

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 NOVEMBER 2014 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
12-0525	CLEMENTS, Michael J. a/k/a Michael James Ava M. Clements, Administratrix CTA.....		Susan M. Key, Esq.
07-0997	GALLAGHER, Juanita I. aka Juanita Isophena Thomas M. Vankirk, Executor		Brian V. Gorman, Esq.
08-0749	HAYES, Thomas E. Thomas T. Hayes, Administrator DBNCTA		Anthony J. Seneca, Esq.
14-1110	HAYES, Thomas E. Revocable Trust Nancy L. Hayes, for Melvin B. Hayes, Trustee		David S. Posner, Esq.
14-1110	HAYES, Thomas E. Revocable Trust Thomas G. Hayes Successor Trustee.....		Anthony J. Seneca, Esq.
13-1337	McGAHAN, Patrick Marguerite Marosz, Executrix		Kathleen Smith-Delach, Esq.
11-1213	THEAKSTON, William L. aka William Lee Theakston Ernestine Theakston, Executrix		Keith A. Bassi, Esq.

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 NOVEMBER 20., 2014 AT 9:30 A.M., COURTROOM #2 BEFORE THE HONORABLE KATHERINE B. EMERY, JUDGE

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)15-2

WASHINGTON COUNTY BAR ASSOCIATION BOARD OF DIRECTORS 2014

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John Tecklenburg (2015)
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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

BRYNER, KENNETH R., a/k/a **KENNETH ROY BRYNER**, late of South Strabane Township, Washington Co., PA; Executrix: Cheryl McMillen, 2333 West Pike Street Rear, Houston, PA 15342; Attorney: Donald B. Formoso, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

DEVERS, GERALD W., a/k/a **GERALD WILSON DEVERS**, late of New Eagle, Washington Co., PA; Executor: Mark Devers, 8 Grant Avenue, Donora, PA 15033; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

ELLIOTT, ANN, late of Stockdale, Washington Co., PA; Administratrix: Cynthia Charlton, c/o 22 East Beau Street, Washington, PA 15301; Attorney: Lane M. Turturice, Berggren & Turturice, LLC, 22 East Beau St., Washington, PA 15301

GORDON, D. LOUISE, late of Clarksville, Washington Co., PA; Executors: Pamela J. Wilson, 2147 Lincoln Blvd., Clarksville, PA 15322; Drew A. Gordon, 124 Brown St., Reynoldsville, PA 15851; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

HASBROUCK, JR., NORMAN G., late of California, Washington Co., PA; Administratrix: Ellen Kidd Hasbrouck,

c/o 22 East Beau St., Washington, PA 15301; Attorney: Lane M. Turturice, Berggren & Turturice, LLC, 22 East Beau St., Washington, PA 15301

LITMAN, ANN L., a/k/a **ANN LOWRY LITMAN**, late of Donegal Township, Washington Co., PA; Executor: Eric B. Cowden, 1129 Arrowhead Drive, Washington, PA 15301; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

MARCHANDO, II, JOHN ROGER, a/k/a **JOHN ROGER MARCHANDO, JR.**, late of Centerville Borough, Washington Co., PA; Executor: John R. Marchando, III, 990 National Pike West, Brownsville, PA 15417; Attorney: Samuel S. Floro, 306 Fifth Street, PO Box 588, Ellwood City, PA 16117

MCCOLLUM, BEULAH V., late of Washington, Washington Co., PA; Executrix: Darla C. Hammers, 161 Gorby Road, Washington, PA 15301; Attorney: David F. Pollock, Pollock Morris LLC, 54 South Washington Street, Waynesburg, PA 15370

OSBORNE, RUTH E., a/k/a **RUTH EILEEN OSBORNE**, late of Canonsburg, Washington Co., PA; Executrix: Dr. Kathryn Osborne Weldy, 107 1/2 South Central Avenue, Canonsburg, PA 15317; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15317

RAMSEY, FLORENCE B., a/k/a **FLORENCE BREHL RAMSEY**, late of South Strabane Township, Washington Co., PA; Executors: Joseph Brehl, 1028 Redstone Road, Washington, PA 15301; Patrick Findlay, 169 Christy Road, Eighty Four, PA 15330; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

SISUL, JOSEPHINE L., late of North Franklin Township, Washington Co., PA; Executor: John T. Sisul, 8271 Ahearn Drive, Millersville, MD 21108; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main Street, Washington, PA 15301

TAYLOR, THERESA late of Canonsburg Borough, Washington Co., PA; Administrator: James K. Taylor, 17 Parkcrest Drive, Cecil, PA 15321

TYHONAS, MICHAEL, late of California, Washington Co., PA; Administrator: Barry Niccolai; Attorney: David P. Hvizdos, 505 Valleybrook Road, Suite 206, McMurray, PA 15317

WARREN, KATHY M., late of Monongahela, Washington Co., PA; Executor: John L. Warren, 66 Gearing Road, Monongahela, PA 15063; Attorney: Douglas L. Price, Harry S. Cohen & Assoc. PC, 2 Chatham Ctr., Ste 985, Pittsburgh, PA 15219

SECOND PUBLICATION

ALABDULLATIF, OMAR ABDULLAZIZ, late of City of Washington, Washington Co., PA; Administratrix: Dorothy M. Tigbao, 11 Murtland Avenue, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling Street, Washington, PA 15301

CARSON, CHARLES S., late of Fallowfield Township, Washington Co., PA; Administratrix: Debra M. Carson, 62 Gun Club Road, Charleroi, PA 15022; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

COHOLIC, NICHOLAS M., late of Peters Township, Washington Co., PA; Executors: Henry J. Kasky, 493 Thornycroft Avenue, Pittsburgh, PA 15234; Robert F. Coholic, 34 Sceneridge

Avenue, Pittsburgh, PA 15227; Attorney: Gregg P. Otto, One Gateway Center, 10th Fl., Pittsburgh, PA 15222

CORGNATI, LEVIO S., a/k/a **LEVIO STEVE CORGNATI**, late of Cross Creek Township, Washington Co., PA; Executors: Mark L. Corgnati, 607 Water Street, Sturgeon, PA 15082; Susan J. Corgnati, 564 Nelson Road, Farmington, PA 15437; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Ste 430, Washington, PA 15301

CROMPTON, GEORGE BYRON, a/k/a **GEORGE B. CROMPTON**, late of Washington, Washington Co., PA; Administratrix: Susan C. Watson, 746 Glenn Street, Canonsburg, PA 15317; Attorney: L. Dawn Haber, Akman & Assoc., 345 Southpointe Blvd., Suite 100, Canonsburg, PA 15317

DRAGAN, JOHN HENRY, late of South Strahane Township, Washington Co., PA; Executor: Robert S. Dragan, 440 Pike Street, PO Box 392, Meadow Lands, PA 15347; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

FALLENSTEIN, HELEN I., late of Charleroi, Washington Co., PA; Executor: Edward Fallenstein, 1107 Crest Avenue, Charleroi, PA 15022; Attorney: Neil J. Marcus, PO Box 652, Monongahela, PA 15063

GRIFFITH, MINNIE H., late of Monongahela, Washington Co., PA; Executors: Dale L. Griffith, 833 Alberta Dr., West Mifflin, PA 15122; David L. Griffith, 31 Stonecrest Lane, Cecil, PA 15321; Attorney: Molly Maguire Gausa, PO Box 12662, Pittsburgh, PA 15241

HUDOCK, GABRIEL B., late of Nottingham Township, Washington Co., PA; Executor: Brian G. Hudock, 6835

MacNeil Drive, Dublin, OH 43017; Gabriel J. Hudock, 102 Lantern Circle, McMurray, PA 15317; Attorney: John M. Hartzell, Jr., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222

KLINGER, ROBERT F., a/k/a **ROBERT F. KLINGER, SR.**, late of Washington Co., PA; Executor: Richard J. Klinger, 721 McGovern Road, Houston, PA 15342; Attorney: E. J. Julian, 71 North Main St., Washington, PA 15301

MASTRO, LORRAINE C., late of Monongahela, Washington Co., PA; Executor: Lindsay Allen Mastro, 400 Reynolds Bend Road SE, Rome, GA 30161; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

MORRIS, PEARL MARIE, late of Washington Co., PA; Executor: Hallie Eugene Morris, Jr., 1296 Donnan Avenue, Washington, PA 15301; Attorney: Gary L. Sweat, 23 East Beau St., Washington, PA 15301

SNEE, JR., EDWIN LECH, late of Peters Township, Washington Co., PA; Executrix: Danute Snee, 269 Thompsonville Road, McMurray, PA 15317; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

THIRD PUBLICATION

DIAMOND, JEFFREY ALAN, late of Cross Creek Township, Washington Co., PA; Administratrices: Mary Diamond, 1047 Eldersville Road, Burgettstown, PA 15021; Jan Marie Geresti, 129 Cooke Road, Avella, PA 15312; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

FIDANZATO, DAVID J., late of

Monongahela, Washington Co., PA; Administratrix: Linda Fidanzato, 14 Crest Drive, Monongahela, PA 15063; Attorney: Michael J. D'Amico, Suite 3626, Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219

HARKCOM, THERESA E., late of Washington, Washington Co., PA; Executrix: Judith A. Lambert, 1132 Eagle Pointe Drive, Canonsburg, PA 15317; Attorney: Thomas M. Butz, 125 Technology Dr., Suite 202, Bailey Center I, Southpointe, Canonsburg, PA 15317

HUNTOON, FLORENCE, late of New Eagle, Washington Co., PA; Executor: Walter J. Huntoon, 110 4th Avenue, New Eagle, PA 15067; Attorney: Blane A. Black, 223 Second Street, Monongahela, PA 15063

KAPOSY, LOUIS, late of Jefferson Township, Washington Co., PA; Administratrix: Gladys B. Kaposy, c/o Frank C. Roney, Jr., 382 W. Chestnut St., Ste 102, Washington, PA 15301; Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Ste 102, Washington, PA 15301

McCULLOUGH, RUTH E., a/k/a **RUTH ELIZABETH KESTER McCULLOUGH**, late of Morris Township, Washington Co., PA; Executor: K. William McCullough, II, 86 Dillwyn Drive, Newport News, VA 23602; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

MILLER, MAXINE L., late of Washington, Washington Co., PA; Executrices: Sharon Lynn Moyer and Kathy Diane Silich, 190 Timberline Drive, Washington, PA 15301; Attorney: Joshua M. Moyer, 6342 Aurelia Street, Pittsburgh, PA 15206

MOLLENAUER, HERBERT C., a/k/a

HERBERT C. MOLLENAUER, JR., late of Canonsburg, Washington Co., PA; Administrator: Sean P. Mollenauer, 235 Ewing Road, Carnegie, PA 15106; Attorney: Frank C. Roney, Jr., Mark C. Stopperich, 382 W. Chestnut St., Ste 102, Washington, PA 15301

REED, ARDELLA, late of Hanover Township, Washington Co., PA; Executor: Mark E. Reed, 69 Reed Lane, Burgettstown, PA 15021

SCHAEFER, MARY ANN, late of McMurray, Washington Co., PA; Executor: Michael Schaefer, 429 Flock Avenue, Naperville, IL 60565; Attorney: Fred J. Sentner, 142-A McClelland Road, Canonsburg, PA 15317

SEYMOUR, EDWARD STANLEY, a/k/a **EDWARD S. SEYMOUR**, late of McMurray, Washington Co., PA; Executrix: Melissa Petalas, 23 Petalas Drive, East Greenbush, NY 10977; Attorney: Betsy D. McKnight, 30 East Beau St., Suite 925, Washington, PA 15301

THOMAS, GLORIA J., late of Washington, Washington Co., PA; Administratrix: Connie J. Thomas, 200 E. Hallam Avenue, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

THOMPSON, DOROTHY DELL, late of Canton Township, Washington Co., PA; Executors: Paul S. Thompson and Catherine R. Pallett, 422 N. Main Street, Houston, PA 15342; Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Suite 102, Washington, PA 15301

TURNER, WILLIAM D., late of Donora, Washington Co., PA; Executrix: Margaret M. Turner, 427 Thompson Ave., PO Box 704, Donora,

PA 15033; Attorney: Michael J. D'Amico, Suite 3626, Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219

TRUST NOTICE UNDER THE PA
UNIFORM TRUST ACT

DOROTHY TACZAK, late of Washington County, deceased as of May 27, 2014.

All persons indebted to said Trust and/or decedent to make immediate payment, and to those having claims against said Trust and/or decedent to present them duly authenticated for settlement to:

William Taczak
120 Painters Lane

Avella, Pennsylvania 15312

Patrick J. Felix III, Esq.

213 East Main Street

Carnegie, Pennsylvania 15106

(412)278-2020

1)14-3

CORPORATION NOTICES

INCORPORATION NOTICE

Notice is hereby given that on November 20, 2014, the **YOUGHIOGHENY LAND TRUST** will be incorporated under the Pennsylvania Non-Profit Corporation Law of 1988. The corporation's primary purpose is preservation and conservation of land.

William H. Knestrick, Esq.

Neighborhood Attorneys

8 East Pine Avenue

Washington, PA 15301

2)16-1

DISSOLUTION NOTICE

Notice is hereby given by CHIPPEWA GOLF CLUB, INC., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.
Kenneth L. Baker, Esq.
Peacock Keller & Ecker, LLP
70 East Beau Street
Washington, PA 15301 2)16-1

MISCELLANEOUSNOTICE

The following Ordinance is being proposed by the Council of the Borough of Donora at its next scheduled meeting on November 13, 2014

ORDINANCE NO. 1374: AN ORDINANCE AMENDING ORDINANCES 1123, 1153, 1251 AND 1327 RELATNG TO THE MOVING INTO OR REMOVING FROM THE BOROUGH OF DONORA, THE TRANSPORTATION INTO OR REMOVAL OF PERSONAL PROPERTY WITHIN THE BOROUGH OF DONORA, THE OCCUPATION OF ANY PREMISES LOCATED IN THE BOROUGH OF DONORA, REQUIRING PERMITS TO MOVE INTO OR MOVE FROM THE BOROUGH OF DONORA, ESTABLISHING A LANDLORD REGISTRATION PROGRAM, REDEFINING THE RENTAL UNIT INSPECTION PROGRAM, ANY PRIOR OR SUBSEQUENT ORDINANCES, ESTABLISHING PERMIT FEES FOR

OCCUMAPNY, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

A copy of this proposed Ordinance may be examined at the Office of the Borough Administrator, Municipal Building, 603 Meldon Avenue, Donora, PA, or the Washington County Law Library, Washington County Courthouse, Washington, PA.
Dennis Fisher
Borough Administrator 4)16-1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2008-7952

COMMUNITY BANK, Plaintiff
Vs.
ANDREW BRYAN GASPER,
Defendant

TO: ANDREW BRYAN GASPER, 179
LATIMER AVENUE, STRABANE, PA
15363

DATE OF NOTICE: NOVEMBER 3, 2014

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. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A

LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

If you do not know a lawyer, contact:
Lawyer Referral Service
119 South College Street
Washington, PA 15301
Telephone (724) 225-6710

If you cannot afford a lawyer, contact:
Southwestern PA Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
Telephone: (724)225-6170

Bassi, Vreeland & Associates, P.C.
Thomas O. Vreeland, Esquire
Attorney for Plaintiff
62 East Wheeling Street
Washington, PA 15301
(724)228-7000 4)16-1

IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2003-4582

COMMUNITY BANK, Plaintiff
Vs.
MICHAEL S. KING, Defendant

TO: **MICHAEL S. KING, 136 JAKE HILL, WEST FINLEY, PA 15377**

DATE OF NOTICE: NOVEMBER 3, 2014

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. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

If you do not know a lawyer, contact:
Lawyer Referral Service
119 South College Street
Washington, PA 15301
Telephone (724) 225-6710

If you cannot afford a lawyer, contact:
Southwestern PA Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
Telephone: (724)225-6170

Bassi, Vreeland & Associates, P.C.
Thomas O. Vreeland, Esquire
Attorney for Plaintiff
62 East Wheeling Street
Washington, PA 15301
(724)228-7000 4)16-1

IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2003-4582

COMMUNITY BANK, f/k/a
COMMUNITY BANK NATIONAL ASSOCIATION, Plaintiff
Vs.
CYNTHIA L. REED and DENNIS W. REED, Defendant

TO: **DENNIS W. REED, P.O. BOX
746, NAGS HEAD, NC 27959**

DATE OF NOTICE: NOVEMBER 3,
2014

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. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

If you do not know a lawyer, contact:
Lawyer Referral Service
119 South College Street
Washington, PA 15301
Telephone (724) 225-6710

If you cannot afford a lawyer, contact:
Southwestern PA Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
Telephone: (724)225-6170

Bassi, Vreeland & Associates, P.C.
Thomas O. Vreeland, Esquire
Attorney for Plaintiff
62 East Wheeling Street
Washington, PA 15301
(724)228-7000

4)16-1

COURT OF COMMON PLEAS OF
WASHINGTON COUNTY, PA
CIVIL DIVISION
NO. 2014-4828

IN RE: PETITION FOR CHANGE OF
NAME OF **WILLIAM LUDWIG
HOOTMAN**

NOTICE

Notice is hereby given that, on August 12, 2014, the Petition of Ashley Stetar was filed in the above-named court, requesting an Order to change the name of William Ludwig Hootman to William Ludwig Stetar.

The Court has fixed November 20, 2014, at 9:30 a.m., in courtroom 5 of the Washington County Court House, Washington, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Stephen J. Taczak, Esq.
Taczak Law Office
23 East Beau Street
Washington, PA 15301 4)16-1

SHERIFF SALES

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

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, December 5, 2014 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, December 10, 2014 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, December 12, 2014 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

Sheriff Sale List

<u>Sale#</u>	<u>PlavDef</u>	<u>Property Location</u>
2014-886	US Bank v. Brozenick	Chartiers Township
2014-1285	Nationstar Mortgage v. Ross	Charleroi
2014-1704	OneWest Bank v. Johnson	Canton Township
2014-1738	Bank of America v. Jemison	Mt. Pleasant Township
2014-2132	Nationstar Mortgage v. Mercier	Borough of Midway
2014-2335	Nationstar Mortgage v. Laskey	Charleroi
2014-2425	PNC Bank v. Douglas	North Franklin Township
2010-2718	Christiana Trust v. Cathers	South Strabane Township
2013-3559	AgChoice Farm Credit	Robinson Township
2013-3566	Wells Fargo Bank v. Sethman	Centerville Borough
2014-3755	CANCELLED	
2012-3813	US Gank v. Snatchko	McDonald Borough
2014-4153	Bank of America v Ehnert	City of Washington
2014-4389	Dollar Bank v. Mechtel	Chartiers Township
2014-4562	Northwest Savings v. Mason	Canonsburg
2008-5718	US Bank v. Dyson	South Strabane Township
2013-6047	JPMorgan Chase Bank v. McFarlane	South Strabane Township
2013-7674	Slovenian Savings v. Lauze	North Strabane Township
2009-8992	CANCELLED	

SHERIFF'S SALE No. 2014-886

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-886 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 **DECEMBER 5, 2014**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. GEORGE F. BROZENICK JR., DEFENDANT(S)

ALL THOSE CERTAIN TWO lots or pieces of ground situate in the **Township of Chartiers**, County of Washington and Commonwealth of Pennsylvania, together with the dwelling house erected thereon and known as 656 McCLANE FARM ROAD, WASHINGTON, PA 15301.

Being Parcel Nos. 170-017-01-03-0004-00 and 170-017-01-03-0005-00 UNDER AND SUBJECT to conditions and restrictions as contained in Deed Book 786, Page 546 and Instrument No. 201121468, and those that may appear in this or prior instruments of record.

SHERIFF'S SALE No. 2014-1285

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1285 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 **DECEMBER 5, 2014**

Nationstar Mortgage LLC V. John R. Ross & Pamela J. Ross

owner(s) of property situate in **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 829 Oakland Avenue, Charleroi, PA 15022-1851; Parcel No. 160-014-00-04-0005-00; (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$70,723.38

SHERIFF'S SALE No. 2014-1704

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1704 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 **DECEMBER 5, 2014**

OneWest Bank, FSB Plaintiff V. Gerald B. Johnson Jr., Executor of the Estate of Gerald B. Johnson, Deceased Mortgager and Real Owner Defendants

All That Certain land situate in the **township or borough of Canton** in the County of Washington, Commonwealth of Pennsylvania. Premises: 126 The Circle, Washington, Pennsylvania 15301 Tax I.D. #: 120-012-05-04-0057-00; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2014-1738

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1738 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 **DECEMBER 5, 2014**

Bank of America, N.A. V. Edith Vernell Jemison

owner(s) of property situate in **MT PLEASANT TOWNSHIP**, WASHINGTON County, Pennsylvania, being 55 Second Street, Westland, PA 15378; Parcel No. 460-009-01-03-0020-00; (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$56,979.65

SHERIFF'S SALE No. 2014-2132

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2132 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 **DECEMBER 5, 2014**

Nationstar Mortgage LLC Plaintiff V. John P. Mercier Defendant

ALL THAT CERTAIN LOT OF GROUND SITUATE IN THE **BOROUGH OF MIDWAY**, WASHINGTON COUNTY, PA; Premises: 112 Saint John Street, Midway, Pennsylvania 15060 Tax ID. #: 410-007-00-03-0013-00 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2014-2335

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2335 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 **DECEMBER 5, 2014**

Nationstar Mortgage LLC Plaintiff V. Jayne M. Laskey Defendant

ALL THAT CERTAIN lot or piece of ground situate in the County of Washington, Commonwealth of Pennsylvania. Title to said premises is vested in Jayne M. Laskey by deed from Linda C Duessel, individually and as Co-Executrix of the Estate of Alma P Cantoni, deceased and Barbara J Tinnemeyer individually and as Co-Executrix of the Estate of Alma P Cantoni, deceased, Premises: 505 Crest Avenue, Charleroi, Pennsylvania 15022 ; Tax ID. #: 160-017-00-02-0027-00; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2014-2425

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2425 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 **DECEMBER 5, 2014**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. DOUGLAS P. FORD, Defendant.

A.T.C. LOT OF GROUND SIT. IN **NORTH FRANKLIN TWP.**, WASHINGTON COUNTY, PA, BEING MORE FULLY DESC'D AT INSTRUMENT NO. 200705669. KOWN AS 105 HAMILTON STREET, WASHINGTON, PA 15301; WASHINGTON COUNTY TAX I.D. NO. 510-002-03-01-0011-00

SHERIFF'S SALE No. 2010-2718

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-2718 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 **DECEMBER 5, 2014**

CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF RBSHD 2013-1 TRUST, 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801 vs. CHRISTIE L. CATHERS & MATTHEW W. CATHERS

ALL that certain lot or piece of ground situate in the **Township of South Strabane**, County of Washington, Commonwealth of Pennsylvania

BEING DESIGNATED as Tax Parcel ID. 600-005-16-00-0021-00; HAVING erected thereon a dwelling house known as 1220 WILLOWBROOK DRIVE, WASHINGTON, PA 15301.

SHERIFF'S SALE No. 2013-3559

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3559 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 **DECEMBER 5, 2014**

AgCHOICE FARM CREDIT, ACA Plaintiff vs. NAMARZ, a Pennsylvania general partnership, consisting of Sandra French and Kelly Namey and Adele Corp., a Pennsylvania Corporation, Defendants

All that certain tract of land in **Robinson Twp.**, Washington Co., PA containing 88.892 acres, Parcel C in the Luzeme Land Corporation Subdivision. PBV 25 P 100. Known as 520 Shaffer Rd., Bulger, PA 15019. See Instrument Nos. 199958979 and 200118246. Parcel ID NO. 550-016-00-00-0006-00, excepting and reserving 3 out conveyances at Deed Book Volume 43 PP 581-582.

SHERIFF'S SALE No. 2013-3566

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3566 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 **DECEMBER 5, 2014**

Wells Fargo Bank, N.A. V. David Sethman & Janeen Sethman

owner(s) of property situate in the **CENTERVILLE BOROUGH**, WASHINGTON County, Pennsylvania, being 274 Linton Road, Fredericktown, PA 15333-2117 ; Parcel No. 151-013-00-00-0009-00 (Acreage or street address)

improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$109,963.41

SHERIFF'S SALE No. 2012-3813

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3813 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 **DECEMBER 5, 2014**

U.S. BANK NATIONAL ASSOCIATION, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2006-5 Home Equity Pass-Through Certificates, Series 2006-5, vs. **MICHAEL S. SNATCHKO and MICHELLE SNATCHKO**

Municipality: **McDonald Borough** McDonald, PA 15057; Property located at: 223 Liberty Street JUDGMENT MOUNT: \$95,975.62

Improvements: Detached, Two Story, Single Family, Residential Dwelling Assessed Valuation: Land: \$1,258.00 Building: \$5,239.00; WASHINGTON COUNTY TAX MAP NUMBER 470-017-00-02-0013-00

SHERIFF'S SALE No. 2014-4153

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

2014-4153 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 **DECEMBER 5, 2014**

BANK OF AMERICA, N.A. 2727 Spring Creek Drive, Spring, TX 77373 vs. **LAURA W. EHNERT**

ALL that certain lot of ground situate in the Seventh Ward of the **City of Washington**, Washington County, Pennsylvania, TAX PARCEL #770-006-00-03-0010-00 Commonly known as: 550 Shirls Avenue, Washington, PA 15301

SHERIFF'S SALE No. 2014-4389

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4389 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 **DECEMBER 5, 2014**

Dollar Bank, Federal Savings Bank vs. Brett M. Mechtel

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **TOWNSHIP OF CHARTIERS**, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 259 CHERRY AVENUE, HOUSTON, PA 15342. INSTRUMENT NUMBER 200901470, PARCEL #170-006-04-07-0006-00.

SHERIFF'S SALE No. 2014-4562

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4562 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 **DECEMBER 5, 2014**

NORTHWEST SAVINGS BANK Plaintiff vs. MARSHA L. MASON, Defendant

ALL that certain lot or piece of ground situate in the 2nd Ward of the **Borough of Canonsburg**, Washington County, Pennsylvania, known as 340 Thornwood Drive, Canonsburg, PA 15317. PARCEL ID NO. 100-016-00-01-0008-00; UNDER AND SUBJECT to the exceptions, reservations, restrictions, conditions, easements, rights of way, etc., as are contained in the record chain of title or as may be visible on the premises or as may appear on the recorded plan.

SHERIFF'S SALE No. 2008-5718

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2008-5718 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 **DECEMBER 5, 2014**

U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset- Backed Certificates Series 2007-RP1 Plaintiff V.

DOUGLAS J. DYSON & JEANETTE S. DYSON Defendant(s)

owners of property situate in **Township of South Strabane**, Washington County, Pennsylvania, being 593 Locust Avenue, Washington, PA 15301. Assessment Map No.: 600-004-05-02-0008-00 Judgment Amount: \$50,896.60; Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2013-6047

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6047 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 **DECEMBER 5, 2014**

JPMorgan Chase Bank, National Association V. Frank Mancina, Richard R. McFarlane, Marryanne McFarlane a/k/a Marianne McFarlane a/k/a Maryanne McFarlane

owner(s) of property situate in the **SOUTH STRABANE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 1660 Pierce Street, a/k/a 1660 Pierce Avenue, Washington, PA 15301-3142 Parcel No. 600-006-04-03-0024-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$133,908.13

SHERIFF'S SALE No. 2013-7674

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-7674 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 **DECEMBER 5, 2014**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. JASON A. LAUZE and JAMIE A. LAUZE Defendants.

ALL those certain lots of ground situate in **North Strabane Township**, Washington County, Pennsylvania, Upon which is a dwelling known as 197 Latimer Ave., Strabane, PA 15363; Tax Parcel Number: 520-015-02-01-0021-00

Samuel F. Romano, Sheriff 7)15-3