

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 JANUARY 2014 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
11-0125	CRAIG, Romaine A. a/k/a Romaine A. Jean Klein, Executrix	George H. Hoffman, Esq.	
12-0639	KELLY, Frank J. Will Goodboy, Administrator	David W. Tyree, Esq.	
08-0095	STUMP, Lonnie Ann a/k/a Lonnie A. a/k/a Lonnie Robert Scott Stump, Administrator	Arthur M. Wilson, Esq.	
13-0566	TINKEY, Sarah C. a/k/a Sarah L. a/k/a Sarah Louise Michael G. Brownlee, Executor	John A. Rodgers, Esq.	
11-1021	WUJCIK, Joseph Robert a/k/a Joseph R. Cathy M. Wujcik, Administratrix.....	Daniel R. White, Esq.	

ALL PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS SCHEDULED FOR JANUARY 23, 2014 AT 9:30 A.M., COURTROOM #3 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)24-2

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

CLEMMENS, GENEVIEVE M., late of Venetia, Washington Co., PA; Executors: James P. Clemmens, 307 Fineview Drive, McMurray PA 15317, E. Thomas Clemmens, 127 Old Meadows Road, Canonsburg PA 15317, ; Attorney: Robert N. Clarke, Robert N. Clarke & Associates, 15 West Beau Street, Washington PA 15301

PETROSKY, EDWARD C., late of Peters Township, Washington Co., PA; Executor: John Campbell c/o Kenneth L. Baker, Peacock Keller & Ecker, LLP, 70 East Beau Street, Washington PA 15301; Attorney: Kenneth L. Baker, Peacock Keller & Ecker, LLP, 70 East Beau Street, Washington PA 15301

PRYOR, WILLIAM FRANK, a/k/a **WILLIAM F. PRYOR**, late of South Franklin Township, Washington Co., PA; Executrix: Janice M. Weinstock, 71 Verner Lane, Washington PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling Street, Washington PA 15301

SHIPE, RAY, late of Washington, Washington Co., PA; Administratrix: Rebecca Shipe, 32 Thomas Road, Washington, PA 15301; Attorney: Lane M. Turturice, Berggren & Turturice, LLC, 22 East Beau St., Washington, PA 15301

SPAGNA, JR., ROBERT DONALD, late of Union Township, Washington Co., PA; Executrix: Helen Elizabeth Spagna, 543 Centerchurch Road, McMurray PA 15317; Attorney: Frank C. Roney, 382 West Chestnut Street, Suite 102, Washington PA 15301

WALCH, RUTH ANN, late of Chartiers Township, Washington Co., PA; Executrix: Valorie Ann Taylor, 690 Allison Hollow Road, Washington PA 15301; Attorney: Jana Phillis Grimm, Ecker Seamans Cherin & Mellott, LLC, 1001 Corporate Drive, Suite 200, Canonsburg PA 15317

YEAGER, DORIS JEAN, late of Amwell Township, Washington Co., PA; Executor: Ronald E. Yeager, 1149 McAdams Road, Washington PA 15301; Attorney: Kathleen Smith-Delach, Phillips & Faldowski, P.C., 29 East Beau Street, Washington PA 15301

SECOND PUBLICATION

DONALDSON, JAMES NEILL, late of Fairfield County, Connecticut; Executors: Wilma C. Donaldson, 300 Steiner Street, Fairfield CT 06825, John C. Donaldson, 5646 Riviere Drive, Charlotte NC 28211; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling Street, Washington PA 15301

DUDAS, MARIE A., late of Carroll Township, Washington Co., PA; Executrix: Catherine A. Kukich, 250 Constitution Drive, Pittsburgh PA 15236; Attorney: James W. Haines, 1202 West Main Street, Monongahela PA 15063

KEMP, PAULINE VIRGINA, a/k/a **PAULENE VIRGINIA KEMP**, late of Cecil Township, Washington Co., PA; Executrix: Lenora Ann Kemp, 2173 Reissing Road, McDonald PA 15057; Attorney: Josh A. Carroll, 30 East Beau Street, Suite 205, Washington PA 15301

KERN, JAMES E., late of Canonsburg, Washington Co., PA; Administratrix: Julie Kern, 107 1/2 Crawford Street, Canonsburg PA 15317; Attorney: Charles B. Hadad, Feldstein Grinberg Lang & McKee, P.C., 428 Boulevard of the Allies, Suite 600, Pittsburgh PA 15219

KUHN, FRED RICHARD, a/k/a **FRED RICHARD KUHN, SR.**, late of East Finley Township, Washington Co., PA; Executor: Fred Richard Kuhn, Jr., 150 B.O. Lane, Claysville PA15323; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling Street, Washington PA 15301

MILLER, RONALD WAYNE, a/k/a **RONALD MILLER**, late of Washington Co., PA; Executor: Eric Andrew Miller, 100 Cerasi Drive, Apt. 122, West Miffln PA 15122; Attorney: Michael C. Cruny, Sweat Law Offices, 23 East Beau Street, Washington PA 15301

PATTERSON, ROLLIN E., a/k/a **ROLLIN EMERSON PATTERSON**, late of Monongahela, Washington Co., PA; Executors: Larry D. Martik, 2539 Gary Circle, Apt. 702, Dunedin FL 34698, Lynn D. Martik, 3317 Brownsville Road Ext., South Park PA 15129; Attorney: James W. Haines, 1202 West Main Street, Monongahela PA 15063

PLATT, BRANDON, late of Chartiers Township, Washington Co., PA; Administratrix: Kim Turner, 110 Marshall Avenue, PO Box 142, Meadowlands PA 15347; Attorney: Kathleen Smith-Delach, Phillips & Faldowski, P.C., 29 East Beau Street, Washington PA 15301

ROBAK, JEFFREY MARTIN, late of McDonald, Washington Co., PA; Executor: Lawrence D. Robak, 222 Fannie Street, McDonald PA 15057; Attorney: Loretta B. Kendall, 364 E. Lincoln Avenue, McDonald PA 15057

ROTH, HAROLD K., late of Houston, Washington Co., PA; Executors: Joseph Wayne Roth and Faith Elaine Roth Cubbage, 85 Stonemarker Drive, Washignton PA 15301; Attorney: Frank D. Magone, 600 Park Avenue, Suite D, Monongahela PA 15063

SEAMAN, GARY W., late of Washington, Washington Co., PA; Administratrix: Sherry L. Varner, 810 Lake Road, Claysville PA 15323; Attorney: E. J. Julian, 71 North Main Street, Washington PA 15301

WEISS, GERARD A., late of South Strabane Township, Washington Co., PA; Executors: Gerard H. Weiss; 518 East Chestnut Street, Washington PA 15301, John H. Weiss; 1148 Coddington Road, Ithaca NY 14850; Attorney: Susan M. Key, Peacock, Keller & Ecker, LLP, 70 East Beau Street, Washington PA 15301

THIRD PUBLICATION

DOBAS, DARRELL P., late of Coal Center, Washington Co., PA; Executor: Jim Sidary, 615 Broad Avenue, Apt. 2, Belle Vernon, PA 15012; Attorney: Herman J. Bigi, Bigi & Walsh, 337 Fallowfield Ave., Charleroi, PA 15022

HIXENBAUGH, JUNE A., late of Stockdale, Washington Co., PA; Executor: Daryl W. Hixenbaugh, PO Box 52, 512 Railroad St., Stockdale, PA 15483; Attorney: Jack H. France, 308 Fallowfield Ave., Charleroi, PA 15022

HORN, ODA MONINGER, late of Canton Township, Washington Co., PA; Administrator: Ronald D. Horn, c/o 775 E. Maiden St., 1st Fl., Washington, PA 15301; Attorney: R. Maureen Myers, 775 East Maiden St., 1st Fl., Washington, PA 15301

MAGUIRE, JAMES IRVINE, late of Borough of East Washington, Washington Co., PA; Administrators:

Lindsay J. Aaron and Timothy C. Maguire, c/o 775 East Maiden Street, Washington, PA 15301; Attorney: R. Maureen Myers, 775 East Maiden St., 1st Fl., Washington, PA 15301

POVIRK, BERTHA, late of Washington, Washington Co., PA; Administrator: Edward Povirk, 70 Windcrest Dr., Cecil, PA 15321; Attorney: Michele S. Haggerty, 116 North Main St., Washington, PA 15301

THOMAS, BERTHA F., a/k/a **BERTHA THOMAS a/k/a BERTHA JEANNE THOMAS**, late of Borough of Charleroi, Washington Co., PA; Executrix: Carleen Jones, Box 70, 16 Linden St., Ellsworth, PA 15331; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

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 17th day of October, 2013, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **EARL HOTTEL & ASSOCIATES** with its principal place of business at 5028 Norman Ave., Finleyville, PA 15332.

The name(s) and/or address(es) of all persons owning or interested in said business: Earl L. Hottel, Jr.

Burton D. Morris, Esq.
PennCorp Servicegroup, Inc.
600 N. Second St., PO Box 1210
Harrisburg, PA 17108 2)24-1

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 12 day of November, 2013, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **EDEN ENHANCED** with its principal place of business at 28 Withrow Road, Eighty Four, PA 15330.

The name(s) and/or address(es) of all persons owning or interested in said business: April Vittone, 28 Withrow Rd., Eighty Four, PA 15330 and Michael Davis, 3727 Finleyville-Elrama Rd., Finleyville, PA 15332.

Burton D. Morris, Esq.
PennCorp Servicegroup, Inc.
600 N. Second St., PO Box 1210
Harrisburg, PA 17108 2)24-1

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 **MATTHEW BACULIK AGENCY** with its principal place of business at 2862 Washington Road, McMurray, PA 15317.

The name(s) and/or address(es) of all persons owning or interested in said business: Baculik Insurance Group, LLC,
Christopher M. Swart, Esq.
1151 Old Freeport Road
Pittsburgh, PA 15238 2)24-1

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 for a limited liability company established under the provisions of the Business Corporation Law for **AUTUMN SLATE PROPERTIES, LLC.**

David P. Hvizdos, Esq.
505 Valleybrook Drive, Suite 206
McMurray, PAA 15317 2)24-1

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 **APPLIED VALUATION SERVICES, INC.** with its principal place of business being located at 801 Ridge Avenue, Canonsburg, PA 15317. 2)24-1

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

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, February 7, 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, February 12, 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, February 14, 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

Sale#	PlavDef.....	Property Location
2013-298US Bank NA v. Arena	Richeyville
2013-1180	...Wells Fargo Financial v. Pirt	Blaine Township
2013-1558	...JP Morgan Chase Bank v. Jento	Centerville
2013-1836	...MorEquity, Inc. v. Spochacz	Union Township
2013-1869	...PNC Bank v. Adams.....	North Franklin Township
2011-2321	...The Huntington National Bank v. Bowden	South Franklin Township
2013-2724	...US Bank v. Paxon	Peters Township
2012-2788	...Wells Fargo Bank v. Pinchok	Somerset Township
2013-3020	...Bank of America v. Powers.....	Peters Township
2013-3578	...US Bank v. Weyant.....	Cecil Township
2011-3741	...MNH Sub 1 v. Ciamacco.....	North Strabane Township
2013-3745	...PNC Bank v. Gresh	North Strabane Township
2013-3768	...Deutsch Bank v. Dugan.....	South Strabane Township
2013-4378	...First National Bank v. Brown	North Franklin Township
2013-484Bank of America v. Manning	Canton Township
2011-4898	...Fifth Third Bank v. Lenco	Canonsburg
2011-4917	...One West Benk v. Harris	Fallowfield Township
2013-4928	...Wells Fargo Bank v. Dove.....	City of Monongahela
2013-5395	...JP Morgan Chase Bank v. Neilson.....	North Strabane Township
2013-5587	...JP Morgan Chase Bank v. Killmeyer	Smith Township
2013-5765	...JP Morgan Chase Bank v. McBride	Charleroi
2011-6493	...Deutsche Bank v. Brush	Peters Township
2012-7565	...Citimortgage, Inc. v. Kalich	Independence Township
2012-8336	...Commercial Bank v. Banasick.....	Carroll Township
2010-9756	...Wells Fargo Bank v. Johnson	Charleroi

SHERIFF’S SALE No. 2013-298

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-298 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 FEBRUARY 7, 2014

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

ALL THAT CERTAIN lot or parcel of land situate in the **Village of Richeyville**, Borough of Centerville, Washington County, Pennsylvania, being Lot 225, Richeyville Plan of Lots, by Jones & Laughlin Steel Corporation, recorded in Washington County P.B. 7, Pg. 366, and having thereon erected a dwelling house known as 718 LOCUST STREET, RICHEYVILLE, PA 15358 PARCEL NO. 154-006-00-00-0052-00 Reference Washington County Instrument #201038105.

SHERIFF’S SALE No. 2013-1180

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No.2013-1180 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 FEBRUARY 7, 2014

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. V. EARL L. PIRT A/K/A EARL L. PIRT, JR & ZELDA K. PIRT

owner(s) of property situate in the **TOWNSHIP OF BLAINE**, WASHINGTON County, Pennsylvania, being 3251 CONSTITUTION BOULEVARD, CLAYSVILLE, PA 15323-1333 Parcel No. 050-004-0102-00015-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$150,606.61

SHERIFF'S SALE No. 2013-1558

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1558 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 FEBRUARY 7, 2014

JPMorgan Chase Bank, National Association PLAINTIFF VS. Mary A. Jento DEFENDANT

ALL that certain lot or piece of ground situate in the **Borough of Centerville**, County of Washington, and Commonwealth of PA, being Lot No. 49 in the Richeyville Plan of Lots laid out by Jones & Laughlin Steel Corporation,

as the same is recorded in the Recorder's Office of Washington County Pa, in Plan Book Volume 7 page 366. Parcel No.: 154-005-00-01-0050-00, 212 Jane Street, Richeyville, PA 15358 BEING the same premises which Albert J. Wrublesky and Rosemary Wrublesky, husband and wife, by Deed dated August 24, 2011 and recorded in the Washington County Recorder of Deeds Office on August 29, 2011 as Deed Instrument #201122130, granted and conveyed unto Mary A. Jento.

SHERIFF'S SALE No. 2013-1836

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 FEBRUARY 7, 2014

MorEquity, Inc., Plaintiff, Vs. David L. Spochacz, Defendant

ALL THAT CERTAIN piece, parcel or lot of land situate in **Union Township**, Washington County, Pennsylvania TAX PARCEL NO.: 640-014-00-00-0014-00 PROPERTY ADDRESS: 2012 State Rt 88, Finleyville, PA 15332 IMPROVEMENTS: ERECTED THEREON SOLD AS THE PROPERTY OF: David L. Spochacz

SHERIFF'S SALE No. 2013-1869

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 **FEBRUARY 7, 2014**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., 3232 Newmark Drive, Miamisburg, OH 45342 vs GREGORY A. ADAMS JR. , 285 Park Avenue, Washington PA 15301

All that certain lot of ground situate in **North Franklin Township**, Washington County, Pennsylvania, known and designated as Lot No. 8 in the Franklin Land Company Plan of Lots which plan is of record in Plan Book 5, page 91 and which lot is more particularly identified as follows:

Fronting forty (40) feet on Park Avenue and extending back One hundred twenty-two (122) feet to a fifteen (15) foot alley. Also known as Parcel no. 510-003-02-02-0016-00 Property Address: 285 Park Avenue, Washington, PA 15301

SHERIFF'S SALE No. 2011-2321

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 **FEBRUARY 7, 2014**

The Huntington National Bank, successor in interest to Sky Bank Plaintiff V. Theresa Bowden and James H. Bowden, Jr. Defendants

All That Certain lot or piece of ground situate in the **Township of South Franklin**, County of Washington, and Commonwealth of Pennsylvania.

Title to said premises is vested in James H. Bowden, Jr. and Theresa Bowden , by deed from Michele McComas n/k/a Michele McComas Curry, dated May 25, 2007 and recorded July 10, 2007 in Deed Book as Instrument No. 200718957. TAX I.D. #: 5900130104000200 Residential Dwelling Premises being known as: 305 OLD PLANK ROAD, WASHINGTON, PENNSYLVANIA 15301.

SHERIFF'S SALE No. 2013-2724

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 **FEBRUARY 7, 2014**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF vs. LISA M. PAXON, DEFENDANT(S)

All that certain lot or piece of land situate in the **Township of Peters**, County of Washington and Commonwealth of Pennsylvania, being

Lot No. 4 in a certain plan of lots, surveyed April 10, 1885 by J. A. Townsend for Robert McCombs, and HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 119 BEBOUT ROAD VENETIA, PA 15367; PARCEL NO. 540-004-05-02-0004-00 Reference Washington County Instrument #200714152.

SHERIFF'S SALE No. 2012-2788

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 FEBRUARY 7, 2014

**WELLS FARGO BANK, N.A., S/B/M
WELLS FARGO HOME
MORTGAGE, INC. V. THOMAS A.
PINCHOK**

owner(s) of property situate in the **TOWNSHIP OF SOMERSET**, County of WASHINGTON and Commonwealth of Pennsylvania, being 240 LANIK ROAD, BENTLEYVILLE, PA 15314-2005; Parcel No. 580-008-00-00-0027-00 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$63,689.66

SHERIFF'S SALE No. 2013-3020

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 FEBRUARY 7, 2014

**Bank of America, N.A Plaintiff V.
Berri G. Powers, Known Surviving
Heir of Edith F. Powers, Deceased
Mortgagor and Real Owner and
Unknown Surviving Heirs of Edith F.
Powers, Deceased Mortgagor and
Real Owner Defendants**

ALL THAT CERTAIN Unit designated as Unit #11 (Building #1) being a unit in Cranmoor Townhomes Condominium, a Condominium, situate in the **Township of Peter**, Washington County, Commonwealth of Pennsylvania. 111 Roscommon Place, Canonsburg, Pennsylvania 15317; Tax I.D. #: 540-011-00-00-0014-01F Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2013-3578

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 FEBRUARY 7, 2014

**U S B A N K N A T I O N A L
ASSOCIATION, AS TRUSTEE FOR
THE PENNSYLVANIA HOUSING
FINANCE AGENCY, PLAINTIFF
VS. JASON WEYANT AND JENNY
LYNN WEYANT, DEFENDANT(S)**

ALL THOSE FOUR CERTAIN lots of ground situate in the **Township of Cecil**, County of Washington and Commonwealth of Pennsylvania, being Lots 21, 22, 23 and 24 in the Plan of Lots laid out by Robert Chambers and

recorded in the Recorder's Office of Washington County, Pennsylvania in Plan Book 1, Page 144, and having thereon erected a two story stone and brick building and known as 69 Creedmore Road, Cecil, PA 15321; Tax Parcel No. 140-007-07-00-0002-00 and Tax Parcel No. 140-007-07-00-0003-00 Reference Washington County Instrument #200821050.

SHERIFF'S SALE No. 2011-3741

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 FEBRUARY 7, 2014

MNH SUB I, LLC. Plaintiff, Vs. James P. Ciamacco And Renee M. Ciamacco, Defendant

ALL THAT CERTAIN piece, parcel or lot of land situate in **Township of North Strabane**, Washington County, PA TAX PARCEL NO.: 520-015-05-02-0021-00, 520-015-05-02-0022-00, 520-015-05-02-0023-00 PROPERTY ADDRESS: 922 South Central Ave, Canonsburg, PA 15317 IMPROVEMENTS: ERECTED THEREON

SHERIFF'S SALE No. 2013-3745

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 **FEBRUARY 7, 2014**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. **RICHARD M. GRESH, JR. and STEFANI RENEE HUGHES, a/k/a STEFANI R. GRESH**, Defendants.

ALL THE RIGHT, TITLE, INTEREST AND CLAIMS OF RICHARD M. GRESH, JR. AND STEFANI RENEE HUGHES, A/K/A STEFANI R. GRESH, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY: A.T.C. LOT OR PIECE OF GROUND SIT. IN **NORTH STRABANE TWP.**, WASHINGTON COUNTY, PA, BEING MORE FULLY DESCTD AT INSTRUMENT NO. 200503327. KNOWN AS 331 FIELDBROOK DR, WASHINGTON, PA WASHINGTON COUNTY TAX I.D. NO.520-011-08-00-0036-00

SHERIFF'S SALE No. 2013-3768

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 **FEBRUARY 7, 2014**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-11 3815 South West Temple Salt Lake City, UT 84115

vs **JAMES G DUGAN & YOLONDA L. DUGAN**, 36 Green Crescent Drive, Washington, PA 15301

All that certain lot of ground situate in **South Strabane Township**, Washington County, Pennsylvania, being known and designated as Lot No. 29 in a Plan of Lots laid out by Simyet, Inc., known as Green Crescent Acres Plan of Lots No. 3, recorded in the Recorder's Office for said County in Plan Book 9, page 177. Being designated as Tax Parcel No. 600-007-01-01-0030-00 in the Deed Registry Office of Washington County, Pennsylvania. Property Address: 36 Green Crescent Drive, Washington, PA 15301

SHERIFF'S SALE No. 2013-4378

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 **FEBRUARY 7, 2014**

First National Bank of Pennsylvania successor to Parkvale Savings & Bank vs. **Walter P. Brown, Jr.**

ALL THAT CERTAIN REAL ESTATE SITUATED IN **NORTH FRANKLIN TOWNSHIP**, WASHINGTON COUNTY, PENNSYLVANIA, BEING PARCEL NO. 510-001-01-02-0006-00 AND PARCEL NO. 510-001-01-02-0007-00. HAVING ERECTED THEREON A DWELLING KNOWN AS 1915 PARK AVENUE, WASHINGTON, PENNSYLVANIA 15301. INSTRUMENT NO. 200716359.

SHERIFF'S SALE No. 2013-4884

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 **FEBRUARY 7, 2014**

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff, Vs. **Amy L. Manning and William H Manning**, Defendants

ALL THAT CERTAIN piece, parcel or lot of land situate in Canton Township, Washington County, Pennsylvania - **TAX PARCEL NO.:** 120-012-05-02-0010-10; **PROPERTY ADDRESS:** 1801 W Chestnut Street, - Washington, PA. 15301 - **IMPROVEMENTS:** ERECTED THEREON Claims against property must be filed before above sale date.

SHERIFF'S SALE No. 2011-4898

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 **FEBRUARY 7, 2014**

Fifth Third Bank Plaintiff V. **JOHN F. LENCO** Defendant(s)

By-virtue of a Writ of Execution Filed-to No.-2011-4898, **Fifth Third Bank v. JOHN F.LENCO** owners of property situate in **Borough of Canonsburg** (formerly Chartiers Township), Washington County, Pennsylvania, being 551-553 Tannehill Drive, Canonsburg, PA 15317; Assessment Map No.: 110-043-00-00-0017-00; Assessed Value Figure: \$ Judgment Amount: \$108,213.83 Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2011-4917

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 **FEBRUARY 7,2014**

OneWest Bank, FSB d/b/a Financial Freedom, a division of OneWest Bank, FSB Plaintiff **V. Rodney E. Harris, Jr., Known Surviving Heir of Rodney Harris, Deceased Mortgagor and Real Owner Gloria M. Arnold , Known Surviving Heir of Rodney Harris, Deceased Mortgagor and Real Owner Leonard Harris, Known Surviving Heir of Rodney Harris, Deceased Mortgagor and Real Owner Eugene Harris, Known Surviving Heir of Rodney Harris, Deceased Mortgagor and Real Owner Benjamin Harris, Known Surviving Heir of Rodney Harris, Deceased Mortgagor and Real Owner Unknown Surviving Heirs of Rodney Harris, Deceased Mortgagor and Real Owner Defendants**

All that certain piece or parcel of land situate in **Fallowfield Township**, Washington County, Pennsylvania 1590 Grange Road, Charleroi, Pennsylvania 15022 ; Tax ID. #: 320-011-01-00-0016-00 Improvements consist of a Residential Dwelling

SHERIFF'S SALE No. 2013-4928

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 **FEBRUARY 7, 2014**

Wells Fargo Bank, N.A., not it its individual capacity but solely as Trustee for The RMAC Trust, Series 2010-7T PLAINTIFF, **Pamela M Dove**, 504 Chess Street Monongahela, PA 15063-2628; **Ronald W Dove** a/k/a Ronald Wade Dove Sr., 504 Chess Street, Monongahela PA 15063 DEFENDANTS.

ALL that certain lot or piece of ground situate in the **Third Ward of the City of Monongahela**, County of Washington and Commonwealth of Pennsylvania. ALSO Being KNOWN AS 504 Chess Street, Monongahela, PA 15063; Being TAX ID# 440-008-00-01-0003-00 IMPROVEMENTS consist of a residential dwelling

SHERIFF'S SALE No. 2013-5395

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-5395 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 **FEBRUARY 7, 2014**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION V. PATRICIA M. NEILSON owner(s) of property situate in **NORTH STRABANE TOWNSHIP, WASHINGTON County, Pennsylvania, being, 1867 ROUTE 519, CANONSBURG, PA 15317-5125 ; Parcel No. 520-009-00-00-0005-00** (Acreage of street address) Improvements thereon: **RESIDENTIAL DWELLING** Judgment Amount: \$82,062.10

SHERIFF'S SALE No. 2013-5587

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 **FEBRUARY 7, 2014**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION V. SHAUN P. KILLMEYER; NICOLE K. MAJEWSKI owner(s) of property situate in **SMITH TOWNSHIP, WASHINGTON County, Pennsylvania, being 32 MAIN STREET, ATLASBURG, PA 15004-0038 Parcel NO. 570-031-02-03-0001-00** (Acreage or street address) Improvements thereon: **RESIDENTIAL DWELLING** Judgment Amount: \$106,921.18

SHERIFF'S SALE No. 2013-5765

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 **FEBRUARY 7, 2014**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION C/O 3415 Vision Drive, Columbus, OH 43219 vs. KIMBERLY L MCBRIDE & MICHAEL P MCBRIDE 710 Meadow Avenue Charleroi, PA 15022

ALL that certain piece or parcel of ground situate in the **Borough of Charleroi**, County, Pennsylvania being the Southern 1/2 and bounded and described as follows: LYING between Seventh and Eighth Streets, fronting 20 feet on the East side of Meadow Avenue, and extending back, of uniform width, 115 feet, more or less, to a 20 feet wide alley, being bounded on the North by the Northern 1/2 of Lot No. 280, and on the South by Lot No. 278. BEING known and designated as Tax Parcel No. 160-014-00-02-0005-00 in the Deed Registry Office of Washington County, Pennsylvania. BEING 710 Meadow Avenue, Charleroi, PA 15022

SHERIFF'S SALE No. 2011-6493

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 **FEBRUARY 7, 2014**

Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2006-2 Asset Backed Notes, Plaintiff, vs. John R. Brush; Tracy L. Brush; Defendant(s).

ALL that certain lot or parcel of ground situate in the Peters, County of Washington, and Commonwealth of Pennsylvania. Tax Parcel I.D.: 540-011-00-00-0022-00 BEING known as 106 Elfwood Drive, McMurray, PA 15317.

SHERIFF'S SALE No. 2012-7565

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 **FEBRUARY 7, 2014**

CITIMORTGAGE, INC. vs. GREGORY J. KALICH & JAMIE L. RITTER A/K/A JAMIE L. KALICH Defendant(s)

ALL THE RIGHT, TITLE AND INTEREST OF GREGORY J. KALICH and JAMIE L. RITTER A/K/A JAMIE L. KALICH, OWNERS OR REPUTED OWNERS.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE **TOWNSHIP OF INDEPENDENCE**, COUNTY OF WASHINGTON AND C O M M O N W E A L T H O F

PENNSYLVANIA. BEING KNOWN AS: 14 CAMPBELL STREET, AVELLA, PA 15312; Tax Parcel No. 370-003-03-05-0022-00

SHERIFF'S SALE No. 2012-8336

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 **FEBRUARY 7, 2014**

COMMERCIAL BANK & TRUST OF PA, a state chartered bank, successor to Commercial National Bank of Westmoreland County, Plaintiff, vs. **PETER A. BANASICK a/k/a PETER BANASICK and TARA L. BANASICK f/k/a TARA L. BITTNER, f/k/a TARA BITTNER** Defendants.

PROPERTY OF: PETER A. BANASICK, unmarried and TARA L. BITTNER, unmarried, as joint tenants with right of survivorship and not as tenants in common.

ATTY: John N. Ward, Esquire, Ward & Christner, P.C. 15 North Main Street, Greensburg, PA 15601

ALL the right, title, interest and claim of: PETER A. BANASICK, unmarried and TARA L. BITTNER, unmarried, as joint tenants with right of survivorship and not as tenants in common, of, in and to: MUNICIPALITY: Township of Carroll ADDRESS: 204 Donora Road, Donora, PA 15033. IMPROVEMENTS: House JUDGMENT AMT: \$6,509.92 BEING Washington County Parcel No. 130-013-05-03-0003-00.

SHERIFF'S SALE No. 2010-9756

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 - **FEBRUARY 7, 2014**

Wells Fargo Bank, N.A., Plaintiff, vs. Jennifer A. Johnson; Defendant(s).

ALL that certain lot or parcel of ground situate in the Charleroi, County of Washington, and Commonwealth of Pennsylvania. Tax Parcel J.D.: 160-023-00-03-0024-00 ; BEING known as 312 Meadow Avenue, Charleroi, PA 15022

Samuel F. Romano, Sheriff 7)23-3

**WASHINGTON COUNTY
BANKRUPTCY PETITIONS**

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

Ross A. Marino and Amy L. Marino; 102 Janis Drive, McMurray PA 15317; 13-24796; Atty: Kenneth Steidl; Chapter 7

Robert C. Heslop, Jr. dba Robert C. Heslop MD and Doris A. Heslop, 307 Stonebrok Dr., Canonsburg, PA 15317; 13-23946; Atty: Christopher M. Frye, Chapter 11

Mary C. Johns-Smith, 510 First St., d\Donora, PA 15033; 13-23953; Atty: Jason J. Mazzel, Chapter 13

Braden Mikael Parker and Sheila Louise Parker, 434 Hunting Creek

Road, Canonsburg, PA 15317; 13-23953; Atty: Robert J. Colaizzi, Chap. 7

Chrystal B. Conklin, 2125 Route 980, McDonald, PA 15057; 13-23970; Atty: Dennis J. Spyra, Chapter 7

Robert D. Campbell and Suzanne R. Campbell, 80 Walnut St., Coal Center, PA 15423; 13-23960; Atty: Christopher M. Frye, Chapter 7

Rhonda Lee King, 201 Teepee Road, McMurray, PA 15317; 13-24151; Atty: Michael S. Geisler, Chapter 13

James L. Geho, 339 W. Pike St., Canonsburg, PA 15317; 13-24167; Atty: Douglas G. Hipp, Chapter 7

Lauren Elizabeth Lander, 120 East Pittsburgh St., Burgettstown, PA 15021; 13-24187; Atty: David A. Rice, Chap. 7

Patricia Ann Staffen, 807 Meade St., Monongahela, PA 15063; 13-24190; Atty: Michelle L. Watson, Chapter 13

Mark David Leddy, 542 Whiteman Road, West Finley, PA 15377; 13-24191; Atty: Scott R. Lowden, Chapter 13

Jacqueline A. McCullough a/k/a Jaci A. McCullough fka Jacqueline A. Black, 411 Sanitarium Road, Washington, PA 15301; 13-24195; Atty: Christopher M. Frye, Chapter 7

Ardell Donaldson and Barbara Ann Donaldson, PO Box 164, Allenport, PA 15412; 13-24265; Atty: Paul W. McElrath, Jr., Chapter 13

Michael A. Watson and Beatrice K. Watson, 410 1st Avenue, New Eagle, PA 15067; 13-24283; Atty: Michelle L. Watson, Chapter 7