

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 MARCH 2014 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
10-0368	GORONCY, Frank Susan Lisovich, Administratrix	Susan Foster Blank, Esq.	
11-1181	HAMILTON, Andrew Lee aka Andrew L. a/k/a Lee Robert Hamilton, Jr., Executor	John A. Rodgers, Esq.	
08-0357	McCLOSKEY, Edward A. Edward E. McCloskey & Elizabeth D. Scarpa, Co- Executors.....	John A. Rodgers, 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 MARCH 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)32-2

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

BELL, NANNIE R., a/k/a **NANNIE REBECCA BELL**, late of East Finley Township, Washington Co., PA; Executrix: Pauline Williams, c/o 225 Washington Trust Bldg., Washington, PA 15301; Attorney: Mark Geary, 225 Washington Trust Bldg., Washington, PA 15301

BLOSTIC, STANLEY, late of Cokeburg, Washington Co., PA; Executor: Anthony Blostic, PO Box 314, 46 Lincoln Street, Cokeburg, PA 15324; Attorney: David N. Lint, France, Lint & Associates, P.C., 308 Fallowfield Ave., Charleroi, PA 15022

DERRICO, MICHAEL, late of South Strabane Township, Washington Co., PA; Executrix: Mary Ann O. Fox, 990 Bruce Street, Washington PA 15301; Attorney: David S. Posner, Goldberg, Posner, Beck, DeHaven & Drewitz, 26 South Main Street, Suite 200, Washington PA 15301

DONOLO, CARL P., late of Peters Township, Washington Co., PA; Executrix: Valerie Dean, 102 Vista Dr., Canonsburg, PA 15317

DONOVAL, FRANCINE, late of Jefferson Township, Washington Co., PA; Executrix: Diana Simakis, PO Box 372, Colliers, WV 26035

DUCKWORTH, CAROL J., late of Peters Township, Washington Co., PA; Executor: Gary D. Duckworth, 133 Friar

Lane, McMurray PA 15317; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau Street, Washington PA 15301

FIELDS, LOIS M., late of Somerset Township, Washington Co., PA; Executor: Howard Fields, 1673 Grange Road, Charleroi, PA 15022; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

LEYDA, VIVIAN L., late of Fallowfield Township, Washington Co., PA; Administrator: Benjamin Scott Johns, 1373 Washington Pike, Suite 200, Bridgeville, PA 15017; Attorney: Benjamin Scott Johns, 1373 Washington Pike, Suite 200, Bridgeville, PA 15017

MALIK, THOMAS G., 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 St., Waynesburg, PA 15370

MESSER, ELEANOR S., late of Bentleyville Borough, Washington Co., PA; Executrix: Tracy L. McBride, 12 Short Street, Burgettstown, PA 15021; Attorney: Paul J. Walsh, PO Box 356, Slovan, PA 15078

RABE, PAULINE S., a/k/a **PAULINE STEWART RABE**, late of Donora Borough, Washington Co., PA; Executor: William M. Stewart, 313 Bridlewood Drive, Greensburg PA 15601; Attorney: Joseph R. Govi, Mears, Smith, Houser & Boyle, P.C., 127 North Main Street, Greensburg PA 15601

ROMERO, ROBERT P., late of Washington, Washington Co., PA; Executrix: Anita J. Stanis, 2238 East National Pike, Scenery Hill PA 15360; Attorney: The Wills Law Firm, 720 Acorn Lane, Jefferson Hills PA 15025

SIEGEL, CHARLES, late of North Strabane Township, Washington Co., PA; Executor: Ronald D. Siegel, 198 Hunting Creek Road, Canonsburg, PA 15317; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

STANDIFORD, WAYNE M., late of Bethlehem Township, Washington Co., PA; Executor: Dennis W. Standiford, 260 Redd Run Road, Washington, PA 15301; Attorney: Anthony J. Seneca, 335 North Main Street, Washington, PA 15301

STANKO, WILLIAM C., late of South Strabane Township, Washington Co., PA; Executor: William C. Stanko, Jr., 231 Columbia Drive, Canonsburg PA 15317; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau Street, Suite 325, Washington PA 15301

SZOTKOWSKI, FREDA IRENE, late of Washington, Washington Co., PA; Executrix: Sandra Gareis, 148 Pleasant Valley Road, Bulger, PA 15019; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

YOUNG, SR., ROBERT F., late of Chartiers Township, Washington Co., PA; Executrix: Elizabeth Anne Young, 572 Western Avenue, Canonsburg, PA 15317; Attorney: Paul J. Walsh, PO Box 356, Slovan, PA 15078

ZIMMERMAN, BARBARA J., late of Charleroi, Washington Co., PA; Executrix: Leigh Stolarz, 5056 Daube Drive, Pittsburgh PA 15236; Attorney: William F. Winschel, 2101 Greentree Road, Suite 2015, Pittsburgh PA 15220

SECOND PUBLICATION

BOSTICH, LORETTA, late of Ellsworth, Washington Co., PA; Executor: Gary Bostich, 93 Cherry Street,

Coal Center, PA 15423; Attorney: Edward Spontak, Pettit & Spontak, PLLC, US Steel Tower, Ste 660, 600 Grant St., Pittsburgh, PA 15219

DANKOWSKI, ROSA P., late of Washington, Washington Co., PA; Administratrix: Jeannie M. Dankowski, 1233 Willowbrook Drive, Washington, PA 14301; Attorney: Chris A. George, 650 Smithfield Street, Suite 2330, Pittsburgh, PA 15222

FARULLI, CHARLES P., late of Burgettstown Borough, Washington Co., PA; Administrator: Paul J. Walsh, 6 Florence Avenue, Burgettstown, PA 15021; Attorney: Paul J. Walsh, PO Box 356, Slovan, PA 15078

GRICAR, JOSEPH G., late of North Strabane Township, Washington Co., PA; Administratrix: Margaret S. Gricar, 124 Rifgon Drive, Canonsburg, PA 15317; Attorney: Susan M. Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

HARTMAN, ROBERT M., late of Peters Township, Washington Co., PA; Administrator: Daniel R. Hartman, 268 Center Church Road, McMurray PA 15317

McGINTY, MARY ANNE, late of Borough of New Eagle, Washington Co., PA; Executors: Thomas J. McGinty, 112 Cedarwood Dr., Monongahela, PA 15067; Anne Sweany, 237 Marine Street, Belle Vernon, PA 15012; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Ave., PO Box 144, Charleroi, PA 15022

MORRISON, BARBARA E., late of Washington, Washington Co., PA; Executor: Donald Howard Morrison, 105 Timberline Drive, Washington, PA 15301; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

REIHL, EMMA R., late of Washington, Washington Co., PA; Executrices: Joan Enz-Doerschner & Mary E. Kostella; Attorney: Steven L. Sablowsky, Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Suite 160, Homestead, PA 15120

SORICHETTI, ANTHONY J., late of Finleyville, Washington Co., PA; Administratrix: Toni Hall, c/o Hajduk & Associates, Old Trail Inn, 5340 National Pike, Markleysburg, PA 15459; Attorney: Kevin G. Clancy, Old Trail Inn, 5340 National Pike, Markleysburg, PA 15459

SOVICH, GEORGE, late of Donora, Washington Co., PA; Administratrix: Nancy Caricchio, 8911 Danville Terrace, Frederick, MD 21791; Attorney: C. Christopher Hasson, 1370 Washington Pike, Suite 403, Bridgeville, PA 15017

THIRD PUBLICATION

ARNOLD, LAWRENCE W., late of Washington Co., PA; Executrix: Lauren Marchetti, c/o Jeffrey A. Golvash; Attorney: Jeffrey A. Golvash, 445 Fort Pitt Blvd., Ste 200, Pittsburgh, PA 15219

DeGEORGE, LAURINA, late of Donora, Washington Co., PA; Administratrix C.T.A.: Mary M. DeGeorge, 158 Mary Ann Drive, Pittsburgh, PA 15227; Attorney: Paul M. Daniels, 2403 Sidney Street, Suite 250B, Pittsburgh, PA 15203

DILLE, EDNA M., a/k/a **EDNA MAUDE DILLE**, late of North Franklin Township, Washington Co., PA; Executrix: Lisa Lynn Kohn, 224 Taylorstown Ridge Road, Claysville, PA 15323; Attorney: Orlando R. Sodini, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212

FITCH, WILLIAM T. S., late of Washington, Washington Co., PA;

Executor: Colin E. Fitch, 30 East Beau Street, Washington, PA 15301; Attorney: Colin E. Fitch, Marriner, Jones & Firch, 30 East Beau Street, Suite 800, Washington, PA 15301

LYONS, JEAN L., late of Claysville, Washington Co., PA; Executrix: Kathryn Shaner, 22 Daley Drive, Washington, PA 15301; Attorney: Kenneth L. Baker, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

PRINCE, JOSEPH A., late of Canonsburg, Washington Co., PA; Administrator: Marion D. Prince, c/o Holly L. Deihl; Attorney: Holly L. Deihl, Goldberg, Persky & White, PC, 1030 5th Ave., Pittsburgh, PA 15219

SOLOMON, MARY A., late of Canonsburg, Washington Co., PA; Administrator: Donald F. Zimak, 1062 Windance Drive, McDonald, PA 15057; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

STEINBECK, DOREEN A., late of Canonsburg, Washington Co., PA; Executor: James R. Steinbeck; Attorney: Jack Wojdowski, 1300 Fifth Avenue, Pittsburgh, PA 15219

TREMBACH, JENNIE, late of Cokeburg, Washington Co., PA; Executrix: Kimberly D. Ortiz, 15419 Jessie Drive, Colorado Springs, CO 80921; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

CORPORATION NOTICES

FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 4 day of February, 2014, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **KIDDIWINKS EARLY YEARS ENRICHMENT CENTER** with its principal place of business at 901 Jefferson Avenue, Washington PA 15301.

The name(s) and/or address(es) of all persons owning or interested in said business: Cathleen Campsey, 280 Route 231 Road, Claysville PA 15323.

2)32-1

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 11 day of December, 2013, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **THINK ON PHOTOGRAPHY** with its principal place of business at 1250 West Wyle Avenue, Washignton PA 15301.

The name(s) and/or address(es) of all persons owning or interested in said business: James E. McClelland, 1250 West Wyle Avenue, Washington PA 15301.

2)32-1

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 21 of January, 2014, with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **SECURE ENERGY FOR AMERICA ASSOCIATION** The name(s) and address(es) of all persons owning or interested in said business: Donna Smith, 45 N. Hill Drive, Suite 100, Warrenton VA 20186. 2)32-1

CLASSIFIED

OFFICE SPACE

Office space for rent, up to 2350 sq ft, \$9 a sq ft, onsite parking, right next door to District Judge Redlinger and 3 blocks from Washington County Courthouse. 724-267-4539.

MISCELLANEOUS

COURT OF COMMON PLEAS OF
WASHINGTON COUNTY PA
CIVIL DIVISION
NO. 2014-420

THURMA JEAN THOMAS, Plaintiff
v.

PLUM RUN OIL COMPANY, and its heirs, devisees, administrators, executors and assigns, and the GENERAL PUBLIC

ORDER AND FINAL DECREE

AND NOW, this 28th day of February, 2014, upon motion of the Plaintiff by

her attorney, Jeremy S. Stragand, it appearing to the Court that the Defendants were served by publication with a Notice to Defend thereto in the above-captioned matter pursuant to an Order of this Honorable Court dated January 21, 2014, as verified by Attorney Stragand's affidavit, and it further appearing that no Answer or other pleading has been filed by the Defendants herein named, and more than twenty (20) days have elapsed since service of the Complaint, the Court hereby orders and directs that:

1. The Plaintiff, Thurma Jean Thomas, an adult individual, is the legal and rightful owner of right title and interest to a petroleum, oil and gas lease, by and between "Anna M. Welch, John M. Welch, her husband, D V Hays, Robt R Hays and Jennie C. Hays, his wife," as Lessors and "Plum Run Oil Company" as Lessee, executed on January 1, 1920, and recorded February 17, 1920, in the Washington County Recorder of Deeds at Deed Book 470, page 380, and is the owner and operator of the "Harris 1 Well" located in Smith Township, Washington County, Pennsylvania bearing the API registration number 125-01400 and located at site ID 229828. The leasehold title of the Plaintiff to the property described herein shall be valid and indefeasible as against all right, claim and interest of the Defendants and their heirs, devisees, administrators, executors and assigns, as they have surrendered and forfeited any and all rights and privileges concerning the same, and are forever barred from asserting any title to the property or from impeaching, denying or attacking the Plaintiff's right thereto.

Unless the Defendants, within thirty (30) days after publication of this Order one (1) time in both the Washington County Reports and the Observer-Reporter, shall file an Answer or other responsive

pleading to the Complaint of the Plaintiff, and upon failure to file such Answer or other responsive pleading, the Prothonotary is hereby ordered and directed, upon Praecepte of the Plaintiff's attorney, to enter final judgment in favor of the Plaintiff and against the Defendants. For the purpose of defraying publication costs, the Plaintiff may publish this Order in the form attached as "Exhibit B" to their Motion for Judgment and Final Decree.

BY THE COURT:

/s/ Judge Lucas

4)32-1

ADVERTISEMENT

NOTICE IS HEREBY GIVEN that **Range Resources-Appalachia, LLC**, has filed a Petition in the Orphans' Court of Washington County, Pennsylvania, at No. 63-14-0249 for Sale of Inalienable Property pursuant to 20 Pa. C.S.A. §8301.

The subject Parcel is All that certain tract of land situate in Jefferson Township, County of Washington and State of Pennsylvania, adjoining lands of D.S. Walker on the North, W.C. Lee on the South, and John Anderson estate on the West, containing fifteen (15) acres more or less. See DBV 464, Page 172.

Range Resources has offered to purchase the oil and gas rights by Quit Claim Deed underlying the Parcel for the sum of \$97,500.00.

Hearing on the matter shall be held before the Honorable Katherine B. Emery on the 10 day of April, 2014. at 1:00 o'clock p.m. in the Washington County Courthouse, Courtroom No. 2.

David S. Posner, Esq.
Goldfarb, Posner, Beck, DeHaven & Drewitz
26 South Main Street, Suite 200
Washington PA 15301
(724) 222-4200

4)32-1

REAL ESTATE

COURT OF COMMON PLEAS
WASHINGTON COUNTY
Number 2013-7077

JPMorgan Chase Bank, National Association, Plaintiff
v.

Patricia L. Arnold, Known Surviving Heir of Allen R. Arnold, Deceased Mortgagor and Real Owner, Robert A. Arnold, Known Surviving Heir of Allen R. Arnold, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Allen R. Arnold, Deceased Mortgagor and Real Owner Defendants

TO: KNOWN UNKNOWN SURVIVING HEIRS OF ALLEN R. ARNOLD, DECESSED MORTGAGOR AND REAL OWNER

TYPE OF ACTION: CIVIL ACTION/
COMPLAINT IN MORTGAGE
FORECLOSURE

PREMISES SUBJECT TO
FORECLOSURE: 82 McCULLOUGH
HILL ROAD, AMITY,
PENNSYLVANIA 15311

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER,

GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

McCABE, WEISBERG AND CONWAY, P.C. Attorneys for Plaintiff
BY: TERRENCE J. McCABE, ESQ.
ID # 16496

MARC S. WEISBERG, ESQUIRE
ID # 17616
EDWARD D. CONWAY, ESQUIRE
ID # 34687

MARGARET GAIRO, ESQUIRE
ID # 34419

ANDREW L. MARKOWITZ, ESQUIRE
ID # 28009

HEIDI R. SPIVAK, ESQUIRE
ID # 74770

MARISA J. COHEN, ESQUIRE
ID # 87830

CHRISTINE L. GRAHAM, ESQUIRE
ID # 309480

BRIAN T. LAMANNA, ESQUIRE
ID # 310321

ANN E. SWARTZ, ESQUIRE
ID # 201926

JOSEPH F. RIGA, ESQUIRE
ID # 57716

JOSEPH I. FOLEY, ESQUIRE
ID # 314675

CELINE P. DERKRIKORIAN,
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ID # 315954

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Philadelphia, Pennsylvania 19109
(215) 790-1010 6)32-1

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LAWYER.

WASHINGTON COUNTY
COURT OF COMMON PLEAS
Number 2013-4174

OneWest Bank, FSB, Plaintiff

V.

**Unknown Surviving Heirs of Helen
M. Roland, Deceased, Mortgagor and
Real Owner, Defendants**

TO: DOUGLAS THAMES, KNOWN SURVIVING HEIR OF HELEN M ROLAND, DECEASED, MORTGAGOR AND REAL OWNER, BARBARA JEAN POLITO, KNOWN SURVIVING HEIR OF HELEN M ROLAND, DECEASED, MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF HELEN M. ROLAND, DECEASED, MORTGAGOR AND REAL OWNER
TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE PREMISES SUBJECT TO FORECLOSURE:306 WEST MCMURRAY ROAD, MCMURRAY, PENNSYLVANIA 15317

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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TO YOUR LAWYER AT ONCE. IF
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Southwestern PA. Legal Aid Society
10 West Cherry Avenue
Washington, Pennsylvania 15301
(724) 225-6170

McCABE, WEISBERG AND CONWAY, P.C. Attorneys for Plaintiff
BY: TERENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE
ID # 17616
EDWARD D. CONWAY, ESQUIRE
ID # 34687
MARGARET GAIRO, ESQUIRE
ID # 34419
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123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010 6)32-1

WASHINGTON COUNTY
COURT OF COMMON PLEAS
NUMBER 2013-3116

ONEWEST BANK, FSB, Plaintiff
v.

**UNKNOWN SURVIVING HEIRS OF
WILLIAM A. WALKER Deceased,
Mortgagor and Real Owner, Defendants**

TO: DEBORAH WALKER KNOWN SURVIVING HEIR OF WILLIAM A. WALKER DECEASED MORTGAGOR AND REAL OWNER, JOHN T. WALKER KNOWN SURVIVING HEIR OF WILLIAM A. WALKER DECEASED MORTGAGOR AND REAL OWNER, WILLIAM FRANCIS WALKER KNOWN SURVIVING HEIR OF WILLIAM A. WALKER DECEASED MORTGAGOR AND REAL OWNER, LAWRENCE ALLEN WALKER KNOWN SURVIVING HEIR OF WILLIAM A. WALKER DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF WILLIAM A. WALKER DECEASED MORTGAGOR AND REAL OWNER

TYPE OF ACTION: CIVIL ACTION/
COMPLAINT IN MORTGAGE
FORECLOSURE

PREMISES SUBJECT TO
FORECLOSURE: 127 MURDOCK
STREET, CANONSBURG,
PENNSYLVANIA 15317

NOTICE

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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.

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

McCABE, WEISBERG AND
CONWAY, P.C. Attorneys for Plaintiff
BY: TERENCE J. McCABE,
ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE
ID # 17616
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123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010 6)32-1

WASHINGTON COUNTY
COURT OF COMMON PLEAS
NUMBER 2013-3332

ONEWEST BANK, FSB, Plaintiff
v.

**UNKNOWN SURVIVING HEIRS OF
RONALD VESELY, Deceased
Mortgagor and Real Owner, Defendants**

TO: KEITH VESELY KNOWN SURVIVING HEIR OF RONALD VESELY, DECEASED MORTGAGOR AND REAL OWNER, KRISTEN MCQUISTON KNOWN SURVIVING HEIR OF RONALD VESELY, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF RONALD VESELY, DECEASED MORTGAGOR AND REAL OWNER

TYPE OF ACTION: CIVIL ACTION/
COMPLAINT IN MORTGAGE
FORECLOSURE

PREMISES SUBJECT TO
FORECLOSURE: 11 NELLIE AVENUE,
DUNLEVY, PENNSYLVANIA 15432

NOTICE

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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.

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

McCABE, WEISBERG AND
CONWAY, P.C.
Attorneys for Plaintiff
BY: TERENCE J. McCABE,
ESQUIRE - ID # 16496
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EDWARD D. CONWAY, ESQUIRE
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ID # 316421
123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010 6)32-1

**COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
NUMBER 2013-4174**

ONEWEST BANK, FSB, Plaintiff
v.

DOUGLAS THAMES, Known
Surviving Heir of Helen M Roland,
Deceased Mortgagor and Real Owner,
BARBARA JEAN POLITICO, Known
Surviving Heir of Helen M Roland,
Deceased Mortgagor and Real Owner
and Unknown Surviving Heirs of Helen
M. Roland, Deceased Mortgagor and
Real Owner, Defendants

TO: UNKNOWN SURVIVING
HEIRS OF HELEN M. ROLAND,
DECEASED MORTGAGOR AND
REAL OWNER

TYPE OF ACTION: CIVIL
ACTION/COMPLAINT IN
MORTGAGE FORECLOSURE
PREMISES SUBJECT TO
FORECLOSURE: 306 WEST
MCMURRAY ROAD, MCMURRAY,
PENNSYLVANIA 15317

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or

objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

McCABE, WEISBERG AND
CONWAY, P.C., Attorneys for Plaintiff
BY: TERENCE J. McCABE,
ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE

ID # 17616

EDWARD D. CONWAY, ESQUIRE
ID # 34687

MARGARET GAIRO, ESQUIRE

ID # 34419

ANDREW L. MARKOWITZ,

ESQUIRE - ID # 28009

HEIDI R. SPIVAK, ESQUIRE

ID # 74770

MARISA J. COHEN, ESQUIRE
ID # 87830

ID # 87850
CLIPISTIN

CHRISTINE L. GRAHAM, ESQUIRE
ID # 309480

ID #: 509486

BRIAN T. LARMINIE, ESQUIRE

ID # 310321
ANN E. SWARTZ, ESQUIRE
ID # 201926
JOSEPH F. RIGA, ESQUIRE
ID # 57716
JOSEPH I. FOLEY, ESQUIRE
ID # 314675
CELINE P. DERKRIKORIAN,
ESQUIRE - ID # 313673
JENNIFER L. WUNDER, ESQUIRE
ID # 315954
LENA KRAVETS, ESQUIRE
ID # 316421
123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010 6)32-1

**COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
NUMBER 2013-6720**

**JPMorgan Chase Bank, National
Association Plaintiff**

1

Barry B. Colussi, a/k/a Barry Colossi, Known Surviving Heir of Marie M. Opatt, Deceased Mortgagor and Real Owner, Cheryl C. Bunner, a/k/a Cheryl Colussi Bunner, a/k/a Cheryl Brunner, Known Surviving Heir of Marie M. Opatt, Deceased Mortgagor and Real Owner, Hilda A. Maracani, Known Surviving Heir of Marie M. Opatt, Deceased Mortgagor and Real Owner and Unknown surviving heirs of Marie Opatt, deceased mortgagor and real owner, Defendants

TO: UNKNOWN SURVIVING HEIRS
OF MARIE OPATT, DECEASED
MORTGAGOR AND REAL OWNER

TYPE OF ACTION: CIVIL ACTION /
COMPLAINT IN MORTGAGE
FORECLOSURE

PREMISES SUBJECT TO
FORECLOSURE: 17 CONKLIN
ROAD, WASHINGTON,
PENNSYLVANIA 15301

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.

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6)32-1

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.

day of the sale and the balance on or before **Wednesday, April 9, 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, April 11, 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.

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, April 4, 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

Sheriff Sale List

Sale#	PlavDef	Property Location
2011-965The Bank of New York v. Smith	Donegal Township
2013-1274	...Fidelity Bank v. Maloy	South Strabane Township
2013-1600	...Bank of America v. Ketter	North Franklin Township
2013-1705	...JP Morgan Chase Bank v. Crowley	Smith Township
2013-1749	...JP Morgan Chase Bank v. Shaw.....	South Strabane Township
2013-1873	...JP Morgan Chase Bank v. Anderson	Borough of Claysville
2013-2232	...Generation Mortgage Co. v. Penn	Borough of Canonsburg
2013-3141	...Deutsche Bank v. Jenkins	West Brownsville
2012-3700	...Bank of America v. Rogers	Mt. Pleasant Township
2013-4178	...PHH Mortgage Corp. v. Davidson.....	Donora Borough
2013-4292	...The Bank of New York v. McCombs	Eighty Four
2013-4583	...Northwest Savings Bank v. Yohe	New Eagle Borough
2012-4984	...Deutsche Bank v. Mitchell.....	Peters Township
2013-5375	...PNC Bank v. Brownlee	Borough of Claysville
2012-5598	...Bank of America v. Vietmeier	Peters Township
2013-6344	...Green Tree Servicing v. Hosaflook.....	Peters Township
2012-6382	...The Bank of New York v. Frix	North Strabane Township
2013-6831	...Pennymac Holdings v. Williams	Morris Township
2013-7033	...JP Morgan Chase Bank v. Custer	Peters Township
2007-7120	...US Bank NA v. Santo	City of Monongahela
2013-7307	...PNC Bank v. Ranallo.....	Borough of Charleroi
2013-7528	...Green Tree Servicing v. Garcia.....	South Strabane Township

SHERIFF'S SALE No. 2011-965

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-965 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-A Plaintiff v. DALE G SMITH & DIANNA LYNN SMITH Defendant(s)

owners of property situate in **Donegal**, Washington County, Pennsylvania, being 415 Lake Road, WEST ALEXANDER PA 15376 Assessment Map No.: 230-014-00-00-0012-06 Assessed Value Figure: \$9,640.00 Judgment Amount: \$ 190,513.71 Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2013-1274

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1274 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

**FIDELITY BANK Plaintiff vs.
KURTIS M. MALOY (Defendant)**

ALL THE RIGHT, TITLE AND INTEREST OF KURTIS M. MALOY, OWNERS OR REPUTED OWNERS. All THAT certain lot of ground situate in **South Strabane Township**, Washington County, Pennsylvania, bounded and described as follows, to wit: BEING KNOWN AS: 366 COUNTRY CLUB ROAD, WASHINGTON, PA 15301 Tax Parcel No. 600-003-09-00-0005-00

SHERIFF'S SALE No. 2013-1600

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1600 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP Plaintiff V. Linda A. Ketter Defendant

All That Certain Tract of land situate in **North Franklin Township** Washington County Pennsylvania, 175 Braddock Drive, Washington, Pennsylvania 15301 Tax I.D. 1: 510-003-09-02-0008-00. Improvements consist of a Residential Dwelling Title to said premises is vested in LINDA A. KETTER (a married person) by deed from LINDA A. KETTER & TODD D. SICCHITANO, (wife & husband) dated February 5, 2004 and recorded February 11, 2004 as Instrument No.199949236

SHERIFF'S SALE No. 2013-1705

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1705 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION V.
ANDREW B. CROWLEY**

owner(s) of property situate in **SMITH TOWNSHIP**, WASHINGTON County, Pennsylvania, being 511 JOFFRE BULGER ROAD, JOFFRE, PA 15053-1529 Parcel No. 570-011-01-02-0011-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$128,543.73

SHERIFF'S SALE No. 2013-1749

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

**JPMORGAN CHASE BANK, N.A. V.
JASON SHAW**

owner(s) of property situate in the **TOWNSHIP OF SOUTH STRABANE**, WASHINGTON County, Pennsylvania, being 945 IDAHO STREET, WASHINGTON, PA 15301-1708 Parcel No. 6000041105000600 (Acreage or street

address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$99,178.82

SHERIFF'S SALE No. 2013-1873

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on - **APRIL 4, 2014**

JPMorgan Chase Bank, Plaintiff v. William L. Anderson and Dolores E. Anderson (Defendants)

ALL THAT CERTAIN lot or piece of ground situate in the **Borough of Claysville**, County of Washington, and Commonwealth of Pennsylvania. 332 Main Street, Claysville, Pennsylvania 15323 Tax I.D. #: 1800010000001500 ; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2013-2232

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

Generation Mortgage Company, 3565 Piedmont Road NE, Ste. 300, Atlanta, GA 30305 Plaintiff, v. Edith M. Penn, 501 Gladden Road Canonsburg, PA 15317 Defendant.

All that certain parcel of land situate in the First Ward Annex of the **Borough of Canonsburg**, Washington County, Pennsylvania, being more fully described in Deed Book 1962, Page 328, Tax Parcel No. 095-001-07-04-0013-00; also known as 501 Gladden Road, Canonsburg, PA 15317

SHERIFF'S SALE No. 2013-3141

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

Deutsche Bank National Trust Company, as Trustee for CDC Mortgage Capital Trust 2002-HE1, Mortgage Pass-Through Certificates, Series 2002-HE1, Plaintiff v. Unknown Heirs, Successors, Assigns and All Persons, Firms Or Associations Claiming Right Title Or Interest From Or Under Thomas R. Jenkins, Deceased Thomas R. Jenkins, Last Record Owner Defendant(s)

owners of property situate in **Borough of West Brownsville**, Washington County, Pennsylvania, being 517 Middle Street, (Borough of West Brownsville), Brownsville, PA 15417. Assessment Map No.: 670-006-00-03-0015-00; Judgment Amount: \$43,536.49 Improvements Thereon: Residential Property ..

SHERIFF'S SALE No. 2012-3700

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of

Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

Bank of America, N.A. Plaintiff v. AMY ROGERS AKA AMY JOANNE ROGERS AKA AMY J. ROGERS & RICHARD ROGERS AKA RICHARD D. ROGERS Defendant(s)

owners of property situate in **Township of Mt. Pleasant**, Washington County, Pennsylvania, being 177 Main Street, Hickory, PA 15340. Assessment Map No.: 460-007-00-0048-01 Assessed Value Figure: \$16,463.00 Judgment Amount: \$154,412.38 Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2013-4178

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

PHH MORTGAGE CORPORATION v. BRIAN A. DAVIDSON & MARIA A. DAVIDSON

owner(s) of property situate in **DONORA BOROUGH**, WASHINGTON County, Pennsylvania, being 60 HIGHLAND AVENUE, DONORA, PA 15033-1711 Parcel No. 240-045-03-03-0013-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$166,515.17

SHERIFF'S SALE No. 2013-4292

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR RAMP 2004-RS 10 V. TRACI L. McCOMBS

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 43 OLD MONONGAHELA PIKE, EIGHTY FOUR, PA 15330-2106 ; Parcel No. 580-001-02-00-0019-00, 580-001-02-00-0020-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$74,694.19

SHERIFF'S SALE No. 2013-4583

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

Northwest Savings Bank, vs Wendy A. Yohe

ALL THAT CERTAIN REAL ESTATE SITUATED IN NEW EAGLE BOROUGH, WASHINGTON COUNTY, PENNSYLVANIA, BEING LOT NO. 235 IN BLOCK "N" IN PLAN OF LOTS LAID OUT BY BENTLEY, LAWRENCE AND COMPANY. HAVING ERECTED THEREON A DWELLING KNOWN AS 464 MADERIA STREET, NEW EAGLE, PENNSYLVANIA 15067. INSTRUMENT NUMBER 200500753, PARCEL NO. 480-014-00-02-0006-00.

SHERIFF'S SALE No. 2012-4984

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-HE2 V. KERRY MITCHELL RUSH A/K/A KERRY M. RUSH, in his capacity as Executor and Devisee of the Estate of HOWARD H. RUSH; **HOWARD JAMES RUSH**, in his capacity as Devisee of the Estate of HOWARD H. RUSH; **DAVID ALLEN RUSH A/K/A DAVID A. RUSH**, in his capacity as Devisee of the Estate of HOWARD H. RUSH

owner(s) of property situate in the **PETERS TOWNSHIP, WASHINGTON** County, Pennsylvania, being 145 BROOKDALE CIRCLE, MCMURRAY, PA 15317-3357; Parcel No. 540-007-09-02-0013-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$283,385.29

SHERIFF'S SALE No. 2013-5375

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

PNC Bank, National Association Plaintiff V. CAROLE BROWNLEE A/K/A CAROLE J. BROWNLEE & ROBERT BROWNLEE A/K/A ROBERT K. BROWNLEE Defendant(s)

owners of property situate in **Borough of Claysville**, Washington County, Pennsylvania, being 349 Prospect Alley, Claysville, PA 15323. Assessment Map No.: 180-007-00-01-0006-00 & 180-007-00-01-0007-01 Judgment Amount: \$108,492.81 Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2012-5598

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC 1-HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP V. DAVID G. VIETMEIER, JR

owner(s) of property situate in the **PETERS TOWNSHIP, WASHINGTON**

County, Pennsylvania, being 109 S C A R B O R O U G H L A N E, CANONSBURG, PA 15317-3149
Parcel No. 540-007-12-02-0017-00
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$366,581.65

SHERIFF'S SALE No. 2013-6344

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

GREEN TREE SERVICING LLC V. BECKY A. HOSAFLOOK

owner(s) of property situate in **PETERS TOWNSHIP, WASHINGTON** County, Pennsylvania, being 349 BELL WALT DRIVE, MCMURRAY, PA 15317-5317
Parcel No. 540-003-02-02-0006-00
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$210,923.97

SHERIFF'S SALE No. 2012-6382

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, arid to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

The Bank of New York Mellon FKA the Bank of New York as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2005-13 Plaintiff **V. Terri Frix Defendant**

All That Certain lot or piece of ground situate in **Township of North Strabane**, County of Washington, Commonwealth of Pennsylvania. Title to said premises is vested in **TERRI FRIX**, an unmarried woman by deed from **KENDRA L. EBERHARDT**, an unmarried woman dated October 1, 2003 and recorded October 9, 2003 as Instrument No. 200343428. TAX ID : 520-011-04-03-0055-00G Residential Dwelling Premises being known as: 121 COACHSIDE DRIVE APT K7, CANONSBURG, PENNSYLVANIA 15317.

SHERIFF'S SALE No. 2013-6831

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

PENNIMAC HOLDINGS, LLC F/K/A PENNIMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC V. GRANT WILLIAMS, III

owner(s) of property situate in **MORRIS TOWNSHIP, WASHINGTON** County, Pennsylvania, being 5 MINTON RUN ROAD, PROSPERITY, PA 15329-1456
Parcel No. 450-010-00-00-0014-00
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$102,394.40

SHERIFF'S SALE No. 2013-7033

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

JPMORGAN CHASE BANK, NA c/o 3415 Vision Drive, Columbus, OH 43219 vs. THOMAS CLISTER; EMERALD VANBUSKIRK-CLISTER, 117 Mount Blaine Drive, Mc Murray, PA 15317

ALL those certain lots or parcels of ground situate in the **Township of Peters**, County of Washington and Commonwealth of Pennsylvania, being Lot 101-2 and Lot 102-2 in the Barrington Estates Plan of Lots as recorded in the Recorder of Deeds Office of Washington County, Pennsylvania, in Plan Book Volume 27, page 12. HAVING erected thereon a dwelling known as 117 Mt. Blaine Drive. BEING designated as Parcel Nos. 540-011-17-00-0001-00 and 540-011-17-00-0002-00. SUBJECT to restriction, reservations, easements, conditions, covenants and rights of way as contained in prior instruments of record.

SHERIFF'S SALE No. 2007-7120

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building,

Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

U. S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. NIKKI C. SANTO F/K/A NIKKI C. BRIGHT, DEFENDANT(S)

Third Ward of the **City of Monongahela**, County of Washington and Commonwealth of Pennsylvania, Lot No. 13, Harrison Place Plan of Lots laid out by W.A. Marshall, S.C. Markell and Robert H. Robinson, recorded in Plan Book Volume 3, pages 214 and 215 and also recorded in Plan Book Volume 4, pages 152 and 153, and having thereon erected a dwelling house known as: **431 ALEXANDER STREET, MONONGAHELA, PA 15063-2519** TAX PARCEL: 440-013-00-01-0023-00 Reference Washington County Instrument Number 200500719

SHERIFF'S SALE No. 2013-7307

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

PNC BANK, NATIONAL ASSOCIATION, c/o 3415 Vision Drive, Columbus, OH 43219 vs. DIANE RANALLO, 506 First Street, Charleroi, PA 15022

ALL that certain lot of ground situate in the **Borough of Charleroi**, Washington County, Pennsylvania, bounded and described as follows: PARCEL NO.: 160-031-00-02-0018-00 PROPERTY ADDRESS: 506 First Street, Charleroi, PA 15022

SHERIFF'S SALE No. 2013-7528

By virtue of WRIT OF EXECUTION - MORTGAGE FORECLOSURE issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **APRIL 4, 2014**

GREEN TREE SERVICING LLC, 345 St Peter Street, 1100 Landmark Towers, St Paul, MN 55102 vs. DIANA GARCIA & JAMES GARCIA, 1356 East Beau Street, Washington, PA 15301

ALL that certain parcel of ground situate in the **Township of South Strabane**, County of Washington and Commonwealth of Pennsylvania, being Lot No. 116 in Phase One of the Windsor Highlands Plan of Lots, which plan is recorded in the Recorder of Deeds Office of Washington County, Pennsylvania in Plan Book Volume 12, pages 44 and 45. Parcel ID Number: 600-007-04-02-0026-00 PREMISES: 1356 East Beau Street Washington, PA 15301