

## 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

**CAVASINI, DAVID EDWARD**, a/k/a **DAVID E. CAVASINI**, late of Vero Beach, FL; Administratrix: Amy K. Cavasini, 970 4th Lane, Vero Beach, FL 32962

**CONLEY, ROBERT D.**, late of Washington Co., PA; Executor: James R. Conley, c/o Brandt, Milnes & Rea, 310 Grant St, Ste 1109, Pittsburgh, PA 15219; Attorney: Fred C. Jug, Jr., Brandt, Milnes & Rea, 310 Grant St., 1109 Grant Bldg., Pittsburgh, PA 15219

**CONONGE, EDMOND ALAN**, late of Canonsburg, Washington Co., PA; Administratrix: Susan Marie Cononge, c/o P.O. Box 386, 447 W. Main St., Monongahela, PA 15063; Attorney: Frank D. Magone, P.O. Box 386, 447 W. Main St., Monongahela, PA 15063

**FRAZEE, CLARA JEAN**, a/k/a **JEAN FRAZEE**, late of Washington, Washington Co., PA; Executor: Richard McFeely, 90 Samuel Drive, Washington, PA 15301; Attorney: Susan M. Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**FULLER, MARGARET C.**, a/k/a **MARGARET COFFMAN FULLER**, late of South Strabane Township, Washington Co., PA; Executor: Kevin R. Franks, 576 Fairway Drive, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates,

P.C., 62 East Wheeling St., Washington, PA 15301

**HAYS, BETTY JANE**, late of Avella, Washington Co., PA; Executor: Dennis Hays, 57 Bethel Ridge Road, Avella, PA 15312; Attorney: Benjamin Scott Johns, 1373 Washington Pike, Ste 200, Bridgeville, PA 15017

**HRUTKAY, JOHN L.**, late of Somerset Township, Washington Co., PA; Executors: Patrick Hrutkay, 198 Amend Road, Uniontown, PA 15401; Timothy Hrutkay, 33 Craig Road, Home, PA 15747; Attorney: Kathleen Smith-Delach, Phillips & Faldowski, P.C., 29 East Beau St., Washington, PA 15301

**LOEFFLER, RICHARD A.**, late of Burgettstown, Washington Co., PA; Executrix: Karen Loeffler, 16 Quarter Horse Drive, Burgettstown, PA 15021

**RONEY, JOHN EDWIN**, late of Washington Co., PA; Executrix: Nancy A. Pandolph, c/o John P. Abriola; Attorney: John P. Abriola, 912 Washington Avenue, Carnegie, PA 15106

**SALCICCIOLI, JOSEPHINE**, late of Carroll Township, Washington Co., PA; Executors: Francis P. Salciccioli, 618 Finley Road, Belle Vernon, PA 15012, Elizabeth A. Watkins, 246 McDonald Road, Winchester, VA 22602, William J. Salciccioli, 5518 April Journey, Columbia, MD 21044; Attorney: Mark J. Shire, 1295 Grand Blvd., Suite 103, Grand Plaza, Monessen, PA 15062

### SECOND PUBLICATION

**BENDER, JOSEPH E.**, late of Burgettstown, Washington Co., PA; Administratrix: Shirley Bender c/o Holly L. Deihl, Goldberg, Persky & White, P.C., 1030 5th Avenue, Pittsburgh PA 15219; Attorney: Holly L. Deihl, Goldberg, Persky & White, P.C., 1030 5th Avenue, Pittsburgh PA 15219

**DIRE, MICHAEL**, late of South Strabane Township, Washington Co., PA; Executrix: Jerri Ann Dire, 147 Lindley Road, Canonsburg, PA 15317; Attorney: Frank C. Roney, Jr., 382 West Chestnut St., Ste 102, Washington, PA 15301

**FARKAS, FRANK J.**, late of Washington, Washington Co., PA; Executrix: Amy Lee Farkas, 7122 Quincy Avenue, Falls Church VA 22042; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau Street, Suite 325, Washington PA 15301

**HAUSHER, MARGARETTE A.**, a/k/a **MARGARETTE ANNE HAUSHER**, late of Pittsburgh, PA; Executrix: Georgiann McLellan, 517 Glen Mitchell Road, Sewickley PA 15143; Attorney: Lawrence J. Kuremsky, 2000 Corporate Drive, Suite 530, Wexford PA 15090-7611

**KLEMENTS, JR., ALBERT J.**, late of Union Township, Washington Co., PA; Executor: Gregory A. Klements, c/o Robert J. Winters, GOHRING, RUTTER & BOEHM, 2100 Georgetowne Drive, Suite 300, Sewickley PA 15143; Attorney: Robert J. Winters, GOHRING, RUTTER & BOEHM, 2100 Georgetowne Drive, Suite 300, Sewickley PA 15143

**LOCY, WILLIAM A.**, late of Amwell Township, Washington Co., PA; Executrix: Tracie Locy, 162 Bench Avenue, Washington, PA 15301; Attorney: William H. Knestruck, Neighborhood Attorneys, LLC, 8 East Pine St., Washington, PA 15301

**PALFI, AMBROSE B.**, late of Borough of Richeyville, Washington Co., PA; Executrix: Rochelle B. Gaul, PO Box 345, Richeyville, PA 15358; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, P A 15022

**WILLIAMS, DAVID B.**, a/k/a **DAVID WILLIAMS**, late of Finleyville, Washington Co., PA; Administratrix: Michelle W. Ritchie c/o Frank Arcuri, 125 South College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College St., Washington, PA 15301

### THIRD PUBLICATION

**BARRY, OLGA G.**, late of Bradford Woods, Washington Co., PA; Administrators: Joyce Barry & Mary Catherine Barry c/o Cohen & Grigsby, P.C., or R. Michael Daniel, 625 Liberty Avenue, Pittsburgh PA 15222-3152; Attorney: R. Michael Daniel, Cohen & Grigsby, P.C., 625 Liberty Avenue, Pittsburgh PA 15222-3152

**BARSKITE, JUNE**, late of Finleyville, Washington Co., PA; Executrix: Sandra Mellinger, 105 Ginger Hill Road, Finleyville PA 15332; Attorney: Amanda Ciranni Fisher, ACF Law Firm, LLC, 208 Second Street, Monongahela PA 15063

**BEROS, JAMES M.**, a/k/a **JAMES MARK BEROS**, late of South Strabane Township, Washington Co., PA; Executor: James A. Beros, c/o Kelly J. Dollins, Yablonski, Costello & Leckie P.C., 505 Washington Trust Building, Washington PA 15301; Attorney: Kelly J. Dollins, Yablonski, Costello & Leckie P.C., 505 Washington Trust Building, Washington PA 15301

**BERRY, EDWARD ANTHONY**, a/k/a **EDWARD A. BERRY**, late of Union Township, Washington Co., PA; : Timothy Berry, 114 Sheffield Lane, McMurray PA 15317; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi PA 15022

**BRADY, ARMEDA B.**, a/k/a **ARMEDA JOSEPHINE BRADY**, late of Carroll Township, Washington Co.,

PA; Executrix: Francine Rebecca Bishop aka Brady, 109 Highland Avenue, Monongahela PA 15063; Attorney: James W. Haines, 1202 West Main Street, Monongahela PA 15063

**DANKO, MARGARET M.**, late of Monongahela, Washington Co., PA; Executor: Robert Dattis, 707 Marne, Monongahela, PA 15063; Attorney: Neil J. Marcus, PO Box 652, Monongahela, PA 15063

**DONATI, DENNIS**, late of Burgettstown, Washington Co., PA; Administratrix: Diane Donati, 12 Elich Road, Burgettstown, PA 15021; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

**EVANCHO, GEORGE T.**, a/k/a **GEORGE THOMAS EVANCHO AKA FATHER GEORGE T. EVANCHO**, late of Cross Creek Township, Washington Co., PA; Executor: Jerome A. Stefkovich, PO Box 65, Avella PA 15312; Attorney: Stephen J. Taczak, 23 East Beau Street, Washington PA 15301

**MACE, GEORGIA LEE**, a/k/a **GEORGIA L. MACE**, late of Chartiers Township, Washington Co., PA; Executrix: Laurie L. Agostinelli, 82 Hart Street, Houston PA 15342; Attorney: Stephanie M. Sewak, 11 East Beau Street, Washington PA 15301

**MYERS, MARTHA P.**, late of Monongahela, Washington Co., PA; Executrixes: Barbara Myers; 210 Diane Drive, Monongahela PA 15063, Donna Weller; 311 Lewisberry Road, New Cumberland PA 17070, ; Attorney: Amanda Ciranni Fisher, ACF Law Firm, LLC, 208 Second Street, Monongahela PA 15063

**REDD, FAYE LUCILLE**, a/k/a **LUCILLE F. REDD**, late of Amwell

Township, Washington Co., PA; Executrix: Kimberly S. Redd-O'Brien, c/o Amanda L. F. Porter, 2 West Main St., Suite 720, Uniontown, PA 15401; Attorney: Amanda L. F. Porter, 2 West Main St., Ste 720, Uniontown, PA 15401

**SANDERS, JR., JOSEPH L.**, late of Elrama, Washington Co., PA; Administratrix: Doreen Herman, PO Box 700, Elrama PA 15038; Attorney: Daniel F. Bekavac, Jr., 400 Market Street, Elizabeth PA 15037

**SKORVAN, EVELYN L.**, late of Monongahela, Washington Co., PA; Executor: Charles A. Skorvan, 2209 Main St., Monongahela, PA 15063; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**SPAN, TERENCE J.**, a/k/a **TERENCE JOHN SPAN**, late of Donora Borough, Washington Co., PA; Administratrix: Janice M. Gilhooley, c/o Thomas B. Kostolansky, 617 McKean Ave., Donora, PA 15033; Attorney: Thomas B. Kostolansky, 617 McKean Ave., Donora, PA 15033

**ZIEGLER, HELEN D.**, late of Houston, Washington Co., PA; Executor: William R. Hill, 109 E. Country Barn Road, Houston PA 15342; Attorney: Frank D. DeBor, 1065 Brookline Boulevard, Pittsburgh PA 15226

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#### TRUST NOTICE

Notice of the death of **Florence G. Randolph**, late of Chartiers Township, Washington County, Pennsylvania, Settlor of The Florence G. Randolph Revocable Living Trust, dated 6/12/2001, is hereby given. All persons indebted to said Trust are requested to

make prompt payment and those having claims to present the same, without delay to:

**Trustee:** John R. Randolph  
Care of: **Attorney:** Barry O. Bohmueller  
Bohmueller Law Offices, P.C.  
29 Mainland Road  
Harleysville, PA 19438 1)3-3

TRUSTEE'S NOTICE

**Henry H. and Ruth Brandtonies** Revocable Trust dated October 20, 1993. Henry H. Brandtonies died DCecember 26, 2010. Ruth M. Brandtonies late of East Beth Township, Washington County, PA died July 9, 2013.

All persons having claims against the trust are requested to make known the same to the undersigned or his attorney and all persons indebted to the trust are requested to make payment to the undersigned without delay.

William H. Brandtonies, Trustee  
Eva P. Hershey, Esq.  
Peacock Keller & Ecker, LLP  
70 East Beau St.  
Washington, PA 15301 1)2-3

**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 28th day of June, 2013, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **GRAMMY'S DELI & STORE** with its

principal place of business at 80 Steubenville Pike, Burgettstown, PA 15021.

The name(s) and/or address(es) of all persons owning or interested in said business: Denise K. Burdette. 2)3-1

FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 10th day of July, 2013, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **NGMR CONSULTING AND DISTRIBUTION** with its principal place of business at 662 Scenic Ridge Dr., Venetia.

The name(s) and/or address(es) of all persons owning or interested in said business: Nick Albert George. 2)3-1

DISSOLUTION NOTICE

Notice is hereby given to all persons interested or who may be affected, that **INTERNATIONAL PRECISION CONTROLS, INC.**, by unanimous consent of its Board of Directors and Shareholders has elected to wind up its affairs and file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, effective August 8th, 2013. Any party in interest to the winding up of affairs of the corporation may send notice of the same to its registered business address at 217 Valleybrook Road, McMurray, PA 15317. 2)3-1

**CLASSIFIED**

Legal Assistant / Paralegal experienced in estate administration, including Lackner estate software, and personal income taxes.

Reply c/o Washington County Reports,  
119 South College Street, Washington,  
PA 15301. 3)3-1

OFFICE SPACE

Office space conveniently located across from Washington County Courthouse. Nice reception area, three private and soundproof offices, all offices are street level. Contact Rachel at (724)225-3060.

3)2-2

**MISCELLANEOUS**REQUEST FOR PROPOSAL  
PROFESSIONAL CONSULTANT

## Municipal Solicitor

Peters Township is seeking the services of a Legal Officer (Solicitor) licensed to practice law in the Commonwealth of Pennsylvania to serve as chief legal advisor to the Council, the manager, and all the municipal departments, offices and agencies. You may obtain the request for proposal documents at the Municipal Building or by contacting Michael A. Silvestri, Peters Township Manager at 724-941-4180 or MASilvestri@peterstownship.com

Your written proposal must be submitted to M.A. Silvestri no later than 2:00 pm, August 27, 2013 at 610 E. McMurray Road, McMurray, PA 15317.

Michael A. Silvestri  
Township Manager

4)3-1

IN THE UNITED STATES  
BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF PA

Case No. 12-24739-GLT

Chapter 13

IN RE: **JAMES A. FORD JR. and  
TANA M. FORD,** Debtors.

NOTICE OF INTENTION TO SELL  
REAL PROPERTY FREE AND  
CLEAR OF ALL LIENS,  
MORTGAGES, AND  
ENCUMBRANCES

Notice is hereby given that the Debtors, JAMES A. FORD JR. AND TANA M. FORD, intend to sell on Wednesday, September 4, 2013 at 9:00 o'clock A.M. in Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, Pennsylvania 15219, the following property of the Debtors under the terms and conditions as set forth below:

1. **REAL PROPERTY TO BE SOLD:** A veterinary office building with locating address of 1564 Millers Run Road, McDonald, PA 15057, with legal description found at Instrument No. 199955191, Records of Washington County Pennsylvania.
2. **ADDITIONAL INFORMATION** regarding the sale may be obtained from the Electronic Access to Sales Information (EASI) Systems on the Court website at [www.pawb.uscourts.gov](http://www.pawb.uscourts.gov)
3. **INSPECTION:** Interested parties may make arrangements to inspect the real property by contacting Doug Burig, Keller Williams Real Estate Professionals, 190 Gallery Drive, McMurray, PA 15317, telephone: 724-941-9400 x263 or cell 412-997-3249, or Counsel for Debtors whose name, address, and telephone number are listed below.

4. **TERMS AND CONDITIONS OF SALE:** Debtors have received an initial offer of \$287,000.00 to purchase the property free and clear of all mortgages, liens and judgments. The sale is subject to higher and better offers which can be made on the sale date. The successful bidder shall pay \$5,000.00 in cash or certified funds at time of sale with the balance to be paid in cash or certified funds at time of closing which shall take place no later than thirty (30) days after the entry of the Order of Court authorizing the sale with a suggested date of September 27, 2013. Additionally, the successful bidder shall pay all recording costs and other customary closing costs at time of closing.

**The real property is being sold free and clear of all mortgages, liens, and judgments.**

Notice is further given that objections to the sale above described must be in writing and must be filed with the Bankruptcy Clerk's Office and served upon Francis C. Sichko, whose address is listed below no later than August 15, 2013. If no objections are filed, the sale described above shall proceed as scheduled.

Date: August 15, 2013

Francis C. Sichko

Attorney at Law

83 Linden Road

Canonsburg PA 15317-4826

724-222-1100

4)3-1

## REAL ESTATE

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 2:13-cv-00217, I shall expose to public sale the real property of Sheyanne A. Reynolds a/k/a Sheyanna A. Reynolds known as 95 Charles Street, Washington, PA 15301, being fully described in the Deed dated May 28, 2009, and recorded on June 15, 2009, in the Recorder's Office of Washington County at Instrument No. 200916430.

**TIME AND LOCATION OF SALE:**  
**Wednesday, September 11, 2013, at 10:00 A.M. at CENTRAL PLAZA OF THE COURTHOUSE COMMONS, 103 Courthouse Square Building, 100 W. Beau Street, Washington, PA 15301.**

**TERMS OF SALE:** Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event 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 Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office 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. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit [www.resales.usda.gov](http://www.resales.usda.gov) or contact Ms. Cathy Diederich at 314-457-5514.

6)3-4

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**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 1003 Route 18, Burgettstown, PA 15021 being more fully described at Washington County Deed Book Volume 2725, Page 470.

**SAID SALE** to be held at Courthouse Square, 100 West Beau Street, Room 103, Washington, PA 15301 at **10:00 a.m.** prevailing, standard time, on **August 19, 2013.**

All that certain tract of land, together with the buildings, and improvements erected thereon described as Washington County Tax I.D. Nos. 340-035-00-00-0008-00 and 340-035-00-00-0008-01. Seized and taken in execution as the property of Roy S. Pulver and Lori A. Pulver at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Farmers Home Administration, United States Department of Agriculture, to be sold on Writ of Execution as Civil

Action No. 2:13-CV-00056. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order and the remainder of the bid within thirty (30) days from the date of the sale and in the event 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, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. 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)52-4

## SHERIFF SALES

### Sheriff Sale List

Sale#	PlavDef.....	Property Location
2013-370	Generation Mortgage v. Urban .....	Union Township
2012-477	Wells Fargo v. Rose .....	Borough of Canonsburg
2013-548	Flagstar Bank v. Victoria.....	Canonsburg Borough
2012-552	Slovenian S & L v. Burrows.....	North Franklin Township
2010-634	US Bank v. Ranko .....	Township of Smith
2013-956	Northwest v. Parkrall.....	East Bethlehem Township
2013-1056	Federal National Mortgage v. Taylor .....	Donora Borough
2013-1060	Wells Fargo Bank v. Tustin.....	Borough of Donora
2013-1151	OneWest Bank v. Horner.....	Borough of Houston
2013-1215	OneWest Bank v. Voyles.....	City of Washington
2013-1258	Bank of America v. Haftman.....	Charleroi Borough
2013-1273	SW Linear v. Divecchio .....	Township of Hanover
2013-1311	Wells Fargo v. Schompert .....	Borough of Beallsville
2013-1313	US Bank v. Ngo .....	Township of North Strabane
2013-1323	Bank of America v. Scaff .....	McDonald Borough
2013-1434	Piatt v. Heinrich.....	Borough of Claysville
2013-1457	Ocwen v. Bell .....	Borough of Charleroi
2013-1484	Wells Fargo v. Kratofil .....	Townshio of Union
2013-1513	Nationstar v. Molnar.....	Borough of Donora
2013-1582	US Bank v. Signorini.....	Cecil Township
2013-1744	OneWest v. Toland .....	Borough of Canonsburg
2013-1858	First Horizon v. Silveria .....	Smith Township
2013-1926	Midfirst v. Carroll .....	City of Washington
2013-1927	PNC Bank v. Debrule .....	Borough of Charleroi
2012-1930	Federal National v. Whalen.....	Peters Township
2013-2065	Withdrawn	
2009-2288	US Bank v. Aloia.....	North Franklin Township
2012-2507	OneWest v. Law .....	Borough of Donora
2012-2582	Wells Fargo v. Skinkis.....	City of Monongahela
2013-2589	US Bank v. Bilbay .....	City of Washington
2012-2957	Bank of NY Mellon v. Blakeslee.....	Canton Township
2008-2979	Withdrawn	
2012-3167	US Bank v. Muntan.....	City of Monongahela
2012-3331	PHH Mortgage v. Egan .....	Burgettstown Borough
2012-3396	Wells Fargo v. Cunningham.....	Township of Hanover
2012-3443	PNC Bank v. Klaus .....	Borough of Bentleyville
2010-3519	City of Washington v. Hughes.....	City of Washington
2012-3964	OneWest v. Androsky.....	Somerset Township
2012-4340	SFG REO v. Miller .....	East Finley Township
2012-4448	Citifinancial v. Miller .....	Borough of Houston
2012-4538	US Bank v. Graf .....	Borough of North Charleroi
2012-4666	Citizens Bank v. Newman .....	Borugh of Canonsburg



2009-4802	Bank of America v. Hrutkay.....	Borough of Ellsworth
2012-4811	Wells Fargo v. Olmstead .....	Canonsburg
2012-4918	US Bank v. Pozzi .....	Borough of Donora
2012-5764	Bank of America v. Weber.....	Township of Union
2012-5832	Federal National v. Leone.....	Carroll Township
2012-6180	Deutsche Bank v. Winters.....	Borough of Donora
2012-6596	First Niagra v. Roebuck.....	Borough of New Eagle
2011-7420	Bank of NY Mellon v. Mock.....	Borough of Deemston
2012-7716	Wells Fargo Bank v. Lusk .....	Finleyville Borough
2011-7828	PNC Bank v. Mihalich .....	Township of Mount Pleasant
2010-8051	Washington School District v. Tush.....	City of Washington
2012-8243	JPMorgan v. Seiler .....	Village of Buffalo
2012-8361	US Bank v. Plokina-Votedian.....	Township of Cecil
2012-8400	Bank of America v. Locastro.....	Borough of Canonsburg
2011-8951	Wells Fargo v. Mattes .....	Township of North Strabane
2011-9279	Wells Fargo v. Buza .....	California
2008-9455	Deutsche Bank v. Frye.....	Bentleyville Borough
2009-9890	JP Morgan v. Senich.....	Township of Fallowfield
2009-10605	Citimortgage v. Ankrom.....	West Middletown Borough
2013-818	US Bank v. Boyle .....	Somerset Township

**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, September 6, 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, September 11, 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, September 13, 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'S SALE 2013-370**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No-2013-370 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 SEPTEMBER 6, 2013.

**Generation Mortgage Company, 3565 Piedmont Road NE, Ste 300, Atlanta, GA 30305 Plaintiff, V. Anna J. Urban, 6082 State Route 88, Finleyville, PA 15332 Defendant.**

Property: 4443 Finleyville-Elrama Road, Finleyville PA 15332

All that certain parcel of land situate in **Union Township**, Washington County, Pennsylvania, being more fully described in Deed Book 739, Page 261, Tax Parcel No. 640-007-06-00-0004- 00; also known as 4443 Finleyville-Elrama Road, Finleyville, PA 15332

**SHERIFF'S SALE 2012-477**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-477 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 September 6, 2013

**WELLS FARGO BANK, NA. V. PETER D. ROSE a/k/a PETER DOUGLAS ROSE, SOPHIA V. ROSE A/K/A SOPHIA VIVIAN ROSE** owner

(s) of property situate in the **BOROUGH OF CANONSBURG**, WASHINGTON County, Pennsylvania, being 6 BREEZEWOOD DRIVE, CANONSBURG, PA 15317-1863 Parcel No. 095-001-14-00-0076-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$171,894.08

**SHERIFF'S SALE 2013-548**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-548 issued out of the COMMON PLEAS of Washington County, and tome 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 SEPTEMBER 6, 2013

**FLAGSTAR BANK, FSB V. SHANA VICTORIA, SANDRA LEE VICTORIA**

owner(s) of property situate in the **CANONSBURG BOROUGH**, THIRD Ward, WASHINGTON COUNTY, PENNSYLVANIA, being 116 C SMITH STREET, CANONSBURG, PA 15317-1750 Parcel No. 110-032-00-02-0006-22 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$93,776.29

**SHERIFF'S SALE 2012-552**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2012-552 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 SEPTEMBER 6, 2013.

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. DAVE W. BURROWS Defendant**

All that certain lot of ground known and designated as lot no. 209 in the Lincoln Heights Plan of Lots situate in **North Franklin Township**, Washington County, Pennsylvania, which plan is recorded in the Recorder's Office of Washington County, Pennsylvania, in Plan Book Volume 7, pages 106 and 107. Upon which is a dwelling known as 741 Cleveland Road, Washington, PA 15301 Tax Parcel Number: 510-001-04-01-0001-00

**SHERIFF'S SALE 2010-634**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2010-634 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 SEPTEMBER 6, 2013

**U. S. B A N K N A T I O N A L ASSOCIATION AS TRUSTEE FOR RASC 2007KS3 V. CHRISTINE B. RANKO, CYNTHIA JO CHASE, TERRI R. BINGIEL**

owner(s) of property situate in the **TOWNSHIP OF SMITH, WASHINGTON County**, Pennsylvania, being 1672 SMITH TOWNSHIP ROAD, ATLASBURG, PA 15004 Parcel No.

570-031-02-01-0003-00 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$108,355.80

**SHERIFF'S SALE No. 2013-818**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-818 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 SEPTEMBER 6, 2013

**U.S. Bank National Association, as Trustee V. for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 v. KAREN BOYLE DANE HODGSON Plaintiff Defendant(s)**

By virtue of a Writ of Execution filed to No. 2013-818, U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 v. KAREN BOYLE, DANE HODGSON owners of property situate in **Somerset Township**, Washington County, Pennsylvania, being 739 Lincoln Avenue, Bentleyville, PA 15314. Assessment Map No.: 580-016-01-00-0019-00 Assessed Value Figure: \$14,485.00 Judgment Amount: \$197,998.62 Improvements Thereon: Residential Property

**SHERIFF'S SALE 2013-956**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No-2013-956 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 SEPTEMBER 6, 2013

**Northwest Savings Bank (Plaintiff) v. Marc D. Parkrall (Defendant) Owner or Reputed Owner,**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF MARC D. PACKRALL, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY: ALL THAT CERTAIN REAL ESTATE SITUATED IN EAST BETHLEHEM TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, KNOWN AS LOTS NO. 19 AND 20 N THE MILFRED TERRACE ADDITION PLAN OF LOTS. HAVING ERECTED THEREON A DWELLING KNOWN AS 19 MILLSBORO AVENUE, MILLSBORO, PENNSYLVANIA 15348. INSTRUMENT NUMBER 200735280, PARCEL NO. 260-008-00-04-0001-00.

**SHERIFF'S SALE 2013-1056**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1056 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 SEPTEMBER 6, 2013  
**Federal National Mortgage Association c/o Seterus, Inc. Plaintiff V. Darnell L. Taylor and Amy Taylor Defendants**

Donora borough of Washington County, Pennsylvania, 115 Cherry Way, Donora, Pennsylvania 15033 Tax I.D. #: 240-029-00-02-0012-00

**SHERIFF'S SALE 2013-1060**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1060 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 SEPTEMBER 6, 2013

**WELLS FARGO BANK, N.A. V. JENNIFER P. TUSTIN, ROBERT M. TUSTIN**

owner(s) of property situate in the **BOROUGH OF CANONSBURG**, WASHINGTON County, Pennsylvania, being 123 SOUTH JEFFERSON AVENUE, CANONSBURG, PA 15317-1504 Parcel No. 110-018-00-02-0011-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$95,561.50

**SHERIFF'S SALE 2013-1151**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1151 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 SEPTEMBER 6, 2013

**OneWest Bank, FSB Plaintiff V. Vera M. Homer Defendants**

227 East Pike Street, **Houston**, Pennsylvania 15342 Tax ID. 360-008-00-01-0022-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE 2013-1215**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1215 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 SEPTEMBER 6, 2013

**OneWest Bank, FSB Plaintiff V. Beth R. Voyles, Administratrix of the Estate of Thaddeus Norman, deceased Mortgagor and Real Owner, Paul C. Smith, Administrator of the Estate of Thaddeus Norman, deceased Mortgagor and Real Owner and Terri Lynn Brach, Administratrix of the Estate of Thaddeus Norman, deceased Mortgagor and Real Owner Defendants**

ALL THAT CERTAIN LOT OF GROUND SITUATE IN THE SEVENTH WARD OF THE CITY OF WASHINGTON. 1470 Allison Avenue, Washington, Pennsylvania 15301 Tax I.D. it: 770-039-00-01-0006-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2013-1258**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1258 issued out of the COMMON PLEAS of Washington County, and tome 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 SEPTEMBER 6, 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. COLLEEN P. HAFTMAN**

owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 515 8TH STREET, CHARLEROI PA 15022-1951 Parcel No. 160-013-00-02-0039-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING. Judgment Amount: \$46,104.02

**SHERIFF'S SALE 2013-1273**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 20 13-1273 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 PM. on September 6, 2013

**SW LINEAR INVESTMENT GROUP, LLC, Plaintiff; vs. ANTHONY DIVECCHIO and HOLLY M. DWECCHIO, Defendants.**

ALL THE RIGHT, TITLE AND INTEREST OF ANTHONY DWECCHIO AND HOLLY M. DIVECCHIO OWNERS OR REPUTED OWNERS. **Township of Hanover**, County of Washington, Commonwealth of Pennsylvania. Having erected thereon a dwelling known as 63 Perkins Lane, Burgettstown, PA 15021. Parcel No. 340-012-00-00-0004-01.

**SHERIFF'S SALE 2013-1311**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1311 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 SEPTEMBER 6, 2013

**WELLS FARGO BANK, N.A. v. MICHAEL S. SCHOMPERT**

owner(s) of property situate in the **BOROUGH OF BEALLSVILLE**, WASHINGTON County, Pennsylvania, being 2857 MAIN STREET, BEALLSVILLE, PA 15313 Parcel No. 1: 030-009-00-03-0005-00 Parcel No. 2: 030-009-00-03-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$96,412.78

**SHERIFF'S SALE No. 2013-1313**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1313 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 SEPTEMBER 6, 2013

**U. S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH**

**MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-AHL1 V. THY NGO, DUNG DOANNGO**

owner(s) of property situate in the **TOWNSHIP OF NORTH STRABANE**, WASHINGTON County, Pennsylvania, being 13 FIELDBROOK DRIVE, WASHINGTON, PA. 15301-8965 Parcel No. 520-011-08-00-0027-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$556,019.90

**SHERIFF'S SALE No. 2013-1323**

By virtue of a WRIT OF EXECUTION - MORTGAGEFORECLOSURE No. 2013-1323 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 SEPTEMBER 6, 2013

**BANK OF AMERICA, NA., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. ROBERT B. SCAFF, TORI ANN SCAFF**

owner(s) of property situate in **MCDONALD BOROUGH**, WASHINGTON County, Pennsylvania, being 334 VALLEY ST. MC DONALD, PA 15057-1010 Parcel No. 1: 470-016-00-01-0014-00 Parcel No. 2: 470-016-00-01-0015-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$73,459.64

**SHERIFF'S SALE No. 2013-1434**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1434 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 SEPTEMBER 6, 2013

**RICHARD H. PIATT and BARBARA B. PIATT, his wife As Assignees for WASHINGTON FINANCIAL BANK, Formerly known as WASHINGTON FEDERAL SAVINGS BANK, PLAINTIFF V. MICHAEL H. HEINRICH, KORENE S. SIBERT a/ k/a KORENE S. HEINRICH; MICHAEL H. HEINRICH FUNERAL HOME, INC., A Pennsylvania Corporation, f/k/a FERRELL FUNERAL HOME, INC. A Pennsylvania Corporation, Defendants.**

Owners of property situate in **Borough of Claysville** and Borough of West Alexander, Washington County, Pennsylvania. FIRST: 219 Main Street, Claysville, PA 15323. Parcel No. 180-005-00-03-0010-00.

SECOND: 101 Main Street, **West Alexander**, PA 15376. Judgment Amount \$43,998.37 Parcel No. 230-030-00-00-0028-00 (formerly 650-006-00-00-0028-00). THIRD: 219 Main Street, Claysville, PA 15323. Parcel No. 180-003-00-00-0023-00.

**SHERIFF'S SALE 2013-1457**

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

2013-1457 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 SEPTEMBER 6, 2013

**Ocwen Loan Servicing, LLC V. Charlene Bell, Robert R Bell Jr**

JUDGMENT AMOUNT \$90,60768 ATTORNEY: KEVIN P. DISKIN, Esq., 410 The Pavilion, Jenkintown, PA 19046 (215) 572- 8111 All the right, title and interest and claim of CHARLENE BELL AND ROBERT B. BELL, JR. of, in and to: All that certain lot or piece of ground situate in the **Borough of Charleroi**, Washington County, having erected thereon a dwelling known as 823 Lincoln Aye, Charleroi, PA 15022. I.D. NO. 160-009-00-02-0019-00

**SHERIFF'S SALE No. 2013-1484**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1484 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 SEPTEMBER 6, 2013

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v. MARK A. KRATOFIL**

owner(s) of property situate in the **TOWNSHIP OF UNION**, WASHINGTON County, Pennsylvania, being 6111 ROY STREET,

FINLEYVILLE, PA 15332-1021 Parcel No. 640-003-02-02-0015-00 (Acreage or street address) Improvements-thereon RESIDENTIAL DWELLING- Judgment Amount: \$38,965.44

**SHERIFF'S SALE 2013-1513**

By virtue of a WPJT OF EXECUTION - MORTGAGE FORECLOSURE No-2013-1513 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 SEPTEMBER 6, 2013

**NATIONSTAR MORTGAGE, LLC, F/K/A CENTEX HOME EQUITY COMPANY, LLC 350 Highland Drive, Lewisville, TX 75067 vs. GARY MOLNAR PAM MOLNAR 132 Browkaw Avenue, Donora, PA 15033**

All That Certain Lot Or Parcel Of Land Situate In The **Borough Of Donora**, Washington County, Pennsylvania, Being Lot Numbered 199 In The Jenisee Land Company's Plan Of South Donora, Of Record In The Office Of The Recorder In Plan Book Volume 2, Page 77 And Bounded And Described as Follows: Beginning At A Point The Southeastern Corner Of Brokaw Avenue To Chestnut Street In Said Plan; Thence Northeast Along Said Brokaw Avenue 40 Feet To Corner Of Lot Number 201 Said Plan; And Thence Extending Southeast Along Said Chestnut Street, Preserving The Same Width, 110 Feet To An Unnamed Alley In Said Plan. Property Address: 132 Browkaw Avenue, Donora, PA 15033 Parcel No.: 240-035-00-04-0001-00

**SHERIFF'S SALE No. 2013-1582**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1582 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 SEPTEMBER 6, 2013

**U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1, Asset Backed Pass-Through Certificates, Series 2005-WMC1 PLAINTIFF VS. Beth A. Signorini and August C. Signorini Jr. DEFENDANTS**

ALL THAT CERTAIN tract of land located in **Cecil Township**, Washington County, being Lot #2, of the replotted Loffert Plan of Lots as recorded in the Recorder's Office of Washington County in Plan Book, 20, page 327 and recorded on December 23, 1985. TOGETHER with the right to use a certain 20 foot private right of way along the East side of Lot #1 of the replotted Loffert Plan of Lots and recorded in Washington County, Plan Book 20, Page 327. TOGETHER with the right to use a certain 20 foot private right of way situated along the Southern side of Lot #2 of the replotted Loffert Plan of Lots and recorded in Washington County, Plan Book 20, Page 327. UNDER AND SUBJECT to such exceptions, reservations, rights of way, easements, restrictions, conditions as may appear in instruments of record or as may appear from a physical inspection of 355 Nine-Eighty Road, McDonald, PA 15057 Parcel No.: 140-002-03-03-0011-00



**SHERIFF'S SALE 2013-1744**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1744 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 SEPTEMBER 6, 2013

**OneWest Bank, FSB Plaintiff v. TRACY TOLAND Defendant(s)**

By virtue of a Writ of Execution filed to No. 2013-1 744, OneWest Bank, FSB v. TRACY TOLAND, , owners of property situate in **3rd Ward of the Borough of Canonsburg**, Washington County, Pennsylvania, being 225 East College Street, Canonsburg PA-15317. Assessment Map No.: 110-040-00-03-0021-00 Assessed Value Figure: \$5,327.00 Judgment Amount: \$81,061.46 Improvements Thereon: Residential Property

**SHERIFF'S SALE 2013-1858**

By virtue of a Writ OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1858 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 SEPTEMBER 6, 2013

**FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION V. CHRISTIAN R. SILVERIA**

owner(s) of property situate in **Smith Township**, Washington County, Pennsylvania, being 922 JOFFRE CHERRY VALLEY ROAD, JOFFRE, PA 15053 Parcel Nos. 570-011-04-00-0018-00 and 570-011-04-0-00194-00B excepting and reserving (Parcel No. 570-011-04-00-0020-00) Judgment Amount: \$70,490.56

**SHERIFF'S SALE 2013-1926**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1926 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 SEPTEMBER 6, 2013

**MIDFIRST BANK, PLAINTIFF VS. JOYCE CARROLL aka JOYCE A. CARROLL, DEFENDANT(S)** ALL THAT CERTAIN lot or piece of ground situate in the **Second Ward of the City of Washington, Washington County, Pennsylvania known as lot no. 15 in the Margaretta C. Murdoch Plan of Lots**, recorded in the Recorder's Office of Washington County, Pennsylvania, in Plan Book Volume 2, Page 134, and having thereon erected a dwelling house known as: 36 VICTORIA STREET, WASHINGTON, PA 15301 PARCEL NO. 720-00-700-03-0008-00. Reference Washington County Instrument #200720923.

**SHERIFF'S SALE No. 2013-1927**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1927 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 SEPTEMBER 6, 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. DAMON A. DEBRULE, 701 Fifth Street Charleroi, PA 15022**

All that certain Lot of ground situate in **The Borough of Charleroi**, County of Washington and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit; BEGINNING at the Southwest corner of Crest Avenue and Fifth Street thence along the West side of Crest Avenue a distance of 56.24 feet to the line of lot No. 227 of McKean's Addition to Charleroi; thence along said line south of 58" 20' west a distance of 50 feet to a pin thence north 31° 46' west a distance of 80.26 feet to Fifth Street; thence along Fifth Street North 84° East a distance of 55.47 feet to the place of beginning. HAVING ERECTED A DWELLING known as 701 Fifth Street Charleroi, PA 15022 BEING designated as TAX ID. #160-017-00-03-0039-00 in the Washington County Deed Registry Office. SUBJECT to all coal and mining rights, oil and gas and mineral rights, easements, conditions exceptions, restrictions, rights of way and covenants, if any, as set forth in prior instruments of record and on any recorded plan.

### **SHERIFF'S SALE 2012-1930**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-1930 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 SEPTEMBER 6, 2013

**FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA) PLAINTIFF VS. LAURIE J. WHALEN AND THOMAS J. WHALEN, JR. AND UNITED STATES OF AMERICA Defendants**

ALL that certain lot of land situate in **Peters Township**, Washington County, Pennsylvania, being known and designated as Lot No. 1111 in the Stonehenge Plan of Lots No. 11, which plan is of record in the Office of the Recorder of Deeds of Washington County, Pennsylvania, in Plan Book 21, page 132. PREM: 56 Lintel Drive, McMurray, PA 15317 Being designated as Tax Parcel Number: 540-008-11-00-0011-00 Specifically under and subject to the easements, building set back line and all notes and matters set forth or referred to in the recorded plan. Specifically under and subject to the building restrictions and protective covenants for the Stonehenge Plan of Lots, Section 3, as recorded in the Office of the Recorder of Deeds of Washington County, PA, in DBV 1453, page 297. Under and subject to the exceptions reservation, rights of way, etc., contained in or referred to by the deed hereinafter recited or visible upon an inspection of the premises. For chain of title refer to DBV 2439, page 311. IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

### **SHERIFF'S SALE No. 2009-2288**

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

2009-2288 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 SEPTEMBER 6, 2013

**U.S. Bank, National Association, as Trustee on behalf of Sasco Mortgage Loan Trust 2007-RNP1, Plaintiff; v. Todd L Aloia and Tammy R. Aloia, Defendants.**

ALL that certain lot of ground situate in **North Franklin Township**, Washington County, Pennsylvania, known and designated as Lot No. 6 in the Park Avenue Manor Plan of Lots, which Plan is recorded in Plan Book 8, Page 94, in the Washington County Recorder of Deeds Office, said Lot No. 6 being known and numbered as 1250 Sunnybrook Drive, N. Franklin, PA 15301. Parcel No. 510-002-06-03-0003-00

**SHERIFF'S SALE No. 2012-2507**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-25 07 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 SEPTEMBER 6, 2013  
**OneWest Bank, FSB Plaintiff V. Mark C. Law,**

Known Surviving Heir of Bertha B. Law, Deceased Mortgagor and Real Owner and Anthony C. Law, Known Surviving Heir of Bertha B. Law, Deceased

Mortgagor and Real Owner and All Unknown Surviving Heirs of Bertha E. Law, Deceased Mortgagor and Real Owner Defendants All that certain parcel of land situate in the **Borough of Donora**, County of Washington and Commonwealth of Pennsylvania. 607 Rear Waddell Avenue, Donora, Pennsylvania 15033 Tax I.D. #: 240-019-00-01-0010-00

**SHERIFF'S SALE No. 2012-2582**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2582 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 SEPTEMBER 6, 2013

**Wells Fargo Bank, N.A., Plaintiff, vs. Gregory J. Skinkis, II aka Gregory Skinkis; Dfendant(s)**

AL THOSE TWO CERTAIN LOTS OR PARCELS OF LAND SITUATE IN THE **FIRST WARD OF THE CITY OF MONONGAHELA**, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NOS. 7 AND 8 IN THE PLAN OF LOTS LAID OUT BY FRANK R. COLVIN AND WILLIAM H. IAAC OF RECORD IN SAID COUNTY IN PLAN BOOK VOLUME 3, PAGE 166. BEING KNOWN AND DESIGNATED AS PARCEL ID. NOS. 420-017-00-03-0018-00 AND 420-017-00-03-0017-00 - Property Address: 457 Hudson Avenue Monongahela, PA 15063-1646

**SHERIFF'S SALE No. 2013-2589**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-25 89 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 SEPTEMBER 6, 2013

**U. S. B A N K N A T I O N A L ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. LARRY A. BILBAY, DEFENDANT(S)**

ALL THAT CERTAIN lot or piece of ground situate in the **7th Ward of the City of Washington**, Washington County, Pennsylvania, being Lot No. 9 in Block No. 5, in the Reasons Choice Plan of Lots, as Washington County Plan Book Volume 2, Page 14 and HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1040 ARCH STREET WASHINGTON, PA 15301 PARCEL NO. 770-025-00-03-0008-00. Reference Washington County Instrument #20 1219689.

**SHERIFF'S SALE No. 2012-2957**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2957 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 **SEPTEMBER 6, 2013**

**The Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank New York Trust Company, N.A., as Trustee, as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2003RZ3, Plaintiff, vs. Mary A. Blakeslee; Defendant(s)**

ALL that certain lot or parcel of ground situate in the **Canton**, County of Washington, and Commonwealth of Pennsylvania Tax Parcel I.D.: 120-006-00-00-0014-00 BEING known as 130 White Street, Washington, PA 15301.

**SHERIFF'S SALE No. 2012-3167**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3167 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 SEPTEMBER 6, 2013

**U. S. B A N K N A T I O N A L ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA N-A- SUCCESSOR TRUSTEE TO LASALLE BANK N.A TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18 V. JOSEPH J. MUNTAN**

owner(s) of property situate in the **3rd WARD OF THE CITY OF MONONGAHELA, WASHINGTON County, Pennsylvania, being 628 H A N C O C K S T R E E T,**

MONONGAHELA, PA 15063-2638  
Parcel 440-015-00-02-0013-00 (Acreage  
or street address) Improvements thereon:  
RESIDENTIAL DWELLING Judgment  
Amount: \$35,965.81

**SHERIFF'S SALE No. 2012-3331**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2012-3331 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  
SEPTEMBER 6, 2013

**PHH MORTGAGE CORPORATION  
F/K/A PHH MORTGAGE SERVICES  
V. WILLIAM E. EGAN;  
DORALEIGH L. EGAN**

owner(s) of property situate in the  
**BURGETTSTOWN BOROUGH**,  
WASHINGTON County, Pennsylvania,  
being 15 HILLCREST AVENUE,  
BURGETTSTOWN, PA 15021-1161  
Parcel No. 070-013-00-02-0016-00  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING

**SHERIFF'S SALE 2012-3396**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2012-3396 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  
SEPTEMBER 6, 2013

**WELLS FARGO BANK, N.A., AS  
TRUSTEE FOR CARRINGTON  
MORTGAGE LOAN TRUST,  
SERIES 2007-RFC1, ASSET  
BACKED PASS THROUGH  
Certificates Plaintiff V. JOHN C.  
CUNNINGHAM Defendant(s)**

DESCRIPTION: All that certain lot or  
piece of ground situate in the **Township  
of Hanover**. Washington County,  
Commonwealth of Pennsylvania.  
PARCEL: 340-004-01-00-0006-00 THE  
IMPROVEMENTS THEREON ARE:  
Residential Dwelling SEIZED AND  
TAKEN IN EXECUTION AS THE  
PROPERTY OF: John C. Cunningham  
REAL DEBT: \$109,009.30

**SHERIFF'S SALE No. 2012-3443**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2012-3443 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  
**SEPTEMBER 6, 2013**

**PNC Bank, National Association,  
Plaintiff, vs. Laura N. Klaus, John C.  
Hansell and The United States of  
America, Defendants.**

ALL THE RIGHT, TITLE AND  
INTEREST OF LAURA N. KLAUS  
AND JOHN C. HANSELL OWNERS  
OR REPUTED OWNERS. SHORT  
DESCRIPTION **Borough of  
Bentleyville**, County of Washington,  
Cmwlth of Pennsylvania. HET a dwg k/  
a 110 Cramer Avenue, Bentleyville,  
Pennsylvania 15314. Parcel No. 040-  
058-00-02-0006-00.

**SHERIFF'S SALE No. 2010-3519**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-3519 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 SEPTEMBER 6, 2013

**City of Washington Plaintiff, vs Edward J. Hughes Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situate in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 601 Beech Street, No. 646 in the Office for the Recording of Deeds, Washington County, P.A.

**SHERIFF'S SALE No. 2012-3964**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2012-3964 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 SEPTEMBER 6, 2013

**OneWest Bank, FSB Plaintiff V. Unknown Surviving Heirs of Joseph Androsky, Deceased Mortgagor and Real Owner and United States of America, c/o United States Attorney for the Western District of Pennsylvania Defendants**

260 Swagler Road, **Scenery Hill**, Pennsylvania 15360 Tax I.D. #: 580-013-

00-00-0035-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2012-4340**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4340 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 SEPTEMBER 6, 2013

**SFG REO LLC vs. David C. Miller, Harry R. Ringer, Anne M. Miller, Jane M Ringer**

JUDGMENT AMOUNT \$47,480.11  
ATTORNEY: STEVEN K. EISENBERG, Esq., 410 The Pavilion, Jenkintown, PA 19046 (215) 572-8111

All the right, title and interest and claim of DAVID C. MILLER, ANNE M. MILLER, HARRY R. RINGER and JANE M. RINGER of, in and to: SHORT DESCRIPTION: All that certain lot or piece of ground situate in the East Finley Township, Washington County, having erected thereon a dwelling known as 610 Enon Church Road, **West Finley**, PA 15377. I.D. NO. 270-034-00-00-0007-02.

**SHERIFF'S SALE No. 2012-4448**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4448 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 SEPTEMBER 6, 2013

**CITIFINANCIAL SERVICES, INC. V. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELEANOR M. MILLER, DECEASED**

owner(s) of property situate in the **BOROUGH OF HOUSTON**, WASHINGTON County, Pennsylvania, being 23 SOUTH HAFT STREET, HOUSTON, PA 15342-1448 Parcel No. 360-006-00-03-0016-00 (Acreage or street address) Improvements Thereon: Residential Dwelling Judgement Amount \$103,912.52

**SHERIFF'S SALE No. 2012-4538**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2012-453 8 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 SEPTEMBER 6, 2013

**U S B A N K N A T I O N A L ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2 v. HEATHER M. GRAF**

owner(s) of property situate lying partly in the **BOROUGH OF NORTH CHARLEROI** and partly in **FALLOWFIELD TOWNSHIP**,

WASHINGTON County, Pennsylvania, being 601 LOCUST LANE, NORTH CHARLEROI, PA 15022-2255 Parcel No. 500-007-00-04-0001-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$60,154.94

**SHERIFF'S SALE No. 2012-4666**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4666 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 **SEPTEMBER 6, 2013**

**C I T I Z E N S B A N K O F PENNSYLVANIA Plaintiff vs. Wilma J. Newman Defendant(s)**

ALL THE RIGHT, TITLE AND INTEREST OF Wilma J. Newman, OWNERS OR REPUTED OWNERS.

ALL THAT CERTAIN LOT or parcel of ground situate in the Borough of Canonsburg Washington County, Pennsylvania. BEING KNOWN AS: 120 Elm Street, **Canonsburg**, PA 15317 : TAX PARCEL NO: 110-018-00-01-0023-00

**SHERIFF'S SALE No. 2009-4802**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009-4802 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 SEPTEMBER 6, 2013

**BANK OF AMERICA, N.A. Plaintiff  
V. Lois J. Hrutkay Defendant**

All his rights, title, and interest in those certain parcels of land situate in the **Borough of Ellsworth**, Washington County, Pennsylvania. Parcel No: 310-022-00-03-0012-00 Premises being known as: 124 Poplar Street, Ellsworth PA 15331

Improvements consist of a Residential Dwelling Title to said premises is vested in Lois J. Hrutkay by deed from EDWARD JAMES HRUTKAY dated August 20, 2002 and recorded September 12, 2002, as Instrument No. 200232645. AND thereafter Lois J. Hrutkay departed his life on August 23, 2010. Title is now solely vested in Victoria L. Cathcart aka Victoria Hrutkay, Susan E. Taylor aka Susan B. Hrutkay, Ed J. Hrutkay, Jr and Unknown Surviving Heirs of Lois I Hrutkay, Deceased Mortgagor and Real Owner, by operations of law.

**SHERIFF'S SALE No. 2012-4811**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2012-4811 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 **SEPTEMBER 6, 2013**

**Wells Fargo Bank, N.A., Plaintiff, vs. Brad Olmstead; Aimee Olmstead; Defendant(s).**

ALL that certain lot or parcel of ground

situate in the **Canonsburg**, County of Washington, and Commonwealth of Pennsylvania. Tax Parcel I.D.: 095-001-12-00-0022-00 BEING known as 1324 Lucia Drive, CANONSBURG, PA 15317.

**SHERIFF'S SALE No. 2012-4918**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4918 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 SEPTEMBER 6, 2013

**U S B A N K N A T I O N A L  
A S S O C I A T I O N A S T R U S T E E F O R  
J P M O R G A N M O R T G A G E  
A C Q U I S I T I O N T R U S T 2 0 0 6 - C H 1  
A S S E T B A C K E D P A S S - T H R O U G H  
C E R T I F I C A T E S S E R I E S 2 0 0 6 - C H 1  
V. J O S E P H P. P O Z Z I S U Z A N M.  
P O Z Z I A / K / A S U S A N M. P O Z Z I**

owner(s) of property situate in the **BOROUGH OF DONORA**, WASHINGTON County, Pennsylvania, being 1040 MCKEAN AVENUE, DONORA, PA 15033-1107 (Acreage-or-street-address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$94,143.75

**SHERIFF'S SALE No. 2012-5764**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5764 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  
SEPTEMBER 6, 2013

**BANK OF AMERICA, N.A  
SUCCESSOR BY MERGER TO BAC  
HOME LOANS SERVICING, L.P. F/  
K/A COUNTRYWIDE HOME  
LOANS SERVICING, L.P. V. MISTY  
WEBER, IN HER CAPACITY AS  
EXECUTRIX AND DEVISEE OF  
THE ESTATE OF JOHN L. O'LARE**

owner(s) of property situate in the  
**TOWNSHIP OF UNION**,  
WASHINGTON County, Pennsylvania,  
being 4154 FINLEYVILLE ELRAMA  
ROAD. FINLEYVILLE. PA 15332-3125  
Parcel No. 640-006-00-00-0003-00  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING Judgment Amount:  
\$117,447.68

**SHERIFF'S SALE No. 2012-5832**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2012-5832 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  
SEPTEMBER 6, 2013

**Federal National Mortgage  
Association (Plaintiff) vs. Joseph  
A. Leone**

MUNICIPALITY: Carroll Township  
ADDRESS: 1591 Meldon Avenue,  
Donora PA 15033  
IMPROVEMENTS: Residential Dwelling  
INSTRUMENT #200604643  
TAX MAP# 130-009-03-01-0006-00

**SHERIFF'S SALE No. 2012-6180**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2012-6180 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  
SEPTEMBER 6, 2013

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY FORMERLY  
KNOWN AS BANKERS TRUST  
COMPANY OF CALIFORNIA, N.A,  
AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2001-2  
c/o 315 Vision Drive, Columbus, OH  
43219 vs. HOLLY WINTERS  
TIMOTHY M WINTERS, 80  
Delsandro Drive, Donora, PA 15033**

All That Certain Parcel Of Land Situate  
In The **Borough Of Donora**,  
Washington County, Pennsylvania  
Being LOT NO. 15 In The RIGGS  
MANOR PLAN, Which Plan Is  
Recorded In The Office Of The  
Recorder Of Deeds Of Said County In  
Plan Book 20, Page 753. Property  
Address: 80 Delsandro Drive, Donora,  
PA 15033 Parcel#: 240-045-09-00-  
0001-10

**SHERIFF'S SALE 2012-6596**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2012-6596 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 SEPTEMBER 6, 2013

**FIRST NIAGARA BANK, NATIONAL ASSOCIATION, Plaintiff, Vs. Missy Roebuck, Executrix of the Estate of Clarence F. Parkinson, Jr., Deceased, Nathaniel Roebuck, Brendan Roebuck, Kylie Roebuck, Gavin Roebuck and Kadence Roebuck, Defendants.**

ALL THE RIGHT, TITLE of Missy Roebuck, Executrix Nathaniel Roebuck, Brendan Roebuck, Kylie Roebuck, Gavin Roebuck and Kadence Roebuck OWNERS OR REPUTED OWNERS. SHORT DESCRIPTION **Borough of New Eagle**, City of Washington & Cmwltth of PA. HET a dwg k/a 444 4th Avenue, New Eagle, PA 15067. Parcel No. 480-017-00-04-0001-00.

**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 exempti on 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 SEPTEMBER 6, 2013

**The Bank of New York Mellon aka 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 V. Aaron D. Mock and Jennifer R. Mock Defendants**

All That Certain parcel of ground situate in the **Borough of Deemston**, Washington County, Pennsylvania. 1629 Morey Road, Fredericktown, Pennsylvania 15333 Tax ID. #: 220-003-00-00-0024-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2012-7716**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-7716 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 SEPTEMBER 6, 2013

**WELLS FARGO BANK, N.A.V. KATHRYN B. LUSK**

owner(s) of property situate in **FINLEYVILLE BOROUGH, WASHINGTON** County, Pennsylvania, being 3502 HIGHLAND AVENUE, FTNLEYVTLL. PA 15332-1308 Parcel No. 330-007-00-05-0004-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$76,748.15

**SHERIFF'S SALE No. 2011-7828**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-7828 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 SEPTEMBER 6, 2013

**PNC BANK, National Association s/b/ m/t NATIONAL CITY BANK, Plaintiff, V. PATRICIA A. MIHALICH aka PATRICIA ANN MIHALICH, Defendant(s).**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF PATRICIA A. MIHALICH a/k/a PATRICIA ANN MIHALICH OF, IN AND TO: ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **TOWNSHIP OF MOUNT PLEASANT**, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 125 FORT CHERRY ROAD, MCDONALD, PA 15057. DEED BOOK VOLUME 1210, PAGE 649, PARCEL NUMBER 460-019-00-00-0023-00.

**SHERIFF'S SALE No. 2010-8051**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2010-8051 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 SEPTEMBER 6, 2013

**Washington School District Plaintiff, vs. James E. Tush, III. 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 620 Broad Street, Washington PA 15301, Tax Parcel #780-011-00-01-00-12-00 Instrument 200900529 in the

Office for the Recording of Deeds, Washington County, PA.

**SHERIFF'S SALE No. 2012-8243**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-8243 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 SEPTEMBER 6, 2013

**JPMorgan Chase Bank, National Association Plaintiff V. Shauntae M. Seiler Defendant**

ALL THAT CERTAIN PIECE OF GROUND SITUATE IN THE **VILLAGE OF BUFFALO**, IN HOPEWELL TOWNSHIP, WASHINGTON COUNTY PA

278 South Buffalo Road, Washington, Pennsylvania 15301 Tax I.D. #: 350-011-01-03-0015-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2012-8361**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-8361 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 SEPTEMBER 6, 2013

**U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to**

**a Trust Indenture dated as of April 1, 1982), Plaintiff, vs. Maria T. Ploskina-Votedian, Defendant.**

ALL THE RIGHT, TITLE AND INTEREST OF MARIA T. PLOSKINA-VOTEDIAN OWNERS OR RFPUTED OWNERS.

SHORT DESCRIPTION: **Township of Cecil**, County of Washington, Cmwltth of Pennsylvania. Having erected thereon a dwelling known as 1335 Lexington Drive, Georgetown Estates, Lawrence, PA 15055. Parcel No. 140-012-09-00-0006-00B.

**SHERIFF'S SALE No. 2010-8400**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-8400 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 SEPTEMBER 6, 2013

**Bank of America N.A. Plaintiff V. Joseph B. Locastro Defendants**

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE **BOROUGH OF CANONSBURG**, COUNTY OF WASHINGTON, C O M M O N W E A L T H O F PENNSYLVANIA. 226 Hooks Lane, Canonsburg, Pennsylvania 15317 Tax I.D. #: 095-001-10-00-0030-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2011-8951**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-8951 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 SEPTEMBER 6, 2013

**WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. V. THERESA M. MATTES DAVID L. MATTES**

owner(s) of property situate in the **TOWNSHIP OF NORTH STRABANE**, WASHINGTON County, Pennsylvania, being 175 BOONE AVENUE, STRABANE, PA 15363-9603 Parcel No. 520-015-02-08-0013-00 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$88,534.70

**SHERIFF'S SALE No. 2011-9279**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-9279 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 SEPTEMBER 6, 2013

**Wells Fargo Bank, N.A., Plaintiff, vs. Racheal J. Buza; Defendant(s).**

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATES IN THE **CALIFORNIA**, COUNTY OF WASHINGTON, AND C O M M O N W E A L T H O F PENNSYLVANIA. TAX PARCEL I .D.: 080-019-0005-0031-00 BEING

KNOWN AS 970 PARK STREET,  
CALIFORNIA, PA 15419-1444

**SHERIFF'S SALE No. 2008-9455**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2008-9455 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 SEPTEMBER 6, 2013

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE ABS-CAPITAL I, INC. TRUST 2004-HE7 v. DIANA K. FRYE**

owner(s) of property situate in **BENTLEYVILLE BOROUGH**, WASHINGTON County, Pennsylvania, being 201 THIRD STREET, BENTLEYVILLE, PA 15314-1226 Parcel No. 040-053-00-01-0016-00 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$123,189.46

**SHERIFF'S SALE No. 2009-9890**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009-9890 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 SEPTEMBER 6, 2013

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M**

**TO CHASE HOME FINANCE, LLC  
V. JOHN P. SENICH**

owner(s) of property situate in the **TOWNSHIP OF FALLOWFIELD**, WASHINGTON County, Pennsylvania, being 330 FREMONT ROAD, CHARLEROI, PA 15022-1716 Parcel No. 320-008-04-01-0020-01 (Acreage or Street Address)-Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$55,683.81

**SHERIFF'S SALE No. 2009- 10605**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009- 10605 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 SEPTEMBER 6, 2013

**CITIMORTGAGE, INC. V. REBECCA ANKROM**

owner(s) of property situate in the **WEST MDDLETOWN BOROUGH**, WASHINGTON County, Pennsylvania, being 28 MAIN STREET, WEST MIDDLETOWN, PA 15379 Parcel No. 690-012-00-00-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$88,909.91

**SHERIFF'S SALE No. 2013-818**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-818 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition arid

exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 153W, Washington County, at 10:00 AM. on SEPTEMBER 6, 2013

**U.S. Bank National Association, as Trustee V. for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 v. KAREN BOYLE DANE HODGSON Plaintiff Defendant(s)**

By virtue of a Writ of Execution filed to No. 2013-818, U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 v. KAREN BOYLE, DANE HODGSON owners of property situate in **Somerset Township**, Washington County, Pennsylvania, being 739 Lincoln Avenue, Bentleyville, PA 15314. Assessment Map No.: 580-016-01-00-0019-00 Assessed Value Figure: \$14,485.00 Judgment Amount: \$197,998.62 Improvements Thereon: Residential Property

Samuel F. Romano, Sheriff                      7)1-3