

## 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

**ACKLEY, LUCILLE ELSIE**, a/k/a **LUCILLE E. ACKLEY**, late of Washington, Washington Co., PA; Executor: David Alrutz, 179 Route 231, Claysville, PA 15323; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

**BELL, GUST (GUS)**, late of North Franklin Township, Washington Co., PA; Executrix: Megan L. Faust, 333 Fieldbrook Drive, Washington, PA 15301; Attorney: Laura Phillips, Phillips & Faldowski, 29 East Beau St., Washington, PA 15301

**CEPAITIS, ANNA M.**, a/k/a **ANNA MARIE CEPAITIS**, late of Monongahela, Washington Co., PA; Executors: Thomas Cepaitis, 868 Bud Street, Washington, PA 15301; Theresa Cepaitis, 9830 Islandside Drive, Montgomery Village, MD 20886; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

**CHICKIS, GREGORY A.**, late of Cecil Township, Washington Co., PA; Administratrix: Lauren Pullet, 146 Jonathan Drive, McMurray PA 15317

**FORD, WILLIAM KENNETH**, late of Canonsburg, Washington Co., PA; Executors: Ruthanne F. Holliday, 751 Southcrest Drive, Pittsburgh PA 15226; W. Donald Ford, 13801 Belle Chasse Boulevard, Unit 415; Laurel MD 20707

**GECOMA, JAMES G.**, late of Smith Township, Washington Co., PA; Administrator: Paul J. Walsh, 6 Florence Avenue, Burgettstown PA 15021; Attorney: Paul J. Walsh, PO Box 356, Slovan PA 15078

**HAYES, MELVIN B.**, late of Canton Township, Washington Co., PA; Executrix: Nancy L. Hayes, 1015 South Hewitt Street, Washington, PA 15301; Attorney: Anthony J. Seneca, 335 North Main St., Washington, PA 15301

**LAIRD, KENNETH H.**, late of Charleroi, Washington Co., PA; Executrix: Irene Sasek, 618 Meadow Avenue, Charleroi, PA 15022; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

**POWLEY, RONALD R.**, late of Fallowfield Township, Washington Co., PA; Executor: Martin Matyas, 113 Beach Dr., Charleroi, PA 15022; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

**SALANDRA, NICHOLAS G.**, late of Canonsburg, Washington Co., PA; Executors: Linda Salandra, 10 Via Los Incas, Palm Beach FL 33480, Diana Salandra, 2195 Ibis Isle No. 2, Palm Beach FL 33480, Lisa Salandra Zimmerman, 260 East Lakewood Road, West Palm Beach FL 33405; Attorney: Keith H. West, Clark Hill P.C., 301 Grant Street, 14th Floor, Pittsburgh PA 15219

**SEITZ, VIRGINIA M.**, late of Peters Township, Washington Co., PA; Executor: Greg Lee Seitz, 111 Thompsonville Road, McMurray, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

**YESENSKY, JR., WILLIAM R.**, a/k/a **WILLIAM R. YESENSKY**, late of Charleroi, Washington Co., PA; Executrix: Donna J. Van Voohris, 1050 Thomas 84 Road, Eighty Four, PA 15330; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

### **SECOND PUBLICATION**

**ALEXY, MARIE N.**, late of Chartiers Township, Washington Co., PA; Executor: Dennis Wayne Alexy, 115 Hart Street, Houston, PA 15342; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

**BURNS, MICHAEL OMER**, late of Canton Township, Washington Co., PA; Executrix: Melody Ann Burns, 244 Malone Ridge Road, Washington, PA 15301; Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Ste 102, Washington, PA 15301

**COSTA, VERA J.**, a/k/a **VERA COSTA**, late of Burgettstown, Washington Co., PA; Administratrix CTA: Jennifer L. Brezinski, c/o PO Box 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

**DUNN, WILLIAM JAMES**, a/k/a **WILLIAM J. DUNN**, late of South Strabane Township, Washington Co., PA; Executor: Andrew W. Workman, 415 Acorn Drive, Acworth, GA 30102; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

**HAGGERTY, RITA ANN**, a/k/a **RITA HAGGERTY**, late of Washington, Washington Co., PA; Administratrix CTA: Suzanne R. Smith, 5015 Equity Drive, Washington, PA 15301; Attorney: Bradley M. Bassi, Bassi, Vreeland &

Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**HODGE, JR., HAROLD R.**, a/k/a **HAROLD HODGE, JR.**, late of Roscoe Borough, Washington Co., PA; Executrix: Shirley Babura, 606 South Chestnut St., Scottdale, PA 15683; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

**KYLE, JOHN M.**, late of Washington, Washington Co., PA; Executrix: Kathleen K. Krayner, 8711 Running Fox Court, Fairfax Station, VA 22039; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLC, 70 East Beau St., Washington, PA 15301

**LINGERFELT, JR., CLINTON H.**, late of Canonsburg, Washington Co., PA; Administratrix: Gina Lingerfelt, c/o Kusturiss, Wolf & Kusturiss, 12 North Jefferson Ave., Canonsburg, PA 15317; Attorney: Angela D. Kusturiss, 12 North Jefferson Ave., Canonsburg, PA 15317

**MARTINEZ, JOSEPH ANTHONY**, a/k/a **JOSEPH A. MARTINEZ**, late of Peters Township, Washington Co., PA; Executrix: Kristina Martinez, 306 Oak Ridge Dr., Venetia, PA 15367; Attorney: Shannon L. Crew, Three Gateway Center, 401 Liberty Avenue, 22nd Fl., Pittsburgh, PA 15222

**MATHEWSON, WILLIAM A.**, late of Washington, Washington Co., PA; Executor: Patrick C. Derrico, 30 East Beau St., Ste 325, Washington, PA 15301; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

**PHILLIPS, LOUISE S.**, a/k/a **FRANCES LOUISE PHILLIPS** a/k/a **FRANCES SCOTT PHILLIPS** a/k/a **LOUISE PHILLIPS**, late of City of Washington, Washington Co., PA; Executrix: Catherine L. Plants, 1641

Donnan Avenue, Washington, PA 15301; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

**PRUNTY, KENNETH DUANE**, late of Monongahela, Washington Co., PA; Executrix: Denise Prunty, 1609 4th Avenue, Monongahela, PA 15063; Attorney: Blane A. Black, 223 Second St., Monongahela, PA 15063

**SCARBERRY, DORIS IRENE**, late of Peters Township, Washington Co., PA; Executor: Brian Scarberry, 404 Friar Lane, McMurray, PA 15317

**TKALCEVIC, STEVE**, late of Rogers County, Oklahoma; Executor: Roger W. Glazier, 16091 E. Fawn Lane, Talala, OK 74080; Attorney: Brett A. Clancy, 23 E. Beau St., Washington, PA 15301

**WARNE, SARAH S.**, late of Washington, Washington Co., PA; Administrator: Roger Warne, 142 Dorothy Avenue, Washington, PA 15301; Attorney: Jarrod T. Takah, Tershel & Associates, 55 South Main St., Washington, PA 15301

**WESCOTT, JAMES GRANT**, a/k/a **JAMES G. WESCOTT**, late of Washington, Washington Co., PA; Executrix: Barbara C. Rugiel, 951 Deer Lane Ext., Rochester, PA 15074; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

**ZADACH, MARK F.**, late of Chartiers Township, Washington Co., PA; Administratrix: Kathryn K. Zadach, c/o Tener, Van Kirk, Wolf & Moore, PC, 301 Grant St., Ste 2100, Pittsburgh, PA 15219; Attorney: Nancy L. Rackoff, One Oxford Centre, Ste 2100, 301 Grant St., Pittsburgh, PA 15219

### **THIRD PUBLICATION**

**BENNETT, HELEN G.**, late of Canonsburg, Washington Co., PA; Administrator: Leonard E. Bennett, Jr., c/o Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317; Attorney: Angela D. Kusturiss, 12 N. Jefferson Avenue, Canonsburg, PA 15317

**BIGI, LOUIS F.**, late of Speers Borough, Washington Co., PA; Executrix: Bonnie Schulde, 22195 Hall Road, Woodlawn, MI 48183; Attorney: Herman J. Bigi, 337 Fallowfield Ave., Charleroi, PA 15022

**BINDAS, STELLA M.**, late of South Strabane Township, Washington Co., PA; Executrix: Kathryn L. Bindas, 1025 East Beau Street, Washington, PA 15301; Attorney: Kathleen Smith-Delach, Phillips & Faldowski, P.C., 29 East Beau St., Washington, PA 15301

**GORDON, JOHN ALAN**, late of Avella, Washington Co., PA; Executrix: Michell L. Gordon, c/o 382 West Chestnut St., Ste 102, Washington, PA 15301; Attorney: Frank C. Roney, Jr., Edward C. Morascyzk, 382 West Chestnut St., Ste 102, Washington, PA 15301

**KINNEY, THOMAS B.**, a/k/a **THOMAS BOONE KINNEY**, late of North Franklin Township, Washington Co., PA; Executrix: Diane L. Kinney fka Diane L. Bowlen, c/o Gilfillan Associates P.C., 101 W. Main St., Carnegie, PA 15106; Attorney: Howard T. Gilfillan, 101 W. Main St., Suite 300, Carnegie, PA 15106

**LOFTUS, WILLIAM HARRY**, a/k/a **WILLIAM H. LOFTUS**, late of Donora, Washington Co., PA; Executor: Thomas F. Loftus, 215 Ninth Street, Donora, PA 15033; Attorney: Paul M.

Petro, 215 7th Street, Donora, PA 15033

**McCAHILL, MELANIE D. W.**, a/k/a **MELANIE McCAHILL**, late of Cecil Township, Washington Co., PA; Executor: Terrence J. Withrow, 30 Raven Drive, Canonsburg, PA 15317; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

**PANIZZI, ELAINE**, a/k/a **ELAINE E. PANIZZI a/k/a ELAINE G. PANIZZI**, late of Carroll Township, Washington Co., PA; Executrix: Mary Laverne Kuma, 631 Third Street, Donora, PA 15033; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

**PARRY, JR., FRANK**, late of McDonald, Washington Co., PA; Executrix: Corine Tornichio, 137 Chambers Lane, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 122 South McDonald Street, McDonald, PA 15057

**SIMPSON, SHEILA EILEEN**, late of Houston, Washington Co., PA; Executor: John R. Simpson, c/o Frank C. Roney, Jr., 382 W. Chestnut St., Ste 102, Washington, PA 15301; Attorney: Frank C. Roney, Jr., Edward C. Morascyzk, 382 West Chestnut St., Ste 102, Washington, PA 15301

**SIMPSON, PRISCILLA RAE**, a/k/a **PRISCILLA R. SIMPSON a/k/a PRISCILLA SIMPSON**, late of South Franklin Township, Washington Co., PA; Executrix: Jessica Simpson, 1605 Bedillion Road, Washington, PA 15301; Attorney: James p. Liekar, 38 West Pike St., Canonsburg, PA 15317

**SUNDAY, JUDITH ANN**, late of Canonsburg, Washington Co., PA; Administrator: Richard B. Sunday, 811 Valley View Terrace, Canonsburg, PA 15317; Attorney: Robert B. Woomer,

Woomer & Hall LLP, 2945 Banksville Rd., Suite 200, Pittsburgh, PA 15216

**WALKER, LUCILLE G.**, late of Houston, Washington Co., PA; Executors: JoBeth Kaplan, 654 Waterdam Road, McMurray, PA 15317; Mark Kaplan, 654 Waterdam Road, McMurray, PA 15317; Attorney: Tammy Singleton-English, 1725 Washington Road, Ste 301, Pittsburgh, PA 15241

**WILLIAMS, GAIL L.**, late of New Eagle, Washington Co., PA; Executors: Lynn A. Williams, 428 Second Ave., New Eagle, PA 15067; Robert S. Williams, 176 Kevech Rd., Monongahela, PA 15063; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

## CORPORATION NOTICES

### CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania for a limited liability company established under the provisions of the Business Corporation Law for **271 ART LAND, LLC**. The purpose or purposes for which it was organized: To engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Business Corporation Law of the Commonwealth of Pennsylvania.

Henry E. Rea, Jr., Esq.  
Brandt, Milnes & Rea  
310 Grant Street  
1109 Grant Bldg.  
Pittsburgh, PA 15219

2)23-1

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization has been filed on December 1, 2014 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 **THOMAS FAMILY DENTAL I, LLC** located at 3506 Washington Avenue, Finleyville, PA 15332.

Robert N. Clarke, Esq.  
15 West Beau St.  
Washington, PA 15301 2)23-1

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 on the 19th of November, 2014, with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **LOUIS T. URSITZ HEARING & AIR CONDITIONING, INC.** d/b/a Right at Home of the South Hills & Washington County.

Richard J. Amrhein, Esq.  
70 East Beau St.  
Washington, PA 15301 2)23 -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 **WASHINGTON MACHINE**

**DYNAMICS, INC.** The name(s) and address(es) of all persons owning or interested in said business: David S. Balach, President, 460 Westland Road, Hickory PA 15340. 2)23 -1

**REAL ESTATE**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
NO. 7325 TERM, 2014

EMINENT DOMAIN PROCEEDING  
IN REM

IN RE: CONDEMNATION BY THE  
COMMONWEALTH OF  
PENNSYLVANIA, DEPARTMENT OF  
TRANSPORTATION, OF THE RIGHT-  
OF-WAY FOR STATE ROUTE 0070,  
SECTION 21H IN THE TOWNSHIP OF  
SOMERSET

**NOTICE OF CONDEMNATION AND  
DEPOSIT OF ESTIMATED JUST  
COMPENSATION**

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on December 1, 2014 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the

above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself and the Governor has approved the within condemnation by signing on September 11, 2014 a plan entitled "Drawings Establishing and Reestablishing Limited Access Highway and Authorizing Acquisition of Right-of-Way for State Route 0070 Section 21H R/W in Washington County, and State Route 0917 Section G10 R/W, and State Route 2040 Section A10 R/W and State Route 2044 Section A30 R/W, and State Route 2028 Section A10 R/W, also State Route 8028, State Route 8030, T-488 (Hillman Street), T-490 (Miner Street), T-510 (Meadow Drive), Lancaster Street, South Alley, Township Road (Bentleyville Road)", a copy of which plan was recorded in the Recorder's Office of the aforesaid county on October 8, 2014, in Instrument Number 201433595.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section

305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No. 6200377000; Parcel No. 18  
Name: Andrew Nagel and Mary Nagel,  
husband and wife

Address: Unknown and Undeterminable  
After diligent search

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled

thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Vincent M. Komacko, Jr.  
District Right-of-Way Administrator  
Engineering District 12-0  
Pennsylvania Department of  
Transportation

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Washington County  
Court of Common Pleas  
Number: 2014-6088  
Notice of Action in Mortgage  
Foreclosure

The Bank of New York Mellon f/k/a  
The Bank of New York, as Trustee for  
the Certificateholders of the CWALT,  
Inc., Alternative Loan Trust 2007-OA2,  
Mortgage Pass-Through Certificates,  
Series 2007-OA2, Plaintiff

v.

**Barret Polidori, Known Surviving  
Heir of Fernando Polidori**, Deceased  
Mortgagor and Real Owner, Caitlin  
M.Polidori a/k/a Caitlin Polidori,  
Known Surviving Heir of Fernando  
Polidori, Deceased Mortgagor and Real  
Owner, Unknown Surviving Heirs of  
Fernando Polidori, Deceased Mortgagor  
and Real Owner and Fernando Polidori,  
Defendants

TO: Unknown Surviving Heirs of  
Fernando Polidori, Deceased Mortgagor  
and Real Owner and Fernando Polidori .  
Premises subject to foreclosure: 128  
McClintock Drive, McMurray,  
Pennsylvania 15317.

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.

Southwestern PA. Legal Aid Society  
10 West Cherry Avenue  
Washington, Pennsylvania 15301  
(724) 225-6170

McCabe, Weisberg & Conway, P.C.  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400  
Phila., PA 19109  
215-790-1010 4)23-1

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IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY,  
PENNSYLVANIA  
NO. 7563 TERM, 2014

EMINENT DOMAIN PROCEEDING  
IN REM

IN RE: CONDEMNATION BY THE  
COMMONWEALTH OF  
PENNSYLVANIA, DEPARTMENT  
OF TRANSPORTATION, OF THE  
RIGHT-OF-WAY FOR STATE  
ROUTE 0070, SECTION 21H IN THE  
BOROUGH OF BENTLEYVILLE

**NOTICE OF CONDEMNATION  
AND DEPOSIT OF ESTIMATED  
JUST COMPENSATION**

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on December 5, 2014 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself and the Governor has approved the within condemnation by signing on September 11, 2014 a plan entitled "Drawings Establishing and Reestablishing Limited Access Highway and Authorizing Acquisition of Right-of-Way for State Route 0070 Section 21H R/W in Washington County, and State Route 0917 Section G10 R/W, and State Route 2040 Section A10 R/W and State Route 2044 Section A30 R/W, and State Route 2028 Section A10 R/W, also State Route 8028, State Route 8030, T-488 (Hillman Street), T-490 (Miner Street), T-510 (Meadow Drive), Lancaster Street, South Alley, Township Road (Bentleyville Road)", a copy of which plan was recorded in the Recorder's Office of the aforesaid county on

October 8, 2014, in Instrument Number 201433595.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b))

Claim No. 6200405000; Parcel No. 47;  
Name: Unknown Owner; Address:  
Unknown and Undeterminable after a  
diligent search

Claim No. 6200406000; Parcel No. 48;  
Name: Unknown Owner; Address:  
Unknown and Undeterminable after a  
diligent search

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522



of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Vincent M. Komacko, Jr.  
District Right-of-Way Administrator  
Engineering District 12-0  
Pennsylvania Department of  
Transportation 6)23-1

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IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY,  
PENNSYLVANIA  
NO. 7564 TERM, 2014

EMINENT DOMAIN PROCEEDING  
IN REM

IN RE: CONDEMNATION BY THE

COMMONWEALTH OF  
PENNSYLVANIA, DEPARTMENT  
OF TRANSPORTATION, OF THE  
RIGHT-OF-WAY FOR STATE  
ROUTE 0070, SECTION 21H IN THE  
BOROUGH OF BENTLEYVILLE  
AND THE TOWNSHIP OF  
FALLOWFIELD

**NOTICE OF CONDEMNATION  
AND DEPOSIT OF ESTIMATED  
JUST COMPENSATION**

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on December 5, 2014 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself and the Governor has approved the within condemnation by signing on September 11, 2014 a plan entitled "Drawings Establishing and Reestablishing Limited Access Highway and Authorizing Acquisition of Right-of-Way for State Route 0070 Section 21H R/W in Washington County, and State Route 0917 Section G10 R/W, and State Route 2040 Section A10 R/W and State Route 2044 Section A30 R/W, and State

Route 2028 Section A10 R/W, also State Route 8028, State Route 8030, T-488 (Hillman Street), T-490 (Miner Street), T-510 (Meadow Drive), Lancaster Street, South Alley, Township Road (Bentleyville Road)", a copy of which plan was recorded in the Recorder's Office of the aforesaid county on October 8, 2014, in Instrument Number 201433595.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No. 6200580000; Parcel No. 152;  
Name: John Jones, George W. Newkirk,  
Sheshbazzar Bentley, Elijah Jones, John  
Watson, Richard Richardson and Hiram  
Winnet Trustees in Trust  
Address: Unknown and Undeterminable  
after a diligent search

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by

the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Vincent M. Komacko, Jr.  
District Right-of-Way Administrator  
Engineering District 12-0  
Pennsylvania Department of  
Transportation

6)23-1

## 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, February 6, 2015 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, February 11, 2015 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 exposed 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, February 13, 2015 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>Plav Def.....</u>	<u>Property Location</u>
2014-258....	One West Bank v. Sfikas .....	Canonsburg
2014-717 .....	CitiMortgage v. Palmer.....	Washington
2008-947 .....	Bank of New York v. Wilson.....	Washington
2014-960 .....	First Horizon Home Loans v. McBride.....	Borough of Donora
2013-1447 ...	PNC Mortgage v. Bendik .....	Amwell Township
2010-2200 ...	JP Morgan Chase Bank v King .....	Canonsburg
2014-2289 ...	OCWEN Loan Servicing v. Hollenbach ...	Chartiers Township
2014-2510 ...	HSBC Bank v. Bing.....	Borough of Canonsburg
2014-2657 ...	Citifinancial Servicing v. Walter.....	North Strabane Township
2013-3044 ...	Bank of New York v. Theiss .....	Borough of Marianna
2014-3104 ...	CitiMortgage v. Cagnon.....	Borough of Houston
2014-3166 ...	Citifinancial Servicing v. Leoni .....	Fallowfield Township
2014-3209 ...	Bank of America v. Boring .....	Union Township
2014-3368 ...	Citifinancial Servicing v. Snodgrass .....	Blaine Township
2014-4157 ...	Nationstar Mortgage v. Bradshaw.....	North Strabane Township
2014-4572 ...	US Bank v. Duff.....	City of Washington

2014-4993 ...Midfirst Bank v. Morris .....	Donegal Township
2014-5152 ...CANCELLED	
2014-5184 ...PNC Bank v. Swank.....	Finleyville
2012-6006 ...Pennymac Corp v. Smalley .....	East Bethlehem
2012-6552 ...JP Morgan Chase Bank v. Marley.....	North Strabane Township
2013-7283 ...Santander Bank v. Branikas Investments ..	City of Washington
2013-7284 ...US Bank v. Schmidt.....	Cecil
2010-8881 ...The Bank of New York v. Lucas/Schools	Hanover Township

**SHERIFF'S SALE No. 2014-258**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-258 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 **FEBRUARY 6, 2015**

**OneWest Bank, FSB Plaintiff v. Nancy L. Sfikas a/k/a Angela James Barno**, Known Surviving Heir of John M. Sfikas, Deceased Mortgagor and Real Owner, Cary L. Sfikas, Known Surviving Heir of John M. Sfikas, Deceased Mortgagor and Real Owner and Unknown Surviving Heir of John M. Sfikas, Deceased Mortgagor and Real Owner Defendants

All that certain land situate in the **Township or borough of Canonsburg** in the County of Washington, Commonwealth of Pennsylvania. Premises: 424 Duquesne Avenue, Canonsburg, Pennsylvania 15317

Tax ID. #: 090-014-00-03-0022-00;  
Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2014-717**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-717 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 **FEBRUARY 6, 2015**

**CitiMortgage Inc., Successor by Merger to Citifinancial Mortgage Company, Inc., Successor by Merger to Citifinancial Mortgage Consumer Discount Company, A Pennsylvania Corporation (Formerly Known as Associates Home Equity Consumer Discount Company, Inc., Formerly Known as Ford Consumer Discount Company) v. 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**

owner(s) of property situate in **WASHINGTON CITY**, WASHINGTON County, Pennsylvania, being 113 Wasler Way, Washington, PA

15301-4071 Parcel No. 730-006-00-03-0021-02 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$119,963.01

**SHERIFF'S SALE No. 2008-947**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2008-947 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 **FEBRUARY 6, 2015**

**The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. Successor to JPMorgan Chase Bank N.A. for Ramp 2003-Rs10 v. Melvin Wilson, Jr Tracey L. Wilson**

owner(s) of property situate in the **WASHINGTON County**, Pennsylvania, being 429 Oriole Avenue, Hendersonville, PA 15339 Parcel No. 140-011-01-06-0003-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$172,141.21

**SHERIFF'S SALE No. 2014-960**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-960 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 **FEBRUARY 6, 2015**

**First Horizon Home Loans a division of First Tennessee Bank National Association Plaintiff v. Kimberly L. McBride and Michael P. McBride Defendants**

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE **BOROUGH OF DONORA**, WASHINGTON COUNTY, PENNSYLVANIA.

TAX I.D. #: 240-024-00-03-0003-00; Premises: 435 Murray Avenue, Donora, Pennsylvania 15033 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2013-1447**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1447 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 **FEBRUARY 6, 2015**

**PNC Mortgage, A Division of PNC Bank, N.A., s/b/m National City Bank of Pennsylvania v. Heather L. Bendik David W. Bendik**

owner(s) of property situate in the **AMWELL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 454 Dividing Ridge Road, Waynesburg, PA 15370-2750 Parcel No.

020-032-00-00-0012-01 (Acreage or Washington County, at 10:00 A.M. on street address) **FEBRUARY 6, 2015**

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$78,015.84

**OCWEN Loan Servicing, LLC v. Pamela L. Hollenbach**

**SHERIFF'S SALE No. 2010-2200**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-2200 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 **FEBRUARY 6, 2015**

**JPMorgan Chase Bank, N.A. Plaintiff v. Robert F King and Beth A King Defendants**

All That Certain land situate in the **Borough of Canonsburg** in the County of Washington, Commonwealth of Pennsylvania. Premises: 146 East College Street, Canonsburg, Pennsylvania 15317

Tax I.D. #: 110-032-00-03-0010-00; Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2014-2289**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2289 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,

owner(s) of property situate in the **CHARTIERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 280 West Pike Street, a/k/a 280 Pike Street, Houston, PA 15342-1433; Parcel No. 170-017-06-03-0002-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$40,555.43

**SHERIFF'S SALE No. 2014-2510**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2510 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 **FEBRUARY 6, 2015**

**HSBC Bank USA Plaintiff v. STEVEN J. BING Defendant(s)**

owners of property situate in **Borough of Canonsburg**, Washington County, Pennsylvania, being 512 Duquesne Avenue, Canonsburg, PA 15317.

Assessment Map No.: 090-015-00-03-0032-00; Judgment Amount: \$78,742.15; Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2014-2657**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2657 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 **FEBRUARY 6, 2015**

**CITIFINANCIALSERVICING, LLC, Plaintiff, Vs. Shaun Walter and Emily Walter, Defendants**

All that certain piece, parcel or lot of land situate in the **Township of North Strabane**, Washington County, PA

Tax Parcel No.: 520-011-04-02-0007-00; Property address: 518 Bluegrass Drive, Canonsburg, PA 15317; Improvements: Erected thereon

**SHERIFF'S SALE No. 2013-3044**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3044 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 **FEBRUARY 6, 2015**

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW**

**YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 200614, 7105 Corporate Drive PTXB-209 Plano, TX 75024 vs. ERIK THEISS & MALISSIA L. THEISS** 76 Beeson Avenue Box 325 Marianna, PA 15345 .

All that certain tract, piece or parcel of land situate in the **Borough of Marianna**, in the County of Washington, in the Commonwealth of Pennsylvania, Property Address: 76 Beeson Avenue Box 325, Marianna, PA 15345

Parcel No.: 400-016-00-01-0002-00

**SHERIFF'S SALE No. 2014-3104**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-3104 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 **FEBRUARY 6, 2015**

**CitiMortgage, Inc.**, a New York Corporation, successor by merger to CitiFinancial Mortgage Company, Inc., a New York Corporation, successor by merger to CitiFinancial Mortgage Consumer Discount Company, a Pennsylvania Corporation (formerly known as Associates Home Equity Consumer Discount Company, Inc., formerly known as Ford Consumer Discount Company), Plaintiff, **Vs. Susan J. Cagnon and Kevin M. Cagnon**, Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **Borough of Houston**, Washington County, Pennsylvania Tax Parcel #360-001-00-04-005-00, 506 West Pike Street, Houston PA 15342 ERECTED THEREON

**SHERIFF'S SALE No. 2014-3166**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-3166 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 **FEBRUARY 6, 2015**

**CITIFINANCIAL SERVICING LLC, Plaintiff, Vs. Louis Leoni and Denise Leoni, Defendants**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Fallowfield Township**, Washington County, Pennsylvania  
Tax Parcel No.: 320-002-00-00-0005-03;  
Property address: 75 Lake Leoni Lane, Monongahela, PA 15063  
Improvements: Erected thereon

**SHERIFF'S SALE No. 2014-3209**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-3209 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 **FEBRUARY 6, 2015**

**Bank of America, N.A. v. Mark R. Boring & Denise E. Boring**

owner(s) of property situate in the **TOWNSHIP OF UNION**, WASHINGTON County, Pennsylvania, being 3707 Finley-Elrama Road aka, 3707 Finleyville Elrama Road, Finleyville, PA 15332-3031; Parcel No. 640-004-01-02-0009-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$340,885.06

**SHERIFF'S SALE No. 2014-3368**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-3368 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 **FEBRUARY 6, 2015**

**CITIFINANCIAL SERVICING LLC, Plaintiff, Vs. Kirt R Snodgrass and Sarah Mae Snodgrass, Defendants**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Blaine Township**, Washington County, Pennsylvania Tax Parcel No.: 050-004-01-02-0016-00;



Property Address: 3246 Constitution  
Blvd., Claysville, PA 15323  
Improvements: Erected thereon

**SHERIFF'S SALE No. 2014-4157**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4157 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 **FEBRUARY 6, 2015**

**Nationstar Mortgage LLC d/b/a Champion Mortgage Company Plaintiff v. Maureen B. Bradshaw, Known Surviving Heir of Helen Mavrich, Deceased Mortgagor and Real Owner, Mary Jo Parker, Known Surviving Heir of Helen Mavrich, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Helen Mavrich, Deceased Mortgagor and Real Owner Defendants**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF NORTH STRABANE, COUNTY OF WASHINGTON AND STATE OF PENNSYLVANIA.

Premises: 100 Norris Drive, Canonsburg, Pennsylvania 15317; Tax I.D.#:520-013-07-03-0035-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2014-4572**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4572 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 **FEBRUARY 6, 2015**

**US. Bank National Association, as trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, Plaintiff, Vs. Richard W. Duff, Defendant**

ALL THAT CERTAIN piece, parcel or lot of land situate in **City of Washington**, Sixth Ward Washington County, PA Tax Parcel No.: 760-003-00-04-0002-00; Property Address: 24 Linn Avenue, Washington, PA 15301 Improvements Erected thereon

**SHERIFF'S SALE No. 2014-4993**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4993 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 **FEBRUARY 6, 2015**

**MIDFIRST BANK, PLAINTIFF VS. RICHARD P. MORRIS AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DEFENDANT(S)**

ALL THAT CERTAIN lot or piece of ground situate in the **Township of Donegal**, Washington County, Pennsylvania, and HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 605 ROUTE 40 WEST, WEST ALEXANDER, PA 15376; PARCEL NO. 230-010-00-00-0005-02

**SHERIFF'S SALE No. 2014-5184**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5184 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 **FEBRUARY 6, 2015**

**PNC Bank, National Association, Successor by Merger to National City Mortgage, A Division of National City Bank v. Henry Swank aka Henry L. Swank**

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 7093 Beverly Road, **Finleyville**, PA 15332-1001 Parcel No. 640-003-04-04-0003-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING; Judgment Amount: \$104,752.12

**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 **FEBRUARY 6, 2015**

**Pennymac Corp. v. George Smalley**

owner(s) of property situate in the **TOWNSHIP OF EAST BETHLEHEM**, WASHINGTON County, Pennsylvania, being 1 Blanche Road, Fredericktown, PA 15333; Parcel No. 260-012-00-01-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$79,362.18

**SHERIFF'S SALE No. 2012-6552**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6552 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 **FEBRUARY 6, 2015**

**JP Morgan Chase Bank, N.A. v. Todd A. Marley Cathleen A. Marley**

owner(s) of property situate in the TOWNSHIP OF NORTH STRABANE, WASHINGTON County, Pennsylvania, being 18 Edwards Drive, Canonsburg, PA 15317-4801; Parcel No. 520-012-01-01-0011-00 & 520-012-01-01-0012-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$455,379.89

**SHERIFF'S SALE No. 2013-7283**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-7283 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 **FEBRUARY 6, 2015**

**Santander Bank, N.A., formerly known as Sovereign Bank, N.A. Successor in interest to Preferred Capital BIDCO, Inc. Plaintiff, v. BRANIKAS INVESTMENTS LLC**  
Defendant

owner of property situate in the **City of Washington**, Washington County, Pennsylvania, being 100 Detroit Avenue, Washington, PA 15301. Assessment Map No.: 750-046-00-00-0001-01; CONTAINING approximately 5.914 acres Judgment Amount: 2,645,893.22 Improvements Thereon: Industrial

**SHERIFF'S SALE No. 2013-7284**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-7284 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 **FEBRUARY 6, 2015**

**U.S. Bank National Association, as trustee for PROF-2013-S3 REMIC Trust III, Plaintiff, vs. Heather D. Schmidt; Matthew K. Schmidt;**  
Defendant(s).

ALL that certain lot or parcel of ground situate in the **Cecil**, County of Washington, and Commonwealth of Pennsylvania.

Tax Parcel I.D.: 1400140100001502; BEING known as 208 Maple Ridge Drive, Canonsburg, PA 15317.

**SHERIFF'S SALE No. 2010-8881**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-8881 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 **FEBRUARY 6, 2015**

**The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT alternative Loan Trust 2006-0A12 Plaintiff v. Sophie Lucas, Known Surviving Heir of Clara M. Schooles, Deceased Mortgagor and Real Owner, Brooke Schooles, Known Surviving Heir of Clara M. Schooles, Deceased Mortgagor and Real Owner, Lauren Schooles, Known Surviving Heir of Clara M. Schooles, Deceased Mortgagor and Real Owner, Kylie Schooles, Known Surviving Heir of Clara M. Schooles, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Clara M. Schooles, Deceased Mortgagor and Real Owner Defendants**

ALL THAT CERTAIN TRACT OF LAND SITUATE IN **HANOVER TOWNSHIP** WASHINGTON COUNTY PENNSYLVANIA.

Premises: 27 Hanover Acre Drive, Burgettstown, Pennsylvania 15021

Tax I.D. #: 340-037-00-00-0016-00;  
Improvements consist of a Residential Dwelling

Samuel F. Romano, Sheriff 7)23-3