

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

BASISTA, ANDREW, late of Brownsville, Washington Co., PA; Executrix: Andrea Basista nka Andrea Young, 345 Zoar Heights Road, Greer, South Carolina 29651; Attorney: Jack H. France, 308 Fallowfield Avenue, Charleroi, PA 15022

CURTIS, THELMA O., late of South Strabane Township, Washington Co., PA; Executors: Nancy Lee Banyas, 306 Forest Glen Drive, Eighty Four, PA 15330; Andrew J. Lucas, 22 Greenhill Drive, Washington, PA 15301; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

GRAZIOTTO, GENO, late of Cecil Township, Washington Co., PA; Executor: Pete Grazierotto, 137 Hidden Valley Road, McMurray, PA 15317; Attorney: Gary L. Sweat, 23 East Beau St., Washington, PA 15301

REIHNER, ELAINE J., a/k/a **ELAINE JEAN REIHNER**, late of Washington, Washington Co., PA; Executrix: Bethany L. Lesnock, 500 Alamae Lakes Road, Washington, PA 15301; Attorney: Clark A. Mitchell, 17 South College St., Washington, PA 15301

RUPAKUS, PAUL JOHN, a/k/a **PAUL J. RUPAKUS**, late of Peters Township, Washington Co., PA; Administratrix: Melissa Ann Friesner-Nixon, 104

Clearview Drive, McMurray, PA 15317; Attorney: Belinda Dunmire Attwood, 30 East Beau St., Suite 500, Washington, PA 15301

SHOUP, MELVIN H., late of Washington, Washington Co., PA; Executor: Melvin D. Shoup, 1322 Banetown Road, Washington, PA 15301

YARKOSKKY, BRUNA B., a/k/a **BRUNA DORA YARKOSKY**, late of Houston, Washington Co., PA; Administrator CTA: Robert Neil, 295 Redds Mill Road, Charleroi, PA 15022; Attorney: Blane A. Black, 223 Second St., Monongahela, PA 15063

SECOND PUBLICATION

AMOS, KAREN S., a/k/a **KAREN SUE CONKEY AMOS**, late of Claysville, Washington Co., PA; Executrix: Michelle L. Moore, 340 Dry Ridge Road, West Alexander, PA 15376; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

BEBOUT, VIRGINIA M., a/k/a **MARY VIRGINIA BEBOUT a/k/a VIRGINIA S. BEBOUT**, late of Amwell Township, Washington Co., PA; Executor: Frank L. Bebout, 189 Ridge Church Road, Amity, PA 15322; Attorney: Wilson Law Office, P.C., 189 Hackney Station Road, Amity, PA 15311

CHAPON, EDWARD M., late of East Bethlehem Township, Washington Co., PA; Administratrix: Maryanne C. MacIntyre, 113 Gerard Drive, Pittsburgh, PA 15209; Attorney: Joseph P. Covelli, 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236

FRANKENBERY, NELLIE FAY, late of North Strabane Township, Washington Co., PA; Executor: Kenneth Thomas Frankenbery; Attorney: Susan Foster Blank, 30 Monongahela Pike, PO Box 4541, Eighty Four, PA 15330

IANNONE, GLORIA J., late of Carroll Township, Washington Co., PA; Executrix: Jacqueline M. Toth, 136 Taylor Run Road, Monongahela, PA 15063; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi, PA 15022

KENCEC, LINDA I., a/k/a **LINDA IRENE KENCEC** a/k/a **LINDA KENCEC**, late of McDonald, Washington Co., PA; Executor: James R. Suty, Jr., 3951 Finleyville-Elrama Road, Finleyville, PA 15332; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 122 South McDonald St., McDonald, PA 15057

LYNN, DORIS MAE BEELER JONES, a/k/a **DORIS JONES LYNN**, late of South Strabane Township, Washington Co., PA; Executor: Joseph E. Schleicher, 495 Locust Avenue, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

MEGALUDIS, MICHAEL, late of North Strabane Township, Washington Co., PA; Executor: Daniel Megaludis; Attorney: Steven L. Sablowsky, Goldblum Sablowsky, LLC, 285 E. Waterfront Drive, Ste 160, Homestead, PA 15120

MOROFSKY, MARY L., a/k/a **MARY MOROFSKY**, late of Peters Township, Washington Co., PA; Executor: Frank Arcuri, 125 South College Street, Washington, PA 15301; Attorney: Frank Arcuri, 125 South College Street, Washington, PA 15301

PRESTO, MARLYN A., a/k/a **MARILYN ANN PRESTO A/K/A MARILYN VICTORIA PRESTO**, late of Chartiers Township, Washington Co., PA; Executors: Marcy Lynn Haggerty nka Marcy L. Presto, 226 E. Pike St.,

Houston, PA 15342; Ronald J. Presto, 183 Alexander Ave., PO Box 263, Strabane, PA 15363; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

THOMAS, HAROLD ARTHUR, a/k/a **HAROLD A. THOMAS**, late of Prosperity, South Franklin Township, Washington Co., PA; Executrices: Vanessa Dale Beatty, 5145 Prosperity Pike, Prosperity, PA 15329, Melanie Lorraine Finney, 770 S Bridge Road, Prosperity, PA 15329, Melissa Diane Szygenda, 349 High Point Road, West Finley, PA 15377; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

THIRD PUBLICATION

BLUTAS, PATRICIA L., a/k/a **PATRICIA O'ROURKE BLUTAS**, late of Canonsburg, Washington Co., PA; Executrix: Nicole Pleil, 403 Nottingham Forest Drive, Eighty Four, PA 15330

BURY, MARY S., late of Carroll Township, Washington Co., PA; Executor: William Bury, 225 Narragansett Drive, McKeesport, PA 15135

COSTELLO, BETTY M., late of Canonsburg, Washington Co., PA; Executrix: Janet A. Muenz, 126 Amberwoods Dr., Canonsburg, PA 15317; Attorney: James J. Bowman, 429 Washington Avenue, Suite 1, Bridgeville, PA 15017

DEEMS, WANDA, late of Elco, Washington Co., PA; Administrators: David A. Deems, PO Box 191, 201 Wood Street, Elco, PA 15343; Deborah A. Deems, PO Box 191, 201 Wood St., Elco, PA 15343; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

DUDA, VERONICA, late of City of Monongahela, Washington Co., PA; Executrix: Karen Duda Hermiller, 2 Park Avenue, Wakefield, MA 01880; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

GALATI, VITO V, a/k/a **VITO GALATI**, late of South Strabane Township, Washington Co., PA; Administratrix: Tara M. Galati, 421 Fannie Street, McDonald, PA 15057; Attorney: James P. Liekar, 38 West Pike St., Canonsburg, PA 15317

LANTZ, DOLORES ELVIRA, late of City of Washington, Washington Co., PA; Executrix: Cindy L. Good, 300 Crabapple Drive, Washington, PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Washington, PA 15301

LOPEZ, DONNA L., late of , Washington Co., PA; Administrator: Robert A. Young, c/o Thomas Gaitens, PC, One Gateway Center, Suite 2025, 420 Fort Duquesne Blvd., Pittsburgh, PA 15222; Attorney: Thomas Gaitens, PC, One Gateway Center, Suite 2025, 420 Fort Duquesne Blvd., Pittsburgh, PA 15222

PETRICCA, FRANCES RUTH, late of Smith Township, Washington Co., PA; Executor: John Petricca, PO Box 64, Atlasburg, PA 15004; Attorney: Paul J. Walsh, PO Box 356, Slovan, PA 15078

SVIHLA, LAVERNE M., late of Midway, Washington Co., PA; Executrix: Betty L. Lamb, 105 Scottdale Drive, Pittsburgh, PA 15205; Attorney: ynn R. Emerson, BusinessLegal, P.C., 5021 Noblestown Road, Oakdale, PA 15071

TADDEO, ELAINE V., a/k/a **ELAINE M. TADDEO**, late of Monongahela, Washington Co., PA; Executors: Janice J. Ingram, 770 Ellen St., Monongahela, PA 15063; Danny F. Taddeo, 2031 Route 837, Monongahela, PA 15063; Attorney: Blane A. Black, 223 Second St., Monongahela, PA 15063

TOMACESKI, WILLIAM M., a/k/a **WILLIAM MARTM TOMACESKI**, late of Speers Township, Washington Co., PA; Executrix: Barbara Barbic, 789 High St., California, PA 15419; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

WINKLER, HOWARD O., late of Smith Township, Washington Co., PA; Executrix: Marcie Smith, c/o Ruschell & Associates, 308 Eaton Ave., Midway, PA 15060; Attorney: Natalie M. Ruschell, PO Box 577, 308 Eaton Ave., Midway, PA 15060

MISCELLANEOUS

NOTICE

(Involuntary Termination)

TO: Beth Ann Treece, Birth Mother of: **Austin Martin Davis**, Male
Born on April 16, 2000 at New Castle Hospital, New Castle, Pennsylvania
Mercedes Georgette Treece, Female
Born on May 14, 1998 at Monongahela Valley Hospital, Monongahela, Pennsylvania

A petition has been filed asking the court to put an end to all rights you have to your children, Austin Martin Davis and Mercedes Georgette Treece. The court has set a hearing to consider ending your rights to your children. That hearing will be held in Courtroom # 2 of the Washington County Courthouse, 1 S. Main Street, Washington, PA 15301 on the 25th day of September, 2014, at 2:30 p.m.

YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILDREN MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU ARE ALSO NOTIFIED OF THE ACT 101 OF 2010 WHICH ALLOWS FOR AN ENFORCEABLE VOLUNTARY AGREEMENT FOR CONTINUING CONTACT OR COMMUNICATION FOLLOWING AN ADOPTION BETWEEN AN ADOPTIVE PARENT, CHILDREN, A BIRTH PARENT, AND/OR A BIRTH RELATIVE OF THE CHILDREN, IF ALL PARTIES AGREE AND THE WRITTEN VOLUNTARY AGREEMENT IS APPROVED BY THE COURT.

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

LAWYER REFERRAL SERVICE
SOUTHWESTERN PA LEGAL
SERVICE
10 WEST CHERRY AVENUE
WASHINGTON, PA 15301
724.225.6170

LAWYER REFERRAL SERVICE
119 SOUTH COLLEGE STREET
WASHINGTON, PA 15301
724.225.6710

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone: 1-800-692-7375

Megan A. Kerns, Esquire
1 Wendell Ramey Lane
Suite 110
Monessen, PA 15062
724-684-6770

4)1-1

REAL ESTATE

NOTICE

The **Ringgold School District** will be selling by public auction the former Donora Elementary Center located at 401 Waddell Avenue in Donora (parcel ID #240-020-00-00-0001-00 & 240-020-00-00-0009-00) and the former Monongahela Elementary Center located at 1200 Chess Street in the City of Monongahela (parcel ID #440-028-00-00-0018-00 & 440-029-00-00-0006-00). The auctions will occur on August 19, 2014, with bids for the Donora Elementary Center closing at 3:00 pm, and the bids for the Monongahela Elementary Center closing at 5:00 pm. Additional information regarding the terms and conditions of the sale, as well as information regarding the

buildings and property being sold, can be obtained by contacting Hostetter Auctioneers at 724-847-1887. These properties are being sold without reserve.

Berggren & Turturice, LLC

Timothy R. Berggren, Esq.

22 East Beau Street

Washington, PA 15301

6)1-3

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, September 5, 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, September 10, 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, September 12, 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>
2013-26	PNC Bank v. Trusz.....	Cecil Township
2014-260	JPMorgan Chase Bank v. Matthews.....	Amwell Township
2014-281	EverBanic v. Zatta.....	Canton Township
2014-531	U.S. Bank National Association v. Mack.....	Donora Borough
2014-574	Midfirst Bank v. Miller	Cecil Township
2012-624	First Federal Savings v. McCloskey.....	North Strabane Twp
2013-631	JPMorgan Chase Bank v. Piatt	Blaine Township
2014-1019	Midfirst Bank v. Wadsworth	City of Washington
2014-1214	Citimortgage v. Kowing.....	Chartiers Township
2013-1323	Bank of America v. Scaff.....	McDonald Borough
2013-1333	Wells Fargo Bank v. Sabatula	Centerville Borough
2013-1511	Nationstar Mortgage v. Bistarkey.....	Smith Township
2014-1697	PNC Bank v. Cass	East Finley Township

2014-1699	Green Tree Servicing v. Adams	Hanover Township
2013-1742	Green Tree Servicing v. Ross.....	City of Washington
2013-1765	JPMorgan Chase Bank v. Junk.....	Fallowfield Township
2014-1898	JPMorgan Chase Bank v. Toplisek	Houston Borough
2014-1978	Deutsche Bank v. Denke	Cecil Township
2014-2044	Nationstar Mortgage v. Bearing/Dearing	Donegal Township
2014-2122	Slovenian Savings v. Duntz	City of Washington
2012-2159	Caliber Home Loans v. Mancini	North Strabane Twp
2014-2281	U.S. Bank v. Mosco	Borough of Stockdale
2014-2510	HSBC Bank v. Bing	Borough of Canonsburg
2012-2593	Bank of New York Mellon v. Kokkila	Borough of Speers
2014-2735	Community Bank v. S&V Property	Borough of Claysville
2013-2856	Federal National Mortgage v. Norquist.....	Borough of Charleroi
2013-3332	One West Bank v. Vesely	Borough of Dunlevy
2010-3409	Beneficial Consumer Discount v. Fuller	Smith Township
2013-3770	Nationstar Mortgage v. Mcavoy.....	Centerville Borough
2013-3773	Nationstar Mortgage v. Jones.....	Borough of Somerset
2013-4066	Citimortgage v. Rosenfeld	Carroll Township
2013-4174	OneWest Bank v. Thames.....	Peters Township
2013-4416	Nationstar Mortgage v. Snyder	Borough of Beallsville
2012-4448	Citifinancial Servicing v. Miller.....	Houston Borough
2013-4724	Wells Fargo Bank v. Elliott.....	Borough of Burgettstown
2013-4884	Bank of America v. Manning	Canton Township
2013-5449	Nationstar Mortgage v. Russo	Followfield Township
2012-5803	Federal National Mortgage v. Barne/Barney	South Strabane Twp
2013-6050	U.S. Bank National v. Neill.....	Ellsworth Borough
2013-6110	Wells Fargo Bank v. Stanek.....	North Strabane Twp
2010-6232	Household Finance v. Robl.....	West Bethlehem Twp
2012-6407	Green Tree Servicing v. Vanderford	Cecil Township
2012-6492	JPMorgan Chase Bank v. Skolyak	City of Washington
2013-6648	U.S. Bank National v. Farabee.....	Donegal Township
2013-6656	Federal National Mortgage v. Cannon/Gump	City of Washington
2013-7245	KTI Financial v. Hall	Cecil Township
2013-7274	Citimortgage v. Lenart	North Franklin Twp
2013-7324	U.S. Bank National v. Trantham	Union Township
2013-7671	JPMorgan Chase Bank v. Hughes	Peters Township
2013-7722	Green Tree Servicing v. Gordon	Borough of Donora
2010-9245	GMAT Legal Trust v. Calhoun/Simon.....	Burgettstown
2010-9450	Bank of America v. Giacomantonio.....	South Strabane Twp

SHERIFF'S SALE No. 2013-26

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-26 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and

exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs ADINA TRUSZ, PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL TRUSZ, JR. THE UNKNOWN HEIRS, SUCCESSORS ASSIGNS-AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL TRUSZ, JR., DECEASED, AND ESTATE OF MICHAEL TRUSZ, JR., C/O ADINA TRUSZ, PERSONAL REPRESENTATIVE

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN **CECIL TOWNSHIP**, WASHINGTON COUNTY, PENNSYLVANIA, HAVING ERECTED THEREON A ONE STORY BUILDING, KNOWN AS 1476 YORKTOWNE DRIVE, CECIL, PA 15321. DEED BOOK VOLUME 3105, PAGE 5, TAX PARCEL NO 140-012-17-00-0004-00E

SHERIFF'S SALE No. 20 14-260

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 20 14-260 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

JPMorgan Chase Bank, National Association V. Kelsey C. Matthews a/k/a Kelsey Matthews; Susan D. Matthews a/k/a Susan Matthews owner(s) of property situate partly in **Amwell Township** and partly in North Bethlehem Township, WASHINGTON

County, Pennsylvania, being 1343 Brush Run Road, Washington, PA 15301-7129; Parcel No. 1 : 490-010-00-00-0004-00 & Parcel No. 2: 020-011-00-00-0013-00 (Acreage or street address) Improvements thereon: **RESIDENTIAL DWELLING** Judgment Amount: \$212,145.70

SHERIFF'S SALE No. 20 14-281

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-281 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

EverBank Plaintiff V. Rita E. Zatta
Defendant

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **TOWNSHIP OF CANTON**, COUNTY OF WASHINGTON, PA. Premises: 160 Rex Road, Washington, Pennsylvania 15301 Tax I.D. #: 120-004-00-00-0001-05 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2014-531

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-531 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

U.S. Bank National Association, as Trustee, Successor-in-Interest to Wachovia Bank, N.A. as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-WWF1 V. **Barbara A. Mack a/k/a Barbara Mack**

owner(s) of property situate in **DONORA BOROUGH**, WASHINGTON County, Pennsylvania, being 718 Castner Avenue, Donora, PA 15033-1911; Parcel No. 240-018-00-03-0006-00 (Acreage or street address) Improvements thereon: **RESIDENTIAL DWELLING**; Judgment Amount: \$66,158.84

SHERIFF'S SALE No. 2014-574

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-574 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

MIDFIRST BANK, PLAINTIFF v MICHELLE L. MILLER AND CHARLES R. MILLER, JR. DEFENDANT(S)

ALL THOSE CERTAIN lots or pieces of ground situate in the **Township of Cecil**, Washington County, Pennsylvania. thereon erected a dwelling house known as: 60 SYCAMORE STREET, MUSE, PA 15350; PARCEL NO. 140-009-02-05-0045-00

SHERIFF'S SALE No. 2012-624

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

2012-624 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, Plaintiff; vs. - KEVIN E. McCLOSKEY, Defendant(s),

PARCEL I.D. 520-011-04-03-0046-00F Situate in the **Township of North Strabane**, County of Washington and Commonwealth of Pennsylvania, HAVING ERECTED THEREON a two story detached frame single family dwelling with additional detached one story single family dwelling KNOWN AS 1251 Meadowbrook Drive, Canonsburg, PA 15317.

SHERIFF'S SALE No. 2013-631

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-631 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

JPMorgan Chase Bank, National Association V. Daniel A. Piatt

owner(s) of property situate in **BLAINE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 1788 Brush Run Road, Avella, PA 15312-2022; Parcel No. 050-002-00-00-0005-02 (Acreage or

street address) Improvements thereon:
RESIDENTIAL DWELLING Judgment
Amount: \$285,318.36

SHERIFF'S SALE 2014-1019

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2014-1019 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
SEPTEMBER 5, 2014

**MIDFIRST BANK, PLAINTIFF VS.
CHERYL A. WADSWORTH AND
LEE R. WADSWORTH ,
DEFENDANT(S)**

ALL THAT CERTAIN lot or piece of
ground situate in the **Seventh Ward of
the City of Washington**, Washington
County, Pennsylvania, thereon erected a
dwelling house known as: 675
M A R Y L A N D A V E N U E ,
WASHINGTON, PA 15301; PARCEL
NO. 770-034-00-01-0005-00

SHERIFF'S SALE No. 2014-1214

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2014-1214 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
SEPTEMBER 5, 2014

**Citimortgage, Inc. V. Matthew W.
Kowing & Joan M. Kowing**

owner(s) of property situate in the
CHARTIERS TOWNSHIP,
WASHINGTON County, Pennsylvania,
being 100 Wide Street, Houston, PA
15342-1435 ; Parcel No. 170-016-04-
01-0001-00 (Acreage or street address)
Improvements thereon: **RESIDENTIAL
DWELLING** Judgment Amount:
\$98,450.87

SHERIFF'S SALE No. 2013-1323

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2013-1323 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
SEPTEMBER 5, 2014

**Bank of America, N.A., as Successor
by Merger to BAC Home Loans
Servicing, LP f/k/a Countrywide Home
Loans Servicing, LP V. Robert B. Scaff
& Tori Ann Scaff**

owner(s) of property situate in
MCDONALD BOROUGH,
WASHINGTON County, Pennsylvania,
being 334 VALLEY ST, Mc DONALD,
PA 15057-1010; Parcel No. 1: 470-016-
00-01-0014-00 & Parcel No. 2: 470-
016-00-01-0015-00 (Acreage or street
address) Improvements thereon:
RESIDENTIAL DWELLING Judgment
Amount: \$80,233.56

SHERIFF'S SALE No. 2013-1333

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2013-1333 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be

exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Wells Fargo Bank, N.A., Plaintiff, vs. Kevin E. Sabatula; Cheryl Sabatula; Defendant(s).

ALL that certain lot or parcel of ground situate in the **Centerville**, County of Washington, and Commonwealth of Pennsylvania. Tax Parcel LD.: 1520250003007600; 200 Reliance Avenue, Brownsville, PA 15417

SHERIFF'S SALE No.2013-1511

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No.2013-1511 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Nationstar Mortgage LLC Plaintiff v. April Bistarkey and Shawn Bistarkey Defendants

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN **SMITH TOWNSHIP**, WASHINGTON COUNTY, PENNSYLVANIA. Title to said premises is vested in Shawn Bistarkey and April Bistarkey by deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIEMAE, dated December 29, 2004 and recorded January 4, 2005 INSTRUMENT No.200500298. TAX I.D. #: 570-032-00-00-0008-00 1417 Cross Creek Road, Smithtownship,

Pennsylvania 15021 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2014-1697

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1697 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK., SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA, 3232 Newmark Drive , Miamisburg, OH 45342 vs. AMANDA CASS, MARK PHILLIPS JR, 1670 Pleasant Grove Road Claysville, PA 15323

ALL those two certain lots of land situate in **East Finley Township**, Washington County, Pennsylvania, bounded and described as follows: CONTAINING an area of 10.34359 acres as set forth on the said plan. PROPERTY ADDRESS: 1670 Pleasant Grove Road, Claysville, PA 15323 ; PARCEL NO.: 270-010-00-00-0007-00

SHERIFF'S SALE No. 2014-1699

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1699 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse

Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Green Tree Servicing LLC V. Sandra S. Adams

owner(s) of property situate in the **TOWNSHIP OF HANOVER**, WASHINGTON County, Pennsylvania, being 876 Francis Mine Road, a/k/a 876 Francis Mine State Road, Burgettstown, PA 15021-2652 Parcel No. 340-006-00-00-0018-01 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$81,592.37

SHERIFF'S SALE No. 2013-1742

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. **2013-1742** issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Green Tree Servicing LLC V. David Ross a/k/a David A. Ross & Susan D. Ross

owner(s) of property situate in **WASHINGTON CITY, 7TH WARD**, WASHINGTON County, Pennsylvania, being 330 Shirls Avenue, Washington, PA 15301-4142 Parcel No. 770-003-00-02-0016-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$65,828.54

SHERIFF'S SALE No. 2013-1765

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1765 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

JPMorgan Chase Bank, National Association V. Marcie Ann Jurik

owner(s) of property situate in **FALLOWFIELD TOWNSHIP**, WASHINGTON County, Pennsylvania, being 51 Petrak Street, Charleroi, PA 15022-1714; Parcel No. 320-008-01-01-0037-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$69,741.92

SHERIFF'S SALE No. 2014-1898

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No.2014-1898 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

JPmorgan Chase Bank, National Association V. Chande L. Toplisek ; Christopher Sickman

owner(s) of property situate in **HOUSTON BOROUGH**, WASHINGTON County, Pennsylvania, being 230 Reed Avenue, Houston, PA

15342-1723; Parcel No. 360-010-00-03-0008-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$124,700.68

SHERIFF'S SALE No. 2014-1978

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-1978 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA I, by its servicer Ocwen Loan Servicing, LLC v. Richard A. Denke & Regina A. Denke

JUDGMENT AMOUNT \$247,333.93 ATTORNEY: Andrew J. Marley, Esq. 1581 Main Street, Suite 200, Warrington, PA 18976 All the right, title and interest and claim of Richard A. Denke and Regina A. Denke of in and to:

All that certain lot or piece of ground situate in the **Cecil Township**, Washington County, having erected thereon a dwelling known as 7 Cecil Elementary Drive, Cecil, PA 15321 I.D. NO. 140-007-06-02-0004-00

SHERIFF'S SALE No. 2014-2044

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2044 issued out of the COMMON PLEAS of Washington County, and to

me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Nationstar Mortgage LLC V. Justin Dearing a/k/a Justin Robert Dearing; Paul Dearing a/k/a Paul W. Dearing Kimberly Dearing a/k/a Kimberly A. Dearing

owner(s) of property situate in **DONEGAL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 220 Dry Ridge Road, West Alexander, PA 15376-2427; Parcel No. 230-015-00-00-0019-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$55,259.57

SHERIFF'S SALE No. 2014-2122

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2122 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. KATHERINE S. DUNTZ and GREGORY A. DUNTZ -Defendants.

ALL that certain lot of ground situate in the **Sixth Ward of the City of Washington**, Washington County, Pennsylvania - Upon which is a dwelling known as 103 Buttonwood

Avenue, Washington, PA 15301; Tax Parcel Number: 760-014-00-01-0009-00

SHERIFF'S SALE No. 2012-2159

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2159 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Caliber Home Loans, Inc Plaintiff vs. Wade Mancini & Cristin Mancini Defendant(s)

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE TN **THE TOWNSHIP OF NORTH STRABANE**, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA; BEING KNOWN AND DESIGNATED AS LOT NO.25 IN THE MEADOWBROOK PHASE ONE PLAN OF LOTS AS RECORDED IN THE RECORDER OF DEED'S OFFICE OF WASHINGTON COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 23, PAGE 388 TO AND INCLUDING 391. BEING KNOWN AS: 1061 Meadowbrook Drive, Canonsburg, PA 15317; Tax Parcel No. 520-011-04-01-0025-00

SHERIFF'S SALE No. 2014-2281

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2281 issued out of the COMMON PLEAS of Washington County, and to

me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. ANTHONY R. MOSCO, III - DEFENDANT(S)

ALL THAT CERTAIN piece or parcel of ground situate in the **Borough of Stockdale**, Washington County, Pennsylvania, thereon erected a dwelling house known as: 419 RAILROAD STREET, STOCKDALE, PA 15483; PARCEL NO. 620-002-00-02-0010-00

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 **SEPTEMBER 5, 2014**

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; Assessed Value Figure: \$7,530.00 Judgment Amount: \$78,742.15 Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2012-2593

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2593 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

The Bank of New York Mellon *f/k/a* The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-4 Plaintiff V. **UNITED STATES OF AMERICA & ROBERT R. KOKKILA**

owners of property situate in **Borough of Speers, Washington** County, Pennsylvania, being 210 Scott Street, Charleroi, PA 15022. Assessment Map No.: 610-017-00-01-0018-00; Assessed Value Figure: \$11,102.00 Judgment Amount: \$149,072.29; Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2014-2735

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2735 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

COMMUNITY BANK Plaintiff- vs S & V PROPERTY, LP AND COMMUNITY BANK Defendants

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF WASHINGTON, **BOROUGH OF CLAYS VILLE:**

HAVING ERECTED THEREON A MULTI-UNIT COMMERCIAL TRUCK STOP AND FUELING STATION KNOWN AS 24 DONEGAL AVENUE, CLAYSVILLE, WASHINGTON COUNTY, PENNSYLVANIA 15323, INSTRUMENT NO. 201416238, TAX PARCEL IDENTIFICATION NOS.: 230-001-02-01-0001-00, 230-001-02-01-0002-00, 230001-02-01-0003-00, 230-001-02-01-0004-00, 230-001-02-01-0005-00, 230-001-02-01-0007-00, 230-001-02-01-0008-00, 230-001-02-01-0010-00, 230-001-02-01-0011-00, 230-001-02-01- 0012-00, 230-001-02-02-0006-00, 230-001-02-02-0007-00, 230-001-02-02-0008-00, 230-001 - 02-03-0003-00, 230-001-02-03-0004-00, 230-001-02-03-0005-00, 230-001-02-04-0004-00, 230- 001-02-04-0006-00, 230-001-02-04-0007-00, 230-001-02-04-0008-00, 230-001-02-04-0009-00, 230-001-02-05-0008-00, 230-001-02-05-0009-00, 230-011-00-00-0037-00, 230-001-00-00- 0084-00, 230-001-02-01-0006-00, 230-001-02-02-0004-00 and 230-001-02-02-0005-00

SHERIFF'S SALE No. 2013-2856

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2856 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse

Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Federal National Mortgage Association Plaintiff V. Rhonda Norquist and Henry C. Norquist Defendants

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE **BOROUGH OF CHARLEROI**, COUNTY OF **WASHINGTON**, AND **COMMONWEALTH OF PENNSYLVANIA** Premises: 415 Shady Avenue, Charleroi, Pennsylvania 15022; Tax I.D. #: 160-017-00-01-0012-00 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2013-3332

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3332 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

One West Bank, FSB Plaintiff V. Keith Vesely known surviving heir of Ronald Vesely, Deceased Mortgagor and Real Owner, Kristen McQuiston known surviving heir of Ronald Vesely, deceased Mortgagor and real owner and Unknown surviving heirs of Ronald Vesely, deceased mortgagor and real owner, Defendants

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE **BOROUGH OF DUNLEVY**, **WASHINGTON COUNTY**

PENNSYLVANIA; Premises: 11 Nellie Avenue, Dunlevy, Pennsylvania 15432 Tax ID. #: 250-014-00-00-0001-00 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2010-3409

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-3409 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Co. of Pennsylvania V. Lois Ann Fuller, individually and in her capacity as Executrix of the Estate of Andrew Robert Fuller aka Andrew R. Fuller

JUDGMENT AMOUNT \$454,393.92 ATTORNEY: CHRISTINA C. VIOLA, ESQUIRE. Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976

All that four certain lots of land in **Smith Township**, Washington County, being known as 95 North Main Street a/k/a 12 Fuller Drive, Burgettstown, PA 15021, which is to be sold along with 379 Pleasant Valley Road, Bulger, PA 15019; I.D. NO. 570-013-01-01-0025-00

All that certain lot or piece of ground situate in the Town of Bulger of **Smith Township**, Washington County, having erected thereon a dwelling known as 379 Pleasant Valley Road, Bulger, PA

15019, which is to be sold along with 95 North Main Street a/k/a 12 Fuller Drive, Burgettstown, PA 15021. I.D. NO. 570-006-00-00-0046-01

SHERIFF'S SALE No. 2013-3770

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3770 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Nationstar Mortgage, LLC, f/k/a Centex Home Equity Company, LLC V. **Kristine L. Mcavoy**

owner(s) of property situate in **CENTERVILLE BOROUGH**, WASHINGTON County, Pennsylvania, being 237 Prichard Street, Richeyville, PA 15358; Parcel No. 1: 154-005-01-00-0023-00; Parcel No. 2: 154-005-00-04-0005-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$75,423.70

SHERIFF'S SALE No. 2013-3773

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3773 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on **SEPTEMBER 5, 2014**

Nationstar Mortgage, LLC V. Marie T. Jones a/k/a Marie Jones & Ronald J. Jones

owner(s) of property situate in the **BOROUGH OF SOMERSET**, WASHINGTON County Pennsylvania, being 215 Lusk Road, Bentleyville, PA 15314-1951 ; Parcel No. 580-009-00-00-0016-05 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

SHERIFF'S SALE No. 2013-4066

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-4066 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. V. Richard Rosenfeld a/k/a Richard L. Rosenfeld, Jr a/k/a Richard L. Rosenfeld

Owner(s) of property situate in **CARROLL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 13 Grant Avenue, Donora, PA 15033-1603 Parcel No. 130-009-04-03-0008-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$105,984.05

SHERIFF'S SALE No. 2013-4174

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-4174 issued out of the COMMON

PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

OneWest Bank, FSB Plaintiff V. Douglas Thames, Known Surviving Heir of Helen M Roland, Deceased Mortgagor and Real Owner, Barbara Jean Polito, Known Surviving Heir of Helen M Roland, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Helen M. Roland, Deceased Mortgagor and Real Owner Defendants

ALL THAT CERTAIN LOT OF GROUND SITUATE IN **PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA**, Premises: 306 West McMurray Road, McMurray, Pennsylvania 15317 Tax I.D. #: 540-011-05-03-0009-00 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2013-4416

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-4416 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Nationstar Mortgage LLC Plaintiff V. Gary Wesley Snyder and Andina M. Snyder a/k/a Andina Snyder Defendants

All That Certain land situate in the township or **Borough of Beallsville** in the County of Washington, Commonwealth of Pennsylvania. Premises: 15 McDonough Drive Extention 154, Beallsville, Pennsylvania 15313; Tax I.D. #: 030-004-00-01-0002-07 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2012-4448

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4448 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Citifinancial Servicing LLC V. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eleanor M. Miller, Deceased

owner(s) of property situate in **HOUSTON BOROUGH, WASHINGTON County, Pennsylvania**, being 23 South Haft Street, Houston, PA 15342-1448; Parcel No. 360-006-00-03-0016-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$103,912.52

SHERIFF'S SALE No. 2013-4724

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-4724 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and

exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Wells Fargo Bank, NA., as Trustee for the Pooling and Servicing Agreement dated as of May 1, 2005 Park Place Securities, Inc Asset-Backed Pass-Through Certificates Series 2005-WHQ3, by its Servicer Ocwen Loan Servicing LLC. Vs. Dwight David Elliott & Lisa M. Elliott aka Lisa Elliott

JUDGMENT AMOUNT \$116,738.31
ATTORNEY: Andrew J. Marley, Esq.
1581 Main Street, Suite 200,
Warrington, PA 18976

All the right, title and interest and claim of Dwight David Elliot and Lisa M. Elliot of, in and to: All that certain lot or piece of ground situate in the **Township of Carroll**, Washington County, having erected thereon a dwelling known as 1430 4th Street, Monongahela, PA 15063 I.D. NO. 130-006-05-01-007-00

SHERIFF'S SALE No. 2013-4884

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-4884 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO

BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP Plaintiff, vs - Amy L. Manning & William II. Manning Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in **Canton Township**, Washington County, Pennsylvania; TAX PARCEL NO.: 120-012-05-02-0010-01; PROPERTY ADDRESS: 1801 West Chestnut Street, Washington, PA 15301; IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2013-5449

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-5449 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Nationstar Mortgage Company LLC D/B/A Champion Mortgage Company Plaintiff V. Dorothy Ann Russo, Known Surviving Heir of Marie Deambroggi, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Marie Deambroggi, - Deceased Mortgagor and Real Owner and Henry Deambroggi a/k/a Henry J. Deambroggi, Jr., Known Surviving Heir of Marie Deambroggi, Deceased Mortgagor and Real Owner Defendants

ALL THAT CERTAIN LOT OF GROUND SITUATE IN **FOLLOWFIELD TOWNSHIP**, WASHINGTON COUNTY,

PENNSYLVANIA. Premises: 22 Jefferson Avenue, Charleroi, Pennsylvania 15022 Tax I.D. #: 320-007-07-02-0017-00 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2012-5803

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5803 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA Plaintiff vs. DREW BARNEY; DARLA BARNEY; AUDREY J. BASH

ALL THAT CERTAIN Lot of ground situate in **South Strabane Township**, Washington County, Pennsylvania, BEING KNOWN AS: 805 MANIFOLD ROAD, WASHINGTON, PA 15301-9607; Tax Parcel No. 600-001-02-03-0010-00

SHERIFF'S SALE No. 2013-6050

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6050 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse

Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007- WFHE1, Asset-Backed Pass-Through Certificates, Series 2007-WFHEe1 V. William Neill; Jennifer Cooper ; Richard Neill

owner(s) of property situate in **ELLSWORTH BOROUGH**, WASHINGTON County, Pennsylvania, being 24 NORTH PINE STREET, ELLS WORTH, PA 15331; Parcel No. 310-015-00-02-0013-00 (Acreage or street address) Improvements thereon: **RESIDENTIAL DWELLING**; Judgment Amount: \$29,409.54

SHERIFF'S SALE No. 2013-6110

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6110 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Wells Fargo Bank, N.A. V. Andrea K. Stanek

owner(s) of property situate in the **TOWNSHIP OF NORTH STRABANE**, WASHINGTON County, Pennsylvania, being 217 Pheasant Cove, Canonsburg, PA 15317-2338; Parcel No. 520-001-07-01-0059-00 (Acreage or street address) Improvements thereon: **RESIDENTIAL DWELLING** Judgment Amount: \$91,038.04

SHERIFF'S SALE No. 2010-6232

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-6232 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Houshold Finance Consumer Discount Company Plaintiff V. April A. Robl, Defendant (s)

April A. Robl, owner of property situate in **West Bethlehem Township** of Washington County, Pennsylvania, being 52 Little Creek Road, Marianna, PA 15345; Assessment Map No.: 660-014-00-00-0013-01; Assessed Value Figure: \$12,192.00 Judgment Amount: \$85,212.90; Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2012-6407

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6407 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Green Tree Servicing LLC V. Steven Vanderford

owner(s) of property situate in the **TOWNSHIP OF CECIL**, WASHINGTON County, Pennsylvania,

being 1 Creekside Drive, Lawrence, PA 15055; Parcel No. 140-012-04-00-0003-01; (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$265,555.85

SHERIFF'S SALE No. 2012-6492

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6492 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

JPMorgan Chase Bank, National Association, Successor in Interest by Purchase From The Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank Formerly Known as Washington Mutual Bank, **FA V. James Skolyak & Traci Skolyak**

owner(s) of property situate in the **WASHINGTON CITY, 5TH**, WASHINGTON County, Pennsylvania, being 126 Springfield Avenue, Washington, PA 15301-5242; Parcel No. 750-029-00-01-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Parcel No. 750-029-00-01-0021-00 (Acreage or street address) Improvements thereon: VACANT LAND Judgment Amount: \$113,373.27

SHERIFF'S SALE No. 2013-6648

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6648 issued out of the COMMON PLEAS of Washington County, and to

me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. JEREMY S. FARABEE, DEFENDANT(S)

ALL THAT CERTAIN lot of ground situate in the **Township of Donegal**, County of Washington, and Commonwealth of Pennsylvania, thereon erected a dwelling house known as: - 1242 ROUTE 40 W CLAYSVILLE PA 15323; PARCEL NO. 230-001-03-03-0005-00

SHERIFF'S SALE No. 2013-6656

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6656 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Federal National Mortgage Association Plaintiff V. William L Cannon, Jr. and Janice L. Gump Defendants

All That Certain land situate in the township or **borough of SIXTH WARD** in the County of Washington, Commonwealth of Pennsylvania.

Premises: 34 Wilson Avenue, Washington; Pennsylvania 15301 Tax . #: 7600110001002100; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2013-7245

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-7245 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

KTI FINANCIAL, LLC, Plaintiff, V. MARK HALL & DONNA HALL, Defendants.

ALL THAT CERTAIN LOT OF GROUND SITUATE IN **CECIL TOWNSHIP**, WASHINGTON COUNTY, PENNSYLVANIA; PARCEL NUMBER 140-009-02-08-0006-00. 69 SYCAMORE STREET MUSE, PA 15350

SHERIFF'S SALE No. 2013-7274

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-7274 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Citimortgage, Inc. V. Patrick L. Lenart

owner(s) of property situate in **NORTH FRANKLIN TOWNSHIP**, WASHINGTON County, Pennsylvania, being 147 Cumberland Avenue, Washington, PA 15301-4639 Parcel No. 510-002-02-01-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$75,363.49

SHERIFF'S SALE No. 2013-7324

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-7324 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. RANDI LYNE TRANHAM, DEFENDANT(S)

ALL THOSE CERTAIN lots or piece of ground situate in the **Township of Union**, County of Washington, and Commonwealth of Pennsylvania, - thereon erected a dwelling house known as: 2133 RANKINTOWN ROAD, FINLEYVILLE, PA 15332; PARCEL NO. 640-010-01-00-0016-00

SHERIFF'S SALE No. 2013-7671

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-7671 issued out of the COMMON PLEAS of Washington County, and to

me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

JPMORGAN CHASE BANK, N.A. V. JOHN S. HUGHES

owner(s) of property situate in **PETERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 124 Joyce Drive, McMurray, PA 15317-3245 Parcel No. 540-003-06-01-0004-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$52,826.84

SHERIFF'S SALE No. 2013-7722

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-7722 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Green Tree Servicing LLC v. Robert J. Gordon & Annette Gordon

owner(s) of property situate in the **BOROUGH OF DONORA**, WASHINGTON County Pennsylvania, being 917 Thompson Avenue, Donora, PA 15033-2145; Parcel No. 240-012-00-04-0013-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$29,390.48

SHERIFF'S SALE No. 2010-9245

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-9245 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

GMAT Legal Title Trust 2013-1, U.S. Bank National Association, as Legal Title Trustee Plaintiff V. James E. Calhoun and Nancy A. Simon Defendants

Title to said premises is vested in James E. Calhoun, and Nancy A. Simon, Joint Tenants, by deed from James E. Calhoun an unmarried man, and Nancy A. Simon, and unmarried women, dated September 24, 2008 and recorded October 29, 2008 in Deed Book Instrument # 200828600, Page TAX I.D. #: 570-031-04-00-0021-00 Residential Dwelling Premises being known as: 116 FIELD CREST DRIVE, BURGETTSTOWN, PENNSYLVANIA 15021.

SHERIFF'S SALE No. 2010-9450

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-9450 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 5, 2014**

Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee under the Pooling and Servicing Agreement dated as of March 1, 2007, GSAMP Trust 2007-HE2 Plaintiff V. DEAN M. GIACOMANTONIO Defendant(s)

owners of property situate in **South Strabane Township**, Washington County, Pennsylvania, being 135 Verona Drive, Washington, PA 15301. Assessment Map No.: 600-003-02-00-0006-00; Assessed Value Figure: \$10,516.00 Judgment Amount: \$153,017.94; Improvements Thereon: Residential Property

Samuel F. Romano, Sheriff 7)2-3