

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

CAMP, WILLIAM C., late of McMurray, Washington Co., PA; Executor: Robert S. Camp, 320 Fox Run Drive, Venetia PA 15367; Attorney: Richard F. Start, Damian, Amato & Start, P.C., 601 Broad Street, PO Box 353, Sewickley PA 15143

CHRISTENSEN, OLIVER EARL, a/k/a **O.E. CHRISTENSEN**, late of South Strabane, Washington Co., PA; Executors: James Martin Christensen, 7944 Pleasant View Drive, NE, Spring Lake, Park, MN 55432; Renee Colleen Christensen Mezza, 4316 LaFayette Road, Jamesville NY 13078; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 30 East Beau Street, 800 Washington Trust Bldg., Washington PA 15301

FAIELLA, ANTHONY E., a/k/a **ANTHONY EUGENE FAIELLA**, late of Washington, Washington Co., PA; Executrix: Lori Lynn Faiella, c/o 335 North Main Street, Washington PA 15301; Attorney: Anthony J. Seneca, 335 North Main Street, Washington PA 15301

GASBARRINI, VICTOR, late of Cecil Township, Washington Co., PA; Executrix: Carla Ann Sharer n/k/a Carla Ann Adams, 135 Muse-Bishop Road, Canonsburg PA 15317; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau Street, Suite 325, Washington PA 15301

HATTON, MARY ELIZABETH, a/k/a **MARY E. HATTON**, late of Midway, Washington Co., PA; Administrator: Gerald Hatton, PO Box 265, 200 St. John Street, Midway PA 15060

JOHNSON, JUSTIN R., a/k/a **JUSTIN RANDALL JOHNSON**, late of Washington, Washington Co., PA; Administrator: Daniel T. McKay, 53 Shrontz Lane, Washington, PA 15301; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

JOZEFKOWICZ, EVELYN C., late of Peters Township, Washington Co., PA; Executrix: Carol Ann Keil, 4923 King David Boulevard, Annandale VA 22003; Attorney: Eva P. Hershey, Peacock, Keller & Ecker, LLP, 70 East Beau Street, Washington PA 15301

LYNCH, CHARLOTTE L., late of Charleroi, Washington Co., PA; Executor: Spencer Addis, 139 Fox Stop Road, Charleroi PA 15022

O'DELL, JOHN, late of Bentleyville, Washington Co., PA; Executor: Anthony J. Seneca, 335 North Main Street, Washington PA 15301; Attorney: Anthony J. Seneca, 335 North Main Street, Washington PA 15301

PHILLIPS, WALTER J., a/k/a **WALTER JOHN PHILLIPS**, late of Borough of Canonsburg, Washington Co., PA; Executrix: Patricia E. Bruno, 368 Jubilee Drive, Bridgeville, PA 15017; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

SIMALA, NANCY L., a/k/a **NANCY SIMALA**, late of Coal Center, Washington Co., PA; Administratrix: Rebecca L. Billy, 307 Mt. Tabor Road, Coal Center PA 15423; Attorney: Mark E. Ramsier, 823 Broad Avenue, Belle Vernon PA 15012

TUSCHAK, SUSAN LIDVINA, a/k/a **SUSAN LIDVINA WENCE** a/k/a **SUSAN LIDVINA TUSCHAK** a/k/a **SUSAN L. TUSHAK**, late of Borough of California, Washington Co., PA; Executor: Barry Niccolai, 616 Wood Street, California PA 15419; Attorney: Peter J. Daley, 242 Wood Street, California PA 15419

SECOND PUBLICATION

BLOSE, JR., LEWIS PAUL, late of Washington, Washington Co., PA; Administrator: Randy VanKirk, 120 Carey Way, Amity, PA 15311; Attorney: David S. Posner, Goldfarb, Posner, Beck, Dehaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

BOSS, HELEN H., late of Washington, Washington Co., PA; Executor: Leonard J. Boss, Jr., 2235 Jordan Valley Court, Hendsen, NV 89044

COEN, CHARLES R., late of Washington, Washington Co., PA; Executors: Mona L. Thompson, 2768 S. Bridge Road, Washington, PA 15301; Earl L. Coen, 4515 22nd St., N.W., Apt. 203, Canton, Oh 44708; Attorney: Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

CROOKHAM, THERESA A., (REVOCABLE LIVING TRUST) late of Monongahela, Washington Co., PA; Executrix: Vickie Seighman, 430 Jackson St., Monongahela, PA 15063; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Ave., PO Box 144, Charleroi, PA 15022

EHLERS, SARAH K., late of West Brownsville, Washington Co., PA; Executor: Shelby D. Ferguson, II, 700 Broad Ave., Belle Vernon, PA 15012; Attorney: Mark E. Ramsier, 823 Broad Ave., Belle Vernon, PA 15012

GARRISON, EDGAR A., late of Washington Co., PA; Administrator CTA: Eric P. Mark, Walter Mark Agency, Inc., 239 West Pike St., Canonsburg, PA 15317; Attorney: Francis J. DiSalle, One Oxford Centre, 301 Grant St., Ste 1150, Pittsburgh, PA 15219

NOBLE, EUGENE W., late of Beallsville Borough, Washington Co., PA; Executor: Louis F. Grechowsky, 18 Mill Street Square, PO Box 2123, Uniontown, PA 15401; Attorney: Daniel R. White, PO Box 2123, 18 Mill Street Square, Uniontown, PA 15401

PATTERSON, BARBARA A., a/k/a **BARBARA PATTERSON**, late of City of Washington, Washington Co., PA; Executors: Susan A. Kania, 211 Fieldbrook Drive, Canonsburg, PA 15317; James W. Patterson, Jr., 1470 Henderson Avenue, Washington, PA 15301

ROBERTSON, EVELYN T., late of Roscoe Borough, Washington Co., PA; Executrix: Karen Ann Marshall, 452 Center Avenue, N. Charleroi, PA 15022; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

SAVER, ELIZABETH K., late of Houston, Washington Co., PA; Executrix: Kathleen Rush, 514 Cracraft Road, Claysville, PA 153233

STRAWN, LYLE B., late of Canton Township, Washington Co., PA; Executrix: Annette Hower, 60 Florence Avenue, Pittsburgh, PA 15202

TAYLOR, IV, THEODORE J., a/k/a **TED J. TAYLOR, IV**, late of Venetia, Washington Co., PA; Executor: Theodore J. Taylor, III, 311 Double Tree Drive, Venetia, PA 15367; Attorney: William A. Johnson, 23 East Beau St., Washington, PA 15301

WASHINSKI, MARY, late of Washington, Washington Co., PA; Executor: Joseph Washinski, 419 Hook St., Bridgeville, PA 15017; Attorney: John E. Egers, Jr., 71 N. Main St., Washington, PA 15301

WILLIAMS, WILLA D., late of Washington, Washington Co., PA; Administratrix: Catherine L. McAllister, 19 Clark Street, Clarksville, PA 15322; Attorney: Peter M. Suwak, Pete's Surplus Bldg., PO Box 1, Washington, PA 15301

WRIGHT, IRENE L., late of Washington, Washington Co., PA; Administratrix: Deidre Meredith, 109 Church St., Apt. 1, Washington, PA 15301; Attorney: M. E. Williams, 108 Lexington Avenue, Pittsburgh, PA 15215

THIRD PUBLICATION

BECKER, RUTH J., late of Peters Township, Washington Co., PA; Administratrix: Joan R. Becker, c/o 775 East Maiden Street, Washington, PA 15301; Attorney: R. Maureen Myers, 775 East Maiden St., 1st Fl., Washington, PA 15301

BROWN, CECELIA, late of Dunlevy, Washington Co., PA; Administratrix: Donna Kozar, 251 9th St., Apt. 307, Charleroi, PA 15022; Attorney: Colin Adair Morgan, Julian Gray Associates, 1187 Thorn Run Ext., Suite 400, Moon Township, PA 15108

CIANELLI, ALDINE, late of Cecil Township, Washington Co., PA; Executrix: Cathy Cianelli Romano, 48 Ridgewood Drive, McDonald, PA 15057; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

GALLANT, EILEEN R., late of Peters Township, Washington Co., PA; Executor: Thomas C. Gallant, c/o H.

Brian Peck, 198 Canterbury Rd., McMurray, PA 15317; Attorney: H. Brian Peck, Crossroads Law Firm, 198 Canterbury Road, McMurray, PA 15317

HESS, KATHLEEN H., late of McMurray, Washington Co., PA; Executor: Martin L. Hess, 920 Old Washington Road, McMurray, PA 15317

MOUNTS, ELNA H., late of Washington, Washington Co., PA; Executrices: Lori G. Polan, 33 West Alexander Loop, West Alexander, PA 15376; Deborah J. Gardner, 126 Petroleum Ave., Claysville, PA 15323

NIXON, GEORGE W., a/k/a **GEORGE W. NIXON, JR.** a/k/a **GEORGE WASHINGTON NIXON, JR.**, late of Chartiers Township, Washington Co., PA; Executor: Gary Douglas Nixon, 306 Barclay Avenue, Pittsburgh, PA 15221; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Ave., PO Box 144, Charleroi, PA 15022

PESTINO, LAWRENCE J., late of Washington, Washington Co., PA; Administrator: Joseph F. Pestino, 138 Pleasant Way, Pennfield, NY 14526; Attorney: Jana Phillis Grimm, Eckert Seamans Cherin & Mellott, LLC, 1001 Corporate Dr., Suite 200, Canonsburg, PA 15317

ROUPE, SR., JOHN E., late of Washington, Washington Co., PA; Executor: James E. Roupe, Jr., 300 Windsor Circle, Washington, PA 15301; Attorney: E. J. Julian, 71 North Main St., Washington, PA 15301

SIENKIEL, JOSEPH P., late of Canton Township, Washington Co., PA; Executor: Stephen A. Sienkiel, 203 Stonebrook Drive, McMurray, PA 15317; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

TODD, JR., ROBERT C., a/k/a **ROBERT C. TODD**, late of Peters Township, Washington Co., PA; Executor: Robert C. Todd, III, c/o 775 East Maiden St., Washington, PA 15301; Attorney: R. Maureen Myers, 775 East Maiden St., Washington, PA 15301

WESTON, PATRICIA B., late of Borough of East Washington, Washington Co., PA; Executrix: Kim A. Carter, c/o 775 East Maiden St., Washington, PA 15301; Attorney: R. Maureen Myers, 775 East Maiden Street, Washington, PA 15301

ZEAMON, JAMES K., a/k/a **JAMES KERMIT ZEAMON** a/k/a **JAMES K. ZEAMON, SR.**, late of California, Washington Co., PA; Executrix: Tami Lyn Azorsky, 3415 Willow Tree Lane, Falls Church, VA 22044

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 20 day of August, 2013, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **SHALE HOTELS.** with its principal place of business at 101 Gasai Drive, Bentleyville PA 15314.

Seth A. Tongchinsub
Bassi, Vreeland & Associates, P.C.
111 Fallowfield Avenue, PO Box 144
Charleroi PA 15022 2)7-1

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 of 1988.

The name of the corporation is **SMART CHOICE, LLC**

William R. Miller
PO Box 385
Hickory PA 15340 2)7 –1

MISCELLANEOUS

To: **William R. Turney, his heirs and Assigns**

You have been sued in Court. In accordance with Pennsylvania Rule of Civil Procedure 430 (b) (1) (2) you are being served by publication. In accordance with said Rule, the following is the caption of the action.

IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PA
CIVIL DIVISION

JOHN M. JAMISON, II, Manager of
The JAY V. JAMISON, JR. HEIRS
LLC Plaintiffs

Vs.

WILLIAM R. TURNEY, his heirs and
assigns Defendants

The nature of the action is that Plaintiffs, John M. Jamison, II, Manager of the Jay C. Jamison, Jr. Heirs LLC are the owners of the following described property:

ALL that certain tract of land situate in Independence and Cross Creek

Townships, Washington County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the line of land formerly of _____ Craighead, deceased; thence by a line 30 feet north of, and parallel to, the center line of the right of way of the Pittsburgh, Carnegie & Western Railroad Company, which center line is as follows: Beginning at a point on line dividing land formerly of _____ Craighead, deceased, and land herein described, thence North 89° 54' East 600 feet to a point; thence by a 3° curve for 936 feet; thence by a 1° 20' curve for a distance of 2090 feet to line of land of William Knox; thence by said land North 19° 16' East 405.4 feet to a stake; thence North 19° 44' West 526.5 feet to a stake; thence in a northwest direction, 380 feet to a stake; thence north 72° 29' West, 561 feet to a stone near a honey locusts; thence crossing creek north 83° 40' west, 550 feet to a stake; thence north 40° 25' west, 230 feet to a stake; thence north 20° west 880 feet to a stake, thence by second tract herein, south 64° 45' west, 1184.3 feet to a stake; thence by land formerly of said _____ Craighead, deceased, south 49° 15' west 514 feet to the place of beginning. CONTAINING 33.10 acres. Subject, however, to the right of way of the Pittsburgh, Carnegie & Western Railroad Company.

EXCEPTING AND RESERVING thereout and therefrom the following described real estate as more fully set forth by deed of Jay C. Jamison, dated January 15, 1940, and of record in the Recorder's Office in Deed Book 633, page 610:

ALL the surface of that certain tract of land situate in Independence Township, Washington County, Pennsylvania, bounded and described as follows:

Beginning at a point on line of land now or formerly of William Knox said point being located in Cross Creek and on line of the right of way of Pittsburgh, Carnegie and Western Railroad Company; thence by line of said right of way of the said Railroad Company, which line is 30 feet north of and parallel to the center line of said right of way of the Pittsburgh Carnegie & Western Railroad Company, which line curves to the left having a radius of 4327.98 feet for a distance of 2000 feet in said right of way; thence North 21° East 40 feet to a point in the center of Cross Creek; ;thence by the center of said Cross Creek North 84° 20' East 490 feet to a point in the center of said Cross Creek; thence South 76° 25' East 231 feet to a point in said Cross Creek; thence South 61° 30' East 350 feet to a point in said Cross Creek; thence 47° 10' East 432.5 feet to a point in said Cross Creek; thence South 25° 20' East 339.6 feet to a point in line of land now or formerly of William Knox; thence by said land of William Knox North 19° 16' West 232.2 feet to a pint in line of the right of way of the Pittsburgh, Carnegie and Western Railroad Company, the place of beginning. Containing an area of 15.22 acres.

Being Tax Parcel Identification Numbers: 210-011-00-00-0004;370-003-00-00-0007-00; 380-017-00-0001-00; 210-011-00-00-0002-00; 210-011-00-0001; 370-003-00-00-0004-00; 370-003-00-00-003-00.

You are further notified that Plaintiffs, John M. Jamison, II, Manager of the JAY C. JAMISON, Jr. Heirs, LLC have caused to be filed a Complaint to Quiet Title setting forth the basis upon which they claim title to said parcels of land described above. Their counsel has filed an Affidavit with the Court indicating your whereabouts are unknown. They

are seeking a decree be entered against you and others claiming under you, requesting the cloud on Plaintiffs title be removed. This service by publication is made pursuant to an Order of Court dated _____. At the above number and term. AND NOW, comes the plaintiffs herein John M. Jamison, II, manager of the Jay C. Jamison, Jr. Heirs LLC, by and through their counsel John R. McCreary, Esquire and makes claim of the defendants, jointly and severally, upon a cause of action, whereof the following is a true and correct statement:

YOU ARE FURTHER NOTIFIED that in the event you do not appear and plead to the said Complaint within Twenty (20) days from the date of this publication, judgment will be entered against you, which judgment shall be absolute thirty (30) days after entry.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in this complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT

WHERE YOU CAN GET LEGAL HELP,

Lawyer Referral Service
119 South College Street
Washington, PA 15301
724-225-6710

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

Southwestern Pa Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
724-225-6170

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Washington County is required by law to comply with the American with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the court, please contact the Courthouse for further direction. All arrangements must be made at least 72 hours prior to any hearing or business before the court.

John R. McCreary, Esq.
1724 B. Theatre Street
Latrobe, PA 15650
(724)537-9139

4)7-1

REAL ESTATE**COURT OF COMMON PLEAS
WASHINGTON COUNTY
CIVIL DIVISION – NO. 2013-1560
COMPLAINT IN MORTGAGE
FORECLOSURE**

HSBC Bank USA, N.A., as Trustee for
the Registered Holders of Renaissance
Home Equity Loan Trust 2006-1,
Plaintiff

vs.

Jesse J. White, Personal Representative
of the Estate of Ruth A. Cassidy f/k/a
Ruth Ann Russell; Unknown Heirs,
Successors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title or Interest From or Under Ruth A.
Cassidy f/k/a Ruth Ann Russell,
Deceased; Belinda Patterson, known
Heir of Ruth A. Cassidy f/k/a Ruth Ann
Russell; Ellen Cassidy, Known Heir of
Ruth A. Cassidy f/k/a Ruth Ann Russell
and Estate of Ruth A. Cassidy f/k/a Ruth
Ann Russell, c/o Jesse J. White,
Personal Representative, Defendants.

TO: Unknown Heirs, Successors,
Assigns, and All Persons, Firms, or
Associations Claiming Right, Title, or
Interest From or Under Ruth A. Cassidy
f/k/a Ruth Ann Russell, Deceased,
Defendant(s), whose last known
addresses are 211 West Pike Street,
Houston, PA 15342; 710 Settlement
Street, Cedar Park, TX 78613 and 100
Webster Street, Apt. C, Palo Alto, CA
94301.

**COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff,
HSBC Bank USA, N.A., as Trustee for
the Registered Holders of Renaissance
Home Equity Loan Trust 2006-1, has

filed a Mortgage Foreclosure Complaint
endorsed with a Notice to Defend,
against you in the Court of Common
Pleas of Washington County,
Pennsylvania, docketed to NO. 2013-
1560, wherein Plaintiff seeks to
foreclose on the mortgage secured on
your property located at 211 West Pike
Street, Houston, PA 15342, whereupon
your property would be sold by the
Sheriff of Washington County.

NOTICE**YOU HAVE BEEN SUED IN COURT.**

If you wish to defend against the claims
set forth in the notice above, you must
take action within twenty (20) days after
this Complaint and Notice are served, by
entering a written appearance personally
or by attorney and filing in writing with
the Court your defenses or objections to
the claims set forth against you. You are
warned that if you fail to do so the case
may proceed without you and a
judgment may be entered against you by
the Court without further notice for any
money claimed in the Complaint or for
any other claim or relief requested by
the Plaintiff. You may lose money or
property or other rights important to
you.

**YOU SHOULD TAKE THIS PAPER
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SERVICES TO ELIGIBLE PERSONS
AT A REDUCED FEE OR NO FEE.**

Lawyers Referral Service
 Washington County Legal Services
 10 West Cherry Ave.
 Washington, PA 15301
 (724)225-6170.

Mark J. Udren, Stuart Winneg, Lorraine
 Gazzara Doyle, Salvatore Carollo, Paige
 M. Bellino, Harry B. Reese, Kassia
 Fialkoff, Elizabeth L. Wassall, Elana B.
 Flehinger, Katherine E. Knowlton,
 Nicholas Gaunce & John Eric
 Kishbaugh, Attys. For Plaintiff, Udren
 Law Offices, P.C.
 111 Woodcrest Rd., Ste. 200
 Cherry Hill, NJ 08003
 856.669.5400

6/7-1

**COURT OF COMMON PLEAS
 WASHINGTON COUNTY
 CIVIL DIVISION – NO. 2013-3141
 COMPLAINT IN MORTGAGE
 FORECLOSURE**

**Deutsche Bank National Trust
 Company,** as Trustee for CDC
 Mortgage Capital Trust 2002-HE1,
 Mortgage Pass-Through Certificates,
 Series 2002-HE1, PLAINTIFF
 vs.

Unknown Heirs, Successors, Assigns
 and All Persons, Firms or Associations
 Claiming Right, Title or Interest From or
 Under Thomas R. Jenkins, Deceased;
 Genny M. Jenkins, a/k/a Jenny M.
 Jenkins and Thomas R. Jenkins,
 Deceased, Defendant(s).

TO: Thomas R. Jenkins, Deceased and
 Unknown Heirs, Successors, Assigns,
 and All Persons, Firms, or Associations
 Claiming Right, Title, or Interest From
 or Under Thomas R. Jenkins, Deceased,
 Defendant(s), 517 Middle Street
 (Borough of West Brownsville),
 Brownsville, PA 15417

**COMPLAINT IN MORTGAGE
 FORECLOSURE**

You are hereby notified that Plaintiff,
 Deutsche Bank National Trust
 Company, as Trustee for CDC Mortgage
 Capital Trust 2002-HE1, Mortgage Pass-
 Through Certificates, Series 2002-HE1,
 has filed a Mortgage Foreclosure
 Complaint endorsed with a Notice to
 Defend, against you in the Court of
 Common Pleas of Washington County,
 Pennsylvania, docketed to NO. 2013-
 3141, wherein Plaintiff seeks to
 foreclose on the mortgage secured on
 your property located at 517 Middle
 Street (Borough of West Brownsville),
 Brownsville, PA 15417, whereupon
 your property would be sold by the
 Sheriff of Washington County.

NOTICE

YOU HAVE BEEN SUED IN COURT.
 If you wish to defend against the claims
 set forth in the notice above, you must
 take action within twenty (20) days after
 this Complaint and Notice are served, by
 entering a written appearance personally
 or by attorney and filing in writing with
 the Court your defenses or objections to
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Lawyers Referral Service
Washington County Legal Services
10 West Cherry Ave.
Washington, PA 15301
(724)225-6170

Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Harry B. Reese, Elizabeth L. Wassall, Katherine E. Knowlton, John Eric Kishbaugh, Nicole B. Labletta, David Neeren and Jordan David, Attys. For Plaintiff
Udren Law Offices, P.C.
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
856.669.5400

6)7-1

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, October 4, 2013 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, October 9, 2013 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be 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, October 11, 2013 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty 30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

SHERIFF 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.

Sheriff Sale List

Sale#	PlavDef.....	Property Location
2012 -109	US Bank v. Nice	Smith Township
2012-300	US Bank v. Holovak.....	Peters Township
2012-1071	Agchoice Farm Credit v. Berry	Amwell Township
2013-1346	Bank of America v. Lancaster	Chartiers Township
2013-1512	Fifth Third Mortgage Co. v. Chadwick....	North Strabane Township
2013-1532	Green Tree Consumer Discount v. Keener	Blaine Township
2013-1688	US Bank v. Dague	Borough of Donora
2013-1691	Volt 2012-NPL1 Asset Holdings v. Colborn	East Bethlehem Township
2013-1839	Midfirst Bank v. Briscoe	Union Township
2013-1954	PNC Bank v. Swarrow/Mikolay.....	Centerville Borough
2013-2176	Nationstar Mortgage v. Venneri	Charleroi Borough
2013-2213	US Bank v. Angott.....	North Franklin Township
2013-2532	Wells Fargo Financial v. Chatman.....	City of Washington
2013-2598	Deutsche Bank v. May	City of Washington
2011-2789	PHH Mortgage Corp. v. Simpkins	Borough of Canonsburg
2013-2968	PNC Bank v. Rednak	Peters Township
2013-3012	Deutsche Bank v. Whitfield	Canonsburg
2013-3143	Sabr Moergage v. Jablonski	Peters Township
2013-3424	Nationstar Mortgage v. Karpinsky	Union Township
2013-3858	JP Morgan Chase Bank v. Prokopovitch.....	North Charleroi
2012-4332	Nationstar Mortgage v. Lundy	California Borough
2012-4915	Citizens Bank v. Leddy.....	West Finley Township
2010-4970	Wells Fargo Bank v. Sadlek.....	Canonsburg
2012-5237	JP Morgan Chase Bank v. Catlin	Fallowfield Township
2012-5282	Bank of America v. Woldemikael.....	Canonsburg
2012-5413	JP Morgan Chase Bank v. Tyler	West Pike Run
2010-5823	Bank of America v. Butts.....	Jefferson Township
2004-6622	Bank One v. King	Peters Township
2011-8041	Bank of America v. Christopher	Nottingham Township
2011-8887	Wells Fargo Bank v. Stegenga	Houston
2011-9144	Wells Fargo Bank v. Hogue.....	West Pike Run

SHERIFF’ S SALE No. 2012-109

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-109 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 OCTOBER 4, 2013

US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE1, Asset-Backed Pass-Through Certificates, Series 2007-WFHE1, Plaintiff, vs. Mary Ann Nice; Defendant(s).

ALL that certain lot or parcel of ground situate in the **Smith**, County of Washington, and Commonwealth of Pennsylvania. Tax Parcel I.D.: 570-019-02-08-0019-00 & 570-019-00-00-0019-02 BEING known as 211 Old Oak Street, Langeloth, PA 15054.

SHERIFF'S SALE No. 2013-300

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-300 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 OCTOBER 4, 2013

U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2006-7 Plaintiff V. JOHN M. HOLOVAK MARY E. HOLOVAK Defendant(s)

By virtue of a Writ of Execution filed to No. 2013-300, U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 v. JOHN M. HOLOVAK, MARY E. HOLOVAK, owners of property situate in **Peters Township**, Washington County, Pennsylvania, being 1076 Elizabeth Drive, Canonsburg, PA 15317. Assessment Map No.: 540-003-09-01-0007-00 Assessed Value Figure: \$21,115.00 Judgment Amount: \$271,589.00 Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2012-1071

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-1071 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 OCTOBER 4, 2013

AgCHOICE FARM CREDIT, ACA Plaintiff vs. CHRISTY S. BERRY a/k/ a CRISTY J. BERRY Defendant

PARCEL A: All that certain tract of land in **Amwell Twp.,** Washington Co., PA containing 10.33 acres. PBV 19 P 706. Having erected thereon a single family dwelling known as 420 Ridge Church Rd., Amity PA 15311. See Instrument No. 200320352, Parcel ID No. 020-022-00-00-0014-06

PARCEL B: All that certain tract of land in **Amwell Twp.,** Washington Co., PA. Tract No. 1 and 4 "Minor Subdivision, Cherlyn Bristor" Plan, PBV 44 P 24; See Instrument No. 200223466. Parcel ID No. 020-020-00-00-0005-02

SHERIFF'S SALE No. 2013-1346

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1346 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 OCTOBER 4, 2013

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, 7105 Corporate Drive, PTX B-209, Plano, TX 75024 vs JEREMY D. LANCASTER

ALL those certain lots of ground situate in **Chartiers Township**, Washington County, Pennsylvania, being known and designated as Lots No. 153 and 154 in the Moninger Land Company Plan which plan is recorded in the Recorder's Office of Washington County in Plan Book 5, page 140, more particularly bounded and described as follows, to wit: Bounded on the North by Lot No. 155; on the East by Hickory Alley, on the South by Lot No. 152 and on the West by Regent Street, each lot having a frontage of forty (40) feet on the East side of Regent Street, and extending back Eastwardly of uniform width a distance of one hundred fifty (150) feet to Hickory Alley. SUBJECT to exceptions, reservations, easements and conditions as set forth or referred to in the record chain of title. Tax Parcel No. 170-016-01-04-0019-00 BEING 517 Regent Street, Houston, PA 15342

SHERIFF'S SALE 2013-1512

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1512 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00A.M. on OCTOBER 4, 2013

FIFTH THIRD MORTGAGE COMPANY V. NATHAN CHADWICK A/K/A NATHAN P. CHADWICK

owner(s) of property situate in **NORTH STRABANE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 123 MCGREGOR DRIVE, CANONSBURG, PA 15317-2236 Parcel No. 520-013-12-02-0013-00

(Acreage & or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$248,953.81

SHERIFF'S SALE No. 2013-1532

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1532 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 OCTOBER 4, 2013

GREEN TREE CONSUMER DISCOUNT COMPANY-7360 S Kyrene Road Mail Stop: T-208 Tempe, AZ 85283 vs. SARAH M. KEENER, DAVID R. KEENER, JR., 6 Main Street, Taylorstown, PA 15365

ALL that certain tract of land situate in Taylorstown, **Blaine Township**, Washington County, Pennsylvania, bounded and described as follows:

FRONTING 30 feet on the south side of Main or Market Street and extending back of uniform width 264 feet to land of Florence Stine, being Tract Third hereof, being bounded on the East by land of Florence Stine, being Tract Second hereof, and on the West by land now or formerly of Charles J. Crothers. Being known and designated as the western one half of tract of no. 62 in the original plan of Taylorstown. As recorded in Plan Book 1, page 75. Also being known as 6 Main Street, Taylorstown, Pennsylvania. Property Address: 6 Main Street, Taylorstown, PA 15365 Parcel No.: 050-005-01-03-0001-00

SHERIFF'S SALE No. 2013-1688

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1688 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 OCTOBER 4, 2013

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. CARRIE L. DAGUE AND MATTHEW M. DAGUE, DEFENDANT(S)

ALL THAT CERTAIN lot or parcel of land situate in the **Borough of Donora**, County of Washington, Commonwealth of Pennsylvania, bounded and described according to a plan of survey for Calvary United Presbyterian Church, dated 11/16/2007 as prepared by William G. Dei Cas, Land Surveyor, and recorded 02/25/2008 in Instrument No. 200804358, and having thereon erected a residential dwelling house known as: 816 Thompson Avenue, Donora, PA 15033 PARCEL NO. 240-011-00-01-0002-00. Reference Washington County Instrument No. 200809835, granted and conveyed unto Matthew M. Dague and Carrie L. Dague, his wife. UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

SHERIFF'S SALE 2013-1839

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

2013-1839 issued out of the COIVIMON 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 OCTOBER 4, 2013

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

All that certain parcel or tract of land situated in the township of Union, Washington County, Pennsylvania, containing 0.9090 acres according to survey prepared by William G. Dei Cas, Surveyor #21171-E dated May, 1997, and having thereon erected a dwelling known as 4567 Finleyville Elrama Road, **Finleyville**, PA 15332. TAX PARCEL: 640-007-07-00-0007-00 See Washington County Record Book 3125 Page 318.

SHERIFF'S SALE No. 2013-1954

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1954 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 OCTOBER 4, 2013

PNC BANK, NATIONAL ASSOCIATION, as successor by merger to NATIONAL CITY BANK, Plaintiff, ALL KNOWN AND UNKNOWN HEIRS OF IRENE SWARROW, Defendant, and MONICA J. MIKOLAY, Terre Tenant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIMS OF MONICA J. MIKOLAY OF, of, in and to the following described property: A.T.C. LOT OR PIECE OF GROUND SIT. IN **CENTERVILLE BOROUGH.**, WASHINGTON COUNTY, PA, BEING MORE FULLY DESCYD AT INSTRUMENT NO. 201204196. KNOWN AS 404 ASH STREET, RICHEYVILLE, PA 15358. WASHINGTON COUNTY TAX I.D. NO. 154-005-00-03-0044-00

SHERIFF'S SALE No. 2013-2176

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-2176 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 OCTOBER 4, 2013

**NATIONSTAR MORTGAGE, LLC
v. LUANNE VENNERI**

owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 1108 LOWER MEADOW AVENUE, CHARLEROI, PA 15022-2032 Parcel No. 160-006-00-01-0004-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$77,381.41

SHERIFF'S SALE No. 2013-2213

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-2213 issued out of the COMMON PLEAS of Washington County, and to the 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 OCTOBER 4, 2013

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 STEARNS ASSET BACKED SECURITIES I LLC ASSET BACKED CERTIFICATES , SERIES 2005-HE11 c/o3415 Vision Drive, Columbus, OH 43219 vs. MARY A. ANGOTT a/k/a MARY ANN HORNE a/k/a MARY A. HORNE AGNOTT, 118 Fulton Street, Washington, PA 15301

ALL THAT CERTAIN Lot Or Piece Of Ground, Being A Part Of Lot Known As Lot No. 12 In Block 'A' Of A Plan Of Lots Laid Off By James S. Stocking In Franklin Township (Now North Franklin Township), Washington County, Pennsylvania, And Known As "Kalorama", Said Plan Being Recorded In The Recorder's Office Of Washington County, In Plan Book 1, Page 85; Said Lot Fronting 30 Feet On Fulton Street. A Twenty-Nine Foot Street, And Extending Back In A Southward Direction At An Even And Uniform Width Of 30 Feet, For A Distance Of 90 Feet. The Said Lot Being 30 By 90 Feet. The Said Lot Is Also Bounded On The East By Lot No. 13, On The West By Lot No. 11, All In Said Block "A". Parcel#: 510-002-03-01-0008-00 Property Address: 118 Fulton Street, Washington, PA, 15301

SHERIFF'S SALE No. 2013-2532

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2532 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 OCTOBER 4, 2013

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. V. DEBRA J. CHATMAN

owner(s) of property situate in the **SIXTH WARD** of the CITY of WASHINGTON, WASHINGTON County, Pennsylvania, being 333 CENTRAL AVENUE, WASHINGTON, PA 15301-3503 Parcel No. 760-003-00-03-0012-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$36,292.49

SHERIFF'S SALE No. 2013-2598

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2598 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 OCTOBER 4, 2013

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2004-1 Asset-Backed Certificates, Series 2004-1, by its Attorney-in-fact Ocwen Loan Servicing, LLC V. Beth Ann May and United State of America, Dept of

Treasury Internal Revenue Service JUDGMENT AMOUNT \$114,392.67

ATTORNEY: ANDREW J. MARLEY, Esq., 1581 Main St, Ste 200, The Shops at Valley Square, Warrington, PA 18976 All the right, title and interest and claim of BETH ANN MAY of, in and to: SHORT All that certain lot or piece of ground situate in the **7th Ward**, City of Washington, Washington County, having erected thereon a dwelling known as 110 Woodland Avenue, Washington, PA 15301 I.D. NO- 770-030-00-02-0016-00

SHERIFF'S SALE No. 2011-2789

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2011-2789 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 OCTOBER 4, 2013

PHH MORTGAGE CORPORATION F/K/A CENDANT MORTGAGE CORPORATION V. DIONNE M. SIMPKINS

owner(s) of property situate in the **BOROUGH OF CANONSBURG**, WASHINGTON County, Pennsylvania, being 429 DUQUESNE AVENUE, CANONSBURG, PA 15317-2133 Parcel No. 090-014-00-04-0011-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$92,650.81

SHERIFF'S SALE No. 2013-2968

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2968 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 OCTOBER 4, 2013

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK, 3232 Newmark Drive, Miamisburg, OH 45342 vs. JON J. REDNAX, as Executor of the Estate of David A. Rednak, Deceased, 907 Venetia Road, Venetia, PA 15367

All that certain lot of ground situate in **Peters Township**, Washington County, Pennsylvania, more particularly bounded and described as follows: Fronting sixty (60) feet on a public road and extending back of uniform width one hundred twenty (120) feet to public street, being Lot No. 20 and the western half of Lot No. 21, adjoining said lot. 20 in a certain plan of lots laid out by S. B. Gregg which plan of lots is recorded in Plan Book 1, Page 185, in the Records office of Washington County, Pennsylvania. There is erected thereon a two story frame dwelling and other improvements Being commonly known as 907 Venetia Road, Venetia, Pennsylvania 15367. Being known and designated as Parcel No. 540-004-01-01-0015-00 in the Deed Registry Office of Washington County, Pennsylvania

SHERIFF'S SALE No. 2013-3012

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-3012 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 OCTOBER 4, 2013

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-FR1 Plaintiff v. SCOTT A. WHITFIELD Defendant(s)

By virtue of a Writ of Execution filed to No. 2013-3012, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-FR1 v. SCOTT A. WHITFIELD, owners of property situate in Canonsburg 1st Ward Annex, Washington County, Pennsylvania, being 425 Gladden Road, Canonsburg, PA 15317. Assessment Map No.: 095-001-07-04-0017-00 Assessed Value Figure: \$7,627.00 Judgment Amount: \$79,248.00 Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2013-3143

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3143 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 **OCTOBER 4, 2013**

SABR MORTGAGE LOAN 2008-1 REO SUBSIDIARY -1 LLC Plaintiff v. KANDI A. JABLONSKI

MATTHEW B. JABLONSKI
Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN **PETERS TOWNSHIP**, WASHINGTON COUNTY PENNSYLVANIA: BEING KNOWN AS 205 Farmington Drive, Venetia, PA 15367 PARCEL NUMBER: 540-001-03-00-0003-00 IMPROVEMENTS: Residential Property

SHERIFF'S SALE No. 2013-3424

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3424 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 OCTOBER 4, 2013

NATIONS TAR MORTGAGE LLC,
350 Highland Drive, Lewisville, TX
75067 VS. ROBERT F. KARPINSKY
KRISTINE J. KARPINSKY, Route
88 S Box, Finleyville, PA 15323

All That Certain Piece Or Parcel Of Land Situate In The **Township Of Union**, County Of Washington, Commonwealth Of Pennsylvania, Being More Particularly Bounded And Described As Follows: Beginning At A Point On The Concrete Public Highway Known As Pennsylvania Route 88; Thence Along Property Of William Powell, Now Of William Cove, South 57° 56' West, A Distance Of 111.80 Feet To A Post; Thence By Lands Of Glenn Van Voorhis, South 61° 53' West, A Distance Of 43.30 feet to a sugar tree; thence by the same south 43° 39' west a distance of 278' more or less,

To A Point In A Post Thence By The Same North 38° 57' West, A Distance Of 159.19 Feet To An Iron Pin; Thence By Lands Of Annie McNaughton And Other Lands Of The Grantors Herein, North 58° 56' East, A Distance Of 444.10 Feet To A Point In Route 88; Thence By Said Route 83, South 31° 04' East, A Distance Of 84.90 Feet To The Place Of Beginning. The Above Description Was Taken From A Survey Drawn By Steve Puskar, Registered Surveyor, Dated March 30, 1992. Having Erected Thereon A Dwelling Being Known And Designated As Nos. 33, Route 88. Tax Map Reference: 640-011-03-00-0010-00

SHERIFF'S SALE No. 2013-3858

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3858 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 OCTOBER 4, 2013

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, c/o
3415 Vision Drive, Columbus, OH
43219 vs. GLENN E.
PROKOPOVITCH as Co-
Administrator of the Estate of LINDA
LEE PROKOPOVICH, Deceased
MARLENE M. HARMON as Co-
Administratrix of the Estate of
LINDA LEE PROKOPOVICH,
Deceased, 644 Highland Avenue,
North Charleroi, PA 15022

ALL that certain lot or piece of ground situate in the **Borough of North Charleroi**, County of Washington and

Commonwealth of Pennsylvania being Lots Nos. 16, 17 and 18 fronting on the West side of Highland Avenue a distance of seventy-five (75') feet and running back in uniform width a distance of one-hundred ten (110') feet to a Twenty (20') foot wide alley in Block No. 18 in the Lock View Plan of Lots laid out by North Charleroi Land Company, as recorded in the Recorder's Office of Washington County, PA, in Plan Book Volume 2, page 132 EXCEPTING AND RESERVING therefrom the Pittsburgh or River Vein of coal with the right to mine and take away all of said coal without liability for damages of any kind whatsoever, as reserved by the coal company holding said right. BEING DESIGNATED AS TAX PARCEL NOS. 500-007-00-03-0005-00 (LOT NO. 18) AND 500-007-00-03-0006-00 (LOTS NOS. 16 AND 17). TOGETHER WITH AND UNDER AND SUBJECT TO covenants, conditions, restrictions, easements, coal and mining rights and rights of way as containing in prior instruments of record. PROPERTY ADDRESS: 644 Highland Avenue, North Charleroi, PA 15022

SHERIFF'S SALE No. 2012-4332

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4332 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 **OCTOBER 4, 2013**

**NATIONSTAR MORTGAGE, LLC
V. TIMOTHY J. LUNDY
ROSEMARY A. LUNDY**

owner(s) of property situate in the

BOROUGH OF CALIFORNIA,
WASHINGTON County Pennsylvania,
being 850 GREEN STREET,
CALIFORNIA, PA 15419-1333 Parcel
No. 080-019-00-04-0012-00 (Acreage or
street address) Improvements thereon:
RESIDENTIAL DWELLING Judgment
Amount: \$126,266.19

SHERIFF'S SALE No. 2012-4915

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4915 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 **OCTOBER 4, 2013**

**CITIZENS BANK OF
PENNSYLVANIA Plaintiff vs. Mark
D. Leddy Defendant(s)**

ALL THE RIGHT, TITLE AND INTEREST OF Mark D. Leddy, OWNERS OR REPUTED OWNERS. ALL THAT CERTAIN tract of land situate in **West Finley Township,** Washington County, Pennsylvania, BEING KNOWN AS: 542 Whiteman Road, West Finley, PA 15377 CONTAINING 19 acres and 33 perches, more or less. Tax Parcel No. 680-001-00-00-0018-00

SHERIFF'S SALE No. 2010-4970

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-4970 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 OCTOBER 4, 2013

WELLS FARGO BANK, NA. V. JEROME V. SADLEK

owner(s) of property situate in the **BOROUGH OF CANONSBURG, 2ND, WASHINGTON County, Pennsylvania, being 215 GLENN AVENUE, CANONSBURG, PA 15317-1030 Parcel No. 100-018-00-02-0017-00** (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$147,334.12

SHERIFF'S SALE No. 2012-5237

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5237 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 OCTOBER 4, 2013

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

ALL that certain piece or parcel of land situate in **Fallowfield Township, Washington County, Pennsylvania** described as follows: 1716 Route 481, Charleroi, PA 15022 EXCEPTING AND RESERVING here from and here out all of the coal underlying said parcel of ground, with full and complete mining rights and release of damages. EXCEPTING AND reserving also all of the natural gas and oil. THIS DEED is also subject to certain rights of ways to

West Penn Power Company and to Bell Telephone Company. Parcel No.: 320-006-01-03-0002-00 court judgment of \$119,104.00

SHERIFF'S SALE No. 2012-5282

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2012-5282 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 OCTOBER 4, 2013

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP V. DAWIT S. WOLDEMIKAEL LEIGH ANN VINGLE

owner(s) of property situate in the **CANONSBURG BOROUGH, 2ND, WASHINGTON County, Pennsylvania, being 27 WEST PITT SREET, CANONSBURG, PA 15317-3838 Parcel No. 100-002-00-01-0026-00** (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$142,662.53

SHERIFF' S SALE No. 2012-5413

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5413 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,