

# SHERIFF'S SALE

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 A.M. on

**MARCH 1, 2013**

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Michael Lobozzo;

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.: 140-011-01-03-0014-00

BEING known as 410 Blue Jay Drive, Canonsburg, PA 15317.

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

  
Sheriff

# **SHERIFF'S SALE**

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**

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

  
Sheriff

# **SHERIFF'S SALE**

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 A.M. 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**

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

  
Sheriff

# **SHERIFF'S SALE**

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 COUNTRYWIDE HOME LOANS  
SERVICING, LP  
7105 Corporate Drive  
PTX C-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 Volume 44, PAGES 825 AND 826.

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.

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

Sheriff

# **SHERIFF'S SALE**

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

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

  
Sheriff

# **SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2009-3601 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 TRUSTEE  
FOR THE PENNSYLVANIA HOUSING FINANCE  
AGENCY,

PLAINTIFF

VS.

JORDAN M. DEBNAR,  
DEFENDANT(S)

Cross Creek Township, Washington County, Pennsylvania, **LOTS NOS. 19, 20, 21, 22 AND 23** in a Plan of Lots laid out for C.M. Rea of Rea, Pennsylvania, Washington County Plan Book 3, page 94, **HAVING THEREON ERECTED** dwelling known as 75 Front Street, Avella, PA 15312.

TAX PARCEL NO. 210-013-01-00-0011-00.

See Washington County Instrument No. 2006-13899.

TO BE SOLD AS THE PROPERTY OF JORDAN M. DEBNAR ON JUDGMENT NO. 2009-3601

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

  
Sheriff

# **SHERIFF'S SALE**

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 15021-1255**

**Parcel No. 070-004-00-01-0018-00**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$89,215.08**

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

  
Sheriff

# SHERIFF'S SALE

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 A.M. on

**MARCH 1, 2013**

U.S. 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

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

# **SHERIFF'S SALE**

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 A.M. 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. Koslosky and Cecilia A. 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

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

Sheriff

# SHERIFF'S SALE

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 A.M. 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 FKA WASHINGTON MUTUAL  
BANK, FA A FEDERAL ASSOCIATION

vs.

RONAELE A LEYTRICK a/k/a RONAELE  
SECRETI

All that certain lot of ground situate in the Village of Cecil, Cecil Township, Washington County, Pennsylvania, more particularly bounded and described a follow, to-wit:

BEGINNING a a point common to lot of Oliver Ventresca et us., other lot of Emil Michael Leytrick et us., and the lot herewith described; thence along other lot of Emil Michael Leytrick et us., 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

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

  
Sheriff

# **SHERIFF'S SALE**

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**

**JPMORGAN CHASE BANK, N.A. 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 8<sup>TH</sup> 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

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

Sheriff

# SHERIFF'S SALE

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  
TRUST 2007-2HOME EQUITY PASS-  
THROUGH CERTIFICATES, SERIES 2007-  
2

Plaintiff

VS.

BRIAN C. LLOYD AND  
SAUNSEIARAE LLOYD

**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 at 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

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

# SHERIFF'S SALE

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 A.M. 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 County, PA, in Plan Book Vol. 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° 13' West, 50.03 feet to a point at the southwestly corner of Lot No. 703; thence along the southerly line of said Lot No. 703, North 84° 41' East, 117.78 feet to a point on the westerly side of a 20.00 foot alley at the southeasterly corner of Lot No. 703; thence along the westerly side of said 20.00 foot alley, North 5° 19' East 50.00 feet to a point at the Northerly corner of Lot No. 701; thence along the northerly line of said Lot No. 701, South 84° 41' 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 Bailly, dated January 1, 1943 recorded as aforesaid, to which deed reference is hereby made.

TAX PARCEL #: 260-004-03-00-0060

PROPERTY ADDRESS: 2321 Sandy Plains Road, Clarksville, PA 15322

Claims against property must be filed before above sale date.

Claims to proceeds must be made before distribution.

Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.

Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.

There will be no further notice of the filing of the schedule of distribution.

Sheriff's Office, Washington, PA

Sheriff

# **SHERIFF'S SALE**

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.

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

Sheriff

# **SHERIFF'S SALE**

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 A.M. 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**, owners 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

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

*[Handwritten signature]*

Sheriff's Office, Washington, PA

Sheriff

# SHERIFF'S SALE

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 10:00 A.M. on

**MARCH 1, 2013**

vs.

WASHINGTON FINANCIAL BANK,  
formerly known as  
WASHINGTON FEDERAL SAVINGS  
BANK,

Plaintiff,

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

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

Sheriff

# **SHERIFF'S SALE**

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

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

Sheriff

# **SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2010-10181 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**

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**

**Claims against property must be filed before above sale date.**

**Claims to proceeds must be made before distribution.**

**Schedule of distribution will be filed in this office no later than thirty (30) days from sale date.**

**Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office.**

**There will be no further notice of the filing of the schedule of distribution.**

Sheriff's Office, Washington, PA

Sheriff