

REGISTER'S NOTICE - September Audit

NOTICE OF MARY JO POKNIS
REGISTER OF WILLS AND EX-OFFICIO CLERK OF THE
ORPHANS' COURT DIVISION, COURT OF THE COMMON PLEAS,
WASHINGTON, PENNSYLVANIA

The following fiduciaries have filed their respective accounts in the Office of the Clerk
of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO SEPTEMBER 10, 2015 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
14-1070	PIATT, Hilda Fay aka Hilda F. Beverly F. Wilson, Executrix		N/A
15-0166	RUSSELL, Wayne D. Kenneth L. Baker, Executor		John A. Rodgers, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS SCHEDULED FOR SEPTEMBER 10, 2015 AT 9:30 A.M., COURTROOM #1 BEFORE THE HONORABLE KATHERINE B. EMERY, JUDGE

Mary Jo Poknis, Register and Ex-Officio

Clerk of the Orphan's Court Division of the Court of Common Pleas of Washington County, PA 7)5-2

OBITER DICTUM CONT'D from page 3

Pennsylvania], and none report significant activity in this area.” From an article which appeared in *Notary Notes* • “. . . since 2013, four empty Pennsylvania federal trial court seats have lacked nominees: three of 12 Western District active judgeships and one in the Eastern District. Pennsylvania labors under more openings than any state except Texas . . . Mr. Obama has assiduously consulted with homestate senators. Mr. Casey and Mr. Toomey have collaborated in helping to fill one Pennsylvania circuit and 14 district court seats since 2011. They have relied on nominating commissions – comprising experienced federal court practitioners – to solicit and evaluate applications, interview candidates and recommend the best prospects. The senators then review those suggestions and tender proposals for White House consideration. Mr. Casey, who assumes the lead in a Democratic administration, apparently permits Mr. Toomey, a Republican, to select one in every four persons whom both recommend. The commissions, the senators and the president have not always concurred on specific candidates or moved promptly. Even after they agree and Mr. Obama makes a nomination, the Senate fails to act swiftly. Most critical has been GOP reluctance to expeditiously schedule floor debates and votes. The Western District of Pennsylvania has been missing a third of its judicial complement for nearly two years and from November, 2013, until late March, 2014, the Eastern District confronted seven vacancies. The many protracted vacancies have delayed justice, causing individuals and businesses to wait interminably for resolution . . .” From an editorial which appeared in the *Pittsburgh Post-Gazette*

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

BOJINSKI, MARGARET E., late of Cecil Township, Washington Co., PA; Executor: William Bojinski, 34 Sycamore Street, Box 425, Muse PA 15350; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau Street, Suite 325, Washington PA 15301

FLYNN, ANN E., a/k/a **ANN E. BELCASTRO**, late of East Washington, Washington Co., PA; Executor: Michael R. Flynn, 689 East Beau Street, Washington PA 15301; Attorney: Eva H. Ahern, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

GASMIRE, THOMAS ARTHUR, late of Chartiers Township, Washington Co., PA; Administrator: Thomas M. Gasmire, 348 Johnson Road, Canonsburg, PA 15317; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 East Beau St., Suite 430, Washington, PA 15301

LINDLEY, RICHARD C., a/k/a **RICHARD LINDLEY**, a/k/a **RICHARD CHARLES LINDLEY**, late of East Finley Township, Washington Co., PA; Executrix: Dolores G. Toland, 429 Woodburn Road, Claysville PA 15323; Attorney: Richard J. Amrhein, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

MARINO, JOAN L., late of Canonsburg, Washington Co., PA; Executors: Michael A. Marino & Angelo M. Marino, c/o 12 N. Jefferson Avenue, Canonsburg, PA 15317; Attorney: Angela D. Kusturiss, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Ave., Canonsburg, PA 15317

PERLEE, HENRY E., late of Canonsburg, Washington Co., PA; Executrix: Caroline P. Graettinger, 604 Brigich Road, Canonsburg, PA 15317; Attorney: Kristen Anders Bojarski, 5824 Library Road, Bethel Park, PA 15102

TATANO, PATSY, a/k/a **PATSY JOSEPH TATANO, JR.**, late of Canonsburg, Washington Co., PA; Executor: George Tatano, c/o Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317; Attorney: Angela D. Kusturiss, Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

WALLS, MIDRED R., late of Lawrence, Washington Co., PA; Executrix: Celeste Walls, 627 Giffin Avenue, Washington PA 15301; Attorney: E. J. Julian, 71 North Main Street, Washington PA 15301

SECOND PUBLICATION

BEHRENDT, SANDRA, late of Borough of Charleroi, Washington Co., PA; Executrix: Sandra E. Behrendt, 123 Main Street, Charleroi PA 15022; Attorney: Todd M. Pappasergi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Avenue, POB 144, Charleroi PA 15022-0144

GRABANIA, PAULINE, late of City of Monongahela, Washington Co., PA; Executrix: Nadine Roberts aka Nadine Roberts Grabania, 177 Frazee Ridge Road, Friendsville MD 21531; Attorney: Keith A. Bassi, Bassi, Vreeland &

Associates, P.C., 111 Fallowfield Avenue,
POB 144, Charleroi PA 15022

HOWARD, ERLA B., late of
Burgettstown, Washington Co., PA;
Executors: Kenneth Russell Howard, 268
Ranie Drive, Colliers WV 26035,
Rebecca J. Howard, 945 1/2 Sycamore
Street, Washington PA 15301, ; Attorney:
Mark S. Riethmuller, Speakman,
Riethmuller & Allison, 30 East Beau
Street, Suite 430, Washington PA 15301

LEVERS, DOLORES H., late of
Amwell Township, Washington Co., PA;
Administratrix CTA: Linda Coffey, c/o
Susan Foster Blank, 30 Monongahela
Pike, Eighty Four, PA 15330; Attorney:
Susan Foster Blank, PO Box 4541, 30
Monongahela Pike, Eighty Four, PA
15330

MAYTON, PAULINE A., late of
Fredricktown, Washington Co., PA;
Executrix: Barbara A. Winwood, 257
Route 481, Fredricktown PA 15333;
Attorney: Keith A. Bassi, Bassi, Vreeland
& Associates, P.C., 111 Fallowfield
Avenue, POB 144, Charleroi PA 15022

MENENDEZ, JR., GENERAO, late of
Monongahela, Washington Co., PA;
Administrator: John M. Menendez, 301
Fremont Road, Charleroi PA 15022;

NOBLE, WILLIAM H., a/k/a
WILLIAM HENRY NOBLE, late of
North Franklin Township, Washington
Co., PA; Executrix: Barbara J. Noble, 121
Sharon Road, Washington, PA 15301;
Attorney: Kenneth L. Baker, Peacock
Keller & Ecker, LLP, 70 East Beau St.,
Washington, PA 15301

ROSNICK, ARTHUR A., a/k/a
ARTHUR ANDREW ROSNICK, late
of Finleyville, Washington Co., PA;
Executrix: Carol J. Kevech, 98 Kevech
Road, Monongahela PA 15063; Attorney:
Dorothy A. Milovac, 775 East Maiden

Street, 1st Floor, Washington PA 15301

SLOANE, MARJORIE L. a/k/a
Marjorie Montgomery Sloane, late of
Claysville, Washington Co., PA;
Executor: William N. Sloane, 9530
Gadwell Terrace, Chesterfield VA
23838; Attorney: John A. Rodgers,
Peacock Keller & Ecker, LLP, 70 East
Beau Street, Washington PA 15301

TAYLOR, GEORGE R., late of South
Strabane Township, Washington Co.,
PA; Executrix: Regina Emerick, 202
Fawcett Church Road, Bridgeville PA
15017; Attorney: John A. Rodgers,
Peacock Keller & Ecker, LLP, 70 East
Beau Street, Washington PA 15301

THIRD PUBLICATION

DOUGLASS, JOANNE P., late of Mt.
Pleasant Township, Washington Co., PA;
Administrator: Matt Douglass, PO Box
114, Hickory, PA 15340

BIEDA, ELVIRA A., a/k/a **ELVIRA
BIEDA**, late of City of Washington,
Washington Co., PA; Executrix: Cynthia
Desmond, 8639 Anderson Cove,
Converse, TX 78109; Attorney: David S.
Posner, Goldfarb, Posner, Beck, Dehaven
& Drewitz, 26 South Main St., Ste 200,
Washington, PA 15301

JACKSON, JAMES ELDEN, late of
Claysville, Washington Co., PA;
Administrator: Dennis Jackson, 4206
Buffalo Creek Road, Claysville, PA
15323; Attorney: Leigh Lyons,
Neighborhood Attorneys, LLC, 8 East
Pine Street, Washington, PA 15301

JORIS, JOSEPHINE T., late of
Carroll Township, Washington Co., PA;
Executrix: Julia Ann Kurtz, 368 Daniels
Run Road, Scenery Hill, PA 15362;
Attorney: David N. Lint, France, Lint &
Associates, PC, 308 Fallowfield Ave.,
Charleroi, PA 15022

KELLEY, WALTER J., a/k/a **WALTER JACK KELLEY**, late of Canton Township, Washington Co., PA; Executrices: Tricia Joy Kelley, 2421 Pioneer Ave., Pittsburgh, PA 15226; Krisann Krivanek, 192 Barnett St., Washington, PA 15301; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

MILLER, VERA M., a/k/a **VERA MAY MILLER**, late of South Strabane Township, Washington Co., PA; Executrix: Janet Mucha, 76 Miller Road, McDonald, PA 15057; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau Street, Washington, PA 15301

MUEHLMAN, MADELEINE, a/k/a **MADELEINE M. MUEHLMAN**, late of Chartiers Township, Washington Co., PA; Executrix: Michelle A. Rose, 508 Fair Meadow Drive, Washington, PA 15301; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

NOCHTA, CAROL L., a/k/a **CAROL LEE NOCHTA**, late of North Strabane Township, Washington Co., PA; Administrator: John Nochta, 4736 Ironbridge Drive, Lexington KY 40515; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

RAUCH, GEORGE, a/k/a **GEORGE A. RAUCH** a/k/a **GEORGE A. RAUCH, III**, late of Venetia, Washington Co., PA; Executor: Lynn J. Rauch & Deborah R. Gebauer, 255 Valley Road, Eighty Four, PA 15330; Attorney: Peter A. Smith, Southpointe Plaza I, Ste 450, 400 Southpointe Blvd., Canonsburg, PA 15317

RUMANEK, TERESA, a/k/a **TERESA MARIE RUMANEK** a/k/a **TERESA M. RUMANEK** a/k/a **TRESA RUMANEK**, late of City of Washington, Washington Co., PA; Executrices: Rosemarie Rumanek

Romesburg, 210 Woodside Dr., Washington, PA 15301; Marsha A. Palfreyman, 202 Verona Dr., Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

SARRACINO, MARK J., late of Washington Co., PA; Executor: Michael P. Rollage, 158 Rosecommon Place, McMurray, PA 15317

SMITH, PERRY C., late of Washington, Washington Co., PA; Executrix: Mary O'Hare Smith, 48 Parkview Drive, Washington, PA 15301; Attorney: Kathleen Smith Delach, Phillips & Faldowski, PC, 29 East Beau St., Washington, PA 15301

STAZETSKI, JOSEPH, late of Bentleyville, Washington Co., PA; Administrator: Paul Stazetski, 209 Mary Street, Bentleyville, PA 15314; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

URAM, FRANK C., late of North Strabane Township, Washington Co., PA; Administratrix: Donna L. Porco, 780 Boone Avenue, Canonsburg, PA 15317; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

TRUST NOTICE

Trust of **Adrienne B. Giddy** deceased, last of Burgettstown, Washington County, Pennsylvania. Notice is hereby given to those indebted thereto to make immediate payment and to those having claims or demand to present them for settlement. Annalisse Scammell, Successor Trustee, Adrienne B. Giddy, Revocable Living Trust dated March 25, 2013, 211 Elaine Avenue, Follansbee WV 26037.

Thomas J. Boris
109 VIP Drive, Suite 102
Wexford PA 15090

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 19th day of June, 2015, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **TABLETOPS & TIERAS PRINTING (16551)** with its principal place of business at 94 Cash Day Road, Prosperity, PA 15329.

The name(s) and/or address(es) of all persons owning or interested in said business: Stacey Leann Thompson. 2)6-1

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 2nd day of July, 2015, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **UR-IN LUCK DRUG TESTING (16550)** with its principal place of business at 431 Wilson Ave. #1, Washington, PA 15301.

The name(s) and/or address(es) of all persons owning or interested in said business: Jonna Alvarado. 2)6-1

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 **WINDY HILL CONTROL SYSTEMS, INC.**

John H. Prorok
Southside Works, 424 South 27th Street,
Suite 210
Pittsburgh PA 15203 2)6-1

MISCELLANEOUS

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In Re: **Mary E. Doyle**
Bankruptcy No. 14-21886-TPA

NOTICE OF SALE TO CREDITORS
AND OTHER PARTIES IN INTEREST
NOTICE IS HEREBY GIVEN THAT the Brian C. Thompson, Attorney for the Debtor, has filed a Motion to Sell Real Estate Free and Clear of Third Party Interests, Liens, Claims, Charges and/or Encumbrances.

The Debtor Mary E. Doyle has received and offer of \$143,500 for Debtor's real property known as 482 Cherryhill Drive, Bridgeville, Cecil Township, Allegheny County Pennsylvania, 15017, free and divested of all liens and encumbrances.

A hearing will be held in Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 on September 8, 2015 at 10:30 a.m. for the purpose of passing on said Motion when and where all objections will be heard when and where the public is invited; and when and where higher and better offers will be accepted.

Additional information is available at the office of Debtor's attorney Brian C. Thompson, 400 Penn Center Blvd., Suite 360, Pittsburgh, PA 15235, 412-823-8080. 4)6-1

Bankruptcy SaleIn re: **Patricia K. Wenta**

Case No: 14-23940-CMB

Real Property located at:
 116 East Country Barn Road
 Tax Parcel No. 170-016-14-00-0019-00
 Date of Sale: 9/15/15 at 1:30 PM
 Courtroom B, 54th Floor
 600 Grant Street
 Pittsburgh, PA 15219
 Objections due by: 9/8/15
 Initial Offer: \$160,000
 Higher and better offers will
 be considered at the hearing
 Hand Money Required: \$1,000
 Contact Pamela J. Wilson
 810 Vermont Avenue
 Pittsburgh, PA 15234
 (412) 341-4323
 For More Information:
www.pawb.uscourts.gov/easi.htm 4)6-1

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, October 2, 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, October 7, 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, October 9, 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 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.

Sheriff Sale List

<u>Sale#</u>	<u>Plav Def</u>	<u>Property Location</u>
2015-687.....	Ocwen Loan Servicing v. Armstrong	Amwell Township
2010-854.....	Santander Bank v, Krynak	Hanover Township
2015-1091...	Slovenian S & L v. Currey.....	Borough of Canonsburg
2015-1316...	CitiMortgage v. Bogdan	Carroll Township
2015-1324...	PNC Bank v. Trickett.....	Monongahela

2015-1695 ... Wells Fargo Bank v. Moyer	Peters Township
2004-1723 ... Deutsche Bank v. Gedda	Boro of California
2015-1764 ... 21st Mortgage Corp. v. Hathaway	Buffalo Township
2014-1898 ... LSF9 Master Part. V. Toplisek	Houston
2015-2019 ... Bank of New York v. Hatfield	Monongahela
2015-2327 ... Midfirst Bank v. Horner	Houston
2015-2354 ... Nationstar Mortgage v. Miller	Washington
2014-2507 ... Bank of America v. Vukich	Donora
2015-2923 ... LSF9 Master Participation v. Granato	Charleroi
2013-3421 ... US Bank v. Sutherland	Washington
2014-4209 ... First Federal S&L v. Kirk	Peters Township
2014-4516 ... US Bank v. Heweart	Charleroi
2012-4727 ... HSBC Bank v. Robinson	Canonsburg
2011-5666 ... Deutsche Bank v. Hersh	North Strabane Township
2008-5718 ... US Bank v. Dyson	South Strabane Township
2014-6940 ... JP Morgan Chase Bank v. Sibert	Carroll Township

SHERIFF'S SALE No. 2015-687

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2015-687 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 **OCTOBER 2, 2015**

OCWEN Loan Servicing, LLC v. Robert Armstrong /Mary Armstrong

owner(s) of property situate in **AMWELL TOWNSHIP**, WASHINGTON County, Pennsylvania, being 681 Amity Ridge Road, Amity, PA 15311-1301; Parcel No. 020-027-02 -00-0023-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$125,317.63 Attorneys for Plaintiff - Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2010-854

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2010-854 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 **OCTOBER 2, 2015**

Santander Bank, N.A., Formerly Known as Sovereign Bank v. Thomas Michael Krynak, & Thomas Krynak

owner(s) of property situate in the **HANOVER TOWNSHIP**, WASHINGTON County, Pennsylvania, being 34 Campbell Road, a/k/a 34 Campbell Drive, Burgettstown, PA 15021-2708; Parcel No. 340-030-00-00-0023-01 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING;

Judgment Amount: \$87,760.56
Attorneys for Plaintiff -Phelan Hallinan
Diamond & Jones, LLP

SHERIFF'S SALE No. 2015-1091

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1091 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 **OCTOBER 2, 2015**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA Plaintiff, vs. AMY D. CURREY, Defendant.

ALL that certain parcel of land situate in the Second Ward of the **Borough of Canonsburg**, Washington County, Pennsylvania,
HAVING A MAILING ADDRESS OF:
224 Spruce Street, Canonsburg,
Pennsylvania 15317. Tax Parcel I.D.
Number: 100-011-00-01-0011-00

SHERIFF'S SALE No. 2015-1316

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1316 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 **OCTOBER 2, 2015**

CitiMortgage, Inc., Plaintiff, Vs. Deborah Lynn Bogdan, Defendant

ALL THAT CERTAIN piece, parcel or lot of land situate in **Township of Carroll**, Washington County, Pennsylvania; Tax Parcel No.: 130-006-08-00-0018-00
Property Address: 1927 Route 2023;
Improvements: Erected Thereon

SHERIFF'S SALE No. 2015-1324

By virtue of a WRIT OF EXECUTION – MORTGAGE FORECLOSURE No. 2015 -1324 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 **OCTOBER 2, 2015**

PNC Bank, National Association Plaintiff v. BRUCE A TRICKETT & JESSIE J TRICKETT Defendant(s)

owners of property situate in Second Ward of **Monongahela**, Washington County, Pennsylvania, being 26 DAKOTA ST, MONONGAHELA, PA 15063.

Assessment Map No.: 430-023-00-00-0012-01, 430-023-00-00-0014-00
Judgment Amount: \$47,907.90
Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2015-1695

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015

-1695 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 **OCTOBER 2, 2015**

Wells Fargo Bank, N.A. v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joyce Moyer, Deceased

owner(s) of property situate in **PETERS TOWNSHIP**, WASHINGTON County, Pennsylvania, being 450 Thompsonville Road, McMurray, PA 15317-3429; Parcel No. 540-007-02-00-0034-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$97,854.42

Attorneys for Plaintiff -Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2004-1723

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2004-1723 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 **OCTOBER 2, 2015**

DEUTSCHE BANK TRUST COMPANY AMERICAS, F/K/A BANKERS TRUST COMPANY, AS

TRUSTEE Plaintiff v. CYNTHIA J. GEDDA Defendant(s)

owners of property situate in **Borough of California**, Washington County, Pennsylvania, being 934 Shutterly Avenue, California, PA 15419

Assessment Map No.: 080-019-00-06-0025-00; Judgment Amount: \$29,704.15
Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2015-1764

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-1764 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 **OCTOBER 2, 2015**

21st MORTGAGE CORPORATION, Plaintiff vs. BENJAMIN L. HATHAWAY, as Mortgagor and Real Owner and LISA HATHAWAY, as Mortgagor, Husband and Wife Defendants

Address of property to be sold: 477 Rural Valley Road, Claysville, **Buffalo Township**, Washington County, PA

ALL THAT CERTAIN tract of land situate in Buffalo Township, County of Washington and Commonwealth of Pennsylvania, which is drawn as Lot 2 on the Ruby F. Hathaway Revocable Living Trust Subdivision No.1 of Mounts Engineering, dated March 13, 2012 which is recorded in Washington County at Instrument Number 201215336. Having

thereon erected a 76 x 28, 2013
Commodore Manufactured Home.
PARCEL ID #060-001-00-00-0019-02

SHERIFF'S SALE No. 2014-1898

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2014-1898 issued out of the COMMON
PLEAS of Washington County, and to
me directed on which inquisition and
exemption are waived, there will be
exposed at public sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
OCTOBER 2, 2015

**LSF9 Master Participation Trust v.
Chande L. Toplisek; Christopher
Sickman**

owner(s) of property situate in the
HOUSTON BOROUGH,
WASHINGTON County, Pennsylvania,
being 230 Reed Avenue, Houston, PA
15342-1723; Parcel No. 360-010-00-03-
0008-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING; Judgment Amount:
\$131,645.37

Attorneys for Plaintiff -Phelan Hallinan
Diamond & Jones, LLP

SHERIFF'S SALE No. 2015-2019

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No.
2015-2019 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 AM. on
OCTOBER 2, 2015

**The Bank of New York Mellon, as
Trustee for CIT Home Equity Loan
Trust 2003-1 Plaintiff v. Ronald E.
Hatfield, Sr. Defendant**

All That Certain land situate in the
township or borough of **City of
Monongahela** in the County of
Washington, Commonwealth of
Pennsylvania. Premises: 428 Park
Avenue, Monongahela, Pennsylvania
15063; Tax I.D. #: 430-011-00-02-00004-
00; Improvements consist of a Residential
Dwelling

SHERIFF'S SALE No. 2015-2327

By virtue of a WRIT OF EXECUTION -
MORTGAGE FORECLOSURE No. 2015
-2327 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
OCTOBER 2, 2015

**MIDFIRST BANK, PLAINTIFF VS.
ALBERT MICHAEL HORNER, SR.**

**a/k/a ALBERT MICHAEL HORNER
AND THE SECRETARY OF
HOUSING AND URBAN
DEVELOPMENT, DEFENPANT(S)**

ALL those three adjoining lots of ground
situate in the **Borough of Houston,**
Washington County, Pennsylvania.
HAVING THEREON ERECTED A

DWELLING HOUSE KNOWN AS: 9 PATSCH STREET HOUSTON, PA 15342. PARCEL NO. 360-010-00-01-0007-00.

SHERIFF'S SALE No. 2015-2354

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2354 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 **OCTOBER 2, 2015**

**Nationstar Mortgage LLC
PLAINTIFF VS. Judith L. Miller and
William V. Miller, DEFENDANTS**

ALL that certain lot of ground situate in the Eighth Ward of the **City of Washington**, County of Washington and Commonwealth of Pennsylvania - 155 Brookside Avenue, Washington, PA 15301; Parcel No.: 780-004-0002-0025-00

SHERIFF'S SALE No. 2014-2507

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-2507 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 **OCTOBER 2, 2015**

**Bank of America, N.A. PLAINTIFF
VS. Kimberly A. Vukich a/k/a
Kimberly A. Vikich, DEFENDANT**

ALL THAT CERTAIN parcel of land situate in the **Borough of Donora**, Washington County, Pennsylvania, 945 Thompson Avenue, Donora, PA 15033 Parcel No.: 240-012-00-03-0014-00

SHERIFF'S SALE No. 2015-2923

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-2923 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 **OCTOBER 2, 2015**

**LSF9 Master Participation Trust v.
David Granato & Darla J. Granato
a/k/a Darla Granato**

owner(s) of property situate in the WASHINGTON County, Pennsylvania, being 429 Conrad Avenue, **Charleroi**, PA 15022-2225 Parcel No. 500-001-00-04-0021-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$173,217.39
Attorneys for Plaintiff -Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2013-3421

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3421 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 **OCTOBER 2, 2015**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SROF-2013-S3 REMIC TRUST I 60 LIVINGSTON AVENUE EP-MN-WS3D, ST. PAUL, MN 55107 vs. LISA E. SUTHERLAND & WILLIAM F. SUTHERLAND III

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 7TH WARD OF THE **CITY OF WASHINGTON**, COUNTY OF WASHINGTON AND COM. OF PENNSYLVANIA; PARCEL NO.: 770-003-00-01-0007-00
PROPERTY ADDRESS: 349 SHIRLS AVE, WASHINGTON PA 15301

SHERIFF'S SALE No. 2014-4209

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4209 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 **OCTOBER 2, 2015**

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, Plaintiff, vs. GLENN A. KIRK IV, the UNITED STATES OF

AMERICA, and the UNITED STATES OF AMERICA (U.S. Department of Housing and Urban Development), Defendants.

ALL that certain lot or piece of ground situate in the **Peters Township**, County of Washington and Commonwealth of Pennsylvania, Tax Parcel Identification N0. 540-004-01-02-0007-00; having erected a residential dwelling' and-being more commonly known as 965 Venetia Road, Venetia PA 15367.

SHERIFF'S SALE No. 2014-4516

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-4516 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 **OCTOBER 2, 2015**

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

ALL that certain lot of ground situate in the **Borough of Charleroi**, Washington County, Pennsylvania, erected thereon a two-story frame dwelling known as 606 Shady Avenue, Charleroi, PA 15022. Parcel No. 160-015-00-02-0006-00.

SHERIFF'S SALE No. 2012-4727

By virtue of a WRIT OF EXECUTION -

MORTGAGE FORECLOSURE No. 2012-4727 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 **OCTOBER 2, 2015**

Hsbc Bank USA, National Association, in Its Capacity as Trustee Under That Certain Pooling and Servicing Agreement Relating to Citigroup Mortgage Loan Trust Inc., Asset Backed Pass-Through Certificates Series 2004-He1 v. Adrian D. Robinson

owner(s) of property situate in **CANONSBURG BOROUGH**, WASHINGTON County, Pennsylvania, being 220 Elm Street, Canonsburg, PA 15317-1523; Parcel No. 110-022-00-02-0020-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$27,254.14;
Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2011-5666

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-5666 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 **OCTOBER 2, 2015**

Deutsche Bank National Trust Company, as Trustee for Hsi Asset-Securitization Corporation Trust 2006-0ptl, Mortgage Pass-Through Certificates, Series 2006-0ptl v. Judith A. Hersh; The United States of America c/o The United States Attorney for The Western District of PA

owner(s) of property situate in the **NORTH STRABANE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 915 Carol Drive, Canonsburg, PA 15317-1416 Parcel No. 520-015-05-02-0005-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$154,800.40
Attorneys for Plaintiff -Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2008-5718

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2008-5718 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 **OCTOBER 2, 2015**

U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates Series 2007-RPI Plaintiff v. DOUGLAS J. DYSON & JEANETTE S. DYSON Defendant(s)

owners of property situate in **Township of South Strabane**, Washington

County, Pennsylvania, being 593 Locust Avenue, Washington, PA 15301.

Assessment Map No.: 600-004-05-02-0008-00; Judgment Amount: \$50,896.60
Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2014-6940

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6940 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 **OCTOBER 2, 2015**

JPMorgan Chase Bank, National Association vs. Ray A. Sibert and Heather Sibert

Owners of the property situate lying in the **Township of Carroll**, Washington County, Pennsylvania, being 1270 Wickerham Drive, Monongahela, P A 15063; Parcel No. 130-011-02-01-0023-00; Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$155,910.10

Samuel F. Romano, Sheriff 7)6-3