

## 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

**BEDILLION, ROWENA R.**, late of Mount Pleasant Township, Washington Co., PA; Executrix: Lori A. Wagner, c/o 775 East Maiden Street, Washington, PA 15301; Attorney: R. Maureen Myers & Dorothy A. Milovac, 775 East Maiden St., 1st Floor, Washington, PA 15301

**BOUT, DAVID RUSSELL**, late of West Middleton Borough, Washington Co., PA; Administrator: John Bout, 819 Londonderry Drive, Castle Shannon, PA 15234; Attorney: Stephen J. Taczak, 23 East Beau Street, Washington, PA 15301

**DAVIS, LOIS J. ROBERTS**, late of Canton Township, Washington Co., PA; Executrix: Mrs. Beth A. Shriver, 252 Newman Road, Claysville, PA 15323; Attorney: Frank C. Roney, Jr., 382 West Chestnut Street, Ste 102, Washington, PA 15301

**HARRIS, DALE F.**, late of Burgettstown, Washington Co., PA; Executrices: Anna Harris, 6 Bucey Road, Burgettstown, PA 15021; Sara A. Gasser, 401 Wood St., 3rd Fl., Pittsburgh, PA 15222; Attorney: Sara A. Gasser, 401 Wood St., 3rd Fl., Pittsburgh, PA 15222

**KUBIC, DAVID A.**, late of Monongahela, Washington Co., PA; Administrator: Alexander Kubic, Jr., c/o Thomas B. Kostolansky, 617 McKean Avenue, Donora, PA 15033; Attorney: Thomas B. Kostolansky, 617 McKean Avenue, Donora, PA 15033

**PORTER, MABEL VIRGINIA**, late of Claysville, Washington Co., PA; Administrator: Patrick Mounts; Attorney: Susan P. Moser, 150 Main St., PO Box 371, Claysville, PA 15323

**STEPHENS, SCOT**, a/k/a **SCOT CLAIR STEPHENS**, late of City of Washington, Washington Co., PA; Executors: Casey C. Stephens, 250 Allison Ave., Washington, PA 15301; Melissa E. Long, 7028 Fairmont Pike Rd., Moundsville, PA 26041; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Washington, PA 15301

**SUHAYCEK, JR., JOHN**, a/k/a **JOHN SUHAYCEK**, late of McMurray, Washington Co., PA; Executrix: Anne Marie Hayes, 1206 Island Place E., Memphis, TN 38103; Attorney: Gary J. Gushard, Tucker Arensberg, PC, 1500 One PPG Place, Pittsburgh, PA 15222

**WHITE, EVA D.**, a/k/a **EVA DALE WHITE**, late of Washington, Washington Co., PA; Executor: James L. White, 33 Ferris Lane, Fredericktown, PA 15333

### SECOND PUBLICATION

**BAZANT, BETTY A.**, late of Washington, Washington Co., PA; Executor: Robert S. Bazant, 218 Canterwood Drive, Venetia PA 15367; Attorney: James H. McCune, Bowles Rice LLP, 6000 Town Center Blvd. Suite 210, Canonsburg PA 15317

**GAUS, RAYMOND K.**, a/k/a **RAYMOND KENNETH GAUS**, late of Amwell Township, Washington Co., PA; Executrix: Peggy R. Hickman, 1257 Allison Avenue, Washington PA 15301; Attorney: Thomas O. Vreeland, Bassi Vreeland & Associates, P.C., 62 East Wheeling Street, Washington PA 15301

**LONGWILL, FRANK T.**, late of Peters Township, Washington Co., PA; Executrix: Tamara L. Ritter, 218 Hemlock Drive, Canonsburg, PA 15317; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Ste 200, Washington, PA 15301

**STEWART, DOROTHY D.**, late of the Borough of Roscoe, Washington Co., PA; Administrators: Darcy Lee Henry; 1071 Graham Avenue, Monessen PA 15062, Robert J. Stewart; PO Box 127, Allenport PA 15412; Attorney: Mark J. Shire, Shire Law Firm, 1295 Grand Boulevard, Suite 103, Grand Plaza, Monessen PA 15062

**THOMPSON, MARY JANE**, a/k/a **MARY J. THOMPSON**, late of South Strabane Township, Washington Co., PA; Executor: Joshua James Hatfield, 375 Franklin Farms Road, Washington, PA 15301

### THIRD PUBLICATION

**ARRIGO, JOSEPHINE**, late of Charleroi Borough, Washington Co., PA; Administrator: Michael T. Arrigo, c/o Thomas B. Kostolansky, ; Attorney: Thomas B. Kostolansky, 617 McKean Avenue, Donora, PA 15033

**BALAS, MARGARET**, late of Donora Borough, Washington Co., PA; Executor: John Balas, c/o Thomas B. Kostolansky; Attorney: Thomas B. Kostolansky, 617 McKean Avenue, Donora, PA 15022

**BEDILLION, WINNIE K.**, late of City of Washington, Washington Co., PA; Executrix: Sandra S. Boyd, 8283 Amsterdam Road SE, Amsterdam, OH 43903; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Washington, PA 15301

**CAMPBELL, THELMA**, a/k/a **THELMA I. CAMPBELL**, late of McDonald, Washington Co., PA; Executor: Michael Allison, 40 Meadow

Road, Burgettstown, Pa 15021; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 122 South McDonald Street, McDonald, PA 15057

**DUCSAY, ELIZABETH**, late of Washington Co., PA; Executor: James Ducsay, 2240 State Route 168, Georgetown, PA 15043; Attorney: Kevin M. Hanley, 428 Washington Avenue, 2nd Fl., Carnegie, PA 15106

**GOLASKI, JOHN L.**, a/k/a **JOHN LAWRENCE GOLASKI**, late of South Strabane Township, Washington Co., PA; Executor: Michael Jerome Golaski, 982 E. Beau St., Washington, PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Washington, PA 15301

**GRAFF, JEAN L.**, late of Canonsburg, Washington Co., PA; Executrix: Mildred Kifer, c/o Frank C. Roney, Jr., 382 W. Chestnut St., Suite 102, Washington, PA 15301; Attorney: Edward C. Morascyzk, Frank C. Roney, Jr., 382 West Chestnut St., Ste 102, Washington, PA 15301

**GREENLEE, DONALD E.**, late of Burgettstown, Washington Co., PA; Executrix: Sheryl Vuich, c/o Michael D. Flynn & Assoc., ; Attorney: Daniel M. Flynn, Michael D. Flynn & Assoc., 2770 South Park Road, Bethel Park, PA 15102

**JONES, HELEN T.**, a/k/a **HELEN JONES**, late of Washington Co., PA; Executrix: Darlene Campbell, 976 Drift Ridge Road, Spraggs, PA 15362; Attorney: Timothy N. Logan, 54 N. Richhill Street, Waynesburg, PA 15370

**NOLIN, ROSELLA HUTCHISON**, a/k/a **ROSELLA H. NOLIN**, late of East Finley Township, Washington Co., PA; Executrix: Susan Nolin Shopland, 688 Plum Street, Indiana, PA 15701; Attorney: Cary D. Jones, Marriner, Jones & Firsch, 30 East Beau St., Suite 800, Washington, PA 15301

**STARINSKY, CHARLES M.**, late of Canonsburg, Washington Co., PA; Executrix: Diane Starinsky, 320 Summit Ave., Canonsburg, PA 15317; Attorney: Mary Chmura Conn, Tershel & Associates, 55 South Main St., Washington, PA 15301

## CORPORATION NOTICES

### DISSOLUTION NOTICE

Notice is hereby given to all persons interested or who may be affected by **Washington Financial Services, Inc.** a Pennsylvania corporation, that the corporation and its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988.

Ryan Welsch, Esq.

Bowles Rice, LLP

6000 Town Center Blvd., Suite 210

Canonsburg, PA 15317 2)6-1

### CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on August 11, 2014 under the Limited Liability Company Law of 1994, for **PENN REAL ESTATE ADVERTISING, LLC**. The registered office is 18 Baltimore Avenue, Eighty Four, PA 15330, Washington County, PA. James P. Liekar, Esq.

Attorney for Applicant

38 West Pike St.

Canonsburg, PA 15317

724-745-0557

2)6-1

### 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 16th day of July, 2014, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **INITIATIVE GAMING** with its principal place of business at 224 Greenwood Drive, Canonsburg, PA 15317.

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

Burton D. Morris, Esq.

PennCorp Servicegroup, Inc.

PO Box 1210, 600 N. Second St.

Harrisburg, PA 17108 2)6-1

### CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on July 24, 2014 for a limited liability company established under the provisions of the Business Corporation Law for **CAREER FOCUS, LLC**.

The Registered office is 4016 Bentwood Drive, Canonsburg, PA 15317.

Karen Hassinger, Esq.

30 East Beau St., Suite 415

Washington, PA 15301 2)6-1

**CLASSIFIED**Deputy Court Administrator –  
Budget & Procurement

The 27<sup>th</sup> Judicial District of PA, Washington County, is seeking candidates for Deputy Court Administrator. This state-level position is responsible for preparing & monitoring twenty-four dept budgets & compiling state budgets for Washington County court-related offices. Responsibilities also include acquiring & monitoring all court-related purchases & capital expenditures, managing & scheduling court reporters, & ensuring the timely filings of guardianship accountings in Orphans' Court.

Minimum requirements: BS degree in Business or Public Administration, or closely related field; & Two years of experience in varied professional office mgmt or staff work including experience in budgeting & procurement.

Visit our website at [www.pacourts.us](http://www.pacourts.us) for additional information & to apply. AOPC – HR, PO Box 61260, Harrisburg, PA 17106. EOE3) 3)6-1

**MISCELLANEOUS**

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY,  
PENNSYLVANIA  
GD 2014-5159

IN RE: Petition of Van Voorhis Brem  
for change of name to **Laura Van  
Voorhis Brem**

To all persons interested:

Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed October 29, 2014, at

9:15 A.M. Courtroom #6, Washington County Courthouse, 1 South Main Street, Washington, PA 15301, as the time/place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as requested.

Peter A. Smith, Esq.

Smith & Smith

Southpointe Plaza I, Suite 450

400 Southpinte Blvd.

Canonsburg, PA 15317

(724)916-0178

Attorney for Petitioner

4)6-1

**REAL ESTATE**

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW  
No. 2014-717

**CITIMORTGAGE, INC., S/B/M TO  
CITIFINANCIAL MORTGAGE  
COMPANY, INC., F/K/A FORD  
CONSUMER DISCOUNT  
COMPANY** Plaintiff

vs.

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

**NOTICE**

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

You are hereby notified that on February 7, 2014, Plaintiff, CITIMORTGAGE, INC., S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A FORD CONSUMER DISCOUNT COMPANY, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County Pennsylvania, docketed to No. 2014-717. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 113 WASLER WAY, WASHINGTON, PA 15301-4071 whereupon your property would be sold by the Sheriff of WASHINGTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU**

**WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Notice to Defend:

**WASHINGTON COUNTY  
SOUTHWESTERN PA LEGAL AID  
SOCIETY**

**10 WEST CHERRY AVENUE**

**Washington, PA 15301**

**(724) 225-6170**

**Lawyer Referral Service**

**Washington County Bar Association**

**119 South College Street**

**Washington, PA 15301**

**(724) 225-6710**

**6)6-1**

## SHERIFF SALES

### Special Notice On Real Estate Sales Sheriff's Rule

Tax collectors, attorneys and solicitors who file tax statements, lien 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, October 3, 2014 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, October 8, 2014 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day

of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, October 10, 2014 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office

at the Courthouse Square, 100 West Beau Street, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty 30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

Sheriff Sale List

<u>Sale#</u>	<u>PlavDef.....</u>	<u>Property Location</u>
2012-55 .....	US Bank v. Robison .....	Borough of New Eagle
2011-235 ....	Wells Fargo Bank v. Gabor .....	Canonsburg
2014-805 ....	Nations Tar Mortgage v. Pitcher .....	Canonsburg
2010-854 ....	Santander Bank v. Krynak .....	Hanover Township
2014-904 ....	Bank of New York v. Dunn .....	Borough of Burgettstown
2014-1068 ...	21 Mortgage Corpl, Hathaway .....	Buffalo Township
2014-1191 ...	PNC Bank v. Campbell .....	Union Township
2014-1215 ...	HSBC Bank v. Danley .....	Union Township
2013-1290 ...	Wells Fargo Bank v. Molek .....	Centerville
2014-1438 ...	CitiMortgage v. Watson .....	New Eagle Borough
2014-1537 ...	Bank of New York Mellon v. McGowan .	South Franklin Township
2014-1839 ...	Federal National Mortgage v. Prengaman	Carroll Township
2014-1888 ...	LVN Corporation v. Greene .....	Ellsworth Borough
2014-2032 ...	PHH Mortgage v. Haight .....	North Franklin Township
2014-2128 ...	Wells Fargo Bank v. Coleman .....	Washington
2014-2398 ...	US Bank v.Dennis.....	Peters Township
2014-2418 ...	PNC Bank v. Moore .....	North Franklin Township
2014-2807 ...	US Bank v. Dillie.....	North Franklin Township
2013-3041 ...	Pennymac Corp v. Cole.....	Union Township
2013-3439 ...	Wells Fargo v. Beatty .....	Blaine Township
2013-3856 ...	US Bank v. Hewitt .....	East Pike Run Township
2013-3889 ...	Wells Fargo v. Yackuboskey .....	Cecil Township
2013-4335 ...	First National Bank v. Adams.....	North Strabane Township
2013-5042 ...	Wells Fargo Bank v. Meehan .....	Monongahela
2013-5115 ...	Bank of America v. Dean .....	Donegal Township
2013-5668 ...	JP Morgan Chase Bank v. Grodes .....	Cecil Township
2013-6450 ...	Bank of New York v. Solties .....	Cecil Township
2013-6885 ...	Bank of America v. Hennessey .....	Borough of Bentleyville
2013-7077 ...	JP Morgan Chase Bank v. Arnold .....	Amwell Township

**SHERIFF'S SALE No. 2012-55**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-55 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF2, Plaintiff, vs. KENNETH W. ROBISON JR.; BILLIE JO ROBISON; Defendant(s).**

ALL that certain lot or parcel of ground situate in the **Borough of New Eagle**, County of Washington, and Commonwealth of Pennsylvania. BEING KNOWN AS 120 4TH AVENUE, NEW EAGLE, PA 15067-1502. Tax Parcel I. D.: 480-024-00-02-0006-00

**SHERIFF'S SALE No. 2011-235**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-235 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., Plaintiff, vs. Craig S. Gabor; Dana Q. Gabor; Defendant(s).**

ALL that certain lot or parcel of ground situate in the **Canonsburg**, County of Washington, and Commonwealth of Pennsylvania. BEING known as 533 Chartiers Avenue, Canonsburg, PA 15317. Tax Parcel I.D.: 090-015-00-03-001500 AND 090-015-00-03-001400

**SHERIFF'S SALE No. 2014-805**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-805 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**NATIONS STAR MORTGAGE LLC  
350 Highland Drive, Lewisville, TX  
75067 vs. BRIAN P. PITCHER**

PREMISES: 202 Smithfield Street, **Canonsburg**, PA 15317 BEING designated as Tax Parcel No. 110-039-00-02-0004-00.

**SHERIFF'S SALE No. 2010-854**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-854 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**Santander Bank, N.A., Formerly Known as Sovereign Bank V. Thomas Michael Krynak Thomas Krynak**

owner(s) of property situate in the **TOWNSHIP OF HANOVER**, WASHINGTON County, Pennsylvania, being 34 Campbell Road, a/k/a 34 Campbell Drive, Burgettstown. PA 15021-2708 Parcel No. 340-030-00-00-0023-01 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$80,320.70

**SHERIFF'S SALE No. 2014-904**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-904 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**THE BANK OF NEW YORK MELLON**, as Trustee for **CIT Mortgage Loan Trust 2007-1**, vs. **CHARLES W. DUNN and BARBARA ANN DUNN** JUDGMENT AMOUNT: **\$74,272.85** ATTORNEY: The Law Offices of **Barbara A. Fein, P.C., 721 Dresher Road, Suite 1050 Horsham, PA 19044**

Municipality: **Burgettstown Borough** Property located at: 37 Center Avenue Improvements: Detached, Single Family, Residential Dwelling WASHINGTON COUNTY TAX MAP NUMBER 070-013-00-01-0015-00

**SHERIFF'S SALE No. 2014-1068**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1068 issued out of the COMMON

PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**21st MORTGAGE CORPORATION, Plaintiff vs. BENJAMIN L. HATHAWAY, as Mortgagor and Real Owner and LISA HATHAWAY, as Mortgagor, Husband and Wife Defendants**

Address of property to be sold: 477 Rural Valley Road, Claysville, **Buffalo Township** Washington County, PA ALL THAT CERTAIN tract of land situate in Buffalo Township, County of Washington and Commonwealth of Pennsylvania, which is drawn as Lot 2 on the Ruby F. Hathaway Revocable Living Trust Subdivision No. 1 of Mounts Engineering, dated March 13, 2012 which is recorded in Washington County at Instrument Number 201215336. Having thereon erected a 76 x 28 2013 Commodore Manufactured Home. PARCEL ID #060-001-00-00-0019-02

**SHERIFF'S SALE No. 2014-1191**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1191 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**



**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK 3232 Newmark Drive Miamisburg, OH 45342 vs. TAMMY M. CAMPBELL**

All that certain lot or piece of ground situate in the **Township of Union**, County of Washington and Commonwealth of Pennsylvania<sup>7</sup> being bounded and described as follows, to-wit: Parcel No. 640-003-00-00-0072-00 Property Address: 198 McChain Road, Finleyville, PA 15332

**SHERIFF'S SALE No. 2014-1215**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-12 15 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**HSBC Bank USA, N.A. V. William C. Danley and Sandra L. Danley**

JUDGMENT AMOUNT \$136,534.19  
ATTORNEY: M. Troy Freedman, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976  
All that certain lot, parcel or piece of ground, hereby designated as Unit "B" being a part of Lot 109 in Tuscany Estates Phase One, as recorded in Plan Book Volume 44, Pages 819-822, situate in **Union Township**, Washington County, Pennsylvania being known as 117 Cinque Terra Place, Finleyville, PA 15332 I.D. NO. 640-009-03-00002402.

**SHERIFF'S SALE No. 2013-1290**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1290 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc., Plaintiff, vs. John M. Molek; Tonya R. Molek; Defendant (s).**

ALL that certain lot or parcel of ground situate in the **Centerville**, County of Washington, and Commonwealth of Pennsylvania. BEING known as 3119 National Pike, Richeyville, PA 15427. Tax Parcel I.D.: 1540020001003800

**SHERIFF'S SALE No. 2014-1438**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1438 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**CitiMortgage, Inc. Plaintiff, vs. Beatrice K. Watson & Michael Watson Defendants**

ALL THAT CERTAIN piece, parcel or lot of land situate in **New Eagle**

**Borough, Washington County, Pennsylvania TAX PARCEL NO.: 480-002-00-03-0014-00 PROPERTY ADDRESS: 143 Chess Street New Eagle, PA 15067 IMPROVEMENTS: ERECTED THEREON**

**SHERIFF'S SALE No. 2014-1537**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1537 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**The Bank of New York Mellon, f/k/a The Bank of New York as successor to JP Morgan Chase Bank, N.A. as Trustee for Asset Backed Funding Corporation, Asset backed Certificates, series 2005-HE1 Plaintiff v. KIRK ALAN DEAN, ROBIN R. DEAN F/K/A ROBIN McGOWAN A/ K/A ROBIN R. McGOWAN aka ROBIN RENEE McGOWAN; DANIEL McGOWAN A/K/A DANIEL G McGOWAN Defendant (s)**

owners of property situate in **South Franklin Township**, Washington County, Pennsylvania, being 149 Vaneal Road, Washington, PA 15301. Assessment Map No.: 590-010-00-00-0006-00 Assessed Value Figure: \$8,395.00 Judgment Amount: \$108,877.09 Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2014-1839**

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

2014-1 839 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff VS. RONALD J. PRENGAMAN AND TONI MARIE PRENGAMAN Defendant(s)**

All that certain piece or parcel of land situate in **Carroll Township**, Washington County, Pennsylvania, PREM: 124 Briarwood Drive, Monongahela, PA 15063 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling PARCEL IDENTIFICATION NO: 130-006-10-03-0025-00

**SHERIFF'S SALE No. 2014-1880**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1880 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**LNV Corporation Plaintiff, vs. Charlene M Greene, aka Charlene M Hazi; Daniel Glenn Greene, Defendants**

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

Pennsylvania TAX PARCEL NO.: 040-005-00-00-0038-00 310-014-00-00-009-00 PROPERTY ADDRESS: 332 Beallsville Road Bentleyville, PA 15314 IMPROVEMENTS: ERECTED THEREON

**SHERIFF'S SALE No. 2014-2032**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2032 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**PHH Mortgage Corporation, fka Cendant Mortgage Corporation V. Melissa A. Haught & Brian D. Haught**

owner(s) of property situate in the **NORTH FRANKLIN TOWNSHIP**, WASHINGTON County, Pennsylvania, being 2976 West Chestnut Street, Washington, PA 15301-2546 Parcel No. 510-001-04-02-0003-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$59,683.76

**SHERIFF'S SALE No. 2014-2128**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2128 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**WELLS FARGO BANK, N.A., AS TRUSTEE ON BEHALF OF LAKE COUNTRY MORTGAGE LOAN TRUST 2005-HE1 Plaintiff vs. Sequoia Edwards, Personal Representative of the Estate of Barbara A. Coleman a/k/a Barbara Anne Coleman, Deceased Defendant (s)**

ALL THE RIGHT, TITLE AND INTEREST OF Sequoia Edwards, Personal Representative of the Estate of Barbara A. Coleman aka Barbara Anne Coleman, Deceased, OWNERS OR REPUTED OWNERS. ALL THAT CERTAIN lot or piece of ground situate in the 2nd Ward of the City of Washington, Washington County, Pennsylvania. BEING KNOWN AS: 127 Hall Avenue, Washington, PA 15301 TAX PARCEL NO.: 720-008-00-02-0005-00

**SHERIFF'S SALE No. 2014-2398**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2398 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, AS SUCCESSOR TO LASALLE BANK, N.A AS TRUSTEE FOR THE HOLDERS OF MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET - BACKED CERTIFICATES SERIES 2006-FF1**

**c/o 350 Highland Drive, Lewisville,  
TX 75067 vs DAVID DENNIS**

All that certain parcel of land situated in the **Township of Peters**, Washington County, State of Pennsylvania Tax ID: 540-005-08-00-0005-00 BEING KNOWN AS: 105 Mill Stream Court, Venetia PA 15367

**SHERIFF'S SALE No. 2014-2418**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2418 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**PNC BANK, NATIONAL ASSOCIATION, successor by merger to NATIONAL CITY BANK, Plaintiff, vs. MARY R. MOORE, Defendant.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIMS OF MARY R. MOORE, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY: A.T.C. LOT OR PIECE OF GROUND SIT. N **NORTH FRANKLIN TWP.**, WASHINGTON COUNTY, PA, BEING MORE FULLY DESC'D IN DBV 2034, PG 88. KNOWN AS 575 McELREE RD. WASHINGTON, PA. WASHINGTON COUNTY TAX I.D. NO. 510-003-00-00-0029-00

**SHERIFF'S SALE No. 2014-2807**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2807 issued out of the COMMON

PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. BOBBI JO DILLIE AND CHAD E. DILLIE, DEFENDANT(S)**

ALL THAT CERTAIN lot or piece of ground situate in the **Township of North Franklin**, County of Washington and Commonwealth of Pennsylvania, being Lot No. 20 in Franklin Farms Plan No. 7, recorded in Washington County Plan Book 8, Page 119, having thereon erected a dwelling house known as: 300 FRANKLIN TERRACE WASHINGTON, PA 15301 PARCEL NO. 510-002-13-02-0017-00

**SHERIFF'S SALE No. 2013-3041**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3041 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**Pennymac Corp. V. Elizabeth A. Cole**

owner(s) of property situate in the **UNION TOWNSHIP**, WASHINGTON County, Pennsylvania, being 3947 Finleyville Elrama Road. Finleyville,

PA 15332-3012 ; Parcel No. 640-005-01-00-0001-00; (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$116,306.28

**SHERIFF'S SALE No. 2013-3439**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3439 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**Wells Fargo Financial Pennsylvania, Inc. V. John K. Beatty a/k/a J K. B & Karen L. Beatty**

owner(s) of property situate in the **TOWNSHIP OF BLAINE**, WASHINGTON County, Pennsylvania, being 699 Taylorstown Ridge Road, aka 695-699 Taylorstown Ridge Road, Avella, PA 15312 - 2034 Parcel No. 050-005-00-00-0010-01 (Acreage or street address) improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$166,385.54

**SHERIFF'S SALE No. 2013-3856**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3856 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West

Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**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 HEATHER P. HEWITT, Defendant.**

ALL THE RIGHT, TITLE AND INTEREST OF HEATHER P. HEWITT, OWNER OR REPUTED OWNER. **East Pike Run Township**, Cty of Washington & Cmwlth of PA. HET a dwg k/a 614 Jackson Avenue, Brownsville, PA 15417-236. Parcel No. 675-021-00-02-0006-00.

**SHERIFF'S SALE No. 2013-3889**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3889 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**Wells Fargo Bank, N.A., Plaintiff, vs. James M Yackuboskey, Jr.; Defendant(s).**

ALL that certain lot or parcel of ground situate in **Cecil**, County of Washington, and Commonwealth of Pennsylvania. BEING known as 374 Jubilee Drive, Bridgeville, PA 15017-1170. Tax Parcel I. D.: 140-012-16-00-0068-00B

**SHERIFF'S SALE No. 2013-4335**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-4335 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**First National Bank of Pennsylvania  
vs Cynthia Lynne Adams**

ALL THAT CERTAIN REAL ESTATE SITUATED IN **NORTH STRABANE TOWNSHIP**, WASHINGTON COUNTY, PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING KNOWN AS 138 TROT WOOD DRIVE, CANONSBURG, PENNSYLVANIA 15317. , PARCEL NO. 520-011-05-00-0045-00.

**SHERIFF'S SALE No. 2013-5042**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-5042 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**Wells Fargo Bank, NA V. Mark E. Meehan a/k/a Mark E. Meehan, Jr**

owner(s) of property situate in the **MONONGAHELA CITY, 2ND**, WASHINGTON County, Pennsylvania, being 301 Anton Street, Monongahela, PA 15063-2116 Parcel No. 430-014-00-

01-0020-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$73,222.33

**SHERIFF'S SALE No. 2013-5115**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-5115 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**Bank of America, N.A. V. Charles A. Dean & Dora A. Dean**

owner(s) of property situate in the **DONEGAL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 551 Old National Pike, West Alexander, PA 15376-2334 Parcel No. 230-004-00-00-0025-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$126,179.34

**SHERIFF'S SALE No. 2013-5668**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-5668 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**JPMorgan Chase Bank, National Association Plaintiff V. Charles Grodes Defendant**

All That Certain tract or parcel of ground in **Cecil Township** Washington County, Pennsylvania. Title to said premises is vested in Charles Grodes, single by deed from Charles Grodes and Casey Rihtarbhik, both single dated September 28, 2006 and recorded July 3, 2007 in Instrument Number 200718408. Premises: 702 Redwood Drive, Mc Donald, Pennsylvania 15057 Tax I.D. #: 140-006-04-01-0008-00; Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2013-6450**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6450 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**The Bank of New York Mellon Trust Company, NA f/k/a The Bank of New York Trust Company, NA as Successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2003-KS2 V. Joellen Solties & Anthony A. Solties**

owner(s) of property situate in **CECIL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 21 Federal Street, Lawrence, PA 15055; Parcel No. 140-012-01-05-0004-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$133,267.00

**SHERIFF'S SALE No. 2013-6885**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6885 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P v. Michael Shawn Hennessey**

owner(s) of property situate in the **BENTLEYVILLE BOROUGH**, WASHINGTON County Pennsylvania, being 132 Pittsburgh Road, Bentleyville, PA 15314-1019; Parcel No. 040-059-00-00-001300 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$76,831.32

**SHERIFF'S SALE No. 2013-7077**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-7077 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **OCTOBER 3, 2014**

**JPMorgan Chase Bank, National Association Plaintiff - V. Patricia L. Arnold, Known Surviving Heir of Allen R. Arnold, Deceased Mortgagor and Real Owner, Robert A. Arnold,**

**Known Surviving Heir of Allen R. Arnold, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Allen R. Arnold, Deceased Mortgagor and Real Owner** Defendants

ALL THAT CERTAIN TRACT OF LAND SITUATE IN **AMWELL TOWNSHIP**, WASHINGTON COUNTY, PENNSYLVANIA. Premises: 82 McCullough Hill Road, Amity, Pennsylvania 15311 Tax I.D. #: 020-023-00-00-0006-08 Improvements consist of a Residential Dwelling

Samuel F. Romano, Sheriff                      7)6-3