

## 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

**BUCKSKO, JOHN P.**, late of Borough of Charleroi, Washington Co., PA; Executor: John Paul Bucsco, Jr., 8512 Clearridge Lane, Manassas, VA 20110; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Avenue, PO Box 144, Charleroi, PA 15022

**CUMMINGS, PAMELA S.**, a/k/a **PAMELA SUE BRYKER A/K/A PAMELA SUE STEVENSON**, late of Chartiers Township, Washington Co., PA; Executor: Benjamin Cummings, 651 Edgecliff Avenue, Pittsburgh, PA 15223; Attorney: John S. Morrow, Jr., Julian Gray Associates, 1187 Thorn Run Ext., Ste 400, Moon Township, PA 15108

**EMMERLING, LARRY KEITH**, late of Washington, Washington Co., PA; Executrix: Patricia Emmerling, 370 Scott Lane, Venetia, PA 15367; Attorney: Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243

**FERGUSON, MARY ANN**, late of Donora, Washington Co., PA; Executor: William G. Ferguson, 108 Salford Court, Cary, NC 27513; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Avenue, PO Box 144, Charleroi, PA 15022

**HALLAM, JOHN A.**, a/k/a **JOHN ALFRED HALLAM**, late of Amwell Township, Washington Co., PA; Executor: Richard L. Hallam, 87 Porter

Hill Road, Washington, PA 15301; Attorney: Stephanie M. Sewak, 11 East Beau Street, Washington, PA 15301

**HILL, RITA M.**, a/k/a **RITA MARIE HILL**, late of Peters Township, Washington Co., PA; Executor: Richard L. Hill, 129 Marble Drive, McMurray, PA 15317; Attorney: Karen S. Timko, Julian Gray Associates, 2535 Washington Road, Suite 1111, Pittsburgh, PA 15241

**JOHNSON, JAMES L.**, late of McDonald, Washington Co., PA; Administrator: James D. Johnson, c/o Ruschell & Associates, Attorney: Natalie M. Ruschell, PO Box 577, 308 Eaton Avenue, Midway, PA 15060

**KEARNS, CLAIR E.**, a/k/a **CLAIR KEARNS**, late of Somerset Township, Washington Co., PA; Executrix: Betty McIntire, 1002 Carlton Drive, Bentleyville, PA 15314; Attorney: Robert P. Struble, Meyer Unkovic & Scott LLP, 535 Smithfield Street, Ste 1300, Pittsburgh, PA 15222

**KEARNS, JEANETTE R.**, late of Bulger, Washington Co., PA; Executrix: Randa L. Kearns, c/o Ruschell & Associates, LLC, ; Attorney: Natalie M. Ruschell, PO Box 577, 308 Eaton Avenue, Midway, PA 15060

**MUKA, STEPHEN**, late of South Strabane Township, Washington Co., PA; Executors: Michael Leonard, 1342 Lucia Drive, Canonsburg, PA 15317; Arlan Hess, 354 Marlin Drive, Pittsburgh, PA 15216; Attorney: Karen S. Timko, Julian Gray Associates, 2535 Washington Road, Suite 1111, Pittsburgh, PA 15241

**MULL, JOYCE M.**, a/k/a **JOYCE MARLENE MULL**, late of Hanover Township, Washington Co., PA; Executrix: Dreama Mull kna Dreama A. Kisow, 1300 Bechtel Street, Monaca, PA

15061; Attorney: Matthew F. Schwartz, Lange Legal Group, LLC, 2200 Murray Avenue, Pittsburgh, PA 15217

**SUAREZ, PAULINE J.**, late of Donora, Washington Co., PA; Executors: Celeste M. Marflak, 370 Glenwood Dr., Apt. 105, Bloomingdale, IL 60108; William H. Borodati, 1136 Alexander Avenue, Monessen, PA 15062; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Ave., PO Box 144, Charleroi, PA 15022

**URBAN, BABETTE**, late of Washington, Washington Co., PA; Administrator: Clark Urban, 5013 Walnut Lane, Mohnton, PA 19540; Attorney: Bryan B. Merce, Brant & Associates, P.C., 171 Hillpointe Dr., Suite 302, Canonsburg, PA 15317

**WOOD, JOSEPH L.**, late of West Finley Township, Washington Co., PA; Executrix: Judith A. Orum, 1376 West Finley Road, West Alexander, PA15376; Attorney: Benjamin Scott Johns, 1373 Washington Pike, Ste 200, Bridgeville, PA 15017

## SECOND PUBLICATION

**FORINGER, PHYLLIS A.**, a/k/a **PHYLLIS ANN DOAK FORINGER** a/k/a **PHYLLIS D. FORINGER**, late of Canton Township, Washington Co., PA; Administrators: Deborah A. Foringer, 202 Crescent Drive, Washington, PA 15301, Brenda S. Foringer, 202 Crescent Drive, Washington, PA 15301, Dennis D. Foringer, 30 Woodrow Drive, Hickory, PA 15340; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

**HANCHER, LOUISE E.**, late of South Strabane Township, Washington Co., PA; Executrix: Rebecca A. Spino, PO Box 98, Beallsville, PA 15313; Attorney: Thomas O. Vreeland, Bassi, Vreeland &

Associates, P.C., 62 East Wheeling St., Washington, PA 15301

**JAKUBEK, HELEN**, a/k/a **HELEN J. JAKUBEK**, late of North Strabane Township, Washington Co., PA; Executrix: Barbara A. Jakubek, 179 Wylie Avenue, Strabane, PA 15363; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

**LABRASCA, JANE D.**, late of Dunlevy, Washington Co., PA; Administratrix: Sandra L. Biggins, c/o 257 Driftwood Road, Brownsville, PA 15417; Attorney: William J. Worthington, 257 Driftwood Road, Brownsville, PA 15417

**MARK, EDWARD C.**, late of Millsboro, Washington Co., PA; Executrices: Nancy Caprini, 193 Front St., Millsboro, PA 15348; Patricia Watkins, 7 Patricia Street, Eighty Four, PA 15330; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Bea St., Washington, PA 15301

**McDONALD, ELLEN E.**, late of Borough of Monongahela, Washington Co., PA; Executrix: Mary Ellen Muscavitch, 2121 Sandy Plains Road, Clarksville PA 15322, Dianna Rotta, 1841 4th Street, Monongahela PA 15063.; Attorney: Peter J. Daley II, Peter J. Daley & Associates, P.C., 242 Wood Street, California PA 15419

**PATTISON, KENNETH W.**, late of Washington, Washington Co., PA; Executor: Kenneth W. Pattison, III, 930 E. Maiden Street, Washington, PA 15301; Attorney: E. J. Julian, 71 N. Main St., Washington, PA 15301

**ROSEMAN, JOHN R.**, late of Speers Borough, Washington Co., PA; Administratrix: Dorothy Papson, 143 Schafer Avenue, Charleroi, PA 15022; Attorney: Richard C. Mudrick, 300

Fallowfield Avenue, Charleroi, PA 15022

**SLOVIK, JOHN A.**, late of Cecil Township, Washington Co., PA; Executor: Joseph Slovik, 616 Muse-Bishop Road, McDonald, PA 15057; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

### **THIRD PUBLICATION**

**BELL, NANNIE R.**, a/k/a **NANNIE REBECCA BELL**, late of East Finley Township, Washington Co., PA; Executrix: Pauline Williams, c/o 225 Washington Trust Bldg., Washington, PA 15301; Attorney: Mark Geary, 225 Washington Trust Bldg., Washington, PA 15301

**BLOSTIC, STANLEY**, late of Cokeburg, Washington Co., PA; Executor: Anthony Blostic, PO Box 314, 46 Lincoln Street, Cokeburg, PA 15324; Attorney: David N. Lint, France, Lint & Associates, P.C., 308 Fallowfield Ave., Charleroi, PA 15022

**DERRICO, MICHAEL**, late of South Strabane Township, Washington Co., PA; Executrix: Mary Ann O. Fox, 990 Bruce Street, Washington PA 15301; Attorney: David S. Posner, Goldberg, Posner, Beck, DeHaven & Drewitz, 26 South Main Street, Suite 200, Washington PA 15301

**DONOLO, CARL P.**, late of Peters Township, Washington Co., PA; Executrix: Valerie Dean, 102 Vista Dr., Canonsburg, PA 15317

**DONOVALL, FRANCINE**, late of Jefferson Township, Washington Co., PA; Executrix: Diana Simakis, PO Box 372, Colliers, WV 26035

**DUCKWORTH, CAROL J.**, late of Peters Township, Washington Co., PA; Executor: Gary D. Duckworth, 133 Friar Lane, McMurray PA 15317; Attorney: John A. Rodgers, Peacock Keller &

Ecker, LLP, 70 East Beau Street, Washington PA 15301

**FIELDS, LOIS M.**, late of Somerset Township, Washington Co., PA; Executor: Howard Fields, 1673 Grange Road, Charleroi, PA 15022; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

**LEYDA, VIVIAN L.**, late of Fallowfield Township, Washington Co., PA; Administrator: Benjamin Scott Johns, 1373 Washington Pike, Suite 200, Bridgeville, PA 15017; Attorney: Benjamin Scott Johns, 1373 Washington Pike, Suite 200, Bridgeville, PA 15017

**MALIK, THOMAS G.**, late of Washington, Washington Co., PA; Executrix: Darla C. Hammers, 161 Gorby Road, Washington, PA 15301; Attorney: David F. Pollock, Pollock Morris LLC, 54 South Washington St., Waynesburg, PA 15370

**MESSER, ELEANOR S.**, late of Bentleyville Borough, Washington Co., PA; Executrix: Tracy L. McBride, 12 Short Street, Burgettstown, PA 15021; Attorney: Paul J. Walsh, PO Box 356, Slovan, PA 15078

**RABE, PAULINE S.**, a/k/a **PAULINE STEWART RABE**, late of Donora Borough, Washington Co., PA; Executor: William M. Stewart, 313 Bridlewood Drive, Greensburg PA 15601; Attorney: Joseph R. Govi, Mears, Smith, Houser & Boyle, P.C., 127 North Main Street, Greensburg PA 15601

**ROMERO, ROBERT P.**, late of Washington, Washington Co., PA; Executrix: Anita J. Stanis, 2238 East National Pike, Scenery Hill PA 15360; Attorney: The Wills Law Firm, 720 Acorn Lane, Jefferson Hills PA 15025

**SIEGEL, CHARLES**, late of North

Strabane Township, Washington Co., PA; Executor: Ronald D. Siegel, 198 Hunting Creek Road, Canonsburg, PA 15317; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

**STANDIFORD, WAYNE M.**, late of Bethlehem Township, Washington Co., PA; Executor: Dennis W. Standiford, 260 Redd Run Road, Washington, PA 15301; Attorney: Anthony J. Seneca, 335 North Main Street, Washington, PA 15301

**STANKO, WILLIAM C.**, late of South Strabane Township, Washington Co., PA; Executor: William C. Stanko, Jr., 231 Columbia Drive, Canonsburg PA 15317; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau Street, Suite 325, Washington PA 15301

**SZOTKOWSKI, FRED A IRENE**, late of Washington, Washington Co., PA; Executrix: Sandra Gareis, 148 Pleasant Valley Road, Bulger, PA 15019; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

**YOUNG, SR., ROBERT F.**, late of Chartiers Township, Washington Co., PA; Executrix: Elizabeth Anne Young, 572 Western Avenue, Canonsburg, PA 15317; Attorney: Paul J. Walsh, PO Box 356, Slovan, PA 15078

**ZIMMERMAN, BARBARA J.**, late of Charleroi, Washington Co., PA; Executrix: Leigh Stolarz, 5056 Daube Drive, Pittsburgh PA 15236; Attorney: William F. Winschel, 2101 Greentree Road, Suite 2015, Pittsburgh PA 15220

**TRUST NOTICE**

**NOTICE** is hereby given of the administration of the **JOYCE M. MULL REVOCABLE TRUST dated December 9, 2011.** JOYCE M. MULL, grantor of the trust, of the Township of Hanover, County of Washington, Commonwealth of Pennsylvania, died November 27, 2013. All persons having claims against Joyce M. Mull are requested to make known the same to the trustee or attorney named below. All persons indebted to Joyce M. Mull are requested to make payment without delay to the trustee or attorney named.

Dreama A. Kisow, Trustee  
1300 Bechtel Street  
Monaca PA 15061

Matthew F. Schwartz, Esq.  
Lange Legal Group, LLC, Attys.  
2200 Murray Avenue,  
Pittsburgh, PA 15217

1)34-3

**CERTIFICATE OF ORGANIZATION**

**CORPORATION NOTICES**

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

William R. Miller, Esq.  
P.O. Box 385  
Hickory, PA 15340

2)34-1

**NOTICE**

**MISCELLANEOUS**

In Re: Adoption of **Trent Raymond Holt**, a minor, No. A-13-100 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County,

Pennsylvania.

To: RJ, last name unknown, the Unknown Natural Father of Trent Raymond Holt, born on the 4<sup>th</sup> Day of August, 2013 in Washington County, Pennsylvania.

A Petition has been filed asking the Court to put an end to all rights you have to the child, Trent Raymond Holt. The Court has set a hearing to consider ending your rights to the child. That hearing will be held in Orphans' Court, 1700 Frick Building, 437 Grant Street, Pittsburgh, Pennsylvania, 15219, on April 30, 2014 at 10:00 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 a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

#### LAWYER REFERRAL SERVICE

The Allegheny County Bar Association  
11<sup>th</sup> Floor, Koppers Building  
436 7<sup>th</sup> Avenue  
Pittsburgh, PA 15219  
(412) 261-5555

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your

attorney or **LAWYER REFERRAL SERVICE**, The Allegheny County Bar Association, 11<sup>th</sup> Floor, Koppers Building, 436 7<sup>th</sup> Avenue, Pittsburgh, PA 15219 (412) 261-5555

DEBORAH L. LESKO, Esquire  
Attorney for Petitioner  
373 Vanadium Road  
Pittsburgh, Pennsylvania 15243  
(412) 276-4200

4)34-3

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#### ADVERTISEMENT

NOTICE IS HEREBY GIVEN that **Range Resources-Appalachia, LLC**, has filed a Petition in the Orphans' Court of Washington County, Pennsylvania, at No. 63-14-0249 for Sale of Inalienable Property pursuant to 20 Pa. C.S.A. §8301.

The subject Parcel is All that certain tract of land situate in Jefferson Township, County of Washington and State of Pennsylvania, adjoining lands of D.S. Walker on the North, W.C. Lee on the South, and John Anderson estate on the West, containing fifteen (15) acres more or less. See DBV 464, Page 172.

Range Resources has offered to purchase the oil and gas rights by Quit Claim Deed underlying the Parcel for the sum of \$97,500.00.

Hearing on the matter shall be held before the Honorable Katherine B. Emery on the 10 day of April, 2014. at 1:00 o'clock p.m. in the Washington County Courthouse, Courtroom No. 2.

David S. Posner, Esq.  
Goldfarb, Posner, Beck, DeHaven & Drewitz  
26 South Main Street, Suite 200  
Washington PA 15301  
(724) 222-4200

4)32-3

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY,

## REAL ESTATE

PENNSYLVANIA  
CIVIL DIVISION  
No. 2014-666  
ACTION TO QUIET TITLE

**PALMERINO CIOTTI,**  
Plaintiff,

vs-

**HOMEMAKERS LOAN &  
CONSUMER DISCOUNT  
COMPANY A/K/A PSFS CREDIT  
CORP.,** Defendant.

### NOTICE

TO: HOMEMAKERS LOAN &  
CONSUMER DISCOUNT COMPANY  
a/k/a PSFS CREDIT CORP.

The Plaintiff, Palmerino Ciotti, has filed an Action to Quiet Title against the Defendant asking that an existing mortgage encumbering his real estate be satisfied of record by the Washington County Recorder of Deeds due to payment in full.

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

YOU SHOULD TAKE THIS 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.

Lawyer Referral Service  
119 South College Street  
Washington, PA 15301  
Telephone (724) 225-6710  
Bassi, Vreeland & Associates, P.C.  
111 Fallowfield Avenue  
PO Box 144  
Charleroi, PA 15022 634-1

**SHERIFF'S SALE No. 2011-965**

## 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, April 4, 2014 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, April 9, 2014 at 4:00 o'clock p.m.** If however such ten (10%)

percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, April 11, 2014 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are

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

### Sheriff Sale List

<b>Sale#</b>	<b>PlavDef.....</b>	<b>Property Location</b>
2011-965....	The Bank of New York v. Smith .....	Donegal Township
2013-1274..	Fidelity Bank v. Maloy .....	South Strabane Township
2013-1600..	Bank of America v. Ketter .....	North Franklin Township
2013-1705..	JP Morgan Chase Bank v. Crowley.....	Smith Township
2013-1749..	JP Morgan Chase Bank v. Shaw.....	South Strabanw Township
2013-1873..	JP Morgan Chase Bank v. Anderson .....	Borough of Claysville
2013-2232..	Generation Mortgage Co. v. Penn.....	Borough of Canonsburg
2013-3141..	Deutsche Bank v. Jenkins .....	West Brownsville
2012-3700..	Bank of America v. Rogers .....	Mt. Pleasant Township
2013-4178..	PHH Mortgage Corp. v. Davidson .....	Donora Borough
2013-4292..	The Bank of New York v. McCombs .....	Eighty Four
2013-4583..	Northwest Savings Bank v. Yohe .....	New Eagle Borough
2012-4984..	Deutsche Bank v. Mitchell .....	Peters Township
2013-5375..	PNC Bank v. Brownlee .....	Borough of Claysville
2012-5598..	Bank of America v. Vietmeier .....	Peters Township
2013-6344..	Green Tree Servicing v. Hosaflook .....	Peters Township
2012-6382..	The Bank of New York v. Frix .....	North Strabane Township
2013-6831..	Pennymac Holdings v. Williams .....	Morris Township
2013-7033..	JP Morgan Chase Bank v. Custer .....	Peters Township
2007-7120..	US Bank NA v. Santo .....	City of Monongahela
2013-7307..	PNC Bank v. Ranallo.....	Borough of Charleroi
2013-7528..	Green Tree Servicing v. Garcia.....	South Strabane Township

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-965 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 **APRIL 4, 2014**

**The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates**

**Series 2006-A Plaintiff V. DALE G SMITH & DIANNA LYNN SMITH Defendant(s)**

owners of property situate in **Donegal**, Washington County, Pennsylvania, being 415 Lake Road, WEST ALEXANDER PA 15376 Assessment Map No.: 230-014-00-00-0012-06 Assessed Value Figure: \$9,640.00 Judgment Amount: \$ 190,513.71 Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2013-1274**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1274 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 **APRIL 4, 2014**

**FIDELITY BANK Plaintiff vs. KURTIS M. MALOY (Defendant )**

ALL THE RIGHT, TITLE AND INTEREST OF KURTIS M. MALOY, OWNERS OR REPUTED OWNERS. All THAT certain lot of ground situate in **South Strabane Township**, Washington County, Pennsylvania, bounded and described as follows, to wit: BEING KNOWN AS: 366 COUNTRY CLUB ROAD, WASHINGTON, PA 15301 Tax Parcel No. 600-003-09-00-0005-00

**SHERIFF'S SALE No. 2013-1600**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1600 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 **APRIL 4, 2014**

**Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP Plaintiff V. Linda A. Ketter Defendant**

All That Certain Tract of land situate in **North Franklin Township** Washington County Pennsylvania, 175 Braddock Drive, Washington, Pennsylvania 15301 Tax I.D. 1: 510-003-09-02-0008-00. Improvements consist of a Residential Dwelling Title to said premises is vested in LINDA A. KETTER (a married person) by deed from LINDA A. KETTER & TODD D. SICCHITANO, (wife & husband ) dated February 5, 2004 and recorded February 11, 2004 as Instrument No.199949236

**SHERIFF'S SALE No. 2013-1705**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1705 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 **APRIL 4, 2014**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION V. ANDREW B. CROWLEY**

owner(s) of property situate in **SMITH TOWNSHIP**, WASHINGTON County, Pennsylvania, being 511 JOFFRE



BULGER ROAD, JOFFRE, PA 15053-1529 Parcel No. 570-011-01-02-0011-00  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$128,543.73

**SHERIFF'S SALE No. 2013-1749**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**JPMORGAN CHASE BANK, N.A. V. JASON SHAW**

owner(s) of property situate in the **TOWNSHIP OF SOUTH STRABANE**, WASHINGTON County, Pennsylvania, being 945 IDAHO STREET, WASHINGTON, PA 15301-1708 Parcel No. 6000041105000600  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$99,178.82

**SHERIFF'S SALE No. 2013-1873**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 - **APRIL 4, 2014**

**JPMorgan Chase Bank, Plaintiff V.**

**William L. Anderson and Dolores E. Anderson** (Defendants)

ALL THAT CERTAIN lot or piece of ground situate in the **Borough of Claysville**, County of Washington, and Commonwealth of Pennsylvania. 332 Main Street, Claysville, Pennsylvania 15323 Tax I.D. #: 1800010000001500 ; Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2013-2232**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**Generation Mortgage Company, 3565 Piedmont Road NE, Ste. 300, Atlanta, GA 30305 Plaintiff, V. Edith M. Penn, 501 Gladden Road Canonsburg, PA 15317 Defendant.**

All that certain parcel of land situate in the First Ward Annex of the **Borough of Canonsburg**, Washington County, Pennsylvania, being more fully described in Deed Book 1962, Page 328, Tax Parcel No. 095-001-07-04-0013-00; also known as 501 Gladden Road, Canonsburg, PA 15317

**SHERIFF'S SALE No. 2013-3141**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**Deutsche Bank National Trust Company, as Trustee for CDC Mortgage Capital Trust 2002-HE1, Mortgage Pass-Through Certificates, Series 2002-HE1, Plaintiff v. Unknown Heirs, Successors, Assigns and All Persons, Firms Or Associations Claiming Right Title Or Interest From Or Under Thomas R. Jenkins, Deceased Thomas R. Jenkins, Last Record Owner Defendant(s)**

owners of property situate in **Borough of West Brownsville**, Washington County, Pennsylvania, being 517 Middle Street, (Borough of West Brownsville), Brownsville, PA 15417. Assessment Map No.: 670-006-00-03-0015-00; Judgment Amount: \$43,536.49 Improvements Thereon: Residential Property .

#### **SHERIFF'S SALE No. 2012-3700**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**Bank of America, N.A. Plaintiff V. AMY ROGERS AKA AMY JOANNE ROGERS AKA AMY J. ROGERS & RICHARD ROGERS AKA RICHARD D. ROGERS Defendant(s)**

owners of property situate in **Township**

**of Mt. Pleasant**, Washington County, Pennsylvania, being 177 Main Street, Hickory, PA 15340. Assessment Map No.: 460-007-00-00-0048-01 Assessed Value Figure: \$16,463.00 Judgment Amount: \$154,412.38 Improvements Thereon: Residential Property

#### **SHERIFF'S SALE No. 2013-4178**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**PHH MORTGAGE CORPORATION V. BRIAN A. DAVIDSON & MARIA A. DAVIDSON**

owner(s) of property situate in **D O N O R A B O R O U G H**, WASHINGTON County, Pennsylvania, being 60 HIGHLAND AVENUE, DONORA. PA 15033-1711 Parcel No. 240-045-03-03-0013-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$166,515.17

#### **SHERIFF'S SALE No. 2013-4292**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR RAMP 2004-RS 10 V. TRACIL McCOMBS**

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 43 OLD MONONGAHELA PIKE. EIGHTY FOUR. PA 15330-2106 ; Parcel No. 580-001-02-00-0019-00, 580-001-02-00-0020-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$74,694.19

**SHERIFF'S SALE No. 2013-4583**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**Northwest Savings Bank, vs Wendy A. Yohe**

ALL THAT CERTAIN REAL ESTATE SITUATED IN **NEW EAGLE BOROUGH, WASHINGTON COUNTY, PENNSYLVANIA, BEING LOT NO. 235 IN BLOCK "N" IN PLAN OF LOTS LAID OUT BY BENTLEY, LAWRENCE AND COMPANY. HAVING ERECTED THEREON A DWELLING KNOWN AS 464**

**MADERIA STREET, NEW EAGLE, PENNSYLVANIA 15067. INSTRUMENT NUMBER 200500753, PARCEL NO. 480-014-00-02-0006-00.**

**SHERIFF'S SALE No. 2012-4984**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-HE2 V. KERRY MITCHELL RUSH A/K/A KERRY M. RUSH, in his capacity as Executor and Devisee of the Estate of HOWARD H. RUSH; HOWARD JAMES RUSH, in his capacity as Devisee of the Estate of HOWARD H. RUSH; DAVID ALLEN RUSH A/K/A DAVID A. RUSH, in his capacity as Devisee of the Estate of HOWARD H. RUSH**

owner(s) of property situate in the **PETERS TOWNSHIP, WASHINGTON County, Pennsylvania, being 145 BROOKDALE CIRCLE, MCMURRAY. PA 15317-3357; Parcel No. 540-007-09-02-0013-00** (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$283,385.29

**SHERIFF'S SALE No. 2013-5375**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**PNC Bank, National Association Plaintiff V. CAROLE BROWNLEE A/K/A CAROLE J. BROWNLEE & ROBERT BROWNLEE A/K/A ROBERT K. BROWNLEE Defendant(s)**

owners of property situate in **Borough of Claysville**, Washington County, Pennsylvania, being 349 Prospect Alley, Claysville, PA 15323. Assessment Map No.: 180-007-00-01-0006-00 & 180-007-00-01-0007-01 Judgment Amount: \$108,492.81 Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2012-5598**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC 1-HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP V. DAVID G. VIETMEIER, JR**

owner(s) of property situate in the **PETERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 109 SCARBOROUGH LANE, CANONSBURG, PA 15317-3149 Parcel No. 540-007-12-02-0017-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$366,581.65

**SHERIFF'S SALE No. 2013-6344**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**GREEN TREE SERVICING LLC V. BECKY A. HOSAFLOOK**

owner(s) of property situate in **PETERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 349 BELL WALT DRIVE, MCMURRAY, PA 15317-5317 Parcel No. 540-003-02-02-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$210,923.97

**SHERIFF'S SALE No. 2012-6382**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**The Bank of New York Mellon FKA the Bank of New York as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2005-13 Plaintiff V. Terri Frix Defendant**

All That Certain lot or piece of ground situate in **Township of North Strabane**, County of Washington, Commonwealth of Pennsylvania. Title to said premises is vested in TERRI FRIX, an unmarried woman by deed from KENDRA L.

EBERHARDT, an unmarried woman dated October 1, 2003 and recorded October 9, 2003 as Instrument No. 200343428. TAX ID : 520-011-04-03-0055-00G Residential Dwelling Premises being known as: 121 COACHSIDE DRIVE APT K7, CANONSBURG, PENNSYLVANIA 15317.

**SHERIFF'S SALE No. 2013-6831**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**PENNYMAC HOLDINGS, LLC F/K/A PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC V. GRANT WILLIAMS, III**

owner(s) of property situate in **MORRIS TOWNSHIP, WASHINGTON** County, Pennsylvania, being 5 MINTON RUN ROAD. PROSPERITY. PA 15329-1456 Parcel No. 450-010-00-00-0014-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$102,394.40

**SHERIFF'S SALE No. 2013-7033**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**JPMORGAN CHASE BANK, NA c/o 3415 Vision Drive, Columbus, OH 43219 vs. THOMAS CLISTER; EMERALD VANBUSKIRK-CLISTER, 117 Mount Blaine Drive, Mc Murray, PA 15317**

ALL those certain lots or parcels of ground situate in the **Township of Peters,** County of Washington and Commonwealth of Pennsylvania, being Lot 101-2 and Lot 102-2 in the Barrington Estates Plan of Lots as recorded in the Recorder of Deeds Office of Washington County, Pennsylvania, in Plan Book Volume 27, page 12. HAVING erected thereon a dwelling known as 117 Mt. Blaine Drive. BEING designated as Parcel Nos. 540-011-17-00-0001-00 and 540-011-17-00-0002-00. SUBJECT to restriction, reservations, easements, conditions, covenants and rights of way as contained in prior instruments of record.

**SHERIFF'S SALE No. 2007-7120**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. NIKKI C. SANTO F/K/A NIKKI C. BRIGHT, DEFENDANT(S)**

Third Ward of the **City of Monongahela,** County of Washington and

Commonwealth of Pennsylvania, Lot No. 13, Harrison Place Plan of Lots laid out by W.A. Marshall, S.C. Markell and Robert H. Robinson, recorded in Plan Book Volume 3, pages 214 and 215 and also recorded in Plan Book Volume 4, pages 152 and 153, and having thereon erected a dwelling house known as: 431 ALEXANDER STREET, MONONGAHELA, PA 15063-2519 TAX PARCEL: 440-013-00-01-0023-00 Reference Washington County Instrument Number 200500719

### **SHERIFF'S SALE No. 2013-7307**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**PNC BANK, NATIONAL ASSOCIATION**, c/o 3415 Vision Drive, Columbus, OH 43219 vs. **DIANE RANALLO**, 506 First Street, Charleroi, PA 15022

ALL that certain lot of ground situate in the **Borough of Charleroi**, Washington County, Pennsylvania, bounded and described as follows: PARCEL NO.: 160-031-00-02-0018-00 PROPERTY ADDRESS: 506 First Street, Charleroi, PA 15022

### **SHERIFF'S SALE No. 2013-7528**

By virtue of WRIT OF EXECUTION - MORTGAGE FORECLOSURE 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 **APRIL 4, 2014**

**GREEN TREE SERVICING LLC**, 345 St Peter Street, 1100 Landmark Towers, St Paul, MN 55102 vs. **DIANA GARCIA & JAMES GARCIA**, 1356 East Beau Street, Washington, PA 15301

ALL that certain parcel of ground situate in the **Township of South Strabane**, County of Washington and Commonwealth of Pennsylvania, being Lot No. 116 in Phase One of the Windsor Highlands Plan of Lots, which plan is recorded in the Recorder of Deeds Office of Washington County, Pennsylvania in Plan Book Volume 12, pages 44 and 45. Parcel ID Number: 600-007-04-02-0026-00 PREMISES: 1356 East Beau Street Washington, PA 15301

Samuel F. Romano, Sheriff 7)32-3

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### **WASHINGTON COUNTY BANKRUPTCY PETITIONS**

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

**Anthony J. Lavecchia**, 636 Highland Ave., Canonsburg, PA 15317; 14-20103; Atty: Kenneth Steidl, Chapter 7

**Frank J. Garren**, 9691 Steubenville Pike, Bulger, PA 15019; 14-20127; Atty: Matthew J. Madvay, Chapter 7

**Michael S. Rupert a/k/a Michael S. Ruppert**, DC, 1001 McKean Avenue,