

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

AMES, ELISABETH B., late of East Bethlehem Township, Washington Co., PA; Executor: W. Scott Bower, IV., Market Street, Fredricktown PA 15333; Attorney: Harold V. Fergus, Fergus, Martin & Fergus, 27 South College Street, Washington PA 15301

FARRER, JUANITA L., late of Washington, Washington Co., PA; Executor: James R. Farrer, c/o 775 E. Maiden St., 1st Fl., Washington, PA 15301; Attorney: R. Maureen Myers, 775 East Maiden St., 1st Fl., Washington, PA 15301

FULLERTON, SHEILA C., late of Amity, Washington Co., PA; Executor: William R. Fullerton, 679 Amity Ridge Road, Amity, PA 15311

HUDGKIN, RANDALL, late of Washington, Washington Co., PA; Executrix: Patricia Wisner, 1255 West Wylie Avenue, Washington PA 15301; Attorney: L. Dawn Haber, Akman & Associates, P.C., 345 Southpointe Blvd., Suite 100, Canonsburg PA 15317

HUTCHINSON, THELMA B., late of West Bethlehem Township, Washington Co., PA; Executrix: Eddie Jane Stepp, c/o Stepp Law Offices, 64 N. Richhill St., Ste 101, Waynesburg, PA 15370; Attorney: Kelly A. Stepp, Stepp Law Offices, 64 N. Richhill St., Suite 101, Waynesburg, PA 15370

MAZZIE, ELEANOR M., a/k/a **ELEANOR EVA MUNGAI MAZZIE**, late of North Franklin Township, Washington Co., PA; Executrices: Catherine M. Witsberger, 275 Christy Road, Eighty Four, PA 15330; Deborah S. Mazzie n/k/a Deborah M. Lages, 7 Conestoga Drive, Bethel Park, PA 15102; Attorney: Christopher L. Blackwell, 30 East Beau St., Ste 900, Washington, PA 15301

NAVOSKI, PAULINE L., a/k/a **PAULINE NAVOSKI**, late of McDonald, Washington Co., PA; Executrixes: Jacqueline Lee Reed 126 Majestic Drive, Canonsburg PA 15317; Paula Salvini, PO Box 405, 403 Walnut Street, Midway PA 15060; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 122 South McDonald Street, McDonald PA 15057

REIMER, ALVIN K., late of Carroll Township, Washington Co., PA; Administratrix: Carol A. Pollock, 10 Shelly Way, Monongahela, PA 15063; Attorney: Blane A. Black, 223 Second St., Monongahela, PA 15063

SETTO, SUSANNA R., late of Houston, Washington Co., PA; Executor: Stephen Setto, Jr., 38 Robin Drive, Washington PA 15301; Attorney: Matthew J. Madvay, 30 East Beau Street, Suite 617, Washington PA 15301

STEELE, BYRON C., late of East Finley Township, Washington Co., PA; Executor: B. Rex Steele, 52 Hemlock Lane, Canonsburg, PA 15317; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

VARNER, WILLIAM E., a/k/a **WILLIAM EVERETT VARNER**, late of Claysville, Washington Co., PA; Executrix: Donna M. Varner, 24 Varner Drive, Claysville, PA 15323; Attorney:

M. Scot Curran, 11 South College St., Washington, PA 15301

WEIS, CHARLES H., a/k/a **CHARLES HARRY WEIS**, late of Washington, Washington Co., PA; Executrix: Terry Ann McCaffrey, 104 East Pointe Drive, Washington, PA 15301; Attorney: W. Chad Pociernicki, Sherrard, German & Kelly, PC, 28th Fl.-Two PNC Plaza, 620 Liberty Ave., Pittsburgh, PA 15222

WILKINS, MARY J., a/k/a **MARY J. EBERHART**, late of Smith Township, Washington Co., PA; Executor: Arthur Wilkins, 24 Park Drive, PO Box 28, Atlasburg, PA 15004; Attorney: J.P. Fridy, 3350 Millers Run Road, PO Box 384, Cecil, PA 15321

SECOND PUBLICATION

CHERPAK, ANDREW, late of Chartiers Township, Washington Co., PA; Executrix: Jennifer J. Merriman, 3 Carter Lane, McDonald, PA 15057; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15317

HAMILTON, MARK KARL, a/k/a **MARK HAMILTON**, late of Burgettstown, Washington Co., PA; Administrator: Kevin Hamilton, c/o Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317; Attorney: Steven R. Wolf, 12 North Jefferson Ave., Canonsburg, PA 15317

KELLY, CATHERINE C., late of Monongahela, Washington Co., PA; Executrix: Katherine D. Kelly, 575 Dry Run Road, Monongahela, PA 15063; Attorney: Emily E. Diederich, 125 Technology Dr., Suite 202, Bailey Center I, Southpointe, Canonsburg, PA 15317

MCADOO, HELEN B., late of Washington, Washington Co., PA; Executrix: Rebecca A. McAdoo, 573 Haney Road, Washington, PA 15301; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

MORRIS, BONNIE J., a/k/a **BONNIE JEAN STIMPSON A/K/A BONNIE JEAN MORRIS**, late of Washington, Washington Co., PA; Administrator CTA: Mark William Morris, 122 Heather Drive, Pittsburgh, PA 15209

PAVCIC, JOHANNA E., a/k/a **JOHANNA PAVCIC**, late of Canonsburg, Washington Co., PA; Executrix: Joyce Elish, 500 Circle Lane, Canonsburg, PA 15317; Attorney: John S. Morrow, Jr., Julian Gray Associates, 1187 Thorn Run Ext., Suite 400, Moon Township, PA 15108

ROGAN, SR., MIKE T., a/k/a **MICHAEL THOMAS ROGAN a/k/a MIKE T. ROGAN a/k/a MIKE ROGAN a/k/a MICHAEL T. ROGAN**, late of Fredericktown, Washington Co., PA; Executors: George Anthony Rogan, 28 Piersol Ave., Fredericktown, PA 15333; Michael Thomas Rogan, 3853 Greensburg Pike, Pittsburgh, PA 15221; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WILLIAMS, FRANKLIN DELANO & OPAL MARIE, late of West Bethlehem Township, Washington Co., PA; Administratrices: Helen E. Baker, 4058 Equity Drive, Washington, PA 15301; LouAnn Keister, 251 North Franklin Street, Washington, PA 15301; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Ste 200, Washington, PA 15301

THIRD PUBLICATION

BAKER, MARY ANN, late of Borough of Donora, Washington Co., PA; Executors: Ronald Minnie, Jr., 1219 Oakleigh Valley Drive, Powder Springs, GA 30127; Doris Wade, 941 McKean Avenue, Donora, PA 15033; Attorney:

Mark J. Shire, 1295 Grand Blvd., Suite 103, Grand Plaza, Monessen, PA 15062

COULTER, JAMES A., late of Fallowfield Township, Washington Co., PA; Executrix: Priscilla Dorazio, 65 Scenery Blvd., Monessen, PA 15062; Attorney: Richard C. Mudrick, 300 Fallowfield Ave., Charleroi, PA 15022

ELLIOTT, RODNEY M., late of Morris Township, Washington Co., PA; Executor: Robert H. Elliott, 166 Lemon Hill Road, Prosperity, PA 15329; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Washington, PA 15301

ESHBAUGH, MARION ELIZABETH, a/k/a **MARION LIBBY ESHBAUGH**, late of Canton Township, Washington Co., PA; Executor: John M. Eshbaugh, 35 Hallam Avenue, Washington, PA 15301; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

EVANS, MARY ELIZABETH, late of Donora, Washington Co., PA; Executor: Thomas Anthony Evans, 741 Heslep Ave., Donora, PA 15033; Attorney: Nathan J. Zarichnak, 601 1/2 Broad Avenue, Belle Vernon, PA 15012

FORSBERG, SR., FORREST W., late of McMurray, Washington Co., PA; Executrix: Janet Y. Forsberg, 541 Center Church Road, McMurray, PA 15317; Attorney: D. Scott Lautner, 68 Old Clairton Road, Pittsburgh, PA 15236

FRANKOVICH, EVELYN M., late of Burgettstown, Washington Co., PA; Administrator: Jason Frankovich, 101 D'Anna Drive, Burgettstown, PA 15021; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

JESSEE, FRANK, late of Marianna, Washington Co., PA; Administrators: Patricia Jesse, 415 Wilson Avenue, Washington, PA 15301; Sam H. Jessee, 3500 Perrysville Ave., Pittsburgh, PA 15214

KARLUK, MARGARET ANNE, late of Chartiers Township, Washington Co., PA; Executrices: Cassandra Adams, PO Box 295, Strabane, PA 15363; Christine Karluk, 1950 Roselawn Drive, Toledo, OH 43611; Attorney: Fergus, Martin & Fergus, 27 South College St., Washington, PA 15301

PIACENZA, VERA JEAN, late of Canton Township, Washington Co., PA; Administrator: Barry Piacenza, c/o Goldberg, Kamin & Garvin, LLP, ; Attorney: Robert J. Garvin, 1806 Frick Building, 437 Grant St., Pittsburgh, PA 15219

SHOOK, JOAN S., a/k/a **WILMA JOAN SCOTT SHOOK**, late of Blaine Township, Washington Co., PA; Administrator CTA: Thomas O. Vreeland, 62 E. Wheeling St., Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

TIPPING, JOHN, late of Scenery Hill, Washington Co., PA; Executor: Ernest C. Catanzarite, 44 Lindley Road, Scenery Hill, PA 15360; Attorney: Emily E. Diederich, 125 Technology Dr., Suite 202, Bailey Center I, Southpointe, Canonsburg, PA 15317

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 14th day of February, 2013, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **TRINITY FARMS ALPACAS** with its principal place of business at 18 Commerce St., Avella, PA 15312.

The name(s) and/or address(es) of all persons owning or interested in said business: John Rudland.

Burton D. Morris, Esq.
Penncorp Servicegroup, Inc.
PO Box 1210, 600 N. Second St.
Harrisburg, PA 17108 2)36-1

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 **3 BROS. PROPERTIES, INC.**
Peter K. Darragh, Esq.
PO Box 435 2)36-1
Hickory, PA 15340

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
M A G N U M M I D S T R E A M
MANAGEMENT, INC.

Michael E. Silverman, Esq.

625 Liberty Ave

Pittsburgh, PA 15222

2)36-1

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 **MP & D MANAGEMENT, INC.**

Cohen & Grigsby, P.C.
625 Liberty Ave.
Pittsburgh, PA 15222

2036-1

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 **MIPA MANAGEMENT, INC.**

Cohen & Grigsby, P.C.
625 Liberty Avenue
Pittsburgh, PA 15222

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SHERIFF SALES

Sheriff Sale List

<u>Sale#</u>	<u>PlavDef</u>	<u>Property Location</u>
2012-1634...	The Bank of New York v. Kern	Peters Township
2012-2236...	Bank of America v. Moon	North Strabane Township
2009-2276...	Bank of America v. McGuire	Charleroi
2008-3036...	Bank of New Yori v. Woytovich.....	Donora
2011-3254...	Branch Banking & Trust v. Adkins.....	Canonsburg
2012-3305...	Citimortgage v. Meader.....	Donora
2012-3700...	Bank of America v. Rodgers	Mt. Pleasant Township
2012-4047...	US Bank v. Carter.....	Chartiers Township
2012-4054...	Northwest Savings v. Kyle.....	North Charleroi Borough
2012-4502...	Wells Fargo Bank v. Mazurkiewicz	Canton Township
2011-4669...	First Commonwealth Bank v. Stolze	South Strabane Township
2012-4829...	PHH Mortgage Corp. v. Pierce	Borough of Cokeburg
2012-5516...	US Bank v. Scott	Canton Township
2011-5537...	Pennymac Corp. v. Posciottano.....	Peters Township
2012-6006...	Citimortgage v. Smalley	East Bethlehem Township
2012-6201...	JP Morgan Chase Bank v. Santangelo	North Strabane Township
2012-6486...	Branch Banking & Trust v. McNutt	City of Washington
2012-6556...	Green Tree Servicing v. Trilli.....	Donora
2012-6587...	JP Morgan Chase Bank v. Huntington.....	California Borough
2012-8245...	US Bank v. Randolph	Chartiers Township
2008-9455...	Deutsche Bank v. Frye	Borough of Bentleyville

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.

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, May 8, 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, May 10, 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

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, May 3 2013 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent

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 2012-1634

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-1634 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 MAY 3, 2013

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26 vs. MAEGAN KERN & EDWARD H. KERN

ALL that certain lot or piece of ground situate in Peters Township, County of Washington and Commonwealth of Pennsylvania, being known as Lot No. 336 in The Woodlands Of **Peters Township** Plan No. 3- Amended as recorded in the Recorder's Office of Washington County, Pennsylvania in Plan Book Volume 45, pages 117-118. DESIGNATED as Tax I.D. Number 540-006-19-00-0089-00 in the Deed Registry Office of Washington County, Pennsylvania & HAVING erected thereon a dwelling house known as 313 WALNUT DRIVE, VENETIA, PA 15367. SUBJECT to Declarations, covenants, Restrictions and Conditions

and By-Laws and Rules and Regulations recorded at Instrument No. 200128401; Amendment to Declaration of Covenants, Conditions and Restrictions filed at Instrument No. 200131164, and Restated Declarations of Declarations, Covenants, Restrictions and Conditions and By-Laws and Rules and Regulations recorded at Instrument No. 200219957.

SHERIFF'S SALE 2012-2236

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2236 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 MAY 3, 2013

**Bank of America, N.A. Plaintiff v.
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
JANE L. MOON, DECEASED JANE
L. MOON, DECEASED JOHN F.
MOON, INDIVIDUALLY AND AS
KNOWN HEIR OF JANE L. MOON
By virtue of a Writ of Execution filed
to No. 2012-2236, Bank of America,
N.A. v. UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER JANE L. MOON,
DECEASED, JANE L. MOON,
DECEASED, JOHN F. MOON,
INDIVIDUALLY AND AS KNOWN
HEIR OF JANE L. MOON**

owners of property situate in **North
Strabane Township**, Washington

County, Pennsylvania, being 538 Linden Road, Canonsburg, PA 15317. Assessment Map No.: 520-012-00-00-0020-00 Assessed Value Figure: \$8,174.00 Judgment Amount: \$158,452.18 Improvements Thereon: Residential Property

SHERIFF'S SALE 2009-2276

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009-2276 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 MAY 3, 2013

**BANK OF AMERICA, NA.,
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, - L.P.,
7105 Corporate Drive, PTX C 3,
Plano, TX 75024 vs MICHAEL
McGUIRE, 506 1/2 Meadow Avenue,
Charleroi, PA 15022**

ALL of the following bounded and described land in the **Charleroi Borough**, Washington County, Pennsylvania, more particularly bounded and described as follows: BEGINNING at the northerly 5/8 of Lot No. 244 Section A in the Charleroi Plan of Lots as laid out by the Charleroi Land Company at Plan Book 1, Page 4 and 5, fronting 24 feet on the east side of Meadow Avenue between Fifth and Sixth Streets and extending back of uniform width 115 feet to an alley. UPON which is erected a two story dwelling. UNDER AND SUBJECT TO such exceptions, reservations, covenants, rights-of-way, and conditions as contained in prior instruments in the record chain of title. PARCEL Identification Number. 160-

017-00-02-0018-00. PROPERTY ADDRESS: 506 1/2 Meadow Avenue, Charleroi, Pa 15022

SHERIFF'S SALE No. 2008-3036

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2008-3036 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 MAY 3, 2013

**THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
CWABS, INC., ASSET-BACKED
CERTIFICATES SERIES 2007-2
PLAINTIFF VS ELLEN J.
WOYTOVICH & WILLIAM J.
WOYTOVICH**

ALL that certain parcel or lot of land situate in the **Borough of Donora**, Washington County, Commonwealth of Pennsylvania, being an unmarried lot on a Plan of Survey-for Victory Assembly of God by William G. Dei Cesin, Land Surveyor, as recorded in the Recorder's Office of Washington County at Plan Book Volume 44, Page 74, more particularly bounded and described as follows: BEGINNING at a corner of lands common to lands herein conveyed and now or formerly of Victory Assembly of God Church, Inc., fronting on Thompson Avenue, a fifty (50) foot street; thence along a line of the lands herein conveyed and now or formerly of Victory Assembly of God, North 84 degrees 09 minutes 30 seconds West 202.00 feet to a point; thence along

same South 05 degrees 50 minutes 30 seconds West, a distance of 83.76 feet; thence South 84 degrees 09 minutes 30 seconds East, 202.00 feet to a post; thence North 05 degrees 50 minutes 30 seconds East a distance of 84.00 feet to a point, the place of beginning. Subject to a right of way and easement; excepted and reserved unto Grantor for ingress and egress to Grantor property, over the existing driveway area noted on the aforesaid recorded Plan of Survey by William G. Dci Cesin dated November 16, 2001, said driveway being approximately eighteen (18) feet in width and running parallel along the boundary line of the property herein. Being part of the same premises which Most Reverend Donald W Wuerl, Bishop of the Roman Catholic Diocese of Pittsburgh, Successor Trustee for the Roman Catholic Congregation of the former St. Charles Church, by Deed dated March 24, 1994 and recorded March 25, 1994 in Washington County in Deed Book Volume 2573, Page 314, conveyed unto Victory Assembly of God Church, Inc., in fee.

Parcel ID # Parcel ID: 240-016-00-04-0004-01 BEING KNOWN AS 735 THOMPSON AVENUE, DONORA PA 15033

SHERIFF'S SALE No. 2011-3254

By virtue of a WPJT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-3254 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 MAY 3, 2013

BRANCH BANKING AND TRUST COMPANY V. RICHARD A. ADKINS

owner(s) of property situate in the **BOROUGH OF CANONSBURG**, 3 RD, Washington County, Pennsylvania, being (Municipality) 225 SOUTH JEFFERSON AVENUE, CANONSBURG, PA 15317-1506 Parcel No. 110-018-00-03-0013-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$80,861.31

SHERIFF'S SALE No. 2012-3305

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3305 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 MAY 3, 2013

CITIMORTGAGE, INC. V. RUSSELL E. MEADER

Owner(s) of property situate in the **BOROUGH OF DONORA**, Washington County, Pennsylvania, being (Municipality) 67 KENRIC AVENUE, DONORA, PA 15033-1421 Parcel No. 240-032-00-02-0023-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$44,765.35

SHERIFF'S SALE No. 2012-3700

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3700 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 MAY 3, 2013

Bank of America, N.A. Plaintiff v. AMY ROGERS AKA AMY JOANNE ROGERS AKA AMY J. ROGERS & RICHARD ROGERS AKA RICHARD D ROGERS

By virtue of a Writ of Execution filed to No. 2012-3700, Bank of America, N.A. v. AMY ROGERS AKA AMY JOANNE ROGERS AKA AMY S. ROGERS, RICHARD ROGERS AKA RICHARD D ROGERS, , owners of property situate in **Township of Mt. Pleasant**, Washington County, Pennsylvania, being 177 Main Street, Hickory, PA 15340. Assessment Map No.: 460-007-00-00-0048-01 Assessed Value Figure: \$16,463.00 Judgment Amount: \$154,412.38 Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2012-4047

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4047 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 MAY 3, 2013

U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN INTEREST TO WACHOVIA BANK, N.A. AS TRUSTEE FOR PARKPLACE SECURITIES, INC. ASSET-BACKED

PASS-THROUGH CERTIFICATES, SERIES 2004 - W W F 1 V. LAWRENCE CARTER, JR

owner(s) of property situate in the **TOWNSHIP OF CHARTIERS**, Washington County, Pennsylvania, being (Municipality) 349 CHERRY AVENUE, HOUSTON, PA 15342-1601 Parcel No. 170-006-04-09-0005-00 (Acreage or street address) Improvements thereon: **RESIDENTIAL DWELLING** Judgment Amount: \$96,930.51

SHERIFF'S SALE No. 2012-4054

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4054 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 MAY 3, 2013

NORTHWEST SAVINGS BANK, Plaintiff, vs: PAULA R. KYLE, Defendant.

EXECUTION NO.: 2012-4054 E.D. ALL THE RIGHT, TITLE AND INTEREST OF PAULA R. KYLE OWNERS OR REPUTED OWNERS. SHORT DESCRIPTION **Borough of North Charleroi, Cty of Washington & Cmwlth of PA. HET a dwg k/a 604 Conrad Avenue, Charleroi, PA 15022.** Parcel No. 500-007-00-01-0001-00.

SHERIFF'S SALE No. 2012-4502

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4502 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 MAY 3, 2013

WELLS FARGO BANK, N.A. v. TERESA MAZURKIEWICZ & JOZEF MAZURKIEWICZ

owner(s) of property situate in the **TOWNSHIP OF CANTON**, Washington County, Pennsylvania, being (Municipality) 539 MALONE RIDGE ROAD, WASHINGTON, PA 15301-9358 Parcel No. 120-008-00-00-0017-01 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$153,221.73

SHERIFF'S SALE No. 2011-4669

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-4669 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 MAY 3, 2013

FIRST COMMONWEALTH BANK, successor by merger to LAUREL SAVINGS BANK, Plaintiff, vs. BRIAN R. STOLZE and HALLE D. STOLZE, Defendants.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF BRIAN R. STOLZE AND HALLE D. STOLZE, OF, IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY: ALL THAT CERTAIN LOT OF GROUND SITUATE IN **SOUTH STRABANE**

TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, COMMONLY K/A 1355 N. MAIN STREET, WASHINGTON, PA 15301, TAX PARCEL NO. 600-004-07-01-0007-00.

SHERIFF'S SALE No. 2012-4829

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4829 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2013

PHH MORTGAGE CORPORATION v. JEFFREY W. PIERCE

owner(s) of property situate in **COKEBURG BOROUGH**, Washington County, Pennsylvania, being (Municipality) 36 ADAMS STREET, COKEBURG, PA 15324 Parcel No- 200-012-00-00-0004-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$51,438.62

SHERIFF'S SALE No. 2012-5516

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5516 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 MAY 3, 2013

US BANK & ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE (SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION) AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-7 v. PHILIP A. SCOTT A/K/A PHILLIP A. SCOTT & LISA M. SCOTT

owner(s) of property situate in **CANTON TOWNSHIP**, Washington County, Pennsylvania, being (Municipality) 140 SHADY LANE, WASHINGTON, PA 15301-2534 Parcel No. 120-013-02-00-0002-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$109,156.18

SHERIFF'S SALE No. 2011-5537

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-5537 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 MAY 3, 2013

PENNYMAC CORP. V. MAURICE A. PISCIOTTANO & LAUREL K. PISCIOTTANO

owner(s) of property situate in the **TOWNSHIP OF PETERS**, Washington County, Pennsylvania, being (municipality) 305 SUGARWOOD DRIVE, VENETIA, PA 15367-2333

Parcel No. 1: 540-005-17-00-0002-00
Parcel No. 2: 540-005-17-00-0019-00
Parcel No. 3: 540-005-17-00-0001-00
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$2,537,287.90

SHERIFF'S SALE No. 2012-6006

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6006 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 MAY 3, 2013

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. V. GEORGE SMALLEY

owner(s) of property situate in the **TOWNSHIP OF EAST BETHLEHEM**, Washington County, Pennsylvania, being (Municipality) 1 BLANCHE ROAD, FREDERICKTOWN, PA 15333 Parcel No. 260-012-00-01-0004-00 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$69,739.00

SHERIFF'S SALE No. 2012-6201

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6201 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
MAY 3, 2013

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff, vs ISADORE
SANTANGELO AND LISA S.
SANTANGELO,**

ALL THE FOLLOWING DESCRIBED
REAL ESTATE SITUATED IN THE
**TOWNSHIP OF NORTH
STRABANE, COUNTY OF
WASHINGTON, AND
COMMONWEALTH OF
PENNSYLVANIA.** HAVING
ERECTED THEREON A DWELLING
BEING KNOWN AND NUMBERED
AS 128 FOXCHASE DRIVE,
CANONSBURG, PENNSYLVANIA
15317. INSTRUMENT NUMBER
200728408, PARCEL NUMBER 520-
001-24-00-0004-01.

(Acreage or street address).
Improvements thereon: RESIDENTIAL
DWELLING Judgment Amount:
\$89,082.61

SHERIFF'S SALE No. 2012-6556

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2012-6556 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
MAY 3, 2013

**GREEN TREE SERVICING, LLC,
332 Minnesota Street, Suite 610, St.
Paul, MN 55101 vs. KEITH A.
TRILLI & DENA M TRILLI, 527
Castner Avenue, Donora, PA 15033**

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2012-6486 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
MAY 3, 2013

**BRANCH BANKING AND TRUST
COMPANY V. MARTIN G. McNUTT
& LORIANNE McNUTT**

owner(s) of property situate in **CITY OF
WASHINGTON, 6TH WARD,**
Washington County, Pennsylvania, being
(Municipality) 50 SEMINOLE
AVENUE, WASHINGTON, PA 15301-
4330 Parcel No. 760-017-00-01-0008-00

All That Certain Parcel Of Land Situate
In **Donora Borough**, Washington
County, Pennsylvania, Known And
Designated As The Northern One-Half
Of Lot Number 7 In Block Number 36
Lying Between Fifth And Sixth Streets,
Fronting On Castner Avenue 20 Feet
And Running Back Preserving The
Same Width To Hickory Alley, More
Particu1arly Bounded And Described As
Follows: Beginning At A Point On The
West Side Of Castner Avenue Between
Lots Numbered 7 And 8 In Aforesaid
Block Numbered 36 And Running
Westwardly Along The Southerly Line
Of Lot Numbered 8 Aforesaid 150 Feet
To A Point On Hickory Alley; Then
Southwardly Along The Easterly Line
Of Hickory Alley 20 Feet To A Point;
Then Eastwardly 150 Feet To A Point
On The Westerly Side Of Castner
Avenue; Then Northwardly Along The

Westerly Line Of Castner Avenue To The Place Of Beginning. Property Address: 527 Castner Avenue, Donora PA 15033 Parcel#:240-018-00-01-009-00

SHERIFF'S SALE No. 2012-6587

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6587 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 MAY 3, 2013

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK c/o 3415 Vision Drive, Columbus OH 43219 vs. LORETTA HUNTINGTON & F R A N C I S S H E R M A N HUNTINGTON II, 206 Fifth Street, California PA 15419

ALL that certain piece or parcel of land situate in the **Borough of California**, Washington County, Pennsylvania, described as follows: BEGINNING on the North side of Fifth Street at the line dividing lots numbered 244 and 245 of the General Plan of said Borough; thence in a Westerly direction along the North side of Fifth Street 56 feet; thence in a Northerly direction on line parallel with Union Street 48 feet; thence in an Easterly direction on a line parallel with

Fifth Street 10 feet; thence in a Northerly direction on a line parallel with said Union street 102 feet to Cherry Alley; thence in an Easterly direction along said Cherry Alley 46 feet to the line dividing lots numbered 244 and 245; thence along the line of said lot number 244; 150 feet to the said Fifth Street the place of beginning. Being part of lot number 245 and apart of lot number 246 of the General Plan of the said Borough of California. UPON said premises is erected a two story frame dwelling house. BEING designated as Tax Parcel I.D. No.: 080-009-00-01-0012-00. Property Address: 206 Fifth Street, California, PA 15419

SHERIFF'S SALE No. 2012-8245

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-8245 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 MAY 3, 2013

U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF vs. SHAWN R. RANDOLPH, DEFENDANT(S)

ALL THAT CERTAIN lot of ground situate in **Chartiers Township**, Washington County, Pennsylvania, being Lot 8, Walter Willison Plan of Lots, Washington County Plan Book 6, Pages 109-110. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1358 HENDERSON AVENUE, WASHINGTON, PA 15301

TAX PARCEL: 170-019-02-04-0013-00
Reference Washington County
Instrument No. 2010-05032. SUBJECT
to sanitary sewer line right of way to
Chartier Township.

SHERIFF'S SALE 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
MAY 3, 2013

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR MORGAN STANLEY
MORTGAGE ABS-CAPITAL I, INC.
TRUST 2004-11E7 V. DIANA K.
FRYE**

owner(s) of property situate in the
BOROUGH OF BENTLEYVILLE,
Washington County, Pennsylvania, being
(Municipality) 201 THIRD STREET,
BENTLEYVILLE, PA 15314-1226
Parcel No. 040-053-00-01-0016-00
(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING Judgment Amount:
\$87,228.95

Samuel F. Romano, Sheriff 7)36-3