

## 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

**BLOSE, JR., LEWIS PAUL**, late of Washington, Washington Co., PA; Administrator: Randy VanKirk, 120 Carey Way, Amity, PA 15311; Attorney: David S. Posner, Goldfarb, Posner, Beck, Dehaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

**BOSS, HELEN H.**, late of Washington, Washington Co., PA; Executor: Leonard J. Boss, Jr., 2235 Jordan Valley Court, Henderson, NV 89044

**COEN, CHARLES R.**, late of Washington, Washington Co., PA; Executors: Mona L. Thompson, 2768 S. Bridge Road, Washington, PA 15301; Earl L. Coen, 4515 22nd St., N.W., Apt. 203, Canton, Oh 44708; Attorney: Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

**CROOKHAM, THERESA A., (REVOCABLE LIVING TRUST)** late of Monongahela, Washington Co., PA; Executrix: Vickie Seighman, 430 Jackson St., Monongahela, PA 15063; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Ave., PO Box 144, Charleroi, PA 15022

**EHLERS, SARAH K.**, late of West Brownsville, Washington Co., PA; Executor: Shelby D. Ferguson, II, 700 Broad Ave., Belle Vernon, PA 15012; Attorney: Mark E. Ramsier, 823 Broad Ave., Belle Vernon, PA 15012

**GARRISON, EDGAR A.**, late of Washington Co., PA; Administrator CTA: Eric P. Mark, Walter Mark Agency, Inc., 239 West Pike St., Canonsburg, PA 15317; Attorney: Francis J. DiSalle, One Oxford Centre, 301 Grant St., Ste 1150, Pittsburgh, PA 15219

**NOBLE, EUGENE W.**, late of Beallsville Borough, Washington Co., PA; Executor: Louis F. Grechowsky, 18 Mill Street Square, PO Box 2123, Uniontown, PA 15401; Attorney: Daniel R. White, PO Box 2123, 18 Mill Street Square, Uniontown, PA 15401

**PATTERSON, BARBARA A.**, a/k/a **BARBARA PATTERSON**, late of City of Washington, Washington Co., PA; Executors: Susan A. Kania, 211 Fieldbrook Drive, Canonsburg, PA 15317; James W. Patterson, Jr., 1470 Henderson Avenue, Washington, PA 15301

**ROBERTSON, EVELYN T.**, late of Roscoe Borough, Washington Co., PA; Executrix: Karen Ann Marshall, 452 Center Avenue, N. Charleroi, PA 15022; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

**SAVER, ELIZABETH K.**, late of Houston, Washington Co., PA; Executrix: Kathleen Rush, 514 Cracraft Road, Claysville, PA 153233

**STRAWN, LYLE B.**, late of Canton Township, Washington Co., PA; Executrix: Annette Hower, 60 Florence Avenue, Pittsburgh, PA 15202

**TAYLOR, IV, THEODORE J.**, a/k/a **TED J. TAYLOR, IV**, late of Venetia, Washington Co., PA; Executor: Theodore J. Taylor, III, 311 Double Tree Drive, Venetia, PA 15367; Attorney: William A. Johnson, 23 East Beau St., Washington, PA 15301

**WASHINSKI, MARY**, late of Washington, Washington Co., PA; Executor: Joseph Washinski, 419 Hook St., Bridgeville, PA 15017; Attorney: John E. Egers, Jr., 71 N. Main St., Washington, PA 15301

**WILLIAMS, WILLA D.**, late of Washington, Washington Co., PA; Administratrix: Catherine L. McAllister, 19 Clark Street, Clarksville, PA 15322; Attorney: Peter M. Suwak, Pete's Surplus Bldg., PO Box 1, Washington, PA 15301

**WRIGHT, IRENE L.**, late of Washington, Washington Co., PA; Administratrix: Deidre Meredith, 109 Church St., Apt. 1, Washington, PA 15301; Attorney: M. E. Williams, 108 Lexington Avenue, Pittsburgh, PA 15215

### SECOND PUBLICATION

**BECKER, RUTH J.**, late of Peters Township, Washington Co., PA; Administratrix: Joan R. Becker, c/o 775 East Maiden Street, Washington, PA 15301; Attorney: R. Maureen Myers, 775 East Maiden St., 1st Fl., Washington, PA 15301

**BROWN, CECELIA**, late of Dunlevy, Washington Co., PA; Administratrix: Donna Kozar, 251 9th St., Apt. 307, Charleroi, PA 15022; Attorney: Colin Adair Morgan, Julian Gray Associates, 1187 Thorn Run Ext., Suite 400, Moon Township, PA 15108

**CIANELLI, ALDINE**, late of Cecil Township, Washington Co., PA; Executrix: Cathy Cianelli Romano, 48 Ridgewood Drive, McDonald, PA 15057; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

**GALLANT, EILEEN R.**, late of Peters Township, Washington Co., PA; Executor: Thomas C. Gallant, c/o H.

Brian Peck, 198 Canterbury Rd., McMurray, PA 15317; Attorney: H. Brian Peck, Crossroads Law Firm, 198 Canterbury Road, McMurray, PA 15317

**HESS, KATHLEEN H.**, late of McMurray, Washington Co., PA; Executor: Martin L. Hess, 920 Old Washington Road, McMurray, PA 15317

**MOUNTS, ELNA H.**, late of Washington, Washington Co., PA; Executrices: Lori G. Polan, 33 West Alexander Loop, West Alexander, PA 15376; Deborah J. Gardner, 126 Petroleum Ave., Claysville, PA 15323

**NIXON, GEORGE W.**, a/k/a **GEORGE W. NIXON, JR. a/k/a GEORGE WASHINGTON NIXON, JR.**, late of Chartiers Township, Washington Co., PA; Executor: Gary Douglas Nixon, 306 Barclay Avenue, Pittsburgh, PA 15221; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Ave., PO Box 144, Charleroi, PA 15022

**PESTINO, LAWRENCE J.**, late of Washington, Washington Co., PA; Administrator: Joseph F. Pestino, 138 Pleasant Way, Pennfield, NY 14526; Attorney: Jana Phillis Grimm, Eckert Seamans Cherin & Mellott, LLC, 1001 Corporate Dr., Suite 200, Canonsburg, PA 15317

**ROUPE, SR., JOHN E.**, late of Washington, Washington Co., PA; Executor: James E. Roupe, Jr., 300 Windsor Circle, Washington, PA 15301; Attorney: E. J. Julian, 71 North Main St., Washington, PA 15301

**SIENKIEL, JOSEPH P.**, late of Canton Township, Washington Co., PA; Executor: Stephen A. Sienkiel, 203 Stonebrook Drive, McMurray, PA 15317; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

**TODD, JR., ROBERT C.**, a/k/a **ROBERT C. TODD**, late of Peters Township, Washington Co., PA; Executor: Robert C. Todd, III, c/o 775 East Maiden St., Washington, PA 15301; Attorney: R. Maureen Myers, 775 East Maiden St., Washington, PA 15301

**WESTON, PATRICIA B.**, late of Borough of East Washington, Washington Co., PA; Executrix: Kim A. Carter, c/o 775 East Maiden St., Washington, PA 15301; Attorney: R. Maureen Myers, 775 East Maiden Street, Washington, PA 15301

**ZEAMON, JAMES K.**, a/k/a **JAMES KERMIT ZEAMON A/K/A JAMES K. ZEAMON, SR.**, late of California, Washington Co., PA; Executrix: Tami Lyn Azorsky, 3415 Willow Tree Lane, Falls Church, VA 22044

### **THIRD PUBLICATION**

**BUCKELS, BEVERLY J.**, a/k/a **BEVERLY JUNE BUCKELS**, late of North Strabane Township, Washington Co., PA; Executors: John Paul Buckels, 20 Skim Milk Lane, Brentwood, NH 03833; Donald Kenton Buckels, 258 Ridge Avenue, Canonsburg, PA 15317; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 30 E. Beau St., Suite 430, Washington, PA 15301

**CHATMAN, ANNA L.**, late of City of Washington, Washington Co., PA; Executrix: Kimberly A. Chatman, 244 Burton Avenue, Washington, PA 15301; Attorney: Belinda Dunmire Attwood, 30 East Beau St., Suite 500, Washington, PA 15301

**HEINZELMAN, MARGARET**, a/k/a **MARGARET E. HEINZELMAN**, late of Monongahela, Washington Co., PA; Executrix: Sandra Hannah, 163 Route 837, Monongahela, PA 15063

**IVAN, NICHOLAS**, a/k/a **REV. NICHOLAS IVAN**, late of Washington, Washington Co., PA; Administrator: Steve J. Vasko, c/o Frank C. Roney, Jr.; Attorney: Frank C. Roney, Jr., Edward C. Morascyzk, 382 West Chestnut St., Ste 102, Washington, PA 15301

**KOPENSHEK, JOHN L.**, late of Canonsburg, Washington Co., PA; Executors: Caroline M. Kopenshek, 203 Fern St., Canonsburg, PA 15317; Bryan L. Kopenshek, 116 Latimer Ave., Strabane, PA 15363; Attorney: Emmanuel S. Anthou, 142-A McClelland Road, Canonsburg, PA 15317

**PETERSON, GREGOR**, late of Chartiers Township, Washington Co., PA; Executor: Gary Freeland, 528 Old Hickory Ridge Road, Washington, PA 15301; Attorney: Todd A. Fuller, Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

**RANCOSKY, MARTIN L.**, late of Washington, Washington Co., PA; Executor: Matthew R. Rancosky; Attorney: Barbara Ernsberger, Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222

**SANTINI, DRUSILLA**, a/k/a **DRUSILLA R. SANTINI**, late of Allenport Borough, Washington Co., PA; Executors: Rayme J. Kennedy, PO Box 105, Elco, PA 15434; Richard L. Santini, 11560 Twin Oaks Trail, Jacksonville, FL 32258; Attorney: Richard C. Mudrick, 300 Fallowfield Ave., Charleroi, PA 15022

**SIMMONS, DENISE ANNE JOHNSTON-**, late of McMurray, Washington Co., PA; Executor: Delmer W. Simmons, McMurray, PA 15317; Attorney: Daniel P. Lynch, Lynch Weis,

LLC, 501 Smith Dr., Suite #3,  
Cranberry Township, PA 16066

**WYLAND, ANNA D.**, a/k/a **ANNA MARIE WYLAND**, late of Claysville, Washington Co., PA; Executrix: Terri Anderson, 1328 State Road, Monessen, PA 15062; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301

**CORPORATION NOTICES**

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 12th of July, 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 HOME OF EVENTS, INC.**

E. J. Julian, Esq.  
71 North Main St.  
Washington, PA 15301 2)6 –1

NOTICE OF REGISTRATION OF FOREIGN LLC

Notice is hereby given that an Application for Registration of Foreign Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania on July 15, 2013 by **PFC PROPERTIES, LLC**, a foreign company formed under the laws of the State of Ohio, where its principal office is located at 46312 Seville Lane, East Liverpool, OH 43920, to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania is 19 North Main Street, Washington, PA 15301.

Julian Law Firm  
E. J. Julian, Esq.  
71 North Main Street  
Washington, PA 15301 2)6-1

**MISCELLANEOUS**

WASHINGTON COUNTY  
COURT OF COMMON PLEAS  
Number 2013-3020

**Bank of America, N.A.**, successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP 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

**TO: UNKNOWN SURVIVING HEIRS OF EDITH F. POWERS, DECEASED MORTGAGOR AND REAL OWNER**

**TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLOSURE: 111 ROSCOMMON PLACE, CANONSBURG, PENNSYLVANIA 15317**

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a

judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Southwestern PA. Legal Aid Society  
10 West Cherry Avenue  
Washington, Pennsylvania 15301  
(724) 225-6170

McCABE, WEISBERG AND CONWAY, P.C.

BY:TERRENCE J. McCABE,  
ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID  
# 17616

EDWARD D. CONWAY, ESQUIRE -  
ID # 34687

MARGARET GAIRO, ESQUIRE - ID #  
34419

ANDREW L. MARKOWITZ,  
ESQUIRE - ID # 28009

HEIDI R. SPIVAK, ESQUIRE - ID  
#74770

MARISA J. COHEN, ESQUIRE - ID #  
87830

KEVIN T. MCQUAIL, ESQUIRE - ID  
# 307169

CHRISTINE L. GRAHAM, ESQUIRE -  
ID # 309480

BRIAN T. LAMANNA, ESQUIRE - ID  
# 310321

ANN E. SWARTZ, ESQUIRE - ID #  
201926

JOSEPH F. RIGA, ESQUIRE - ID #  
57716

JOSEPH I. FOLEY, ESQUIRE - ID  
#314675

Attorneys for Plaintiff

123 South Broad Street, Suite 1400

Philadelphia, Pennsylvania 19109

(215)790-1010

4)6-1

## REAL ESTATE

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 2:13-cv-00217, I shall expose to public sale the real property of Sheyanne A. Reynolds a/k/a Sheyanna A. Reynolds known as 95 Charles Street, Washington, PA 15301, being fully described in the Deed dated May 28, 2009, and recorded on June 15, 2009, in the Recorder's Office of Washington County at Instrument No. 200916430.

**TIME AND LOCATION OF SALE:**  
**Wednesday, September 11, 2013, at 10:00 A.M. at CENTRAL PLAZA OF THE COURTHOUSE COMMONS, 103 Courthouse Square Building, 100 W. Beau Street, Washington, PA 15301.**

**TERMS OF SALE:** Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The

successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit [www.resales.usda.gov](http://www.resales.usda.gov) or contact Ms. Cathy Diederich at 314-457-5514.

6)3-4

## 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, October 4, 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, October 9, 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, October 11, 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 Sale List**

<b>Sale#</b>	<b>PlavDef .....</b>	<b>Property Location</b>
2012 -109	US Bank v. Nice.....	Smith Township
2012-300	US Bank v. Holovak .....	Peters Township
2012-1071	Agchoice Farm Credit v. Berry.....	Amwell Township
2013-1346	Bank of America v. Lancaster .....	Chartiers Township
2013-1512	Fifth Third Mortgage Co. v. Chadwick ....	North Strabane Township
2013-1532	Green Tree Consumer Discount v. Keener	Blaine Township
2013-1688	US Bank v. Dague .....	Borough of Donora
2013-1691	Volt 2012-NPL1 Asset Holdings v. Colborn	East Bethlehem Township
2013-1839	Midfirst Bank v. Briscoe .....	Union Township
2013-1954	PNC Bank v. Swarrow/Mikolay .....	Centerville Borough
2013-2176	Nationstar Mortgage v. Venneri.....	Charleroi Borough
2013-2213	US Bank v. Angott.....	North Franklin Township
2013-2532	Wells Fargo Financial v. Chatman .....	City of Washington
2013-2598	Deutsche Bank v. May.....	City of Washington
2011-2789	PHH Mortgage Corp. v. Simpkins.....	Borough of Canonsburg
2013-2968	PNC Bank v. Rednak .....	Peters Township
2013-3012	Deutsche Bank v. Whitfield.....	Canonsburg
2013-3143	Sabr Moergage v. Jablonski.....	Peters Township
2013-3424	Nationstar Mortgage v. Karpinsky .....	Union Township
2013-3858	JP Morgan Chase Bank v. Prokopovitch...	North Charleroi
2012-4332	Nationstar Mortgage v. Lundy.....	California Borough
2012-4915	Citizens Bank v. Leddy.....	West Finley Township
2010-4970	Wells Fargo Bank v. Sadlek.....	Canonsburg
2012-5237	JP Morgan Chase Bank v. Catlin .....	Fallowfield Township
2012-5282	Bank of America v. Woldemikael .....	Canonsburg
2012-5413	JP Morgan Chase Bank v. Tyler .....	West Pike Run
2010-5823	Bank of America v. Butts .....	Jefferson Township
2004-6622	Bank One v. King .....	Peters Township
2011-8041	Bank of America v. Christopher .....	Nottingham Township
2011-8887	Wells Fargo Bank v. Stegenga .....	Houston
2011-9144	Wells Fargo Bank v. Hogue.....	West Pike Run

**SHERIFF' S SALE No. 2012-109**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-109 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 4, 2013

**US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE1, Asset-Backed Pass-Through Certificates, Series 2007-WFHE1, Plaintiff, vs. Mary Ann Nice; Defendant(s).**

ALL that certain lot or parcel of ground situate in the **Smith**, County of Washington, and Commonwealth of Pennsylvania. Tax Parcel I.D.: 570-019-02-08-0019-00 & 570-019-00-00-0019-02 BEING known as 211 Old Oak Street, Langeloth, PA 15054.

**SHERIFF'S SALE No. 2013-300**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-300 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 4, 2013

**U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2006-7 Plaintiff V. JOHN M. HOLOVAK MARY E. HOLOVAK Defendant(s)**

By virtue of a Writ of Execution filed to No. 2013-300, U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 v. JOHN M. HOLOVAK, MARY E. HOLOVAK, owners of property situate in **Peters Township**, Washington County, Pennsylvania, being 1076 Elizabeth Drive, Canonsburg, PA 15317. Assessment Map No.: 540-003-09-01-0007-00 Assessed Value Figure: \$21,115.00 Judgment Amount: \$271,589.00 Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2012-1071**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-1071 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 4, 2013

**AgCHOICE FARM CREDIT, ACA Plaintiff vs. CHRISTY S. BERRY a/k/ a CRISTY J. BERRY Defendant**

PARCEL A: All that certain tract of land in **Amwell Twp., Washington Co., PA** containing 10.33 acres. PBV 19 P 706. Having erected thereon a single family dwelling known as 420 Ridge Church Rd., Amity PA 15311. See Instrument No. 200320352, Parcel ID No. 020-022-00-00-0014-06

PARCEL B: All that certain tract of land in **Amwell Twp., Washington Co., PA**. Tract No. 1 and 4 "Minor Subdivision, Cherlyn Bristor" Plan, PBV 44 P 24; See Instrument No. 200223466. Parcel ID No. 020-020-00-00-0005-02

**SHERIFF'S SALE No. 2013-1346**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1346 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 4, 2013

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, 7105 Corporate Drive, PTX B-209, Plano, TX 75024 vs JEREMY D. LANCASTER**



ALL those certain lots of ground situate in **Chartiers Township**, Washington County, Pennsylvania, being known and designated as Lots No. 153 and 154 in the Moninger Land Company Plan which plan is recorded in the Recorder's Office of Washington County in Plan Book 5, page 140, more particularly bounded and described as follows, to wit: Bounded on the North by Lot No. 155; on the East by Hickory Alley, on the South by Lot No. 152 and on the West by Regent Street, each lot having a frontage of forty (40) feet on the East side of Regent Street, and extending back Eastwardly of uniform width a distance of one hundred fifty (150) feet to Hickory Alley. SUBJECT to exceptions, reservations, easements and conditions as set forth or referred to in the record chain of title. Tax Parcel No. 170-016-01-04-0019-00 BEING 517 Regent Street, Houston, PA 15342

#### **SHERIFF'S SALE 2013-1512**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1512 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 10:00A.M. on OCTOBER 4, 2013

#### **FIFTH THIRD MORTGAGE COMPANY V. NATHAN CHADWICK A/K/A NATHAN P. CHADWICK**

owner(s) of property situate in **NORTH STRABANE TOWNSHIP**, WASHINGTON County, Pennsylvania, being 123 MCGREGOR DRIVE,

CANONSBURG, PA 15317-2236  
Parcel No. 520-013-12-02-0013-00  
(Acreage & or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$248,953.81

#### **SHERIFF'S SALE No. 2013-1532**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1532 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 4, 2013

**GREEN TREE CONSUMER DISCOUNT COMPANY-7360 S Kyrene Road Mail Stop: T-208 Tempe, AZ 85283 vs. SARAH M. KEENER, DAVID R. KEENER, JR., 6 Main Street, Taylorstown, PA 15365**

ALL that certain tract of land situate in Taylorstown, **Blaine Township**, Washington County, Pennsylvania, bounded and described as follows:

FRONTING 30 feet on the south side of Main or Market Street and extending back of uniform width 264 feet to land of Florence Stine, being Tract Third hereof, being bounded on the East by land of Florence Stine, being Tract Second hereof, and on the West by land now or formerly of Charles J. Crothers. Being known and designated as the western one half of tract of no. 62 in the original plan of Taylorstown. As recorded in Plan Book 1, page 75. Also being known as 6 Main Street, Taylorstown, Pennsylvania. Property

Address: 6 Main Street, Taylorstown,  
PA 15365 Parcel No.: 050-005-01-03-  
0001-00

### **SHERIFF'S SALE No. 2013-1688**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1688 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 4, 2013

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF VS. CARRIE L. DAGUE AND MATTHEW M. DAGUE, DEFENDANT(S)**

ALL THAT CERTAIN lot or parcel of land situate in the **Borough of Donora**, County of Washington, Commonwealth of Pennsylvania, bounded and described according to a plan of survey for Calvary United Presbyterian Church, dated 11/16/2007 as prepared by William G. Dei Cas, Land Surveyor, and recorded 02/25/2008 in Instrument No. 200804358, and having thereon erected a residential dwelling house known as: 816 Thompson Avenue, Donora, PA 15033 PARCEL NO. 240-011-00-01-0002-00. Reference Washington County Instrument No. 200809835, granted and conveyed unto Matthew M. Dague and Carrie L. Dague, his wife. UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations

of record, as the same may appear in this or prior instruments of record.

### **SHERIFF'S SALE 2013-1691**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1691 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 4, 2013

**VOLT 2012-NPL1 ASSET HOLDINGS TRUST vs CHARLES W. COLBORN and STACEY J. COLBORN**

JUDGMENT AMOUNT: \$87,791.84  
Municipality: **East Bethlehem Township**, Property located at: 798 Crawford Road Deed Book Volume 2850 page 336 Acreage: 60 X 180 Improvements: Two Story Frame House and Garage Assessed Valuation: Land: \$863.00. Building: \$4,775.00  
WASHINGTON COUNTY TAX MAP-  
NUMBER 260-013-00-02-0003-00

### **SHERIFF'S SALE 2013-1839**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-1839 issued out of the COIVIMON 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 4, 2013

**MIDFIRST BANK, PLAINTIFF VS.  
LISA A. BRISCOE AND EDWARD  
T. BRISCOE, DEFENDANT(S)**

All that certain parcel or tract of land situated in the township of Union, Washington County, Pennsylvania, containing 0.9090 acres according to survey prepared by William G. Dei Cas, Surveyor #21171-E dated May, 1997, and having thereon erected a dwelling known as 4567 Finleyville Elrama Road, **Finleyville, PA 15332. TAX PARCEL: 640-007-07-00-0007-00** See Washington County Record Book 3125 Page 318.

**SHERIFF'S SALE No. 2013-1954**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-1954 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 4, 2013

**PNC BANK, NATIONAL ASSOCIATION, as successor by merger to NATIONAL CITY BANK, Plaintiff, ALL KNOWN AND UNKNOWN HEIRS OF IRENE SWARROW, Defendant, and MONICA J. MIKOLAY, Terre Tenant.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIMS OF MONICA J. MIKOLAY OF, of, in and to the following described property: A.T.C. LOT OR PIECE OF GROUND SIT. IN **CENTERVILLE BOROUGH., WASHINGTON COUNTY, PA, BEING MORE FULLY DESCYD AT**

INSTRUMENT NO. 201204196. KNOWN AS 404 ASH STREET, RICHEYVILLE, PA 15358. WASHINGTON COUNTY TAX I.D. NO. 154-005-00-03-0044-00

**SHERIFF'S SALE No. 2013-2176**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-2176 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 4, 2013

**NATIONSTAR MORTGAGE, LLC  
v. LUANNE VENNERI**

owner(s) of property situate in the **CHARLEROI BOROUGH, WASHINGTON County, Pennsylvania, being 1108 LOWER MEADOW AVENUE, CHARLEROI, PA 15022-2032 Parcel No. 160-006-00-01-0004-00** (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$77,381.41

**SHERIFF'S SALE No. 2013-2213**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2013-2213 issued out of the COMMON PLEAS of Washington County, and to the 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 4, 2013

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE. SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC ASSET BACKED CERTIFICATES , SERIES 2005-HE11 c/o3415 Vision Drive, Columbus, OH 43219 vs. MARY A. ANGOTT a/k/a MARY ANN HORNE a/k/a MARY A. HORNE AGNOTT, 118 Fulton Street, Washington, PA 15301**

ALL THAT CERTAIN Lot Or Piece Of Ground, Being A Part Of Lot Known As Lot No. 12 In Block 'A' Of A Plan Of Lots Laid Off By James S. Stocking In **Franklin Township** (Now North Franklin Township), Washington County, Pennsylvania, And Known As "Kalorama", Said Plan Being Recorded In The Recorder's Office Of Washington County, In Plan Book 1, Page 85; Said Lot Fronting 30 Feet On Fulton Street. A Twenty-Nine Foot Street, And Extending Back In A Southward Direction At An Even And Uniform Width Of 30 Feet, For A Distance Of 90 Feet. The Said Lot Being 30 By 90 Feet. The Said Lot Is Also Bounded On The East By Lot No. 13, On The West By Lot No. 11, All In Said Block "A". Parcel#: 510-002-03-01-0008-00 Property Address: 118 Fulton Street, Washington, PA,15301

#### **SHERIFF'S SALE No. 2013-2532**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2532 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 4, 2013

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC. V. DEBRA J. CHATMAN**

owner(s) of property situate in the **SIXTH WARD** of the CITY of WASHINGTON, WASHINGTON County, Pennsylvania, being 333 CENTRAL AVENUE, WASHINGTON, PA 15301-3503 Parcel No. 760-003-00-03-0012-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$36,292.49

#### **SHERIFF'S SALE No. 2013-2598**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-2598 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 4, 2013

**Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2004-1 Asset-Backed Certificates, Series 2004-1, by its Attorney-in-fact Ocwen Loan Servicing, LLC V. Beth Ann May and United State of America, Dept of Treasury Internal Revenue Service JUDGMENT AMOUNT \$114,392.67**

ATTORNEY: ANDREW J. MARLEY, Esq., 1581 Main St, Ste 200, The Shops

at Valley Square, Warrington, PA 18976  
All the right, title and interest and claim  
of BETH ANN MAY of, in and to:  
SHORT All that certain lot or piece of  
ground situate in the **7th Ward**, City of  
Washington, Washington County,  
having erected thereon a dwelling  
known as 110 Woodland Avenue,  
Washington, PA 15301 I.D. NO- 770-  
030-00-02-0016-00

**SHERIFF'S SALE No. 2011-2789**

By virtue of a WRIT OF EXECUTION  
MORTGAGE FORECLOSURE No.  
2011-2789 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 4, 2013

**PHH MORTGAGE CORPORATION  
F/K/A CENDANT MORTGAGE  
CORPORATION V. DIONNE M.  
SIMPKINS**

owner(s) of property situate in the  
**BOROUGH OF CANONSBURG**,  
WASHINGTON County, Pennsylvania,  
being 429 DUQUESNE AVENUE,  
CANONSBURG, PA 15317-2133  
Parcel No. 090-014-00-04-0011-00  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING Judgment Amount:  
\$92,650.81

**SHERIFF'S SALE No. 2013-2968**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2013-2968 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 4, 2013

**PNC BANK, NATIONAL  
ASSOCIATION, SUCCESSOR BY  
MERGER TO NATIONAL CITY  
MORTGAGE, A DIVISION OF  
NATIONAL CITY BANK, 3232  
Newmark Drive, Miamisburg, OH  
45342 vs. JON J. REDNAX, as  
Executor of the Estate of David A.  
Rednak, Deceased, 907 Venetia Road,  
Venetia, PA 15367**

All that certain lot of ground situate in  
**Peters Township**, Washington County,  
Pennsylvania, more particularly  
bounded and described as follows:  
Fronting sixty (60) feet on a public road  
and extending back of uniform width  
one hundred twenty (120) feet to public  
street, being Lot No. 20 and the western  
half of Lot No. 21, adjoining said lot. 20  
in a certain plan of lots laid out by S. B.  
Gregg which plan of lots is recorded in  
Plan Book 1, Page 185, in the Records  
office of Washington County,  
Pennsylvania. There is erected thereon a  
two story frame dwelling and other  
improvements Being commonly known  
as 907 Venetia Road, Venetia,  
Pennsylvania 15367. Being known and  
designated as Parcel No. 540-004-01-01-  
0015-00 in the Deed Registry Office of  
Washington County, Pennsylvania

**SHERIFF'S SALE No. 2013-3012**

By virtue of a WRIT OF EXECUTION  
MORTGAGE FORECLOSURE No.  
2013-3012 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 4, 2013

**Deutsche Bank National Trust Company, as Trustee for Ameriquet Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-FR1 Plaintiff v. SCOTT A. WHITFIELD Defendant(s)**

By virtue of a Writ of Execution filed to No. 2013-3012, Deutsche Bank National Trust Company, as Trustee for Ameriquet Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-FR1 v. SCOTT A. WHITFIELD, owners of property situate in Canonsburg 1<sup>st</sup> Ward Annex, Washington County, Pennsylvania, being 425 Gladden Road, Canonsburg, PA 15317. Assessment Map No.: 095-001-07-04-0017-00 Assessed Value Figure: \$7,627.00 Judgment Amount: \$79,248.00 Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2013-3143**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3143 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 4, 2013**

**SABR MORTGAGE LOAN 2008-1 REO SUBSIDIARY -1 LLC Plaintiff v. KANDI A. JABLONSKI MATTHEW B. JABLONSKI Defendant(s)**

ALL THAT CERTAIN LOT OF LAND SITUATE IN **PETERS TOWNSHIP**, WASHINGTON COUNTY PENNSYLVANIA: BEING KNOWN AS 205 Farmington Drive, Venetia, PA 15367 PARCEL NUMBER: 540-001-03-00-0003-00 IMPROVEMENTS: Residential Property

**SHERIFF'S SALE No. 2013-3424**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3424 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 4, 2013

**NATIONS TAR MORTGAGE LLC, 350 Highland Drive, Lewisville, TX 75067 VS. ROBERT F. KARPINSKY KRISTINE J. KARPINSKY, Route 88 S Box, Finleyville, PA 15323**

All That Certain Piece Or Parcel Of Land Situate In The **Township Of Union**, County Of Washington, Commonwealth Of Pennsylvania, Being More Particularly Bounded And Described As Follows: Beginning At A Point On The Concrete Public Highway Known As Pennsylvania Route 88; Thence Along Property Of William Powell, Now Of William Cove, South 57° 56' West, A Distance Of 111.80 Feet To A Post; Thence By Lands Of Glenn Van Voorhis, South 61° 53' West, A Distance Of 43.30 feet to a sugar tree; thence by the same south 43° 39' west a distance of 278' more or less, To A Point In A Post Thence By The Same North 38° 57' West, A Distance

Of 159.19 Feet To An Iron Pin; Thence By Lands Of Annie McNaughton And Other Lands Of The Grantors Herein, North 58° 56' East, A Distance Of 444.10 Feet To A Point In Route 88; Thence By Said Route 83, South 31° 04' East, A Distance Of 84.90 Feet To The Place Of Beginning. The Above Description Was Taken From A Survey Drawn By Steve Puskar, Registered Surveyor, Dated March 30, 1992. Having Erected Thereon A Dwelling Being Known And Designated As Nos. 33, Route 88. Tax Map Reference: 640-011-03-00-0010-00

### **SHERIFF'S SALE No. 2013-3858**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3858 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 4, 2013

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION, c/o  
3415 Vision Drive, Columbus, OH  
43219 vs. GLENN E.  
PROKOPOVITCH as Co-  
Administrator of the Estate of LINDA  
LEE PROKOPOVICH, Deceased  
MARLENE M. HARMON as Co-  
Administratrix of the Estate of  
LINDA LEE PROKOPOVICH,  
Deceased, 644 Highland Avenue,  
North Charleroi, PA 15022**

ALL that certain lot or piece of ground situate in the **Borough of North Charleroi**, County of Washington and Commonwealth of Pennsylvania being

Lots Nos. 16, 17 and 18 fronting on the West side of Highland Avenue a distance of seventy-five (75') feet and running back in uniform width a distance of one-hundred ten (110') feet to a Twenty (20') foot wide alley in Block No. 18 in the Lock View Plan of Lots laid out by North Charleroi Land Company, as recorded in the Recorder's Office of Washington County, PA, in Plan Book Volume 2, page 132 **EXCEPTING AND RESERVING therefrom the Pittsburgh or River Vein of coal with the right to mine and take away all of said coal without liability for damages of any kind whatsoever, as reserved by the coal company holding said right. BEING DESIGNATED AS TAX PARCEL NOS. 500-007-00-03-0005-00 (LOT NO. 18) AND 500-007-00-03-0006-00 (LOTS NOS. 16 AND 17). TOGETHER WITH AND UNDER AND SUBJECT TO covenants, conditions, restrictions, easements, coal and mining rights and rights of way as containing in prior instruments of record. PROPERTY ADDRESS: 644 Highland Avenue, North Charleroi, PA 15022**

### **SHERIFF'S SALE No. 2012-4332**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4332 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 4, 2013**

**NATIONSTAR MORTGAGE, LLC  
V. TIMOTHY J. LUNDY  
ROSEMARY A. LUNDY**

owner(s) of property situate in the **BOROUGH OF CALIFORNIA**, WASHINGTON County Pennsylvania, being 850 GREEN STREET, CALIFORNIA, PA 15419-1333 Parcel No. 080-019-00-04-0012-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$126,266.19

**SHERIFF'S SALE No. 2012-4915**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4915 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 4, 2013

**C I T I Z E N S     B A N K     O F  
PENNSYLVANIA Plaintiff vs. Mark  
D. Leddy Defendant(s)**

ALL THE RIGHT, TITLE AND INTEREST OF Mark D. Leddy, OWNERS OR REPUTED OWNERS. ALL THAT CERTAIN tract of land situate in **West Finley Township**, Washington County, Pennsylvania, BEING KNOWN AS: 542 Whiteman Road, West Finley, PA 15377 CONTAINING 19 acres and 33 perches, more or less. Tax Parcel No. 680-001-00-00-0018-00

**SHERIFF'S SALE No. 2010-4970**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-4970 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 4, 2013

**WELLS FARGO BANK, NA. V.  
JEROME V. SADLEK**

owner(s) of property situate in the **BOROUGH OF CANONSBURG**, 2ND, WASHINGTON County, Pennsylvania, being 215 GLENN AVENUE, CANONSBURG, PA 15317-1030 Parcel No. 100-018-00-02-0017-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$147,334.12

**SHERIFF'S SALE No. 2012-5237**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5237 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 4, 2013

**JPMorgan Chase Bank, National  
Association PLAINTIFF vs. John D.  
Catlin DEFENDANT**

ALL that certain piece or parcel of land situate in **Fallowfield Township**, Washington County, Pennsylvania described as follows: 1716 Route 481, Charleroi, PA 15022 EXCEPTING AND RESERVING here from and here out all of the coal underlying said parcel of ground, with full and complete mining rights and release of damages.



EXCEPTING AND reserving also all of the natural gas and oil. THIS DEED is also subject to certain rights of ways to West Penn Power Company and to Bell Telephone Company. Parcel No.: 320-006-01-03-0002-00 court judgment of \$119,104.00

**SHERIFF'S SALE No. 2012-5282**

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2012-5282 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 4, 2013

**BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP V. DAWIT S. WOLDEMIKAEL LEIGH ANN VINGLE**

owner(s) of property situate in the **CANONSBURG BOROUGH**, 2ND, WASHINGTON County, Pennsylvania, being 27 WEST PITT STREET, CANONSBURG, PA 15317-3838 Parcel No. 100-002-00-01-0026-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$142,662.53

**SHERIFF'S SALE No. 2012-5413**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5413 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 4, 2013

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER CHASE HOME FINANCE, LLC v. JOHN TYLER**

owner(s) of property situate in the **TOWNSHIP OF WEST PIKE RUN**, WASHINGTON County, Pennsylvania, being 91 CIRCLE ROAD, DAISYTOWN, PA 15427-1043 Parcel No. 700-012-03-03-0004-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$65,169.20

**SHERIFF'S SALE No. 2010-5823**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-5823 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 4, 2013

**BANK OF AMERICA NA, successor by merger to BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, 7105 Corporate Drive, PTX B-209, Plano, TX 75024 vs. FELICIA ANN BUTTS GEORGE CLIFFORD BUTTS, 508 Scott Hollow Road, Burgettstown, PA 15021**

All those certain lots of ground situate in **Eldersville**, Jefferson Township, Washington County, and Commonwealth of Pennsylvania being known and designated as Lots Nos. 13,14, 15 and 16 in the Jacob Dimit's Plan of Lots No. 1, as recorded in the Recorder's Office for Washington County, Pennsylvania, in Plan Book 3, Page 120. Excepting and reserving, however, all the Pittsburgh or River Vein of coal in and underlying the above described lot of ground together with mining rights, waiver of damages, etc, as heretofore conveyed. Parcel Nos: 380-007-01-07-0011-00 (Lots Nos. 15 and 16); 380-007-01-07-0010-00 (Lot No. 14); 380-007-01-07-0009-00 (Lot No. 13) Property address: 508 Scott Hollow Road, Burgettstown, PA 15021

#### **SHERIFF'S SALE No. 2004-6622**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2004-6622 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 10:00 A.M. on OCTOBER 4, 2013

**Bank One, National Association, as Trustee Plaintiff v. RHONDA KING Defendant(s)**

By virtue of a Writ of Execution filed to No., Bank One, National Association, as Trustee v. RHONDA KING, owners of property situate in **Township of Peters**, Washington County, Pennsylvania, being 201 Teepee Drive, McMurray, PA 15317. Assessment Map No.: 540-003-05-02-020- Assessed Value Figure: \$22,168.00 Judgment Amount: \$185,209.48 Improvements Thereon: Residential Property

#### **SHERIFF'S SALE No. 2011-8041**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-8041 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 4, 2013

**Bank of America, N.A. Plaintiff V. Ronald W. Christopher Defendant**

All that certain Lot or parcel of land situate in **Nottingham Township**, Washington Count and commonwealth of Pennsylvania 714 Valley View Road, Eighty Four, Pennsylvania 15330 Tax. I.D #: 530-004-00-00-0038-00 Improvements consist of a Residential Dwelling

#### **SHERIFF' S SALE No. 2011-8887**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-8887 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 4, 2013

**Wells Fargo Bank, N.A., successor by merger to Wachovia Bank of Delaware, N.A., f\k/a First Union National Bank of Delaware, N.A, Plaintiff, vs. DAVID I. STEGENGA II, ADMINISTRATOR OF THE ESTATE OF LINDA L. STEGENGA a/k/a LINDA STEGENGA; Defendant (s).**

ALL that certain lot or parcel of ground situate in the **Houston**, County of Washington, and Commonwealth of Pennsylvania. Tax Parcel I.D.: 360-013-00-02-0007-00 BEING known as 114 South Main Street, Houston, PA 15342-1813.

**SHERIFF'S SALE No. 2011-9144**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-9144 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 4, 2013

**WELLS FARGO BANK, NA. V.  
KATHY HOGUE**

owner(s) of property situate in the **TOWNSHIP OF WEST PIKE RUN**, WASHINGTON County, Pennsylvania, being 3097 NATIONAL PIKE, AKA 3097 NATIONAL ROAD, DAISYTOWN, PA 15427-1007 Parcel No. 700-007-01-01-0008-00 (Acreage or street address) Improvements Thereon; RESIDENTIAL DWELLING Judgment Amount: \$63,860.44

Samuel F. Romano, Sheriff                      7)6-3