

## 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

**BEATRICE ANNE BABICH**, late of Jefferson Township, Fayette County, PA <sup>(3)</sup>

*Executrix:* Carol Natale  
389 Brownsville Road  
Fayette City, PA 15438  
*Attorney:* Alan Benyak  
P.O. Box 1  
401 Sixth Street at Washington Avenue  
Charleroi, PA 15022

**PEARL A. BREAKIRON, a/k/a VIRGIE PEARL BREAKIRON**, late of South Union Township, Fayette County, PA <sup>(3)</sup>

*Executrix:* Amy Welton  
c/o 51 East South Street  
Uniontown, Pa 15401  
*Attorney:* Webster & Webster  
51 East South Street  
Uniontown, Pa 15401

**RUTH EVA HART a/k/a RUTH E. HART**, late of Uniontown, Fayette County, PA <sup>(3)</sup>

*Executrix:* Ruby Gail Hart  
c/o Melinda K. Dellarose, Esq.  
Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Melinda K. Dellarose  
Davis & Davis

**MARGARET M. HUDAK a/k/a MARGARET HUDAK**, late of Brownsville Township, Fayette County, PA <sup>(3)</sup>

*Co-Personal Representatives:*  
Donna Louise Blackmon and Joann Holes  
c/o Waggoner & Ferens  
97 E. Main Street

Uniontown, PA 15401  
*Attorney:* Ralph K. Barclay, Jr.  
Waggoner & Ferens

**MARY VIRGINIA JOHNSON**, late of Uniontown, Fayette County, PA <sup>(3)</sup>

*Executor:* Andrew D. Ferguson, III  
c/o Radcliffe & DeHaas, L.L.P.  
2 West Main St., Suite 700  
Uniontown, PA 15401  
*Attorney:* William M. Radcliffe  
Radcliffe & DeHaas, L.L.P.

**MARGARET MCCOY A/K/A MARGARET AMELIA MCCOY**, late of Connellsville, Fayette County, PA <sup>(3)</sup>

*Executor:* PNC Bank, National Association  
c/o Roberta L. Milligan  
Two PNC Plaza, P2-PTPP-33  
620 Liberty Avenue  
Pittsburgh, PA 15222  
*Attorney:* Christopher F. Farrell  
Cohen & Grigsby  
625 Liberty Avenue  
Pittsburgh, PA 15222-3152

**ELEANOR J. MORRIS**, late of the Borough of Perryopolis, Fayette County, PA <sup>(3)</sup>

*Personal Representatives:*  
Dolores Serinko  
203 DeLafayette Street, P.O. Box 616  
Perryopolis, PA 15473  
Carol Coldren  
105 Binns Road  
Perryopolis, PA 15473  
*Attorney:* Mark E. Ramsier  
823 Broad Avenue  
Belle Vernon, PA 15012

**ALFONSO NARKEVIC a/k/a ALFONSO C. NARKEVIC**, late of Dawson, Fayette County, PA <sup>(3)</sup>

*Administrator:* Thomas S. Simon, Jr.  
178 Strawn Road  
Perryopolis, Pa 15473  
*Attorney:* Brian J. Salisbury  
50 East Main Street  
Uniontown, Pa 15401

**EDNA C. STRYCUDA**, late of the Borough of  
Brownsville, Fayette County, PA <sup>(3)</sup>

*Executrix:* Paula Renee Vig  
*Executor:* Thomas L. Strycula  
c/o Higinbotham Law Offices  
45 East Main Street, Suite 500  
Uniontown, PA 15401  
*Attorney:* James E. Higinbotham, Jr.  
Higinbotham Law Offices

**JOHN DAVID SZAKAL, a/k/a JOHN D. SZAKAL**, late of Jefferson Township, Fayette  
County, PA <sup>(3)</sup>

*Executor:* Robert Alan Szakal  
Zebley Mehalov & White, P.C.  
18 Mill Street Square  
Post Office Box 2123  
Uniontown, PA 15401  
*Attorney:* Daniel R. White  
Zebley Mehalov & White, P.C.

## Second Publication

**MARTHA R. DORSEY**, late of the Borough of  
Masontown, Fayette County, PA <sup>(2)</sup>

*Executor:* Paul T. Dorsey  
5157 River Ridge Circle  
Sylvania, OH 43560  
*Attorney:* Emilie J. Cupp  
2 West Main Street, Suite 517  
Uniontown, PA 15401-3403

**CHRISTINE R. LINT**, late of Everson  
Borough, Fayette County, PA <sup>(2)</sup>

*Administrator:* David Lint  
420 Brown Street  
Everson, PA 15631  
*Attorney:* Patti Collins Lerda  
Martin & Lerda  
2002 Noble Street  
Pittsburgh, PA 15218

**HARRY A. LIVINGSTON, JR.**, late of Lower  
Tyrone Township, Fayette County, PA <sup>(2)</sup>

*Personal Representatives:* Jamie M.  
Livingston and Joseph P. Livingston  
Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425;  
*Attorney:* Charles W. Watson  
Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road

Connellsville, PA 15425

**JAMES K. MOYER**, late of Lemont Furnace,  
Fayette County, PA <sup>(2)</sup>

*Executrix:* Althea F. Moyer  
c/o William M. Radcliffe, Esquire  
Radcliffe & DeHaas, L.L.P.  
2 West Main St., Suite 700  
Uniontown, PA 15401  
*Attorney:* William M. Radcliffe  
Radcliffe & DeHaas, L.L.P.  
2 West Main St., Suite 700  
Uniontown, PA 15401

**RUTH L. SEPKOVIC**, late of Bullskin  
Township, Fayette County, PA <sup>(2)</sup>

*Executrix:* Katherine Sepkovic  
c/o Molinaro Law Offices  
P.O. Box 799  
Connellsville, PA 15425  
*Attorney:* Carmine V. Molinaro, Jr.  
Molinaro Law Offices

**RALPH W. WINGROVE a/k/a RALPH W. WINGROVE, SR.**, late of Perryopolis  
Borough, Fayette County, PA <sup>(2)</sup>

*Executor:* David W. Wingrove  
1396 Rostraver Road  
Belle Vernon, PA 15012  
*Attorney:* Richard C. Mudrick  
300 Fallowfield Avenue  
Charleroi, PA 15022

## First Publication

**ROSE F. CORODI a/k/a ROSE M. CORODI**,  
late of Brownsville Borough, Fayette County,  
PA <sup>(1)</sup>

*Executor:* Mark Galway  
c/o Bernadette K. Tummons, Esq.  
2 West Main St., Suite 712  
Uniontown, PA 15401  
*Attorney:* Bernadette K. Tummons

**MARY MARGARET KILIANY**, late of Upper  
Tyrone Township, Fayette County, PA <sup>(1)</sup>

*Executrix:* Kathleen Gearing  
c/o Ligonier Law  
Richard F. Flickinger, Esquire  
300 North Market Street  
Ligonier, PA 15658

*Attorney:* Richard F. Flickinger

**AGNES A. SHINSKY**, late of South Union Township, Fayette County, PA (1)

*Co-Executors:*

Lois Ann Sabol and Larry A. Shinsky  
c/o 51 East South Street  
Uniontown, PA 15401

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

**LINDA K. THOMAS**, late of North Union Township, Fayette County, PA (1)

*Administratrix:* Lisa A. Thomas-Gaster  
c/o 51 East South Street  
Uniontown, PA 15401

*Attorney:* Webster & Webster  
51 East South Street  
Uniontown PA 15401

## SHERIFF SALES

***Date of Sale: June 13, 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, June 13, 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)

STERN & EISENBERG PC  
KEVIN P. DISKIN, ESQ.

NO. 59 OF 2013 G.D.  
NO. 61 OF 2013 E.D.

**The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-E, by its Attorney-in-fact, Ocwen Loan Servicing LLC**

v.

**James E. Adams  
Unknown Heirs, Executors and devisees of the Estate of Twilight Pisklo  
Defendant(s)**

SITUATE IN BOROUGH OF NEW HAVEN, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 125-127 N FIRST STREET, CONNELLSVILLE, PA 15425

PARCEL NO. 05-06-0477

IMPROVEMENTS - RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF- JAMES E. ADAMS AND UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF TWILIGHT PISKLO

Phelan Hallinan, LLP

NO. 292 OF 2012 GD  
NO. 66 OF 2013 GD

**NATIONSTAR MORTGAGE, LLC,  
F/K/A CENTEX HOME EQUITY  
COMPANY, LLC**

**Plaintiff**

v.

**THOMAS L. COOLEY, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF WANDA COOLEY, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WANDA COOLEY, DECEASED**

**Defendant(s)**

Owner(s) of property situate in the Fayette

County, Pennsylvania, being 22 SECOND STREET, UNIONTOWN, PA 15401-6854  
 Parcel No.: 14-09-0004  
 Improvements thereon: RESIDENTIAL DWELLING

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STERN & EISENBERG PC  
 KEVIN P. DISKIN, ESQ.

NO. 1838 OF 2012 GD  
 NO. 57 OF 2013 GD

**Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2003-4, by its Attorney-in-fact, Ocwen Loan Servicing LLC.**

v.

**Stephanie M. Harshman  
 Jeffrey A. Harshman  
 Defendant(s)**

SITUATE IN LOWER TYRONE TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 143 HICKORY SQUARE ROAD, DAWSON, PA 15428

PARCEL NO. 18-08-0083-04  
 IMPROVEMENTS - RESIDENTIAL REAL ESTATE  
 SOLD AS THE PROPERTY OF - STEPHANIE M HARSHMAN AND JEFFREY A. HARSHMAN

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JOHN AND JOHN  
 ATTORNEYS AT LAW

NO. 2710 of 2012 G.D.  
 NO. 79 of 2013 E.D.

**FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, a Corporation,**

vs.

**JOSEPH A. JUPINA, III and JENNIFER L. JUPINA  
 Defendants**

ALL that certain lot or parcel of land situate in the City of Uniontown, County of Fayette, and State of Pennsylvania, designated as Lot No. 240 in Coffey's Addition to Uniontown, the plan of which is recorded in Plan Book No. 1, page 131.

SEE Record Book 2884 at page 1623.  
 UPON which is erected a single family dwelling known locally as 184 E. Askren Street, Uniontown, Fayette County, PA 15401.  
 BEING Tax Assessment Map No. 38-02-0027.

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Phelan Hallinan, LLP

NO. 2949 OF 2009 GD  
 NO. 56 OF 2013 GD

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC  
 Plaintiff.**

v.

**JAMES KNUPP  
 Defendant(s)**

Owner(s) of property situate in the BOROUGH OF EVERSON, Fayette County, Pennsylvania, being 318 MAPLE STREET, EVERSON, PA 15631-1113  
 Parcel No.: 10-03-0102  
 Improvements thereon: RESIDENTIAL DWELLING

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Phelan Hallinan, LLP

NO. 1550 OF 2012 GD  
 NO. 68 OF 2013 GD

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

v.

**RONALD A. MEANS  
 ROBINS. MEANS  
 Defendant(s)**

Owner(s) of property situate in DUNBAR TOWNSHIP, Fayette County, Pennsylvania, being 432 DUCK POND ROAD, CONNELLSVILLE, PA 15425-6240  
 Parcel No.: 09-11-0344  
 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. 83 OF 2013 G.D.  
 NO. 77 OF 2013 E.D.

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. LaMANNA, 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. 1549 OF 2012 G.D.  
 NO. 63 OF 2913 E.D.

**Bank of America, N.A.**  
**Plaintiff**

v.

**Hollie Sabolek**  
**Defendant**

ALL THOSE CERTAIN LOTS OF LAND  
 NUMBERED ONE AND TWO, IN BLOCK  
 (D) IN THE MARCHAND LAND COMPANY  
 PLAN OF LOTS, SITUATE IN THE VILLAGE  
 OF NEWELL, JEFFERSON TOWNSHIP,  
 NOW NEWELL BORO, FAYETTE COUNTY,  
 PENNSYLVANIA, BOUNDED AND  
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST  
 CORNER OF THIRD STREET AND  
 FAYETTE AVENUE; THENCE ALONG  
 FAYETTE AVENUE 115 FEET IN AN  
 EASTERLY DIRECTION TO RAILROAD  
 ALLEY; THENCE ALONG SAID RAILROAD  
 ALLEY IN A SOUTHERLY DIRECTION 50  
 FEET TO THE CORNER OF LOT NO. 3;  
 THENCE ALONG THE LINE OF LOT NO. 3  
 IN A WESTERLY DIRECT 115 FEET TO  
 THIRD STREET; THENCE ALONG SAID  
 THIRD STREET IN A NORTHERLY  
 DIRECTION 50 FEET TO THE CORNER OF  
 THIRD STREET AND FAYETTE AVENUE,  
 THE PLACE OF BEGINNING, EACH LOT  
 BEING 25 FEET WIDE AND 115 FEET  
 LONG.

ALSO KNOWN AS PARCEL #23-04-  
 0214

Being known as: 526 Third Street, Newell,  
 Pennsylvania 15466

**HSBC Bank USA, N.A., as Trustee on  
 behalf of ACE Securities Corp. Home  
 Equity Loan Trust and for the Registered  
 Holders of ACE Securities Corp. Home  
 Equity Loan Trust, Series 2007-HE2, Asset  
 Backed Pass-Through Certificates  
 Plaintiff**

v.

**TRACY L. MICHAELS  
 WILLARD M. MICHAELS**  
**Defendant(s)**

ALL THAT CERTAIN LOT OF LAND  
 SITUATE IN GEORGES TOWNSHIP,  
 FAYETTE COUNTY, PENNSYLVANIA:  
 BEING KNOWN AS 207 Second St  
 Continental# 3, Uniontown, PA 15401  
 PARCEL NUMBER: 1404000201  
 IMPROVEMENTS: Residential Property.

NO. 1926 OF 2012 GD  
 NO. 54 OF 2013 ED

**Bayview Loan Servicing, LLC,  
 a Delaware Limited Liability Company**  
**Plaintiff,**

vs.

**Aaron M. Raffle  
 Craig School Apartments, LLC**  
**Defendants.**

ALL THAT RIGHT, TITLE, INTEREST  
 AND CLAIMS OF AARON M. RAFFLE AND  
 CRAIG SCHOOL APARTMENTS, LLC OF,  
 IN AND TO THE FOLLOWING DESCRIBED  
 PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL  
 OF LAND SITUATE IN CITY OF  
 UNIONTOWN, COUNTY OF FAYETTE AND  
 COMMONWEALTH OF PENNSYLVANIA,  
 BEING MORE FULLY DESCRIBED AT DBV  
 2971, PAGE 836.

BEING KNOWN AS 54 WEST CRAIG  
 STREET, UNIONTOWN, PA 15401  
 TAX MAP NO. 38110341

Phelan Hallinan, LLP

NO. 1644 OF 2010 GD  
NO. 73 OF 2013 GD

**CITIMORTGAGE, INC.**

**Plaintiff**

v.

**RYAN G. SHAW**

**DENISE C. MOSSOR**

**Defendant(s)**

Owner(s) of property situate in the BOROUGH OF FAYETTE CITY, Fayette County, Pennsylvania, being 137 MAIN STREET, FAYETTE CITY, PA 15438-1094

Parcel No.: 12-03-0244

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan, LLP

NO. 619 OF 2011 GD  
NO. 72 OF 2013 GD

**CITIMORTGAGE, INC**

**Plaintiff**

v.

**SUSAN M. WAIBEL**

**PAUL MINERD**

**WILLIAM R. MINERD**

**Defendant(s)**

Owner(s) of property situate in the CITY OF CONNELLSVILLE, Fayette County, Pennsylvania, being 233 EAST FAIRVIEW AVENUE, CONNELLSVILLE, PA 15425-3736

Parcel No.: 05-11-0028.

Improvements thereon: RESIDENTIAL DWELLING

JOHN AND JOHN  
ATTORNEYS AT LAW

NO. 1759 of 2012 G.D.  
NO. 80 OF 2013 E.D.

**FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY,**

**a corporation,**

**Plaintiff**

vs.

**ESTATE OF WILLIAM G. WEINBERGER, Deceased; CINDY S. WEINBERGER,**

**Administratrix; CINDY S. WEINBERGER, heir and WILLIAM C. WEINBERGER, heir, and all known and unknown heirs, successors, assigns and all persons, firms or associations claiming a right, title or interest from or under WILLIAM G. WEINBERGER, Deceased, Defendants**

ALL that certain lot of land situate in the Township of North Union, Fayette County, Pennsylvania, being known as Lot Number 1 in the plan of subdivision of John S. Zebley, dated March, 1986, and recorded on June 19, 1986, in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Record Book Volume 24, page 21.

SEE Record Book 2621, page 222.  
Assessment Map No.: 25-30-0023.