
**Washington**, Pennsylvania 15301; Tax  
 I.D.#:600-001-06-00-0006-05; Improve  
 consist of a Residential Dwelling

**SHERIFF'S SALE No. 2014-3628**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-3628 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 **MAY 1, 2015**

**PHH Mortgage Corporation v. Gary E. Janes**

owner(s) of property situate in the **SMITH TOWNSHIP**, WASHINGTON County, Pennsylvania, being 1447 Langeloth Road, Langeloth, PA 15054-1004; Parcel No. 570-019-02-01-0005-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$93,240.97

**SHERIFF'S SALE No. 2012-3684**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3684 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 **MAY 1, 2015**

**PHH Mortgage Corporation v. James R. Dodd a/k/a James Dodd; Lori Krusec a/k/a Lori Anne Dodd f/k/a Lori Krusec**

owner(s) of property situate in **MONONGAHELA CITY**, WASHINGTON County, Pennsylvania, being 700 Lincoln Street, Monongahela, P A 15063-2206; Parcel No. 440-018-00-01-0009-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$62,959.11

**SHERIFF'S SALE No. 2014-4267**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4267 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 **MAY 1, 2015**

**CitiMortgage, Inc. Plaintiff, vs. Douglas Stone; Elizabeth Stone aka Elizabeth E. Stone Defendants**

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

TAX PARCEL NO.: 410-007-00-01-0004-00 and 410-007-00-01-0003-00  
PROPERTY ADDRESS: 204 Jefferson Street, Midway, PA 15060;  
IMPROVEMENTS: ERECTED THEREON

**SHERIFF'S SALE No. 2014-4284**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4284 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 **MAY 1, 2015**

**LSF8 Master Participation Trust Plaintiff v. Vaughn Darrah and Kathryn Darrah, Defendants**

All That Certain land situate in the township or borough of **West Brownsville** in the County of Washington, Commonwealth of Pennsylvania. Premises: 504 Madison Avenue, Brownsville, Pennsylvania 15417; Tax I.D. #: 675-019-00-06-0003-00; Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2012-4758**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4758 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 **MAY 1, 2015**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. DAVID P. KOVACICH, DEFENDANT(S)**

ALL THAT CERTAIN lot or piece of ground situate in the **Township of East Bethlehem**, County of Washington,

Commonwealth of Pennsylvania, and having thereon erected a dwelling house known as: 29 CLARK STREET CLARKSVILLE, P A 15322; PARCEL NO. 260-004-02-09-0008-00

**SHERIFF'S SALE No. 2014-5152**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5152 -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 **MAY 1, 2015**

**JP MORGAN CHASE BANK, N.A. 3415 Vision Drive, Columbus, OH 43219 vs. CODY L. ROBISON** 117 Orange Street aka Jones Street Monongahela, PA 15063

ALL that certain lot of ground situate in the First Ward of the **City of Monongahela**, Washington County in the Commonwealth of Pennsylvania being designated as Parcel ID Number 420-035-00-00-0008-00.

HAVING erected there on a dwelling known and numbered as 117 Orange Street, also known as, Jones Street, Monongahela, PA 15063.

**SHERIFF'S SALE No. 2014-5176**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5176 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 **MAY 1, 2015**

**Fifth Third Bank, an Ohio Banking Corporation, d/b/a Fifth Third Bank (Western Pennsylvania) Plaintiff v. Brad Stopperich, a/k/a Bradley L. Stopperich, Jennifer Stopperich and United States of America, c/o United States Attorney for the Western District of Pennsylvania** Defendants

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN AMWELL TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA; Premises: 49 Ravello Drive, Washington, Pennsylvania 15301  
Tax ID. #: 020-001 -00-00-0052-01  
Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2014-5610**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5610 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 **MAY 1, 2015**

**PHH Mortgage Corporation v. Craig S. Bortle aka Craig Stuart Bortle & Carol A. Bortle aka Carol Bortle aka Carol A. Shifflett**

owner(s) of property situate in the **PETERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 103 Castlebrooke Drive, Venetia, PA 15367-1390; Parcel No. 540-005-07 -00-0020-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$391,265.04

**SHERIFF'S SALE No. 2014-5649**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5649 Issued out of the COM]10N 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 **MAY 1, 2015**

**PHH Mortgage Corporation, f/k/a Cendant Mortgage Corporation, d/b/a Century 21 Mortgage v. John Linder a/k/a John J. Linder a/k/a John Joseph Linder**

owner(s) of property situate in the **NOTTINGHAM TOWNSHIP**, WASHINGTON County, Pennsylvania, being 1095 Sugar Run Road, Venetia, PA 15367-1513; Parcel No. 530-008-00-00-0025-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$128,232.43

**SHERIFF'S SALE No. 2014-5753**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5753 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  
**MAY 1, 2015**

**Wells Fargo Bank, NA v. Deborah J. Angell & Edward S. Angell a/k/a Edward Steven Angell**

owner(s) of property situate in  
**CARROLL TOWNSHIP,**  
WASHINGTON County, Pennsylvania,  
being 117 Rodgers Street, Monongahela,  
PA 15063-1031 Parcel No. 130-011-01-  
05-0009-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING; Judgment Amount:  
\$104,039.18

**SHERIFF'S SALE No. 2014-6154**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2014-6154 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  
**MAY 1, 2015**

**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 2004-2  
vs. **Dorotha J. Roux a/k/a Dean Roux**

owner(s) of property situate in the  
**WASHINGTON CITY, 7TH,**  
WASHINGTON County, Pennsylvania,  
being 595 Duncan Avenue, Washington,  
PA 15301-4109 Parcel No. 770-007-00-

03-0001-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING; Judgment Amount:  
\$163,917.70

**SHERIFF'S SALE No. 2014-6392**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2014-6392 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  
**MAY 1, 2015**

**JPMorgan Chase Bank, National  
Association PLAINTIFF VS. Diane M.  
McClelland DEFENDANT**

ALL THAT CERTAIN lot or parcel of  
land situate to the **Borough of California**  
(formerly East Pike Run Township),  
Washington County, Pennsylvania  
Parcel No.: 080-037-00-02-0022-00;  
HAVING AN ADDRESS OF: 15 School  
STREET, COAL CENTER, PA 15423

**SHERIFF'S SALE No. 2014-6453**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2014-6453 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  
**MAY 1, 2015**

**First National Bank of Pennsylvania v.  
Kellie Gossett**

ALL THAT CERTAIN REAL ESTATE SITUATED IN **CHARTIERS TOWNSHIP**, WASHINGTON COUNTY, PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING BEING KNOWN AS 350 OAK SPRING ROAD, CANONSBURG, PENNSYLVANIA 15317. PARCEL NO. 170-006-03-08-0016-00.

**SHERIFF'S SALE No. 2004-6622**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2004-6622 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 **MAY 1, 2015**

**Bank One, National Association, as Trustee Plaintiff v. RHONDA KING**  
Defendant(s)

RHONDA KING owner of property situate in **Township of Peters**, Washington County, Pennsylvania, being 201 Teepee Drive, McMurray, PA 15317. Assessment Map No.: 540-003-05-02-0020-00; Judgment Amount: 185,209.48

Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2014-6624**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6624 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 **MAY 1, 2015**

**Wells Fargo Bank, NA v. David S. Yoder**

owner(s) of property situate in the **BOROUGH OF TWILIGHT**, WASHINGTON County, Pennsylvania, being 25 Chestnut Road, Charleroi, PA 15022-2608; Parcel No. 630-018-00-00-0015-00

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$50,242.29

**SHERIFF'S SALE No. 2014-6799**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6799 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 **MAY 1, 2015**

**The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-1 OCB, Mortgage Pass-Through Certificates, Series 2005-1 OCB Plaintiff v. Daniel B. Carpenter and Patricia K. Carpenter Defendants**

All that Certain lots or pieces of ground situate in the **Township of South of Strabane** County of Washington, Commonwealth of Pennsylvania. Premises: 937 Idaho Street, Washington,

Pennsylvania 15301  
 Tax I.D. #: 600-004-] 1-05-0007-00;  
 Improvements consist of a Residential  
 Dwelling

**SHERIFF'S SALE No. 2013-7033**

By virtue of a WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE No.  
 2013-7033 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  
**MAY 1, 2015**

**JPMORGAN CHASE BANK, NA c/o  
 3415 Vision Drive Columbus, OH  
 43219 vs. THOMAS CLISTER,  
 EMERALD VANBUSKIRK-  
 CLISTER**

ALL those certain lots or parcels of  
 ground situate in the **Township of Peters**,  
 County of Washington and  
 Commonwealth of Pennsylvania  
 HAVING erected thereon a dwelling  
 known as 117 Mt. Blaine Drive. Me  
 Murray, PA 15317; BEING designated  
 as Parcel Nos. 540-011-17-00-0001-00  
 and 540-011-17-00-0002-00.

**SHERIFF'S SALE No. 2014-7690**

By virtue of a WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE No.  
 2014-7690 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  
**MAY 1, 2015**

**GREEN TREE SERVICING LLC 345  
 St Peter Street 1100 Landmark  
 Towers St Paul, MN 55102 vs.  
 JOSEPH DICKS & PAULA DICKS**

All that certain lot or piece of ground  
 situate in the **Township of North  
 Franklin**, County of Washington and  
 Commonwealth of Pennsylvania  
 TAX PARCEL #s: 510-003-01-01-0001-  
 00 & 510-003-01-02-0001-00; BEING  
 KNOWN AS: 378 West Maiden Street,  
 Washington, PA 15301

**SHERIFF'S SALE No. 2014-7691**

By virtue of a WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE No. 2014-  
 7691 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 **MAY 1, 2015**

**EVERBANK, 345 St. Peter Street 1100  
 Landmark Towers, St. Paul, MN 55102 vs.  
 MARTIN A. SHEMANSKY**

All that certain lot of ground situate in the  
**Borough of Roscoe**, County of Washington  
 and Commonwealth of Pennsylvania. BEING  
 KNOWN AS PARCEL NUMBER: 560-004-  
 00-03-0008-00; BEING KNOWN AS: 308  
 Corwin Street, Roscoe, PA 15477

**SHERIFF'S SALE No. 2014-7831**

By virtue of a WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE No. 2014-  
 7831 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 **MAY 1, 2015**

**NATIONSTAR MORTGAGE LLC 350  
Highland Drive, Lewisville, TX 76067 vs.  
DOUGLAS B. MORRIS**

ALL THAT CERTAIN lots of ground  
situate in the Seventh (7th) Ward of the  
**City of Washington**, County of  
Washington and Commonwealth of  
Pennsylvania; TAX PARCEL # 770-007-  
00-03-0004-00; BEING KNOWN AS:  
567 Duncan Avenue, Washington, PA  
15301

Samuel F. Romano, Sheriff      7)36-3