

## 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

**BERDINE, HAROLD J.**, late of Washington, Washington Co., PA; Executor: Patrick Joseph Berdine, 234 Burch Dr., Coraopolis, PA 15108; Attorney: Anthony Giglio, Andrews & Price, 1500 Ardmore Blvd., Suite 506, Pittsburgh, PA 15221

**COSNER, BARBARA M.**, late of Richeyville, Washington Co., PA; Administratrix: Barbara Calladine, PO Box 455, 3134 National Pike Route 40 E, Richeyville, PA 15358; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

**DOTY, LEE CLARENCE**, a/k/a **LEE C. DOTY**, late of McMurray, Washington Co., PA; Executrix: Karen Sue Stopperich, 1396 Lucia Drive, Canonsburg, PA 15317

**EMERICK, ELIZABETH JANE**, a/k/a **BETTY J. EMERICK A/K/A ELIZABETH J. EMERICK**, late of Cecil Township, Washington Co., PA; Executor: James R. Emerick, 202 Fawcett Church Road, Bridgeville, PA 15017; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**FARGO, SR., WILLIAM J.**, late of Deemston, Washington Co., PA; Administratrix: Virginia White, c/o 382 W. Chestnut St., Ste 102, Washinton, PA 15301; Attorney: Frank C. Roney, Jr.,

382 West Chestnut St., Ste 102, Washington, PA 15301

**GARRETT, JAMES R.**, a/k/a **JAMES RICHARD GARRETT**, late of Amwell Township, Washington Co., PA; Executor: John W. Garrett, 1098 McAdams Road, Washington, PA 15301; Attorney: Wilson Law Office, P.C., 30 East Beau St., 215 Washington Trust Bldg., Washington, PA 15301

**GATTEN, JAMES E.**, late of North Bethlehem Township, Washington Co., PA; Administrators: Ralph F. Gatten and Phyllis E. Corgiat, 26 Haw Bottom Lane, Scenery Hill, PA 15360

**GODAVA, SOPHIE L.**, late of Peters Township, Washington Co., PA; Executrices: Shirley A. Watson, 147 W. College Street, Apt. C, Canonsburg PA 15317; Ronald J. Godava, c/o Stephanie Sewak 11 East Beau St., Washington PA 15301; Attorney: Stephanie M. Sewak, Pizzi & Sewak, P.C., 11 East Beau Street, Washington, PA 15301

**GREENLEE, GORDON B.**, late of East Beth Township, Washington Co., PA; Executor: John B. Greenlee, PO Box 395, Fredericktown, PA 15333; Attorney: Elizabeth A. Dupuis, Babst Calland, 330 Innovation Blvd., Ste 302, State College, PA 16803

**GUZELL, SR., STANLEY D.**, late of Strabane, Washington Co., PA; Administrator: Stanley D. Guzell, Jr., 237 Evergreen Drive, Poland, OH 44514; Attorney: George E. Anthou, 132 Greenside Ave., Canonsburg, PA 15317

**HARTZELL, ROBERT T.**, late of Washington County, Washington Co., PA; Executrix: Terri L. Hartzell, c/o David P. Hvizdos, 505 Valleybrook Road, Suite 206, McMurray PA 15317; Attorney: David P. Hvizdos, 505 Valleybrook Road, Suite 206, McMurray, PA 15317

**HILL, RUTH E.**, late of Beallsville, Washington Co., PA; Administrator: Mark M. Rohrer, 473 1/2 McClane Farm Road, Washington PA 15301; Attorney: Kenneth M. Weidaw, III, 3901 Washington Road, Suite 201, McMurray PA 15317

**HOLOD, GRACE L.**, a/k/a **GRACE LUCIA HOLOD**, late of Monongahela, Washington Co., PA; Executrix: Perri Ann Holod, 11 Carroll Way, Monongahela, PA 15063; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**LANE, BEVERLY J.**, late of North Franklin Township, Washington Co., PA; Executrix: Cheryl Anne Kelley, 909 Williams Street, Washington PA 15301; Attorney: Bruce J. Ferguson, 25 West Beau Street, Suite 5, Washington PA 15301

**PICCARDO, BARTHOLOMEW B.**, a/k/a **BARTHOLOMEW BERNARD PICCARDO**, late of Washington, Washington Co., PA; Executrix: Robin L. Grimm, 66 Blue Jay Dr., Washington, PA 15301; Attorney: Stephenie M. Sewak, 11 East Beau St., Washington, PA 15301

**PORODA, WILLIAM J.**, a/k/a **WILLIAM JOSEPH PORODA**, late of Monongahela, Washington Co., PA; Executrix: Judith Ann Gerba, 129 Greenridge Drive, Monongahela, PA 15063; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

**SAUT, SR., ROBERT ALEX**, late of McDonald, Washington Co., PA; Administratrix: Rene Saut, 504 Swihart Road, McDonald, PA 15057; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

**SICKLES, CAROLINE ELIZABETH**, a/k/a **CAROLINE SICKLES**, late of Washington, Washington Co., PA; Administratrix: Betty J. Kuhns, 320 Sunset Blvd., Washington, PA 15301;

Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Suite 102, Washington, PA 15301

**STATLER, GERALDINE**, a/k/a **GERALDINE L. WARD-STATLER**, late of Canonsburg, Washington Co., PA; Executrix: Marsha Tonti, 315 Euclid Avenue, Canonsburg, PA 15317; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

### SECOND PUBLICATION

**ASHCRAFT, MADELINE**, late of Somerset Township, Washington Co., PA; Executor: John Hruby, 14 Victoria Drive, Finleyville PA 15332; Attorney: James W. Haines, Jr., 1202 West Main Street, Monongahela PA 15063

**BRIMACOMB, DAVID EUGENE**, a/k/a **DAVID E. BRIMACOMB**, late of South Strabane Township, Washington Co., PA; Executor: William G. Beatty, 160 Wren Way, Washington, PA 15301; Attorney: Michael C. Cruny, Sweat Law Offices, 23 East Beau Street, Washington, PA 15301

**HARBAUGH, MARSHALL L.**, late of Deemston Borough, Washington Co., PA; Executor: Danny F. Harbaugh, c/o Zebbley Mehalov & White, 18 Mill St. Square, Uniontown, PA 15401; Attorney: Daniel R. White, Esq., 18 Mill Street Square, PO Box 2123, Uniontown, PA 15401

**KOCIK, RAYMOND J.**, late of Washington, Washington Co., PA; Administratrix: Debra Kocik, 297 East Buffalo Church Road, Washington PA 15301; Attorney: E. J. Julian, 71 North Main Street, Washington PA 15301

**OLSHINSKY, SOPHIE**, a/k/a **SOPHIE V. OLSHINSKY**, a/k/a **SOPHIA OLSHINSKY**, late of Houston, Washington Co., PA; Executrix: Jean Jankowski, 1282 Meadowbrook Dr., Canonsburg, PA 15317; Attorney:

Matthew J. Madvay, 30 E. Beau Street, Suite 617, Washington, PA 15301

**PALLA, JOSEPH EMERY**, late of Ellsworth, Washington Co., PA; Executor: Ryan J. Snodgrass, 591 Stoner Road, Ruffsdales PA 15679

**QUINLAN, SHAWN THOMAS**, late of Hanover, Washington Co., PA; Administrator: John W. Quinlan, 300 Curry Road, Burgettstown PA 15021; Attorney: Paul J. Walsh, PO Box 356, Slovan PA 15078

**RICHNER, JR., GEORGE A.**, a/k/a **GEORGE A. RICHNER** a/k/a **GEORGE RICHNER**, late of Township of Peters, Washington Co., PA; Executrix: Carol A. Gallagher, 2005 Bandek Lane, Lawrence PA 15055; Attorney: Adrienne J. Stahl, Steinbacker & Stahl, 413 Washington Boulevard, Williamsport PA 17701

**RIPPEL, CHARLES W.**, late of New Eagle, Washington Co., PA; Executrix: Stella Rippel, 511 4th Street, New Eagle, PA 15067; Attorney: Michael P. Robb, Savinis, D'Amico & Kane, LLC, Suite 3626, Gulf Tower, 707 Grant Street, Pittsburgh PA 15219

**RUSSO, SALVATORE F.**, a/k/a **SALVATORE FRANK RUSSO** a/k/a **SALVATORE RUSSO**, late of Carroll Township, Washington Co., PA; Executrix: Barbara Ann Russo, 73 Craven Drive, Charleroi PA 15022; Attorney: Timothy M. Maatta, 513 Schoonmaker Avenue, Monessen PA 15062

**STRONG, DEBRA LYNN**, late of Burgettstown, Washington Co., PA; Administrator: Thor Lynn Strong, 530 South Main Street, Apartment 34, Greensburg PA 15601; Attorney: Bernard M. Tully, 428 Forbes Avenue, Pittsburgh PA 15219

**USELTON, MILDRED A.**, a/k/a **MILDRED AMELIA USELTON**, late of

Washington, Washington Co., PA; Administratrix: Darlene Ann Uselton, 92 Waynesburg Road, Washington, PA 15301; Attorney: A. Blane Volovich, 555 Grant St. Suite 120, Pittsburgh, PA 15219

**WEIDERT, JOHN F.**, a/k/a **JOHN FRANCIS WEIDERT**, late of Burgettstown, Washington Co., PA; Co-Executrices: Terry Lee Weidert, 12 Tope Street, Burgettstown PA 15021; Frances Lee Weidert, 12 Tope Street, Burgettstown PA 15021; Attorney: Mark S. Reithmuller, Speakman, Riethmuller & Allison, 30 East Beau Street, Suite 430, Washington PA 15301

### THIRD PUBLICATION

**AMES, ELISABETH B.**, late of East Bethlehem Township, Washington Co., PA; Executor: W. Scott Bower, IV., Market Street, Fredricktown PA 15333; Attorney: Harold V. Fergus, Fergus, Martin & Fergus, 27 South College Street, Washington PA 15301

**FARRER, JUANITA L.**, late of Washington, Washington Co., PA; Executor: James R. Farrer, c/o 775 E. Maiden St., 1st Fl., Washington, PA 15301; Attorney: R. Maureen Myers, 775 East Maiden St., 1st Fl., Washington, PA 15301

**FULLERTON, SHEILA C.**, late of Amity, Washington Co., PA; Executor: William R. Fullerton, 679 Amity Ridge Road, Amity, PA 15311

**HUDGKIN, RANDALL**, late of Washington, Washington Co., PA; Executrix: Patricia Wisner, 1255 West Wylie Avenue, Washington PA 15301; Attorney: L. Dawn Haber, Akman & Associates, P.C., 345 Southpointe Blvd., Suite 100, Canonsburg PA 15317

**HUTCHINSON, THELMA B.**, late of West Bethlehem Township, Washington

Co., PA; Executrix: Eddie Jane Stepp, c/o Stepp Law Offices, 64 N. Richhill St., Ste 101, Waynesburg, PA 15370; Attorney: Kelly A. Stepp, Stepp Law Offices, 64 N. Richhill St., Suite 101, Waynesburg, PA 15370

**MAZZIE, ELEANOR M.**, a/k/a **ELEANOR EVA MUNGAI MAZZIE**, late of North Franklin Township, Washington Co., PA; Executrices: Catherine M. Witsberger, 275 Christy Road, Eighty Four, PA 15330; Deborah S. Mazzie n/k/a Deborah M. Lages, 7 Conestoga Drive, Bethel Park, PA 15102; Attorney: Christopher L. Blackwell, 30 East Beau St., Ste 900, Washington, PA 15301

**NAVOSKI, PAULINE L.**, a/k/a **PAULINE NAVOSKI**, late of McDonald, Washington Co., PA; Executrixes: Jacqueline Lee Reed 126 Majestic Drive, Canonsburg PA 15317; Paula Salvini, PO Box 405, 403 Walnut Street, Midway PA 15060; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 122 South McDonald Street, McDonald PA 15057

**REIMER, ALVIN K.**, late of Carroll Township, Washington Co., PA; Administratrix: Carol A. Pollock, 10 Shelly Way, Monongahela, PA 15063; Attorney: Blane A. Black, 223 Second St., Monongahela, PA 15063

**SETTO, SUSANNA R.**, late of Houston, Washington Co., PA; Executor: Stephen Setto, Jr., 38 Robin Drive, Washington PA 15301; Attorney: Matthew J. Madvay, 30 East Beau Street, Suite 617, Washington PA 15301

**STEELE, BYRON C.**, late of East Finley Township, Washington Co., PA; Executor: B. Rex Steele, 52 Hemlock Lane, Canonsburg, PA 15317; Attorney: John A. Rodgers, Peacock Keller &

Ecker, LLP, 70 East Beau St., Washington, PA 15301

**VARNER, WILLIAM E.**, a/k/a **WILLIAM EVERETT VARNER**, late of Claysville, Washington Co., PA; Executrix: Donna M. Varner, 24 Varner Drive, Claysville, PA 15323; Attorney: M. Scot Curran, 11 South College St., Washington, PA 15301

**WEIS, CHARLES H.**, a/k/a **CHARLES HARRY WEIS**, late of Washington, Washington Co., PA; Executrix: Terry Ann McCaffrey, 104 East Pointe Drive, Washington, PA 15301; Attorney: W. Chad Pociernicki, Sherrard, German & Kelly, PC, 28th Fl.-Two PNC Plaza, 620 Liberty Ave., Pittsburgh, PA 15222

**WILKINS, MARY J.**, a/k/a **MARY J. EBERHART**, late of Smith Township, Washington Co., PA; Executor: Arthur Wilkins, 24 Park Drive, PO Box 28, Atlasburg, PA 15004; Attorney: J.P. Fridy, 3350 Millers Run Road, PO Box 384, Cecil, PA 15321

## CORPORATION NOTICES

### CERTIFICATE OF ORGANIZATION

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 on February 4, 2013, for a limited liability company established under the provisions of the Business Corporation Law for **LUCKY HORSE ACRES, LLC**

Susan Foster Blank, Esq.  
30 Monongahela Pike  
PO Box 4541  
Eighty Four, PA 15330

2)38-1

CERTIFICATE OF ORGANIZATION

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 on February 8, 2013, for a limited liability company established under the provisions of the Business Corporation Law for **HEAR CORP, LLC**

Susan Foster Blank, Esq.

30 Monongahela Pike

PO Box 4541

Eighty Four, PA 15330 2)38-1

CERTIFICATE OF ORGANIZATION

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 on March 13, 2013, for a limited liability company established under the provisions of the Business Corporation Law for **LeBLEU CREPES, LLC**. The registered office is 192 South Main Street, Washington, PA 15301.

James P. Liekar, Esq.

38 West Pike Street

Canonsburg, PA 15317 2)38-1

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 13th day of March, 2013, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **PACK N GO VACATIONS** with its principal place of business at 114 Jacobs Road, McDonald, PA 15057.

The name(s) and/or address(es) of all persons owning or interested in said business: Jamie L. Maga, 114 Jacobs Road, McDonald, PA 15057.

James P. Liekar, Esq.

38 West Pike St.

Canonsburg, PA 15317 2)38-1

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, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **LOG HOME OUTFITTERS OF SOUTHWEST PENNSYLVANIA** with its principal place of business at 68 Putorti Lane, Canonsburg, PA 15317.

The name(s) and/or address(es) of all persons owning or interested in said business: Robert L. Hughes, 68 Putorti Lane, Canonsburg, PA 15317.

J. Lynn DeHaven, Esq.

Goldfarb, Posner, Beck, DeHaven & Drewitz

26 South Main St.

Washington, PA 15301 2)38-1

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 on the 21st of March, 2013, with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **THE ARARAT PROJECT, INC.**

Smith Butz, LLC  
Bailey Center I, Southpointe  
Canonsburg, PA 15317 2)38 –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 **AAA CONTRACTOR SERVICES, INC.**

Peter K. Darragh, Esq.  
P.O. Box 435  
Hickory, PA 15340 2)38 –1

**MISCELLANEOUS**

LIVING TRUST NOTICE

The Successor Trustee named below gives notice of the death of David M. Hruby, resident of Washington County, PA, on December 20, 2012. The said decedant was the Settlor of The **Hruby Family Trust** dated June 15, 2010. The Successor Trustee, Deborah A. Hutcheson, requests all persons having claims against the decedent to make known, in writing, to their Attorney and all persons indebted to the decedent to make payment to them without delay: The Law and Mediation Offices of Deborah L. Lesko, P.C., 373 Vanadium Road, Pittsburgh, PA 15243. 412-276-4200 4)37-3

**SHERIFF SALES**

**Sheriff Sale List**

<b>Sale#</b>	<b>PlavDef.....</b>	<b>Property Location</b>
2012-1634 ....	The Bank of New York v. Kern.....	Peters Township
2012-2236 ....	Bank of America v. Moon .....	North Strabane Township
2009-2276 ....	Bank of America v. McGuire .....	Charleroi
2008-3036 ....	Bank of New Yori v. Woytovich.....	Donora
2011-3254 ....	Branch Banking & Trust v. Adkins .....	Canonsburg
2012-3305 ....	Citimortgage v. Meader .....	Donora
2012-3700 ....	Bank of America v. Rodgers.....	Mt. Pleasant Township
2012-4047 ....	US Bank v. Carter.....	Chartiers Township
2012-4054 ....	Northwest Savings v. Kyle .....	North Charleroi Borough
2012-4502 ....	Wells Fargo Bank v. Mazurkiewicz.....	Canton Township
2011-4669 ....	First Commonwealth Bank v. Stolze .....	South Strabane Township
2012-4829 ....	PHH Mortgage Corp. v. Pierce.....	Borough of Cokeburg
2012-5516 ....	US Bank v. Scott .....	Canton Township
2011-5537 ....	Pennymac Corp. v. Posciottano .....	Peters Township
2012-6006 ....	Citimortgage v. Smalley .....	East Bethlehem Township
2012-6201 ....	JP Morgan Chase Bank v. Santangelo .....	North Strabane Township
2012-6486 ....	Branch Banking & Trust v. McNutt .....	City of Washington
2012-6556 ....	Green Tree Servicing v. Trilli.....	Donora
2012-6587 ....	JP Morgan Chase Bank v.Huntington.....	California Borough
2012-8245 ....	US Bank v. Randolph .....	Chartiers Township
2008-9455 ....	Deutsche Bank v. Frye.....	Borough of Bentleyville

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

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, May 3 2013 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, May 8, 2013 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, May 10, 2013 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

**SHERIFF'S SALE 2012-1634**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-1634 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 MAY 3, 2013

**THE BANK OF NEW YORK  
MELLON FKA THE BANK OF  
NEW YORK, AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF  
CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-26  
vs. MAEGAN KERN & EDWARD H.  
KERN**

ALL that certain lot or piece of ground situate in Peters Township, County of Washington and Commonwealth of Pennsylvania, being known as Lot No. 336 in The Woodlands Of **Peters Township** Plan No. 3- Amended as recorded in the Recorder's Office of Washington County, Pennsylvania in Plan Book Volume 45, pages 117-118. DESIGNATED as Tax I.D. Number 540-006-19-00-0089-00 in the Deed Registry Office of Washington County, Pennsylvania & HAVING erected thereon a dwelling house known as 313 WALNUT DRIVE, VENETIA, PA 15367. SUBJECT to Declarations, covenants, Restrictions and Conditions and By-Laws and Rules and Regulations recorded at Instrument No. 200128401; Amendment to Declaration of Covenants, Conditions and Restrictions filed at Instrument No. 200131164, and Restated Declarations of Declarations, Covenants, Restrictions and Conditions and By-Laws and Rules and Regulations recorded at Instrument No. 200219957.

**SHERIFF'S SALE 2012-2236**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2236 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 **MAY 3, 2013**

**Bank of America, N.A. Plaintiff V. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANE L. MOON, DECEASED JANE L. MOON, DECEASED JOHN F. MOON, INDIVIDUALLY AND AS KNOWN HEIR OF JANE L. MOON** By virtue of a Writ of Execution filed to No. 2012-2236, Bank of America, N.A. v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANE L. MOON, DECEASED, JANE L. MOON, DECEASED, JOHN F. MOON, INDIVIDUALLY AND AS KNOWN HEIR OF JANE L. MOON

owners of property situate in **North Strabane Township**, Washington County, Pennsylvania, being 538 Linden Road, Canonsburg, PA 15317. Assessment Map No.: 520-012-00-00-0020-00 Assessed Value Figure: \$8,174.00 Judgment Amount: \$158,452.18 Improvements Thereon: Residential Property

**SHERIFF'S SALE 2009-2276**

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

2009-2276 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 **MAY 3, 2013**

**BANK OF AMERICA, NA., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, - L.P, 7105 Corporate Drive, PTX C 3, Plano, TX 75024 vs MICHAEL McGUIRE, 506 1/2 Meadow Avenue, Charleroi, PA 15022**

ALL of the following bounded and described land in the **Charleroi Borough**, Washington County, Pennsylvania, more particularly bounded and described as follows: BEGINNING at the northerly 5/8 of Lot No. 244 Section A in the Charleroi Plan of Lots as laid out by the Charleroi Land Company at Plan Book 1, Page 4 and 5, fronting 24 feet on the east side of Meadow Avenue between Fifth and Sixth Streets and extending back of uniform width 115 feet to an alley. UPON which is erected a two story dwelling. UNDER AND SUBJECT TO such exceptions, reservations, covenants, rights-of-way, and conditions as contained in prior instruments in the record chain of title. PARCEL Identification Number. 160-017-00-02-0018-00. PROPERTY ADDRESS: 506 1/2 Meadow Avenue, Charleroi, Pa 15022

**SHERIFF'S SALE No. 2008-3036**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2008-3036 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 MAY 3, 2013

**THE BANK OF NEW YORK  
MELLON FKA THE BANK OF NEW  
YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF  
CWABS, INC., ASSET-BACKED  
CERTIFICATES SERIES 2007-2  
PLAINTIFF VS ELLEN J.  
WOYTOVICH & WILLIAM J.  
WOYTOVICH**

ALL that certain parcel or lot of land situate in the **Borough of Donora**, Washington County, Commonwealth of Pennsylvania, being an unmarried lot on a Plan of Survey-for Victory Assembly of God by William G. Dei Cesin, Land Surveyor, as recorded in the Recorder's Office of Washington County at Plan Book Volume 44, Page 74, more particularly bounded and described as follows: BEGINNING at a corner of lands common to lands herein conveyed and now or formerly of Victory Assembly of God Church, Inc., fronting on Thompson Avenue, a fifty (50) foot street; thence along a line of the lands herein conveyed and now or formerly of Victory Assembly of God, North 84 degrees 09 minutes 30 seconds West 202.00 feet to a point; thence along same South 05 degrees 50 minutes 30 seconds West, a distance of 83.76 feet; thence South 84 degrees 09 minutes 30 seconds East, 202.00 feet to a post; thence North 05 degrees 50 minutes 30 seconds East a distance of 84.00 feet to a point, the place of beginning. Subject to a right of way and easement; excepted and reserved unto Grantor for ingress and egress to Grantor property, over the existing driveway area noted on the aforesaid recorded Plan of Survey by

William G. Dei Cesin dated November 16, 2001, said driveway being approximately eighteen (18) feet in width and running parallel along the boundary line of the property herein. Being part of the same premises which Most Reverend Donald W Wuerl, Bishop of the Roman Catholic Diocese of Pittsburgh, Successor Trustee for the Roman Catholic Congregation of the former St. Charles Church, by Deed dated March 24, 1994 and recorded March 25, 1994 in Washington County in Deed Book Volume 2573, Page 314, conveyed unto Victory Assembly of God Church, Inc., in fee. Parcel ID # Parcel ID: 240-016-00-04-0004-01 BEING KNOWN AS 735 THOMPSON AVENUE, DONORA PA 15033

**SHERIFF'S SALE No. 2011-3254**

By virtue of a WPJT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-3254 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 MAY 3, 2013

**BRANCH BANKING AND TRUST  
COMPANY V. RICHARD A.  
ADKINS**

owner(s) of property situate in the **BOROUGH OF CANONSBURG,** 3RD, Washington County, Pennsylvania, being (Municipality) **225 SOUTH JEFFERSON AVENUE,** **CANONSBURG, PA 15317-1506** Parcel No. **110-018-00-03-0013-00** (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$80,861.31

**SHERIFF'S SALE No. 2012-3305**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3305 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 MAY 3, 2013

**CITIMORTGAGE, INC. V. RUSSELL E. MEADER**

Owner(s) of property situate in the **BOROUGH OF DONORA**, Washington County, Pennsylvania, being (Municipality) 67 KENRIC AVENUE, DONORA, PA 15033-1421 Parcel No. 240-032-00-02-0023-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$44,765.35

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

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-3700 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 MAY 3, 2013

**Bank of America, N.A. Plaintiff v. AMY ROGERS AKA AMY JOANNE ROGERS AKA AMY J. ROGERS & RICHARD ROGERS AKA RICHARD D ROGERS**

By virtue of a Writ of Execution filed to No. 2012-3700, Bank of America, NA. v. AMY ROGERS AKA AMY JOANNE

ROGERS AKA AMY S. ROGERS, RICHARD ROGERS AKA RICHARD D ROGERS, , 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. 2012-4047**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4047 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 MAY 3, 2013

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN INTEREST TO WACHOVIA BANK, N.A. AS TRUSTEE FOR PARKPLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WWF1 V. LAWRENCE CARTER, JR**

owner(s) of property situate in the **TOWNSHIP OF CHARTIERS**, Washington County, Pennsylvania, being (Municipality) 349 CHERRY AVENUE, HOUSTON, PA 15342-1601 Parcel No. 170-006-04-09-0005-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$96,930.51

**SHERIFF'S SALE No. 2012-4054**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4054 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 MAY 3, 2013

**NORTHWEST SAVINGS BANK, Plaintiff, vs: PAULA R. KYLE, Defendant.**

EXECUTION NO.: 2012-4054 E.D ALL THE RIGHT, TITLE AND INTEREST OF PAULA R. KYLE OWNERS OR REPUTED OWNERS. SHORT DESCRIPTION **Borough of North Charleroi**, Cty of Washington & Cmwlth of PA. HET a dwg k/a 604 Conrad Avenue, Charleroi, PA 15022. Parcel No. 500-007-00-01-0001-00.

**SHERIFF'S SALE No. 2012-4502**

By virtue of a WRIT OF EXECUTION.- MORTGAGE FORECLOSURE No. 2012-4502 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 MAY 3, 2013

**WELLS FARGO BANK, N.A. V. TERESA MAZURKIEWICZ & JOZEF MAZURKIEWICZ**

owner(s) of property situate in the **TOWNSHIP OF CANTON**, Washington County, Pennsylvania, being (Municipality) 539 MALONE RIDGE

ROAD, WASHINGTON, PA 15301-9358 Parcel No. 120-008-00-00-0017-01  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$153,221.73

**SHERIFF'S SALE No. 2011-4669**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-4669 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 MAY 3, 2013

**FIRST COMMONWEALTH BANK, successor by merger to LAUREL SAVINGS BANK, Plaintiff, vs. BRIAN R. STOLZE and HALLE D. STOLZE, Defendants.**

ALL THE RIGHT, TITLE, INTEREST AND. CLAIM OF BRIAN R. STOLZE AND HALLE D. STOLZE, OF, IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY: ALL THAT CERTAIN LOT OF GROUND SITUATE IN **SOUTH STRABANE TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, COMMONLY K/A 1355 N. MAIN STREET, WASHINGTON, PA 15301, TAX PARCEL NO. 600-004-07-01-0007-00.**

**SHERIFF'S SALE No. 2012-4829**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4829 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 **MAY 3, 2013**

**PHH MORTGAGE CORPORATION  
v. JEFFREY W. PIERCE**

owner(s) of property situate in **COKEBURG BOROUGH**, Washington County, Pennsylvania, being (Municipality) 36 ADAMS STREET, COKEBURG, PA 15324 Parcel No- 200-012-00-00-0004-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$51,438.62

**SHERIFF'S SALE No. 2012-5516**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5516 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 **MAY 3, 2013**

**US BANK & ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE (SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION) AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-7 v. PHILIP A. SCOTT A/K/A PHILLIP A. SCOTT & LISA M. SCOTT**

owner(s) of property situate in **CANTON TOWNSHIP**, Washington County, Pennsylvania, being (Municipality) 140 SHADY LANE, WASHINGTON, PA 15301-2534 Parcel No. 120-013-02-00-0002-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$109,156.18

**SHERIFF'S SALE No. 2011-5537**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-5537 issued out of the COMMON PLEAS of Washington County, and tome directed on winch 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 **MAY 3, 2013**

**PENNYMAC CORP. V. MAURICE A. PISCIOTTANO & LAUREL K. PISCIOTTANO**

owner(s) of property situate in the **TOWNSHIP OF PETERS**, Washington County, Pennsylvania, being (municipality) 305 SUGARWOOD DRIVE, VENETIA, PA 15367-2333 Parcel No. 1: 540-005-17-00-0002-00 Parcel No. 2: 540-005-17-00-0019-00 Parcel No. 3: 540-005-17-00-0001-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$2,537,287.90

**SHERIFF'S SALE No. 2012-6006**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6006 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 MAY 3, 2013

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. V. GEORGE SMALLEY**

owner(s) of property situate in the **TOWNSHIP OF EAST BETHLEHEM**, Washington County, Pennsylvania, being (Municipality) 1 BLANCHE ROAD. FREDERICKTOWN. PA 15333 Parcel No. 260-012-00-01-0004-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$69,739.00

**SHERIFF'S SALE No. 2012-6201**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6201 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 MAY 3, 2013

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs ISADORE SANTANGELO AND LISA S. SANTANGELO,**

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE **TOWNSHIP OF NORTH STRABANE**, COUNTY OF WASHINGTON, AND **C O M M O N W E A L T H O F PENNSYLVANIA**. HAVING ERECTED THEREON A DWELLING BEING

KNOWN AND NUMBERED AS 128 FOXCHASE DRIVE, CANONSBURG, P E N N S Y L V A N I A 1 5 3 1 7 . INSTRUMENT NUMBER 200728408, PARCEL NUMBER 520-001-24-00-0004-01.

**SHERIFF'S SALE No. 2012-6486**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6486 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 MAY 3, 2013

**BRANCH BANKING AND TRUST COMPANY V. MARTIN G. McNUTT & LORIANNE McNUTT**

owner(s) of property situate in **CITY OF WASHINGTON, 6TH WARD**, Washington County, Pennsylvania, being (Municipality) 50 SEMINOLE AVENUE, WASHINGTON, PA 15301-4330 Parcel No. 760-017-00-01-0008-00 (Acreage or street address). Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$89,082.61

**SHERIFF'S SALE No. 2012-6556**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6556 issued out of the COMMON PLEAS of Washington County, and tome directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00A.M. on MAY 3, 2013

**GREEN TREE SERVICING, LLC,**  
**332 Minnesota Street, Suite 610, St.**  
**Paul, MN 55101 vs. KEITH A.**  
**TRILLI & DENA M TRILLI, 527**  
**Castner Avenue, Donora, PA 15033**

All That Certain Parcel Of Land Situate In **Donora Borough**, Washington County, Pennsylvania, Known And Designated As The Northern One-Half Of Lot Number 7 In Block Number 36 Lying Between Fifth And Sixth Streets, Fronting On Castner Avenue 20 Feet And Running Back Preserving The Same Width To Hickory Alley, More Particularly Bounded And Described As Follows: Beginning At A Point On The West Side Of Castner Avenue Between Lots Numbered 7 And 8 In Aforesaid Block Numbered 36 And Running Westwardly Along The Southerly Line Of Lot Numbered 8 Aforesaid 150 Feet To A Point On Hickory Alley; Then Southwardly Along The Easterly Line Of Hickory Alley 20 Feet To A Point; Then Eastwardly 150 Feet To A Point On The Westerly Side Of Castner Avenue; Then Northwardly Along The Westerly Line Of Castner Avenue To The Place Of Beginning. Property Address: 527 Castner Avenue, Donora PA 15033 Parcel#:240-018-00-01-009-00

**SHERIFF'S SALE No. 2012-6587**

By virtue of a **WRIT OF EXECUTION** - **MORTGAGE FORECLOSURE** No. 2012-6587 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 **MAY 3, 2013**

**JPMORGAN CHASE BANK,**  
**NATIONAL ASSOCIATION,**  
**SUCCESSOR IN INTEREST BY**  
**ASSOCIATION, SUCCESSOR IN**  
**INTEREST BY PURCHASE FROM**  
**THE FEDERAL DEPOSIT**  
**INSURANCE CORPORATION AS**  
**RECEIVER OF WASHINGTON**  
**MUTUAL BANK c/o 3415 Vision**  
**Drive, Columbus OH 43219 vs.**  
**LORETTA HUNTINGTON &**  
**F R A N C I S S H E R M A N**  
**HUNTINGTON II, 206 Fifth Street,**  
**California PA 15419**

ALL that certain piece or parcel of land situate in the **Borough of California**, Washington County, Pennsylvania, described as follows: BEGINNING on the North side of Fifth Street at the line dividing lots numbered 244 and 245 of the General Plan of said Borough; thence in a Westerly direction along the North side of Fifth Street 56 feet; thence in a Northerly direction on line parallel with Union Street 48 feet; thence in an Easterly direction on a line parallel with Fifth Street 10 feet; thence in a Northerly direction on a line parallel with said Union street 102 feet to Cherry Alley; thence in an Easterly direction along said Cherry Alley 46 feet to the line dividing lots numbered 244 and 245; thence along the line of said lot number 244; 150 feet to the said Fifth Street the place of beginning. Being part of lot number 245 and apart of lot number 246 of the General Plan of the said Borough of California. UPON said premises is erected a two story frame dwelling house. BEING designated as Tax Parcel I.D. No.: 080-009-00-01-0012-00. Property Address: 206 Fifth Street, California, PA 15419

**SHERIFF'S SALE No. 2012-8245**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-8245 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 MAY 3, 2013

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF vs. SHAWN R. RANDOLPH, DEFENDANT(S)**

ALL THAT CERTAIN lot of ground situate in **Chartiers Township**, Washington County, Pennsylvania, being Lot 8, Walter Willison Plan of Lots, Washington County Plan Book 6, Pages 109-110. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1358 HENDERSON AVENUE, WASHINGTON, PA 15301 TAX PARCEL: 170-019-02-04-0013-00 Reference Washington County Instrument No. 2010-05032. SUBJECT to sanitary sewer line right of way to Chartier Township.

**SHERIFF'S SALE 2008-9455**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2008-9455 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2013

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE ABS-CAPITAL I, INC. TRUST 2004-11E7 V. DIANA K. FRYE**

owner(s) of property situate in the **BOROUGH OF BENTLEYVILLE**, Washington County, Pennsylvania, being (Municipality) 201 THIRD STREET, BENTLEYVILLE, PA 15314-1226 Parcel No. 040-053-00-01-0016-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$87,228.95

Samuel F. Romano, Sheriff 7)36-3