

ESTATE NOTICES

Notice is hereby given that letters testamentary or of administration have been granted to the following estates. All persons indebted to said estates are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors named.

Third Publication

AMELIA D. APONE, late of Uniontown, Fayette County, PA ⁽³⁾

Executrix: Jilda Apone
c/o 51 East South Street
Uniontown, PA 15401

Attorney: Anthony S. Dedola, Jr.
51 East South Street
Uniontown PA 15401

CHARLES R MARTIN, a/k/a CHARLES MARTIN, late of Fayette County, PA ⁽³⁾

Personal Representative: Ashley Anderson
c/o Joseph E. Fieschko, Jr., Esquire
2230 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219

Attorney: Joseph E. Fieschko, Jr.

GEORGIA M. ROSSER, late of Luzerne Township, Fayette County, PA ⁽³⁾

Administratrix: Cynthia Jean McBride
c/o Amanda LF Porter, Esq.
6815 National Pike
New Salem, PA 15468

Attorney: Amanda LF Porter

PAUL J. SANTELLA, late of North Union Township, Fayette County, PA ⁽³⁾

Administratrix: Karen L. Santella-Seymer
c/o Joseph I. Brodak, Esquire
Monaghan & Monaghan, L.L.P.
57 East Main Street
Uniontown, PA 15401

Attorney: Joseph I. Brodak
Monaghan & Monaghan, L.L.P.

Second Publication

FRANCIS G. BEALKO, late of South Union Township, Fayette County, PA ⁽²⁾

Co-Executors: Carol Gera Zipp, Sandra Ross, and Scott Schuessler
c/o Simon B. John, Esq.
John & John
96 East Main Street
Uniontown, PA 15401
Attorney: Simon B. John
John & John

THERESA KATHERINE EICHHORN, late of Georges Township, Fayette County, PA ⁽²⁾

Personal Representatives: Karen S. Eichhorn and Jeffrey Gilbert Eichhorn
c/o John A. Kopas, III, Esquire
556 Morgantown Road
Uniontown, PA 15401
Attorney: John A. Kopas, III

EDWARD S. GUYNN, JR., late of Dunbar Township, Fayette County, PA ⁽²⁾

Executrix: Lola Hardy
% 45 East Main Street, Suite 100
Uniontown, PA 15401
Attorney: Ricardo J. Cicconi
45 East Main Street
Suite 100
Uniontown, PA 15401

LORETTA McM. LEONI, a/k/a LORETTA M. LEONI, a/k/a LORETTA LEONI, late of the City of Uniontown, Fayette County, PA ⁽²⁾

Personal Representative: Fred F. Ciarochi
c/o Simon B. John, Esq.
John & John
96 East Main Street
Uniontown, PA 15401
Attorney: Simon B. John
John & John

PAUL W. MISKANIN, late of North Union Township, Fayette County, PA ⁽²⁾

Personal Representative: Robert Miskanin
c/o John A. Kopas, III, Esquire
556 Morgantown Road
Uniontown, PA 15401
Attorney: John A. Kopas, III

JAMES A. PORTERFIELD, late of
Connellsville, Fayette County, PA ⁽²⁾
Executor: David A. Porterfield
c/o Marvin D. Snyder, Jr., Esq.
17 North Diamond Street
Mt. Pleasant, PA 15666
Attorney: Marvin D. Snyder, Jr.,

Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425

First Publication

**DOROTHY ELLEN CARR, a/k/a
DOROTHY CARR**, late of Uniontown, Fayette
County, PA ⁽¹⁾

Administratrix: Deborah R. Krakau
c/o Warman Terry Law Offices
50 East Main Street
Uniontown, PA 15401
Attorney: Mary Warman Terry

**MARGARET H. COLE, a/k/a MARGARET
HELEN COLE**, late of Point Marion Borough,
Fayette County, PA ⁽¹⁾

Executrix: Anita L. Helmick
c/o 51 East South Street
Uniontown, Pa 15401
Attorney: Webster & Webster
51 East South Street
Uniontown, Pa 15401

**DOROTHY M. DONALDSON, a.l. dic.
DOROTHY MAE DONALDSON**, late of
Normalville, Fayette County, PA. ⁽¹⁾

Personal Representatives:
Beronica Hall, P.O. Box 142, Indian Head,
PA 15446
Debbie Sanner, P.O. Box 83, Acme, PA
15610
Dawn Williams, P.O. Box 271, Indian
Head, PA 15446
Darla Cramer, 217 Millertown Road,
Normalville, PA 15469
Attorney: Milton V. Munk, Jr.
450 Main Street
Mount Pleasant, PA 15666

DAVID K. GILPIN, late of South Connellsville
Borough, Fayette County, PA ⁽¹⁾

Administrator: Van A. Soisson
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425;
Attorney: Charles W. Watson

Notice of Trust Administration

Trust of **ANNA E. DENNIS**, late of Bullskin
Township, Fayette County, PA. ⁽³⁾

Notice is hereby given of the administration
of the ANNA E. DENNIS REVOCABLE
LIVING TRUST DATED July 27, 2004 and any
amendments thereto. Anna E. Dennis settlor of
the trust died on May 28, 2012. All persons
having claims against Anna E. Dennis are
requested to make known the same to the trustee
or attorney named below. All persons indebted to
Anna E. Dennis are requested to make payment
without delay to the trustee or attorney named
below.

David G. Petonic, Attorney
314 C Porter Avenue
Scottdale, PA 15683

Gloria Jean Cottom, Trustee
3406 Country Club Road
Mount Pleasant, PA 15666

LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL ACTION

No. 285 of 2013 GD
JUDGE SOLOMON

ERIC D. GORDON, AN INDIVIDUAL,
Plaintiff,

vs.

**KENNETH P. TROXELL AND
DENISE L. TROXELL, THEIR HEIRS,
SUCCESSORS AND ASSIGNS,**
Defendants.

TO THE ABOVE NAMED DEFENDANTS,
THEIR HEIRS, SUCCESSORS AND
ASSIGNS:

On February 19, 2013, Plaintiff filed the above action to declare that he is the sole owner of 793-795 Franklin Avenue, City of Connellsville, Fayette County, Pennsylvania, that was acquired by him by deed from the Fayette County Tax Claim Bureau dated December 4, 2012, and recorded December 4, 2012, in the Office of the Recorder of Deeds of Fayette County, PA, at Record Book 3206, page 471. Listed as Fayette County Tax Map No. 05-11-0082.

It appears from the chain of title that you may have an interest in this property. The Plaintiff has asked that the Court declare that you, the Defendants, be forever barred from asserting any right, lien, title or interest in the property. Unless you defend this action, the Plaintiff will take a judgment by default.

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 Plaintiffs. You may lose the property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Bar Association
P.O. Box 186
100 South Street
Harrisburg, PA 17108
Telephone: 800-932-0311

Gary N. Altman
Attorney for the Plaintiff
206 Derrick Avenue
Uniontown, PA 15401
724-438-0910

MARSHAL'S SALE

By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 2:12-cv-01063, I shall expose to public sale the real property of **Julie A. McGee f/k/a Julie A. Rinkhoff** known as 108 Sheldon Avenue, Fairchance, PA 15436, being fully described in the Deed dated February

25, 2003, and recorded in the Recorder's Office of Fayette County, Pennsylvania, at Instrument No. 200300005719.

TIME AND LOCATION OF SALE:

Monday, April 15, 2013, at 10:00 A.M. at the Fayette County Courthouse (outside the Sheriff's Office), 601 E. Main Street, Uniontown, PA 15401.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit www.resales.usda.gov or contact Ms. Cathy Diederich at 314-457-5514.

SHERIFF SALES

IN THE COURT OF COMMON PLEAS
OF FAYETTE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

No. 3507 of 2008, G.D.

No. 277 of 2010, E.D.

Judge Steve P. Leskinen

**AgCHOICE FARM CREDIT, ACA,
Plaintiff,**

vs.

**KENNETH R. NICHOLSON, SR., a/k/a
KENNETH NICHOLSON, SR.,
PEGGY J. NICHOLSON,
KENNETH R. NICHOLSON, JR.,
CHRISTINE D. NICHOLSON, and
KENNETH R. NICHOLSON, JR.,
TRADING AND DOING BUSINESS AS
KEN NICHOLSON AND SON'S
LUMBER CO., A PARTNERSHIP,
Defendants,**

ORDER

AND NOW, this 7th day of March, 2013 upon consideration of the within Motion To Re-advertise Sheriff Sale it is hereby Ordered as follows:

1. The initial Sheriff Sale as scheduled for March 14, 2013 is hereby continued to a specially set Sheriff Sale on April 18, 2013 at 10:30 o'clock A.M.
2. A continuance to April 18, 2013, shall be announced at the regularly scheduled sale on March 14, 2013.
3. The Sheriff Sale of the Defendant's real estate as per the Order of this Court of December 10, 2012 shall be re-advertised once a week for three successive weeks commencing on March 15, 2013 or March 16, 2013 in the Herald-Standard and the Fayette Legal Journal.
4. The said re-advertisement shall indicate the initial parcels as originally scheduled for sale on March 14, 2013 shall now be sold on April 18, 2013 and the subsequent sales on May 9, 2013 and June 13, 2013 shall proceed as per the original Order of December 10, 2012.
5. That all other terms and provisions of the original Order of this Court of December 10, 2012, remain in full force and effect.
6. No further publication shall be required.

BY THE COURT:
/s/ Leskinen, J.

Sale scheduled for March 14, 2013
April 18, 2013

PARCEL EIGHTH: ALL that certain tract of land situate partly in Saltlick Township

and partly in Springfield Township, Fayette County, Pa., containing 51.2352 acres situated off Imel Rd., and Indian Creek Valley Rd., together with 2 rights of way for access. Parcel ID Nos. 31-14-0069-02 and 35-05-0082. See Record Book Volume 2527, page 299, formerly Record Book Volume 1421, page 7.

PARCEL NINTH: ALL that tract of land situate in Saltlick Township, Fayette County, Pa., containing 51.5753 acres off Imel Rd., and L.R. 26048. Parcel ID No. 31-14-0069. See Record Book Volume 2527, page 299, formerly Record Book Volume 1593, page 19.

PARCEL TENTH: ALL those tracts of land situate in Springfield Township and Saltlick Township, Fayette County, Pa., containing 202 acres, more or less, situated on Poplar Run Rd., Parcel ID Nos. 35-05-0081, and 31-14-0068. See Record Book Volume 2527, page 299, formerly Record Book Volume 1995, page 273.

PARCEL ELEVENTH: ALL that tract of land situate in Springfield Township, Fayette County, Pa., containing 80 acres, more or less, situated off Hawkins Hollow Rd., Parcel ID No. 35-09-0097. See Record Book Volume 2527, page 299, formerly Record Book Volume 1679, page 320.

PARCEL TWELFTH: ALL that tract of land situate in Springfield Township, Fayette County, Pa., containing 100 acres, more or less, situated on Hawkins Hollow Rd., together with a right of way for access. Parcel ID No. 35-09-0096. See Record Book Volume 2527, page 299, formerly Record Book Volume 1081, page 181.

Each parcel shall be sold separately. The sale of a parcel to a third party or Defendant(s) shall cause the amount paid by the third party or Defendant(s) to be credited to Plaintiffs judgment, interest, attorney's fees, and sheriff's costs. If the amount paid for any parcel or cumulative number of parcels satisfies the amount due to Plaintiff on Plaintiff's judgment, interest, attorney's fees, and sheriff's costs, then no additional parcels shall be exposed for sale.

Should the amount paid for the aforesaid parcels not be sufficient to satisfy the amount due to Plaintiff on Plaintiff's judgment, interest, attorney's fees, and sheriff's costs, then the following parcels in the following order shall be said at the Sheriff's Sale scheduled for May 9, 2013.

Sale scheduled for May 9, 2013:

PARCEL FIRST: ALL that tract of land situate in Springfield Township, Fayette County, Pa., containing 82 acres, more or less, situated on Poplar Run Rd., Parcel ID No. 35-05-0055. See Record Book Volume 2527, page 299, formerly Record Book Volume 1475, page 305.

PARCEL SECOND: ALL those 2 tracts of land situate in Saltlick Township, Fayette County, Pa., being First: containing 33 acres, more or less, situated on Indian Creek Valley Rd., Parcel ID No. 31-15-0073. Second: containing 161 acres, more or less, on Imel Rd., Parcel ID No. 31-15-0008. See Record Book Volume 2527, page 299, formerly Record Book Volume 1475, page 305.

PARCEL SIXTH: ALL that tract of land situate in Springfield Township, Fayette County, Pa., containing 200 acres, more or less, situated on Jim Mountain Ro., Parcel ID No. 35-16-0008. See Record Book Volume 2527, page 299, formerly Record Book Volume 1475, page 305.

PARCEL FIFTEENTH: ALL those three tracts of land situate in Springfield Township, Fayette County, Pa., containing 330 acres, more or less, situated on Brown Rd., Parcel ID No. 35-11-0092. See Record Book Volume 1475, page 305.

Each parcel shall be sold separately. The sale of a parcel to a third party or Defendant(s) shall cause the amount paid by the third party or Defendant(s) to be credited to Plaintiff's judgment, interest, attorney's fees, and sheriff's costs. If the amount paid for any parcel or cumulative number of parcels satisfies the amount due to Plaintiff on Plaintiff's judgment, interest, attorney's fees, and sheriff's costs, then no additional parcels shall be exposed for sale.

Should the amount paid for the aforesaid parcels not be sufficient to satisfy the amount due to Plaintiff on Plaintiff's judgment, interest, attorney's fees, and sheriff's costs, then the following parcels in the following order shall be sold at the Sheriff's Sale scheduled for June 13, 2013.

Sale scheduled for June 13, 2013:

PARCEL THIRD: ALL those 2 tracts of land situate in Springfield Township and Stewart Township, Fayette County, Pa., being First:

containing 230.50 acres, more or less, situated off Turkeyfoot Rd., Springfield Township. Parcel ID No. 35-20-0030. Second: containing 39.50 acres, more or less, situated off Schroyer Rd., Stewart Township. Together with a 30 foot right of way for access; Parcel ID No. 37-04-0001. See Record Book Volume 2527, page 299, formerly Record Book Volume 1230, page 218.

PARCEL FOURTH: ALL that certain tract of land situate in Stewart Township, Fayette County, Pa., containing 5.2 acres on Schroyer Rd., Parcel ID No. 37-03-0019. See Record Book Volume 2527, page 299, formerly Record Book Volume 1230, page 223.

PARCEL FIFTH: ALL that certain tract of land situate in Springfield Township, Fayette County, Pa., containing 17.8 acres, more or less, situated off Turkeyfoot Rd., Parcel ID No. 35-23-0004. See Record Book Volume 2527, page 299, formerly Record Book Volume 1230, page 227.

PARCEL SEVENTH: ALL that certain tract of land situate in Springfield Township, Fayette County, Pa., containing 40.50 acres, more or less, situated on 354 Taby Rd., Parcel ID No. 35-16-0005. See Record Book Volume 2527, page 299, formerly Record Book Volume 1475, page 305.

Each parcel shall be sold separately. The sale of a parcel to a third party or Defendant(s) shall cause the amount paid by the third party or Defendant(s) to be credited to Plaintiff's judgment, interest, attorney's fees, and sheriff's costs. If the amount paid for any parcel or cumulative number of parcels, in addition to the total amount paid for the parcels sold at the ~~March 14, 2013~~ April 18, 2013 and May 9, 2013 sales satisfies the amount due to Plaintiff on Plaintiff's judgment, interest, attorney's fees, and sheriff's costs, then no additional parcels shall be exposed for sale.

GEORGE ALLEN BUTLER
MAHADY & MAHADY
223 SOUTH MAPLE A VE.
GREENSBURG PA 15601
Phone: 724-834-2990
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF FAYETTE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

No. 3507 of 2008, G.D.
No. 277 of 2010, E.D.

Judge Steve P. Leskinen

**AgCHOICE FARM CREDIT, ACA,
Plaintiff,**

vs.

**KENNETH R. NICHOLSON, SR., a/k/a
KENNETH NICHOLSON, SR.,
PEGGY J. NICHOLSON,
KENNETH R. NICHOLSON, JR.,
CHRISTINE D. NICHOLSON, and
KENNETH R. NICHOLSON, JR.,
TRADING AND DOING BUSINESS AS
KEN NICHOLSON AND SON'S
LUMBER CO., A PARTNERSHIP,
Defendants,**

ORDER

AND NOW, this 10th day of December, 2012, upon consideration of Plaintiff's Motion to Vacate Stay of Sheriff's Sale, and after hearing on the same, it is hereby ORDERED and DIRECTED that the Order of this Court dated October 13, 2010 is hereby vacated and Plaintiff is permitted to proceed with the execution in this matter.

The Sheriff of Fayette County, Pennsylvania, shall cause to be sold at Sheriff's Sale the following real estate owned by the Defendants on the following dates and in the following order:

Sale scheduled for March 14, 2013:

PARCEL EIGHTH (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL that certain tract of land situate partly in Saltlick Township and partly in Springfield Township, Fayette County, Pa., containing 51.2352 acres situated off Imel Rd., and Indian Creek Valley Rd., together with 2 rights of way for access. Parcel ID Nos. 31-14-0069-02 and 35-05-0082. See Record Book Volume 2527, page 299, formerly Record Book Volume 1421, page 7.

PARCEL NINTH (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL that tract of land situate in Saltlick Township, Fayette County, Pa., containing 51.5753 acres off Imel Rd., and L.R. 26048. Parcel ID No. 31-14-0069. See Record Book Volume 2527, page 299, formerly Record Book Volume 1593, page 19.

PARCEL TENTH (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL those tracts of land situate in Springfield Township and Saltlick Township, Fayette County, Pa., containing 202 acres, more or less, situated on Poplar Run Rd., Parcel ID Nos.35-05-0081, and 31-14-0068. See Record Book Volume 2527, page 299, formerly Record Book Volume 1995, page 273.

PARCEL ELEVENTH (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL that tract of land situate in Springfield Township, Fayette County, Pa., containing 80 acres, more or less, situated off Hawkins Hollow Rd., Parcel ID No.35-09-0097. See Record Book Volume 2527, page 299, formerly Record Book Volume 1679, page 320.

PARCEL TWELFTH (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL that tract of land situate in Springfield Township, Fayette County, Pa., containing 100 acres, more or less, situated on Hawkins Hollow Rd., together with a right of way for access. Parcel ID No.35-09-0096. See Record Book Volume 2527, page 299, formerly Record Book Volume 1081, page 181.

Each parcel shall be sold separately. The sale of a parcel to a third party or Defendant(s) shall cause the amount paid by the third party or Defendant(s) to be credited to Plaintiff's judgment, interest, attorney's fees, and sheriff's costs. If the amount paid for any parcel or cumulative number of parcels satisfies the amount due to Plaintiff on Plaintiff's judgment, interest, attorney's fees, and sheriff's costs, then no additional parcels shall be exposed for sale.

Should the amount paid for the aforesaid parcels not be sufficient to satisfy the amount due to Plaintiff on Plaintiff's judgment, interest, attorney's fees, and sheriff's costs, then the following parcels in the following order shall be said at the Sheriff's Sale scheduled for May 9, 2013.

Sale scheduled for May 9, 2013:

PARCEL FIRST (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL that tract of land situate in Springfield Township, Fayette County, Pa., containing 82 acres, more or less, situated on Poplar Run Rd., Parcel ID No. 35-05-0055. See Record Book Volume 2527, page 299, formerly

Record Book Volume 1475, page 305.

PARCEL SECOND (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL those 2 tracts of land situate in Saltlick Township, Fayette County, Pa., being First: containing 33 acres, more or less, situated on Indian Creek Valley Rd., Parcel ID No. 31-15-0073. Second: containing 161 acres, more or less, on Imel Rd., Parcel ID No. 31-15-0008. See Record Book Volume 2527, page 299, formerly Record Book Volume 1475, page 305.

PARCEL SIXTH: (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL that tract of land situate in Springfield Township, Fayette County, Pa., containing 200 acres, more or less, situated on Jim Mountain Ro., Parcel ID No.35-16-0008. See Record Book Volume 2527, page 299, formerly Record Book Volume 1475, page 305.

PARCEL FIFTEENTH (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL those three tracts of land situate in Springfield Township, Fayette County, Pa., containing 330 acres, more or less, situated on Brown Rd., Parcel ID No.35-11-0092. See Record Book Volume 1475, page 305.

Each parcel shall be sold separately. The sale of a parcel to a third party or Defendant(s) shall cause the amount paid by the third party or Defendant(s) to be credited to Plaintiff's judgment, interest, attorney's fees, and sheriff's costs. If the amount paid for any parcel or cumulative number of parcels satisfies the amount due to Plaintiff on Plaintiff's judgment, interest, attorney's fees, and sheriff's costs, then no additional parcels shall be exposed for sale.

Should the amount paid for the aforesaid parcels not be sufficient to satisfy the amount due to Plaintiff on Plaintiff's judgment, interest, attorney's fees, and sheriff's costs, then the following parcels in the following order shall be sold at the Sheriff's Sale scheduled for June 13, 2013.

Sale scheduled for June 13, 2013:

PARCEL THIRD (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL those 2 tracts of land situate in Springfield Township and Stewart Township, Fayette County, Pa., being First: containing 230.50 acres, more or less, situated off

Turkeyfoot Rd., Springfield Township. Parcel ID No. 35-20-0030. Second: containing 39.50 acres, more or less, situated off Schroyer Rd., Stewart Township. Together with a 30 foot right of way for access; Parcel ID No. 37-04-0001. See Record Book Volume 2527, page 299, formerly Record Book Volume 1230, page 218.

PARCEL FOURTH (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL that certain tract of land situate in Stewart Township, Fayette County, Pa., containing 5.2 acres on Schroyer Rd., Parcel ID No. 37-03-0019. See Record Book Volume 2527, page 299, formerly Record Book Volume 1230, page 223.

PARCEL FIFTH (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL that certain tract of land situate in Springfield Township, Fayette County, Pa., containing 17.8 acres, more or less, situated off Turkeyfoot Rd., Parcel ID No. 35-23-0004. See Record Book Volume 2527, page 299, formerly Record Book Volume 1230, page 227.

PARCEL SEVENTH (as set forth on Exhibit "A" attached to Plaintiff's Notice of Sheriff's Sale): ALL that certain tract of land situate in Springfield Township, Fayette County, Pa., containing 40.50 acres, more or less, situated on 354 Taby Rd., Parcel ID No. 35-16-0005. See Record Book Volume 2527, page 299, formerly Record Book Volume 1475, page 305.

Each parcel shall be sold separately. The sale of a parcel to a third party or Defendant(s) shall cause the amount paid by the third party or Defendant(s) to be credited to Plaintiff's judgment, interest, attorney's fees, and sheriff's costs. If the amount paid for any parcel or cumulative number of parcels, in addition to the total amount paid for the parcels sold at the March 14, 2013 and May 9, 2013 sales satisfies the amount due to Plaintiff on Plaintiff's judgment, interest, attorney's fees, and sheriff's costs, then no additional parcels shall be exposed for sale.

Notice containing the information required by Pa. R.C.P. 3129.2(b) and the contents of this Order, with all sale dates and the specific parcels exposed for sale on said respective dates, shall be given by publication by the Sheriff pursuant to subdivision (d) of said Rule in the first Sheriff Sale advertisement scheduled to be published on January 18, 2013. No additional publication shall be required.

Any parcel not sold pursuant to this Order shall be released from the Sheriff's levy.

BY THE COURT:
/s/ Leskinen, J.

SHERIFF SALES

Date of Sale: May 9, 2013

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by Gary D. Brownfield, Sr., Sheriff of Fayette County, Pennsylvania on **Thursday, May 9, 2013, at 10:30 a.m.** in the Hallway outside the Sheriff's Office at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

Ten percent of the purchase price, or a sufficient amount to pay all costs if the ten percent is not enough for that purpose, must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money before twelve o'clock noon on the fourth day thereafter. Otherwise, the property may be resold without further notice at the risk and expense of the person to whom it is struck off at this sale who in case of deficiency in the price bid at any resale will be required to make good the same. Should the bidder fail to comply with conditions of sale money deposited by him at the time the property is struck off shall be forfeited and applied to the cost and judgments. All payments must be made in cash or by certified check. The schedule of distribution will be filed the third Tuesday after date of sale. If no petition has been filed to set aside the sale within 10 days, the Sheriff will execute and acknowledge before the Prothonotary a deed to the property sold. (1)

Phelan Hallinan, LLP

NO. 1580 OF 2012 GD
NO. 37 OF 2013 ED

BANK OF AMERICA, N.A.
Plaintiff

v.

CARMELLA D. CAVANAGH

SEAN M. CAVANAGH
Defendant(s)

Owner(s) of property situate in the FOURTH WARD OF THE CITY OF UNIONTOWN, Fayette County, Pennsylvania, being 171 SEARIGHT A VENUE, UNIONTOWN, PA 15401-4415

Parcel No.: 38-13-0514

Improvements thereon: RESIDENTIAL DWELLING

STERN & EISENBERG PC
KEVIN P. DISKIN, ESQ.

NO. 2106 OF 2012 GD
NO 19 OF 2013 ED

Deutsche Bank National Trust Company, as Trustee for Popular ABS, Inc., Series 2007-A by its attorney-in-fact, Ocwen Loan Servicing, LLC

v.

Eileen S. Cummings
Ronald E. Cummings
Defendant(s)

SITUATE IN SOUTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 8 TRUMP AVENUE, UNIONTOWN, PA 15401
PARCEL NO. 34-19-0005 & 34-18-0152
IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF- EILEEN S. CUMMINGS AND RONALD E. CUMMINGS

Phelan Hallinan, LLP

NO. 984 OF 2012 GD
NO. 45 OF 2013 ED

WELLS FARGO BANK, N.A.
Plaintiff

v.

NIKKI C. DANTZLER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DONALD CRAGGETTE JEFFREY CRAGGETTE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DONALD CRAGGETTE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD CRAGGETTE, DECEASED

Defendant(s)

Owner(s) of property situate in the CITY OF UNIONTOWN, Fayette County, Pennsylvania, being 37 EAST KERR STREET, UNIONTOWN, PA 15401-2911

Parcel No.: 38010243

Improvements thereon: RESIDENTIAL DWELLING

Zucker, Goldberg & Ackerman, LLC

NO. 48 OF 2011 G.D.
NO. 42 OF 2013 E.D.

HSBC Bank USA, National Association, as Trustee for NHEL Home Equity Loan Trust, Series 2006-WF 1, Plaintiff,

vs.

Durrand W. Liston; Defendant(s)

ALL that certain parcel of land lying and being situate in the City of Uniontown, County of Fayette, and Commonwealth of Pennsylvania, known as 238 Prospect Street, Uniontown, PA 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 38-03-0292

BEING THE SAME PREMISES WHICH DURRAND W. LISTON AND JODI L. LISTON, HIS WIFE, BY DEED DATED MARCH 17, 2009 AND RECORDED APRIL 8, 2009 IN AND FOR FAYETTE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 3090, PAGE 725, GRANTED AND CONVEYED UNTO DURRAND W. LISTON.

JOHN AND JOHN
ATTORNEYS AT LAW

NO. 2434 of 2013 G.D.
NO. 32 of 2013 E.D.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, a corporation,
Plaintiff

vs.

EVELYN A. GOGOLA, Defendant and Real Owner

ALL that certain tract of land situate in Menallen Township, Fayette County, Pennsylvania.

FOR prior title see Record Book 871 at page 91.

UPON which there is erected a single family dwelling known as 363 Waltersburg Road, Smock, Fayette County, Pennsylvania. Assessment Map No.: 22-02-0089.

Phelan Hallinan, LLP

NO. 498 OF 2012 G.D.
NO. 454 OF 2012 ED

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSETBACKED CERTIFICATES, SERIES 2006-26 Plaintiff

v.

WILLIAM K. JONES DOROTHY J. JONES Defendant(s)

Owner(s) of property situate in the, Eighth Ward of the City of Uniontown, Fayette County, Pennsylvania, being 137 UNION STREET, UNIONTOWN, PA 15401-4725

Parcel No.: 38-10-0515

Improvements thereon: RESIDENTIAL DWELLING

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQ.- ID#16496
MARC S. WEISBERG, ESQ.-ID#17616
EDWARD D. CONWAY, ESQ.-ID#34687
MARGARET GAIRO, ESQ.-ID#34419
ANDREW L. MARKOWITZ, ESQUIRE - ID#28009

HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISAJ J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID#307169
CHRISTINE L. GRAHAM, ESQUIRE - ID#309480

BRIAN T. LaMANN, ESQUIRE - ID#310321
ANN E. SWARTZ, ESQUIRE - ID# 201926
JOSEPH F. RIGA, ESQUIRE - ID# 57716
JOSEPH I. FOLEY, ESQUIRE- ID# 314675
123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010
Attorneys for Plaintiff

NO. 2690 OF 2007 G.D.
NO. 28 OF 2013 E.D.

Bank of America, N.A.

Plaintiff

v.

Margaret A. Keffer, Kimberlye A. Keffer and Anthony K. Keffer
Defendants

ALL THAT CERTAIN piece, parcel or tract of land situate in Connellsville, Fayette County, Pennsylvania, more particularly bounded and described as follows:

FRONTING 41 2/3 feet on the Northern side of East Green Street and extending back of uniform width, a distance of 120 feet to Mulberry Alley and being bounded on the East by Lot No. 30 and on the West by Lot No. 40 and being Lot No. 35 in the George May Plan of Lois recorded in the Recorder's Office of Fayette County in Plan Book 4 page 151.

Tax Parcel #05-07-0398

BEING KNOWN AS 210 East Green Street, Connellsville, Pennsylvania 15425.

Phelan Hallinan, LLP

NO. 914 OF 2012 G.D.
NO. 51 OF 2013 E.D.

CITIMORTGAGE, INC.
S/B/M TO ABN AMRO MORTGAGE GROUP, INC.
Plaintiff

v.

NANCY L. KINO
A/K/A NANCY KINO
Defendant(s)

Owner(s) property situate in the BOROUGH of MASONTOWN, Fayette County, Pennsylvania, being 106 NORTH REDWOOD DRIVE, A/K/A 106 REDWOOD STREET, MASONTOWN, PA 15461-1628

Parcel No.: 21-06-0159

Improvements thereon: RESIDENTIAL DWELLING

ALISA N. CARR, EQUIRE
525 WILLIAM PENN PL., 30TH FLOOR,
PGH. PA 15219

NO. 328 OF 2001, G.D.
NO. 44 OF 2013 E.D.

PROPERTY OF: DONNA L. MARTINAK

ALL the right, title, interest and claim of DONNA L. MARTINAK of in and to:

MUNICIPALITY: WASHINGTON TOWNSHIP

ADDRESS: SR201-GILLESPIE

ALL THAT CERTAIN LOT OR PARCEL OF LAND CONTAINING 1.65 ACRES PER SURVEY OF AARON INDUSTRIES, DATED JANUARY, 1974, AND RECORDED IN DEED BOOK 1158, PAGE 1142, LOCATED ALONG SR201 IN WASHINGTON TOWNSHIP, FAYETTE COUNTY, ASSESSED AS PARCEL 41-20-0045-01.

IMPROVEMENTS: HEREUNTO ERECTED THEREON A 1 STORY COMMERCIAL BUILDING KNOWN AND NUMBERED AS SR201-GILLESPIE, FORMERLY KNOWN AS THE WADDINGTON CONVALESCENT HOME DBV 1158 PAGE 1147

Phelan Hallinan, LLP

NO. 1849 OF 2012 G.D.
NO. 20 OF 2013 E.D.

JPMORGAN CHASE BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK, FORMALLY KNOWN AS WASHINGTON MUTUAL BANK, FA
Plaintiff

v.

CINDY MOORE
Defendant(s)

Owner(s) of property situate in the TOWNSHIP OF UNIONTOWN CITY, Fayette County, Pennsylvania, being 41 HORTENSE STREET, UNIONTOWN, PA 15401-3024

Parcel No.: 38-03-0117

Improvements thereon: RESIDENTIAL DWELLING.

UDREN LAW OFFICES, P.C.
ATTORNEY FOR PLAINTIFF
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400 pleadings@udren.com

NO. 80 OF 2011 G.D.
NO. 14 OF 2013 E.D.

PNC Bank, National Association
Plaintiff

v.

Lori L. Mullen
Defendant

All that certain tract or land situate in the TOWNSHIP of DUNBAR, Fayette County, Pennsylvania.

Being 218 Ridge Boulevard, Connellsville, PA 15425

Assessment Map No.: 09-11-0069

Improvements Thereon: Residential Property

Phelan Hallinan, LLP

NO. 3454 OF 2009 G.D.
NO. 7 OF 2013 E.D.

**BANK OF AMERICA, N.A. AS
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP**
Plaintiff

v.

**RYAN MYERS
A/K/A RYAN E. MYERS**
Defendant(s)

Owner(s) of property situate in the BULLSKIN TOWNSHIP, Fayette County, Pennsylvania, being 625 PLEASANT VALLEY ROAD, CONNELLSVILLE, PA 15425-6063

Parcel No.: 04250231

Improvements thereon: RESIDENTIAL DWELLING

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQ.- ID#16496
MARC S. WEISBERG, ESQ.-ID#17616
EDWARD D. CONWAY, ESQ.-ID#34687
MARGARET GAIRO, ESQ.-ID#34419
ANDREW L. MARKOWITZ, ESQUIRE -
ID#28009

HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID#307169
CHRISTINE L. GRAHAM, ESQUIRE -
ID#309480

BRIAN T. LaMANN, ESQUIRE - ID#310321
ANN E. SWARTZ, ESQUIRE - ID#201926
JOSEPH F. RIGA, ESQUIRE - ID#57716
JOSEPH I. FOLEY, ESQUIRE- ID# 314675

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorneys for Plaintiff

NO. 1528 OF 2011 G.D.
NO. 39 OF 2913 E.D.

United Midwest Savings Bank
Plaintiff

v.

**Zachary P. Nicholson and Georganne
Nicholson**
Defendants

ALL THAT CERTAIN piece, parcel or tract of land situate 111 Springfield Township, Fayette County, Pennsylvania, more particularly described in deed dated April 12, 2007 and recorded 4/18 Book 3022, Page 1517, as Instrument No. 200700005308.

ELEVEN (11) acres cleared and a dwelling on Stewarton Mill, adjoining Lewis and John Shroyer in Springfield Township, Fayette County, Pennsylvania the place of beginning.

Being known as: 310 O'Donnal Road, Mill Run, Pennsylvania 15464.

Tax Parcel Number: 35-22-0008.

Vested by Warranty Deed, dated 04/12/2007, given by Judy A. Blankenship, widowed to Zachary P. Nicholson and Georganne Nicholson, his wife and recorded 4/18/2007 in Book 3022 Page 1517, Instrument No. 200700005308.

Phelan Hallinan, LLP

NO. 2647 OF 2011 GD
NO. 49 OF 2013 ED

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE,
INC., F/K/A NORWEST MORTGAGE, INC.**
Plaintiff

v.

TIMOTHY L. RITENOUR
Defendant(s)

Owner(s) of property situate in the BOROUGH OF SOUTH CONNELLSVILLE, Fayette County, Pennsylvania, being 310 MCELHANEY AVENUE, CONNELLSVILLE, PA 15425-4819

Parcel No.: 33-06-0004

Improvements thereon: RESIDENTIAL DWELLING

NO. 2512 OF 2010 GD
NO. 24 OF 2013 ED

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff,

vs.

DIANNE E. SEMANCIK,
Defendant.

ALL THE RIGHT TITLE, INTEREST AND CLAIMS OF DIANNE E. SEMANCIK OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT LOT OF LAND SITUATE IN WASHINGTON TOWNSHIP, FAYETTE COUNTY, PA,

BEING PARCEL 41-05-0138 MORE FULLY DESCRIBED IN DEED BOOK VOLUME 2858, PAGES 555 -558.

BEING KNOWN AS 910 WASHINGTON ROAD, BELLE VERNON, PA 15012.

TAX PARCEL NO. 25-6-4-1

Parker McCay, PA
Attorneys for Plaintiff

NO. 2838 OF 2011 GD
NO. 21 OF 2013 ED

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R5
Plaintiff,

v.

Belinda D. Nehls and Donald S. Shenal
Defendants.

Owners of property situate in the TOWNSHIP OF GERMAN, Fayette County, Pennsylvania

220 Edenborn Road, McClellandtown, PA 15458

Parcel No. 15-22-0039

Improvements thereon: TWO STORY HOUSE, FRAME UTILITY SHED AND GARAGE

NO. 2533 OF 2012 GD
NO. 43 OF 2013 ED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

vs.

MICHELLE R. SHIMKO,
DEFENDANT(S)

ALL THOSE TWO adjoining lots or pieces of ground situate in the Township of North Union, Fayette County, Pennsylvania, being Lots Nos. 34 and 35, Plan by Robert F. Hopwood and Oliver P. Markle, on the tract of

land formerly known as "Mountain View Park" and having thereon erected a dwelling house known as: 58 BRADDOCK STREET, UNIONTOWN, PA 15401.

Tax Parcel# 25-39-0194.

Reference Fayette County Record Book 3111 Page 469.

Phelan Hallinan, LLP

NO. 2735 OF 2011 GD
NO. 3 OF 2013 ED

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSETBACKED CERTIFICATES, SERIES 2006-14
Plaintiff

v.

WILLIAM G. SMITH
SUSAN SMITH
Defendant(s)

Owner(s) of property situate in the MASONTOWN BOROUGH, Fayette County, Pennsylvania, being 8 NORTH WALNUT STREET, MASONTOWN, PA 15461-1853

Parcel No.: 21-07-0425, 21-07-0425-01

Improvements thereon: RESIDENTIAL DWELLING

Registers' Notice

Notice by DONALD D. REDMAN, Register of Wills and
Ex-Officio Clerk of the Orphans' Court Division of the Court of Common Pleas

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas as the case may be, on the dates stated and that the same will be presented for confirmation to the Orphans' Court Division of Fayette County on

MONDAY, April 1, 2013
at
9:30 A.M., E.D.S.T.

27 of 2008	DONALD E. FETSKO, JR.	Merit D. Boucher, Administratrix
621 of 2004	RAYMOND A. BURKLAND	Richard H. Burkland, Executor

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on

MONDAY, April 15, 2013
at
9:30 o'clock A.M., E.D.S.T.

In Court Room No. 2 of the Honorable JOHN F. WAGNER, JR. or his chambers, 2nd Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

Notice is also hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas as the case may be, on the dates stated and that the same will be presented for confirmation to the Orphans' Court Division of Fayette County on

MONDAY, March 4, 2013
at
9:30 o'clock A.M., E.D.S.T.

Accounts filed in the Office of the Clerk
of Orphans' Court Division of the Court
of Common Pleas of Fayette County,
Pennsylvania

1118 of 2001	Duwayne H. Swoger, Trust	Miles Swoger, Trustee
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Notice is also hereby given that all of the foregoing Accounts will be called for Audit on

MONDAY, April 15, 2013
at
9:30 o'clock A.M., E.D.S.T.

In Court Room No. 3 of the Honorable STEVE P. LESKINEN, or his chambers, 3rd Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

(1) DONALD D. REDMAN
Register of Wills and Ex-Officio Clerk of the
Orphans' Court Division