

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

BARTMAN, JESS WADE, late of City of Monongahela, Washington Co., PA; Administrator: Timothy James Bartman, 650 Hidden Rodge Ct., #303, South Park, PA 15129; Attorney: Blane A. Black, 223 Second Street, Monongahela, PA 15063

BUCHANAN, MOLLIE I., late of Washington, Washington Co., PA; Executrix: Billie Rae Buchanan, 945 W. Chestnut St., Washington, PA 15301; Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

CARNEY, ARTHUR B., late of Roscoe Borough, Washington Co., PA; Administrator: David DuBarr, 1000 Furlong Ave., PO Box 517, Roscoe, PA 15477; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

CIMAROLLI, CLEMENTINA, late of Avella, Washington Co., PA; Executrix: Madeline I. Lis, 500 Cedar Grove Road, Avella, PA 15312; Attorney: Michael C. Cruny, 23 East Beau St., Washington, PA 15301

MAKEY, MICHAEL A., late of West Brownsville, Washington Co., PA; Executor: David E. Mellinger, 336 Redds Mill Road, Charleroi, PA 15022; Attorney: Mark E. Ramsier, 823 Broad Avenue, Belle Vernon, PA 15012

MATAY, ALICE J., late of Fallowfield Township, Washington Co., PA;

Executor: David Niles Matay, 173 Perryopolis Road, Perryopolis, PA 15473; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

MORLEY, MARY KATHRYN, late of Donegal Township, Washington Co., PA; Executor: Dennis E. Dutton, 263 E. Buffalo Church Road, Washington, PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Washington, PA 15301

PORE, ANN L., late of Canonsburg, Washington Co., PA; Administratrix: Ms. Janet E. Lane, 205 Dodd Drive, Washington, PA 15301; Attorney: Susan P. Moser, 150 Main St., PO Box 371, Claysville, PA 15323

RUSSO, ANTHONY J., late of South Strabane Township, Washington Co., PA; Executrix: Colleen Russo, 32 Gina Drive, Washington, PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Washington, PA 15301

SCHOENHOLTZ, LOREN R., late of Carroll Township, Washington Co., PA; Executrix: Doreen Schwab, 413 Oxford Avenue, Elizabeth, PA 15037; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

WISTHOFF, DARRYL R., a/k/a **DARRYL WISTHOFF**, late of North Strabane Township, Washington Co., PA; Executrix: Beth Ann Wisthoff, 1034 Waterford Court, McMurray, PA 15317; Attorney: Donald B. Formoso, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

SECOND PUBLICATION

BERISFORD, ROBERT A., late of Canton Township, Washington Co., PA; Executor: Dale A. Berisford, 9909 34th Statement Avenue, Pinellas Park, FL

33782; Attorney: Susan M. Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

BUCHAK, MARY MARTHA, late of Charleroi, Washington Co., PA; Executrix: Mary Diane Ercegovich, c/o Amatangelo, Baisley & Walsh, LLC, Donora, PA 15033; Attorney: Justin M. Walsh, Amatangelo, Baisley & Walsh, LLC, 100 Fourth St., Donora, PA 15033

FRIESNER, JOHN WILLIAM, a/k/a **WILLIAM FRIESNER**, late of Washington, Washington Co., PA; Executrix: Cloteel L. Friesner c/o Kirk A. King, 77 South Washington Street, Waynesburg PA 15370; Attorney: Kirk A. King, 77 South Washington Street, Waynesburg PA 15370

HARRIG, THOMAS C., late of Canonsburg, Washington Co., PA; Executor: Thomas J. Harrig, 3170 Laurel Ridge Circle, Bridgeville PA 15017; Attorney: Emmanuel S. Anthou, 142A McClelland Road, Canonsburg PA 15317

HERRON, MARLENE S., late of California, Washington Co., PA; Executor: Mark F. Herron, 2876 Martindale Road, Scenery Hill, PA 15360

KASTEN, WILLIAM JOHN, a/k/a **WILLIAM J. KASTEN**, late of Finleyville, Washington Co., PA; Executor: Douglas Wayne Kasten, 5022 Norman Avenue, Finleyville, PA 15332; Attorney: Fred J. Sentner, 144A McClelland Road, Canonsburg, PA 15317

KRUGH, ALAN GEORGE, late of Washington, Washington Co., PA; Executor: Darryl Krugh, 12 Ash Drive, Washington, PA 15301; Attorney: Lane M. Turturice, 22 East Beau St., Washington, PA 15301

MCCRACKEN, JOHN W., a/k/a **JOHN WILLIAM MCCRACKEN**, late of Donegal Township, Washington Co., PA;

Executors: Judith L. Silvers, 112 Bells Lake Road, Prosperity, PA 15329; Kimberly L. Demske, PO Box 260, 344 Prospect Alley, Claysville, PA 15323; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Ste 200, Washington, PA 15301

NIRELLA, RUTH F., late of Midway, Washington Co., PA; Executor: Russell J. Nirella, 706 Shireville Dr., Pittsburgh, PA 15243; Attorney: Eric J. Yandrich, 2101 Greentree Road, Ste A101 B, Pittsburgh, PA 15220

PATTERSON, MERLE W., late of Eighty Four, Washington Co., PA; Executrix: Sylvia Wales, 1078 Route 519, Eighty Four, PA 15330; Attorney: Emmanuel S. Anthou, 142-A McClelland Road, Canonsburg, PA 15317

THIRD PUBLICATION

ADAMS, JR., GEORGE W., a/k/a **GEORGE W. ADAMS**, late of Peters Township, Washington Co., PA; Executrix: Lisa A. Adamsky, 120 Marlboro Drive, McMurray, PA 15317; Attorney: Dale P. Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234

BANDINI, STELLA, late of Charleroi, Washington Co., PA; Executor: Walter R. Philipkosky, 48 Cherry Lane, Coal Center, PA 15423; Attorney: Keith A. Bassi, Bassi, McCune & Vreeland, P.C., 111 Fallowfield Ave., Charleroi, PA 15022

CHICORA, MARVINA J., late of Washington, Washington Co., PA; Executor: Paul J. Chicora, Sr., 615 Moore Road, Washington, PA 15301; Attorney: E. J. Julian, 71 N. Main St., Washington, PA 15301

DESMOND, MARYANN, late of Washington, Washington Co., PA; Executor: Pete Phillips, 248 Cedar Street,

Pittsburgh, PA 15236; Attorney: E. J. Julian, 71 N. Main St., Washington, PA 15301

DOSSE, DOLORES V., late of San Marco, Collier County, FL, Washington Co., PA; Executors: Earl A. Ducouer, 40 Lintel Dr., McMurray, PA 15317; Vickie L. Rodenski, 52 Washington Ave., Hickory, PA 15340; Attorney: Robert N. Clarke, 15 West Beau St., Washington, PA 15301

LOAR, DONALD EUGENE, a/k/a **DONALD LOAR**, late of Fredericktown, Washington Co., PA; Executrix: Sally Kay Loar, 1295 Morey Road, Fredericktown, PA 15333; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

LOGAY, ALOUSIA MARIE, late of Washington, Washington Co., PA; Executor: John W. Bukoski, Jr., 880 Ewing St., Washington, PA 15301; Attorney: John T. Hofrichter, 144 North Main St., Washington, PA 15301

LUBA, LUCILLE, a/k/a **LUCILLE A. LUBA**, late of Borough of Canonsburg, Washington Co., PA; Executor: Dennis W. Luba, 110 Ontario Road, Eighty-Four, PA 15330; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

MEDVICK, MARGARET, late of Stockdale Borough, Washington Co., PA; Executrix: Marlene E. Medvick a/k/a Marlene Elizabeth Medvick, 10201 Willow Mist Court, Unit D, Oakton, VA 22124; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

MERHAUT, JOHN JOSEPH, a/k/a **JOHN J. MERHAUT**, late of Washington, Washington Co., PA; Executors: Neal Walter Merhaut, 2890 Willowick Court, Bridgeville, PA 15017; Jacqueline A. Reitzel, 2414 Alwyn St., Pittsburgh, PA 15226; Attorney: Nora

Gieg Chatha, Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222

MIZERAK, MARCE A., late of Peters Township, Washington Co., PA; Executor: Bernard D. Creedon, 210 Crescent Court, Cranberry Twp., PA 16066; Attorney: Harry R. Ruprecht, 445 Ft. Pitt Blvd., Ste 400, Pittsburgh, PA 15219

MORTON, ROBERT J., late of Borough of Canonsburg, Washington Co., PA; Administrator: Gerald Morton, 35 Pilot Lane, Great Cacapon, WV 25422; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

NAGY, RONALD A., late of Donora Borough, Washington Co., PA; Executrix: H. Ellen Jean Palchak, c/o Thomas B. Kostolansky, 617 McKean Ave., Donora, PA 15033; Attorney: Thomas B. Kostolansky, 617 McKean Ave., Donora, PA 15033

SELLERS, ELIZABETH A., late of Nottingham Township, Washington Co., PA; Administratrix: Tait Chappars, 373 Munntown Road, Eighty Four, PA 15330; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

SPINNENWEBER, WALLACE G., late of Eighty Four, Washington Co., PA; Executrix: Susan Grubich, 564 Valleyview Road, Eighty Four, PA 15330; Attorney: D. Stephen Ferito, 619 East McMurray Road, McMurray, PA 15317

TONSETIC, JULIA K., a/k/a **JULIA KATHRYN TONSETIC**, late of Chartiers Township, Washington Co., PA; Executrix: Cecilia Tonsetic, 23 Alderson Lane, Canonsburg, PA 15317; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg, PA 15317

YOCHUS, CYNTHIA LOUISE, a/k/a **CYNTHIA L. YOCHUS**, late of Borough of McDonald, Washington Co., PA; Administratrix: Judi R. Bellaire, c/o 225 Washington Trust Bldg., Washington, PA 15301; Attorney: Mark Geary, 225 Washington Trust Bldg., 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 the creation of a Limited Liability Company under the Pennsylvania Limited Liability Corporation Law of 1994. The name of the company is **NEMECH MANAGEMENT, LLC**.

William R. Miller, Esq.

Post Office Box 385

Hickory, PA 15340

2)28-1

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 18th of January, 13, with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **MY GIRLS RESTAURANT, INC.**

Melenyzer & Agrafiotis, LLC

411 Washington Avenue

Charleroi, PA 15022

2)28 -1

REAL ESTATE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA CIVIL ACTION – LAW No. 5025-2012

NOTICE

**T o : U N K N O W N H E I R S ,
S U C C E S S O R S , A S S I G N S , A N D A L L
P E R S O N S , F I R M S , O R
A S S O C I A T I O N S C L A I M I N G R I G H T ,
T I T L E O R I N T E R E S T F R O M O R
U N D E R W A N D A V . W E D G E ,
D E C E A S E D**

You are hereby notified that on August 14, 2012, Plaintiff, CITIFINANCIAL SERVICES, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WESTMORELAND County Pennsylvania, docketed to No. 5025-OF-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2216 LANCELOT DRIVE, NORTH HUNTINGDON, PA 15642-4447 whereupon your property would be sold by the Sheriff of WESTMORELAND County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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.

6)28-1

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
NO. C-63-CV-201201191

WELLS FARGO BANK, N.A.

v

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
REBECCA R. LIBERATORE,
DECEASED**

NOTICE TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER REBECCA R. LIBERATORE,
DECEASED

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

Being Premises: 216 EAST PITT
STREET, CANONSBURG, PA 15317-
1705

Being in Borough of Canonsburg,
County of WASHINGTON,
Commonwealth of Pennsylvania, TAX
PARCEL: 110-039-00-03-0008-00

Improvements consist of residential
property.

Sold as the property of UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER REBECCA R. LIBERATORE,
DECEASED

Your house (real estate) at 216 EAST
PITT STREET, CANONSBURG, PA
15317-1705 is scheduled to be sold at
the Sheriff's Sale on 4/05/2013 at 10:00
AM, at the WASHINGTON County
Courthouse, 100 West Beau Street, Suite
101, Washington, PA 15301, to enforce
the Court Judgment of \$57,288.39
obtained by, WELLS FARGO BANK,
N.A. (the mortgagee), against the above
premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

6)28-1

Confidential Lawyers' Helpline

**Alcohol, Drugs, Gambling
Stress, Depression,
Anxiety**

1-888-999-1941

*Call for a free
consultation.*

SHERIFF SALES

Sheriff Sale List

<u>Sale#</u>	<u>PlavDef</u>	<u>Property Location</u>
2011-924	Wells Fargo Bank v. Loboazzo.....	Cecil Township
2012-2401	Bank of America v. DeLawder.....	Washington
2012-2467	Wells Fargo Bank v. DeMarco.....	Charleroi
2010-2718	Bank of America v. Cathers	South Strabane Township
2010-3064	US Bank v. Perko.....	Washington
2012-4728	Citifinancial Services v. Lowther.....	Burgettstown
2012-4729	US Bank v. Dessify	North Bethlehem Township
2011-4804	PNC Bank v. Koslosky.....	Borough of Bentleyville
2012-5280	JP Morgan Chase Bank v. Leytrick	Cecil Township
2012-5515	JP Morgan Chase Bank v. Sprowls	City of Washington
2012-5744	US Bank v. Lloyd	Donegal Township
2009-6252	JP Morgan Chase Bank v. Bradley.....	East Bethlehem Township
2009-6426	City of Washington v. Gregorakis	City of Washington
2012-6564	Bank of America v. Moradilla	City of Monongahela
2012-8147	Washington Financial v. Kuzy	Bentleyville Boro
2011-9013	PNC Mortgage v. Neil.....	Langeloth
2010-10181	Bank of America v. Knight	South Strabane Township

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, March 1, 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, March 6,**

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 expsed 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, March 8, 2013 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

SHERIFF'S SALE 2011-924

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-924 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 MARCH 1, 2013

Wells Fargo Bank, N.A., Plaintiff, vs. Michael Loboazo; Defendant(s).

ALL that certain lot or parcel of ground situate in the **Township of Cecil**, County of Washington and Commonwealth of Pennsylvania. Tax Parcel I.D.: 140-01 1-01-03-0014-00; BEING known as 410 Blue Jay Drive, Canonsburg, PA 15317.

SHERIFF'S SALE 2012-2401

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2401 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 MARCH 1, 2013

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP V. SANDRA L. DELAWDER

owner(s) of property situate in the **SEVENTH WARD OF THE CITY OF WASHINGTON**, Washington County, Pennsylvania, being (Municipality) 1050

ALLISON AVENUE, WASHINGTON, PA 15301-2045 Parcel No. 770-027-00-02-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$95,142.33

SHERIFF'S SALE 2012-2467

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-2467 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 MARCH 1, 2013

WELLS FARGO BANK, N.A. V. MICHAEL G. DeMARCO & KIMBERLEY J. DeMARCO

owner(s) of property situate in the **NORTH CHARLEROI BOROUGH**, Washington County, Pennsylvania, being (Municipality) 800 CONRAD AVENUE, CHARLEROI, PA 15022-2232; Parcel No. 500-011-00-00-0006-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$66,171.36

SHERIFF'S SALE 2010-2718

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-2718 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 MARCH 1, 2013

BANK OF AMERICA N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRY WIDE HOME LOANS SERVICING, LP 7105 Corporate Drive PTXC-35 Plano, TX 75024 vs. CHRISTIE L. CATHERS & MATTHEW W. CATHERS, 1220 Willowbrook Drive Washington, PA 15301

All that certain lot or piece of ground situate in the **Township of South Strabane**, County of Washington, Commonwealth of Pennsylvania being known as Lot No. 121 in the Cameron Estates Plan No.1, as recorded in the Recorder of Deeds Office of Washington County, Pennsylvania, at Plan Book BEING DESIGNATED as Tax Parcel I.D. 600-005-16-00-0021-00. HAVING erected thereon a dwelling house known as 1220 WILLOWBROOK DRIVE, WASHINGTON, PA 15301.

SHERIFF'S SALE 2010-3064

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-3064 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 MARCH 1, 2013

U.S. Bank National Association, As Trustee for the CMLTI Asset-Backed Pass-Through Certificates, Series 2007-AMC3 Plaintiff V. FRANK D. PERKO & LARAINA K. PERKO, Defendant(s)

By virtue of a Writ of Execution filed to No. 2010-3064, U.S. Bank National Association, As Trustee for the CMLTI Asset-Backed Pass-Through Certificates,

Series 2007-AMC3 v. FRANK D. PERKO, LARAINA K. PERKO, owners of property situate in **5th Ward of the City of Washington**, Washington County, Pennsylvania, being 61 Dunn Avenue, Washington, PA 15301. Assessment Map No.: 750-037-00-00-0006-00 Assessed Value Figure: \$7,800.00 Judgment Amount: \$105,400.70 Improvements Thereon: Residential Property

SHERIFF'S SALE 2012-4728

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4728 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 MARCH 1, 2013

CITIFINANCIAL SERVICES, INC. V. JOHN P. LOWTHER & NICOLE A. TRAVIS

owner(s) of property situate in the **BOROUGH OF BURGETTSTOWN**, Washington County, Pennsylvania, being (Municipality) 107 BELL AVENUE, BURGETTSTOWN, PA 15021-4255; Parcel No. 070-004-00-01-0018-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$89,215.08

SHERIFF SALE 2012-4729

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-4729 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 MARCH 1, 2013

US BANK N.A. AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A. AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR WASHINGTON MUTUAL ASSET-BACKED CERTIFICATES WMABS SERIES 2007-HE2 TRUST C/O 3415 VISION DRIVE COLUMBUS OH 43219 vs PAUL DESSIFY & TRISH L. DESSIFY

ALL that certain lot or parcel of ground situate in **North Bethlehem Township**, Washington County, Pennsylvania, being part of a larger tract of land which was included in a plan of lots laid out by W. Scott Tombaugh, and by said W. Scott Tombaugh, et ux., conveyed to Mike Gregor by deed dated December 13, 1919, and recorded in the Office for recording deed in said County of Washington in Deed Book Vol. 482 page 386. BEGINNING at the junction of Vine Street with the Vanceville Road at the Southwest corner of lot No. 29; thence along the Vanceville Road Northward fifty-five (55) feet to a point; thence by said Mike Gregor line Easterly two hundred thirty (230) feet, more or less, to the North Line of Lot No. 33; thence Southerly by line of Lot No. 34, thirty five (35) feet to Vine Street; thence along Vine Street Westerly two hundred thirty-five (235) feet to place of beginning. CONTAINING 8226 superficial feet, be the same more or less. Parcel#: 200-013-00-01-0004-00 Property Address: 150 Washington Street Extension, Cokeburg, PA 15324

SHERIFF'S SALE 2011-4804

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-4804 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 MARCH 1, 2013

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. RICHARD P. KOSLOSKY and CECILIA A. KOSLOSKY, Defendants.

ALL THE RIGHT, TITLE AND INTEREST OF Richard P Kosloskv and Cecilia K Koslosky, OWNERS OR REPUTED OWNERS. **Borough of Bentleyville**, Washington County, Cmwlth of Pennsylvania. HET a dwg k/ a 118 Shady Ave, Bentleyville, PA 15314. Parcel# 040-063-00-01-0001-00

SHERIFF'S SALE 2012-5280

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5280 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 MARCH 1, 2013

JP MORGAN CHASE BANK, N.A., AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK

FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER FKA WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION

All that certain lot of ground situate in the Village of Cecil, **Cecil Township**, Washington County, Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a point common to lot of Oliver Ventresca, et ux., other lot of Emil Michael Leytlick at ux., and the lot herewith described; thence along either lot of Emit Michael Leytlick et ux., South 28 degrees 15' West 148 feet to a point in line of lot conveyed by Margaret C. Wagner and Andrew M. Povirk et ux. thence by said lot South 61 degrees East 63.50 feet to a point in other lands of Margaret C. Wagner of which this lot is part; thence by the same, North 30 degrees 50' East 148 feet to a point in line of lot of Oliver Ventresca et ux.; thence by said lot, North 61 50' West 70.18 feet to a point, the place of beginning. Parcel#: 140-007-05-03-0021-00; Property address: 3117 Millers Run Road, Cecil, PA 15321

SHERIFF'S SALE 2012-5515

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5515 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 MARCH 1, 2013

JP MORGAN CHASE BANK, NA. S/ B/M TO CHASE HOME FINANCE, LLC. V. RAY SPROWLS a/k/a RAYMOND W. SPROWLS, JR

owner(s) of property situate in the **8th WARD of THE CITY OF WASHINGTON**, Washington County, Pennsylvania, being (Municipality) 470 BROAD STREET, WASHINGTON, PA 15301-5525 Parcel No. 780-005-00-02-0005-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$35,652.01

SHERIFF'S SALE 2012-5744

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-5744 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 MARCH 1, 2013

U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET VS. TRUST 2007-2HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-2 vs. BRIAN C. LLOYD AND SAUNSEIARAE LLOYD (Plaintiff)

PROPERTY BEING KNOWN AS: ALL that certain lot or piece of ground situate in the **Township of Donegal**, County of Washington and Commonwealth of Pennsylvania, being Lot No. 4 and a portion of Lot No. 5 in the Gibson Addition to the Borough of West Alexander, bounded and described as follows:

LOT NO. 4: Fronting 50 feet on the West side of Poplar Avenue and extending back therefrom in a Westerly direction of the same width 120.00 feet

to a ten foot alley, bounded on the North by Lot No. 5, on the East by Poplar Avenue, on the South by Lot No. 3, and on the West by said ten foot alley.

PORTION OF LOT NO. 5: Beginning at a point on the East side of an alley corner to lands now or formerly of Jane C. Hedges and Laura M. Jones, thence with their said line in an easterly direction of 25.00 feet, thence in a southerly direction and parallel with said alley 50 feet to line of lot now or formerly of George R. and Lida May Blair, thence in a Westerly direction with their line 25 feet to said alley, thence with the said alley 50 feet to the place of beginning.

SUBJECT TO and TOGETHER WITH any and all oil and gas leases, the sale of coal and mining rights and all rights relating thereto, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, association fees and or dues, if any, etc., as the same may be contained in prior instruments of record, set forth in the recorded plan and or as shown on a survey of the property. Being the same property conveyed by deed to Joseph F. Beckus, unmarried, from John M. Yuhase and Ruth E. Yuhase, husband and wife, on 12/11/92 in Deed Book 2517, Page 582 in the Deed Registry Office of Washington County, PA. PARCEL IDENTIFICATION NO: 230-007-01-03-0007-00; 4 Poplar Street West Alexander PA 15376 - IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Brian C. Lloyd and Saunseiarae Lloyd

SHERIFF'S SALE 2009-6252

By virtue of a WRIT OF EXECUTION MORTGAGE FORECLOSURE No. 2009-6252 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 MARCH 1, 2013

JPMORGAN CHASE BANK, N.A. AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER F/K/A WASHINGTON MUTUAL BANK, NA, 7255 BAYMEADOWS WAY, JACKSONVILLE, FL 32256 VS. PATRICK GERALD BRADLEY & CHRISTINE A. GRANT

All that certain piece or parcel of land situate in **East Bethlehem Township**, Washington County, Pennsylvania and being Lot No. 702 in the Clyde Land Company No. 3 Plan of Lots, as recorded in the Recorder's Office of Washington PA in PBV 7 Page 302.

Beginning at a point on the easterly side of a public road known as the Beallsville Road, said point being the northwesterly corner of Lot No. 701; thence along the easterly side of said public road known as the Beallsville Road, north 7 degrees 13 minutes west 50.03 feet to a point at the southwesterly corner of Lot. 703; thence along the southerly line of said Lot No. 703, north 84 degrees 41 minutes east 117.78 feet to a point on the westerly side of a 20 foot alley at the southeasterly corner of Lot No. 703; thence along the westerly side said 20.00 foot alley north 5 degrees 19 minutes east 50 feet to a point at the northerly corner of Lot No. 701; thence along the

northerly line of Lot. No. 701, south 84 degrees 41 minutes west 116.12 feet to the place of beginning.

Containing an area of 0.1342 of an acre and having a tile dwelling erected thereon. The above described property is conveyed subject to all reservations, particularly the mineral and mining rights appurtenant thereto, restrictions, conditions, and other things as set forth in a deed from Clyde Land Company to T. Saydra Bailey dated January 1, 1943 recorded as aforesaid, to which deed reference is hereby made. TAX PARCEL No: 260-004-03-00-0060 PROPERTY ADDRESS: 2321 Sandy Plains Road, Clarksville, PA 15322

SHERIFF'S SALE 2009-6426

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009-6426 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 MARCH 1, 2013

City of Washington Plaintiff, vs. James G. Gregorakis Defendant(s).

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania. Being known as 1056 Jefferson Avenue, Washington, Pennsylvania 15301, Tax Parcel No.770-027-00-04-0024-00, Book No. 2289, Page No. 42 in the Office for the Recording of Deeds, Washington County, PA.

SHERIFF'S SALE 2012-6564

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6564 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 MARCH 1, 2013

Bank of America, N.A. Plaintiff v. BENNY MORADILLA & MATILDA MORADILLA Defendant(s) Sale Number.: _____

By virtue of a Writ of Execution filed to No. 2012-6564, Bank of America, N.A. v. BENNY MORADILLA, MATILDA MORADILLA, of property situate in **Third Ward of the City of Monongahela**, Washington County, Pennsylvania, being 1250 Lincoln Street, Monongahela, PA 15063. Assessment Map No.: 440-021-00-00-0001-00 & 440-021-00-00-0017-01 Assessed Value Figure: \$11,346.00 \$225.00 Judgment Amount: \$181,258.91 Improvements Thereon: Residential Property

SHERIFF'S SALE 2012-8147

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-8147 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 MARCH 1, 2013

WASHINGTON FINANCIAL BANK, formerly known as WASHINGTON FEDERAL SAVINGS Plaintiff vs. ANDREW F. KUZY and COLLEEN A. KUZY, his wife, individually and t/ d/b/a A & C REAL ESTATE PARTNERSHIP, A Pennsylvania Partnership, also known as A & C REAL ESTATE, A Pennsylvania Partnership, Defendants,

Those certain three tracts or parcels in **Bentleyville Boro.**, Washington County, PA, comprising Lot 37 and northern half of Lot 38 in original Plan of Bentleyville, P.B. 1, p.28, fronting on east side of Main Street, and together with 8 foot right of way across rear of said premises. PARCEL I.D. 040-023-00-01-0007-00 HAVING ERECTED THEREON a Commercial Building KNOWN AS 808 - 810 Main Street, Bentleyville, PA 15314, and 808 Rear Main Street, Bentleyville, PA 15314

SHERIFF'S SALE 2011-9013

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-9013 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 MARCH 1, 2013

PNC MORTGAGE, A DIVISION OF PNC BANK, N.A., SBM NATIONAL CITY MORTGAGE COMPANY, A DIVISION OF NATIONAL CITY BANK V. DAWN NEIL a/k/a DAWN RICHELLE NEIL

owner(s) of property situate in the **TOWNSHIP OF SMITH**, Washington County, Pennsylvania, being

(Municipality) 304 SILVER MAPLE AVENUE A/K/A 304 SILVER MAPLE STREET, LANGELOTH, PA 15054-1112 Parcel No. 570-019-02-08-0010-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$126,533.46

SHERIFF'S SALE 2010-10181

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010- 10181 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 MARCH 1, 2013

BANK OF AMERICA, NA. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP V. DAVID A. KNIGHT & BRENDA K. KNIGHT

owner(s) of property situate in the **TOWNSHIP OF SOUTH STRABANE**, Washington County, Pennsylvania, being (Municipality) 12 VANCE STATION ROAD, WASHINGTON, PA 15301-3172 Parcel No. 600-006-02-00-0035-00 Acreage or Street address Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$72,212.69

Samuel F. Romano, Sheriff 7)28-3