

## 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

**RHONDA KAY KAISER**, late of German Township, Fayette County, PA <sup>(3)</sup>

*Personal Representative:* Sarah Jackson  
c/o Waggoner & Ferens  
97 E. Main Street  
Uniontown, PA 15401  
*Attorney:* James N. Fitzsimmons, Jr.  
Waggoner & Ferens

**DELPHIA J. JONES a/k/a DELPHIA JEAN JONES**, late of Dunbar Township, Fayette County, PA <sup>(3)</sup>

*Administrator:* Robert M. Jones, Sr.  
c/o Richard A. Husband, Esquire  
McCue & Husband Law Firm  
813 Blackstone Road  
Connellsville, PA 15425  
*Attorney:* Richard A. Husband  
McCue & Husband Law Firm

**DANNY R. MCFADDEN, a/k/a DANNY RAY MCFADDEN, a/k/a DANNY MCFADDEN**, late of Uniontown, Fayette County, PA <sup>(3)</sup>

*Executrix:* Dawn Vlosich  
c/o Ned J. Nakles, Jr., Esq  
Nakles and Nakles  
1714 Lincoln Avenue  
Latrobe, PA 15650  
*Attorney:* Ned J. Nakles, Jr.  
Nakles and Nakles

**ALEC PROTZ**, late of Jefferson Township, Fayette County, PA <sup>(3)</sup>

*Executor:* Raymond Przybylski  
623 Ascension Drive West  
West Mifflin, PA 15122  
*Attorney:* Tracy L. Jones, Esq., FGSM, P.C.  
428 Boulevard of the Allies  
Pittsburgh PA 15219

**CHARLES R. SILLINGS a/k/a CHARLES SILLINGS**, late of Washington Township, Fayette County, PA <sup>(3)</sup>

*Co-Personal Representatives:*  
Stuart Vannosdeln and Connie Spittal  
c/o Waggoner & Ferens  
97 E. Main Street  
Uniontown, PA 15401  
*Attorney:* James N. Fitzsimmons, Jr.  
Waggoner & Ferens

**NELDA F. WARE**, late of Luzerne Township, Fayette County, PA <sup>(3)</sup>

*Executor:* Robert L. Webster, Jr.  
c/o 51 East South Street  
Uniontown, PA 15401  
*Attorney:* Daniel L. Webster  
Webster & Webster  
51 East South Street  
Uniontown, PA 15401

### Second Publication

**VIOLET L. CUNNINGHAM**, late of Fairchance, Fayette County, PA <sup>(2)</sup>

*Personal Representatives:* Charlotte Yvonne Bailey and Nancy Lee Wolfe  
c/o John A. Kopas, III, Esquire  
556 Morgantown Road  
Uniontown, PA 15401  
*Attorney:* John A. Kopas

**MARY DEAN**, late of Franklin Township, Fayette County, PA <sup>(2)</sup>

*Executor:* McKinley F. Dean  
c/o Davina D. Burd, Esquire  
Rowan Law Offices  
890 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Davina D. Burd  
Rowan Law Offices

**DOROTHY L. MADARISH**, late of  
Connellsville, Fayette County, PA <sup>(2)</sup>  
*Executrix:* Darlene M. Madarish  
c/o Waggoner & Ferens  
97 E. Main Street  
Uniontown, PA 15401  
*Attorney:* Ronald D. Kristobak  
Waggoner & Ferens

**JOSEPH PALKO**, late of German Township,  
Fayette County, PA <sup>(2)</sup>  
*Personal Representative:*  
Debra Nonemaker  
c/o Thomas W. Shaffer, Esquire  
11 Pittsburgh Street  
Uniontown, PA 15401  
*Attorney:* Thomas W. Shaffer

**JOANN I. PAULEY a/k/a JOANN I.  
JURBAN**, late of Jefferson Township, Fayette  
County, PA <sup>(2)</sup>  
*Co-Executors:*  
Michelle A. Oldham  
1796 Grantham Drive  
Wellington, FL 33414  
Edward J. Pauley  
14611 Flowerhill Drive  
Centreville, VA 20120  
*Attorney:* Jack L. Bergstein  
Bergstein & Galper, P.C.  
409 Schoonmaker Avenue  
PO Box A  
Monessen, PA 15062

## First Publication

**GROVER C. JOHNSON a/k/a GROVER C.  
JOHNSON, SR.**, late of South Connellsville,  
Fayette County, PA <sup>(1)</sup>

*Co-Administrators:*  
Mark Johnson and Grover C. Johnson, Jr.  
c/o James T. Davis, Esquire  
Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* James T. Davis  
Davis & Davis

**WENDY JO LEICHLITER**, late of Saltlick  
Township, Fayette County, PA <sup>(1)</sup>  
*Co-Administrator:* D. Dale Burkholder  
*Co-Administratrix:* Lynn D. Miner

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

**DORIS J. LIZZA**, late of Dunbar, Fayette  
County, PA <sup>(1)</sup>  
*Personal Representative:* Pamela Lizza Farrell  
c/o Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Charles W. Watson  
Watson Mundorff Brooks & Sepic, LLP

**VINCENT S. OPALINSKI**, late of Upper  
Tyrone Township, Fayette County, PA <sup>(1)</sup>  
*Executrix:* Genevieve A. Opalinski  
c/o Wayne H. Port, Esq.  
92 E. Main St.  
Uniontown, PA 15401  
*Attorney:* Wayne H. Port  
George, Port & George

**GEORGE J. PORUPSKI**, late of Nicholson  
Township, Fayette County, PA <sup>(1)</sup>  
*Executor:* Gerald E. Porupski  
c/o Douglas Sholtis, Esq.  
98 Main Street  
P.O. Box 656  
Smithfield, Pa 15478  
*Attorney:* Douglas Sholtis

**WILLIAM D. PRITTS**, late of Upper Tyrone  
Township, Fayette County, PA <sup>(1)</sup>  
*Co-Executors:* Peggy Diane Jansen and  
Michael Kenneth Pritts  
c/o Donald J. McCue, Esquire  
McCue & Husband Law Firm  
813 Blackstone Road  
Connellsville, PA 15425  
*Attorney:* Donald J. McCue  
McCue & Husband Law Firm

**EDNAH J. SHULTZ**, late of South Union  
Township, Fayette County, PA <sup>(1)</sup>  
*Executrix:* Norma Grace Husk  
c/o Higinbotham Law Offices  
45 East Main Street, Suite 500  
Uniontown, PA 15401  
*Attorney:* James E. Higinbotham, Jr.  
Higinbotham Law Offices

**GARNET R. TAYLOR, a/k/a/ GARNET J. TAYLOR**, late of Perry Township, Fayette County, PA (i)

*Executrix:* Bobbi Jo Carr  
% 45 East Main Street, Suite 100  
Uniontown, PA 15401  
*Attorney:* Ricardo J. Cicconi  
45 East Main Street, Suite 100  
Uniontown, PA 15401

**ROBERT L. TAYLOR**, late of Perry Township, Fayette County, PA (i)

*Executrix:* Bobbi Jo Carr  
% 45 East Main Street, Suite 100  
Uniontown, PA 15401  
*Attorney:* Ricardo J. Cicconi  
45 East Main Street, Suite 100  
Uniontown, PA 15401

**JOHN K. WAGNER a/k/a JOHN K. WAGNER, SR.**, late of Normalville, Fayette County, PA (i)

*Administratrix:* Andrea F. Ruder  
1421 Ohio Avenue  
White Oak, PA 15131  
*Attorney:* Jeffrey C. Munnell  
633 Long Run Road  
McKeesport, PA 15132

## LEGAL NOTICES

### Certificate of Organization

Notice is hereby given that a Certificate of Organization for a Domestic Limited Liability Company was filed on May 28, 2013, with the Department of State under the provisions of the Pennsylvania Limited Liability Company Act, 15 Pa. C.S. §8901, et seq., as amended from time to time. The name of said company is **FGM HOLDINGS, LLC**, and its address is 324 High Avenue, Pennsylvania 15461.

Higinbotham Law Offices  
James E. Higinbotham, Jr., Esquire  
45 East Main Street, Suite 500  
Uniontown, PA 15401

### Certificate of Organization

Notice is hereby given that a Certificate of Organization for a Domestic Limited Liability Company was filed on May 24, 2013, with the Department of State under the provisions of the Pennsylvania Limited Liability Company Act, 15 Pa. C.S. §8901, et seq., as amended from time to time. The name of said company is **McKEE HOLDINGS, LLC**, and its address is 346 Nilan Hill Road, Point Marion, Pennsylvania 15474.

Higinbotham Law Offices  
James E. Higinbotham, Jr., Esquire  
45 East Main Street, Suite 500  
Uniontown, PA 15401

### Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on April 26, 2013 for **Steel City Man Caves** located at 685 Maggie Lane Belle Vernon PA 15012. The name and address of each individual interested in the business is James Matthew DiBernardo 685 Maggie Lane Belle Vernon PA 15012. This was filed in accordance with 54 Pa.C.S. 311.

Burton D. Morris, Esq.  
PennCorp ServiceGroup, Inc.  
P.O. Box 1210  
600 North Second Street  
Harrisburg, PA 17108-1210

## SHERIFF SALES

### **Date of Sale: August 8, 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, August 8, 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)

JOHN AND JOHN  
ATTORNEYS AT LAW

NO. 1347 of 2010 G.D.  
NO. 164 of 2011 E.D.

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

vs.

**MARK F. MORRISON and DEBORAH A.  
MORRISON, a/k/a DEBORAH A.  
DEFRANKS, his wife,  
Defendants and Real Owners  
and UNITED STATES OF AMERICA,  
Additional Defendant and Lienholder**

FIRST: ALL that certain piece, parcel or lot of land situate in South Union Township, Fayette County, Pennsylvania, being known and designated as Lot No. 8 in the Bella Estates Plan of Lots, the plot whereof being recorded in the Recorder's Office of Fayette County, in Plan Book 62, page 30.

SEE Record Book 2978 at page 1858.

SECOND: ALL that piece, parcel or plot of land being formerly a part of Lot #9 in the Bella Estates plan of lots located in South Union Township, Fayette County, Pennsylvania, as laid out by Fayette Engineering Company, Inc.

CONTAINING an area of 0.14 acre, more or less, and being designated as Lot #9-1 as per the survey of Fayette Engineering Company, Inc.

SEE Record Book 2975 at page 2353.

UPON which is erected a ranch dwelling known locally as 2029 Mountain Shadow Road,

Hopwood, PA 15445.

Tax Assessment Map No.: 34-27-0132-08.

KML Law Group, P.C.  
SUITE 5000 - BNY Independence Center  
701 MARKET STREET  
Philadelphia, PA 19106-1532  
215-627-1322

No. 2490 of 2009 GD  
No. 104 of 2013 ED

**HSBC Bank USA, NA  
2929 Walden Avenue  
Depew, NY 14043  
Plaintiff**

vs.

**JOYCE A ALLSHOUSE  
Mortgagor(s) and Record Owner(s)  
100 Center Drive  
Connellsville, PA 15425  
Defendant(s)**

ALL THAT CERTAIN pieces or parcels of land situate in the Upper Tyrone Township, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #39-07-0200

PROPERTY ADDRESS: 100 Center Drive  
Connellsville, PA 15425

IMPROVEMENTS: A residential dwelling.  
SOLD AS THE PROPERTY OF: JOYCE  
A. ALLSHOUSE

No. 1520 of 2012 GD  
No. 87 of 2013 ED

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

vs.

**SCOTT A. BLANCH,  
DEFENDANT(S)**

ALL THAT CERTAIN piece or parcel of property situate in North Union Township, Fayette County, Pennsylvania, being Lot No. 1, Marshall Heights Phase II, survey of Sleighter Engineering, recorded in Fayette County Plan Book Volume 55, Page 79, CONTAINING an area of 0.3917 acres and having thereon erected a dwelling house known as 100 COLONIAL LANE, UNIONTOWN, PA 15401.

Tax Parcel# 25-29-0055-01

Reference Fayette County Record Book  
3048 Page 2475.

No. 265 of 2012 GD  
 No. 137 of 2013 ED

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

vs.

**CARRIE STRAPP AND WILLIAM D. BROWN, JR., KNOWN AND SOLE HEIRS OF WILLIAM D. BROWN, DECEASED,**  
**DEFENDANT(S)**

ALL THAT CERTAIN lot or piece of land situate in the City of Connellsville, County of Fayette and Commonwealth of Pennsylvania, consisting of two lots, together having thereon erected a dwelling known as 530 EAST CRAWFORD A VENUE, CONNELLSVILLE, PA 15425, and being Tax Parcel # 05-02-0048.

Reference Fayette County Record Book 3079 Page 1661.

Phelan Hallinan, LLP

No. 789 of 2012 GD  
 No. 132 of 2013 ED

**PHH MORTGAGE CORPORATION**  
**Plaintiff**

v.

**MICHELLE CLARK**  
**Defendant(s)**

Owner of the property situate in the BOROUGH OF MASONTOWN, Fayette County, Pennsylvania, being 9 NORTH WASHINGTON STREET, MASONTOWN. PA 15461-1809

Parcel No.: 21070197

Improvements thereon: RESIDENTIAL DWELLING

FOX AND FOX ATTORNEYS AT LAW, P.C.

By: Benjamin E. Witmer, Esquire

Atty. I.D. #89100

706 One Montgomery Plaza

Norristown, PA 19401

(610) 275-7990

(610) 275-2866 Fax

No. 147 of 2013 GD  
 No. 136 of 2013 ED

**SPRINGLEAF FINANCIAL SERVICES**

**OF PENNSYLVANIA, INC., fka AMERICAN GENERAL CONSUMER DISCOUNT COMP ANY**  
**219 Walmart Drive, Suite C**  
**Uniontown, PA 15401**

v.

**JOY WROBLE KARWATSKE-BENCO EXECUTRIX OF THE ESTATE OF FRED G. DANIELS, JR., aka FREDERICK G. DANIELS, JR.**  
**202 North Washington Street**  
**Masontown, PA 15461**

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Masontown, County of Fayette and Commonwealth of Pennsylvania, bounded and described as follows:

BEING Parcel No. 21-07-0253

SAID PROPERTY ADDRESS being 202 North Washington Street, Masontown, PA 15478.

TITLE IS VESTED IN Joy Wroble Karwatske-Benco, Executrix of the Estate of Fred G. Daniels, Jr., deceased, and Joy Wroble Karwatske-Benco, specific devisee.

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. 437 of 2013 GD  
 No. 152 of 2013 ED

**U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset Backed Certificates, Series 2007-RP1**  
**Plaintiff**

v.

**RODNEY J. FINK**  
**Defendant(s)**

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF PERRYOPOLIS, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 416 S. Liberty Street, Perryopolis, PA 15470

PARCEL NUMBER: 28-09-0234

IMPROVEMENTS: Residential Property

Phelan Hallinan, LLP  
No. 490 of 2013 GD  
No. 133 of 2013 ED

Owner(s) of property situate in the  
BULLSKIN TOWNSHIP, Fayette County,  
Pennsylvania, being 107 JEFFERY ROAD,  
ACME, PA 15610-1343  
Parcel No.: 04130072  
Improvements thereon: RESIDENTIAL  
DWELLING

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR CITIGROUP MORTGAGE  
LOAN TRUST 2007-WFHE4, ASSET-  
BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2007-WFHE4  
Plaintiff

No. 2714 of 2012 GD  
No. 138 of 2013 ED

v.  
HEATHER L. HARSHMAN  
BRIAN K. SP ACKMAN  
Defendant(s)

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

**VS.  
MICHAEL J. HUDSON AND  
JESSICA L. HUDSON,  
DEFENDANT(S)**

Owner(s) of property situate in the  
TOWNSHIP OF BULLSKIN; Fayette County,  
Pennsylvania, being 119 EAST END ROAD,  
CONNELLSVILLE, PA 15425-9360  
Parcel No.: 04-32-0022  
Improvements thereon: RESIDENTIAL  
DWELLING

ALL THAT CERTAIN lot of land in the  
Borough of Fairchance, Fayette County,  
Pennsylvania, being Lot No. 53, Liberty Hall  
Plan No. 2 of Lots, on Addition No. 3, Fayette  
County Plan Book Vol. 16, Pg. 10. Affixed and  
attached to the land and is a part of the real  
property, a Manufactured Unit-Champion Home  
Builders Co., VIN/Serial No.  
0795310C5770AB, HUD Label-TRA 247292 &  
TRA 247291,  
Year Built - 1995.  
Tax Parcel# 11-06-0177-24  
BEING known and referred to as: 319  
SHELDON A VENUE, FAIRCHANCE, PA  
15436.  
Reference Fayette County Record Book  
3004, Page 1.

No. 1852 of 2012 GD  
No. 115 of 2013 ED

**First National Bank of PA, Successor-in-  
Interest via merger to Parkvale Savings Bank  
vs.  
Luke Hasell a/k/a Luke T. Hasell and Leonie  
Hasell**

All the right, title, interest and claim of:  
Luke Hasell a/k/a Luke T. Hasell and Leonie  
Hasell, of, in and to:  
456 Union Street  
Uniontown, PA 15401  
City of Uniontown, Fayette County

Lot 69 R1 Attd RG

Improvements: two-story single family  
dwelling with attached garage

Record Book Volume 2903, page 46  
Parcel No. 38-17-0045

Phelan Hallinan, LLP  
No. 1028 of 2012 GD  
No. 142 of 2013 ED

**HSBC BANK USA, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
WELLS FARGO HOME EQUITY ASSET-  
BACKED SECURITIES 2006-3 TRUST,  
HOME EQUITY ASSET-BACKED  
CERTIFICATES, SERIES 2006-3  
Plaintiff**

**V.  
ALBERT KAMINSKY  
NENA KAMINSKY  
Defendant(s)**

Phelan Hallinan, LLP  
No. 2099 of 2012 GD  
No. 88 of 2013 ED

**BANK OF AMERICA, N.A.  
Plaintiff**

**V.  
JOHN HOLLIS  
Defendant(s)**

Owner(s) of property situate in the  
BOROUGH OF BROWNSVILLE, Fayette  
County, Pennsylvania, being 224 CLOVER

STREET, BROWNSVILLE, PA 15417-2008  
 Parcel No.: 02100220  
 Improvements thereon: RESIDENTIAL  
 DWELLING

JOHN AND JOHN  
 ATTORNEYS AT LAW

NO. 474 of 2013 G.D.  
 NO. 149 of 2013 E.D.

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

vs.

**PAUL K. KONDRLA and TRACY A.  
 KONDRLA,  
 Defendants**

ALL those certain tracts of land situate in  
 North Union Township, Fayette County,  
 Pennsylvania, Item First containing 3.490 acres  
 and Item Second containing 0.9798 acres.

SEE Record Book 2122 at page 230.

UPON which is erected a doublewide  
 mobile home known locally as 306 Turkeyfoot  
 Road, Lemont Furnace, PA 15456.

BEING Tax Assessment Map Nos. 25-27-  
 0351 and 25-27-0355.

Phelan Hallinan, LLP

No. 221 of 2013 GD  
 No. 116 of 2013 ED

**BANK OF AMERICA, N.A., AS  
 SUCCESSOR BY MERGER TO BAC  
 HOME LOANS SERVICING, LP F/K/A  
 COUNTRYWIDE HOME LOANS  
 SERVICING, LP**

**Plaintiff**

v.

**SUSAN D.LEE  
 Defendant(s)**

Owner(s) of property situate in the  
 BOROUGH OF GERMAN, Fayette County,  
 Pennsylvania, being 110 MAPLE STREET,  
 MASTONTOWN, PA 15461-2118

Parcel No.: 21-11-0080

Improvements thereon: RESIDENTIAL  
 DWELLING

No. 2163 of 2012 GD  
 No. 114 of 2013 ED

**DEUTSCHE BANK NATIONAL TRUST**

**COMP ANY, AS TRUSTEE FOR NEW  
 CENTURY HOME EQUITY LOAN  
 TRUST, SERIES 2003-3 ASSETBACKED  
 PASS-THROUGH CERTIFICATES**

vs.

**Robert L. Lent**

ALL THOSE CERTAIN lots or parcels of  
 land situate in Luzerne Township, Fayette  
 County, Pennsylvania.

BEING THE SAME PREMISES which  
 Harvey L. Rawlins, Guardian of the Estate and  
 person of Leota Rawlins a/k/a Leota B. Rawlins,  
 by Deed dated March 29, 2003 and recorded  
 May 30, 2003 in the Office of the Recorder of  
 Deeds in and for Fayette County in Deed Book  
 Volume 2863, Page 525, granted and conveyed  
 unto Robert L. Lent, a single man.

BEING KNOWN AS: 821 Howard Street,  
 Brownsville, PA 15417

PARCEL # 19-13-0103

Phelan Hallinan, LLP

No. 221 of 2013 GD  
 No. 116 of 2013 ED

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

**Plaintiff**

v.

**JASON LISTON  
 LEANN LISTON  
 Defendant(s)**

Owner(s) of property situate in the  
 TOWNSHIP OF LUZERNE, County of Fayette,  
 Commonwealth of Pennsylvania, being 716  
 WELLINGTON AVENUE, LABELLE, PA  
 15450

Parcel No.: 19-04-0171

Improvements thereon: RESIDENTIAL  
 DWELLING

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. 764 of 2010 GD  
 No. 90 of 2013 ED

**Nationwide Advantage Mortgage Company  
 1100 Locust St., Dept. 2009**

**Des Moines IA 50391-2009**  
**Plaintiff**

vs.

**Tamara M. McKenzie**  
**11 Lenox Street**  
**Uniontown, PA 15401**  
**Defendants**

ALL THAT CERTAIN lot of land situate in the Second Ward of the City of Uniontown, Fayette County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northern line of Lenox Street, corner with land conveyed by Katharine Carroll Griffith, et al, to Herman Angerman and Dorothy K. Angerman, his wife, by deed dated June 24, 1940, and recorded in the Office of the Recorder of Deeds of said Fayette County, Pennsylvania, in Deed Book Volume 559, Page 351, which point of beginning is situate South 67 degrees 15 minutes East, 104.4 feet from the intersection of the Northern line of Lenox Street and the Eastern line of North Gallatin Avenue; thence by said land conveyed to Herman Angerman and Dorothy K. Angerman, his wife, by said recited deed, North 22 degrees 45 minutes East, 42 feet to a point; thence by same, South 67 degrees 15 minutes East, L foot to a point; thence by same, North 22 degrees 45 minutes East, 28 feet to a point; thence by same, South 67 degrees 15 minutes East, 34.6 feet to a point on the Western line of a 12 foot alley; thence along the Western line of said alley, South 22 degrees 45 minutes West, 70 feet to a point on the Northern line of Lenox Street; and thence along the Northern line of Lenox Street, North 67 degrees 15 minutes West, 35.6 feet to the place of beginning.

TAX PARCEL# 38-04-0310

PROPERTY: 11 Lenox Street, Uniontown, PA 15401

IMPROVEMENTS: Residential Dwelling  
TO BE SOLD AS THE PROPERTY OF:  
Tamara M. McKenzie

No. 264 of 2103 GD  
No. 112 of 2013 ED

**JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC**  
**PLAINTIFF**

vs.

**Wayne E. Martin and Georgia R. Martin**  
**DEFENDANTS**

ALL THAT CERTAIN tract of land

SITUATE in the Borough of Masontown, Fayette County, Pennsylvania, bounded and

described as follows:

COMMONLY KNOWN AS: 207 West Church Avenue, Masontown, PA 15461  
TAX PARCEL NO. 21-07-0158

No. 946 of 2012 GD  
No. 110 of 2013 ED

**STONECREST INCOME AND OPPORTUNITY FUND I, LLC,**  
**Plaintiff,**

vs.

**JASON D. MIDDLETON and ERICA L. MIDDLETON,**  
**Defendant(s).**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JASON D. MIDDLETON AND ERICA L.MIDDLETON OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE 5TH WARD OF UNIONTOWN, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 91 S. PENNSYLVANIA AVENUE, UNIONTOWN, PA 15401. DEED BOOK VOLUME 2961, PAGE 467, PARCEL NUMBER 38-12-0519.

No. 95 of 2013 GD  
No. 139 of 2013 ED

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

vs.

**ELIZABETH M. MILLER,**  
**DEFENDANT(S)**

ALL THAT CERTAIN lot or piece of ground situate in the Township of German, Fayette County, Pennsylvania, under and subject to restrictions and conditions as recorded in Fayette County Record Book 3065, Page 2353, and having thereon erected a dwelling known as: 430 MESSMORE ROAD, McCLELLANDTOWN, PA 15458.

Tax Parcel# 15-22-0214

Reference Fayette County Record Book 3065, Page 2353.

Zucker, Goldberg & Ackerman, LLC

No. 532 of 2012 GD  
No. 121 of 2013 ED

**Wells Fargo Bank, N.A.,  
Plaintiff,**

vs.

**Benjamin J. Moore;  
Defendant.**

ALL that certain parcel of land lying and being situate in the City of Uniontown, County of Fayette, and Commonwealth of Pennsylvania, known as 90 Lawn Avenue, Uniontown, PA 15401-4775 having erected thereon a dwelling house.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE AND LYING IN THE CITY OF UNIONTOWN, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA, BEING ON THE WEST SIDE OF LAWN AVENUE AND BEING LOT NO. 29 IN THE SOUTH SIDE ADDITION TO UNIONTOWN AS RECORDED IN PLAN BOOK NO. 1, PAGE 26, BOUNDED AND DESCRIBED AS FOLLOWS, VIZ: SAID LOT FRONTING FORTY (40) FEET ON SAID LAWN AVENUE AND EXTENDS BACK THE SAME WIDTH TO WHITE OAK ALLEY, AND IS BOUNDED ON THE SOUTH BY LOT NO. 30 AND ON THE NORTH BY LOT NO. 28. BEING DESIGNATED AS TAX PARCEL NO. 38-15-0021.

Being known and designated as Tax ID No. : 38-15-0021

BEING the same premises which Mary P. Augustine, by Deed dated May 25, 2007 and recorded June 6, 2007 in and for Fayette County, Pennsylvania, in Deed Book Volume 3027, Page 2163, granted and conveyed unto Benjamin J. Moore, a single man.

Phelan Hallinan, LLP

No. 2245 of 2011 GD  
No. 140 of 2013 ED

**LOANCARE, A DIVISION OF FNF  
SERVICING, INC.  
Plaintiff**

v.

**RONALD G. OLENIK  
DANA A. OLENIK  
Defendant(s)**

Owner(s) of property situate in the BOROUGH OF SOUTH CONNELLSVILLE,

Fayette County, Pennsylvania, being 2118 2ND STREET, CONNELLSVILLE, PA 15425-5311  
Parcel No.: 33070108  
Improvements thereon: RESIDENTIAL DWELLING

No. 220 of 2013 GD  
No. 124 of 2013 ED

**GREEN TREE CONSUMER DISCOUNT  
COMPANY  
Plaintiff**

v.

**JOHN W. PLETCHER a/k/a JOHN  
PLETCHER  
TINA M. PLETCHER a/k/a TINA  
PLETCHER  
Defendant(s)**

Owner(s) of property situate in the TOWNSHIP OF REDSTONE, Fayette County, Pennsylvania, being 612 WILLIS AVENUE, FAIRBANK, PA 15435

Parcel No. 1: 30-37-0102  
Parcel No. 2: 30-37-0105

Improvements thereon: RESIDENTIAL DWELLING

Zucker, Goldberg & Ackerman, LLC

No. 1477 of 2012 GD  
No. 118 of 2013 ED

**Wells Fargo Bank, N.A.,  
Plaintiff**

vs.

**John A. Ptak,  
Defendant(s).**

ALL that certain parcel of land lying and being situate in the Borough of Masontown, County of Fayette, and Commonwealth of Pennsylvania, known as 204 East Church Avenue, Masontown, PA 15461-1824 having erected thereon a dwelling house.

Being known and designated as Tax ID No. : 21-11-0092

BEIN the same premises which James D. Vavrek and Heather A. Vavrek, HUSBAND AND WIFE, by Deed dated October 14, 2008 and recorded October 16, 2008 in and for Fayette County, Pennsylvania, in Deed Book Volume 3076, Page 603, granted and conveyed unto John A. Ptak, a single man.

Phelan Hallinan, LLP  
No. 1628 of 2012 GD  
No. 143 of 2013 GD

Pennsylvania, being 404 1/2 ELIZA STREET.  
CONNELLSVILLE. PA 15425-3430  
Parcel No.: 05090260  
Improvements thereon: RESIDENTIAL  
DWELLING

**BANK OF AMERICA, N.A. SUCCESSOR  
BY MERGER TO BAC HOME LOANS  
SERVICING, L.P. F/K/A  
COUNTRYWIDE HOME LOANS  
SERVICING, L.P.**  
**Plaintiff**

KML Law Group, P.C.  
SUITE 5000 - BNY Independence Center  
701 MARKET STREET  
Philadelphia, PA 19106-1532  
215-627-1322

**TERRY A. ROSS**  
**Defendant(s)**

No. 2615 of 2012 GD  
No. 130 of 2013 ED

Owner(s) of property situate in  
MASONTOWN BOROUGH, Fayette County,  
Pennsylvania, being 373 WEST CHURCH  
AVENUE, MASONTOWN, PA 15461-1651  
Parcel No.: 21090008  
Improvements thereon: RESIDENTIAL  
DWELLING

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION**  
**3415 Vision Drive**  
**Columbus, OH 43219**  
**Plaintiff**

vs.

**CONRAD K TENNANT JR**  
**Mortgagor(s) and Record Owner(s)**  
**220 Jefferson Avenue**  
**Masontown, PA 15461**  
**Defendant(s)**

ALL THAT CERTAIN piece, parcel or lot  
of ground situate in the Borough of Masontown,  
County of Fayette and Commonwealth of  
Pennsylvania.

TAX PARCEL #21-08-0021  
PROPERTY ADDRESS: 220 Jefferson  
Avenue Masontown, PA 15461  
IMPROVEMENTS: A residential dwelling.  
SOLD AS THE PROPERTY OF:  
CONRAD K TENNANT JR

Phelan Hallinan, LLP  
No. 929 of 2009 GD  
No. 89 of 2013 GD

**RESIDENTIAL FUNDING COMPANY,  
LLC**  
**Plaintiff**

v.

**RUDOLPH V. SMITH**  
**YMA Y. SMITH**  
**Defendant(s)**

Owner(s) of property situate in the  
TOWNSHIP OF LUZERNE, Fayette County,  
Pennsylvania, being 826 FIRST STREET, a/k/a  
1314 FIRST STREET, LA BELLE, PA 15450  
Parcel No.: 19-05-0047  
Improvements thereon: RESIDENTIAL  
DWELLING

Phelan Hallinan, LLP  
No. 392 of 2013 GD  
No. 147 of 2013 GD

**PHH MORTGAGE CORPORATION**  
**Plaintiff**

v.

**MICHAEL A. TRICH, SR**  
**Defendant(s)**

Owner of the property situate in the CITY  
OF CONNELLSVILLE, Fayette County,  
Pennsylvania, being 350 NORTH ARCH  
STREET, CONNELLSVILLE, PA 15425-2601  
Parcel No.: 05060351  
Improvements thereon: RESIDENTIAL  
DWELLING

Phelan Hallinan, LLP  
No. 2098 of 2012 GD  
No. 145 of 2013 GD

**PHH MORTGAGE CORPORATION, D/B/A  
COLDWELL BANKER MORTGAGE**  
**Plaintiff**

v.

**RICHARD D. STEWART**  
**Defendant**

Owner of property situate in the CITY OF  
CONNELLSVILLE, Fayette County,

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Zucker, Goldberg & Ackerman LLC

No. 1316 of 2012 GD  
No. 84 of 2013 ED

**PNC Bank, N.A.,  
Plaintiff**

**Vs.**

**Amy L. Walker,  
Defendant.**

ALL that certain parcel of land lying and being situate in the Borough of Dunbar, County of Fayette, and Commonwealth of Pennsylvania, known as 11 Chestnut Street, Dunbar, PA 15431-1533 having erected thereon a dwelling house.

Being known and designated as Tax ID No .. 08-08-0009

BEING the same premises which Keith M. Basinger and Dawn M. Basinger, his wife, by Deed dated March 4, 2008 and recorded March 4, 2008 in and for Fayette County, Pennsylvania, in Deed Book Volume 3054, Page 1602, granted and conveyed unto Amy L. Walker.

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## 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, July 1, 2013  
at  
9:30 A.M., E.D.S.T.

859 of 2012	INGA SCOTT	Martin T. Cannon, Administrator
741 of 2009	NORITA F. PISHKO a/k/a NORITO F. PISHKO	Pamela R. Fisher, Executrix
801 of 2012	MARGARET MARIE MOLCHAN, a/k/a MARGARET M. MOLCHAN	Jean Marshall, Executrix
373 of 2012	PATRICK RAY HANEY, SR. a/k/a PATRICK RAY HANEY	Pamela Shuttlesworth, Administratrix
201 of 2004	BERNARD SOFT	Arnetta Soft, Administratrix

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

MONDAY, July 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.

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