

NOTICE OF MARY JO POKNIS
REGISTER OF WILLS AND EX-OFFICIO CLERK OF THE
ORPHANS' COURT DIVISION, COURT OF THE COMMON PLEAS,
WASHINGTON, PENNSYLVANIA

The following fiduciaries have filed their respective accounts in the Office of the Clerk
of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO JANUARY 2013 AUDIT

| <u>NO.</u> | <u>ESTATE</u> | <u>ACCOUNTANTS</u> | <u>ATTORNEY</u> |
|------------|--|--------------------------------|-----------------|
| 11-1096 | COX, Charles R. Terry Cox, Sr., Executor..... | David S. Posner, Esq. | |
| 10-0232 | HAZEN, Paula A. a/k/a Paula Ann and Paula Michelle DeHosse, Executrix | Timothy R. Berggren, Esq. | |
| 12-0799 | HRUTKAY, Philomene, Irrevocable Inter Vivos Trust of Michael Hrutkay, Trustee | Arthur M. Wilson, Esq. | |
| 11-0589 | LYONS, Lenora M. Dolores Khalouf, Executrix | William E. Speakman, Jr., Esq. | |
| 12-1154 | PATINO, Salvadore, Special Needs Trust Achieva Family Trust, Trustee | Deborah A. Liotus | |

ALL PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST
WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT
SAID AUDIT IS SCHEDULED FOR JANUARY 24, 2013 AT 9:30 A.M.,
COURTROOM #3 BEFORE THE HONORABLE JOHN F. DISALLE, J
Mary Jo Poknis, Register and Ex-Officio
Clerk of the Orphan's Court Division of the Court of Common Pleas of Washington
County, PA 7)24-2

Legal Notice

**COURT OF COMMON PLEAS
OF WASHINGTON COUNTY, PA
No. 2012-6357**

IN RE: Tax Claim Bureau's Return of Upset Sale September 25, 2012

Notice is hereby given that the Washington County Tax Claim Bureau did make a return to the Court of Common Pleas of Washington County, Pennsylvania, at the above number and term, of the sale of real restate for taxes on January 10, 2013, and that the same was confirmed nisi on said date by the said Court of Common Pleas, and the objections thereto may be filed by any owner or lien creditor within thirty (30) days after said date of said return. Any objections filed on said sale must reference Docket No. 2012-6357 by naming the Washington County Tax Claim Bureau and the successful bidder as defendants; otherwise, the return will be confirmed absolutely.

Washington County Tax Claim Bureau
By: Debbie Bardella, Director of Revenue

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

BARTOLOTTA, ALDO L., late of Monongahela, Washington Co., PA; Executrix: Toni Jo Allridge, 1203 W. Main Street, Monongahela, PA 15063; Attorney: Peter Boschini, 525 Rugh Street, Greensburg, PA 15601

BOSTONIA, HARRIET J., late of Washington, Washington Co., PA; Executor: Michael T. Bostonia, 578 New York Avenue, Morgantown, WV 26501; Attorney: E. J. Julian, 71 North Main Street, Washington, PA 15301

DUGAS, DESANKA WINOVICH, late of Slovan, Washington Co., PA; Executrix: Jamie L. O'Donnell, 202 Archer Lane, Burgettstown, PA 15021; Attorney: Kathryn Eck Goff, 3325 Saw Mill Run Blvd., Ste 200, Pittsburgh, PA 15227

FERGUS, III, ANDREW JOSEPH, a/k/a **ANDREW J. FERGUS, III**, late of Canonsburg, Washington Co., PA; Administratrix: Deborah Sue Hoffman, 883 Airport Road, Washington, PA 15301; Attorney: Betsy D. McKnight, 30 East Beau St., 925 Washington Trust Bldg., Washington, PA 15301

MARTINELLI, GLADYS J., late of New Eagle, Washington Co., PA; Administratrix: Debra Martinelli Vermeire, c/o Berggren & Turturice, LLC, 22 East Beau St., Washington, PA

15301; Attorney: Timothy Berggren, 22 East Beau St., Washington, PA 15301

MEYERS, SCOTT ROGER, late of North Franklin Township, Washington Co., PA; Administrators: Gwendolyn C. Meyers and Craig W. Meyers, c/o 775 E. Maiden St., 1st Fl., Washington, PA 15301; Attorney: R. Maureen Myers, 775 E. Maiden St., 1st Fl., Washington, PA 15301

SALVADORI, JOHN R., a/k/a **JOHN ROBERT SALVADORI a/k/a JOHN SALVADORI**, late of Smith Township, Washington Co., PA; Executrix: Debra L. Zielinski, 116 Winifred Drive, Pittsburgh, PA 15236; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

SCHWIRIAN, ALICE M., a/k/a **ALICE MARIE SCHWIRIAN**, late of Mt. Pleasant Township, Washington Co., PA; Executrix: Eileen Steding, 61 Jacobs Road, McDonald, PA 15057; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg, PA 15317

SECOND PUBLICATION

BIDZILA, PETER, late of Monongahela, Washington Co., PA; Executor: Peter B. Bidzila, 102 Saxon Drive, McMurray, PA 15317; Attorney: Peter B. Bidzila, DMD, 102 Saxon Drive, McMurray, PA 15317

OFCHARIK, JR., JOHN M., a/k/a **JOHN M. OFCHARIK**, late of Carroll Township, Washington Co., PA; Executrix: Kathy L. Gajdosik, 5293 Overlook Glen Drive, Pittsburgh, PA 15236; Attorney: Daniel F. Bekavac, Sr., 400 Market St., Elizabeth, PA 15037

THIRD PUBLICATION

FORREST, JR., RUSSELL, late of McMurray, Washington Co., PA; Executrix: Nancy J. Forrest, 112 Highland Drive, McMurray PA 15317; Attorney:

Emily E. Diederich, Smith Butz, LLC,
125 Technology Drive, Suite 202,
Canonsburg PA 15317

FULLER, MILDRED, late of Smith Township, Washington Co., PA; Executrix: Debra Chujko, 5015 Windover Road, Pittsburgh PA 15205; Attorney: E. Robert Pecori, III, Pecori & Pecori, 7051 Steubenville Pike, Oakdale PA 15071

LINDNER, THERESE I., late of Venetia, Washington Co., PA; Executrix: Ms. Joan Holeczy, 1552 Cumberland Street, Pittsburgh PA 15205, Ms. Jacquelin M. Mingrino, 601 21st Street, Aliquippa PA 15001; Attorney: Max Feldman, 1322 Fifth Avenue, Coraopolis PA 15108

MORICH, RANDY P., a/k/a **RANDOLPH P. MORICH** a/k/a **RANDY MORICH** a/k/a **RANDOLPH MORICH** a/k/a **R.P. MORICH**, late of West Pike Run Township, Washington Co., PA; Executrix: Joyce P. Morich, 392 Scenic Drive, Daisytown, PA 15427; Attorney: Ms. Joyce P. Morich, 392 Scenic Drive, Daisytown, PA 15427

MOSER, HELENE L., a/k/a **HELENE LOUISE LONG MCQUAY**, late of Washington, Washington Co., PA; Executrix: Rae Lynn McWilliams, 536 Ridge Avenue, Canonsburg PA 15317; Attorney: Matthew J. Madvay, 30 East Beau Street, Suite 617, Washington PA 15301

NOVI, MARIE LAZAR, a/k/a **MARIE L. NOVI** AKA **MARIE NOVI**, late of South Strabane, Washington Co., PA; Executors: David G. Novi, 7924 Sutcliffe Drive, Raleigh NC 27613, Mary Jeanne Maggi, 269 E. Buffalo Church Road, Washington PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main Street, Washington PA 15301

STRAKA, EDWARD A., late of Canonsburg, Washington Co., PA;

Executor: John Edward Straka, 94 Nancy Lane, McMurray PA 15317

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 on January 1, 2013 under the Limited Liability Company Law of 1994, for **JRKAMM, PLLC**. The registered office is 222 Coachside Drive, Washington, Pennsylvania 15301.

Kenneth M. Weidaw III, Esq.
3901 Washington Road, Suite 201
McMurray, PA 15317 2)25-1

FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 20th day of November, 2012, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **GAUTHIER CAREER MANAGEMENT** with its principal place of business at 133 Lexington Dr., McMurray, PA 15317.

The name(s) and/or address(es) of all persons owning or interested in said business: Carla M. Gauthier. 2)25-1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with

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

The name of the corporation is **POPECK MOTOR SPORTS, INC.**

Marjorie A. Marotta, Esq.
4160 Washington Road, Suite 208
McMurray, PA 15317 2)25 -1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 26th of December, 2012, with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **PALMETTO INVESTMENT HOLDINGS, INC.** with its principal place of business being located at 102 Diamond Dr., Venetia, PA 15367. The name(s) and address(es) of all persons owning or interested in said business: Louis P. Alexander.

Blumling & Guskky, LLP
436 7th Ave.
Pittsburgh, PA 15219 2)25 -1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 24th of December, 2012, with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **RICE AUTO, INC.** with its principal place of business being located at 398 Georgetown Road, Lawrence, PA 15055.

Robert N. Clarke, Esq.
15 West Beau St.
Washington, PA 15301 2)25 -1

INCORPORATION NOTICE

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

The name of the corporation is **SWEET & SASSY, LTD**

Johanna C. Guehl, Esq.
1725 Washington Road, Suite 305
Pittsburgh, PA 15241 2)25 -1

MISCELLANEOUS

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY, PA
CIVIL DIVISION
No. 2012-8238

IN RE: **ANDREW J. BRASUHN**

NAME CHANGE

NOTICE is hereby given that a hearing on the Change of name of Andrew J. Brasuhn to Andrew J. Swarrow shall be held on the 5th day of February, 2013 at 9:15 A.M. before Judge Gary Gilman.

Charles E. Kurowski, Esq.
30 South Main Street
Washington, PA 15301
724-225-0986 4)25-1

Confidential Lawyers' Helpline

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Stress, Depression,
Anxiety**

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consultation.**

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY, PA
CIVIL DIVISION
No. 2012-2065

GRAYSON M. PAUL and CAROL M. PAUL, husband and wife, and ERIC L. PAUL and SHONDA K. PAUL, husband and wife, Plaintiffs,

Vs.

HARVY ELLER and his Heirs, Devises, Administrators, Executors, and assigns and all other Person, Persons, Firms, Partnerships, or Corporate Entities in Interest; and DANIEL ELLER and his Heirs, Devises, Administrators, Executors, and assigns and all other person, Persons, Firms, Partnerships, or Corporate Entities in Interest, Defendants.

TO:HARVY ELLER and his Heirs, Devises, Administrators, Executors, and assigns and all other Person, Persons, Firms, Partnerships, or Corporate Entities in Interest; and DANIEL ELLER and his Heirs, Devises, Administrators, Executors, and assigns and all other Person, Persons, Firms, Partnerships, or Corporate Entities in Interest, Defendants

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU PURSUANT TO ORDER OF COURT DATED JANUARY 3, 2013. UNLESS YOU ACT WITHIN THIRTY (30) DAYS

FROM THE DATE OF SAID ORDER, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW. THESE OFFICES CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THESE OFFICES 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.

**WASHINGTON COUNTY BAR
ASSOCIATION
LAWYER REFERRAL SERVICE**
119 South College Street
Washington PA 15301
Telephone No. 225-6710

**SOUTHWESTERN
PENNSYLVANIA LEGAL AID
SOCIETY**
10 West Cherry Avenue
Washington, PA 15301
Telephone No. (724) 225-6170

Peacock Keller & Ecker, LLP
70 East Beau Street
Washington, PA 15301
724-222-4520
724-222-3318 (fax) 4)25-1

IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION LAW
NO. 2007-5043

Trinity Area School District
vs.

Mark Miller

Notice is hereby given that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent real estate taxes for the year 2006, for the property located at 2843 Wilson Street, N. Franklin Twp, Pennsylvania, Tax Parcel No. 510-001-04-03-0037-00. A tax claim in the amount of \$972.59 was filed on or about July 18, 2007 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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 without further notice for the relief requested by the plaintiff. You may lose property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the offices set forth below to find out where you can get legal help.

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

Southwestern Pennsylvania Legal Aid
Services
10 West Cherry Avenue
Washington, PA 15301
(724) 225-6170

Portnoff Law Associates, Ltd
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

6)24-3

SHERIFF SALES

Sheriff Sale List

| <u>Sale#</u> | <u>PlavDef.....</u> | <u>Property Location</u> |
|----------------|-----------------------------------|----------------------------|
| 2008-352..... | JPMorgan vs Jankowski..... | Chartiers Township |
| 2012-590..... | Nationstar vs Yerkey..... | Robinson Township |
| 2012-846..... | US Bank vs Woods | City of Washington |
| 2012-942..... | Bank of NY Mellon vs Walters..... | City of Washington |
| 2012-1467..... | Bank of NY Mellon vs Woods..... | City of Washington |
| 2012-1520..... | Bank of America vs Downey | Borough of New Eagle |
| 2012-1729..... | Deutsche Bank vs Pettit | Donegal |
| 2012-1934..... | Deutsche Bank vs Hairston | City of Washington |
| 2012-2387..... | PNC Bank vs Benning | Borough of North Charleroi |
| 2010-2586..... | Deutsche Bank vs Hannahan..... | Township of South Strabane |
| 2012-2780..... | Wells Fargo vs Lohr..... | Township of Amwell |
| 2012-3709..... | Dollar Bank vs Rosenberger | Eighty Four |
| 2009-4274..... | US Bank vs Culp..... | Chartiers Township |

| | | |
|------------|---------------------------------------|-----------------------------|
| 2011-4294 |Nationstar vs Bell..... | Charleroi Borough |
| 2009-4439 | Wells Fargo vs Marchewka | Township of Peters |
| 2011-4477 |Citimortgage vs Glover..... | Township of North Bethlehem |
| 2012-4761 |PNC Bank vs Louttit..... | City of Monongahela |
| 2012-4793 | US Bank vs Debnar..... | City of Washington |
| 2012-5237 |JPMorgan vs Catlin..... | Fallowfield Township |
| 2012-5395 |Huntington Bank vs Scott..... | Cecil Township |
| 2011-5701 | CitiMortgage vs Christmas | Township of Cecil |
| 2010-5823 |Bank of America vs Butts..... | Jefferson Township |
| 2012-6262 |PNC Bank vs Bell..... | North Strabane Township |
| 2012-6494 |Citizens Bank vs Carelle..... | Somerset Township |
| 2012-6526 |PNC Bank vs Smith..... | Smith Township |
| 2012-6527 |Quail Run vs Holmes..... | Peters Township |
| 2011-7555 |Bank of NY Mellon vs Harris..... | City of Washington |
| 2007-8531 |JPMorgan vs Rice..... | Borough of North Charleroi |
| 2010-8786 |Bank of America vs Frazee..... | Township of N Bethlehem |
| 2009-9428 |PNC Bank vs Matay | Borough of Ellsworth |
| 2010-10106 |Bank of NY Mellon vs Joyce..... | Township of North Strabane |
| 2008-10148 |Nationstar vs Patragas..... | Township of North Strabane |
| 2009-11134 |JPMorgan vs Newman | Deemston Borough |

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 T HIS RULE.

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, February 1, 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, February 6, 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 expsed to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, February 8, 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'S SALE 2008-352

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2008-352 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption *are* waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

JPMORGAN CHASE BANK, NATIONAL Association, S/B/M TO CHASE HOME FINANCE, LLC V. ALICIA K. JANKOWSKI

owner(s) of property situate in **CHARTIERS TOWNSHIP**, Washington County, Pennsylvania, being (Municipality) 434 MCGOVERN ROAD, HOUSTON, PA 15342 Parcel No. 170-016-08-04-0023-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$167,101.29

SHERIFF'S SALE 2012-590

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-590 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

NATIONSTAR MORTGAGE LLC V. DAVID F. YERKEY; JANINE M. YERKEY

owner(s) of property situate in the **TOWNSHIP OF ROBINSON**, Washington County, Pennsylvania, being (Municipality) 535 VALLEY

STREET, MCDONALD, PA 15057-1019 Parcel No. 550-020-03-00-0004-00 Parcel No. 550-020-03-00-0005-00 Parcel No. 550-020-03-00-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$97,923.67

SHERIFF'S SALE 2012-846

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-846 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

U.S. Bank N.A., as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-SC1 Plaintiff v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARSHALL WOODS, DECEASED MARSHALL WOODS, DECEASED

By virtue of a Writ of Execution filed to No. 2012-846, U.S. Bank N.A., as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-SC1 v. UNKNOWN HEWS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARSHALL WOODS, DECEASED, MARSHALL WOODS, DECEASED, owners of property situate

in **City of Washington**, Washington County, Pennsylvania, being 40 Rural Avenue, Washington, PA 15301. Assessment Map No.: 750-031-0001-0004-00 Assessed Value Figure: \$7,144.00 Judgment Amount: \$39,249.17 Improvements Thereon: Residential Property

SHERIFF'S SALE 2009-942

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2009-942 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 FEBRUARY 1, 2013

THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST 2005-2, 4708 MERCANTILE DRIVE NORTH FORT WORTH, TX 76137 PLAINTIFF vs SEAN WALTERS

ALL THAT CERTAIN PROPERTY SITUATED IN THE **CITY OF WASHINGTON** IN THE COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: TAX MAP OR PARCEL ID NO.: 780-003-00-01-0002-00. HAVING ERECTED A DWELLING MORE COMMONLY KNOWN AS: 120 Grove Avenue, Washington, PA 15301

SHERIFF'S SALE 2012-1467

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-1467 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 FEBRUARY 1, 2013

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-9 Plaintiff, vs Diana Woods; Lloyd E. Woods

ALL THAT CERTAIN piece, parcel or lot of land situate in **Washington City**, Washington County, Pennsylvania. TAX PARCEL NO.: 710-009-00-01-0002-00 PROPERTY ADDRESS: 24 Baltimore Avenue, Washington, PA 15301 IMPROVEMENTS: ERECTED THEREON SOLD AS THE PROPERTY OF: Diana Woods and Lloyd E. Woods

SHERIFF'S SALE 2012-1520

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-1520 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP V. MARK

E. DOWNEY A/K/A MARK DOWNEY

owner(s) of property situate in the **BOROUGH OF NEW EAGLE**, Washington County, Pennsylvania, being (Municipality) 162 MAIN STREET, NEW EAGLE, PA 15067-1144 Parcel No. 480-002-00-03-0012-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$52,185.17

SHERIFF'S SALE 2012-1729

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 20 12-1729 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust Asset-Backed Certificates, Series 2006-2, Plaintiff; vs. James D. Pettit; Monna R. Pettit; Terry L. Pettit;

ALL that certain lot or parcel of ground situate in the Township of **Donegal**, County of Washington, and Commonwealth of Pennsylvania. Tax Parcel ID.: 230-001-03-04-0014-00 BEING known as 15 Lafayette Street, Claysville, PA 15323.

SHERIFF'S SALE No. 2012-1934

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-1934 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 FEBRUARY 1, 2013

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT3, Asset-Backed Certificates, Series 2005-OPT3 c/o American Home Mortgage Servicing, Inc. Plaintiff V. Diana Hairston

All That Certain lot of ground situate in the **Seventh Ward of the City of Washington**, Washington County, and Commonwealth of Pennsylvania. 115 Third Street, Washington, Pennsylvania 15301 Tax ID. #: 770-007-00-03-0013-00 Improvements consist of a Residential Dwelling

SHERIFF'S SALE 2012-2387

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2387 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 FEBRUARY 1, 2013

PNC BANK, N.A., S/B/M TO NATIONAL CITY BANK S/B/M TO NATIONAL CITY BANK OF PENNSYLVANIA V. DAVID G. BENNING, JR.

Owner(s) of property situate in the **BOROUGH OF NORTH CHARLEROI**, Washington County, Pennsylvania, being (Municipality) 571 CONRAD AVENUE F/K/A 574 CONRAD AVENUE, NORTH

CHARLEROI, PA 15022-2226 Parcel No. 500-006-00-01-0016-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$19,668.99

SHERIFF'S SALE 2010-2586

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2010-2586 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

Deutsche Bank Trust Company Americas, as Indenture Trustee for Saxon Asset Securities Trust 2004-2 Plaintiff V. Larry Hannahan, Jr. Donna Hannahan Defendant (s)

By virtue of a Writ of Execution filed to No. 2010-2586, Deutsche Bank Trust Company Americas; as Indenture Trustee for Saxon Asset - Securities Trust 2004-2 v. Larry Hannahan, Jr. and Donna Hannahan, owners of property situate in the **TOWNSHIP of SOUTH STRABANE**, Washington County, Pennsylvania, being 31 Pine Valley Road, Washington, PA 15301 Assessment Map No.: 600-001-02-02-0003-00 Assessed Value Figure: \$9,613.00 Judgment Amount: \$141,917.64 Improvements Thereon: Residential Property

SHERIFF'S SALE 2012-2780

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2780 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and

exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC3 Plaintiff vs. ANNE J. LOHR, DECEASED RICHARD S. LOHR, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD S. LOHR, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNE J. LOHR, DECEASED PAUL TRIPOLDI KNOWN HEIR OF ANNE J. LOHR ROSE TRIPOLDI, KNOWN HEIR OF ANNE J. LOHR Defendant(s)

By virtue of a Writ of Execution filed to No. 2012-2780, Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2004 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC3 v. ANNE J. LOHR, DECEASED, RICHARD S. LOHR, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING. RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD S. LOHR, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNE J. LOHR, DECEASED, PAUL TRIPOLDI, KNOWN HEIR OF ANNE J. LOHR, ROSE TRIPOLDI, KNOWN HEIR OF ANNE J. LOHR, owners of property situate in **Township of Amwell**, Washington County, Pennsylvania, being 772 Waynesburg Road, Washington, PA 15301. Assessment Map No.: 020-009-00-00-0019-01 Assessed Value Figure: \$9,505.00 Judgment Amount: \$85,414.39

SHERIFF'S SALE 2012-3709

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3709 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

DOLLAR BANK, FSB V. PAUL M. ROSENBERGER BARBARA E. ROSENBERGER

owner(s) of property situate in the **TOWNSHIP OF NORTH STRABANE**, Washington County, Pennsylvania, being (Municipality) 18 DOOLEY STREET, EIGHTY FOUR, PA 15330-2840 Parcel No. 1: 520-005-01-05-0029-00 Parcel No. 2: 520-005-01-05-0020-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$57,302.79

SHERIFF'S SALE 2009-4274

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

2009-4274 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

U.S. Bank National Association as Trustee under SECURITIZATION SERVICING AGREEMENT Dated as of February 1, 2007 Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC2 Plaintiff, vs. Donald Culp a/ k/a Donald D. Culp, Brandy Culp, Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **Chartiers Township**, Washington County, Pennsylvania. TAX PARCEL NO.: 170-015-00-00-0037-00 PROPERTY ADDRESS: 129 Holly Drive, Houston, PA 15342 IMPROVEMENTS: ERECTED THEREON SOLD AS THE PROPERTY OF: Donald Culp a/k/a Donald D. Culp and Brandy Culp

SHERIFF'S SALE 2011-4294

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE. 2011-4294 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

By virtue of a Writ of Execution No. 2011-4294 NATIONSTAR MORTGAGE, LLC, f/k/a CENTEX

**HOME EQUITY COMPANY, LLC
V. EVAN GLENN BELL**

owner(s) of property situate in **CHARLEROI BOROUGH**, Washington County, Pennsylvania, being (Municipality) 215 LINCOLN AVENUE, CHARLEROI, PA 15022-1450 Parcel No. 160-028-00-02-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$94,481.58

SHERIFF'S SALE No. 2009-4439

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE - 2009-4439 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

WELLS FARGO BANK, NA., AS TRUSTEE for the CERTIFICATE HOLDERS OF THE MLMI TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE NUMBER 1 Plaintiff vs. James Marchewka and Daralynn Marchewka Defendants

SHORT DESCRIPTION All that certain lot of ground situate in **Peters Township**, Washington County, and Commonwealth of Pennsylvania. 290 Pine Ridge Drive, Venetia, Pennsylvania 15367 Tax ID. #: 540-005-21-00-0031-00 Improvements consist of a Residential Dwelling

SHERIFF'S SALE 2011-4477

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE. **2011-**

4477 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

CITIMORTGAGE, INC. V. JOHN D. GLOVER

owner(s) of property situate in the **TOWNSHIP OF NORTH BETHLEHEM**, Washington County, Pennsylvania, being (Municipality) 2168 EAST NATIONAL PIKE, SCENERY HILL, PA 15360-1003 Parcel No. 490-022-01-02-0012-01 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$115,378.52

SHERIFF'S SALE 2012-4761

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4761 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs JAMES STANLEY LOUTTIT, EXECUTOR OF THE ESTATE OF PAULINE M. LOUTTIT, Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIMS OF JAMES STANLEY LOUTTIT, EXECUTOR OF THE ESTATE OF PAULINE M. LOUTTIT OF IN AND TO THE FOLLOWING DESCRIBED PROPERTY: ALL AT

CERTAIN PARCEL SITUATE IN THE CITY OF MONONGAHELA WASHINGTON COUNTY, PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN INSTRUMENT NUMBER 200708074. HAVING ERECTED THEREON A DWELLING KNOWN AS 509 CHESS STREET, MONONGAHELA PA 15063. WASHINGTON COUNTY TAX PARCEL LD. NO.: 440-005-00-02-0013-00

SHERIFF'S SALE 2012-4793

By virtue of a WEIUT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4793 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 Sheet, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES 1 LLC ASSET BACKED CERTIFICATES SERIES 2005-HE8 VS WENDY R. DEBNAR JASON W. DEBNAR, 150 McCARRELL STREET, WASHINGTON PA 15301

All that certain lot of ground situate in the 8th Ward of the City of Washington, Washington County PA being a part of

Lot No. 1 and a part of Lot No. 2 Block "H" in a plan of lots laid out by James S. Stocking, et al, which plan is of record in the Recorder's Office of Washington County in PBV 2 at page 12 and is known as The West End Plan. Said lot hereby conveyed is more particularly bounded and described as follows:

Being at a point on McCarrell Avenue at the line dividing the property herein described and property conveyed by Sylvia C. Bradford et ux., to Walter C. Myer et ux., by deed dated April 30, 1946, and recorded in Deed Book Volume 707 page 49; thence along said line dividing the Myer property from property hereby conveyed a distance of 60 feet to lot number 3 in said plan; thence along the line dividing lot no. 2 and 3 in said plan a distance of 43.3 feet more or less to Catfish Alley; thence along Catfish Alley a distance of 60 feet to McCarrell Avenue; thence along McCarrell Avenue, a distance of 43.3 more or less to the point of beginning. Being Tax ID No. 780-010-00-03-0002-00. Property Address: 150 McCarrell Street, Washington PA 15301

SHERIFF'S SALE 2012-5237

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5237 issued out of the COMIVION PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

JPMorgan Chase Bank, National Association PLAINTIFF VS. John D. Catlin DEFENDANT

FIRST: ALL that certain piece or parcel of land situate in **Fallowfield Township**, Washington County, Pennsylvania, bounded and described as follows: BEGINNING at a point in the center of the public road leading from Monongahela to Bentleyville, and corner of land now or formerly of Andrew P. Farley, et ux.; thence North 31 degrees 36 minutes East 48.56 feet to a point in said road; thence continuing along said road North 27 degrees 37 minutes East 48.56 feet to a point in said road, corner to other land now or formerly of John L. Cooper; thence along the latter South 51 degrees 29 minutes East 212.10 feet to a bar, corner to other land now or formerly of said Cooper; thence along the latter South 25 degrees 08 minutes West 48.50 feet to a pipe; thence continuing along said land now or formerly of the said Cooper South 25 degrees 08 minutes West 48.50 feet to a pipe, corner to land now or formerly of the said Farley; thence along the latter North 51 degrees 48 minutes West 219.66 feet to a point in the center of said public road, the place of beginning, as per survey of W. P. Rodgers, Registered Engineer, July 17, 1947. EXCEPTING AND RESERVING here from and here out all of the coal underlying the said parcel of ground, with full and complete mining rights and release of damages. EXCEPTING AND RESERVING also all of the natural gas and oil. THIS DEED is also subject to certain rights of ways to West Penn Power Company and to Bell Telephone Company.

SECOND: ALL that certain piece or parcel of land situate in said **Fallowfield Township**, Washington County, Pennsylvania, bounded and described as follows: BEGINNING at a pipe corner common to other land now or formerly of William Frantz, land now or formerly

of John Miklos, and other land now or formerly of John L. Cooper; said pipe being distant South 51 degrees 48 minutes East 219.66 feet from the center of the Monongahela Bentleyville public road; thence from said point of beginning of other land now or formerly of said William Frantz North 25 degrees 08 minutes East 97.00 feet to a pipe corner to other land now or formerly of said John T. Cooper; thence along the latter south 51 degrees 29 minutes east 69.32 feet to a pipe; thence along said land now or formerly of the said Cooper south 8 degrees 04 minutes west 108.78 feet to a pipe; thence continuing along said land now or formerly of Cooper North 51 degrees 48 minutes west 102.00 feet to a pipe the place of beginning containing 0.185 of an acre as per survey of W. P. Rodgers Registered Engineer March 24, 1952.

EXCEPTING AND RESERVING herefrom and hereout all of the coal underlying said parcel of ground, with full and complete mining rights and release of damages. EXCEPTING AND RESERVING also all of the natural gas and oil. This deed is also subject to certain rights of way to West Penn Power Company and to Bell Telephone Company. Parcel No. 320-006-01-03-0002-00

SHERIFF'S SALE 2012-5395

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5395 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 10:00A.M. on FEBRUARY 1, 2013

The Huntington National Bank Plaintiff V. Karen Scott, Executrix to the Estate of Harry J. Manes, aka Harry J. Manes Defendant

ALL that certain Condominium Unit designated as Building Number 7, Unit 733, being a Unit in The Fairways Condominium at Southpointe located in **Cecil Township**, Washington County, and Commonwealth of Pennsylvania. 733 Eagle Point Drive, Unit 733, Canonsburg, Pennsylvania 15317 Tax 1.D. #140-010-05-00-0007-07 Improvements consist of a Condominium

SHERIFF'S SALE 2011-5701

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE. 2011-5701 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

CITTMORTGAGE, INC. V. LISA A. CHRISTMAS

owner(s) of property situate in the **TOWNSHIP OF CECIL**, Washington County, Pennsylvania, being (Municipality) 212 MAPLE RIDGE DRIVE, CANONSBURG, PA 15317-7300 Parcel No. 140-014-01-00-0015-04 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$215,644.03

SHERIFF'S SALE 2012-6262

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

2012-6262 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

PNC Bank, National Association v. JOHN BELL

By virtue of a Writ of Execution filed to No. 2012-6262, PNC Bank, National Association v. JOHN BELL,, owners of property situate in **North Strabane Township**, Washington County, Pennsylvania, being 223 Alexander Avenue a/k/a 141 Alexander Avenue, Strabane, PA 15363. Assessment Map No.: 520-015-02-04-0003-00 Assessed Value Figure: \$5,849.00 Judgment Amount: \$29,109.01 Improvements Thereon: Residential Property

SHERIFF'S SALE 2012-6494

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6494 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

CITIZENS BANK OF PENNSYLVANIA Plaintiff, v. PHILLIP A. CARELLE Mortgaged Property: 301 Rainey Road, Eighty Four, PA 15330 Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF PHILLIP A. CARELLE, OF IN AND TO THE

FOLLOWING DESCRIBED REAL PROPERTY: ALL THAT CERTAIN LOT OF GROUND SITUATE IN **SOMERSET TOWNSHIP**, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS: 301 RATNEY ROAD, EIGHTY FOUR, PA 15330 PARCEL NO. 580-003-01-00-0011-00 INSTRUMENT NUMBER 199955697

SHERIFF'S SALE 2012-6526

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6526 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 FEBRUARY 1, 2013

PNC Bank, National Association Plaintiff V. PERRY M. SMITH Defendant(s)

By virtue of a Writ of Execution filed to No.2012-6526, PNC Bank, National Association v. PERRY M. SMITH,, owners of property situate in **Smith Township**, Washington County, Pennsylvania, being 563 Joffre Cherry Valley Road, Burgettstown, PA 15021. Assessment Map No.: 570-025-00-00-0024-15 Assessed Value Figure: \$11,207.00 Judgment Amount: \$155,388.60 Improvements Thereon: Residential Property

SHERIFF'S SALE 2012-6527

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6527 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

QUAIL RUN CONDOMINIUM ASSOCIATION, Plaintiff V. SUZANNE L. HOLMES, Defendant.

339 Quail Run Road, Venetia (**Peters Township**), Washington County, Pennsylvania 15367. Parcel I.D. No. 540-002-00-00-0040-28D.

SHERIFF'S SALE 2011-7555

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE . 2011-7555 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 .A.M. on FEBRUARY 1, 2013

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14, 7105 Corporate Drive, PTXC-35, Piano, TX 75024 vs RICHARD A. HARRIS WENDY J. HARRIS, 82 East Prospect Avenue, Washington, PA 15301

ALL that certain lot & ground situate in the **Fifth Ward of the City of Washington**, County of Washington and Commonwealth of Pennsylvania, fronting 40 feet on the southerly side of Prospect Avenue and extending back therefrom of even width 200 feet to Harding Avenue, being the western 20 feet of Lot No. 12 and the eastern 20 feet of Lot No. 11 in the LeMoyné Addition to Washington, which Plan is recorded in Plan Book 1, page 85. Parcel#: 750-016-00-00-001 1-00 Property Address: 82 East Prospect Avenue, Washington, PA 15301

SHERIFF'S SALE 2007-8531

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE. 2007-8531 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 1, 2013

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA v. JOHN PATRICK RICE AMELA L. RICE

owner(s) of property situate in the **BOROUGH OF NORTH CHARLEROI**, Washington County, Pennsylvania, being (Municipality) 421 CENTER AVENUE, NORTH CHARLEROI, PA 15022 Parcel No. 500-

001-00-05-0008-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$49,500.69

SHERIFF'S SALE 2010-8786

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE. 2010-8786 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 FEBRUARY 1, 2013

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. GARY R. FRAZEE, JR

owner(s) of property situate in the **TOWNSHIP OF EAST BETHLEHEM**, Washington County, Pennsylvania, being (Municipality) 177 RIDGEWOOD DRIVE, FREDERICKTOWN, PA 15333-2021 Parcel No. 1: 220-006-00-00-022-00 Parcel No.2: 260-001-00-00-0024-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$108,905.79

SHERIFF'S SALE 2009-9428

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE. 2009-9428 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301,

Washington County, at 10:00 A.M. on
FEBRUARY 1, 2013

**PNC BANK, NA, vs. ROBERT J.
MATAY, JR.**

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF ROBERT J. MATAY,
JR. AND THERESA D. HOYLE OF, IN
AND TO: ALL THE FOLLOWING
DESCRIBED REAL ESTATE
SITUATED IN THE **BOROUGH OF
ELLSWORTH**, COUNTY OF
WASHINGTON, COMMONWEALTH
OF PENNSYLVANIA. HAVING
ERECTED THEREON A DWELLING
KNOWN AND NUMBERED AS 41
SOUTH MAIN STREET, ELLSWORTH,
PA 15331. DEED BOOK VOLUME
2760, PAGE 209, PARCEL NUMBER
310-017-00-01-0007-00.

SHERIFF'S SALE 2010-10106

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE 2010-
10106 issued out of the COMMON
PLEAS of Washington County, and to me
directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
FEBRUARY 1, 2013

**The Bank of New York Mellon f/k/a
The Bank of New York, as Trustee for
the Certificateholders CWALT, Inc.,
Alternative Loan Trust 2006-6CB,
Mortgage Pass-Through Certificates,
Series 2006-6CB Plaintiff V. Sean J.
Joyce and Kimberly A. Joyce
Defendants**

All those certain parcels of land situate in
the Top of **North Strabane**, County of
Washington and Commonwealth of

Pennsylvania. 115 South Spring Valley
Road, McMurray, Pennsylvania 15317
Tax ID. #: 520-003-00-00-0055-09
Improvements consist of a Residential
Dwelling

SHERIFF'S SALE 2008-10148

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE 2008-
10148 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
FEBRUARY 1, 2013

**NATIONSTAR MORTGAGE, LLC
V. MEGAN A. PATRAGAS JONNA
SWISHER**

owner(s) of property situate in the
Township of North Strabane,
Washington County, Pennsylvania,
being (Municipality) 228 COACHSIDE
DRIVE, WASHINGTON, PA 15301-
8942 Parcel No. 5200110800005600
(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING Judgment Amount:
\$373,384.38

SHERIFF'S SALE 2009-11134

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE 2009-
11134 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
FEBRUARY 1, 2013

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO
CHASE HOME FINANCE, LLC V.
GREGORY K. NEWMAN ALICE L.
NEWMAN**

owner(s) of property situate in the
DEEMSTON BOROUGH,
Washington County, Pennsylvania,
being (Municipality) 70 CRAWFORD
ROAD, FREDERICKTOWN. PA
15333-2315 Parcel No. 220-006-00-00-
0048-00 Parcel No. 220-006-00-00-
0047-00 (Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING Judgment Amount:
\$105,225.32

Samuel F. Romano, Sheriff 7)23-3

**WASHINGTON COUNTY
BANKRUPTCY PETITIONS**

(All information is obtained from the
Allegheny Legal Journal)

Melvin Richard Hatfield; 1007 Green
Street, Washington PA 15301; Tax ID/
EIN: 25-167-3071, dba, Hatfield's
Shooters Saloon; fdba, Hatfield
Brothers Recovery; 12-25728; Atty:
David A. Rice; Chapter 7

Barbara Marie Smith; 82 Hawkins
Street, Washington PA 15301; 12-
25711; Atty: David A. Rice; Chapter7

**Michael G. Deep, Sr. and Jean A.
Deep**; 98 McBurney Road, Canonsburg
PA 15317; 12-25799; Atty: Joseph E.
Morascyzk; Chapter 7

Amy M. Lidey; 310 Beacon Avenue,
Washington PA 15301; 12-25801;
Atty: James R. Jeffries; Chapter 7

**Michael Joseph Robl and Rosemary
Robl**; 935 Ewing Street, Washington
PA 15301; 12-25810; Atty: David A.
Rice; Chapter 7

Sandra Lynn Briggs; 1105 Grant
Street, Bulger PA 15019; 12-25792;
Atty: David A. Rice; Chapter 7

**Ronald E. Lidey and Donna Marie
Lidey**; 310 Beacon Avenue,
Washington PA 15301; 12-25784;
Atty: James R. Jeffries; Chapter 7