

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.

Second Publication

EDWARD CROFTCHECK a/k/a EDWARD LOUIS CROFTCHECK, late of Menallen Township, Fayette County, PA ⁽²⁾

Administratrix: Betty Moore
c/o ADAMS & ADAMS
55 East Church Street, Suite 101
Uniontown, PA 15401
Attorney: Adams & Adams

IDA MARIE HAWKER, a/k/a IDA M. HAWKER, late of Jefferson Township, Fayette County, PA ⁽²⁾

Executrix: Almeda Beeman
c/o Zebley Mehalov & White, P.C.
Post Office Box 2123
18 Mill Street Square
Uniontown, PA 15401
Attorney: Daniel R. White
Zebley Mehalov & White, P.C.

DAVID JAMES HRIBAR a/k/a DAVID J HRIBAR, late of Uniontown, Fayette County, PA ⁽²⁾

Administrator: Mark Hribar
c/o Hajduk & Associates
Old Trail Inn, 5340 National Pike
Markleysburg, PA 15459.
Attorney: Mary Lenora Hajduk
Hajduk & Associates

SHELBY J. MAGLET a/k/a SHELBY JEAN MAGLET, late of Washington Township, Fayette County, PA ⁽²⁾

Executor: Randy L. Maglet
186 State Street
Charleroi, PA 15022
Attorney: Jack L. Bergstein
Bergstein & Galper, P.C.

409 Schoonmaker Avenue PO Box A
Monessen, PA 15062

STEVEN E. MIDDLETON, late of Uniontown, Fayette County, PA ⁽²⁾

Administrator: Kevin E. Middleton
8610 Westwood Road
Pittsburgh, PA 15235
Attorney: Peter N. Pross
Eckert Seamans Cherin & Mellott, LLC
600 Grant Street 44th Floor
Pittsburgh, P A 15219

SYLVIA SIEFF MILLER, late of the city of Uniontown, Fayette County, PA ⁽²⁾

Executor: Chester Miller
c/o Thomas W. Shaffer, Esquire
11 Pittsburgh Street
Uniontown PA 15401
Attorney: Thomas W. Shaffer

WILLIAM H. THORNLEY, JR., late of Meyersdale, Somerset County, PA ⁽²⁾

Administratrix: Elizabeth Koon
c/o: James T. Tallman, Esq.
Thomas E. Crenney & Associates, LLC
One Gateway Center, 18th Floor West
Pittsburgh, PA 15222
Attorney: James T. Tallman
Thomas E. Crenney & Associates, LLC

First Publication

MILDRED JEAN BASARAB a/k/a MILDRED J. BASARAB, a/k/a MILLIE BASARAB, late of Perryopolis, Fayette County, PA ⁽¹⁾

Co-Executrix: Donna R. Swaney and Cheryl Higgins
c/o HIGINBOTHAM LAW OFFICES
45 East Main Street, Suite 500
Uniontown, Pennsylvania 15401
Attorney: James E. Higinbotham, Jr.
Higinbotham Law Offices

MYRTLE E. CALDWELL, late of Georges Township, Fayette County, PA ⁽¹⁾

Executrix: Judith R. Thomas
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

LARRY J. CHESS a/k/a LARRY JAMES CHESS, late of Georges Township, Fayette County, PA (1)

Executrix: Linda Sue Chess
c/o Davina D. Burd, Esquire
Rowan Law Offices
890 Vanderbilt Road
Connellsville, PA 15425
Attorney: Davina D. Burd
Rowan Law Offices

ROBERT E. COSSELL, III, late of Dunbar Township, Fayette County, PA (1)

Administratrix: Lori L. Cossell
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville PA 15425
Attorney: Charles W. Watson
Watson Mundorff Brooks & Sepic, LLP

ELOUISE R. EBERLY, late of South Union Township, Fayette County, PA (1)

Executor: Joseph E. Ferens
c/o Waggoner & Ferens
97 E. Main Street
Uniontown, Pa 15401
Attorney: James N. Fitzsimmons, Jr.
Waggoner & Ferens

HOWARD M. FIRESTONE, III, late of North Union Township, Fayette County, PA (1)

Administrator: Howard M. Firestone, IV
407 Second Street
Lemont Furnace, PA 15456
Attorney: Ewing D. Newcomer

MARY E. GOOD a/k/a MARY ELLEN GOOD, late of the City of Uniontown, Fayette County, PA (1)

Executor: William D. Good
c/o 51 East South Street
Uniontown, Pa 15401
Attorney: Webster & Webster

CORINNE BETTY JENKINS, late of Point Marion, Fayette County, PA (1)

Executor: French Ira Jenkins
c/o Gary J. Frankhouser, Esq.
DAVIS & DAVIS
107 East Main Street
Uniontown, PA 15401

Attorney: Gary J. Frankhouser
Davis & Davis

ROGER LEROY MUILENBURG, late of Smithfield Borough, Fayette County, PA (1)

Administrator: Timothy R. Muilenburg
c/o Benjamin F. Goodwin, Esquire
92 E. Main Street, Suite 20
Uniontown, PA 15401
Attorney: Benjamin F. Goodwin

KENNETH R. PLUMMER, JR., late of McClean Township, Fayette County, PA (1)

Personal Representative: James R. Plummer
390 Baldwin Road
Pittsburgh, PA 15205
Attorney: Brett J. Smith
616 Lamberd Avenue
Johnstown, PA 15904

ELEANOR M. RIDER a/k/a ELEANOR M. SICKLES, late of Uniontown, Fayette County, PA (1)

Executor: John Rider
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville PA 15425
Attorney: Charles W. Watson
Watson Mundorff Brooks & Sepic, LLP

WANDA ANN SOBEK a/k/a WANDA A. SOBEK a/k/a WANDA SOBEK, late of Washington Township, Fayette County, PA (1)

Executor: Richard Lawrence Sobek
20647 Kylemore Drive
Strongsville, OH 44149
Attorney: Mark E. Ramsier
823 Broad Avenue
Belle Vernon, PA 15012

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 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: March 14, 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, March 14, 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)

No. 477 of 2012 GD
No. 449 of 2012 ED

CITIMORTGAGE, INC.

vs.

**Arthur Bell
Cynthia Bell**

ALL that parcel of land situate in Lower Tyrone Township, Fayette County, Pennsylvania.

BEING THE SAME PREMISES which Ronald K. Hughes and Sandra L. Hughes, his wife, by Deed dated April 21, 2003 and recorded April 24, 2003 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 2858, Page 1233, granted and conveyed unto Arthur Bell and Cynthia Bell, his wife.

BEING KNOWN AS: 384 Gillespie Road,
Dawson, PA 15428
PARCEL #18-05-0061

STERN & EISENBERG PC
KEVIN P. DISKIN, ESQ.

No. 2176 of 2012 GD
No. 429 of 2012 ED

U.S. Bank N.A., as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2006-AM3, Mortgage Pass-Through Certificates, Series 2006-AM3 by its Attorney -in-fact, Ocwen Loan Servicing,LLC

v.

**Robert Coffman
and
United State of America, Dept of Treasury
Internal Revenue Service
Defendant (s)**

SITUATE IN BULLSKIN TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,
BEING KNOWN AS 326 ORE MINE HILL
RD, SCOTTDALE, PA 15683
PARCEL NO. 4-25-314
IMPROVEMENTS- RESIDENTIAL
REAL ESTATE
SOLD AS THE PROPERTY OF-
ROBERT COFFMAN

No. 01254 of 2012 GD
No. 444 of 2012 ED

**METRO BANK
fka Commerce Bank/Harrisburg N.A.,
Plaintiff**

vs.

**TIMOTHY WILLIAM DUKE,
heir of Paula Jean Nicolette, deceased,
JANINA MICHELLE NICOLETTE HALL,
heir of Paula Jean Nicolette, deceased,
STACEY LYNN NICOLETTE PLEWA,
heir of Paula Jean Nicolette, deceased, and
ALL OTHER UNKNOWN HEIRS OF
PAULA JEAN NICOLETTE, deceased, and
all PERSONS, FIRMS or ASSOCIATIONS
CLAIMING RIGHT, TITLE or INTEREST
FROM or UNDER PAULA JEAN
NICOLETTE, deceased,
Defendants**

ALL that lot or parcel of land situate on "Bryson Hill", Dunbar Borough, Fayette County, Pennsylvania, BEING KNOWN as 39 Walnut Avenue, Dunbar, Fayette County, Pennsylvania

15431.

PARCEL NO. 08-08-0022

No. 2225 of 2012 GD
No. 442 of 2012 ED

PNC BANK, NATIONAL ASSOCIATION
Plaintiff

vs.

SUSAN R. KOLARIK
Defendant

2nd Ward of the City of Uniontown,
(formerly North Uniontown Township) County
of Fayette, Commonwealth of PA. HET a
dwelling k/a 126 Coffey Street, Uniontown, PA
15401. Parcel# 38-01-0228.

No. 467 of 2012 GD
No. 420 of 2012 ED

Tammac Holdings Corporation

v.

Tracy L. Mattie

ALL those two Lots or pieces of ground
situate in the Fifth Ward of the Borough of
Brownsville, Fayette County, Pennsylvania,
known and designated as Lots Nos. 28 and 34 in
the Pike Plan of Lots No. 1, recorded in the
Recorder's Office of said County in Plan Book 5
Page 80.

SECOND:

ALL those three lots or pieces of ground
situate in the Fifth Ward of the Borough of
Brownsville, Fayette County, Pennsylvania,
known and designated as Lots Nos. 30, 31 and
33 in the Pike Plan of Lots No. 1, recorded in the
Recorder's Office of said County in Plan Book 5
Page 80.

EXCEPTING and reserving thereout and
therefrom Lot Nos. 30 and 31 from the above
legal description: Lots Nos. 30 and 31 were
conveyed to Merle and Louis Moody, husband
and wife, dated May 27, 1957 and recorded June
1, 1957 in Deed Book Volume 880 Page 342.

BEING designated as Parcel ID numbers
02-05-0038 and 02-05-0039.

HAVING erected thereon a 2008 Clayton
28 X 56 manufactured home, Serial No.
CAP022219TNAB.

No. 2049 of 2012 GD
No. 414 of 2012 ED

First National Bank of Pennsylvania

vs.

Wayne Prinkey, Jr.

All the right, title, interest and claim of:
Wayne Prinkey, Jr., of, in and to:

337 Hawkins Hollow Road (a/k/a 335
Hawkins Hollow Road) Normalville, PA 15469,
Springfield Township, Fayette County
14.109 acres R1 Rg

Improvements: Single family dwelling and
single wide manufactured home
Record Book Volume 2777, page 8
Parcel No. 35-09-0098-01

WEBSTER & WEBSTER
51 East South Street
Uniontown, PA 15401
Attorneys for Plaintiff

NO. 59 OF 2012 G.D.
NO. 92 OF 2012 E.D.

**UNITED BANK, INC., formerly known as
CENTRA BANK, INC., a West Virginia
Corporation,**
Plaintiff

v.

**DOMENICK ROCCA and CAROLYN
ROCCA, his wife,**
Defendants

ALL those certain lots or parcels of land
situate in: Springhill Township, Fayette County,
Pennsylvania. The address of this property is:
203 Second Street (2 Lots) Gans, Springhill
Township, Fayette County, Pennsylvania.

There is erected on the premises a
residential structure.

Together with such rights of way and under
and subject to the exceptions and reservations as
appear in prior deeds of record.

For a more complete description see
Record Book Volume 1781, Page 252, (Having
Tax Assessment Map No. 36-19-0012-02); and
Record Book 1801, Page 248, (Having Tax
Assessment Map No. 36-19-0017) Fayette
County Recorder of Deeds Office, Fayette
County, Pennsylvania.

Seized and taken in execution as the
property of Domenick Rocca and Carolyn
Rocca, his wife, at the suit of United Bank, Inc.,
formerly known as Centra Bank, Inc., in the
Court of Common Pleas of Fayette County,
Pennsylvania at No. 59 of 2012 G.D.

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

No. 2266 of 2012 GD
 No. 443 of 2012 ED

No. 1379 of 2010 GD
 No. 438 of 2012 ED

HSBC Mortgage Services, Inc.
Plaintiff

v.

Randal E. Sipe
Defendant(s)

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

Being 502 Hopewell Road, White, PA 15490
 Assessment Map No.: 31-07-0148

Improvements Thereon: Residential Property

No. 2973 of 2010 GD
 No. 436 of 2012 ED

COLLEEN SWANEY,
PLAINTIFF,

VS.

GARY SWANEY,
DEFENDANT.

ALL those four certain lots of land situate in Georges Township, Fayette County, Pennsylvania, being Lots Nos. 6,7,8 and 9 in Block C of Highland Park Addition to the Borough of Smithfield, a plot of which is of record in the Recorder's Office of said Fayette County in Plan Book Volume 1, Page 185; said four lots bounded and described together as follows:

BEGINNING at a point on the southeast side of Midland Street at the northernmost corner of Lot No. 5 in said Plan; thence in a northeasterly direction, along the southeast side of Midland Street, 160 feet to the westernmost corner of Lot No. 10 in said Plan; thence in a southeasterly direction along the southwest side of Lot No. 10, 100 feet to the northwest side of a ten foot alley; thence in a southwesterly direction, along the northwest side of said alley, 160 feet to the easternmost corner of Lot No. 5; thence in a northwesterly direction, along the northeast side of Lot No.5, 100 feet to the place of beginning.

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

VS.

JOSEPH L. THOMAS,
DEFENDANT(S)

ALL THOSE CERTAIN TWO (2) PARCELS of ground situate in the Borough of Brownsville, County of Fayette and Commonwealth of Pennsylvania, being Lots Nos. 27 and 29, in the Hamburger Plan of Lots, as recorded in Fayette County Recorder of Deeds Office in Plan Book Volume 4, Page(s) 127.

Parcel 1- TAX PARCEL NO. 02-07-0219. BEING a vacant lot located on 1219 SECOND STREET, BROWNSVILLE, PA 15417.

Parcel 2- TAX PARCEL NO. 02-07-0220. HAVING thereon erected a dwelling known as 1219 SECOND STREET, BROWNSVILLE, PA 15417.

Reference Fayette County Record Book 3158, Page 1302.

Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Attorneys for Plaintiff
 649 South Avenue, Suite 6
 Secane, PA 19018
 610 328-2887

No. 1368 of 2012 GD
 No. 439 of 2012 ED

Aurora Bank, FSB
10350 Park Meadows Drive, 3rd Floor
Littleton CO 80124
Plaintiff

vs.

Jeffrey Verbus
92 East Main Street, Suite 25
Uniontown, PA 15401
Defendants

FIRST: ALL that certain lot or piece of land situate in the Township of German, Fayette County, Pennsylvania, being Lot No. 118 in a plan of lots recorded by John W. Galbreath, d/b/a John W. Galbreath & Co., in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 9, page 26.

SECOND: ALL that certain lot or piece of

land situate in the Township of German, Fayette County, Pennsylvania, being Lot No. 117 in a plan of lots recorded by John W. Galbreath, d/b/a John W. Galbreath & Co., in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 9, page 26.

TAX PARCEL# 15-33-0075

PROPERTY: 611 Meadow Street, Ronco, PA 15476

IMPROVEMENTS: Residential Dwelling
TO BE SOLD AS THE PROPERTY OF:

Jeffrey Verbus

No. 361 of 2010 GD

No. 408 of 2010 ED

**JPMorgan Chase Bank, National Association
successor by merger to Chase Home Finance,
LLC**

PLAINTIFF

vs.

**William A. Verno
DEFENDANT**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Perryopolis, Fayette County, Pennsylvania, consisting of Lot No. 15 of the Plan of Lots laid out by Janet Realty, Inc., said Plan being recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book volume 8, page 214, said lot is more particularly bounded and described as follows:

BEGINNING at a point on a 33 foot road of said Plan, said point being the southeastern comer of Lot No. 15 of said plan and also being the Eastern common comer with Lot No. 14 of said Plan; thence south 68° 50' 30" west, along the boundary line of Lot No. 14, a distance of 107.68 feet to a point; thence by land now or formerly of Loretta A. Imber, north 21° 9' 30" west, a distance of 84.15 feet to a point, being the western common comer of lots Nos. 15 and 16 of said plan; thence along the boundary line of Lots Nos. 15 and 16, north 68° 50' 30" east, a distance of 107.68 feet to a point on the aforesaid road; thence along said road, south 21° 9' 30" east, a distance of 84.15 feet to the place of beginning.

TOGETHER with such rights and subject to any exceptions, restrictions, reservations, and conditions as exist by virtue of prior recorded instruments, deeds or conveyances.

PARCEL No. 28-06-0005

COMMONLY KNOWN AS: 115 Janet Street, Perryopolis, PA 15473

TAX PARCEL NO. 28-06-0005

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, February 4, 2013

at

9:30 A.M., E.D.S.T.

162 of 2012	DONALD SHRUM, SR., a/k/a DONALD P. SHRUM	Sandra Hitchcock and Ronald Shrum, Administrators
188 of 2011	EDWARD MITCHELL a/k/a EDWARD LAVERN MITCHELL	Kathleen Zapatosky, Executrix

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

TUESDAY, February 19, 2013

at

9:30 o'clock A.M., E.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