

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

COSTLOW, JR., EDWARD L., late of Centerville Borough, Washington Co., PA; Administrator: Edward L. Costlow, Sr., 595 Ridge Road, Brownsville, PA 15417; Attorney: Alan Benyak, 401 Sixth St., At Washington Ave., PO Box 1, Charleroi, PA 15022

CRUM, GLENN E., a/k/a **GLENN CRUM**, late of North Strahane Township, Washington Co., PA; Executrix: Diana T. Lloyd aka Diana C. Lloyd, 512 Elm Street, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau Street, Ste 325, Washington, PA 15301

DALESIO, ANTHONY D., a/k/a **ANTHONY DAN DALESIO**, late of City of Washington, Washington Co., PA; Executrix: Diane Kucic, 718 Pinecreek Drive, North Aurora, IL 60542; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

DATOVECH, WILLIAM J., late of Carroll Township, Washington Co., PA; Executor: Steven Datovech, 160 Gateshead Dr., McMurray, PA 15317; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

DAUGHERTY, SR., JOSEPH E., late of Borough of Claysville, Washington

Co., PA; Executrix: Crystal D. Morris, 8 Sheperd Road, West Alexander, PA 15376; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

DEWALT, SANDRA LEE, a/k/a **SANDRA L. DEWALT**, late of Carroll Township, Washington Co., PA; Executors: Terry Lynn Matias, 203 Nantucket Road, Monongahela, PA 15063, Ronald Richard Dewalt, Jr., 1536 Tretter Dr., Pittsburgh, PA 15227, Kathleen Elizabeth Popp, 233 McDermott Road, Trafford, PA 15085; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

FARABEE, THOMAS O., late of Morris Township, Washington Co., PA; Executors: Thomas B. Farabee, 299 Ringland Ridge Road, Amity, PA 15311, Ralph A. Farabee, 63 Julian Road, Claysville, PA 15323, Nancy Elaine Thomas, 35 Farabee Dr., Amity, PA 15311; Attorney: Paul J. Walsh, PO Box 356, Slovan, PA 15078

KIRK, JR., GLENN A., late of Finleyville, Washington Co., PA; Executor: Glenn A. Kirk, III, c/o Holsworth, Sander and Assoc., P.C., 5801 Brownsville Road, Pittsburgh, PA 15236; Attorney: Charles L. Holsworth, 5801 Brownsville Road, Pittsburgh, PA 15236

MACLEAN, JOHN D., late of Washington, Washington Co., PA; Executrix: Patricia Mallicote, 150 Hazelwood Drive, Washington, PA 15301; Attorney: Christine Brown Murphy, Zacharia & Brown Law Office, 111 West McMurray Rd., McMurray, PA 15317

PERRI, CHARLES FELICE, late of McDonald, Washington Co., PA; Administratrix: Cathy Perri, Box 109, Cecil, PA 15321

VRESCAK, WALDA M., a/k/a **WALDA MAE VRESCAK**, late of Borough of Coal Center, Washington Co., PA; Executrix: LuAnn Sholley, 1020 Mensch Road, Mifflinburg, PA 17844; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Ave., PO Box 144, Charleroi, PA 15022

SECOND PUBLICATION

BRLETICH, CAROLYN K., a/k/a **CAROLYN A. BRLETICH**, late of Donora, Washington Co., PA; Executrix: Rosemarie Brletich, 5 Glennvue Drive, Pittsburgh, PA 15205; Attorney: Richard J. Amrhein, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

BURGAN, BETTY JANE, a/k/a **BETTY J. BURGAN**, late of Union Township, Washington Co., PA; Executor: Kerry A. Burgan, c/o 198 Canterbury Road, McMurray, PA 15317; Attorney: H. Brian Peck, 198 Canterbury Road, McMurray, PA 15317

CATANEY, MARY FRANCIS, late of Midway, Washington Co., PA; Executors: James R. Cataney and Susan Westlake fka Susan Charlier, c/o Paul Hilko, The Frick Bldg., Ste 200, 437 Grant St., Pittsburgh, PA 15219; Attorney: Paul Hilko, Rosen Louik & Perry, PC, The Frick Bldg., Ste 200, 437 Grant St, Pittsburgh, PA 15219

LINDSAY, EVELYN, a/k/a **EVELYN J. LINDSAY** a/k/a **EVELYN JANE LINDSAY**, late of Washington, Washington Co., PA; Executor: Lee A. Lindsay, 196 Laddie Drive, Washington, PA 15301; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

MALOY, NANCY M., a/k/a **NANCY MAE MALOY** a/k/a **NANCY MALOY**, late of South Strabane Township, Washington Co., PA; Executors: Larry E.

Maloy and Amy E. Smith, c/o 125 South College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College Street, Washington, PA 15301

MARIN, JOHN B., late of Washington Co., PA; Executors: Alexa Cassandra Martin and Peter J. Daley II, 33 Market St., Suite 1, Brownsville, PA 15417; Attorney: Peter J. Daley II, 242 Wood St., California, PA 15419

MINCH, GARY R., a/k/a **GARY RICHARD MINCH, SR.** a/k/a **GARY R. MINCH, SR.**, late of West Finley Township, Washington Co., PA; Executors: Henry John Minch and Amanda Marie Yankovich, 315 McDonald Road, West Alexander, PA 15376; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

PIATT, RICHARD HARRY, a/k/a **RICHARD H. PIATT**, late of City of Washington, Washington Co., PA; Executors: Barbara E. Piatt, 107 Village Court, Washington, PA 15301; Thomas O. Vreeland, 62 East Wheeling St., Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 East Wheeling St., Washington, PA 15301

POST, MARY R., late of Claysville, Washington Co., PA; Executor: Samuel E. Post, Jr., Box 4459, Rt. 40, Claysville, PA 15323; Attorney: Mr. Samuel E. Post, Jr., Box 4459, Rt. 40, Claysville, PA 15323

SCHULER, RAYMOND FRANCIS, late of Washington, Washington Co., PA; Executrix: Beverly Ann Diurba, PO Box 803, Mars, PA 16046; Attorney: Loretta B. Kendall, 364 E. Lincoln Avenue, McDonald, PA 15057

SMITH, MARY CATHERINE, late of Washington, Washington Co., PA; Administratrix: Dorothy M. Kunselman, c/o 352 Broad St., New Bethlehem PA 16242; Attorney: William E. Hager, III,

LLC, 352 Broad Street, New Bethlehem, PA 16242

VOIGT, RUTH E., a/k/a **RUTH ELOISE VOIGT** a/k/a **RUTH VOIGT**, late of North Franklin Township, Washington Co., PA; Executor: David Walton Voigt, 625 Pettit Road, Sycamore, PA 15364; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

WAGNER, MARTIN J., late of Washington, Washington Co., PA; Executrix: Carol Wagner, 6423 Union Avenue, Finleyville, PA 15332; Attorney: E. J. Julian, 71 North Main St., Washington, PA 15301

THIRD PUBLICATION

CHUBA, JR., WILLIAM ZIGMUND, a/k/a **WILLIAM Z. CHUBA, JR. a/k/a WILLIAM Z. CHUBA**, late of Chartiers Township, Washington Co., PA; Executrix: Laurie L. Agostinelli, 82 Hart St., Houston, PA 15342; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

CWIKLINSKI, EMILY DARLENE, late of Canonsburg, Washington Co., PA; Executrix: Patricia Louise Phillips, 1202 First Street, Canonsburg, PA 15317; Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Suite 102, Washington, PA 15301

GREIN, AUDREY, late of Borough of Finleyville, Washington Co., PA; Administrator: Perry Grein, 6462 Elmcrest Drive, Hudson, OH 44236; Attorney: Blane A. Black, 223 Second St., Monongahela, PA 15063

GUMP, LOURINA D., late of Washington, Washington Co., PA; Executor: Steven M. Sanders, c/o C. E. Kurowski; Attorney: C. E. Kurowski, 165 Laddie Drive, Washington, PA 15301

JACKOVIC, JOSEPH J., late of McMurray, Washington Co., PA; Administratrix: Amelia June Jackovic, 118 Oakhurst Drive, McMurray, PA 15317; Attorney: Michael E. Megrey, Woomer & Hall LLP, 2945 Banksville Road, Ste 200, Pittsburgh, PA 15216

MOSS, JAMES P., late of Washington, Washington Co., PA; Executor: James A. Thompson, 978 Ewing St., Washington, PA 15301; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

MOZINA, STANLEY R., late of Smith Township, Washington Co., PA; Executrix: Wendy Ann Petka, 1355 Ernestine Lane, Mountain View, CA 94040; Attorney: Paul J. Walsh, PO Box 356, Slovan, PA 15078

NOLIN, KENNETH E., late of South Strabane Township, Washington Co., PA; Executrix: Susan Nolin Shopland, 688 Plum Street, Indiana, PA 15701; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 30 E. Beau St., Suite 800, Washington, PA 15301

RITCHEY, MARY IDA, late of Finleyville, Washington Co., PA; Executrix: Mary Ann Ritchey, 5710 Pebble Creek Court, Bethel Park, PA 15102; Attorney: Betty A. Dillon, 1725 Washington Road, Ste 503, Pittsburgh, PA 15241

SUCCOP, MARIE G., late of North Strabane Township, Washington Co., PA; Executor: Richard J. Succop, 3088 Equity Dr., Washington, PA 15301; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

WARCO, ROSE MARIE, late of South Strabane Township, Washington Co., PA; Executrix: Barbara Warco Stultz, c/o 775 East Maiden St., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 E. Maiden St., 1st Floor, Washington, PA 15301

WILSON, HARRY T., late of
McDonald, Washington Co., PA;
Executrix: Tonya R. Huey, PO Box 2,
Midway, PA 15060

CORPORATION NOTICES

FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 28th day of July, 2015, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **CM SERVICES** with its principal place of business at 506 Valleybrook Road, McMurray, PA 15317.

The name(s) and/or address(es) of all persons owning or interested in said business: Cservak Management Services, LLC.

Melenyzer & Agrafiotis, LLC
411 Washington Avenue
Charleroi, PAAZ 15022 2)16-1

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MISCELLANEOUS

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
ORPHAN'S COURT DIVISION
NOS: 63-15-1168

IN RE: **D.G., MINOR CHILD**

CHILD'S D.O.B. 4/18/07

CHILD OF: KORI LYNN SPOHN &
UNKNOWN FATHER

Take notice that a Petition for Involuntary Termination of Parental Rights of the Unknown Father of D.G. will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on December 1, 2015, at 3:30 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Jenny Wilson, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884 4)16-1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
ORPHAN'S COURT DIVISION
NOS: 63-15-1173

IN RE: **C.L., MINOR CHILD**

CHILD'S D.O.B. 8/31/14

CHILD OF: LISA MARIE DAINTY
AKA LISA MARIE LANCASTER &
UNKNOWN FATHER

Take notice that a Petition for Involuntary Termination of Parental Rights of the Unknown Father of C.L. will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on December 9, 2015, at 11:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Dawn Smith, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884 4)16-1

SHERIFF SALES

Special Notice On Real Estate Sales Sheriff's Rule

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, December 4, 2015 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, December 9, 2015 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be 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, December 11 2015 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given

Sheriff Sale List

| <u>Sale#</u> | <u>Plav Def.....</u> | <u>Property Location</u> |
|---------------------|--|---------------------------------|
| 2015-466..... | LSF8 Master Participation v. Ladisic | Borough of Beallsville |
| 2015-630..... | HSBC Bank v. Miller | Washington |
| 2014-939..... | National Home Investors v. Secrist | Monongahela |
| 2015-1090... | Slovenian S & L v. Schmalz..... | North Strabane Township |
| 2015-1389... | LSF9 Master Patricipation v. Lazzari | Borough of Donora |
| 2015-1416... | PHH Mortgage v. Dezardo | Charleroi |
| 2015-1419... | Bayview Loan Servicing v. Browning..... | New Eagle |
| 2015-1573... | JP Morgan Chase v. Bunting | South Strabane Township |
| 2015-1716... | Bank of America v. Pittinato | North Franklin Township |
| 2012-2160... | Nationstar Mortgage v. Bonari | Monongahela |
| 2012-2290... | City of Washington v. Brownstein | City of Washington |
| 2015-2694... | US Bank v. Pitcher | Canonsburg |
| 2014-2744... | Plaza Home Mortgage v. O'Rourke..... | Smith Township |
| 2015-2786... | Nationstar Mortgage v. Burgess | North Charleroi |
| 2013-2874... | WesBanco v. Geresti | North Franklin |
| 2015-2906... | Caliber Home Loans v. Lohr | Canonsburg |
| 2015-3203... | DNB First National v. Parker | Peters Township |
| 2015-3472... | Bank of America v. Bitz | Canonsburg |
| 2015-3853... | Green Tree Servicing v. Watton | Smith Township |
| 2010-3922... | Deutsche Bank v. Wacker..... | Union Township |
| 2015-4083... | JP Morgan Chase Bank v. Dodson | North Strabane Twp |
| 2012-4447... | JP Morgan Chase Bank v. Slusarczyk | W. Brownsville |
| 2010-5150... | Bank of Ameriva v. Sicchitano..... | Ellsworth |
| 2014-5499... | Deutsche Bank v. Hume | Chartiers Township |
| 2013-6345... | Wells Fargo Bank v. Hall | West Alexander |
| 2011-6539... | CitiMortgage v. Hart..... | Union Township |
| 2014-6626... | Wells Fargo Bank v Kowalo..... | Canonsburg |
| 2014-6783... | Bayer Heritage FCU v. Bucci | Peters Township |
| 2008-9068... | Washington School Dist. V. Pintola | Washington |
| 2010-9241... | CitiMortgage v. Borne..... | Peters Township |

SHERIFF'S SALE No. 2015-466

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-466 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 **DECEMBER 4, 2015**

LSF8 Master Participation Trust PLAINTIFF v. Jeannie M Ladisic DEFENDANTS.

ALL those three certain lots or parcels of ground situate in the **Borough of Beallsville**, Washington County, Pennsylvania, Known as 9 Garner Street, PO Box 296, Beallsville, PA 15313; Parcel No. 030-006-00-01-0005-00

SHERIFF'S SALE No. 2015-630

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-630 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, P A 15301, Washington County, at 10:00 A.M. on **DECEMBER 4, 2015**

HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D Plaintiff v. UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE LISA MILLER ALSO KNOWN AS LISA A. MILLER Defendant(s)

owners of property situate in **Sixth Ward**, Washington County, Pennsylvania, being 461 North Main Street, Washington, PA 15301.

Assessment Map No.: 760-016-00-04-0014-00; Judgment Amount: \$150,582.98; Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2014-939

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-939 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, P A 15301, Washington County, at 10:00 A.M. on **DECEMBER 4, 2015**

NATIONAL HOME INVESTORS, LLC, Plaintiff, vs. JOHN E. SECRIST, JR. and VELVA M. SECRIST, Defendants

owner of property situate in the **City of Monongahela**, Washington County, Pennsylvania, being 707 Ninth Street, Monongahela, Washington County, Pennsylvania 15063 (PARCEL NO. 440-018-00-01-0018-00); Improvements thereon: two story brick dwelling house

SHERIFF'S SALE No. 2015-1090

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1090 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 **DECEMBER 4, 2015**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff vs. CHRISTOPHER D. SCHMALZ and JACQUELINE L. SCHMALZ, Defendants

ALL that certain lot or parcel of ground situate in **North Strabane Township** Washington County, HAVING A MAILING ADDRESS OF: 413 McClelland Road, Canonsburg, Pennsylvania 15317. Tax Parcel I.D. Number: 520-013-01-00-0022-00

SHERIFF'S SALE No. 2015-1389

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

2015-1389 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 **DECEMBER 4, 2015**

LSF9 Master Participation Trust Plaintiff v. Anthony A. Lazzari Defendant

All That Certain land situate in the township or **Borough of Donora** (formerly Carroll Township) in the County of Washington, Commonwealth of Pennsylvania.

Premises: 160 Grandview Avenue, Donora, Pennsylvania 15033; Tax I.D. #: 240-045-03-01-0003-00. Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2015-1416

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1416 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, P A 15301, Washington County, at 10:00 A.M. on **DECEMBER 4, 2015**

PHH Mortgage Corporation v. Victoria L. Dezardo owner(s) of property situate in the **CHARLEROI BOROUGH**, WASHINGTON County, Pennsylvania, being 828 Crest Avenue, Charleroi, PA 15022 ; Parcel No. 160-009-00-03-0017-

00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$59,041.00

SHERIFF'S SALE No. 2015-1419

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1419 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 **DECEMBER 4, 2015**

Bayview Loan Servicing, LLC v. Charles E. Browning & Sheri L. Browning

owner(s) of property situate in the **NEW EAGLE BOROUGH**, WASHINGTON County, Pennsylvania, being 459 Second Avenue, New Eagle, PA 15067-1433; Parcel No. 480-013-00-02-0024-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$18,917.61

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2015-1573

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1573 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 **DECEMBER 4, 2015**

JPMorgan Chase Bank, N.A. v. David R. Bunting

owner(s) of property situate in the **SOUTH STRABANE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 2305 Flint Drive, Washington, PA 15301-7763 Parcel No. 600-001-06-00-0026-02 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$146,003.17

SHERIFF'S SALE No. 2015-1716

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1716 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 **DECEMBER 4, 2015**

BANK OF AMERICA, N.A. Plaintiff v. Ronald J. Pittinato Defendant

All That Certain land situate in the **Township of North Franklin** in the County of Washington, Commonwealth of Pennsylvania. Premises: 895 Williams Street, Washington, Pennsylvania 15301; Tax ID #: 510-002-10-02-0002-00 & 510-002-10-01-0003-00; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2012-2160

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-

-2160 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 **DECEMBER 4, 2015**

NATIONSTAR MORTGAGE LLC Plaintiff vs. RENEE BONARI & CRAIG BONARI Defendant(s)

All those two certain parcels of land situate in the Third Ward of the **City of Monongahela**, Washington County, Pennsylvania. BEING KNOWN AS: 425 HIGH STREET, MONONGAHELA, PA 15063; Tax Parcel No. 440-008-00-04-0012-00

SHERIFF'S SALE No. 2012-2290

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2012-2290 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 **DECEMBER 4, 2015**

City of Washington Plaintiff, vs. Darlene M. Brownstein 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 105 N. Main Street,

Washington, Pennsylvania 15301, tax parcel no. 720-004-00-00-0042-02

SHERIFF'S SALE No. 2015-2694

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2694 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 **DECEMBER 4, 2015**

U.S. Bank National Association, As Trustee For Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-12 PLAINTIFF VS. Brian P. Pitcher DEFENDANT

202 Smithfield Street, Canonsburg,-P A 15317 situate in the First Ward of the **Borough of Canonsburg**, Washington County, Pennsylvania, BEING designated as Tax Parcel No. 110-039-00-02-0004-00.

SHERIFF'S SALE No. 2014-2744

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2744 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 **DECEMBER 4, 2015**

Plaza Home Mortgage, Inc. Plaintiff v. Shannon A. O'Rourke Defendant

All That Certain land situate in the township or borough of **Smith Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 13 Fairhill Street, Burgettstown, Pennsylvania 15021; Tax I.D. #: 570-022-02-00-0011-00; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2015-2786

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2786 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 **DECEMBER 4, 2015**

NATIONSTAR MORTGAGE LLC 8950 Cypress Waters Boulevard Coppell, TX 75019 vs. ROXANNE L. BURGESS

ALL those certain lots or pieces of ground situate in the **Borough of North Charleroi**, County of Washington and Commonwealth of Pennsylvania, HAVING erected thereon a dwelling known as 712 Highland Avenue, Charleroi, PA 15022; BEING designated as Parcel No. 500-007-00-03-0011-00

SHERIFF'S SALE No. 2013-2874

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2874 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 **DECEMBER 4, 2015**

WESBANCO BANK, INC., Plaintiff, v. KEVIN J. GERESTI and DENNIS S. ROHR, individually and d/b/a SHUEY'S CLEANERS, Defendants.

ALL THAT CERTAIN lot or piece of ground situate in the **Township of North Franklin**, County of Washington and Commonwealth of Pennsylvania, Tax Parcel No. 510-002-00-00-0019-00, having erected thereon a commercial building known and numbered as 1146 West Chestnut Street, Washington, Pennsylvania 15301.

SHERIFF'S SALE No. 2015-2906

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2906 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 **DECEMBER 4, 2015**

Caliber Home Loans, Inc. PLAINTIFF, v. Daniel R. Lohr 907 Short Street Canonsburg, PA 15317 DEFENDANT.

ALL THAT CERTAIN lot of ground situate in the first Ward Annex of the **Borough of Canonsburg** (formerly Cecil

Township) Washington County, Pennsylvania. ALSO BEING KNOWN AS 907 Short Street, Canonsburg, PA 15317; TAX PARCEL NO. 095-001-05-01-0004-00-IMPROVEMENTS Residential Dwelling

SHERIFF'S SALE No. 2015-3203

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-3203 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 **DECEMBER 4, 2015**

Dnb First, National Association v. Barbara A. Parker

owner(s) of property situate in the **PETERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 214 Hemlock Drive, McMurray, PA 15317 Parcel No. 540-011-11-00-0011-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$150,460.86; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2015-3472

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-3472 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 **DECEMBER 4, 2015**

Bank of America, N .A. v. Robert W. Bitz

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 1028 4th Street, **Canonsburg**, PA 15317-1910 Parcel No. 095-001-05-05-0005-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$122,588.64

Attorneys for Plaintiff - Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2015-3853

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-3853 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 **DECEMBER 4, 2015**

Green Tree Servicing LLC v. Rachel M. Watton

owner(s) of property situate in the **SMITH TOWNSHIP**, WASHINGTON County, Pennsylvania, being 95 Oak Street, Burgettstown, PA 15021 Parcel No. 070-004-00-01-0009-00 (Acreage or street address) ; Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$58,478.61

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2015-4083

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-4083 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 **DECEMBER 4, 2015**

JPMorgan Chase Bank, National Association PLAINTIFF VS. Michael F. Dodson DEFENDANT

ALL THAT CERTAIN lot or piece of ground together with the building and improvements thereon erected, hereditaments and appurtenances, situate in the **Township of North Strabane**, County of Washington and Commonwealth of Pennsylvania, SUBJECT to all prior grants and reservations of coal, oil, gas and mining rights, a may appear in prior instruments of record. KNOWN AND NUMBERED as 1027 Woodridge Drive, Canonsburg, PA 15317. BEING DESIGNATED as Tax Map Parcel: 520-001-19-00-0005-00

SHERIFF'S SALE No. 2012-4447

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4447 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 **DECEMBER 4, 2015**

JPMorgan Chase Bank, National Association, Successor in Interest by Purchase From The Federal, Deposit Insurance Corporation as Receiver of Washington Mutual Bank Formerly Known as Washington Mutual Bank, Fa v. Angela M. Slusarczyk

owner(s) of property situate in the **WEST BROWNSVILLE BOROUGH**, WASHINGTON County, Pennsylvania, being 400 Adams Avenue, Brownsville, PA 15417-2418. Parcel No. 675-019-00-01-0017-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$49,180.33

Attorneys for Plaintiff -Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2010-5150

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-5150 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 **DECEMBER 4, 2015**

Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP Plaintiff v. Heather Y. Sicchitano and James A. Sicchitano a/k/a James Sicchitano Defendants

All That Certain land situate in the township or **Borough of Ellsworth** in the County of Washington, Commonwealth of Pennsylvania. Premises: 28 Hemlock Street, Ellsworth, Pennsylvania 15331- Tax I.D. #: 310-001-00-02-0003-00; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2014-5499

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5499 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 **DECEMBER 4, 2015**

Deutsche Bank National Trust Company, as Trustee for Rbsgc Mortgage Loan Trust 2007A v. Kimberly J. Hume

owner(s) of property situate in the **CHARTIERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 460 North Main Street, Houston, PA 15342-1612 Parcel No. 170-006-04-14-0026-01 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING -Judgment Amount:

\$64,637.67 - - Attorneys for Plaintiff - - Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2013-6345

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6345 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 **DECEMBER 4, 2015**

Wells Fargo Bank, N.A. Plaintiff v. Brian C. Hall and Ashley L. Hall Defendants

All That Certain land situate in the township or borough of **Borough of West Alexander** in the County of Washington, Commonwealth of Pennsylvania. Premises: 125 Main Street, West Alexander, Pennsylvania 15376-2200

Tax I.D. #:230-030-00-00-0015-00; Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2011-6539

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-6539 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 **DECEMBER 4, 2015**

CitiMortgage, Inc. v. Thomas W. Hart
owner(s) of property situate in the **TOWNSHIP OF UNION**, WASHWGTON County, Pennsylvania, being 11 Lake Drive, Finleyville, P A 15332-3531 Parcel No. 640-011-03-00-0007-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$69,527.64

SHERIFF'S SALE No. 2014-6626

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2014-6626 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 **DECEMBER 4, 2015**

Wells Fargo Bank, N.A. v. Barbara Kowalo aka Barbara A. Kowalo & John R. Kowalo

owner(s) of property situate *in* the **CANONSBURG BOROUGH**, WASHINGTON County, Pennsylvania, being 173 Oak Spring Road, Canonsburg, PA 15317-1044 Parcel No. 100-021-00-02-0004-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$86,155.82

SHERIFF'S SALE No. 2014-6783

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6783 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 **DECEMBER 4, 2015**

BAYER HERITAGE FEDERAL CREDIT UNION, fka BAYER EMPLOYEES FEDERAL CREDIT UNION, Plaintiff, v. KATHY A. BUCCI, Defendant.

In the Commonwealth of Pennsylvania, County of Washington, **Township of Peters**, having erected thereon a single family dwelling known and numbered as 282 Sutherland Drive, Venetia, Pennsylvania 15367, Parcel ID No. 540-005-16-00-0033-00

SHERIFF'S SALE No. 2008-9068

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2008-9068 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 **DECEMBER 4, 2015**

Washington School District Plaintiff, vs. Joseph Pintola, Jr., Executor for The Estate of Ellen D. Pintola 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 586 S. Main Street, Washington Pennsylvania, tax parcel no. 750-014-00-01-0005-00

SHERIFF'S SALE No. 2010-9241

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-9241 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, P A 15301, Washington County, at 10:00 A.M. on **DECEMBER 4, 2015**

CitiMortgage, Inc. v. Raymond S. Borne & Wendy A. Borne

owner(s) of property situate in the **TOWNSHIP OF PETERS**, WASHINGTON County, Pennsylvania, being 158 Canterbury Lane, Me Murray, PA 15317-2750 Parcel No. 540-010-03-05-0013-00 (Acreage or street address) - Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$250,081.91

Attorneys for Plaintiff Phelan Hallinan Diamond-&Jones, LLP

Samuel F. Romano, Sheriff 6)15-3

REAL ESTATE

In The Court of Common Pleas
Washington County
Civil Action – Law
No. 2015-2425

Notice of Action in Mortgage Foreclosure

**Nationstar Mortgage, LLC, d/b/a
Champion Mortgage Company,**
Plaintiff

vs.

**James Lemon, Valia Burgess, Veronica
Sorice, Violet Lemmons, Vivian Cado-
gen & The Unknown Heirs of Esther
Lunsford Deceased, Mortgagor and
Real Owner,**
Defendants

To: Veronica Sorice, Violet Lemmons, &
The Unknown Heirs of Esther Lunsford
Deceased, Mortgagor and Real Owner,
Defendants, whose last known address is
302 Wylie Avenue, Houston, PA 15342.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Nationstar Mortgage, LLC, d/b/a Champion Mortgage Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. 2015-2425, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 302 Wylie Avenue, Houston, PA 15342, whereupon your property will be sold by the Sheriff of Washington County.

Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must

take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Southwestern PA Legal Aid Society
10 W. Cherry Ave.
Washington, PA 15301
724-225-6170

Washington County Bar Assn.
119 S. College St.
Washington, PA 15301
724-225-6710

Michael T. McKeever, Atty. for Plaintiff
KML Law Group, P.C.
Ste. 5000, Mellon Independence Center
701 Market St., Phila., PA 19106-1532
215.627.1322. 6)16-1