

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

BENNETT, HELEN G., late of Canonsburg, Washington Co., PA; Administrator: Leonard E. Bennett, Jr., c/o Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317; Attorney: Angela D. Kusturiss, 12 N. Jefferson Avenue, Canonsburg, PA 15317

BIGI, LOUIS F., late of Speers Borough, Washington Co., PA; Executrix: Bonnie Schulde, 22195 Hall Road, Woodlawn, MI 48183; Attorney: Herman J. Bigi, 337 Fallowfield Ave., Charleroi, PA 15022

BINDAS, STELLA M., late of South Strabane Township, Washington Co., PA; Executrix: Kathryn L. Bindas, 1025 East Beau Street, Washington, PA 15301; Attorney: Kathleen Smith-Delach, Phillips & Faldowski, P.C., 29 East Beau St., Washington, PA 15301

CLINE, JR., GLENN WARREN, late of Avella, Washington Co., PA; Administratrix: Melissa Graham, 520 Sand Pit Road, Aberdeen, NC 28315; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Ste 200, Washington, PA 15301

GORDON, JOHN ALAN, late of Avella, Washington Co., PA; Executrix: Michell L. Gordon, c/o 382 West Chestnut St., Ste 102, Washington, PA 15301; Attorney: Frank C. Roney, Jr.,

Edward C. Morascyzk, 382 West Chestnut St., Ste 102, Washington, PA 15301

KINNEY, THOMAS B., a/k/a **THOMAS BOONE KINNEY**, late of North Franklin Township, Washington Co., PA; Executrix: Diane L. Kinney fka Diane L. Bowlen, c/o Gilfillan Associates P.C., 101 W. Main St., Carnegie, PA 15106; Attorney: Howard T. Gilfillan, 101 W. Main St., Suite 300, Carnegie, PA 15106

LOFTUS, WILLIAM HARRY, a/k/a **WILLIAM H. LOFTUS**, late of Donora, Washington Co., PA; Executor: Thomas F. Loftus, 215 Ninth Street, Donora, PA 15033; Attorney: Paul M. Petro, 215 7th Street, Donora, PA 15033

McCAHILL, MELANIE D. W., a/k/a **MELANIE McCAHILL**, late of Cecil Township, Washington Co., PA; Executor: Terrence J. Withrow, 30 Raven Drive, Canonsburg, PA 15317; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

PANIZZI, ELAINE, a/k/a **ELAINE E. PANIZZI a/k/a ELAINE G. PANIZZI**, late of Carroll Township, Washington Co., PA; Executrix: Mary Laverne Kuma, 631 Third Street, Donora, PA 15033; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

PARRY, JR., FRANK, late of McDonald, Washington Co., PA; Executrix: Corine Tornichio, 137 Chambers Lane, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 122 South McDonald Street, McDonald, PA 15057

SIMPSON, SHEILA EILEEN, late of Houston, Washington Co., PA; Executor: John R. Simpson, c/o Frank C. Roney, Jr., 382 W. Chestnut St., Ste 102, Washington, PA 15301; Attorney: Frank

C. Roney, Jr., Edward C. Morascyzk, 382 West Chestnut St., Ste 102, Washington, PA 15301

SIMPSON, PRISCILLA RAE, a/k/a **PRISCILLA R. SIMPSON** a/k/a **PRISCILLA SIMPSON**, late of South Franklin Township, Washington Co., PA; Executrix: Jessica Simpson, 1605 Bedillion Road, Washington, PA 15301; Attorney: James p. Liekar, 38 West Pike St., Canonsburg, PA 15317

SUNDAY, JUDITH ANN, late of Canonsburg, Washington Co., PA; Administrator: Richard B. Sunday, 811 Valley View Terrace, Canonsburg, PA 15317; Attorney: Robert B. Woomer, Woomer & Hall LLP, 2945 Banksville Rd., Suite 200, Pittsburgh, PA 15216

WALKER, LUCILLE G., late of Houston, Washington Co., PA; Executors: JoBeth Kaplan, 654 Waterdam Road, McMurray, PA 15317; Mark Kaplan, 654 Waterdam Road, McMurray, PA 15317; Attorney: Tammy Singleton-English, 1725 Washington Road, Ste 301, Pittsburgh, PA 15241

WILLIAMS, GAIL L., late of New Eagle, Washington Co., PA; Executors: Lynn A.. Williams, 428 Second Ave., New Eagle, PA 15067; Robert S. Williams, 176 Kevech Rd., Monongahela, PA 15063; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

SECOND PUBLICATION

ANDREWS, DAVID R., late of South Strabane Township, Washington Co., PA; Executrix: Mary Jo Andrews, 120 Woodcliff Drive, Washington, PA 15301; Attorney: Stephen D. Marriner, Jr., Marriner, Jones & Fitch, 30 East Beau St., Suite 800, Washington, PA 15301

BUKOVSKY, JOSEPH FRANCIS, a/k/a **JOSEPH F. BUKOVSKY**, late of Nottingham Township, Washington Co., PA; Executrix: Cynthia Flaherty, 223 Shamrock Lane, Needmore, PA 17238; Attorney: T. Hening, 6602 Great Cove Road, Needmore, PA 17238

DONAHOO, PHYLLIS A., a/k/a **PHYLLIS DONAHOO**, late of Houston, Washington Co., PA; Executrix: June Crowley, c/o Susan Foster Blank; Attorney: Susan Foster Blank, 30 Monongahela Pike, PO Box 4541, Eighty Four, PA 15330

DONHAM, ARBUTUS, late of McMurray, Washington Co., PA; Executrix: Cindy Neky, 106 High Street, McMurray, PA 15317; Attorney: Laura Divine, 2101 Greentree Road, Suite A123, Pittsburgh, PA 15220

GUFFEY, JANE CARNER, a/k/a **JANE C. GUFFEY**, late of Washington, Washington Co., PA; Executor: Richard C. Guffey, 1515 Shadyside Avenue, Washington, PA 15301

ROSBOROUGH, DAVID P., a/k/a **DAVID ROSBOROUGH**, late of Robinson Township, Washington Co., PA; Executrix: Gay Y. Rosborough, c/o Susan Foster Blank; Attorney: Susan Foster Blank, 30 Monongahela Pike, PO Box 4541, Eighty Four, PA 15330

SCHOTT, EDNA VIRGINIA, a/k/a **EDNA V. SCHOTT**, late of Houston, Washington Co., PA; Executrix: Evelyn Faye Oliverio, c/o Susan Foster Blank; Attorney: Susan Foster Blank, 30 Monongahela Pike, PO Box 4541, Eighty Four, PA 15330

SIMMS, MARILYN VAUGHN, a/k/a **MARILYN V. SIMMS**, late of Chartiers Township, Washington Co., PA; Administrator: Jason D. Simms, c/o Susan Foster Blank; Attorney: Susan

Foster Blank, 30 Monongahela Pike, PO Box 4541, Eighty Four, PA 15330

THIRD PUBLICATION

EVANS, ADA, late of North Charleroi Borough, Washington Co., PA; Administratrix CTA: Cathy L. Evans, c/o Thomas B. Kostolansky, Esquire, 617 McKean Avenue, Donora PA 15033; Attorney: Thomas B. Kostolansky, 617 McKean Avenue, Donora PA 15033

FRYE, BILLY C., late of North Franklin Township, Washington Co., PA; Administratrix: Pamela J. Ulrey, 280 Boone Road, Washington PA 15301; Attorney: Lisa J. Buday, PO Box 488, California PA 15419

HUYGENS, FRANK V., late of Washington, Washington Co., PA; Executors: Victor J. Huygens; 207 Fieldbrook Drive, Canonsburg PA 15317, Richard J. Huygens; 221 Third Avenue, Scottdale PA 15683

MEERDO, HELEN M., late of Robinson Township, Washington Co., PA; Executrix: Susan Galentine, 42 Allison Road, Bulger, PA 15019; Attorney: Paul J. Walsh, PO Box 356, Slovan, PA 15078

MIKLIC, SUSAN MARIE, late of Washington, Washington Co., PA; Executor: David L. Miklic II, 111 Armstrong Drive, Washington PA 15301; Attorney: William H. Knestrick, Neighborhood Attorneys, LLC, 8 East Pine Avenue, Washington PA 15301

TAYLOR, E. IRENE, a/k/a **EVELYN IRENE TAYLOR** a/k/a **IRENE TAYLOR**, late of Canonsburg, Washington Co., PA; Executors: Howard L. Taylor; 223 Orchard Avenue, Canonsburg PA 15317, Barbara E. Nelson; 939 Katherine Drive, Sun Prairie WI 53590

WARD, LESLIE G., late of Canonsburg, Washington Co., PA; Executor: R. J. Hryniewicz, 8450 Primrose Street, Norfolk VA 23503; Attorney: Donald B. Formoso, Peacock Keller & Ecker, LLP, 70 East Beau Street, Washington PA 15301

WISNIEWSKI, ILENE J., late of Bentleyville, Washington Co., PA; Administrator: Anthony Wisniewski Jr., 5 Sunset Drive, Daisytown, PA 15427; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

MISCELLANEOUS

OFFICIAL NOTICE OF ANNUAL MEETING OF POLICYHOLDERS OF OLD ELIZABETH MUTUAL FIRE INSURANCE COMPANY

The Annual Meeting of the Policyholders of the **Old Elizabeth Mutual Fire Insurance Co.** will be held at King's Restaurant, Bentleyville, Pa on January 18, 2014 at one o'clock PM for the purpose of electing Directors and acting on any other pertinent Business.

Shirley A. Bedillion,
Secretary

4)20-3

REAL ESTATE

NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA NO. 2014-717

**CITIMORTGAGE INC., SUCCESSOR
BY MERGER TO CITIFINANCIAL**

MORTGAGE COMPANY, INC., SUCCESSOR BY MERGER TO CITIFINANCIAL MORTGAGE CONSUMER DISCOUNT COMPANY, A PENNSYLVANIA CORPORATION (FORMERLY KNOWN AS ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC., FORMERLY KNOWN AS FORD CONSUMER DISCOUNT COMPANY)

Vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARRON PALMER A/K/A BARRON W. PALMER, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARRON PALMER A/K/A BARRON W. PALMER, DECEASED
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 113 WASLER WAY, WASHINGTON, PA 15301-4071

Being in the City of Washington, County of WASHINGTON, Commonwealth of Pennsylvania, 730-006-00-03-0021-02

Improvements consist of residential property. Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARRON PALMER A/K/A BARRON W. PALMER, DECEASED

Your house (real estate) at 113 WASLER WAY, WASHINGTON, PA 15301-4071 is scheduled to be sold at the Sheriff's Sale on 02/06/2015 at

10:00 AM, at the WASHINGTON County Courthouse, 100 West Beau Street, Suite 101, Washington, PA 15301, to enforce the Court Judgment of \$119,963.01 obtained by, CITIMORTGAGE INC., SUCCESSOR BY MERGER TO CITIFINANCIAL MORTGAGE COMPANY, INC., SUCCESSOR BY MERGER TO CITIFINANCIAL MORTGAGE CONSUMER DISCOUNT COMPANY, A PENNSYLVANIA CORPORATION (FORMERLY KNOWN AS ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC., FORMERLY KNOWN AS FORD CONSUMER DISCOUNT COMPANY) (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff 6)21-1

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, January 2, 2015 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse

Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday,**

January 7, 2015 at 4:00 o'clock p.m.

If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, January 9, 2015 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off,

who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

Sheriff Sale List

<u>Sale#</u>	<u>PlavDef</u>	<u>Property Location</u>
2014-340	....US Bank v. Cirocco	Peters Township
2014-559	....RHS-WIP Investors v. Soroka	Monongahela
2013-1470	....JP Morgan Chase Bank v. Rusler	Cecil Township
2013-1557	....US Bank v. Shanor	Buffalo Township
2010-2696	....Metlife Home Loans v. Mondik	Peters Township
2014-2943	....Cancelled	
2014-3025	....Bank of America v. Jones	City of Washington
2013-3569	....Pennymac Holdings v. Talpas	North Bethlehem Township
2014-3640	....US Bank v. Lewis	Nottingham Township
2014-3929	....Washington Financial v. Crabtree	North Strabane Township
2014-4040	....OneWest Bank v. Dreyer	Borough of Ellsworth
2013-4041	....US Bank NA v. Wirtz	Burgettstown
2014-4142	....Wells Fargo Bank v. Wrigley	Speers Borough
2014-4227	....US Bank v. Thomas	Independence Township
2014-4368	....Midfirst Bank v. Briscoe	Union Township
2014-4740	....First Commonwealth Bank v. Smity ..	Cecil Township
2014-4829	....Community Bank v. Lis	Peters Township
2010-4969	....Bayview LoanServicing v. Williams ..	Union Township
2012-4970	....Srmof II Trust v. Shimkus	Chartiers Township
2009-5097	....US Bank v. McClelland	Peters Township
2011-7420	....The Bank of New York v. Mock	Deemston Borough
2008-10613	....LaSalle Bank Midwest v. Rura	Cecil Township

SHERIFF'S SALE No. 2014-340

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2014-340 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 **JANUARY 2, 2015**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CSAB MORTGAGE LOAN TRUST 2006-2, 7105 Corporate Drive, PTXB-209, Plano, TX 75024 vs. **ALEX F. CIROCCO & LISA M. CIROCCO** ALL that certain lot or piece of ground situate in the **Township of Peters**, County of Washington and Commonwealth of Pennsylvania, TAX PARCEL NO. 540-005-27-00-0021-00.

SHERIFF'S SALE No. 2014-559

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2014-559 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 **JANUARY 2, 2015**
RHS-WIP Investors, LLC (Plaintiff)

vs. **Deborah A. Soroka a/k/a Deborah A. Wiercioch** (Defendants)

Property Address: 208 Walnut Street, Monongahela, PA 15063; Parcel I.D. No.: 420-017-00-02-0003-00
Improvements thereon of the residential dwelling.

SHERIFF'S SALE No. 2013-1470

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1470 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 **JANUARY 2, 2015**

JPMorgan Chase Bank, National Association v. Wendy A. Rusler Donald L. Rusler

owner(s) of property situate in **CECIL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 7 Belgium Road, Cecil, PA 15321 Parcel No. 140-007-04-02-0009-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

SHERIFF'S SALE No. 2013-1557

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2013-1557 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 **JANUARY 2, 2015**

U.S. Bank, National Association, as Trustee successor in interest to Bank of America, National Association, as Trustee as successor by merger to LaSalle Bank, National Association, as Trustee for Certificateholders of Bear Sterns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE7 PLAINTIFF VS. Eric Shanor and Amy Shanor DEFENDANTS

ALL those two (2) lots, or parcels of land, located in **Buffalo Township**, Washington County, Pennsylvania, being more particularly bounded and described as follows:

PARCEL NO.1: CONTAINING 0.7083 of an acre

PARCEL NO.2: KNOWN as Lot 2-A, containing 0.301 acres, Tax ID 060-012-00-00-0051-00

Property known as 306 Highland Ridge Road, Claysville, PA 15323

SHERIFF'S SALE No. 2010-2696

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. **2010-2696** 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 **JANUARY 2, 2015**

Metlife Home Loans A Division of

Metlife Bank NA v. Carla A. Mondik & Richard F. Mondik

owner(s) of property situate in the **TOWNSHIP OF PETERS**, WASHINGTON County, Pennsylvania, being 121 Center Church Road, Canonsburg, PA 15317-3058 Parcel No. 540-011-08-02-0016-00 (Acreage or street address) ; Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$212,904.05

SHERIFF'S SALE No. 2014-3025

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-3025 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 **JANUARY 2, 2015**

Bank of America, NA Plaintiff v. MELINDA A JONES Defendant(s)

owners of property situate in **6th Ward City of Washington**, Washington County, Pennsylvania, being 44 WEST HALLAM AVENUE, WASHINGTON, PA 15301; Assessment Map No.: 760-016-00-04-0012-00; Judgment Amount: \$56,581.81 - improvements Thereon: Residential Property

SHERIFF'S SALE No. 2013-3569

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3569 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 **JANUARY 2, 2015**

Pennymac Holdings I, LLC v. Daria Talpas aka Daria Osiecki & Shane Osiecki

owner(s) of property situate in the **NORTH BETHLEHEM TOWNSHIP**, WASHINGTON County, Pennsylvania, being 2138 East National Pike, Scenery Hill, PA 15360-1003 Parcel No. 490-022-01-02-0006-00 (Acreage or street address) ; Improvements thereon: **RESIDENTIAL DWELLING**; Judgment Amount: \$87,782.03

SHERIFF'S SALE No. 2014-3640

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-3640 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 **JANUARY 2, 2015**

U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY) Plaintiff VS. LARRY B. LEWIS, II AND ALICIA J. LEWIS Defendant(s)

ALL THAT CERTAIN tract or parcel of land situate in **Nottingham**

Township, Washington County, Commonwealth of Pennsylvania, BEING commonly known as 235 Mingo Church Road, Finleyville, PA 15332.

PARCEL IDENTIFICATION NO: 530-006-00-00-0009-00 ; IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

SHERIFF'S SALE No. 2014-3929

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2014-3929 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 **JANUARY 2, 2015**

WASHINGTON FINANCIAL BANK, formerly known as WASHINGTON FEDERAL SAVINGS BANK, Plaintiff, vs. JOHN M. CRABTREE, JR. and STACEY LYNN CRABTREE, his wife, Defendant(s),

Those lots in **North Strabane Twp.**, Washington Co., PA, being Lots 142 and 143 in Alexander Land Company's Plan, P.B. 3, p. 18 -19; PARCEL I.D. 520-015-02-04-0002-00

HAVING ERECTED THEREON a two-story single family dwelling with detached garage. KNOWN AS 219 ALEXANDER AVE., STRABANE, PA 15363.

SHERIFF'S SALE No. 2014-4040

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4040 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 **JANUARY 2, 2015**

OneWest Bank N.A. Plaintiff v. Eric P. Dreyer, Executor of the Estate of Nancy J. Dreyer, Deceased Mortgagor and Real Owner Defendants

All That Certain lot or piece of ground situate in the **Borough of Ellsworth**, County of Washington and Commonwealth of Pennsylvania; Premises: 13 Oak Circle, Ellsworth, Pennsylvania 15331 ;Tax I.D.#: 3100150003000300; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No 2013-4041

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-4041 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 **JANUARY 2, 2015**

US. Bank National Association, as Trustee for Structured Asset

Securities Corporation Mortgage Loan Trust 2007-WFI, Plaintiff, vs. Robert Wirtz; Defendant(s).

ALL that certain lot or parcel of ground situate in the **Burgettstown**, County of Washington, and Commonwealth of Pennsylvania.

Tax Parcel J.D.: 070-021-00-02-0003-01, BEING known as 47 Stella Street, Burgettstown, PA 15021.

SHERIFF'S SALE No. 2014-4142

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4142 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 **JANUARY 2, 2015**

Wells Fargo Bank, NA v. Yvonne M. Wrigley a/k/a Yvonne Michelle Wrigley

owner(s) of property situate in **SPEERS BOROUGH**, WASHINGTON County, Pennsylvania, being 126 State Street, Charleroi, PA 15022-1041 Parcel No. 610 -020-00-03-0006-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$102,744.01

SHERIFF'S SALE No. 2014-4227

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4227 issued out of the COMMON

PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on **JANUARY 2, 2015**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. DIANE S. THOMAS, DEFENDANT(S)

ALL that certain lot or piece of ground situate in the **Township of Independence**, Washington County, Pennsylvania, being part of the 2.17 acre parcel of land in the Property Composite of land thereon erected a dwelling house known as: 16 MORNINGSIDE DRIVE, AVELLA, PA 15312

Parcel ID #: 370-003-00-00-0017-15
Reference Washington County
Document #200735858

SHERIFF'S SALE No. 2014-4368

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4368 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 **JANUARY 2, 2015**

MIDFIRST BANK, PLAINTIFF VS. LISA A. BRISCOE AND EDWARD T. BRISCOE, DEFENDANT(S)

All that certain parcel or tract of land situate in the **Township of Union**, Washington County, Pennsylvania, and having thereon erected a dwelling known as 4567 Finleyville Elrama Road, Finleyville, PA 15332.

TAX PARCEL: 640-007-07-00-0007-00

SHERIFF'S SALE No. 2014-4740

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4740 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 **JANUARY 2, 2015**

FIRST COMMONWEALTH BANK, Plaintiff, vs. MARTIN M. SMITH and OWEN F. MEYER, Defendants.

ALL THOSE CERTAIN LOTS OR PARCELS OF GROUND SITUATE IN THE **TOWNSHIP OF CECIL**, COUNTY OF WASHINGTON AND COMMONWEALTH OF PA, HAVING ERECTED THEREON A COMBINATION RESIDENTIAL/ COMMERCIAL BUILDING KNOWN AS 277 MUSE BISHOP ROAD, CANONSBURG, PA 15317, AND BEING TAX MAP NOS. 140-009-01-00-0013-00 AND 140-009-01-00-0007-00.

SHERIFF'S SALE No. 2014-4829

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4829 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 **JANUARY 2, 2015**

COMMUNITY BANK, Plaintiff, vs. TERESA L. LIS, Defendant.

ALL that certain lot or piece of ground situate in the **Township of Peters**, Washington County and Commonwealth of Pennsylvania.

Which has an address of 147 Ivy Lane, Venetia, PA 15367.

Tax Parcel No. 540-006-00-00-0061-06

SHERIFF'S SALE No. 2010-4969

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-4969 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 **JANUARY 2, 2015**

BAYVIEW LOAN SERVICING, LLC v. Carter S. Williams a/k/a Carter Williams

owner(s) of property situate in **the TOWNSHIP OF UNION**, WASHINGTON County, Pennsylvania, being Box 7 Skyline Drive, aka, 7 Skyline Drive, South Park, PA 15129-9578; Parcel No. 640-001-01-02-0016-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$73,372.33

SHERIFF'S SALE No. 2012-4970

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4970 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 **JANUARY 2, 2015**

Srmof II 2012-1 Trust, U.S. Bank Trust National Association, Not in Its Individual Capacity But Solely as Trustee v. Albin T. Shimkus & Deanna D. Shimkus

owner(s) of property situate in the **CHARTIERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 384 Oak Spring Road, Canonsburg, PA 15317-1081 Parcel No. 170-006-03-01-0003-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$184,467.87

SHERIFF'S SALE No 2009-5097

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No 2009-5097 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 **JANUARY 2, 2015**

U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-Bc4 v. James McClelland

owner(s) of property situate in the **PETERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 230 Buckeye Drive, a/k/a 230 Buckeye Street, Canonsburg, PA 15317 Parcel No. 540-009-02-02-0007-00, 540-009-02-02-0006-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$215,178.29

SHERIFF'S SALE No 2011-7420

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No 2011-7420 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 **JANUARY 2, 2015**

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 2005-2 c/o Bank of

America, NA successor by merger to BAC Home Loans Servicing, LP fka Country Home Loans Servicing, LP Plaintiff vs Aaron D Mock and Jennifer R. Mock, Defendants

All That certain parcel of ground situate in the **Borough of Deemston**, Washington County in the County of Washington, Commonwealth of Pennsylvania. Premises: 1629 Morey Road, Fredericktown, Pennsylvania 15333

Tax ID. #: 220-003-00-00-0024-00; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2008-10613

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2008-10613 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, P A 15301, Washington County, at 10:00 A.M. on **JANUARY 2, 2015**

LaSalle Bank Midwest, N.A. v. Sheila R. Rura & Daniel V. Rura owner(s) of property situate in the **CECIL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 13 Profio Road, Mc Donald, PA 15057-974;1 Parcel No. 140-004-00-00-0032-04, 140 -004-09-99-0032-04 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$80,257.71 Samuel F. Romano, Sheriff 7)19-3