

# WASHINGTON COUNTY REPORTS

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No. 1



*Serving the  
Legal Community  
of Washington  
County*

## TABLE OF CONTENTS

Washington County Court of Common Pleas Calendar .....	2
Obiter Dictum .....	3
Continuing Legal Education Seminars .....	4
Washington County Bar Association Calendar .....	4
Estate Notices .....	5
Corporation Notices .....	8
Real Estate Notices .....	9
Sheriff's Sales .....	11
Washington County Bankruptcy Petitions .....	35

CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF  
THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE  
OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS  
OF THE COUNTY OF WASHINGTON, PENNSYLVANIA.

## JUDGES OF THE COURT OF COMMON PLEAS

Debbie O'Dell-Seneca, Katherine B. Emery, John DiSalle, Gary Gilman

Judge of the Term ..... August 1—15 ..... DiSalle, J.  
 Judge of the Term ..... August 16—31 ..... Gilman, J.

## MOTIONS—2013

**General Civil** ..... **Judge of the Term**

**Criminal (August)** ..... **DiSalle**

**President Judge Debbie O'Dell-Seneca** ..... Tues. through Thur. at 9:15am

**Judge Katherine B. Emery** ..... Tues. through Fri. at 9:15 am

**Judge John DiSalle** ..... Wed. and Thurs. at 9:15am

**Judge Gary Gilman** ..... Tues. through Fri. at 9:15 am

In addition, "A copy of **any** motion for Judge Gilman's consideration, **whether contested or uncontested, shall** be forwarded to and received by him before 12:00pm the day prior to the scheduled presentation." He will **not** hear Motions July 22-26.

## COURT OF COMMON PLEAS CALENDAR

**Criminal - Trial Weeks** ..... Sept. 9 through 20, 2013

**Civil - Trial Weeks** ..... Sept. 9 through 20, 2013

**Orphans' Court - Next Audit** ..... Sept. 26, 2013

**Orphans' Court deadline to file accounts for July 2013 Audit** ..... Aug. 6 2013

**Sheriff's Office - Next Sheriff's Sale** ..... September 6, 2013

last day to file Executions in Prothonotary's for Nov. 2013 sale ..... Aug. 23, 2013

last day to file Executions in Sheriff's office for Nov. 2013 sale ..... Aug. 30, 2013

**COMMONWEALTH COURT** ..... Convenes in Pittsburgh ..... Nov. 12-15, 2013

**SUPREME COURT** ..... Convenes in Pittsburgh ..... Oct. 15—18, 2013

**SUPERIOR COURT** ..... Convenes in Pittsburgh ..... Sept. 24—26, 2013

**WASHINGTON COUNTY REPORTS** is owned & published by the Washington County Bar Association, 119 South College Street, Washington, PA 15301. Phone 724.225.6710. Fax 724.225.8345.

**Editor and General Manager:** William E. Speakman Jr., Esq. ~ **Business Manager:** Sherri A. Paige.

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**ADVERTISEMENTS** due Friday at Noon for publication the following Thursday (holidays may alter deadline).

**SUBSCRIPTION RATE:** \$75.00. 52 Weekly Issues.

**BOUNDED VOLUMES.** Bound volumes of Washington County Court of Common Pleas Opinions are periodically published and available for purchase through Washington County Reports.

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## OBITER DICTUM

New members of the Bar Association are **Cassidy A. Miller**, Judge DiSalle's Law Clerk/Court Crier; **Jacob S. Oresick**, Law Clerk/Court Crier for Courtroom 6; and **Kristen Marie Peck**, Law Clerk/Court Crier for Courtroom 5 • From *The Wall Street Journal*: [1] “The Consumer Financial Protection Bureau has issued subpoenas to U.S. auto lenders over the sale of extended warranties and other financial products . . . Any new restrictions could affect millions of Americans who use loans to buy new and used vehicles each year. Add-on products, such as extra insurance, are a popular mechanism used by car dealers to boost profits. Though such products are legal, regulators are probing whether terms and prices are adequately disclosed. The CFPB has pursued a similar strategy with credit-card companies, fining them over the use of deceptive marketing practices to sell products like identity-theft protection. The Justice Department, meanwhile, is probing auto dealerships that make their own loans to customers with poor credit and charge higher rates . . . ” ; [2] “U.S. courts are doling out more lenient punishment to tax evaders hiding money offshore than to other tax cheats. Despite a high-profile government crackdown on secret off-shore financial accounts since 2009, the average sentence in those cases has been about half as long as in some other types of tax cases . . . In many cases, judges are also opting for shorter sentences than recommended under federal guidelines . . . More than 39,000 taxpayers have been admitted to the IRS’s offshore programs and paid more than \$5.5 billion to resolve their cases, with an estimated \$5 billion still to come. . . . ” ; [3] “Law schools should embrace grade inflation, says Professor Joshua Silverstein, of the William H. Bowen School of Law at the University of Arkansas at Little Rock. In a coming paper in the University of San Francisco Law Review, Mr. Silverstein makes the case for why law schools should substantially eliminate C grades and raise the minimum cumulative GPA for good academic standing to a B minus. He says that the inconsistent use of C grades puts students ‘at an unfair disadvantage when competing for employment with students from institutions that award mostly A’s and B’s.’ Mr. Silverstein concedes that substantially eliminating C grades ‘will cause some students to cut back on the amount of work they do.’ But he says weaker students would have more incentive to work.” • *The foregoing material does not necessarily reflect the views of the employees, officers and/or members of the Washington County Bar Association. Obiter Dictum is not an editorial, it is a compilation of items about the law, attorneys and related 'matters. It is not intended to endorse or promote any particular point of view. Comments, criticism and suggestions should be addressed to the Editor, preferably in writing. All articles & publications referred to above are on file in the Bar Association Office.*

## WASHINGTON COUNTY BAR ASSOCIATION BOARD OF DIRECTORS 2013

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## PBI CLE

PBI Seminars are held at WCBA offices, 119 South College Street, Washington, PA, unless noted. Register for PBI seminars through PBI at 1.800.932.4637 or [www.pbi.org](http://www.pbi.org). Register for WCBA CLE seminars through WCBA at 724.225.6710. (Note PBI costs: PBA members practicing 5+ years/New Admits < 5 years.). Any person requiring special PBI arrangements for a disability contact Zina Barlup at 800.932.4637 ext. 2284 at least 10 days before the course.

**PBI RESERVES THE RIGHT TO CANCEL ANY SEMINAR 10 DAYS PRIOR IF TWO OR FEWER PEOPLE ARE PRE-REGISTERED.**

*Please note that all Seminars, room rentals and events at the Bar office building will be limited this summer and fall due to the construction on College Street.*

## WASHINGTON COUNTY BAR ASSOCIATION CALENDAR OF EVENTS

8/2-4		Summer Bench/Bar	Greenbrier Resort
8/14	Noon	Executive Board Meeting	WCBA
9/5		YLD v. Senior Bar Softball Challenge	Lew Hayes Field Washington Park
9/23	4-6:30	CLE/Bar Meeting/Happy Hour	Meadows Casino
9/26		Annual MiniGolf & Wine /BeerTasting Tourn	Red Carpet Golf Old Nat'l Road
10/28		Bar Association Mtg & ProBono Celebration	Geo. Washington Hotel
11/15		Annual Bar Banquet	Bella Sera
1/24/14		Winter Bench Bar Conference	Hilton Garden Inn

## 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

**BARRY, OLGA G.**, late of Bradford Woods, Washington Co., PA; Administrators: Joyce Barry & Mary Catherine Barry c/o Cohen & Grigsby, P.C., or R. Michael Daniel, 625 Liberty Avenue, Pittsburgh PA 15222-3152; Attorney: R. Michael Daniel, Cohen & Grigsby, P.C., 625 Liberty Avenue, Pittsburgh PA 15222-3152

**BARSKITE, JUNE**, late of Finleyville, Washington Co., PA; Executrix: Sandra Mellinger, 105 Ginger Hill Road, Finleyville PA 15332; Attorney: Amanda Ciranni Fisher, ACF Law Firm, LLC, 208 Second Street, Monongahela PA 15063

**BEROS, JAMES M.**, a/k/a **JAMES MARK BEROS**, late of South Strabane Township, Washington Co., PA; Executor: James A. Beros, c/o Kelly J. Dollins, Yablonski, Costello & Leckie P.C., 505 Washington Trust Building, Washington PA 15301; Attorney: Kelly J. Dollins, Yablonski, Costello & Leckie P.C., 505 Washington Trust Building, Washington PA 15301

**BERRY, EDWARD ANTHONY**, a/k/a **EDWARD A. BERRY**, late of Union Township, Washington Co., PA; : Timothy Berry, 114 Sheffield Lane, McMurray PA 15317; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi PA 15022

**BRADY, ARMEDA B.**, a/k/a ~~ARMEDA B. JOSEPHINE BRADY~~, late of Carroll Township, Washington Co., PA; Executrix: Francine Rebecca Bishop aka Brady, 109 Highland Avenue, Monongahela PA 15063; Attorney: James W. Haines, 1202 West Main Street, Monongahela PA 15063

**DANKO, MARGARET M.**, late of Monongahela, Washington Co., PA; Executor: Robert Dattis, 707 Marne, Monongahela, PA 15063; Attorney: Neil J. Marcus, PO Box 652, Monongahela, PA 15063

**DONATI, DENNIS**, late of Burgettstown, Washington Co., PA; Administratrix: Diane Donati, 12 Elich Road, Burgettstown, PA 15021; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associares, P.C., 62 East Wheeling St., Washington, PA 15301

**EVANCHO, GEORGE T.**, a/k/a **GEORGE THOMAS EVANCHO AKA FATHER GEORGE T. EVANCHO**, late of Cross Creek Township, Washington Co., PA; Executor: Jerome A. Stefkovich, PO Box 65, Avella PA 15312; Attorney: Stephen J. Taczak, 23 East Beau Street, Washington PA 15301

**MACE, GEORGIA LEE**, a/k/a **GEORGIA L. MACE**, late of Chartiers Township, Washington Co., PA; Executrix: Laurie L. Agostinelli, 82 Hart Street, Houston PA 15342; Attorney: Stephanie M. Sewak, 11 East Beau Street, Washington PA 15301

**MYERS, MARTHA P.**, late of Monongahela, Washington Co., PA; Executrixes: Barbara Myers; 210 Diane Drive, Monongahela PA 15063, Donna Weller; 311 Lewisberry Road, New Cumberland PA 17070, ; Attorney: Amanda Ciranni Fisher, ACF Law Firm, LLC, 208 Second Street, Monongahela PA 15063

**REDD, FAYE LUCILLE**, a/k/a **LUCILLE F. REDD**, late of Amwell Township, Washington Co., PA; Executrix: Kimberly S. Redd-O'Brien, c/o Amanda L. F. Porter, 2 West Main St., Suite 720, Uniontown, PA 15401; Attorney: Amanda L. F. Porter, 2 West Main St., Ste 720, Uniontown, PA 15401

**SANDERS, JR., JOSEPH L.**, late of Elrama, Washington Co., PA; Administratrix: Doreen Herman, PO Box 700, Elrama PA 15038; Attorney: Daniel F. Bekavac, Jr., 400 Market Street, Elizabeth PA 15037

**SKORVAN, EVELYN L.**, late of Monongahela, Washington Co., PA; Executor: Charles A. Skorvan, 2209 Main St., Monongahela, PA 15063; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**SPAN, TERENCE J.**, a/k/a **TERENCE JOHN SPAN**, late of Donora Borough, Washington Co., PA; Administratrix: Janice M. Gilhooley, c/o Thomas B. Kostolansky, 617 McKean Ave., Donora, PA 15033; Attorney: Thomas B. Kostolansky, 617 McKean Ave., Donora, PA 15033

**ZIEGLER, HELEN D.**, late of Houston, Washington Co., PA; Executor: William R. Hill, 109 E. Country Barn Road, Houston PA 15342; Attorney: Frank D. DeBor, 1065 Brookline Boulevard, Pittsburgh PA 15226

### SECOND PUBLICATION

**ADLER, EDITH S.**, a/k/a **EDITH ADLER** a/k/a **EDITH BERNICE ADLER** a/k/a **EDITH**, late of South Strabane Township, Washington Co., PA; Executors: Jon S. Adler and Alan R. Adler, c/o 125 South College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College Street, Washington, PA 15301

**ALVAREZ, HENDRY**, late of Smith Township, Washington Co., PA; Executrix: Covi Alvarez Herb, c/o 464 Perry Highway, Pittsburgh, PA 15229; Attorney: James M. Herb, 464 Perry Highway, Pittsburgh, PA 15229

**ANDERSON, DONNA R.**, late of Speers, Washington Co., PA; Executor: Kenneth C. Anderson, 308 Idlewood Dr., Salisbury, NC 28144; Attorney: Lisa J. Buday, P.O. Box 488, California, PA 15419

**BATIC, DOROTHY M.**, a/k/a **DOROTHY BATIC**, late of Burgettstown, Washington Co., PA; Executors: Diane M. Karch and David A. Batic, c/o John L. Butya, McKees Rocks, PA 15136; Attorney: John L. Butya, 5580 Steubenville Pike, Route 60-Robinson Township, McKees Rocks, PA 15136

**CHANAY, GERALDINE ANN**, late of Houston, Washington Co., PA; Executrix: Amy J. Connor, 2735 Bethel Church Road, Bethel Park PA 15102

**CONLEY, BARBARA J.**, late of Peters Township, Washington Co., PA; Executor: David Paul Conley, c/o 198 Canterbury Road, McMurray, PA 15317; Attorney: H. Brian Peck, 198 Canterbury Road, McMurray, PA 15317

**HARPER, MIRIAM**, late of Charleroi, Washington Co., PA; Executrix: Miriam Watson & Linda Clutter, 614 Fallowfield Avenue, Charleroi PA 15022

**HOMME, VERNON R.**, late of Bentleyville Boro, Washington Co., PA; Executors: David V. Homme, Kimberly J. Homme, Shelley L. Homme nka Shelley H. Loughman, ; Attorney: Susan Foster Blank, 30 Monongahela Pike, PO Box 4541, Eighty Four, PA 15330

**MARTIN, NORMA A.**, a/k/a **NORMA ANN MARTIN**, late of Monongahela,

Washington Co., PA; Executrix: Cheryl C. Falappi, 703 Maple Drive, Monongahela PA 15063; Attorney: David N. Lint, France, Lint & Associates, P.C., 308 Fallowfield Avenue, Charleroi PA 15022

**MCILWAIN, RITA A.**, late of Canonsburg, Washington Co., PA; Administrator: Meg L. Burkardt, 647 Allegheny Avenue, Suite 100, 647 Allegheny Avenue, Suite 100; Attorney: Meg L. Burkardt, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139

**NEIL, DORIS V.**, late of South Strabane Township, Washington Co., PA; Administratrix CTA: Linda J. Abbott, 1350 Donnan Avenue, Apt. A-22, Washington PA 15301; Attorney: Lisa J. Buday, PO Box 488, California PA 15419

**POWELL, LESLIE E.**, late of Carroll Township, Washington Co., PA; Executrix: Treasa Wrubleski, 5 Williams Street, Washington, PA 15301; Attorney: Donald B. Formoso, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**PULASKI, BARBARA**, late of Fallowfield Township, Washington Co., PA; Executor: George Pulaski, 1 Reservoir Ave., Charleroi, PA 15022; Attorney: Alan Benyak, 401 Sixth St. at Washington Ave., PO Box 1, Charleroi, PA 15022

**RILEY, EDNA VIRGINIA**, late of Cecil, Washington Co., PA; Executrix: Carol Virginia Bogard Monahagn c/o Robert Vincler & Associates, LLC, 114 Smithfield Street, Pittsburgh PA 15222; Attorney: Robert Vincler, Robert Vincler & Associates, LLC, 114 Smithfield Street, Pittsburgh PA 15222

**SCOPEL, GERTRUDE V.**, late of Donegal Township, Washington Co., PA; Executors: Mark S. Scopel, 134 Roupe Road, Eighty Four, PA 15330 and

Cynthia S. Anderson, 763 Sunset Road, Clayville PA 15323; Attorney: Wilson Law Office, P.C., 30 East Beau St., 215 Washington Trust Bldg., Washington, PA 15301

### THIRD PUBLICATION

**COLAGIOVANNI, ENRICO N.**, late of Carroll Township, Washington Co., PA; Executor: Brett Allen Colagiovanni, 628 Shelby Street, Monongahela, PA 15063; Attorney: Richard C. Mudrick, 300 Fallowfield Ave., Charleroi, PA 15022

**COSTANTINO, MARY M.**, late of Charleroi Borough, Washington Co., PA; Administrator: Russell Anthony Costantino, 721 Fallowfield Ave., Charleroi, PA 15022; Attorney: Dennis R. Paluso, 230 Fallowfield Ave., Charleroi, PA 15022

**EMERY, ELAINE F.**, late of North Bethlehem Township, Washington Co., PA; Executor: Casey J. Emery, 1638 Brush Run Road, Washington, PA 15301; Attorney: Emily E. Diederich, 125 Technology Dr., Ste 202, Bailey Center I, Southpointe, Canonsburg, PA 15317

**GIFFORD, MARY RUTH**, a/k/a **MARY R. GIFFORD** a/k/a **MARY MAYNE PAXTON GIFFORD** a/k/a **M. RUTH GIFFORD**, late of Washington, Washington Co., PA; Executrix: Hazel Contorakes, 8 Scott Road, Washington, PA 15301; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 30 East Beau St., Ste 430, Washington, PA 15301

**HAUGHT, JEAN**, a/k/a **JEAN C. HAUGHT**, late of South Franklin Township, Washington Co., PA; Executrix: Julie Haught, 1501 Tolma Avenue, Pittsburgh, PA 15216

**JORDAN, SR., SEAN R.**, late of Canonsburg, Washington Co., PA; Administrator: Sean R. Jordan, Jr., 149

Greenwood Dr., Bridgeville, PA 15017;  
Attorney: Andrew Flenner, 516 W.  
 North Avenue, Pittsburgh, PA 15212

**OEHMLER, JANE S.**, late of Weaverville, N.C., Washington Co., PA;  
Executrix: Christy O. Tate, 53 Highland St., Weaverville, NC 28787; Attorney: Emily E. Diederich, 125 Technology Dr., Suite 202, Bailey Center I, Southpointe, Canonsburg, PA 15317

**RICHMAN, AUDREY G.**, late of South Strabane Township, Washington Co., PA; Executor: Stephen I. Richman, c/o Jacques & Jacques, P.C. 2125 Freeport Rd., Natrona Heights, PA 15065; Attorney: James E. Kopelman; Stephen I. Richman, 2125 Freeport Road, Natrona Heights, PA 15065

**RIZZO, SR., DAVID**, late of Washington, Washington Co., PA;  
Executrix: Charlene Zybler, 381 Lynn Portal Road, Washington, PA 15301;  
Attorney: Jacob S. Polochak, 1373 Washington Pike, Ste 200, Bridgeville, PA 15017

**ROSE, SHIRLEY A.**, a/k/a **SHIRLEY ANN ROSE**, late of Washington, Washington Co., PA; Executor: Michael J. Rose, 621 W. Grant St., Houston, PA 15342; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

**SAMPLES, JUDITH ANN**, late of South Strabane Township, Washington Co., PA; Executor: Leland Robert Samples, 251 Sanitarium Road, Washington, PA 15301; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

**SUSA, ROSE M.**, late of North Strabane Township, Washington Co., PA; Executor: Terry Feightner, 1713 Fawcett Ave., Whitehall, PA 15131; Attorney: Robert K. Schweitzer, Sykes

Elder Law, LLC, 615 Washington Road, Suite 304, Pittsburgh, PA 15228

## CORPORATION NOTICES

### INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 15th of July, 2013, with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **JL BREZINSKI ENTERPRISES INC.**

Deborah Rappaport

1180 Welsh Road, Ste 280  
 North Wales, PA 19454 2)1 -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 **GEORGETOWN PLACE, INC.**

Kenneth M. Weidaw, III  
 3901 Washington Road, Suite 201  
 McMurray PA 15317 2)1 -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 **INCORVATI & COMPANY, P.C.**

Amy E. Bentz  
Bentz Law Firm, P.C.

The Washington Center Building  
680 Washington Road, Suite 200  
Pittsburgh PA 15228

2)1 -1

## MISCELLANEOUS

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY, PA  
No. 2013-2218

IN RE: Petition of **Andrew Krak** for change of name to **Andrew McCloskey**

TO all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed July 30th, 2013, at 9:30 A.M. in Courtroom No. 4 of the Washington County Courthouse as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

Kimberly J. Kisner, Esq.

Kisner Law Firm  
One Oxford Centre  
301 Grant St., Suite 4300  
Pittsburgh, PA 15219

4)51-2

**Bankruptcy Sale**  
August 20, 2013

In re: **DONNA M. FORTUNATO**

Case No: 12-24344-CMB  
407 Giffin Avenue  
Canonsburg, PA 15317  
[www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm)

4)1-1

## Bankruptcy Sale

August 20, 2013

In re: **SURACE CONSTRUCTION, INC.**

Case No: 13-21553-CMB  
2000 Ford F-350 truck  
[www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm)

4)1-1

## REAL ESTATE

IN THE UNITED STATES  
BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF  
PENNSYLVANIA  
Case No. 12-24739-JAD  
Chapter 13

IN RE: **JAMES A. FORD JR. And TANA M. FORD,** Debtors.

**NOTICE OF INTENTION TO SELL  
REAL PROPERTY  
FREE AND CLEAR OF ALL LIENS,  
MORTGAGES, AND  
ENCUMBRANCES**

Notice is hereby given that the Debtors, James A. Ford, Jr. and Tana M. Ford, intend to sell on Wednesday, August 28, 2013 at 9:00 o'clock A.M. in Courtroom A, 54<sup>th</sup> Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, Pennsylvania 15219, the following property of the Debtors under the terms and conditions as set forth below:

**REAL PROPERTY TO BE SOLD:** A one-story residential dwelling and all outbuildings located on 42.623 acres with locating address of 40 Airstrip Road, Avella PA 15312, with legal description found in DBV 3331, p. 91, Records of Washington County, Pennsylvania. Said sale includes all

rights to gas royalty payments from lease enter into with Range Resources.

**ADDITIONAL INFORMATION**  
regarding the sale may be obtained from the Electronic Access to Sales Information (EASI) System on the Court website at [www.pawb.uscourts.gov](http://www.pawb.uscourts.gov)

**INSPECTION:** Interested parties may make arrangements to inspect the real property by contacting Doug Burig, Keller Williams Real Estate Professionals, 190 Gallery Drive, McMurray PA 15317, telephone: 724-941-9400 x263 or cell 412-997-3249, or Counsel for Debtors whose name, address, and telephone number are listed below.

**TERMS AND CONDITIONS OF SALE:** Debtors have received an initial offer of \$900,000.00 to purchase the property free and clear of all mortgages, liens, and judgments. The sale is subject to higher and better offers which can be made on the sale date. The successful bidder shall pay \$10,000.00 in cash or certified funds at time of sale with the balance to be paid in cash or certified funds at time of closing which shall take place no later than thirty (30) days after the entry of the Order of Court authorizing the sale. Additionally, the successful bidder shall pay all recording costs and other customary closing costs at time of closing.

**The real property is being sold free and clear of all mortgages, liens, and judgments.**

Notice is further given that objections to the sale above described must be in writing and must be filed with the Bankruptcy Clerk's Office and served upon Francis C. Sichko, whose address is listed below no later than August 1,

2013. If no objections are filed, the sale described above shall proceed as scheduled.

Date: August 1, 2013

Francis C. Sichko  
Attorney at Law  
83 Linden Road  
Canonsburg PA 15317-4826  
(724) 222-1100

6)1-1

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**NOTICE OF ACTION TO QUIET  
TITLE**

In accordance with Pennsylvania Rule of Civil Procedure 1066, William A. Price and Christopher L. Liberatore state:

An Action to Quiet Title was filed on or about July 18, 2013 at No. 2013-4251 in connection with property known as Parcel No. 230-007-00-00-0042-00 owned by Gerald W. Pattison and Dorothy M. Pattison and Conti Mortgage Corp.

As per an Order of Court dated July 18, 2013, all further service of legal process in connection with this matter shall be effectuated upon Defendants by publication and posting of the subject property. Claims adverse this should be filed with the Court of Common Pleas of Washington County.

David P. Hvizdos, Esq.  
505 Valleybrook Road, Suite 206  
McMurray, PA 15317

6)1-1

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**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 1003 Route 18, Burgettstown, PA 15021 being more fully described at Washington County Deed Book Volume 2725, Page 470.

**SAID SALE** to be held at Courthouse Square, 100 West Beau Street, Room 103, Washington, PA 15301 at **10:00 a.m.** prevailing, standard time, on **August 19, 2013.**

All that certain tract of land, together with the buildings, and improvements erected thereon described as Washington County Tax I.D. Nos. 340-035-00-00-0008-00 and 340-035-00-00-0008-01. Seized and taken in execution as the property of Roy S. Pulver and Lori A. Pulver at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Farmers Home Administration, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:13-CV-00056. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States

Marshal. For additional information, [please contact](#) Cathy Diederich at 314-457-5514 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov).

6)52-4

## SHERIFF SALES

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

Tax collectors, attorneys and solicitors who file tax statements, liened taxes and municipal liens against property being sold at Sheriff's Sale. Hereafter, no statements can be withdrawn or adjustments made after the property has been bid in at a certain price, therefore statements must be correct at the time of filing. THERE WILL BE NO EXCEPTIONS TO THIS RULE.

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, September 6, 2013 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, September 11, 2013 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, September 13, 2013 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Washington, PA.) Notice is hereby given that the schedule of

distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

### Sheriff Sale List

<b>Sale#</b>	<b>PlavDef</b>	<b>Property Location</b>
2013-370	Generation Mortgage v. Urban .....	Union Township
2012-477	Wells Fargo v. Rose .....	Borough of Canonsburg
2013-548	Flagstar Bank v. Victoria .....	Canonsburg Borough
2012-552	Slovenian S & L v. Burrows.....	North Franklin Township
2010-634	US Bank v. Ranko .....	Township of Smith
2013-956	Northwest v. Parkrall .....	East Bethlehem Township
2013-1056	Federal National Mortgage v. Taylor .....	Donora Borough
2013-1060	Wells Fargo Bank v. Tustin.....	Borough of Donora
2013-1151	OneWest Bank v. Horner.....	Borough of Houston
2013-1215	OneWest Bank v. Voyles.....	City of Washington
2013-1258	Bank of America v. Haftman .....	Charleroi Borough
2013-1273	SW Linear v. Divecchio .....	Township of Hanover
2013-1311	Wells Fargo v. Schompert .....	Borough of Beallsville
2013-1313	US Bank v. Ngo .....	Township of North Strabane
2013-1323	Bank of America v. Scaff .....	McDonald Borough
2013-1434	Piatt v. Heinrich.....	Borough of Claysville
2013-1457	Ocwen v. Bell .....	Borough of Charleroi
2013-1484	Wells Fargo v. Kratofil .....	Township of Union
2013-1513	Nationstar v. Molnar.....	Borough of Donora
2013-1582	US Bank v. Signorini.....	Cecil Township
2013-1744	OneWest v. Toland .....	Borough of Canonsburg
2013-1858	First Horizon v. Silveria .....	Smith Township
2013-1926	Midfirst v. Carroll .....	City of Washington
2013-1927	PNC Bank v. Debrule .....	Borough of Charleroi
2012-1930	Federal National v. Whalen.....	Peters Township
2013-2065	PNC Bank v. Cass.....	East Finley Township
2009-2288	US Bank v. Aloia.....	North Franklin Township
2012-2507	OneWest v. Law .....	Borough of Donora
2012-2582	Wells Fargo v. Skinkis .....	City of Monongahela
2013-2589	US Bank v. Bilbay .....	City of Washington
2012-2957	Bank of NY Mellon v. Blakeslee.....	Canton Township
2008-2979	City of Washington v. Fermar .....	City of Washington
2012-3167	US Bank v. Muntan .....	City of Monongahela
2012-3331	PHH Mortgage v. Egan .....	Burgettstown Borough
2012-3396	Wells Fargo v. Cunningham.....	Township of Hanover
2012-3443	PNC Bank v. Klaus .....	Borough of Bentleyville
2010-3519	City of Washington v. Hughes .....	City of Washington

2012-3964	OneWest v. Androsky .....	Somerset Township
2012-4340	SFG REO v. Miller .....	East Finley Township
2012-4448	Citifinancial v. Miller .....	Borough of Houston
2012-4538	US Bank v. Graf .....	Borough of North Charleroi
2012-4666	Citizens Bank v. Newman.....	Borough of Canonsburg
2009-4802	Bank of America v. Hrutkay.....	Borough of Ellsworth
2012-4811	Wells Fargo v. Olmstead .....	Canonsburg
2012-4918	US Bank v. Pozzi .....	Borough of Donora
2012-5764	Bank of America v. Weber.....	Township of Union
2012-5832	Federal National v. Leone .....	Carroll Township
2012-6180	Deutsche Bank v. Winters.....	Borough of Donora
2012-6596	First Niagra v. Roebuck.....	Borough of New Eagle
2011-7420	Bank of NY Mellon v. Mock .....	Borough of Deemston
2012-7716	Wells Fargo Bank v. Lusk .....	Finleyville Borough
2011-7828	PNC Bank v. Mihalich .....	Township of Mount Pleasant
2010-8051	Washington School District v. Tush.....	City of Washington
2012-8243	JPMorgan v. Seiler.....	Village of Buffalo
2012-8361	US Bank v. Plokina-Votedian.....	Township of Cecil
2012-8400	Bank of America v. Locastro .....	Borough of Canonsburg
2011-8951	Wells Fargo v. Mattes .....	Township of North Strabane
2011-9279	Wells Fargo v. Buza .....	California
2008-9455	Deutsche Bank v. Frye .....	Bentleyville Borough
2009-9890	JP Morgan v. Senich.....	Township of Fallowfield
2009-10605	Citimortgage v. Ankrom.....	West Middletown Borough
2013-818	US Bank v. Boyle .....	Somerset Township

### SHERIFF'S SALE 2013-370

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-370 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 6, 2013.

**Generation Mortgage Company, 3565 Piedmont Road NE, Ste 300, Atlanta, GA 30305 Plaintiff, V. Anna J. Urban, 6082 State Route 88, Finleyville, PA 15332 Defendant.**

Property: 4443 Finleyville-Elrama Road, Finleyville PA 15332

All that certain parcel of land situate in **Union Township**, Washington County, Pennsylvania, being more fully described in Deed Book 739, Page 261, Tax Parcel No. 640-007-06-00-0004-00; also known as 4443 Finleyville-Elrama Road, Finleyville, PA 15332

### SHERIFF'S SALE 2012-477

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-477 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 6, 2013

**WELLS FARGO BANK, NA. V. PETER D. ROSE a/k/a PETER DOUGLAS ROSE, SOPHIA V. ROSE A/K/A SOPHIA VIVIAN ROSE** owner(s) of property situate in the **BOROUGH OF CANONSBURG, WASHINGTON** County, Pennsylvania, being 6 B R E E Z E W O O D D R I V E, CANONSBURG, PA 15317-1863 Parcel No. 095-001-14-00-0076-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$171,894.08

#### **SHERIFF'S SALE 2013-548**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-548 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 6, 2013

**FLAGSTAR BANK, FSB V. SHANA VICTORIA, SANDRA LEE VICTORIA**

owner(s) of property situate in the **CANONSBURG BOROUGH, THIRD** Ward, **WASHINGTON COUNTY, PENNSYLVANIA**, being 116 C SMITH STREET, CANONSBURG, PA 15317-1750 Parcel No. 110-032-00-02-0006-22 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$93,776.29

#### **SHERIFF'S SALE 2012-552**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2012-552 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 6, 2013.

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. DAVE W. BURROWS Defendant**

All that certain lot of ground known and designated as lot no. 209 in the Lincoln Heights Plan of Lots situate in **North Franklin Township**, Washington County, Pennsylvania, which plan is recorded in the Recorder's Office of Washington County, Pennsylvania, in Plan Book Volume 7, pages 106 and 107. Upon which is a dwelling known as 741 Cleveland Road, Washington, PA 15301 Tax Parcel Number: 510-001-04-01-0001-00

#### **SHERIFF'S SALE 2010-634**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2010-634 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 6, 2013

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2007KS3 V. CHRISTINE B. RANKO, CYNTHIA JO CHASE, TERRI R. BINGIEL**

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

Pennsylvania, being 1672 SMITH TOWNSHIP ROAD, ATLASBURG, PA  
15004 Parcel No. 570-031-02-01-0003-00 Improvements thereon:  
 RESIDENTIAL DWELLING Judgment Amount: \$108,355.80

**SHERIFF'S SALE No. 2013-818**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-818 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 6, 2013

**U.S. Bank National Association, as Trustee V. for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 v. KAREN BOYLE DANE HODGSON Plaintiff Defendant(s)**

By virtue of a Writ of Execution filed to No. 2013-818, U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 v. KAREN BOYLE, DANE HODGSON owners of property situate in **Somerset Township**, Washington County, Pennsylvania, being 739 Lincoln Avenue, Bentleyville, PA 15314. Assessment Map No.: 580-016-01-00-0019-00 Assessed Value Figure: \$14,485.00 Judgment Amount: \$197,998.62 Improvements Thereon: Residential Property

**SHERIFF'S SALE 2013-956**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No.

2013-956 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 6, 2013

**Northwest Savings Bank (Plaintiff) v. Marc D. Parkrall (Defendant) Owner or Reputed Owner,**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF MARC D. PACKRALL, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY: ALL THAT CERTAIN REAL ESTATE SITUATED IN **EAST BETHLEHEM TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA**, KNOWN AS LOTS NO. 19 AND 20 N THE MILFRED TERRACE ADDITION PLAN OF LOTS. HAVING ERECTED THEREON A DWELLING KNOWN AS 19 MILLSBORO AVENUE, MILLSBORO, PENNSYLVANIA 15348. INSTRUMENT NUMBER 200735280, PARCEL NO. 260-008-00-04-0001-00.

**SHERIFF'S SALE 2013-1056**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1056 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 6, 2013

**Federal National Mortgage**

**Association c/o Seterus, Inc. Plaintiff  
V. Darnell L. Taylor and Amy Taylor  
Defendants**

Beau Street, Washington, PA 15301,  
Washington County, at 10:00 A.M. on  
SEPTEMBER 6, 2013

**Donora borough of Washington County,  
Pennsylvania. 115 Cherry Way, Donora,  
Pennsylvania 15033 Tax I.D. #: 240-029-  
00-02-0012-00**

**OneWest Bank, FSB Plaintiff V. Vera  
M. Homer Defendants**

227 East Pike Street, **Houston**,  
Pennsylvania 15342 Tax ID. 360-008-  
00-01-0022-00 Improvements consist of  
a Residential Dwelling

**SHERIFF'S SALE 2013-1060**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2013-1060 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 6, 2013

**WELLS FARGO BANK, N.A. V.  
JENNIFER P. TUSTIN, ROBERT M.  
TUSTIN**

owner(s) of property situate in the  
**BOROUGH OF CANONSBURG**,  
WASHINGTON County, Pennsylvania,  
being 123 SOUTH JEFFERSON  
AVENUE, CANONSBURG, PA 15317-  
1504 Parcel No. 110-018-00-02-0011-00  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING Judgment Amount:  
\$95,561.50

**SHERIFF'S SALE 2013-1215**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2013-1215 issued out of the COMMON  
PLEAS of Washington County, and to  
me directed on which inquisition and  
exemption are waived, there will be  
exposed at public sale in the Courthouse  
Square Building, Room 104, 100 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00A.M. on  
SEPTEMBER 6, 2013

**OneWest Bank, FSB Plaintiff V. Beth  
R. Voyles, Administratrix of the  
Estate of Thaddeus Norman, deceased  
Mortgagor and Real Owner, Paul C.  
Smith, Administrator of the Estate of  
Thaddeus Norman, deceased  
Mortgagor and Real Owner and Terri  
Lynn Brach, Administratrix of the  
Estate of Thaddeus Norman, deceased  
Mortgagor and Real Owner  
Defendants**

**SHERIFF'S SALE 2013-1151**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2013-1151 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

ALL THAT CERTAIN LOT OF  
GROUND SITUATE IN THE  
**SEVENTH WARD OF THE CITY  
OF WASHINGTON.** 1470 Allison  
Avenue, Washington, Pennsylvania  
15301 Tax I.D. it: 770-039-00-01-0006-  
00 Improvements consist of a  
Residential Dwelling

**SHERIFF'S SALE No. 2013-1258**

WASHINGTON COUNTY, PENNSYLVANIA

**HOLLY M. DWECCHIO, Plaintiff**  
**Defendant**

By virtue of a WRIT OF EXECUTION

MORTGAGE FORECLOSURE No. 2013-1258 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 6, 2013

**BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. COLLEEN P. HAFTMAN**

owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being **515 8TH STREET, CHARLEROI PA 15022-1951** Parcel No. **160-013-00-02-0039-00** (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING. Judgment Amount: \$46,104.02

**SHERIFF'S SALE 2013-1273**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1273 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 PM. on September 6, 2013

**SW LINEAR INVESTMENT GROUP, LLC, Plaintiff; vs. ANTHONY DIVECCHIO and**

ALL THE RIGHT, TITLE AND INTEREST OF **ANTHONY DWECCHIO AND HOLLY M. DIVECCHIO** OWNERS OR REPUTED OWNERS. **Township of Hanover**, County of Washington, Commonwealth of Pennsylvania. Having erected thereon a dwelling known as 63 Perkins Lane, Burgettstown, PA 15021. Parcel No. 340-012-00-00-0004-01.

**SHERIFF'S SALE 2013-1311**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1311 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 6, 2013

**WELLS FARGO BANK, N.A. v. MICHAEL S. SCHOMPERT**

owner(s) of property situate in the **BOROUGH OF BEALLSVILLE**, WASHINGTON County, Pennsylvania, being **2857 MAIN STREET, BEALLSVILLE, PA 15313** Parcel No. **1: 030-009-00-03-0005-00** Parcel No. **2: 030-009-00-03-0006-00** (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$96,412.78

**SHERIFF'S SALE No. 2013-1313**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1313 issued out of the COMMON PLEAS of Washington County, and to

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

**U. S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-AHL1 V. THY NGO, DUNG DOANNGO**

owner(s) of property situate in the **TOWNSHIP OF NORTH STRABANE, WASHINGTON** County, Pennsylvania, being 13 FIELDBROOK DRIVE, WASHINGTON, PA. 15301-8965 Parcel No. 520-011-08-00-0027-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$556,019.90

**SHERIFF'S SALE No. 2013-1323**

By virtue of a WRIT OF EXECUTION - MORTGAGEFORECLOSURE 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 6, 2013

**BANK OF AMERICA, NA., 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 Parce1No. 2: 470-016-00-01-0015-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$73,459.64

**SHERIFF'S SALE No. 2013-1434**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1434 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 6, 2013

**RICHARD H. PIATT and BARBARA B. PIATT, his wife As Assignees for WASHINGTON FINANCIAL BANK, Formerly known as WASHINGTON FEDERAL SAVINGS BANK, PLAINTIFF v. MICHAEL H. HEINRICH, KORENE S. SIBERT a/k/a KORENE S. HEINRICH; MICHAEL H. HEINRICH FUNERAL HOME, INC., A Pennsylvania Corporation, f/k/a FERRELL FUNERAL HOME, INC. A Pennsylvania Corporation, Defendants.**

Owners of property situate in **Borough of Claysville** and Borough of West Alexander, Washington County,

Pennsylvania. FIRST: 219 Main Street, Claysville, PA 15323. Parcel No. 180-005-00-03-0010-00.

SECOND: 101 Main Street, West Alexander, PA 15376. Judgment Amount \$43,998.37 Parcel No. 230-030-00-00-0028-00 (formerly 650-006-00-00-0028-00). THIRD: 219 Main Street, Claysville, PA 15323. Parcel No. 180-003-00-00-0023-00.

### SHERIFF'S SALE 2013-1457

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1457 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 6, 2013

**Ocwen Loan Servicing, LLC v. Charlene Bell, Robert R Bell Jr**

JUDGMENT AMOUNT \$90,60768  
 ATTORNEY: KEVIN P. DISK1N, Esq., 410 The Pavilion, Jenkintown, PA 19046 (215) 572- 8111 All the right, title and interest and claim of CHARLENE BELL AND ROBERT B. BELL, JR. of, in and to: All that certain lot or piece of ground situate in the **Borough of Charleroi**, Washington County, having erected thereon a dwelling known as 823 Lincoln Aye, Charleroi, PA 15022. I.D. NO. 160-009-00-02-0019-00

### SHERIFF'S SALE No. 2013-1484

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1484 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 6, 2013

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v. MARK A. KRATOFL**

owner(s) of property situate in the **TOWNSHIP OF UNION**, WASHINGTON County, Pennsylvania, being 6111 ROY STREET, FINLEYVILLE, PA 15332-1021 Parcel No. 640-003-02-02-0015-00 (Acreage or street address) Improvements-thereon **RESIDENTIAL DWELLING** - Judgment Amount: \$38,965.44

### SHERIFF'S SALE 2013-1513

By virtue of a WPJT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1513 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 6, 2013

**NATIONSTAR MORTGAGE, LLC, F/K/A CENTEX HOME EQUITY COMPANY, LLC 350 Highland Drive, Lewisville, TX 75067 vs. GARY MOLNAR PAM MOLNAR 132 Browkaw Avenue, Donora, PA 15033**

All That Certain Lot Or Parcel Of Land Situate In The **Borough Of Donora**, Washington County, Pennsylvania, Being Lot Numbered 199 In The Jenisee

Land Company's Plan Of South Donora, Of Record In The Office Of The Recorder In Plan Book Volume 2, Page 77 And Bounded And Described as Follows: Beginning At A Point The Southeastern Corner Of Brokaw Avenue To Chestnut Street In Said Plan; Thence Northeast Along Said Brokaw Avenue 40 Feet To Corner Of Lot Number 201 Said Plan; And Thence Extending Southeast Along Said Chestnut Street, Preserving The Same Width, 110 Feet To An Unnamed Alley In Said Plan. Property Address: 132 Browkaw Avenue, Donora, PA 15033 Parcel No.: 240-035-00-04-0001-00

#### SHERIFF'S SALE No. 2013-1582

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1582 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 6, 2013

**U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1, Asset Backed Pass-Through Certificates, Series 2005-WMC1 PLAINTIFF VS. Beth A. Signorini and August C. Signorini Jr. DEFENDANTS**

ALL THAT CERTAIN tract of land located in **Cecil Township**, Washington County, being Lot #2, of the replotted Loffert Plan of Lots as recorded in the Recorder's Office of Washington County in Plan Book, 20, page 327 and recorded on December 23, 1985. TOGETHER with the right to use a certain 20 foot

private right of way along the East side of Lot #1 of the replotted Loffert Plan of Lots and recorded in Washington County, Plan Book 20, Page 327. TOGETHER with the right to use a certain 20 foot private right of way situated along the Southern side of Lot #2 of the replotted Loffert Plan of Lots and recorded in Washington County, Plan Book 20, Page 327. UNDER AND SUBJECT to such exceptions, reservations, rights of way, easements, restrictions, conditions as may appear in instruments of record or as may appear from a physical inspection of 355 Nine-Eighty Road, McDonald, PA 15057 Parcel No.: 140-002-03-03-0011-00

#### SHERIFF'S SALE 2013-1744

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1744 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 6, 2013

**OneWest Bank, FSB Plaintiff v. TRACY TOLAND Defendant(s)**

By virtue of a Writ of Execution filed to No. 2013-1 744, OneWest Bank, FSB v. TRACY TOLAND, , owners of property situate in **3rd Ward of the Borough of Canonsburg**, Washington County, Pennsylvania, being 225 East College Street, Canonsburg PA-15317. Assessment Map No.: 110-040-00-03-0021-00 Assessed Value Figure: \$5,327.00 Judgment Amount: \$81,061.46 Improvements Thereon: Residential Property

**SHERIFF'S SALE 2013-1858**

WASHINGTON COUNTY, PENNSYLVANIA

By virtue of a Writ OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1858 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 6, 2013

**FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION  
V. CHRISTIAN R. SILVERIA**

owner(s) of property situate in Smith Township, Washington County, Pennsylvania, being 922 JOFFRE CHERRY VALLEY ROAD, JOFFRE, PA 15053 Parcel Nos. 570-011-04-00-0018-00 and 570-011-04-0-00194-00B excepting and reserving (Parcel No. 570-011-04-00-0020-00) Judgment Amount: \$70,490.56

**SHERIFF'S SALE 2013-1926**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1926 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 6, 2013

**MIDFIRST BANK, PLAINTIFF VS. JOYCE CARROLL aka JOYCE A. CARROLL, DEFENDANT(S)  
ALL THAT CERTAIN lot or piece of**

ground situate in the Second Ward of the City of Washington, Washington County, Pennsylvania known as lot no. 15 in the Margareta C. Murdoch Plan of Lots, recorded in the Recorder's Office of Washington County, Pennsylvania, in Plan Book Volume 2, Page 134, and having thereon erected a dwelling house known as: 36 VICTORIA STREET, WASHINGTON, PA 15301 PARCEL NO. 720-00-700-03-0008-00. Reference Washington County Instrument #200720923.

**SHERIFF'S SALE No. 2013-1927**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1927 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 6, 2013

**P N C BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK, 3232 Newmark Drive Miamisburg, OH 45342 vs. DAMON A. DEBRULE, 701 Fifth Street Charleroi, PA 15022**

All that certain Lot of ground situate in The Borough of Charleroi, County of Washington and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit; BEGINNING at the Southwest corner of Crest Avenue and Fifth Street thence along the West side of Crest Avenue a distance of 56.24 feet to the line of lot No. 227 of McKean's

Addition to Charleroi; thence along said line south of 58° 20' west a distance of 50 feet to a pin thence north 31° 46' west a distance of 80.26 feet to Fifth Street; thence along Fifth Street North 84° East a distance of 55.47 feet to the place of beginning. HAVING ERECTED A DWELLING known as 701 Fifth Street Charleroi, PA 15022 BEING designated as TAX ID. #160-017-00-03-0039-00 in the Washington County Deed Registry Office. SUBJECT to all coal and mining rights, oil and gas and mineral rights, easements, conditions exceptions, restrictions, rights of way and covenants, if any, as set forth in prior instruments of record and on any recorded plan.

### **SHERIFF'S SALE 2012-1930**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-1930 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 6, 2013

**F E D E R A L   N A T I O N A L  
M O R T G A G E   A S S O C I A T I O N  
(FNMA) PLAINTIFF VS. LAURIE J.  
W H A L E N   A N D   T H O M A S   J.  
W H A L E N ,   J R .   A N D   U N I T E D  
S T A T E S   O F   A M E R I C A   D e f e n d a n t s**

ALL that certain lot of land situate in **Peters Township**, Washington County, Pennsylvania, being known and designated as Lot No. 1111 in the Stonehenge Plan of Lots No. 11, which plan is of record in the Office of the Recorder of Deeds of Washington County, Pennsylvania, in Plan Book 21,

page 132. PREM: 56 Lintel Drive, McMurray, PA 15317 Being designated as Tax Parcel Number: 540-008-11-00-0011-00 Specifically under and subject to the easements, building set back line and all notes and matters set forth or referred to in the recorded plan. Specifically under and subject to the building restrictions and protective covenants for the Stonehenge Plan of Lots, Section 3, as recorded in the Office of the Recorder of Deeds of Washington County, PA, in DBV 1453, page 297. Under and subject to the exceptions reservation, rights of way, etc., contained in or referred to by the deed hereinafter recited or visible upon an inspection of the premises. For chain of title refer to DBV 2439, page 311. IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

### **SHERIFF'S SALE No. 2013-2065**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2065 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 6, 2013

**P N C   B A N K   N A T I O N A L  
A S S O C I A T I O N ,   S U C C E S S O R   B Y  
M E R G E R   T O   N A T I O N A L   C I T Y  
B A N K ,   S U C C E S S O R   B Y   M E R G E R  
T O   N A T I O N A L   C I T Y   M O R T G A G E ,  
A   D I V I S I O N   O F   N A T I O N A L   C I T Y  
B A N K   O F   I N D I A N A ;   3 2 3 2   N e w m a r k  
D r i v e ,   M i a m i s b u r g ,   O H   4 5 3 4 2   v s .  
A M A N D A   C A S S   M A R K   P H I L L I P S  
J R . ,   1 6 7 0   P l e a s a n t   G r o v e   R o a d ,  
C l a y s v i l l e ,   P A   1 5 3 2 3**

ALL those two certain lots of land situate in **East Finley Township, Washington County, Pennsylvania**, bounded and described CONTAININO an area of 1034359 acres as set forth on the said plan. Parcel No: 270-010-00-00-0007-00  
**PROPERTY ADDRESS:** 1670 PLEASANT GROVE ROAD, CLAYSVILLE, PA 15323

**SHERIFF'S SALE No. 2009-2288**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009-2288 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 6, 2013

**U.S. Bank, National Association, as Trustee on behalf of Sasco Mortgage Loan Trust 2007-RNP1, Plaintiff; v. Todd L Aloia and Tammy R. Aloia, Defendants.**

ALL that certain lot of ground situate in **North Franklin Township, Washington County, Pennsylvania**, known and designated as Lot No. 6 in the Park Avenue Manor Plan of Lots, which Plan is recorded in Plan Book 8, Page 94, in the Washington County Recorder of Deeds Office, said Lot No. 6 being known and numbered as 1250 Sunnybrook Drive, N. Franklin, PA 15301. Parcel No. 510-002-06-03-0003-00

**SHERIFF'S SALE No. 2012-2507**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2507 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 6, 2013  
**OneWest Bank, FSB Plaintiff v. Mark C. Law,**

Known Surviving Heir of Bertha B. Law, Deceased Mortgagor and Real Owner and Anthony C. Law, Known Surviving Heir of Bertha B. Law, Deceased Mortgagor and Real Owner and All Unknown Surviving Heirs of Bertha E. Law, Deceased Mortgagor and Real Owner Defendants All that certain parcel of land situate in the **Borough of Donora, County of Washington and Commonwealth of Pennsylvania**. 607 Rear Waddell Avenue, Donora, Pennsylvania 15033 Tax I.D. #: 240-019-00-01-0010-00

**SHERIFF'S SALE No. 2012-2582**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2582 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 6, 2013

**Wells Fargo Bank, N.A., Plaintiff, vs. Gregory J. Skinkis, II aka Gregory Skinkis; Defendant(s)**

**AL THOSE TWO CERTAIN LOTS OR PARCELS OF LAND SITUATE IN THE FIRST WARD OF THE CITY**

**OF MONONGAHELA, COUNTY OF  
W A S H I N G T O N A N D  
C O M M O N W E A L T H O F  
PENNSYLVANIA, BEING LOTS  
NOS..7 AND 8 IN THE PLAN OF  
LOTS LAID OUT BY FRANK R.  
COLVIN AND WILLIAM H. IAAC OF  
RECORD IN SAID COUNTY IN PLAN  
BOOK VOLUME 3, PAGE 166. BEING  
KNOWN AND DESIGNATED AS  
PARCEL ID. NOS. 420-017-00-03-  
0018-00 AND 420-017-00-03-0017-00 -  
Property Address: 457 Hudson Avenue  
Monongahela, PA 15063-1646**

**SHERIFF'S SALE No. 2012-2957**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2012-2957 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 6, 2013**

**SHERIFF'S SALE No. 2013-2589**

By virtue of a WRIT OF EXECUTION  
MORTGAGE FORECLOSURE No.  
2013-25 89 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 6, 2013**

**U . S . B A N K N A T I O N A L  
A S S O C I A T I O N , A S T R U S T E E F O R  
T H E P E N N S Y L V A N I A H O U S I N G  
F I N A N C E A G E N C Y , P L A I N T I F F  
V . S . L A R R Y A . B I L B A Y ,  
D E F E N D A N T ( S )**

ALL THAT CERTAIN lot or piece of  
ground situate in the **7th Ward of the  
C i t y o f Washington**, Washington  
County, Pennsylvania, being Lot No. 9 in  
Block No. 5, in the Reasons Choice Plan  
of Lots, as Washington County Plan  
Book Volume 2, Page 14 and HAVING  
THEREON ERECTED A DWELLING  
HOUSE KNOWN AS: 1040 ARCH  
STREET WASHINGTON, PA 15301  
PARCEL NO. 770-025-00-03-0008-00.  
Reference Washington County  
Instrument #20 1219689.

**The Bank of New York Mellon Trust  
Company, National Association, as  
Trustee, fka The Bank New York  
Trust Company, N.A., as Trustee, as  
successor to JPMorgan Chase Bank  
N.A. as Trustee for RAMP 2003RZ3,  
Plaintiff, vs. Mary A. Blakeslee;  
Defendant(s)**

ALL that certain lot or parcel of ground  
situate in the **C a n t o n**, County of  
Washington, and Commonwealth of  
Pennsylvania Tax Parcel I.D.: 120-006-  
00-00-0014-00 BEING known as 130  
White Street, Washington, PA 15301.

**SHERIFF'S SALE No. 2008-2979**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2008-2979 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 6, 2013**

**City of Washington Plaintiff, vs.  
Fermar, Inc. Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situated in ~~the City of~~ COUNTY REPORTS Washington, County of Washington and Commonwealth of PA. Being known as Cherry Alley-North Side intersection Of White Alley, Washington, Pennsylvania 15301, tax parcel no. 740-001-00- 01-0006-00, Book No. 2706, Page No. 002 in the Office for the Recording of Deeds, Washington County, PA

**SHERIFF'S SALE No. 2012-3167**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3167 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00A.M. on SEPTEMBER 6, 2013

**U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA N-A- SUCCESSOR TRUSTEE TO LASALLE BANK N.A TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18 V. JOSEPH J. MUNTAN**

owner(s) of property situate in the **3rd WARD OF THE CITY OF MONONGAHELA, WASHINGTON** County, Pennsylvania, being 628 H A N C O C K S T R E E T , MONONGAHELA, PA 15063-2638 Parcel 440-015-00-02-0013-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$35,965.81

**SHERIFF'S SALE No. 2012-3331**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3331 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 6, 2013

**PHH MORTGAGE CORPORATION F/K/A P H H M O R T G A G E SERVICES V. WILLIAM E. EGAN; DORALEIGH L. EGAN**

owner(s) of property situate in the **BURGETTSTOWN BOROUGH, WASHINGTON** County, Pennsylvania, being 15 HILLCREST AVENUE, BURGETTSTOWN, PA 15021-1161 Parcel No. 070-013-00-02-0016-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

**SHERIFF'S SALE 2012-3396**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3396 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 6, 2013

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-RFC1, ASSET**

**BACKED PASS THROUGH  
Certificates Plaintiff V. JOHN C.  
CUNNINGHAM Defendant(s)**

**DESCRIPTION:** All that certain lot or piece of ground situate in the **Township of Hanover**, Washington County, Commonwealth of Pennsylvania.  
**PARCEL:** 340-004-01-00-0006-00 **THE IMPROVEMENTS THEREON ARE:** Residential Dwelling **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:** John C. Cunningham  
**REAL DEBT:** \$109,009.30

**SHERIFF'S SALE No. 2012-3443**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3443 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 6, 2013**

**PNC Bank, National Association, Plaintiff, vs. Laura N. Klaus, John C. Hansell and The United States of America, Defendants.**

ALL THE RIGHT, TITLE AND INTEREST OF LAURA N. KLAUS AND JOHN C. HANSELL OWNERS OR REPUTED OWNERS. SHORT DESCRIPTION **Borough of Bentleyville**, County of Washington, Cmwlth of Pennsylvania. HET a dwg k/a 110 Cramer Avenue, Bentleyville, Pennsylvania 15314. Parcel No. 040-058-00-02-0006-00.

**SHERIFF'S SALE No. 2010-3519**

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

2010-3519 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00A.M. on **SEPTEMBER 6, 2013**

**City of Washington Plaintiff, vs Edward J. Hughes Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situate in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 601 Beech Street, No. 646 in the Office for the Recording of Deeds, Washington County, PA.

**SHERIFF'S SALE No. 2012-3964**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2012-3964 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 6, 2013**

**OneWest Bank, FSB Plaintiff V. Unknown Surviving Heirs of Joseph Androsky, Deceased Mortgagor and Real Owner and United States of America, c/o United States Attorney for the Western District of Pennsylvania Defendants**

260 Swagler Road, Scenery Hill, Pennsylvania 15360 Tax I.D. #: 580-013-00-00-0035-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2012-4340**

WASHINGTON COUNTY REPORTS

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4340 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 6, 2013

**SFG REO LLC vs. David C. Miller, Harry R. Ringer, Anne M. Miller, Jane M Ringer**

JUDGMENT AMOUNT \$47,480.11  
ATTORNEY: STEVEN K. EISENBERG, Esq., 410 The Pavilion, Jenkintown, PA 19046 (215) 572-8111

All the right, title and interest and claim of DAVID C. MILLER, ANNE M. MILLER, HARRY R. RINGER and JANE M. RINGER of, in and to: SHORT DESCRIPTION: All that certain lot or piece of ground situate in the East Finley Township, Washington County, having erected thereon a dwelling known as 610 Enon Church Road, **West Finley**, PA 15377. I.D. NO. 270-034-00-0007-02.

**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 6, 2013

**CITIFINANCIAL SERVICES, INC. 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 the **BOROUGH OF HOUSTON**, 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 Judgement Amount \$103,912.52

**SHERIFF'S SALE No. 2012-4538**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4538 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 6, 2013

**U S B A N K N A T I O N A L ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2 v. HEATHER M. GRAF**

owner(s) of property situate lying partly in the **BOROUGH OF NORTH CHARLEROI** and partly in **FALLOWFIELD TOWNSHIP**, WASHINGTON County, Pennsylvania,

being 601 LOCUST LANE, NORTH CHARLEROI, PA 15022-2255 Parcel No. 500-007-00-04-0001-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$60,154.94

**SHERIFF'S SALE No. 2012-4666**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4666 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 6, 2013**

**C I T I Z E N S   B A N K   O F   P E N N S Y L V A N I A Plaintiff vs. Wilma J. Newman Defendant(s)**

ALL THE RIGHT, TITLE AND INTEREST OF Wilma J. Newman, OWNERS OR REPUTED OWNERS.

ALL THAT CERTAIN LOT or parcel of ground situate in the Borough of Canonsburg Washington County, Pennsylvania. BEING KNOWN AS: 120 Elm Street, **Canonsburg, PA 15317** : TAX PARCEL NO: 110-018-00-01-0023-00

**SHERIFF'S SALE No. 2009-4802**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009-4802 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 6, 2013**

**BANK OF AMERICA, N.A. Plaintiff  
V. Lois J. Hrutkay Defendant**

All his rights, title, and interest in those certain parcels of land situate in the **Borough of Ellsworth**, Washington County, Pennsylvania. Parcel No: 310-022-00-03-0012-00 Premises being known as: 124 Poplar Street, Ellsworth PA 15331

Improvements consist of a Residential Dwelling Title to said premises is vested in Lois J. Hrutkay by deed from EDWARD JAMES HRUTKAY dated August 20, 2002 and recorded September 12, 2002, as Instrument No. 200232645. AND thereafter Lois J. Hrutkay departed his life on August 23, 2010. Title is now solely vested in Victoria L. Cathcart aka Victoria Hrutkay, Susan E. Taylor aka Susan B. Hrutkay, Ed J. Hrutkay, Jr and Unknown Surviving Heirs of Lois I Hrutkay, Deceased Mortgagor and Real Owner, by operations of law.

**SHERIFF'S SALE No. 2012-4811**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4811 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 6, 2013**

**Wells Fargo Bank, N.A., Plaintiff, vs.  
Brad Olmstead; Aimee Olmstead;  
Defendant(s).**

ALL that certain lot or parcel of ground situate in the ~~CANONSBURG~~ County of Washington, and Commonwealth of Pennsylvania. Tax Parcel I.D.: 095-001-12-00-0022-00 BEING known as 1324 Lucia Drive, CANONSBURG, PA 15317.

**SHERIFF'S SALE No. 2012-4918**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4918 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 6, 2013

**U S B A N K N A T I O N A L  
A S S O C I A T I O N A S T R U S T E E F O R  
J P M O R G A N M O R T G A G E  
A C Q U I S I T I O N T R U S T 2 0 0 6 - C H 1  
A S S E T B A C K E D P A S S - T H R O U G H  
C E R T I F I C A T E S S E R I E S 2 0 0 6 - C H 1  
V. J O S E P H P. P O Z Z I S U Z A N M.  
P O Z Z I A / K / A S U S A N M. P O Z Z I**

owner(s) of property situate in the **B O R O U G H O F D O N O R A**, WASHINGTON County, Pennsylvania, being 1040 MCKEAN AVENUE, DONORA, PA 15033-1107 (Acreage-or-street-address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$94,143.75

**SHERIFF'S SALE No. 2012-5764**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5764 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 6, 2013

**B A N K O F A M E R I C A, N . A  
S U C C E S S O R B Y M E R G E R T O  
B A C H O M E L O A N S S E R V I C I N G,  
L . P . F / K / A C O U N T R Y W I D E H O M E  
L O A N S S E R V I C I N G, L . P . V . M I S T Y  
W E B E R, I N H E R C A P A C I T Y A S  
E X E C U T R I X A N D D E V I S E E O F  
T H E E S T A T E O F J O H N L . O ' L A R E**

owner(s) of property situate in the **T O W N S H I P O F U N I O N**, WASHINGTON County, Pennsylvania, being 4154 FINLEYVILLE ELRAMA ROAD, FINLEYVILLE, PA 15332-3125 Parcel No. 640-006-00-00-0003-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$117,447.68

**SHERIFF'S SALE No. 2012-5832**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5832 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 6, 2013

**F e d e r a l N a t i o n a l M o r t g a g e  
A s s o c i a t i o n ( P l a i n t i f f ) v s . J o s e p h  
A . L e o n e**

**M U N I C I P A L I T Y : C a r r o l l T o w n s h i p  
A D D R E S S : 1 5 9 1 M e l d o n A v e n u e,  
D o n o r a P A 1 5 0 3 3**

IMPROVEMENTS: Residential Dwelling

INSTRUMENT #200604643

TAX MAP# 130-009-03-01-0006-00

**SHERIFF'S SALE No. 2012-6180**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6180 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 6, 2013

**DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-2 c/o 315 Vision Drive, Columbus, OH 43219 vs. HOLLY WINTERS TIMOTHY M WINTERS, 80 Delsandro Drive, Donora, PA 15033**

All That Certain Parcel Of Land Situate In The **Borough Of Donora**, Washington County, Pennsylvania Being LOT NO. 15 In The RIGGS MANOR PLAN, Which Plan Is Recorded In The Office Of The Recorder Of Deeds Of Said County In Plan Book 20, Page 753. Property Address: 80 Delsandro Drive, Donora, PA 15033 Parcel#: 240-045-09-00-0001-10

**SHERIFF'S SALE 2012-6596**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6596 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 6, 2013

**FIRST NIAGARA BANK, NATIONAL ASSOCIATION, Plaintiff, Vs. Missy Roebuck, Executrix of the Estate of Clarence F. Parkinson, Jr., Deceased, Nathaniel Roebuck, Brendan Roebuck, Kylie Roebuck, Gavin Roebuck and Kadence Roebuck, Defendants.**

ALL THE RIGHT, TITLE of Missy Roebuck, Executrix Nathaniel Roebuck, Brendan Roebuck, Kylie Roebuck, Gavin Roebuck and Kadence Roebuck OWNERS OR REPUTED OWNERS. SHORT DESCRIPTION **Borough of New Eagle**, City of Washington & Cmwlth of PA. HET a dwg k/a 444 4th Avenue, New Eagle, PA 15067. Parcel No. 480-017-00-04-0001-00.

**SHERIFF'S SALE No. 2011-7420**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-7420 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 6, 2013

**The Bank of New York Mellon aka The Bank of New York as Trustee for The Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-2 c/o Bank of**

**America, NA successor by merger to  
BAC Home Loans Servicing, LP aka  
Country Home Loans Servicing, LP  
Plaintiff V. Aaron D. Mock and  
Jennifer R. Mock Defendants**

All That Certain parcel of ground situate in the **Borough of Deemston**, Washington County, Pennsylvania. 1629 Morey Road, Fredericktown, Pennsylvania 15333 Tax ID #: 220-003-00-00-0024-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2012-7716**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-7716 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00A.M. on SEPTEMBER 6, 2013

**WELLS FARGO BANK, N.A.V.  
KATHRYN B. LUSK**

owner(s) of property situate in **FINLEYVILLE BOROUGH**, WASHINGTON County, Pennsylvania, being 3502 HIGHLAND AVENUE, FTNLEYVTLLE, PA 15332-1308 Parcel No. 330-007-00-05-0004-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$76,748.15

**SHERIFF'S SALE No. 2011-7828**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-7828 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 6, 2013

**PNC BANK, National Association s/  
b/m/t NATIONAL CITY BANK,  
Plaintiff, V. PATRICIA A.  
MIHALICH aka PATRICIA ANN  
MIHALICH, Defendant(s).**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF PATRICIA A. MIHALICH a/k/a PATRICIA ANN MIHALICH OF, IN AND TO: ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **TOWNSHIP OF MOUNT PLEASANT**, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 125 FORT CHERRY ROAD, MCDONALD, PA 15057. DEED BOOK VOLUME 1210, PAGE 649, PARCEL NUMBER 460-019-00-00-0023-00.

**SHERIFF'S SALE No. 2010-8051**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2010-8051 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 6, 2013

**Washington School District Plaintiff,  
vs. James E. Tush, III. Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 620 Broad Street, Washington PA 15301, Tax Parcel #780-011-00-01-00-12-00 Instrument 200900529 in the Office for the Recording of Deeds, Washington County, PA.

**SHERIFF'S SALE No. 2012-8243**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-8243 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00A.M. on SEPTEMBER 6, 2013

**JPMorgan Chase Bank, National Association Plaintiff V. Shauntae M. Seiler Defendant**

ALL THAT CERTAIN PIECE OF GROUND SITUATE IN THE **VILLAGE OF BUFFALO**, IN HOPEWELL TOWNSHIP, WASHINGTON COUNTY PA

278 South Buffalo Road, Washington, Pennsylvania 15301 Tax I.D. #: 350-011-01-03-0015-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2012-8361**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-8361 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 6, 2013

**U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982), Plaintiff, vs. Maria T. Ploskina-Votedian, Defendant.**

ALL THE RIGHT, TITLE AND INTEREST OF MARIA T. PLOSKINA-VOTEDIAN OWNERS OR REPUTED OWNERS.

SHORT DESCRIPTION: **Township of Cecil**, County of Washington, Commonwealth of Pennsylvania. Having erected thereon a dwelling known as 1335 Lexington Drive, Georgetown Estates, Lawrence, PA 15055. Parcel No. 140-012-09-00-0006-00B.

**SHERIFF'S SALE No. 2010-8400**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-8400 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 6, 2013

**Bank of America N.A. Plaintiff V. Joseph B. Locastro Defendants**

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN **THE BOROUGH OF**

**CANONSBURG, COUNTY OF  
WASHINGTON, COMMONWEALTH OF PENNSYLVANIA** 226 Hooks Lane, Canonsburg, Pennsylvania 15317 Tax I.D. #: 095-001-10-00-0030-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2011-8951**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-8951 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00A.M. on SEPTEMBER 6, 2013

**WELLS FARGO BANK, N.A., S/B/M  
W E L L S F A R G O H O M E  
MORTGAGE, INC. V. THERESA M.  
MATTES DAVID L. MATTES**

owner(s) of property situate in the **T O W N S H I P O F N O R T H  
STRABANE, WASHINGTON County, Pennsylvania**, being 175 BOONE  
AVENUE, STRABANE, PA 15363-9603 Parcel No. 520-015-02-08-0013-00 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$88,534.70

**SHERIFF'S SALE No. 2011-9279**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-9279 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 6, 2013

**Wells Fargo Bank, N.A., Plaintiff, vs.  
Racheal J. Buza; Defendant(s).**

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATES IN THE **C A L I F O R N I A, C O U N T Y O F  
W A S H I N G T O N , A N D C O M M O N W E A L T H O F  
P E N N S Y L V A N I A**. TAX PARCEL I .D.: 080-019-0005-0031-00 BEING KNOWN AS 970 PARK STREET, CALIFORNIA, PA 15419-1444

**SHERIFF'S SALE No. 2008-9455**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2008-9455 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2013

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR MORGAN STANLEY  
MORTGAGE ABS-CAPITAL I, INC.  
TRUST 2004-HE7 v. DIANA K.  
FRYE**

owner(s) of property situate in **B E N T L E Y V I L L E B O R O U G H , WASHINGTON County, Pennsylvania**, being 201 THIRD STREET, BENTLEYVILLE, PA 15314-1226 Parcel No. 040-053-00-01-0016-00 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$123,189.46

**SHERIFF'S SALE No. 2009-9890**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009-9890 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 6, 2013

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION, S/B/M  
TO CHASE HOME FINANCE, LLC  
V. JOHN P. SENICH**

owner(s) of property situate in the **TOWNSHIP OF FALLOWFIELD**, WASHINGTON County, Pennsylvania, being 330 FREMONT ROAD, CHARLEROI, PA 15022-1716 Parcel No. 320-008-04-01-0020-01 (Acreage or Street Address)-Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$55,683.81

**SHERIFF'S SALE No. 2009- 10605**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009- 10605 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 6, 2013

**CITIMORTGAGE, INC. V.  
REBECCA ANKROM**

owner(s) of property situate in the

**WEST MIDDLETOWN BOROUGH,** WASHINGTON County, Pennsylvania, being 28 MAIN STREET, WEST MIDDLETOWN, PA 15379 Parcel No. 690-012-00-00-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$88,909.91

**SHERIFF'S SALE No. 2013-818**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-818 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition arid exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 153W, Washington County, at 10:00 AM. on SEPTEMBER 6, 2013

**U.S. Bank National Association, as  
Trustee V. for Ownit Mortgage Loan  
Trust, Mortgage Loan Asset-Backed  
Certificates, Series 2006-7 v. KAREN  
BOYLE DANE HODGSON Plaintiff  
Defendant(s)**

By virtue of a Writ of Execution filed to No. 2013-818, U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 v. KAREN BOYLE, DANE HODGSON owners of property situate in **Somerset Township**, Washington County, Pennsylvania, being 739 Lincoln Avenue, Bentleyville, PA 15314. Assessment Map No.: 580-016-01-00-0019-00 Assessed Value Figure: \$14,485.00 Judgment Amount: \$197,998.62 Improvements Thereon: Residential Property

Samuel F. Romano, Sheriff

7)1-3

## WASHINGTON COUNTY

## BANKRUPTCY PETITIONS

(All information is obtained from the  
Allegheny Co. Legal Journal)

**Matthew P. Hazelton;** 1012 Thomas Street, Monongahela PA 15063; 13-21465; Atty: Michelle L. Watson; Chapter 7

**April Lou Cooper fka April Lou Wilson;** 3625 Washington Avenue, Finleyville PA 15332; 13-21494; Atty: Stephanie S. Noll; Chapter 7

**Patrick Wayne Lemley;** 984 Washington Road, Washington PA 15301; 13-21495; Atty: David A. Rice; Chapter 7

**Michelle C. Michalski;** PO Box 162, Strabane PA 15363; 13-21535; Atty: Jason J. Mazzei; Chapter 13

**Barbara Ann Lesko;** 251 9<sup>th</sup> Street, Apartment #505, Charleroi PA 15022; 13-21529; Atty: Michelle L. Watson; Chapter 7

**Terry L. Sprowls;** 513 East Maiden Street, Washington PA 15301; 13-21543; Atty: David A. Rice; Chapter 7

**David R. Derrow and Cathy A. Derrow aka Cathy Ann Derrow;** 109 Beach Drive, Charleroi PA 15022; 13-21504; Atty: Francis C. Sichko; Chapter 7

**Susan L. McCormick aka Susan Lynn McCormick;** 260 Moon Road, Washington PA 15301; 13-21505; Atty: Francis C. Sichko; Chapter 7

**Michael George Johnatha Hazen;** 1852 Virginia Via, Washington PA

15301; 13-21479; Atty: David A. Rice; Chapter 7

**Kurt Spinoso;** 121 Valleycrest Drive, Cecil PA 15321; 13-21483; Atty: Jason J. Mazzei; Chapter 7

**Daniel J. Hanna and Julie A. Hanna;** 301 Walnut Drive, Venetia PA 15367; 13-21592; Atty: Max C. Feldman; Chapter 7

**Thomas J. Welling;** 527 Zediker Station Road, Washington PA 15301; 13-21567; Atty: David A. Rice; Chapter 7

**Rosemarie Geer and Glenn E. Geer;** 134 Valleyview Drive, Finleyville PA 15332; 13-21617; Atty: James E. Misavage; Chapter 7

**Thomas J. Clancy, Jr. and Sherri I. Clancy;** 273 Deerfield Drive, Canonsburg PA 15317; 13-21619; Atty: James R. Jeffries; Chapter 13

**Michael J. Zahora and Debra J. Zahora fka Debra J. Fraley;** 791 Cleveland Road, Washington PA 15301; 13-21580; Atty: Christopher M. Frye; Chapter 7

**Judith A. Christner;** 94 Spring Road, Brownsville PA 15417-9046; 13-21581; Atty: Christopher M. Frye; Chapter 7

**Gloria J. Coffey;** 129 Binns Road, Brownsville PA 15417; 13-21583; Atty: Jeffery S. Golembiewski; Chapter 13

**Frederick J. Redeker and Donna L. Redeker;** 291 Scott Lane, Venetia PA 15367; 13-21638; Atty: Kenneth Steidl; Chapter 7

**Emilee L. Hawk;** 419 Isabella Avenue, Charleroi PA 15022; 13-21699; Atty: Christopher M. Frye; Chapter 7

**James L. Fine, Jr. and Sarah A. Fine;** 127 Houston Run Road, Finleyville PA 15332; 13-21697; Atty: Kenneth Steidl; Chapter 7

**James Allen McClain;** PO Box 126, Avella PA 15312; 13-21825; Atty: Jesse J. White; Chapter 7

**Fred Moore Trucking, Inc. aka Fred Moore Trucking;** 204 Green Cove Road, Avella PA 15312; 13-21844; Atty: Marjorie A. Marotta; Chapter 7

**Jeffrey A. Greenwald and Adrienne M. Troianil;** 423 Fourth Avenue, New Eagle PA 15067; 13-21797; Atty: Christopher M. Frye; Chapter 7

**Matthew T. Fleming and Lisa L. Fleming;** 1545 Route 481, Charleroi PA 15022; 13-21799; Atty: Christopher M. Frye; Chapter 7

**Marsha Elaine Hickey;** 372 Chartiers Run Road, Canonsburg PA 15317; 13-21780; Atty: David A. Rice; Chapter 13

**Sarah E. Benard;** 117 Alexander Drive, McMurray PA 15317; 13-21786; Atty: Frederich E. Liechti; Chapter 7

**Joseph L. Rolek and Patricia S. Rolek;** 28 Linden Road, Canonsburg PA 15317; 13-21753; Atty: Christopher M. Frye; Chapter 13

**Debra Jayne Schussler aka Debra Jayne Wright aka Debra Jayne**

**Gault;** 141 Cummins Avenue, Houston PA 15342; Atty: Stephanie S. Noll; Chapter 7

**James David Outcalt dba JDO Custom Homes & Remodeling;** 192 Rural Avenue, Washington PA 15301; 13-21773; Atty: David A. Rice; Chapter 7

**Kenneth C. Wojnarowski, Jr. and Cheree A. Wojnarowski fka Cheree A. Brack;** 1204 Lower Meadow Avenue, Charleroi PA 15022; 13-21738; Atty: Charles O. Zebley, Jr.; Chapter 7

**Stephen Gerard Gross and Stephanie Laura Gross;** 534 Springdale Road, Eighty Four PA 15330; 13-21740; Atty: Scott B. Lang; Chapter 7

**George Robert Smalley;** 1 Blanche Road, PO Box 75, Fredricktown PA 15333; 13-21750; Atty: David A. Rice; Chapter 13

**Douglas M. Quinten;** 8641 Noblestown Road, McDonald PA 15057; 13-21846; Atty: Scott R. Lowden; Chapter 13

**Larry E. Whitlock;** 27 Woodrow Drive, Hickory PA 15340; 13-21859; Atty: PRO SE; Chapter 7

**Morgan Waldron Insurance Management, LLC;** 15 N. Central Avenue, Canonsburg PA 15317; 13-21888; Atty: Donald R. Calaiaro; Chapter 11

**Kristol Jeneen Reed Thompson fka Kristol Reed;** 531 West Chestnut Street, Washington PA 15301; 13-21876; Atty: David A. Rice; Chapter 7

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