

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division, Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO NOVEMBER 2013 AUDIT

NO.	ESTATE	ACCOUNTANTS	ATTORNEY
11-0054	COOK, Thomas Madonna A. Tatano, Temp. Guardian		Gary E. Stout
04-1340	GRIEB, Barbara Ann Elsie Ruffing, Executrix		Joshua A. Carroll
10-0595	LOAR, Donald a/k/a Donald Allen Linda F. Boyd, Executrix		Susan M. Key
12-0983	MACALA, Joseph J. a/k/a Joseph Macala, Jr. Debra Ann Hulick, Executrix		Matthew E. Fischer
11-0979	McDONALD, Jeanne L. Thomas E. McDonald, Executor		Eric J. Held

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS NOVEMBER 21, 2013 AT 9:30 A.M., COURTROOM #3, BEFORE THE HONORABLE JOHN F. DISALLE, JUDGE.

Mary Jo Poknis, Register and Ex-Officio

Clerk of the Orphans' Court Division of the Court of Common Pleas of Washington County, Pennsylvania

7)15-2

**Confidential Lawyers' Helpline**

**Alcohol, Drugs, Gambling  
Stress, Depression, Anxiety**

**1-888-999-1941**

*Call for a free consultation.*

## 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

**BAYNES, LOIS A.**, late of Washington, Washington Co., PA; Executor: Mark S. Baynes, 15147 Restwood Dr., Linden, MI 48451; Attorney: Clark A. Mitchell, 17 South College St., Washington, PA 15301

**DILLIE, RONALD R.**, a/k/a **RON DILLIE**, late of Washington, Washington Co., PA; Executors: Rhonda Lea Grose, 269 Carolina Farms Blvd., Myrtle Beach, SC 29579; Harry E. Gregg, 5 4th Avenue, Sea Girt, NJ 08750; Attorney: Donald B. Formoso, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**KAPIS, JR., DANIEL T.**, late of Borough of Canonsburg, Washington Co., PA; Executor: John M. Kapis, 337 Grace Ave., Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

**MYERS, ELSIE L.**, late of Washington, Washington Co., PA; Executrix: Carol L. Danley, 221 Second St., Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

### SECOND PUBLICATION

**ANTOSH, JOHN E.**, late of Houston, Washington Co., PA; Administratrix: Mary Sandra Antosh, c/o 12 N. Jefferson Ave., Canonsburg, PA 15317; Attorney:

Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Ave., Canonsburg, PA 15317

**BENTLEY, ELSIE HELEN**, a/k/a **ELSIE H. BENTLEY**, late of Elrama, Washington Co., PA; Executors: George David Bentley and Barry Bentley, P.O. Box 242, Elrama, PA 15038; Attorney: Scott B. Horowitz, 1240 Lawyers Bldg., 423 Forbes Avenue, Pittsburgh, PA 15219

**EALY, ANNA E.**, a/k/a **ANNA ELIZABETH EALY**, late of Canton Township, Washington Co., PA; Executrices: Dawn M. Ealy; 274 Malone Ridge Road, Washington PA 15301, Janice A. Zlatarich; 331 Cleveland Road, Washington PA 15301; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau Street, Suite 325, Washington PA 15301

**KLEIN, JACK C.**, late of California, Washington Co., PA; Executor: Timothy R. Berggren, 22 East Beau St., Washington, PA 15301; Attorney: Lane M. Turturice, Berggren & Turturice, LLC, 22 E. Beau St., Washington, PA 15301

**KOPOLOVICH, CAROLINE**, late of Washington, Washington Co., PA; Executrix: Ruth Ann Newmen, c/o 22 E. Beau St., Washington, PA 15301; Attorney: Lane M. Turturice, Berggren & Turturice, LLC, 22 East Beau St., Washington, PA 15301

**MOORE, SR., ARTHUR D.**, late of Clarksville, Washington Co., PA; Executrix: Barbara E. Moore, c/o Adams & Adams, 55 East Church St., Uniontown, PA 15401; Attorney: Fred C. Adams, 55 East Church St., Suite 101, Uniontown, PA 15401

**NACCARATO, CAROLYN M.**, late of Charleroi, Washington Co., PA; Administratrix: Karen Wagner, 4 Evans

Road, Charleroi, PA 15022; Attorney: Dennis R. Paluso, 230 Fallowfield Ave., Charleroi, PA 15022

**POWELL, BARBARA J.**, late of Burgettstown, Washington Co., PA; Executor: Carl Franklin Powell, c/o 12 North Jefferson Ave., Canonsburg, PA 15317; Attorney: Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Ave., Canonsburg, PA 15317

**PRIGG, ELLEN GRACE**, late of North Franklin Township, Washington Co., PA; Executrix: Deborah S. Gauthier, 8 Darling Way, East Freetown, MA 02717; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**RETUCCI, JOSEPHINE E.**, late of East Bethlehem, Washington Co., PA; Administrators: Andrew Retucci, 538 Hickory Lane, Houston, PA 15342; Mary Ann Fazzari, 42 Terrace St., Millsboro, PA 15348; Attorney: Timothy R. Berggren, Berggren & Turturice, LLC, 22 East Beau St., Washington, PA 15301

**SUTHERLAND, ROBERTA J.**, a/k/a **ROBERTA JEAN SUTHERLAND** a/k/a **ROBERTA THORTON SUTHERLAND** a/k/a **BOBBY JEAN SUTHERLAND**, late of Donegal Township, Washington Co., PA; Executrix: Leigh Ann Quinlan, 533 Scott Lane, Venetia, PA 15367; Attorney: Donald B. Formoso, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

### **THIRD PUBLICATION**

**BOMBASH, JOY LYNN**, late of Canonsburg, Washington Co., PA; Administrator: Andrew J. Bombash III, 276 Linden Road, Canonsburg PA 15317; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Avenue, PO Box 144, Charleroi PA 15022

**FITCH, SARA JANE**, a/k/a **SARAH JANE FITCH**, late of Bentleyville, Washington Co., PA; Executor: Donald H. Fitch, Jr. c/o McNees, Autenreith, Rackley & Walker, 345 Commerce Street, Beaver PA 15009; Attorney: John L. Waler, Jr., 345 Commerce Street, Beaver PA 15009

**HAMILTON, ILA**, a/k/a **ILA Y. HAMILTON**, late of Rostraver Township, Westmoreland Co., PA; Executrix: Norma J. Yartin, 16 Jackston Drive, Monessen PA 15062; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Avenue, PO Box 144, Charleroi PA 15022

**JORDAN, BETTY J.**, a/k/a **BETTY JEAN JORDAN**, late of Washington, Washington Co., PA; Executor: Robert W. Jordan, 634 East Beau Street, Washington PA 15301; Attorney: Gaylord W. Greenlee, Greenlee, Derrico & Posa, 30 East Beau Street, Suite 325, Washington PA 15301

**LOJEK, LOIS M.**, late of Scenery Hill, Washington Co., PA; Executrix: Nancy A. Lojek, 116 Petroleum Ave., Claysville, PA 15323; Attorney: Susan P. Moser, 150 Main St., PO Box 371, Claysville, PA 15323

**MACINA, HELENA MARIA**, a/k/a **HELENA MARIE MACHINAK** a/k/a **HELEN (MACINA) MACHINAK** a/k/a **HELEN MACINA**, late of Fredericktown, Washington Co., PA; Executrix: Donna Morosky, 95 Crabapple Drive, Waynesburg PA 15370; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Avenue, Charleroi PA 15022

**MILLER, ILLENE R.**, late of South Strabane Township, Washington Co., PA; Executrix: Cynthia Betke aka Cindy

Betke, 306 Mary Lane, Canonsburg PA 15317; Attorney: James J. Bowman, 429 Washington Avenue, Suite 1, Bridgeville PA 15017

**PLANCE, ALFRED E.**, late of Hanover Township, Washington Co., PA; Executor: Timothy Plance, 699 Plum Run Road, Burgettstown PA 15021; Attorney: Allison T. Reinersmann, McMorrow Law, LLC, 10475 Perry Highway, Suite 204, Wexford PA 15090

**RITZER, EDWARD LEE**, a/k/a **EDWARD L. RITZER**, late of Fallowfield Township, Washington Co., PA; Administrator CTA: Edward M. Ritzer, 2151 East National Pike, Scenery Hill PA 15360; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Avenue, PO Box 144, Charleroi PA 15022-0144

**ROBERTSON, VIRGINIA B.**, late of Smith Township, Washington Co., PA; Executrix: Carol Jean Huthmacher and Janet L. Sabo, 31 #3 Hill Road, Burgettstown, PA 15021; Attorney: Paul J. Walsh, P.O. Box 356, Slovan, PA 15078

**WILEY, KENNETH EDWARD**, late of Eighty Four, Washington Co., PA; Executor: Larry Capozzoli, 1261 Greystone Drive, Pittsburgh PA 15241

## CORPORATION NOTICES

### INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 8 of January, 2013, with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **MRS. CLAUS CLUB-WASHINGTON COUNTY**

John M. Petrasek, Esq.  
998 Main St.  
Bentleyville, PA 15314

2)16-1

### INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **SPSI ENTERPRISES, INC.**

Michael E. Silverman, Esq.  
625 Liberty Ave.  
Pittsburgh, PA 15222

2)16-1

### CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization was filed on September 30, 2013 with the Department of State of the Commonwealth of Pennsylvania for a limited liability company established under the provisions of the Business Corporation Law for **MAIZE ENTERPRISES, LLC.**

Susan Foster Blank, Esq.  
30 Monongahela Pike  
P O Box 4541  
Eighty Four, PA 15330

2)16-1

## MISCELLANEOUS

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY  
PENNSYLVANIA  
Civil Division  
No. 2013- 4141

**KIBBY CHILENSKY, and  
STEPHEN P. ATTARD and LISA A.  
ATTARD,** Plaintiffs,  
v.  
**ANNA MARIE FISHER**

### 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 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 TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.**

**IF YOU DO NOT KNOW A LAWYER, CONTACT-**

Lawyer Referral Service  
19 S. College Street  
Washington, PA 15301

Telephone Number (724) 225-6710

IF YOU CANNOT AFFORD A  
LAWYER, CONTACT-

Southwestern Pennsylvania Legal Aid  
Society

10 West Cherry Avenue  
Washington, PA 15301  
Telephone Number (724) 225-6170

Lane M. Turturice, Esq.  
Berggren & Turturice, LLC  
22 East Beau Street  
Washington, PA 15301  
724-222-4880

4)16-1

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
Case No.: 2013-496  
Custody Complaint

**BONITA G. and MARK A. WEISS,**  
Plaintiffs,  
Vs.  
**TRICIA PRICE and CHAD STEPP,**  
Defendants.

### **NOTICE**

#### **To: DEFENDANT, CHAD STEPP**

You, Chad Stepp, have been sued in Court to obtain custody of Layken Marie Price, DOB 12/28/2009.

You are ORDERED to appear in person at the Family Court Center, 29 West Cherry Avenue, Washington, Pennsylvania 15301, on the **March 6, 2013 at 1:30 p.m.** for a Pre-Custody Conciliation Conference Meeting before **John D. Richards, Esquire, Child Custody Conference Officer.**

**If you fail to appear as provided by this order, an order for custody, partial custody or visitation may be entered against you or the court may issue a warrant for your arrest.**

*Pursuant to Local Rule 1915.4, all parties to the action are ordered to attend the mandatory parenting program prior to the Pre-Custody Conciliation Meeting. Failure of a party to attend the parenting program will result in sanctions against the party up to and including being prohibited from proffering evidence in the Meeting or Conference, or being held in contempt by the Court.*

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER A ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**If you *can* afford an attorney:**

LAWYER REFERRAL SERVICE  
WASHINGTON COUNTY BAR  
ASSOCIATION  
119 SOUTH COLLEGE STREET  
WASHINGTON, PA 15301  
(724) 225-6710

**If you *cannot* afford an attorney:**

S.W. PA. LEGAL AID SOCIETY  
10 WEST CHERRY AVENUE  
WASHINGTON, PA 15301  
(724) 225-6170

Bruce J. Ferguson, Esq.  
25 West Beau Street, Ste 5  
Washington, PA 15301  
724-222-7850

4)16-1

## 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. 2:12-cv-01743, I shall expose to public sale the real property of Megan Criswell and Tyler Criswell known as 824 McClane Farm Road, Washington, PA 15301, being fully

described in the Deed dated July 21, 2011, and recorded in the Recorder's Office of Washington County at Instrument No. 201118829.

**TIME AND LOCATION OF SALE:**  
Wednesday, December 11, 2013, at  
10:00 A.M. at Washington County  
Meeting Room 103, 101 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 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 2360, 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 Mr. Daniel Varland at 314-457-5489.

6)15-4

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY,  
PA CIVIL DIVISION  
NO. 2013-5896

**JARED M. WALSH and KELLY R. WALSH**, his Wife, Plaintiffs

vs.

**WILLIAM M. McGREGOR, III, and WILLIAM P. McGREGOR**, their Estate, Heirs, Successors and Assigns, Generally, Defendants

**IMPORTANT NOTICE**

TO: DEFENDANT, WILLIAM M. McGREGOR III, and WILLIAM P. McGREGOR, their Estate, Heirs, Successors and Assigns, Generally

Take notice that the above-identified Plaintiffs have filed a Complaint in Action to Quiet Title against you, averring that Plaintiffs are the sole owners of:

ALL that certain lot or parcel of land situate in the Third Ward of the City of Monongahela, Washington County, PA bounded and described as follows:

BEGINNING at a point on the Western side of Fourth Street, at the Northeast corner of property of Mabelle E. Barclay Estate, which said point of beginning is 56.75 feet Northwardly from High Street; thence from said point of beginning and extending Northwardly, along the Western side of said Fourth Street 36 feet, more or Less, to a point at the center of what was formerly a 15 foot alley; thence along the centerline of said former alley, Westwardly a distance of 67.55 feet to the property now or formerly belonging to Trustees of the Estate of J. B. Finley; thence along said

last mentioned lands, Southwardly a distance of 36 feet, more or less, to the Northwest corner of the aforesaid property of Mabelle E. Barclay Estate; thence along the same Eastwardly, a distance of 67.55 feet to the Western side of Fourth Street, the place of beginning.

UNDER and SUBJECT to the same exceptions, reservations and conditions set forth or mentioned in the chain of title, BEING the same property conveyed to JACK B. FINE, Unmarried, by Deed of Marie Fine, n/k/a Marie Laratta, dated December 9, 2004, and recorded in the Recorder of Deeds Office of Washington County, PA at Instrument No. 200440838. The Court ordered that this Notice be served upon you by publication. The Court will grant the Plaintiffs the relief that are requesting unless you file an Answer to the Complaint within twenty (20) days from the date of this publication.

**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 Plaintiffs. You may lose money or property or other rights important to you.

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

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

Southwestern PA Legal Services, Inc.  
10 West Cherry Avenue  
Washington, PA 15301  
724-225-6170

BIGI & WALSH  
Jason M. Walsh  
337 Fallowfield Avenue  
Charleroi PA 15022  
(724) 483-1020

6)16-1

## SHERIFF SALES

### Sheriff Sale List

<b>Sale#</b>	<b>PlavDef</b>	<b>Property Location</b>
2013-96 .....	Wells Fargo Bank v. Najowicz .....	New Eagle Borough
2010-106....	HSBC Bank v. Flesch/Knicely.....	Mount Pleasant Township
2011-149....	EMC Mortgage v. Marshall.....	Borough of Houston
2013-1488 ..	JP Morgan Chase Bank v. Bostich .....	Beallsville
2013-1557 ..	US Bank v. Shanor.....	Buffalo Township
2012-1850..	Valley 1st Community FCU v. Fiordigigli Dunlevey	
2013-1831 ..	Bank of America v. Rastoka.....	Bentleyville Borough
2013-2437 ..	PNC Bank v. McGinty .....	New Eagle
2013-2893 ..	First Commonwealth Bank v. Pudlowski .	Finleyville
2013-3019 ..	Reverse Mortgage Solutions v. Brockington	City of Monongahela
2013-3421 ..	Bank of America v. Sutherland .....	City of Washington
2010-3512 ..	City of Washington v. Apostolic Faity Chapel	City of Washington
2013-3565 ..	Wells Fargo Bank v. Crawford .....	North Strabane Township
2013-3746 ..	US Bank v. Koval .....	City of Washington
2013-4023 ..	Deutsche Bank v. Massey .....	Donora
2013-4027 ..	Household Finance v. Plants.....	Donegal Township
2013-4143 ..	MNH Sub I v. Sulc .....	North Strabane Township
2012-4161 ..	Bank of America v. Abrahamson .....	Chartiers Township
2012-4768 ..	JP Morgan Chase Bank v. Cameron .....	Fallowfield Township
2012-4950 ..	JP Morgan Chase Bank v. DeWalt.....	Chartiers Township
2012-5082..	Wells Fargo Bank v. Tertichny .....	Charleroi Borough
2012-5414 ..	JP Morgan Chase Bank v. White .....	Donora Borough
2011-5518 ..	CitiMortgage v. Yusko.....	Bentleyville Borough
2012-6558 ..	JP Morgan Chase Bank v. Milligan.....	Bentleyville Borough
2010-10106	Bank of New York v.Joyce .....	North Strabane 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, December 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, December 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, December 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 No. 2013-96**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-96 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 DECEMBER 6, 2013

**WELLS FARGO BANK, N.A. v. JOLEEN M. NAJOWICZ & ANTHONY J. NAJOWICZ**

owner(s) of property situate in **NEW EAGLE BOROUGH, WASHINGTON** County, Pennsylvania, being 332 SEVENTH AVENUE, NEW EAGLE, PA 15067-1248 ; Parcel No. 480-018-00-04-0010-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$108,896.69

### **SHERIFF'S SALE No. 2010-106**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-106 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 **DECEMBER 6, 2013**

**HSBC Bank USA, National Association as Trustee for Option One Mortgage Loan Trust 2007-HL1 Asset-Backed Certificates, Series 2007-HL1 Plaintiff vs. MELANIE Flesch & JOSHUA KNICELY, Defendant(s)**

By virtue of a Writ of Execution filed to No. 2010-106, HSBC Bank USA, National Association as Trustee for Option One Mortgage Loan Trust 2007-HL1 Asset-Backed Certificates, Series 2007-HL1 v. MELANIE FLESCH, JOSHUA KNICELY, owners of property situate in **Mount Pleasant Township, Washington County, Pennsylvania**, being **111 Main Street, Hickory, PA 15340**.

Assessment Map No.: 460-008-03-01-0025-00; Assessed Value Figure: \$11,542.00; Judgment Amount: \$112,136.90 Improvements Thereon: Residential Property

### **SHERIFF'S SALE No. 2011-149**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-149 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 **DECEMBER 6, 2013**

**EMC Mortgage LLC Plaintiff v. Mark Marshall and Jayme Marshall, Defendants**

ALL THAT CERTAIN lot of ground situated in the **Borough of Houston** (formerly Houstonville), Washington County, Pennsylvania. 203 North Main Street, Houston, Pennsylvania 15342 ; Tax

ID #: 360-009-00-01-0004-00;  
Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2013-1488**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. **2013-1488** 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 **DECEMBER 6, 2013**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 Vision Drive, Columbus, OH 43219 vs DOUGLAS G. BOSTICH, 37 North Gaye Street, Beallsville, PA 15313**

All that certain lot or piece of ground situate in the borough of Beallsville, County of Washington, and Commonwealth of Pennsylvania, being lot no. 105 in the general plan of the said town, being bounded on the north by lot no. 104 On the east by Gay Street, on the South by lot no. 106, and on the west by an alley.

Having erected thereon a dwelling known as 37 North Gaye Street; BEING KNOWN AS PARCEL NUMBER 030-008-00-01-0002-00

**SHERIFF'S SALE No. 2013-1557**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1557 Issued out of the COMMON PLEAS of Washington County, and to me directed on which Inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301,

Washington County, at 10:00 A.M. on **DECEMBER 6, 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 2007-11E7 V. Eric Shanor and Amy Shanor**

Owner(s) of property situate lying in the **Buffalo Township**, Washington County, Pennsylvania, being 306 Highland Ridge Road, Claysville, PA 15323 Parcel No. 060-012-00-005100 ; Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$175,540.20

**SHERIFF'S SALE No. 2012-1850**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-1850 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 **DECEMBER 6, 2013**

**VALLEY I COMMUNITY FEDERAL CREDIT UNION Plaintiff, vs. ADDIO J. FIORDIGIGLI and BRIGITTE FIORDIGIGLI, husband and wife, VS. Defendants, UNITED STATES OF AMERICA, Additional Defendant.**

ALL that certain lot of ground situate in the **Borough of Dunlevy**, Washington County, and Commonwealth of Pennsylvania. Known and numbered as 109 Brittany Drive, Dunlevy, PA 15432, Tax Parcel ID. No. 250- 016-01-00-

0009-00 As recorded at Instrument No. 200541294 in the Recorder Deeds office of Washington County, PA on December 15, 2005.

**SHERIFF'S SALE No. 2013-1831**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1831 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 **DECEMBER 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNADINE NARUCHUS RASTOKA, DECEASED**

owner(s) of property situate in the **BENTLEYVILLE BOROUGH**, WASHNGTON County, Pennsylvania, being 412 MAIN STREET, BENTLEYVILLE, PA 15314-1535; Parcel No. 040-015-00-01-0010-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$81,419.72

**SHERIFF'S SALE No. 2013-2437**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2437 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and

exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **DECEMBER 6, 2013**

**PNC Bank, National Association Plaintiff v. MARY ANNE McGINTY & THOMAS J. McGINTY Defendant(s)**

By virtue of a Writ of Execution filed to No. 2013-2437, **PNC Bank, National Association v. MARY ANNE McGINTY, THOMAS J. McGINTY**, owners of property situate in County of Washington, Washington County, Pennsylvania, being 104 Dover Avenue, New Eagle, PA 15067.

Assessment Map No.: 480-030-00-02-0009-00; Assessed Value Figure: \$8,531.00; Judgment Amount: \$36,221.02 Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2013-2893**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2893 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 **DECEMBER 6, 2013**

**FIRST COMMONWEALTH BANK, Plaintiff, vs. KEITH G. PUDLOWSKI and MARGARET M. PUDLOWSKI, Defendants.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF KEITH G. PUDLOWSKI AND MARGARET M. PUDLOWSKI, OF, IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:

ALL THAT CERTAIN LOT OF GROUND SITUATE IN THE **BOROUGH OF FINLEYVILLE**, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, BEING PART OF LOT NO. 6, LOT NO. 7 AND LOT NO. 8 IN BLOCK NO. 2 OF THE HEIRS ADDITION OF THE WEST FRYE PLAN OF LOTS, K/A 3532 MARION AVENUE, FINLEYVILLE, PENNSYLVANIA, 15332-1314, TAX MAP NOS. 330-007-00-04-0014-00 AND 330-007-00-04-0017-00.

**SHERIFF'S SALE No. 2013-3019**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3019 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 **DECEMBER 6, 2013**

**R E V E R S E M O R T G A G E SOULTIONS, INC , 2727 Spring Creek Drive Spring, TX 77373 vs. LUCILLE P. BROCKINGTON a/k/a LUCILLE -BROCKINGTON, 518 Lincoln Street, Monongahela, PA 5063**

ALL those 2 certain lots or parcels of land situate in the Third Ward of the **City of Monongahela**, Washington County, Pennsylvania, being Lots Nos. 68 and 69 in the Harrison Plan of Lots, as laid out by A. A. Marshall, S.C. Markell and Robert H. Robinson, and recorded in the Recorders Office of Washington County PARCEL NO.: 440-014-00-01-0010-00; PROPERTY ADDRESS: 518 Lincoln Street, Monongahela, PA 15063

**SHERIFF'S SALE No. 2013-3421**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3421 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 **DECEMBER 6, 2013**

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP 7105 Corporate Drive PTXB-209 Plano, TX 75024 vs. LISA E SUTHERLAND & WILLIAM E SUTHERLAND III, 349 Shirls Avenue, Washington, PA 15301**

ALL That Certain Lot Or Piece Of Ground Situate In The 7TH Ward Of The **City Of WASHINGTON**, County Of Washington And Commonwealth Of Pennsylvania, PARCEL NO: 770-003-00-01-0007-00; PROPERTY ADDRESS: 349 Shirls Ave, Washington Pa 15301

**SHERIFF'S SALE No. 2010-3512**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-35 12 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 **DECEMBER 6, 2013**

**City of Washington Plaintiff vs. Apostolic Faith Chapel of Washington, PA 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 1395 Allison Avenue, Washington, Pennsylvania 15301, tax parcel no. 770-039-00-03-0003-00, Book No. 2029, Page No. 435 in the Office for the Recording of Deeds, Washington County, PA.

**SHERIFF'S SALE No. 2013-3565**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3565 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 **DECEMBER 6, 2013**

**WELLS FARGO BANK, N.A. V. ALLEN L. CRAWFORD, JR**

owner(s) of property situate in **NORTH STRABANE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 122 FULTON ROAD, CANONSBURG, PA 15317-4805 Parcel No. 520-013-15-00-0016-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$184,111.17

**SHERIFF'S SALE No. 2013-3746**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3746 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 **DECEMBER 6, 2013**

**U. S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY) Plaintiff VS. CHRISTOPHER D. KOVAL A/K/A CHRISTOPHER KOVAL DEFENDANT**

PROPERTY BEING KNOWN AS: ALL that certain lot or piece of ground situate in the 7th Ward of the **CITY OF WASHINGTON**, County of Washington and Commonwealth of Pennsylvania, HAVING erected thereon a dwelling known as 119 Woodland Avenue. BEING designated as Parcel No. 770-030-00-01-0007-00. IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

**SHERIFF'S SALE No. 2013-4023**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-4023 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 **DECEMBER 6, 2013**

**Deutsche Bank National Trust Company, as Trustee for the registered holders of GSAMP Trust 2004-HE1, Mortgage Pass Through Certificates, Series 2004-HE1 Plaintiff vs. UNITED STATES OF AMERICA; HEATHER MASSEY & RICHARD D. MASSEY A/K/A RICHARD MASSEY Defendant(s)**

By virtue of a Writ of Execution filed to No. 2013-4023, Deutsche Bank National

Trust Company, as Trustee for the registered holders of GSAMP Trust 2004-11E1, Mortgage Pass-Through Certificates, Series 2004-RE1 v. UNITED STATES OF AMERICA, HEATHER MASSEY, RICHARD D. MASSEY A/K/ARICHARD MASSEY, owners of property situate in Washington County, Washington County, Pennsylvania, being 1322 Overlook Terrace, **Donora, PA** 15033. Assessment Map No.: 240-007-00-05-0004-00 Assessed Value Figure: \$6,719.00 Judgment Amount: \$72,787.20 Improvements Thereon: Residential Property

#### SHERIFF'S SALE No. 2013-4027

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-4027 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 DECEMBER 6, 2013

#### **Household Finance Consumer Discount Company V. Thomas R. Plants**

JUDGMENT AMOUNT \$121,594.37  
ATTORNEY: ANDREW J. MARLEY, Esq., 1581 Main Street, Suite 200, Warrington, PA 18976, (215) 572-8111

All the right, title and interest and claim of THOMAS R. PLANTS of, in and to:

SHORT DESCRIPTION: All that certain lot or piece of ground situate in the **Township of Donegal**, Washington County, having erected thereon a dwelling known as 1228 State Route 40, Claysville, PA 15323.

#### SHERIFF'S SALE No. 2013-4143

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-4143 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 **DECEMBER 6, 2013**

**MNH SUB I, LLC**, 314 S. Franklin Street, 2nd Floor ,P.O. Box 517, Titusville, PA 16354 vs. **BECKY L SULC & JOHN R. SULC** , 507 Hunting Creek Road, Canonsburg, PA 15317

PREMISES: 507 Hunting Creek Road Canonsburg, PA 15317; All That Certain Condominium Property In Glencannon Condominium No.1, A Condominium Located In The Township Of **North Strabane**, County Of Washington And Commonwealth Of Pennsylvania, Being Designated As Tax LD. No. 520-001-09-00-0015-000.

#### SHERIFF'S SALE No. 2012-4161

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4161 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 **DECEMBER 6, 2013**

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME**

**LOANS SERVICING, LP V.  
THOMAS R. ABRAHAMSON**

owner(s) of property situate in the **TOWNSHIP OF CHARTIERS**, WASHINGTON County, Pennsylvania, being 540 BIRCH DRIVE, HOUSTON, PA 15342-1274 ; Parcel No. 170-016-13-00-0007-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$444,321.06

**SHERIFF'S SALE No. 2012-4768**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4768 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 **DECEMBER 6, 2013**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION V. THOMAS R. CAMERON III** owner(s) of property situate in **FALLOWFIELD TOWNSHIP**, WASHINGTON County, Pennsylvania, being 6 RAYMOND STREET, CHARLEROI, PA 15022-3315 Parcel No. 320-007-04-00-0015-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$114,892.54

**SHERIFF'S SALE No. 2012-4950**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4950 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 **DECEMBER 6, 2013**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC V. CHRISTOPHER DEWALT & ROBERTA DEWALT**

owner(s) of property situate in the **TOWNSHIP OF CHARTIERS**, WASHINGTON County Pennsylvania, being 317 HART STREET, HOUSTON, PA 15342-1129; Parcel No. 170-016-07-05-0012-00 (Acreage or street address) ; Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$105,687.93

**SHERIFF'S SALE No. 20 12-5082**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 20 12-5082 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 **DECEMBER 6, 2013**

**WELLS FARGO BANK, N.A. V. MICHAEL A. TERTICHNY**

owner(s) of property situate in **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 205 PROSPECT AVENUE, CHARLEROI, PA 15022-1329; Parcel No. 160-028-00-02-0017-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$50,702.43

**SHERIFF'S SALE No. 2012-5414**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5414 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 **DECEMBER 6, 2013**

**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M TO CHASE HOME FINANCE, LLC V. HEATHER A. WHITE**

owner(s) of property situate in the **BOROUGH OF DONORA BOROUGH, WASHINGTON County, Pennsylvania**, being 201 MODISSETTE AVENUE, DONOPA, PA 15033-1226; Parcel No. 240-036-00-04-0001-00 (Acreage or street address) - Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$65,440.97

**SHERIFF'S SALE No. 2011-5518**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-55 18 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 **DECEMBER 6, 2013**

**CitiMortgage, Inc, Plaintiff, Vs. Joseph Yusko, Defendant.**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Borough of Bentleyville, Washington County,**

Pennsylvania & TAX PARCEL NO.: 040-005-00-00-0024-00; PROPERTY ADDRESS: 232 Beallsville Rd Bentleyville, PA 15314 IMPROVEMENTS: ERECTED THEREON SOLD AS THE PROPERTY OF: Joseph Yusko ATTORNEY'S NAME: Patrick J. Wesner, Esquire

**SHERIFF'S SALE No. 2012-6558**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6558 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 **DECEMBER 6, 2013**

**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION V. MARK E. MILLIGAN**

owner(s) of property situate in the **BENTLEYVILLE BOROUGH, WASHINGTON County, Pennsylvania**, being 116 LINCOLN AVENUE, BENTLEYVILLE, PA 15314-1414; Parcel No. 040-052-00-06-0013-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$56,954.70 Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed

no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution.

**SHERIFF'S SALE 2010- 10106**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010- 10 106 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 **DECEMBER 6, 2013**

**The Bank of New York Mellon f/k/a  
The Bank of New York, as Trustee for  
the Certificateholders CWALT, Inc.,  
Alternative Loan Trust 2006-6CB,  
Mortgage Pass-Through Certificates,  
Series 2006-6CB Plaintiff V. Sean J.  
Joyce and Kimberly A. Joyce  
Defendants**

**ALL THOSE CERTAIN PARCELS OF  
LAND SITUATE IN THE TOWNSHIP  
OF NORTH STRABANE, COUNTY OF  
W A S H I N G T O N   A N D  
C O M M O N W E A L T H   O F  
PENNSYLVANIA, 115 South Spring  
Valley Road, McMurray, Pennsylvania  
15317; Tax I.D. #: 520-003-00-0055-  
09 Improvements consist of a  
Residential Dwelling**

Samuel F. Romano, Sheriff      7)15-3

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