

ESTATE NOTICES

Matthew J. Madvay, 30 E. Beau Street,
Suite 117, Washington, PA 15301
COURT REPORTER

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

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 Zebley 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:

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

SECOND 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; Executrices: 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

THIRD PUBLICATION

CHERPAK, ANDREW, late of Chartiers
Township, Washington Co., PA; Executrix:
Jennifer J. Merriman, 3 Carter Lane,
McDonald, PA 15057; Attorney: James P.
Liekar, 38 West Pike Street, Canonsburg,
PA 15317

HAMILTON, MARK KARL, a/k/a
MARK HAMILTON, late of
Burgettstown, Washington Co., PA;
Administrator: Kevin Hamilton, c/o
Kusturiss, Wolf & Kusturiss, 12 N.
Jefferson Ave., Canonsburg, PA 15317;
Attorney: Steven R. Wolf, 12 North
Jefferson Ave., Canonsburg, PA 15317

KELLY, CATHERINE C., late of
Monongahela, Washington Co., PA;
Executrix: Katherine D. Kelly, 575 Dry
Run Road, Monongahela, PA 15063;
Attorney: Emily E. Diederich, 125

Technology Dr., Suite 202, Bailey
Center, Southpointe, Canonsburg, PA
15317

MCADOO, HELEN B., late of
Washington, Washington Co., PA;
Executrix: Rebecca A. McAdoo, 573
Haney Road, Washington, PA 15301;
Attorney: Stephanie M. Sewak, 11 East
Beau St., Washington, PA 15301

MORRIS, BONNIE J., a/k/a **BONNIE**
JEAN STIMPSON A/K/A BONNIE
JEAN MORRIS, late of Washington,
Washington Co., PA; Administrator
CTA: Mark William Morris, 122
Heather Drive, Pittsburgh, PA 15209

PAVCIC, JOHANNA E., a/k/a
JOHANNA PAVCIC, late of
Canonsburg, Washington Co., PA;
Executrix: Joyce Elish, 500 Circle Lane,
Canonsburg, PA 15317; Attorney: John
S. Morrow, Jr., Julian Gray Associates,
1187 Thorn Run Ext., Suite 400, Moon
Township, PA 15108

ROGAN, SR., MIKE T., a/k/a
MICHAEL THOMAS ROGAN a/k/a
MIKE T. ROGAN a/k/a MIKE ROGAN
a/k/a MICHAEL T. ROGAN, late of
Fredericktown, Washington Co., PA;
Executors: George Anthony Rogan, 28
Piersol Ave., Fredericktown, PA 15333;
Michael Thomas Rogan, 3853 Greensburg
Pike, Pittsburgh, PA 15221; Attorney:
Keith A. Bassi, Bassi, Vreeland &
Associates, P.C., PO Box 144, 111
Fallowfield Ave., Charleroi, PA 15022

WILLIAMS, FRANKLIN DELANO
& OPAL MARIE, late of West
Bethlehem Township, Washington Co.,
PA; Administratrices: Helen E. Baker,
4058 Equity Drive, Washington, PA
15301; LouAnn Keister, 251 North
Franklin Street, Washington, PA 15301;
Attorney: David S. Posner, Goldfarb,
Posner, Beck, DeHaven & Drewitz, 26
South Main St., Ste 200, Washington,
PA 15301

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 for a limited liability company established under the provisions of the Business Corporation Law for **MONONGAHELA SLOPE GAUGE COMPANY, LLC.**

William R. Miller, Esq.
Post Office Box 385
Hickory, PA 15340

2)37-1

DISSOLUTION NOTICE

Notice is hereby given to all persons interested or who may be affected, that **EDWARD M. McCUNE, INC.,** by unanimous consent of its Board of Directors and Shareholders has elected to wind up its affairs and file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, effective March 26, 2013. Any party in interest to the winding up of affairs of the corporation may send notice of the same to its registered business address at 62 E. Wheeling Street, Washington, PA 15301. Bassi, Vreeland & Associates, P.C. 62 E. Wheeling Street Washington, PA 15301

2)37-1

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 11 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 **BULLDOG CONSULTING, INC.** with its principal place of business being located at 43 West Hallam Avenue, Washington PA 15301.

John I. Nubani, Esq.
PO Box 144, 111 Fallowfield Avenue
Charleroi PA 15022 2)37-1

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 25th 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 **MICHAEL ELLA R.E.S., INC.** The purpose for which it was organized is for real estate brokerage, sales, purchase, leasing and/or holding.

Matthew M. Nichols, Esq.
150 Robbins Station Rd., Ste 4
North Huntingdon, PA 15642 2)37-1

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

Sale#	PlavDef	Property Location
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 York 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.

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 expd 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

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

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 540-006-19-00-0102-00 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 comer 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. Dci 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. 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, S U C C E S S O R - I N I N T E R E S T T O W A C H O V I A B A N K, N. A. A S T R U S T E E F O R P A R K P L A C E S E C U R I T I E S, I N C. A S S E T - B A C K E D P A S S - T H R O U G H C E R T I F I C A T E S, S E R I E S 2 0 0 4 - W W F 1 V. L A W R E N C E C A R T E R, J R

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

**A M E R I C A , N A T I O N A L
ASSOCIATION, AS TRUSTEE FOR
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 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

**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 COMMONWEALTH OF PENNSYLVANIA.** HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 128 FOXCHASE DRIVE, CANONSBURG, PENNSYLVANIA 15317. 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 & FRANCIS SHERMAN 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

WASHINGTON COUNTY
BANKRUPTCY PETITIONS

(All information is obtained from the
Pittsburgh Legal Journal)

Carrie Lyn DeMotte; 1774 East Maiden Street, Washington PA 15301; fka, Carrie Lyn Pokego; 13-20416; Atty: David A. Rice; Chapter 13

Perry Martin Smith and Dawn Marie Smith; 563 Joffre Cherry Road, Burgettstown PA 15021; 13-20417; Atty: David A. Rice; Chapter 13

Sean M. Joyce and Kimberly A. Joyce; 115 South Spring Valley Road, Canonsburg PA 15317; aka Sean Joyce; 13-20421; Atty: Charles O. Zebley, Jr.; Chapter 7

Alicia Katherine Jankowski; 434 McGovern Road, Houston PA 15342; 13-20442; Atty: Jesse J. White ; Chapter 13

Robert E. Mitchell and Debra L. Mitchell; 1019 McKean Avenue, Charleroi PA 15022; 13-20424; Atty: Christopher M. Frye; Chapter 13

Valerie M. DelCorso; 28 Sycamore Street, Box 134, Muse PA 15350-0134; 13-20430; Atty: Jason J. Mazzeo; Chapter 7

Michael Lee Culan and Tracy Lynn Culan; 906 Bebout Road, Venetia PA 15367; 13-20493; Atty: David A. Rice; Chapter 7

Jean Namie; 119 McKean Avenue, Box 317, Charleroi PA 15022; 13-20494; Atty: Kathleen A. Gustine; Chapter 7

Raymond W. Sprowls, Jr.; 470 Broad Street, Washington PA 15301; 13-20455; Atty: David A. Rice; Chapter 13

Jason Andrew Lauze and Jamie Lynn Lauze; 197 Latimer Avenue, Strabane PA 15363; 13-20504; Atty: David A. Rice; Chapter 7

Amy L. Matthews; PO Box 233, Beallsville PA 15313; fka, Amy L. Richardson; 13-20525; Atty: Charles O. Zebley, Jr.; Chapter 7

Veronica Cassandra Sorice; 24 West Pike Street, Apartment 1-A, Canonsburg PA 15317; 13-20528; Atty: David A. Rice; Chapter 7

WASHINGTON COUNTY TAX CLAIM BUREAU
NOTICE OF SALE OF PROPERTIES FOR DELINQUENT TAXES

TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING TAX LIENS, TAX JUDGMENTS, OR ANY OTHER JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

WARNING

YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF ITS FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY, THE TAX CLAIM BUREAU, OR THE COUNTY LAWYER REFERRAL SERVICE.

Notice is hereby given that the properties described on the sale list will be sold by the Washington County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq) and the amendments and supplements thereto. The sale will be held at Courthouse Square, Room 103 in Washington Pennsylvania. The sale will commence on **Monday, MAY 6, 2013 AT 10:00 AM** prevailing time and will continue until such time that all properties have been exposed for sale by public bidding. **Terms of the Sale:** (1) Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of **CAVEAT EMPTOR**. In every case, the property is offered for sale by the Bureau without GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever. (2) Pre-registration will take place before the sale on Wednesday, May 1, Thursday, May 2 and Friday, May 3 during the regular business hours (9:00 AM to 4:30 PM) of the Tax Claim Bureau. Pre-registration will take place in Courthouse Square, Room 205, at which time a non-refundable, \$5.00 deposit will be required to be made by each registering bidder. Proof of identification in the form of a driver's license or other government-issued photo identification MUST be presented at the time of registration. Each registrant will be provided an auction/bid number and a current sale list before the commencement of the tax sale on May 6. Registration can also be made by mail. The registration form is available for download on the Washington County website (see web link at the bottom of this notice). Mailed registrations MUST include a completed registration form, a copy of the above-mentioned identification and the non-refundable, \$5.00 deposit. Mailed registrations MUST be received no later than 4:30 PM on Thursday, May 2. Late registration will also take place between the hours of 9:00 AM and 9:45 AM on the morning of the tax sale, May 6. Late registration will take place in Courthouse Square, Room 103, at which time a non-refundable, \$25.00 deposit will be re-

quired to be made by each registering bidder. Proof of identification in the form of a driver's license or other government-issued photo identification **MUST** be presented at the time of registration. Each registrant will be provided an auction/bid number and a current sale list before the commencement of the tax sale on May 6. **(3)** Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds or attorney's checks. **NO** personal or personal business checks will be accepted. All sales are **FINAL**. Failure to pay bids **MAY** lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau. **(4)** No individual may bid upon any property unless properly registered **PRIOR** to the commencement of the sale. No individual may offer any bids neither individually nor as an agent for any other person or entity if he/she owes any delinquent taxes/municipal claims to any school district, municipality or other taxing body located in Washington County, Pennsylvania. Any individual who in contravention of the above shall forfeit any deposits or payments made on any properties bid upon, with any sums so deposited applied to outstanding tax liens, and shall be subject to further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau on behalf of Washington County and the taxing jurisdictions it serves. **(5)** Other terms to be announced at time of sale. The Owners or Reputed Owners, Description and Approximate Upset Price are set forth below. The purchasers shall receive a deed in fee simple for the property sold from the Tax Claim Bureau as trustee grantor and the purchaser shall be responsible for the payments of all transfer taxes and costs of recording.

OWNERS SHALL NOT BE PERMITTED TO REDEEM SAID PROPERTY AND NO PAYMENTS WILL BE ACCEPTED AFTER 4:30 PM PREVAILING TIME ON FRIDAY, MAY 3, 2013. OTHERWISE, OWNERS ARE REQUIRED TO REPURCHASE THEIR PROPERTY AT THE MAY 6, 2013 UPSET SALE AUCTION.

CAUTION: Recent U.S. and Pennsylvania Supreme Court cases indicate that any mortgages, judgments or other liens of record against the property you purchase may not be divested by this sale. The Tax Claim Bureau suggests that you do a title search before bidding on any properties.

We will periodically update the listing of the individual properties still being exposed for sale. The listing can be viewed on the Washington County website by logging onto www.co.washington.pa.us Go to *Departments *Tax Revenue *Claims *2013 Special Upset Sale Listing.

Debbie Bardella, Director

Parcel: 040-003-09-99-0015-00T Owner: CLARK JACK F WASHINGTON COUNTY REPORTS 321 15 BEALLSVILLE RD BENTLEY- VILLE 72 CROYDEN TR Deed Book: 9999-9999 Approx. Upset Price: 1,207.21	Parcel: 120-003-09-99-0085-00T Owner: HARVEY JAMIE 170 WINDSOR RD WASHINGTON VIN# 165221554 70 ELCONA TR / BLDG Deed Book: 9999-9999 Approx. Upset Price: 934.03
Parcel: 040-016-00-02-0011-00 Owner: AMOS JOYCE M 111 BERTRAM AVE BENTLEYVILLE LOTS 16-17 93 COMMADORE-DBLWIDE Deed Book: 3445-0434 Approx. Upset Price: 5,446.64	Parcel: 120-004-09-99-0055-00T Owner: JENKINS TRACY L 19 MARK AVE WASHINGTON 76 GOVENOR TR Deed Book: 9999-9999 Approx. Upset Price: 758.33
Parcel: 040-022-00-00-0003-00 Owner: MALARKEY DAVID G JR 733 MARY ST BENTLEYVILLE LOT .9 AC HSE 1 STY FR Deed Book: 2948-0440 Approx. Upset Price: 1,870.62	Parcel: 120-005-09-99-0121-00T Owner: DUGAN RAYMOND W 156 ROSE AVE WASHINGTON 70 MARLETTE TR/BLDG Deed Book: 9999-9999 Approx. Upset Price: 834.08
Parcel: 040-052-00-02-0011-00 Owner: HARN CHARLES G 613 WASHINGTON ST BENTLEY- VILLE LOTS 89-90 Deed Book: 200621846 Approx. Upset Price: 2,084.80	Parcel: 120-006-09-99-0004-01T Owner: MANES JOHN 1520 JEFFERSON AVE LOT 4 WASH- INGTON VIN# 70141935 76 WINDSOR TR Deed Book: 9999-9999 Approx. Upset Price: 562.27
Parcel: 050-005-01-01-0001-00 Owner: HEWITT THOMAS MELVIN JR 1 MAIN ST LOT 125 X 150 HSE 1 STY FR Deed Book: 200943219 Approx. Upset Price: 2,349.42	Parcel: 120-010-09-99-0211-01T Owner: WRIGHT ROBIN L 211 BENCH AVE WASHINGTON Deed Book: 9999-9999 Approx. Upset Price: 1,000.21
Parcel: 060-007-00-00-0012-00 Owner: STEWART TIMOTHY J 4335 4345 US RTE 40 CLAYSVILLE 1.5 AC HSE 2 STY/COMMERCIAL BLDG Deed Book: 2181-0408 Approx. Upset Price: 11,024.11	Parcel: 120-010-09-99-0237-00T Owner: WALKER MICHELE L 237 BENCH AVE WASHINGTON VIN# ZWI70148633 78 WINDSOR TR Deed Book: 9999-9999 Approx. Upset Price: 871.84

Parcel: 120-011-09-02-0001-00
 Owner: JOHNSON ROBERT E &
 MARY M
 796 BAIRD AVE WASHINGTON
 LOTS 725-726
 BLDG &/OR IMPROVMNTS
 Deed Book: 2011-0070
 Approx. Upset Price: 7,614.05

Parcel: 140-009-02-04-0055-01
 Owner: MARMO MADELINE &
 DANIEL
 1 OAK ST MUSE
 PT LT 337 303 ACRE
 HSE 1 STY BR
 Deed Book: 1443-0140
 Approx. Upset Price: 5,945.77

Parcel: 151-012-00-00-0001-02
 Owner: SWOGER JOHN W & CAROL E
 ROUTE 481
 LOT 1.0 AC
 HSE S/L BR
 Deed Book: 1519-0218
 Approx. Upset Price: 7,072.74

Parcel: 152-025-00-03-0075-00
 Owner: SABATULA KEVIN E &
 CHERYL
 RELIANCE AVE
 LOT 602-603 & PT 601
 BLDG &/OR IMPROVMNTS
 Deed Book: 200714466
 Approx. Upset Price: 1,962.38

Parcel: 152-025-00-03-0077-01
 Owner: SABATULA KEVIN E &
 CHERYL
 LOTS 700-701-702
 Deed Book: 199972604
 Approx. Upset Price: 1,296.41

Parcel: 153-032-01-01-0114-00
 Owner: SULLIVAN DONNA L
 1169 FIRST ST DENBO
 LOT 112
 HSE 2 STY FR
 Deed Book: 200619849
 Approx. Upset Price: 2,552.09

Parcel: 154-008-00-00-0014-00
 Owner: KVEDER RICHARD J &
 NANCY KVEDER & EDWARD S
 KVEDER
 3285 RTE 40 FREDERICKTOWN
 LOT 2.4 AC
 HSE 1 1/2 STY-GAR
 Deed Book: 2376-0678
 Approx. Upset Price: 5,748.62

Parcel: 155-058-01-01-0063-00
 Owner: PIRT ROBERT & VIRGINIA
 15 ARCH ST VESTABURG
 LOT 342
 HSE 2 STY FR
 Deed Book: 200109321
 Approx. Upset Price: 1,691.56

Parcel: 160-009-00-02-0035-00
 Owner: ROSADO JUAN
 837 PROSPECT AVE CHARLEROI
 LOT 36 PT LOT 37
 HSE 2 STY FR
 Deed Book: 200349165
 Approx. Upset Price: 3,704.92

Parcel: 210-001-00-00-0023-00
 Owner: FRANK J PLESKOVICH III &
 PATRICIA
 143 VANCE DR BURGETTSTOWN
 LOT 1.0 AC
 HSE 1 STY BR
 Deed Book: 200627402
 Approx. Upset Price: 4,031.57

Parcel: 240-011-00-05-0022-00
 Owner: LARUE CALVALIER E
 942 MELDON AVE DONORA
 LOT HSE 2 STY FR
 Deed Book: 200512890
 Approx. Upset Price: 1,831.46

Parcel: 240-013-00-02-0013-00
 Owner: LELO MGT
 740 LINDEN ALY
 LOTS 33-34
 COMM APTS
 Deed Book: 200900408
 Approx. Upset Price: 5,627.24

Parcel: 240-013-00-03-0016-00 Owner: PERUMAL VEERASAMMY 769 MCKEAN AVE DONORA LOT 18 PT LOT 19 COMM BLDG Deed Book: 201032356 Approx. Upset Price: 1,897.93	Parcel: 260-001-04-03-0015-00 Owner: HOLF MITZI & JOHN 212 3RD ST LOT 212 HSE 1 STY VYL/ADD Deed Book: 200725296 Approx. Upset Price: 7,483.00
Parcel: 240-013-00-03-0019-00 Owner: LELO MGT 789 MCKEAN AVE DONORA LOTS 21-22 BLK 14 COMM BLDG Deed Book: 200610913 Approx. Upset Price: 5,583.65	Parcel: 310-001-09-99-0021-00T Owner: WILSON JOHN & GEORGE FITCH JR B1 SCOTT DR ELLSWORTH B1 SCOTT DR 78 NEW EAGLE TR Deed Book: 9999-9999 Approx. Upset Price: 1,445.28
Parcel: 240-017-00-02-0006-00 Owner: HOTZ BRIAN W & GAIL 477 EIGHTH ST DONORA LOT 22 HSE 2 STY FR Deed Book: 200425388 Approx. Upset Price: 2,598.43	Parcel: 310-014-00-00-0014-00 Owner: DREYER NANCY J & ERIC LOT 12-0.17 A SURF Deed Book: 200205706 Approx. Upset Price: 1,040.42
Parcel: 240-027-00-02-0034-00 Owner: ROSEBUD ENTER 331 THIRD ST DONORA PT LOT 16 HSE 2 STY FR Deed Book: 200912862 Approx. Upset Price: 1,953.15	Parcel: 320-008-05-02-0013-00 Owner: CLARK JAY E JR & RITA 103 WISETOWN RD CHARLEROI LOT 201 HSE 1 STY FR & GAR Deed Book: 3266-0191 Approx. Upset Price: 3,874.51
Parcel: 240-032-00-01-0011-00 Owner: STEWART TAMARA A & DEMIDIO 58 ALLEN AVE DONORA PT LOT 30 HSE 2 STY & GAR Deed Book: 2925-0184 Approx. Upset Price: 2,365.05	Parcel: 380-001-00-00-0035-00 Owner: ZYLO WALTER & ANN 163 ELDERSVILLE RD BURGETTS- TOWN 1.3 ACRES HSE 1 STY BR Deed Book: 1139-0571 Approx. Upset Price: 9,192.47
Parcel: 240-034-00-06-0025-00 Owner: ROSEBUD ENTER 300 WALNUT ST DONORA LOT 232 HSE 1 STY FR Deed Book: 200912900 Approx. Upset Price: 1,237.30	Parcel: 480-008-00-03-0005-00 Owner: GALLO ADAM M 142 MORTON ST NEW EAGLE LOT 26 HSE 1 STY FR Deed Book: 200626131 Approx. Upset Price: 1,608.66

Parcel: 480-012-00-01-0024-00
 Owner: GRIGGLE JENNIFER L
 428 BIRCH AVE NEW EAGLE
 PT LOT 64
 HSE 2 STY FR
 Deed Book: 200702006
 Approx. Upset Price: 2,759.57

Parcel: 490-011-00-00-0007-04
 Owner: ZUPANCIC EDWARD G
 311 URQUHART RD SCENERY HILL
 LOT 1.0 AC
 HSE 1 STY BR/GAR
 Deed Book: 200424132
 Approx. Upset Price: 7,731.27

Parcel: 520-015-02-01-0002-00
 Owner: MORTON MARILYN & LEONARD
 63 LATIMER AVE STRABANE
 PT LOT 11 3/4
 HSE 1 STY BR
 Deed Book: 1265-0151
 Approx. Upset Price: 4,959.95

Parcel: 530-020-09-99-0001-04
 Owner: LECHNER WILLIAM & LAURISA
 75 MOBILE HOME/ADDS
 Deed Book: 9999-9999
 Approx. Upset Price: 1,211.54

Parcel: 550-005-09-99-0052-01T
 Owner: KARMANN KURT
 78 BUDDY TRAILER
 Deed Book: 9999-9999
 Approx. Upset Price: 1,325.35

Parcel: 570-004-09-99-0014-01T
 Owner: BUTLER DAISY G
 18 ROSALIE ST SLOVAN
 VIN# 601862
 67 HOLLY-PARK TRL
 Deed Book: 9999-9999
 Approx. Upset Price: 877.96

Parcel: 580-001-00-00-0034-00
 Owner: FINE GORDON & MARYLOU
 203 HOGE SUMMIT RD EIGHTY
 FOUR

LOT .5 AC
 MULTIPLE BLDGS
 Deed Book: 200011182
 Approx. Upset Price: 12,403.10

Parcel: 590-004-09-99-0001-01T
 Owner: MCCULLOUGH BRENDA
 325 KING AIR CIR WASHINGTON
 MOBILE HOME
 Deed Book: 9999-9999
 Approx. Upset Price: 1,661.56

Parcel: 590-004-09-99-0004-01T
 Owner: MCCULLOUGH BRENDA
 295 KING AIR CIRCLE WASHINGTON
 NORRIS LEXINGTON TR
 Deed Book: 9999-9999
 Approx. Upset Price: 1,957.41

Parcel: 620-004-00-01-0003-00
 Owner: GAZI ALLISON L
 206 CHESTNUT ST STOCKDALE
 LOT .1 AC
 BLDG &/OR IMPROVMNTS
 Deed Book: 2423-0381
 Approx. Upset Price: 4,214.37

Parcel: 660-015-00-00-0002-00
 Owner: BERCO SKY LEONARD
 1627 & 1632 LONE PINE RD
 106.34 AC @ C&G
 HSE 2 STY FR & OTHER STRUCTURES
 Deed Book: 200244044
 Approx. Upset Price: 15,719.97

Parcel: 680-015-00-00-0006-04
 Owner: RINGHEISEN MATTHEW
 41 HUTCHINSON RD CLAYSVILLE
 .98 AC
 1 1/2 STY LOG HSE-GR
 Deed Book: 201011176
 Approx. Upset Price: 5,603.73