

**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**

**BROWN, ROBERT R.**, late of Canonsburg, Washington Co., PA; Administrator: Edwin H. Allman, 117 John Drive, Canonsburg, PA 15317; Attorney: Jay R. Hagerman, One East State St., Suite 300, PO Box 91, Sharon, PA 16146

**CANNON, WILLIAM J.**, late of Eighty Four, Washington Co., PA; Executor: John D. Ayres, c/o Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317; Attorney: Angela D. Kusturiss, 12 N. Jefferson Avenue, Canonsburg, PA 15317

**CORWIN, THOMAS RANDAL**, a/k/a **THOMAS R. CORWIN**, late of Blaine Township, Washington Co., PA; Executrix: Amanda Sharlee DeJulio, 6051 Springhouse Place, Bridgeville, PA 15017; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

**DeHAINAUT, JOHN JOSEPH**, a/k/a **JACK J. DeHAINAUT**, late of Monongahela, Washington Co., PA; Executrix: Beverly DeHainaut, 131 Garden Ave., Monongahela, PA 15063; Attorney: Charles J. Vater, Tucker Arensberg, PC, 1500 One PPG Place, Pittsburgh, PA 15222

**GRANT, WILLIAM G.**, a/k/a **WILLIAM GARY GRANT**, late of

Robinson Township, Washington Co., PA; Executor: William R. Grant, II, c/o Ruschell & Associates, LLC, Attorney: Natalie M. Ruschell, PO Box 577, 308 Eaton Avenue, Midway, PA 15060

**GREELY, DORIS J.**, late of Houston, Washington Co., PA; Executor: Thomas O. Vreeland, 62 East Wheeling St., Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

**GUIDDY, ADRIENNE B.**, late of Jefferson Township, Washington Co., PA; Executrix: Annalisse Scammell, c/o Dickie McCamey, Two PPG Place, Ste 400, Pittsburgh, PA 15222; Attorney: Ashley E. Sharek, Dickie McCamey, Two PPG Place, Ste 400, Pittsburgh, PA 15222

**JORDAN, ROBERT W.**, late of Washington, Washington Co., PA; Executor: William W. Jordan, 261 Nutt Road, Grove City, PA 16127; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

**KIMMELL, EILENE**, a/k/a **EILENE R. KIMMELL**, late of North Charleroi Borough, Washington Co., PA; Executor: Lynn C. Krouse, 22368 Sandra Lane, California, MD 20619; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

**LUTES, JAMES A.**, late of Stockdale Borough, Washington Co., PA; Executor: Jeffrey Brysh, 630 Indiana Avenue, Glassport, PA 15045; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

**NOBLE, PAUL F.**, late of Roscoe, Washington Co., PA; Executrix: Dr. Natalie J. Noble, 112 Woodhaven Dr., Jeannette, PA 15644; Attorney: Donald Calaiaro, 428 Forbes Avenue, Ste 900, Pittsburgh, PA 15219

**PALMIERI, PHILOMENA**, late of Canonsburg, Washington Co., PA; Executor: Eric Mark, 239 West Pike St., Canonsburg, PA 15317

#### **SECOND PUBLICATION**

**CICCOLELLA, LINDA DARLENE**, late of Fairmont, WV; Administratrix: Lara Ciccolella, 100 Matador Lane #314, Charlotte, NC 28209; Attorney: Stephanie Thomas Kramer, The Elder Law Office, 396 4th Street, Beaver, PA 15009

**GWIN, LUCY**, late of Washington, Washington Co., PA; Executrix: Kathleen Kleinmann, 60 S. Main St., Washington, PA 15301; Attorney: Jesse White, 107 S McDonald St., McDonald, PA 15057

**HOULIHAN, DAVID L.**, late of Canonsburg, Washington Co., PA; Executrix: Katherine E. Houlihan, 416 E. Kleinhans St., Easton, PA 18042; Attorney: Bruce S. Gelman, Gelman & Reisman Law Offices, 429 Fourth Ave., Suite 1701, Pittsburgh, PA 15219

**KELSEY, MARCI L.**, late of Amwell Township, Washington Co., PA; Executor: John E. Kelsey, 105 Hallam Road, Washington, PA 15301

**MARRA, ROBERT**, a/k/a **ROBERT L. MARRA**, late of Chartiers Township, Washington Co., PA; Executor: Arthur S. Marra, c/o 225 Washington Trust Bldg., Washington, PA 15301; Attorney: Mark Geary, 225 Washington Trust Bldg., Washington, PA 15301

**NICOLAUS, FRANCIS J.**, late of Charleroi, Washington Co., PA; Administratrix C.T.A.: Beth Ann Reid, c/o Burns White LLC; Attorney: John M. Steidle, Burns White LLC, Four Northshore Center, 106 Isabella St., Pittsburgh, PA 15212

**PEPPEL, HARRY R.**, late of Fallowfield Township, Washington Co., PA; Executrices: Jodi Lynn Peppel, 216

Fifth St., Pittsburgh, PA 15215; Sheri Lynn Hurley, 229 Rutledge Dr., McMurray, PA 15317; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**SCHLUTZ, JOHN R.**, late of McMurray, Washington Co., PA; Executrix: Connie Clutter, 301 Sunset Blvd., Washington, PA 15301

#### **THIRD PUBLICATION**

**OWENS, MARSHA LYNN**, late of North Franklin Township, Washington Co., PA; Administratrix: Diana R. Owens, c/o Wilson, Thompson & Cisek, LLC; Attorney: George G. Thompson, Wilson, Thompson & Cisek, LLC, 1162 Elk St., PO Box 310, Franklin, PA 16323

**SAALBACH, BETTY P.**, a/k/a **BETTY MAE PAULL SAALBACH**, late of McMurray, Washington Co., PA; Executor: K. Wayne Robison, 113 Braun Avenue, McMurray, PA 15317; Attorney: Kathleen Smith-Delach, Phillips & Faldowski, P.C., 29 East Beau St., Washington, PA 15301

**SKORVAN, CHARLES A.**, late of Carroll Township, Washington Co., PA; Executrix: Paula M. Skorvan, 2209 Main St., Monongahela, PA 15063; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Ave., Charleroi, PA 15022

**STOLLAR, HELEN JEAN**, a/k/a **JEAN C. STOLLAR** a/k/a **HELEN JEAN CONKEY STOLLAR**, late of West Finley, Washington Co., PA; Executor: Ronald H. Stollar, 2900 Green Valley, Claysville, PA 15323; Attorney: E. J. Julian, 71 N. Main St., Washington, PA 15301

**TELLECK, JENNIE G.**, late of Carroll Township, Washington Co., PA; Executrix: Joyce Vankulich, 119 Rodgers

Street, Monongahela, PA 15063; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

**WESCOTT, NEAL R.**, late of Washington, Washington Co., PA; Administratrix: Lauren Clarke, c/o Brett A. Clancy, 23 E. Beau St., Washington, PA 15301; Attorney: Brett A. Clancy, 23 East Beau St., Washington, PA 15301

## 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 for a limited liability company established under the provisions of the Business Corporation Law for **PITTSBURGH MARKETPLACE REALTY CENTER, LLC**.

David P. Hvizdos, Esq.  
505 Valleybrook Drive, Ste 206  
McMurray, PA 15317 2)26-1

## MISCELLANEOUS

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION-IN REM  
Docket No. 2015-7910  
EMINENT DOMAIN—IN REM

IN RE: CONDEMNATION BY **SUNOCO PIPELINE L.P.** OF PERMANENT AND TEMPORARY RIGHTS OF WAY FOR THE TRANSPORTATION OF ETHANE, PROPANE, LIQUID PETROLEUM GAS, AND OTHER PETROLEUM PRODUCTS IN THE TOWNSHIP OF CHARTIERS, WASHINGTON COUNTY, PENNSYLVANIA, OVER THE LANDS

OF THE KNOWN AND UNKNOWN HEIRS OF LEANNA RYBURN AND THE KNOWN AND UNKNOWN HEIRS OF DONALD RYBURN

### NOTICE TO CONDEMNNEES

**TO: CONDEMNNEES THE KNOWN AND UNKNOWN HEIRS OF LEANNA RYBURN AND THE KNOWN AND UNKNOWN HEIRS OF DONALD RYBURN**

In accordance with Section 305 of the Eminent Domain Code, 26 Pa.C.S. § 305, Sunoco Pipeline L.P. notifies you that:

- 1.The Condemnor is Sunoco Pipeline L.P. ("Sunoco Pipeline").
- 2.The Condemnor's office address is:

Sunoco Pipeline L.P.  
525 Fritztown Road

Sinking Spring, Pennsylvania 19608

3.A Declaration of Taking, a copy of which is attached hereto as Exhibit "A," was filed on December 15, 2015, in the Court of Common Pleas of Washington County to the above docket number.

4.Sunoco Pipeline is exercising its power of eminent domain pursuant to Section 1511 of Title 15 of the Pennsylvania Consolidated Statutes, which states that:

(a) General Rule. -- **A public utility corporation shall**, in addition to any other power of eminent domain conferred by any other statute, **have the right to take, occupy and condemn property for one or more of the following principal purposes** and ancillary purposes reasonably necessary or appropriate for the accomplishment of the principal purposes:

- (2) **The transportation of** artificial or natural gas, electricity, **petroleum or petroleum products** or water or

any combination of such substances for the public.

15 Pa.C.S. §1511(a)(2)(emphasis added).

5. The Declaration of Taking is made and authorized by virtue of the Resolutions, and duly adopted by the Condemnor on October 2, 2015 and October 20, 2015. The record and the original Resolutions may be examined at the Condemnor's offices, located at 3807 West Chester Pike, Newtown Square, Pennsylvania 19073. Copies of the Resolutions are attached as Exhibit I to the Declaration of Taking (Exhibit A hereto) and incorporated herein by reference.

6. A portion of your property has been condemned for the purpose of acquiring permanent and temporary easements necessary to construct, install, maintain, operate, repair, inspect, alter, protect, change the size of, relocate, replace in whole or in part, remove, and abandon a pipeline and other appurtenant facilities including, but not limited to, above-ground markers, test stations and cathodic protection equipment for the purpose of transporting petroleum and petroleum products including but not limited to ethane, propane, and liquid petroleum gas in, over, through, across, under, and along the lands owned by Condemnees as shown on the plan attached hereto as Exhibit H to the Declaration of Taking, located at Ryburn Road, Chartiers Township, Washington County, Pennsylvania 15301.

7. The purpose of the within condemnation is to construct, install, maintain, operate, repair, inspect, alter, protect, change the size of, relocate, replace in whole or in part, remove, and abandon a pipeline and other appurtenant facilities including, but not limited to, above-ground markers, test stations and cathodic protection equipment for the purpose of transporting petroleum and petroleum products including but not limited to ethane, propane, and liquid

petroleum gas in, over, through, across, under, and along the lands owned by Condemnees. *See* 15 Pa.C.S. § 1511.

8. A description identifying and specifying the location of the property hereby condemned is attached as Exhibit H to the Declaration of Taking (Exhibit A hereto).

9. Plans showing the property hereby condemned may be inspected in the Office of the Recorder of Deeds of the aforesaid County. On the same day as this Declaration of Taking was filed with the Prothonotary, plans showing the property condemned were lodged of record in the Office of the Recorder of Deeds in and for Washington County in accordance with Section 304 of the Eminent Domain Code.

10. The nature of the title acquired hereby is a permanent easement and a temporary construction easement.

11. The names of the reputed record owners of the condemned property are the known and unknown heirs of Leanna Ryburn and the known and unknown heirs of Donald Ryburn.

12. The payment of just compensation in this matter is secured by a Bond that was filed with the Prothonotary on the date the Declaration of Taking was filed of record.

13. If you wish to challenge the power or right of Sunoco Pipeline to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you are required to file preliminary objections within thirty (30) days after being served with this notice.

McNEES WALLACE & NURICK LLC  
Stephanie Carfley  
Pa. I.D. No. 79136  
Kandice Kerwin Hull  
Pa. I.D. No. 86345  
Dana W. Chilson

Pa. I.D. No. 208718  
 100 Pine Street, P.O. Box 1166  
 Harrisburg, PA 17108  
 (717) 232-8000  
*Counsel for Condemnor Sunoco Pipeline L.P.*  
 Dated: December 15, 2015 4)26-1

## REAL ESTATE

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 828 John Street, Langeloth, PA 15054 being more fully described at Washington County Instrument Number 200000923.

**SAID SALE** to be held at the Courthouse Square, Room 104, 100 W. Beau Street, Washington, PA 15301 at **10:00 a.m.** prevailing, standard time, on February 16, 2016.

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 570-019-01-02-0009-00 recorded in Washington County, Pennsylvania. Seized and taken in execution as the property of Wade Keith, Jr., as Administrator of the Estate of Patricia A. Stetar aka Patricia Ann Stetar Keith, Deceased at the suit of the United States of America, acting through the Rural Housing Service, on behalf of the United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 14-1706P.

**TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder,

the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov). 6)26-4

## 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, February 5, 2016 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 10, 2016 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, February 12, 2016 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>Plav Def .....</u>	<u>Property Location</u>
2014-523	..... RBS Citizans v. Martin.....	S Strabane Township
2015-1559	... First Federal S&L v. Smitsky .....	Independence Twp
2015-1575	... Silvergate Bank v. Signorini.....	Washington
2015-1665	... US Bank v. Crouse .....	Jefferson Township
2015-1965	... Green Tree Servicing v. Secleter .....	West Pike Run Twp
2015-2113	... Bank of New York v. Manzo.....	Independence Twp
2014-2437	... US Bank v. Budner.....	West Alexander
2014-2662	... US Bank v. Kirby .....	Independence Twp
2015-2908	... JP Morgan Chase v. Krist.....	Boro of California
2011-3025	... City of Washington v. Carter.....	Washington
2015-3321	... Briar Cliff Financial v. Makrush .....	E. Bethlehem Twp
2010-3791	... City of Washington v. Hunt.....	Washington
2015-4469	... US Bank v. Catlett.....	Bentleyville
2015-4742	... Bank of America v. Gallagher .....	North Strabane Twp
2015-4787	... Sec. of Housing/Urban Dev. V. McKee .....	North Strabane Twp
2015-4918	... JP Morgan v. King.....	Houston Borough
2015-4920	... Wells Fargo Bank v. Haynes .....	Bentleyville Borough
2010-5269	... City of Washington v. Hatafsky.....	Washington
2014-5691	... US Bank v. Bromley.....	South Franklin Twp
2013-5901	... LSF9 Master Part. V. Demo .....	Monongahela
2015-6169	... Ameriserv Financial v. Schar .....	Borough of California
2013-6625	... US Bank v. Conway .....	North Strabane Twp.
2014-6754	... Bank of America v. Round .....	Carroll Township
2014-7190	... Caliber Home Loans v. Del Busse.....	Nottingham Twp
2014-7650	... Green Tree Servicing v. Edtar .....	Robinson Twp
2012-7685	... Washington E-Wash Jt. Auth v. Christopher .....	Washington
2014-8026	... US Bank v. Koonse .....	Burgettstown
2008-10562..	City of Washington v. Cossu.....	Washington
2009-10890..	Wash. School Dist. V. Griffith .....	Washington

**SHERIFF'S SALE No. 2014-523**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-523 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 5, 2016**

**RBS CITIZENS, N.A. Plaintiff vs. Travis D. Martin Defendant(s)**

ALL THE RIGHT, TITLE AND INTEREST OF Travis D. Martin, OWNERS OR REPUTED OWNERS.

ALL THAT CERTAIN lot or piece of ground situate in the **Township of South Strabane**, County of Washington, Commonwealth of Pennsylvania. PARCEL NO.: 600-004-15-02-0001-00 - BEING KNOWN AS: 20 Oak Grove Road, Washington, PA 15301

**SHERIFF'S SALE No. 2015-1559**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1559 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 5, 2016**

**FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY**, Plaintiff, vs. **SCOT J. SMITSKY**, and **JODI L. SMITSKY**, husband and wife, Defendants.

ALL that certain lot or piece of ground situate in the **Independence Township**, County of Washington and Commonwealth of Pennsylvania, as recorded in the Office of the Recorder of

Deeds of Washington County, Pennsylvania Tax Parcel Identification No. 370-003-03-01-0011-00; having erected a residential dwelling and being more commonly known as 19 Hillside Way, Avella PA 15312.

**SHERIFF'S SALE No. 2015-1575**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1575 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 5, 2016**

**Silvergate Bank v. David J. Signorini a/k/a D J. Signorini & Sheila S. Signorini a/k/a S. S. Signorini**

owner(s) of property situate in the **WASHINGTON CITY, 7TH**, WASHINGTON County, Pennsylvania, being 450 Donnan Avenue, Washington, PA 15301 Parcel No. 770-004-00-01-0009-00 . (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$10,900.95

**SHERIFF'S SALE No. 2015-1665**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1665 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 5, 2016**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR**

**THE PENNSYLVANIA HOUSING  
FINANCE AGENCY,  
PLAINTIFF VS. MELISSA L.  
CROUSE, DEFENDANT(S)**

ALL THAT CERTAIN lot or parcel of ground situate in **Jefferson Township**, Washington County, Pennsylvania, together with the residential dwelling house erected thereon known and numbered as: 25 LINK LANE, BURGETTSTOWN, PA 15021 PARCEL NO. 380-010-00-00-0001-03

**SHERIFF'S SALE No. 2015-1965**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1965 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 5, 2016**

**GREEN TREE SERVICING LLC 345  
St Peter Street 1100 Landmark Towers  
St Paul, MN 55102 vs. HEATHER  
SECLETER**

ALL that piece or parcel of land situate in **West Pike Run Township**, Washington County, Pennsylvania, bounded and described as follows: Parcel #700-004-00-00-0006-00 PROPERTY ADDRESS: 498 WOODLAND ROAD, COAL CENTER, PA 15423

**SHERIFF'S SALE No. 2014-2113**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2113 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 5, 2016**

**THE BANK OF NEW YORK  
MELLON FKA THE BANK OF NEW  
YORK AS SUCCESSOR TRUSTEE  
TO JPMORGAN CHASE BANK,  
N.A., AS TRUSTEE FOR THE  
NOTEHOLDERS OF THE CWHEQ  
INC., CWHEQ REVOLVING HOME  
EQUITY LOAN TRUST, SERIES  
2005-L 400 National Way, Simi Valley,  
CA 93065 VS. UNKNOWN HEIRS  
AND/OR ADMINISTRATORS OF  
THE ESTATE OF MARIE MANZO  
aka MARIE A. FISHER**

ALL that certain lot or piece of ground situate in **Independence Township**, Washington County, Pennsylvania, PARCEL NO.: 3700030303002200 - BEING KNOW AND NUMBERED AS: 148 Highland Street, Avella, PA 15312

**SHERIFF'S SALE No. 2014-2437**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2437 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 5, 2016**

**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
THE PENNSYLVANIA HOUSING  
FINANCE AGENCY, PLAINTIFF  
VS. SARAH B. BUDNER AND  
NATHAN RUMBAUGH,  
DEFENDANT(S)**

ALL THAT CERTAIN lot or piece of ground situate in the **Borough of West**



**Alexander**, now by municipal merger located in the Township of Donegal, County of Washington, Commonwealth of Pennsylvania, and having thereon erected a dwelling house known as: 151 MAIN STREET, WEST ALEXANDER, PA 15376 PARCEL NO. 230-031-00-00-0001-00

**SHERIFF'S SALE No. 2014-2662**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2662 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 5, 2016**

**U.S. BANK NATIONAL ASSOCIATION Plaintiff vs. GARY L. KIRBY, JR. Defendant(s)**

ALL that certain lot or piece of ground situate in the Village of **Independence**, County of Washington, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit: BEING KNOWN AS: 5 WALNUT STREET, AVELLA, PA 15312 -Tax Parcel No. 370-008-01-02-0003-00

**SHERIFF'S SALE No. 2015-2908**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2908 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 5, 2016**

**JPMorgan Chase Bank, National Association PLAINTIFF VS. Richard J. Krist a/k/a Richard J. Krist Jr. DEFENDANT**

ALL THE following described property situate in the **Borough of California**, formerly East Pike Run Township, Washington County, Pennsylvania, bounded and described as follows: HAVING THEREON erected a two story brick building and two garages.

EXCEPTING AND RESERVING thereout and therefrom the coal underlying the 'above described property together with such mining rights as have therefore been granted. BEING DESIGNATED as parcel #080-020-00-05-0012-00. 827-829 Wood Street, California, PA 15419

**SHERIFF'S SALE No. 2011-3025**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2011-3025 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 5, 2016**

**City of Washington Plaintiff, vs. J. Vance Carter Defendant( s).**

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 365 Allison Avenue, Washington, Pennsylvania 15301, tax parcel no. 770-001-00-02-0004-00

**SHERIFF'S SALE No. 2015-3321**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-3321 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 5, 2016**

**BRIAR CLIFF FINANCIAL SERVICES, Plaintiff, vs. URSULA K. MAKRUSH a/k/a URSULA K. HUTCHINSON, BRADLEY W. HUTCHINSON and THE UNITED STATES OF AMERICA, Defendants.**

ALL THAT CERTAIN LOT OF PARCEL OF LAND SITUATE IN **EAST BETHLEHEM TOWNSHIP**, WASHINGTON COUNTY, PA, COMMONLY K/A 101 1st STREET, VESTABURG, PA 15368, TAX PARCEL NO. 260-001-04-04-0014-00.

**SHERIFF'S SALE No. 2010-3791**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2010-3791 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 5, 2016**

**City of Washington Plaintiff, vs. Laura A. Hunt Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 75 Seminole Avenue Washington, Pennsylvania 15301, tax parcel no. 760-016-00-04-0029-00

**SHERIFF'S SALE No. 2015-4469**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-

-4469 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 5, 2016**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. JESSE J. CATLETT, DEFENDANT(S)**

ALL THAT CERTAIN piece of ground situate in the **Borough of Bentleyville**, County of Washington, Commonwealth of Pennsylvania, Book Volume 8, Page 24. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 326 LINCOLN AVENUE, BENTLEYVILLE, PA 15314. PARCEL NO. 040-049-00-01-0010-00.

**SHERIFF'S SALE No. 2015-4742**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-4742 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 5, 2016**

**Bank of-America, N.A. v. Jane Gallagher**

owner(s) of property situate in the **NORTH STRABANE TOWNSHIP**, WASHINGTON County Pennsylvania, being 151 Old Meadow Road, Canonsburg, PA 15317-2333, Parcel No. 520-001-11-00-0001-00 (Acreage or street address) Improvements thereon:

R.ESIDENTIAL DWELLING - Judgment  
Amount: \$164,843.71

**SHERIFF'S SALE No. 2015-4787**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-4787 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 5, 2016**

**Secretary of Housing and Urban Development v. Deborah L. McKee**

owner(s) of property situate in the WASHINGTON County, **NORTH STRABANE TOWNSHIP**, Pennsylvania, being 115 Sandy Brae Drive, Canonsburg, PA 15317-4960-Parcel No. 520-015-08-00-000S-00D (Acreage or street address - Improvements thereon: RESIDENTIAL DWELLING Judgement Amount: \$219,069.19

**SHERIFF'S SALE No. 2015-4918**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-4918 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 5, 2016**

**JPMorgan Chase Bank, N.A., s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation v. Vinton P. King, II**

owner(s) of property situate in the **HOUSTON BOROUGH**, WASHINGTON County, Pennsylvania,

being 210 North Haft Street. Houston, PA 15342-1514 Parcel No. 360-009-00-01-0001-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$130,021.67

**SHERIFF'S SALE No. 2015-4920**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-4920 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 5, 2016**

**Wells Fargo Bank, N.A., as Trustee for The Pooling and Servicing Agreement Dated as of April 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-Whq2 v. John Haynes a/ k/a John L. Haynes, Jr & Nacy Paterini a/k/a Nacy D. Paterini**

owner(s) of property situate in the **BENTLEYVILLE BOROUGH**, WASHINGTON County, Pennsylvania, being 208 Russie Avenue, Bentleyville, PA 15314-1434 - Parcel No. 040-043-00-02-0010-00,040-043-00-02-0011-00 (Acreage or street address) - Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$60,499.73

**SHERIFF'S SALE No. 2014-5691**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5691 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 5, 2016**

**U.S. BANK NATIONAL ASSOCIATION Plaintiff vs. REBECCA K. BROMLEY Defendant**

All that certain lot of ground in South Franklin Township, Washington County, Pennsylvania. Containing 1.0149 acres and one story house 25 by 50 with a full basement, well and septic system installed. BEING KNOWN AS: 275 LAGONDA ROAD, WASHINGTON, PA 15301—Tax Parcel No. 590-013-03-00-0004-00

**SHERIFF'S SALE No. 2013-5901**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-5901 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 5, 2016**

**LSF9 MASTER PARTICIPATION TRUST Plaintiff vs. BEVERLY A. DEMO Defendant(s)**

BEING KNOWN AS: 812 MARNE AVENUE, MONONGAHELA, PA 15063 Tax Parcel No. 440-010-00-03-0002-00

**SHERIFF'S SALE No. 2015-6169**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-6169 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 5, 2016**

**Ameriserv Financial Bank Plaintiff, vs. Daniel W. Schar and Jill C. Schar, Defendants.**

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **BOROUGH OF CALIFORNIA**, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 1017 SHUTTERLY STREET, CALIFORNIA, PA 15419. PARCEL #080-019-00-06-0007-00 & 080-019-00-06-0006-00.

**SHERIFF'S SALE No. 2013-6625**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6625 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 5, 2016**

**U.S. BANK NATIONAL ASSOCIATION Plaintiff vs. ADAM R. CONWAY; JENNIFER K. DOBRANETSKI Defendant(s)**

ALL that certain lot or piece of ground situate in the **Township of North Strabane**, County of Washington and Commonwealth of Pennsylvania. BEING KNOWN AS: 100 OLD FARM ROAD,

McMURRAY, PA 15317 - Tax Parcel  
No. 520-001-03-02-0007-01

**SHERIFF'S SALE No. 2014-6754**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6754 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 5, 2016**

**Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, PLAINTIFF VS. Amy L. Round DEFENDANT**

ALL that certain portion of lot or parcel of land situate in **Carroll Township**, Washington County, Pennsylvania, Tax Parcel LD. No. 130-006-04-03-0022-00 - 1539 4th St, Monongahela, PA 15063

**SHERIFF'S SALE No. 2014-7190**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-7190 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 5, 2016**

**Caliber Home Loans, Inc. v. Patricia B. Del Busse a/k/a Patricia Del Busse**

owner(s) of property situate in the **NOTTINGHAM TOWNSHIP**, WASHINGTON County, Pennsylvania, being 35 Ginger Hill Road, Finleyville, PA 15332-3811- Parcel No. 530-020-

01-02-0014-00, 530-020-01-02-0010-00  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING - Judgment Amount: \$152,327.04

**SHERIFF'S SALE No. 2014-7650**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-7650 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 5, 2016**

**GREEN TREE SERVICING LLC s/b/ m GREEN TREE CONSUMER DISCOUNT COMPANY, 345 St Peter Street, 1100 Landmark Towers, St Paul, MN 55102 vs. EDWARD D. EDGAR & KAREN S. EDGAR**

ALL that certain lot or piece of ground situate in the **Township of ROBINSON**, County of WASHINGTON and Commonwealth of Pennsylvania PARCEL NO. 550-020-05-03-0009-00. PROPERTY ADDRESS: 344 VALLEY STREET, MCDONALD, PA 15057

**SHERIFF'S SALE No. 2012-7685**

By virtue of a WRIT OF EXECUTION MONEY JUDGEMENT -REAL ESTATE No. 2012-7685 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 5, 2016**

**Washington-East Washington Joint Authority Plaintiff, vs. Dale**

**Christopher & Nancy Christopher Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situated in the Washington-East Washington Joint Authority, County of Washington and Commonwealth of Pennsylvania. Being known as 15 W. Katherine Avenue, Washington, Pennsylvania, tax parcel no. 760-015-00-02-0013-00

**SHERIFF'S SALE No. 2014-8026**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-8026 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 5, 2016**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. JESSICA M. KOONSE AND KEVIN W. KOONSE, DEFENDANT(S)**

ALL THOSE CERTAIN PARCELS of ground situate in the **Borough of Burgettstown**, County of Washington, Commonwealth of Pennsylvania, HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 41 DINSMORE AVE. BURGETTSTOWN, PA 15021 -Parcel No. 070-025-00-01-0008-00 / 070-025-00-01-0010-00

**SHERIFF'S SALE No. 2009-10890**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2009-10890 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 5, 2016**

**Washington School District Plaintiff, vs. Jeffrey A. Griffith & Denise A. Griffith Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 327 Dewey Avenue, Washington, Pennsylvania, tax parcel no. 750-004-00-00-0004-00

Samuel F. Romano, Sheriff 7)24-3  
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**WASHINGTON COUNTY  
BANKRUPTCY PETITIONS**

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

**Jonay Antonette King**; Washington, PA; 15-24324; Atty: David A. Rice, Chapter 7

**Rex DeWayne Anderson**; Washington, PA; 15-24329; Atty: Jesse J. White, Chapter 7

**John A. Van Emburg and Bertha L. Van Emburg**; Washington, PA; 15-24354; Atty: Dennis J. Spyra, Chapter 7

**Scott F. Mikec**; Washington, PA; 15-24355; Atty: David A. Rice, chapter 7

**Larry Thomas Lheureau**; Washington, PA; 15-24367; Atty: Jesse J. White, Chapter 7