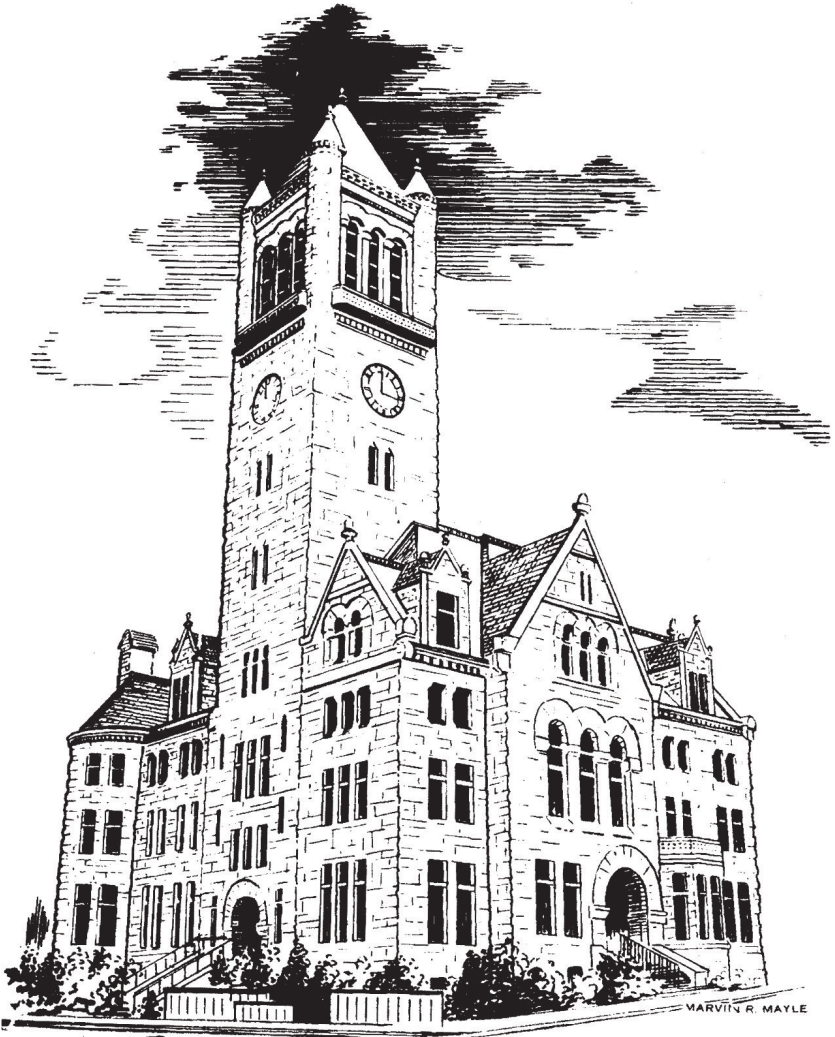


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ESTATE NOTICES

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

WANDA I. CRUM, A/K/A WANDA CRUM, late of North Union Township, Fayette County, PA (3)

Executor: Joseph Crum
c/o 96 East Main Street
Uniontown, PA 15401
Attorney: Simon B. John

BETTY JACKSON, A/K/A BETTY A. JACKSON, late of North Union Township, Fayette County, PA (3)

Co-Executors: Cynthia L. Jackson and Emily Jean Jackson
c/o 45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

CLARA S. JONES, late of Belle Vernon, Fayette County, PA (3)

Executor: Vincent J. Roskovensky, II
9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

THERESA L. KOSTELNIK, late of North Union Township, Fayette County, PA (3)

Executor: Gary Kostelnik
c/o Proden & O'Brien
99 East Main Street
Uniontown, PA 15401
Attorney: Wendy L. O'Brien

EVA B. MARCINEK, late of Franklin Township, Fayette County, PA (3)

Executrix: Anna Grace Volpe
c/o Moinaro Law Offices
PO Box 799
Connellsville, PA 15425
Attorney: Carmine V. Molinaro, Jr.

JOHN A. MONGELUZZO, SR., late of Connellsville, Fayette County, PA (3)

Administrator: John A. Mongeluzzo, Jr.
15 Walnut Avenue
Dunbar, PA 15431
Attorney: Margaret Zylka House

ESTELLE D. DUYAVA, A/K/A ESTELLE YVETTE DUYAVA, late of South Union Township, Fayette County, PA (3)

Executrix: Nancy Colleen Ramsay
c/o 45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

JUDITH L. ALTOMONTE, late of Bullskin Township, Fayette County, PA (3)

Administratrix: Donna L. Maher
103 Henry Street
Connellsville, PA 15425
Attorney: Milton V. Munk
450 West Main Street
Mount Pleasant, PA 15666

Second Publication

BETTY J. LANE, late of Connellsville Township, Fayette County, PA (2)

Personal Representative: Mary Jo Wilhelm
c/o Richard A. Husband
Riverfront Professional Center
208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

HELEN TRETINIK, late of South Union Township, Fayette County, PA (2)

Executrix: Suzanne E. Tretinik
c/o 45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

DONNA J. MCCANN, late of Franklin Township, Fayette County, PA (2)
Executrix: Carol Wolfe
 c/o Molinaro Law Offices
 PO Box 799
 Connellsville, PA 15425
Attorney: Carmine V. Molinaro, Jr.
 Molinaro Law Offices

KEITH A. SAUNDERS, late of Uniontown, Fayette County, PA (2)
Administrators: Jennifer Helms and Christopher Saunders
 c/o J.W. Eddy, Esquire
 80 East Main Street
 Uniontown, PA 15401
Attorney: J.W. Eddy

MARGARET J. SHAFFER,
 A/K/A MARGARET JANE SHAFFER, late of Dunbar Township, Fayette County, PA (2)
Personal Representative: Patricia S. Hensel
Attorney: Charles W. Watson
 Watson Mundorff Brooks & Sepic, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425

ANNA M. STEFANO, late of Dunbar Township, Fayette County, PA (2)
Personal Representative:
 James P. Stefano Jr.
Attorney: Charles W. Watson
 Watson Mundorff Brooks & Sepic, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425

DAVID EARL WHITLOCK, late of New Salem, Fayette County, PA (2)
Executor: David Whitlock, Jr.
 c/o J.W. Eddy, Esquire
 80 East Main Street
 Uniontown, PA 15401
Attorney: E.W. Eddy

First Publication

MARIE C. BENKO, late of Uniontown, Fayette County, PA (1)
Personal Representative:
 Mona Benko Brabel
 c/o Thomas W. Shaffer
 11 Pittsburgh Street
 Uniontown, PA 15401
Attorney: Thomas W. Shaffer

MILDRED BOOTZ, late of German Township, Fayette County, PA (1)
Administrator: Marie Horne
 c/o Benjamin F. Goodwin
 92 East Main Street, Suite 20
 Uniontown, PA 15401
Attorney: Benjamin F. Goodwin

SHARON MARIE GALLO, A/K/A SHARON M. GALLO, late of Henry Clay Township, Fayette County, PA (1)
Administratrix: Tara L. Jackson
 c/o 96 East Main Street
 Uniontown, PA 15401
Attorney: Simon B. John

RUDOLPH L. KOLENCIK, late of Perryopolis Borough, Fayette County, PA (1)
Executrix: Julia Ann Ziring
 c/o 51 East South Street
 Uniontown, PA 15401
Attorney: Webster & Webster

MARY C. MARTIN, late of Dunbar Borough, Fayette County, PA (1)
Personal Representative: Janice M. Beal
Attorney: Charles W. Waston
 Watson Mundorff Brooks & Sepic, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425.

MARTHA J. MCGINTY, late of Uniontown, Fayette County, PA (1)
Executrix: Flo Ann Hyde
 930 Maplewood Drive
 Pittsburgh, PA 15234

Attorney: Betty A. Dillon
 1725 Washington Road, Suite 503
 Pittsburgh, PA 15241

Pennsylvania for which corporations may be organized under the Business Corporation Law.

Thomas W. Shaffer, Esquire
 11 Pittsburgh Street
 Uniontown, PA 15401

JOHN J. WOZNIAK, SR., late of Belle Vernon, Fayette County, PA (1)
Executrix: Debra Zadrozny
 412 Broad Avenue
 Belle Vernon, PA 15012
 c/o Melenyzer & Agrafiotis
 411 Washington Avenue
 Charleroi, PA 15022

NOTICE

IN THE COURT OF COMMON PLEAS
 OF FAYETTE COUNTY, PENNSYLVANIA
 No. 1333 of 2015, G. D.

LEGAL NOTICES

NOTICE

Pursuant to the Public School Code of 1949, as amended, Section 24 P.S. §7-707, the **Brownsville Area School District** hereby gives notice it is requesting approval of the sale of certain real estate and improvements located thereon on Redstone Township to Joseph Ciarrocchi and Debra Ciarrocchi by the Court of Common Pleas of Fayette County. The real estate to be sold, being 8.84 acres, is known as Cardale Elementary School. Terms of this sale can be viewed in the Administration Office of the Brownsville Area School District, 5 Falcon Drive, Brownsville, Pennsylvania. Any persons interested should appear at the hearing scheduled for August 17, 2015, at 2:30 o'clock p.m. in Courtroom No. 1 of the Fayette County Courthouse, Uniontown, Pennsylvania. (3 of 3)

Dwaine M. Gordon,
Plaintiff
 vs.

Paul B. Dick, his heirs, successors and assigns, generally,
Defendant.

TO: Paul B. Dick, his heirs, successors and assigns, generally, Defendant.

TAKE NOTICE that Dwaine M. Gordon filed a Complaint in an Action to Quiet Title at No. 1333 of 2015, G.D., in the Court of Common Pleas of Fayette County, Pennsylvania, averring that he is the owner in fee and in possession of:

ALL those certain tracts or lots of land situate in Dunbar Township, Fayette County, Pennsylvania, being Lots 867 and 868, laid out in the Brookvale Plan, recorded in Plan Book Volume 1, Page 153, as follows:

Beginning at post at the intersection of Graham and Woods Avenues; thence in a southerly direction 93.3 feet, more or less, to the corner of lot No. 866; thence in an easterly direction along lin of Lot 866120 feet to a 20 foot alley; thence in a northerly direction 36.3 feet, more or less, to Graham Avenue; thence in a Westerly direction along line of Graham Avenue 133.3 feet to the corner of Woods Avenue, to the place of beginning.

Under and Subject to the reservation of coal and mining rights heretofore conveyed.

Fayette County Tax Map No. 09-18-0058

Also being the same land acquired by the Plaintiff.

For a more complete recital of the chain of title concerning the premises, refer to the Complaint filed in the within action.

LEGAL NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on June 22, 2015, for a business known as Citro Mutual Funding, Inc.

Said corporation has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the corporation is to engage in the business of managing and controlling multiple businesses or any and all other lawful business in the Commonwealth of

SHERIFF'S SALE

Date of Sale: October 8, 2015

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, October 8, 2015, 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. Same must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money is due 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)

Gary D. Brownfield, Sr.
Sheriff Of Fayette County

That the defendants above named appear to have interest in said premises which creates a cloud upon plaintiff's title, whereupon the plaintiff has filed his Complaint as aforesaid asking the Court to enter a decree terminating all rights which defendants may have in said premises and decreeing that plaintiff has the full and free use and occupation of said premises, released and forever discharged of any right, lien, title or interest of defendants herein.

The service of this Complaint by publication is made pursuant to an Order of Court dated July 20, 2015 and filed at the above number and term.

You are hereby notified to plead to the complaint in this case, of which the above is a brief summary, within twenty (20) days from this date. 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 plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED OR NO FEE.

PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
P. O. BOX 186
HARRISBURG, PA 17108
PHONE: 1-800-692-7375

WATSON MUNDORFF BROOKS & SEPIC,
LLP
720 Vanderbilt Road
Connellsville, PA 15425-6218
Phone: (724) 626-8882

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

No. 2705 of 2012 GD
 No. 186 of 2015 ED

Ocwen Loan Servicing, LLC,
Plaintiff,
v.

**Rebecca L. Adams, Personal Representative
 of the Estate of Theodora L. Fischer,
 Unknown Heirs, Successors, Assigns and All
 Persons, Firms or Associations Claiming
 Right, Title or Interest from or under
 Theodora L. Fischer, Deceased, Coe B.
 Fischer, Known Heir of Theodora L. Fischer,
 Ian E. Fischer, Known Heir of Theodora L.
 Fischer, Estate of Theodora L. Fischer, c/o
 Rebecca L. Adams, Personal Representative,
 Defendant(s).**

ALL THAT CERTAIN LOT OF LAND
 SITUATE IN CITY OF UNIONTOWN,
 FAYETTE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 8 1/2 Apple Street,
 Uniontown, PA 15401

PARCEL NUMBER: 38-13-0560
 IMPROVEMENTS: Residential Property

No. 51 of 2015 GD
 No. 246 of 2015 ED

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

Plaintiff,
v.
Clarissa L. Angelo,
Defendant.

ALL that certain lot of land situate in the
 Second Ward of the City of Uniontown, County
 of Fayette and Commonwealth of Pennsylvania,
 known as Lot No . 144 in Coffey's Addition to
 said City, as recorded in Fayette County Plan
 Book No. 1, page 131, and having thereon
 erected thereon a residential dwelling known as
 45 East Kerr Street, Uniontown, PA 15401.

Tax Parcel No: 38-01 -0247
 Fayette County Record Book 3106, Page

No. 1028 of 2011 GD
 No. 172 of 2015 ED

**THE BANK OF NEW YORK MELLON, AS
 TRUSTEE FOR CIT MORTGAGE LOAN
 TRUST 2007-1, BY VERICREST
 FINANCIAL, INC. AS ATTORNEY- IN-
 FACT,**

Plaintiff,
vs.
**Rodney A. Basinger as Executor of the
 Estate of Gerald H. Darrell, and
 Heather D. Basinger as Executrix of the
 Estate of Gerald H. Darrell,**
Defendants.

ALL THAT CERTAIN tract of land situate
 in German Township, Fayette County,
 Pennsylvania, known as Lot No. 2 in a
 Subdivision of property of James C. and Yvonne
 Solomon as recorded in the Recorder of Deeds
 Office of Fayette County, Pennsylvania, in Plan
 Book 20, page 2.

BEING THE SAME PREMISES which
 James C. Solomon and Yvonne Solomon, his
 wife, by Deed dated September 23, 1986 and
 recorded September 23, 1986 in the Office of the
 Recorder of Deeds in and for Fayette County in
 Deed Book Volume 203, Page 209 granted and
 conveyed unto Gerald H. Darrel and Joyce K.
 Darrel, his wife.

BEING KNOWN AS: 178 Mary Hall
 Road, McClellandtown, PA 15458
 PARCEL # 15-11-0028-01

KML Law Group, P.C.
 Suite 5000 - BNY Independence Center
 701 Market Street
 Philadelphia, PA 19106
 215-627-1322

No. 735 of 2015 GD
 No. 192 of 2015 ED

**LSF9 Master Participation Trust,
 13801 Wireless Way
 Oklahoma City, OK 73134,**

Plaintiff,
vs.
**MELISSA BLADES and
 DAVID A. BLADES, SR.,**

Mortgagor(s) and Record Owner(s)
197 Coates Way
Fayette City, PA 15438
Defendant.

ALL THAT CERTAIN piece or parcel of land lying and situate in the Township of Washington, County of Fayette and Commonwealth of Pennsylvania.

TAX. PARCEL #41- 18-0002
 PROPERTY ADDRESS: 197 Coates Way Fayette City, PA 15438
 IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: MELISSA BLADES and DAVID A. BLADES SR.

KML Law Group, P.C.
 Suite 5000 - BNY Independence Center
 701 Market Street
 Philadelphia, PA 19106
 215-627-1322

No. 3493 of 2010 GD
 No. 181 of 2015 ED

NATIONSTAR MORTGAGE LLC
350 Highland Drive
Lewisville, TX 75067,
Plaintiff,
v.
Arlene Drakes Booker, Solely in Her Capacity as Heir of Donald C. Drakes, Deceased,
Roverta Drakes, Solely in Her Capacity as Heir of Donald C. Drakes, Deceased,
Mortgagor(s) and Record Owner(s)
56 Clark Street
Uniontown, PA 15401
Defendant(s).

ALL THAT CERTAIN piece or parcel of land situate in North Union Township, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL # 25-47-0023
 PROPERTY ADDRESS: 56 Clark Street Uniontown, PA 15401
 IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: Arlene Drakes Booker, Solely in Her Capacity as Heir of Donald C. Drakes, Deceased and Roverta Drakes, Solely in Her Capacity as Heir of Donald C. Drakes, Deceased

Phelan Hallinan Diamond & Jones, LLP

No. 1592 of 2014 GD
 No. 185 of 2015 ED

Pennymac Loan Services, LLC,
Plaintiff,
v.
James M. Carey a/k/a James Madison Carey
Kathy Carey a/k/a Kathy Lynn Carey,
Defendants.

Owner(s) of property situate in the GEORGES TOWNSHIP, Fayette County, Pennsylvania, being 745 Walnut Hill Road, Uniontown, PA 15401-5063

Parcel No.: 14010019, 14030001
 Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 2260 of 2013 GD
 No. 170 of 2015 ED

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage Inc.,
Plaintiff,
v.
Sandra L. Cherry
Defendant.

Owner(s) of property situate in the DUNBAR TOWNSHIP, Fayette County, Pennsylvania, being 31 Ranch Road, Dunbar, PA 15431 -1529

Parcel No.: 09-31 -0069
 Improvements thereon: RESIDENTIAL DWELLING

KML Law Group, P.C.
 Suite 5000 - BNY Independence Center
 701 Market Street
 Philadelphia, PA 19106
 215-627-1322

No. 379 of 2015 GD
 No. 213 of 2015 ED

NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019,
Plaintiff,

v.

LISA I. DAUGHERTY
9Jeanette Street
Point Marion, PA 15474,
Mortgagor(s) and Record Owner(s).

ALL THAT CERTAIN tract of land situate in the Borough of Point Marion, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #29-03-0009

PROPERTY ADDRESS: 9 Jeanette Street
 Point Marion, PA 15474

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: LISA I. DAUGHERTY

Phelan Hallinan Diamond & Jones, LLP

No. 1867 of 2014 GD
 No. 247 of 2015 ED

Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of The United States of America,

Plaintiff,

v.

Carol A. Del Pinto a/k/a Carol Delpinto a/k/a Carol A. Delpinto
Louis A. Del Pinto a/k/a Louis A. Delpinto,
Defendant(s).

Owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 1240 North Gallatin Avenue, aka 1240

North Gallatin Avenue Ext, Uniontown, PA 15401- 2106

Parcel No.: 25-12-0191

Improvements thereon: RESIDENTIAL DWELLING

No. 2617 of 2014 GD
 No. 191 of 2015 ED

CitiMortgage, Inc., successor by merger with CitiFinancial Mortgage Company, Inc.

Plaintiff,

v.

Michael J. Demniak,
Defendants.

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF MICHAEL J. DEMNIAK AND MICHAEL J. DEMNIAK, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN GERMAN TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2793, PAGE 2025.

BEING KNOWN AS 150 DEMNIAK ROAD, MCCLELLANDTOWN, PA 15458

TAX MAP NO. 15-35-40-1

Phelan Hallinan Diamond & Jones, LLP

No. 1802 of 2013 GD
 No. 257 of 2015 ED

Bank of America, N.A.,
Plaintiff,

v.

Greg W. Ferrence and Gail R. Richardson,
Defendant(s).

Owner(s) of property situate in the WASHINGTON TOWNSHIP, Fayette County, Pennsylvania, being 1238 Linn Drive, Belle Vernon, PA 15012-2449

Parcel No.: 41-02-0028

Improvements thereon: RESIDENTIAL DWELLING

No. 2522 of 2014 GD
No. 235 of 2015 ED

No. 1539 of 2014 GD
No. 236 of 2015 ED

PNC BANK, NATIONAL ASSOCIATION,
successor by merger to NATIONAL CITY
BANK,
Plaintiff,
vs.
ARTHUR C. FORSYTHE,
Defendant.

GREEN TREE SERVICING LLC,
Plaintiff,
v.
Keith M. Fuller and Susan Fuller,
Defendants.

ALL THE RIGHT TITLE, INTEREST
AND CLAIMS OF ARTHUR C. FORSYTHE,
OF, IN AND TO THE FOLLOWING
DESCRIBED PROPERTY:

ALL THAT PARCEL OF LAND
SITUATE IN THE TOWNSHIP OF PERRY,
FAYETTE COUNTY, PA, BEING PARCEL 27
-03-0035, MORE FULLY DESCRIBED IN
BOOK 2865, PAGE 2086.

BEING KNOWN AS 1789 BANNING
ROAD, DAWSON, PA 15428.
TAX PARCEL NO. 27-03-0035

ALL the following described tract or parcel
of lands, situate in North Union Township,
Fayette County, Pennsylvania.

BEING THE SAME PREMISES which
Marla Rae Trincia n/k/a Marla R. Correal and
Patsy Correal, her husband, by Deed dated
March 27, 1991 and recorded April 16, 1991 in
the Office of the Recorder of Deeds in and for
Fayette County in Deed Book Volume 812, Page
272, granted and conveyed unto Keith M. Fuller
and Susan Fuller, his wife.

BEING KNOWN AS: 22 Coolidge Street,
Uniontown, PA 15401
PARCEL #25-23-0122

Phelan Hallinan Diamond & Jones, LLP

No. 2115 of 2014 GD
No. 201 of 2015 ED

US Bank National Association, as Trustee for
Citigroup Mortgage Loan Trust, Inc. 2007-
Ah11, Asset-Backed Pass-Through
Certificates Series 2007-Ah11,
Plaintiff,
v.
Edgar J. Friend,
Defendant(s)

Owner(s) of property situate in the SOUTH
UNION TOWNSHIP, Fayette County,
Pennsylvania, being 9 Lawn Avenue Extension,
Uniontown, PA 15401-5337

Parcel No.: 34-18-0154
Improvements thereon: RESIDENTIAL
DWELLING

No. 709 of 2013 GD
No. 215 of 2015 ED

UNITED BANK, INC.,
Plaintiff,
v.
DONALD R. GEARHART, SR. and
TAMMIE V. GEARHART
Defendants.

ALL THE FOLLOWING DESCRIBED
REAL ESTATE SITUATED IN THE
TOWNSHIP OF DUNBAR, COUNTY OF
FAYETTE, AND COMMONWEALTH OF
PENNSYLVANIA. HAVING ERECTED
THEREON A SINGLE FAMILY DWELLING
BEING KNOWN AS 2011 LEXINGTON
DRIVE, CONNELLSVILLE, PA 15425 DEED
BOOK VOLUME RB2841, PAGE 1063 AND
PARCEL ID 09-05-0132

No. 2731 of 2012 GD
 No. 203 of 2015 ED

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

**Plaintiff,
 vs.**

**EDWARD B. GLOVER AND
 JACQUELINE M. GLOVER,
 Defendants.**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Franklin, County of Fayette and Commonwealth of Pennsylvania, on the East side of the public road known as the Old Pittsburgh Road, now a township road, containing one (1) acre according to a survey made by H. B. Gans, Eng., on August 28, 1953. HAVING THEREON ERECTED DWELLING KNOWN AS: 26 OLD PITTSBURGH LANE, SMOCK, PA 15480.

Tax Parcel # 13-08-0017

Fayette County Record Book 3195 Page 2423

ALL THAT CERTAIN piece or parcel of land situate in the borough of Brownsville, county of Fayette and commonwealth of Pennsylvania, and being part of lots nos. 90 and 91 in the general plan of the borough of Bridgeport, which plan is of record in the office of the recorder of deeds of Fayette county, Pennsylvania, in plan book Vol. 1, page 20

TAX parcel ID: 02-07-0243

ADDRESS: 302-304 Catherine Avenue Brownsville, PA 15417

HAVING erected a dwelling known as 302 -304 Catherine Avenue, Brownsville, PA 15417

ALSO being designated as tax parcel I.D. #02-07-0243.

PARCEL IDENTIFICATION NO: 02-07-0243

PROPERTY: 302-304 Catherine Avenue, Brownsville, PA 15417

IMPROVEMENTS: Residential Dwelling TO BE SOLD AS THE PROPERTY OF: Delbert W. Hess, III, Brian J. Hess and Daniel Alan Hess, in their capacity as heirs of Delbert W. Hess, Deceased and Darlene Hess, Deceased

Martha E. Von Rosenstiel, Esquire No. 52634
 Heather Riloff, Esquire No. 309906
 Jeniece D. Davis, Esquire No. 208967
 Attorneys for Plaintiff
 649 South Avenue, Suite 6
 Secane, PA 19018
 610 328-2887

No. 1600 of 2014 GD
 No. 221 of 2015 ED

**Federal National Mortgage Association
 ("Fannie Mae")**

**3900 Wisconsin Avenue, NW
 Washington DC 20016-2892,**

**Plaintiff,
 vs.**

**Delbert W. Hess, III, Brian J. Hess And
 Daniel Alan Hess, In Their Capacity As Heirs
 Of Darlene Hess, Deceased And Unknown
 Heirs, Successors, Assigns And All Persons,
 Firms Or Associations Claiming Right, Title
 Or Interest From Or Under Darlene Hess,
 Deceased,**

**302-304 Catherine Avenue
 Brownsville, PA 15417,**

Defendants.

Martha E. Von Rosenstiel, Esquire No. 52634
 Heather Riloff, Esquire No. 309906
 Jeniece D. Davis, Esquire No. 208967
 Attorneys for Plaintiff
 649 South Avenue, Suite 6
 Secane, PA 19018
 610 328-2887

No. 2221 of 2014 GD
 No. 259 of 2015 ED

**Federal National Mortgage Association
 ("Fannie Mae")**

**3900 Wisconsin Avenue, NW
 Washington DC 20016-2892,**

**Plaintiff,
 vs.**

**Jeff Johnson a/k/a Jeffrey R. Johnson
 227 Van Meter Road
 Belle Vernon, PA 15012,
 Defendants.**

ALL those two certain lots of land situate in the Borough of Belle Vernon, County of Fayette and Commonwealth of Pennsylvania, being Lots Nos . 109 and 110 in the general plan of said CONTAINING 12,000 square feet, more

or less.

HAVING erected thereon a dwelling known and numbered as 312 Wood Street and being designated by the Fayette County Assessment Bureau as Tax Map Parcel No. 01-03-0002.

THIS CONVEYANCE IS SUBJECT TO a sewer extending from the property now or formerly of James DeRose crossing Strawberry Alley and Lot No. 110 to Solomon Street.

SUBJECT ALSO to the exceptions and reservations as contained in prior deeds of record.

PARCEL IDENTIFICATION NO: 01-03-0002

TITLE TO SAID PREMISES IS VESTED IN Jeffrey R. Johnson, single, by Deed from William P. Gratta, single, dated 03/20/2004, recorded 03/23/2004 in Book 2898, Page 1483.

TAX PARCEL# 01-03-0002

PROPERTY: 312 Wood Street, Belle Vernon, PA 15012

IMPROVEMENTS: Residential Dwelling TO BE SOLD AS THE PROPERTY OF: Jeff Johnson a/k/a Jeffrey R. Johnson

Phelan Hallinan Diamond & Jones, LLP

No. 1978 of 2013 GD
No. 183 of 2015 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.

Pamela Johnson, in Her Capacity as Heir of Violet F. Harvey a/k/a Violet Harvey, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Violet F. Harvey a/k/a Violet Harvey, Deceased, Defendant(s).

Owner(s) of property situate in the REDSTONE TOWNSHIP, Fayette County, Pennsylvania, being 484 Grindstone Road, Grindstone, PA 15442-2001.

Parcel No.: 30060234

Improvements thereon: RESIDENTIAL DWELLING

STERN & EISENBERG PC
Andrew J. Marley, Esquire

No. 1054 of 2015 GD
No. 241 of 2015 ED

Wilmington Trust, National Association, not in its individual capacity but as Trustee of ARLP Securitization Trust, Series 2014-1, c/o Ocwen Loan Servicing, LLC,

Plaintiff,

v.

Beth S. Kunak, Defendant(s).

SITUATE IN CONNELLSVILLE TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 111 BREAKNECK AVENUE, CONNELLSVILLE, PA 15425

PARCEL NO. 6-2-143

IMPROVEMENTS - RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF - BETH S. KUNAK

McCABE, WEISBERG & CONWAY, P.C.
123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

No. 2540 of 2014 GD
No. 237 of 2015 ED

Beneficial Consumer Discount Co. d/b/a/ Beneficial Mortgage Co. of Pennsylvania, Plaintiff,

v.

Robert J. Michael, Sr. and Vera J. Michael, Defendants.

All that certain piece or parcel or Tract of land situate Wharton Township, Fayette County, Pennsylvania, and being known as 488 Wharton Furnace Road, Farmington, Pennsylvania 15437.

Being known as: 488 Wharton Furnace Road, Farmington, Pennsylvania 15437

Title vesting in Robert J. Michael, Sr. and Vera J. Michael, husband and wife, by deed from John W. Hull and Mary E. Hull, His Wife dated December 2, 1976 and recorded December 2, 1976 in Deed Book 1209, Page 185.

Tax Parcel Number: 42-15-0005

Phelan Hallinan Diamond & Jones, LLP

No. 254 of 2014 GD
 No. 212 of 2015 ED

**JPMorgan Chase Bank, N.A.,
 Plaintiff,**

v.

**James M. Miller and Kimberly J. Miller,
 Defendant(s).**

Owner(s) of property situate in the UPPER TYRONE TOWNSHIP, Fayette County, Pennsylvania, being 451 Hickory Square Road, a/k/a 466 Hickory Square Road, Connellsville, PA 15425-6129

Parcel No.: 39-13-0030-01

Improvements thereon: RESIDENTIAL DWELLING

SHIRE LAW FIRM
 Bernard S. Shire, Esquire
 1295 Grand Boulevard, Suite 103
 Monessen, PA 15062
 (724) 684-8881

No. 671 of 2014 GD
 No. 175 of 2015 ED

MON VALLEY COMMUNITY FEDERAL CREDIT UNION,

Plaintiff,

v.

**JOANN NELSON, TERRE-TENANT,
 Defendant.**

PROPERTY OF: Charles Conrad
 EXECUTION NO. 200 of 2015 GD
 JUDGMENT AMOUNT: \$25,449.04
 which is the Principal balance of indebtedness, delinquent interest, late charges and attorney's fees computed to January 7, 2015, additional interest on \$24,073.45 at 4.5% per annum (\$2.97) per day from January 8, 2015, to the date of payment or Sheriff Sale will be claimed. In addition, additional reasonable attorney's fee and all record court costs in the above-captioned case.

ALL the right, title, interest and claim of: Charles Conrad, of, in and to: Township of Perry, Fayette County, Pennsylvania, which has an address of 13 Hill Top Road, Wickhaven, Pennsylvania 15492.

Parcel I.D. No. 27-01-0060

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

No. 227 of 2015 GD
 No. 209 of 2015 ED

**Reverse Mortgage Solutions, Inc.,
 Plaintiff,**

v.

**SANDRA G. NEWBERRY A/K/A SANDRA P. NEWBERRY A/K/A DR. SANDRA P. NEWBERRY,
 Defendant(s)**

ALL THAT CERTAIN LOT OF LAND SITUATE IN NORTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA: BEING KNOWN AS 557 Silver Maple Lane, Hopwood, PA 15445
 PARCEL NUMBER: 25-46-0104-02
 IMPROVEMENTS: Residential Property

SHIRE LAW FIRM
 Bernard S. Shire, Esquire
 1295 Grand Boulevard, Suite 103
 Monessen, PA 15062
 (724) 684-8881

No. 796 of 2015 GD
 No. 197 of 2015 ED

MON VALLEY COMMUNITY FEDERAL CREDIT UNION,

Plaintiff,

v.

**JASON T. PATERNOSTER,
 Defendant.**

PROPERTY OF: Jason T. Paternoster
 EXECUTION NO. 796 of 2015 GD
 JUDGMENT AMOUNT: \$26,648.77
 which is the Principal balance of indebtedness, delinquent interest, late charges and attorney's fees computed to February 13, 2015, additional interest on \$24,944.89 at 4.5% per annum (\$3.08) per day from February 14, 2015, to the date of payment or Sheriff Sale will be claimed. In addition, additional reasonable attorney's fee

and all record court costs in the above-captioned case.

ALL the right, title, interest and claim of: Jason T. Paternoster, of, in and to: Township of Perry, Fayette County, Pennsylvania, which has an address of 100 Third Street, Perryopolis, Pennsylvania 15473.

Parcel I.D. No. 27-07-0021

No. 738 of 2015 GD
No. 174 of 2015 ED

Nationstar Mortgage LLC,
Plaintiff,
vs.
Gloria Robinson,
Defendant.

ALL that certain piece or parcel of land situate in German Township, Fayette County, Pennsylvania, being part of the Footedale Mining Village, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a 32 foot street, known as Hill Street, at the Southwest comer of the land hereby conveyed, at the southeast comer of land heretofore conveyed by Mark and Ada Sugarman to Eugene Bellon which double dwelling House No. 135-136 of the Footedale Mining Village is located; thence by said Bell Land, North 34 degrees 11' 30" West 156.67 feet to the middle of a 19 foot alley; thence along in the middle of said alley, North 54 degrees 57' 30" East, 129.65 feet to the junction of said alley with a 20 foot alley; thence along in the middle of said 20 foot alley, South 20 degrees 10' 30" East 163.45 feet to the middle of Hill Street; and thence along in the middle of Hill Street, South 55 degrees 48' 30" West 90.05 feet to the place of beginning. Containing an area of 0.395 of an acre and having thereon erected a frame double dwelling house known as No. 137-138 of said Footedale Mining Village.

COMMONLY KNOWN AS: 245 Hill Street, New Salem, PA 15468
TAX PARCEL NO. 15-16-0016

Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791

No. 1482 of 2014 GD
No. 190 of 2015 ED

VOLT RLP Asset Holdings Trust,
Plaintiff,
v.
Joseph L Sante and Shelli D Sante
283 Pittsburgh Street
Uniontown, PA 15401,
Defendants.

ALL that certain lot of land situate in North Union Township, Fayette County, Pennsylvania.
TAX PARCEL NO. 25-22-0049
PROPERTY ADDRESS: 283 Pittsburgh Street, Uniontown, PA 15401
IMPROVEMENTS: Single Family Dwelling
SEIZED AND TAKEN in execution as the property of Joseph L. Sante and Shelli D. Sante.

Phelan Hallinan Diamond & Jones, LLP

No. 63 of 2015 GD
No. 255 of 2015 ED

Wells Fargo Bank, NA,
Plaintiff,
v.
Bonnie M. Sarver a/k/a Bonnie Marie Sarver,
Defendant.

Owner(s) of property situate in the BULLSKIN TOWNSHIP, Fayette County, Pennsylvania, being 2635 Moyer Road, Connellsville, PA 15425-9359
Parcel No.: 04-28-0046-01
Improvements thereon: RESIDENTIAL DWELLING

ANNE N. JOHN, ESQUIRE
Attorney at Law

No. 848 of 2015 GD
No. 261 of 2015 ED

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, a corporation,
Plaintiff,
vs.
MICHAEL SCARRY and DANEEN SCARRY,
Defendants.

ALL that certain piece, parcel or lot of land situate and lying in Bullskin Township, Fayette County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point said, point being the southernmost corner of the property herein conveyed and being along the northerly side of a 20 foot existing right of way; thence along said right of way North 50 degrees 50 minutes West a distance of 242.65 feet to a point; thence North 47 degrees 22 minutes East, 188.00 feet to a point; thence South 50 degrees 50 minutes East, a distance of 255.64 feet to a point; thence South 42 degrees 11 minutes West, 186.33 feet to a point, the place of beginning.

CONTAINING an area of 1.00 acres, more or less.

UPON which is erected a single family frame dwelling known locally as 715 Breakneck Road a/k/a 519-B Breakneck Road, Connellsville, PA 15425.

Assessment Map Nos.: 04-36-0028 and 04-36-0028-01.

No. 898 of 2014 GD
No. 202 of 2015 ED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
Plaintiff,
vs.
WILLIAM R. SMALLWOOD,
Defendant.

ALL THAT CERTAIN piece or parcel of land situate in Georges Township, Fayette County, Pennsylvania, together with the

dwelling house erected thereon, known and numbered as: 113 FROGTOWN ROAD, UNIONTOWN, PA 15401.
Tax Parcel # 14-17-0141
Fayette County Record Book 2916, Page 274

Phelan Hallinan Diamond & Jones, LLP

No. 788 of 2015 GD
No. 200 of 2015 ED

U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-Wfhe4, Asset-Backed Pass-Through Certificates, Series 2007-Wfhe4,
Plaintiff,
v.
Brian K. Spackman and Heather L. Harshman,
Defendants.

Owner(s) of property situate in the BULLSKIN TOWNSHIP, Fayette County, Pennsylvania, being 119 East End Road, Connellsville, PA 15425-9360

Parcel No.: 04-32-0022
Improvements thereon: RESIDENTIAL DWELLING

No. 1209 of 2014 GD
No. 251 of 2015 ED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
Plaintiff,
vs.
MORRIS D. SPELLS, JR.,
Defendant.

ALL that certain lot or parcel of land situate in the Village of East Liberty, Dunbar Township, Fayette County, Pennsylvania, consisting of 3 adjoining parcels, separately bounded and described, according to survey of Charles C. McCall, Engineer, dated October 29, 1957, and HAVING THEREON ERECTED DWELLING KNOWN AS 202 WATER STREET, DICKERSON RUN, PA 15430.

TAX PARCEL NO. 09-03-0065
Fayette County Record Book 3206 Page 1782

ANNE N. JOHN, ESQUIRE
Attorney at Law

No. 594 of 2014 GD
No. 262 of 2015 ED

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

**ALL KNOWN AND UNKNOWN HEIRS,
SUCCESSORS AND ASSIGNS, AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING ANY RIGHT, TITLE OR
INTEREST OF, FROM OR UNDER,
MIRIAM WILSON, DECEASED;
PATRICIA GEORGIANA, IN HER
CAPACITY AS HEIR IN THE ESTATE OF
MIRIAM WILSON DECEASED, AND
ESTATE OF MIRIAM WILSON,
DECEASED,
Defendants.**

ALL that certain lot or parcel of ground situate in the City of Uniontown, Fayette County, Pennsylvania, being Lot No. 38 in the First Addition Craig Meadows Plan of Lots, a plot of which is of record in the Recorder 's Office of Fayette County, Pennsylvania, in Plan Book Volume 9, page 66.

FOR prior title see Record Book 2999 at page 1835.

UPON which there is erected a single family brick ranch dwelling known locally as 23 Emerson Street, Uniontown, PA 15401.

Assessment Map No.: 38-11-0156.

No. 1878 of 2014 GD
No. 248 of 2015 ED

**PNC BANK, NATIONAL ASSOCIATION ,
successor by merger to NATIONAL CITY
BANK,
Plaintiff,
v.
ALL KNOWN AND UNKNOWN HEIRS OF
MIRIAM WILSON,
Defendant.**

ALL THE RIGHT TITLE, INTEREST AND CLAIMS OF ALL KNOWN AND UNKNOWN HEIRS OF MIRIAM WILSON, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PARCEL OF LAND SITUATE IN THE 6th WARD, CITY OF UNIONTOWN, FAYETTE COUNTY, PA, BEING PARCEL 38-12-0194, MORE FULLY DESCRIBED IN BOOK 1025, PAGE 126.

BEING KNOWN AS 33 CHARLES STREET, UNIONTOWN, PA 15401.

TAX PARCEL NO. 38-12-0194

McCABE, WEISBERG & CONWAY, P.C.
123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

No. 95 of 2015 GD
No. 258 of 2015 ED

**LSF9 Master Participation Trust,
Plaintiff,
v.
John A. Vansickle and Amanda J. Vansickle,
Defendants.**

All that certain piece or parcel or Tract of land situate Wharton Township, Fayette County, Pennsylvania, and being known as 140 Tall Oaks Road, Farmington, Pennsylvania 15437.

ALL that certain parcel of real property in Wharton Township, Fayette County, Pennsylvania, known as Lot #1 in the Livengood "Minor" Subdivision, as recorded in Plan Book Volume 68 Page 24, more particularly bounded and described as follows:

BEGINNING at a PK nail, comer of property herein described and comer of property now or formerly of Lawrence Rossi as Record Book Volume 1103 Page 28 and along Tall Oaks Road, also known as Township Road T-376; thence along said T-376 North 87 degrees 22 minutes 20 seconds East a distance of 404.11 feet to a PK nail, comer of property herein described; thence South 3 degrees 34 minutes 50 seconds West a distance of 95.06 feet to a 5/8 inch bar; thence North 76 degrees 43 minutes 5 seconds West a distance 64.26 feet to a 5/8 inch bar; thence South 61 degrees 27 minutes 5 seconds West a distance 83.74 feet to a 2 inch diameter maple tree; thence South 18 degrees 59

minutes 10 seconds West a distance of 57.98 feet to a 3/4 inch iron pipe; thence North 80 degrees 30 minutes 00 seconds West a distance of 242.00 feet to a roof bolt; thence by said Rossi property North 2 degrees 0 minutes 0 seconds West a distance of 117.00 feet to the place of beginning, CONTAINING 1.14 acres, as per the aforementioned plan of Randall R. Myers, R.P.L.S. date August 24, 2002.

Being known as: 140 Tall Oaks Road, Farmington, Pennsylvania 15437

Title vesting in John A. Vansickle and Amanda J. Vansickle by deed from Wendell I. Livengood and Twila K. Livengood, dated September 12, 2003 and recorded September 12, 2003 in Deed Book 2878, Page 180 Instrument Number 200300020091.

Tax Parcel Number : 42-21-0115-01

NOTICE

All criminal defendants are required to submit fingerprints at the Fayette County Booking Center or the Pennsylvania Police Barracks prior to the preliminary hearing. Accord, 18 Pa.C.S.A §9112, Criminal History Information Act – Mandatory Fingerprinting.

The Magisterial District Judge shall not conduct the preliminary hearing or waiver thereof without the defendant's fingerprints. The Booking Center is open twenty-four hours every day for fingerprinting.

John F. Wagner, Jr.
President Judge

SAVE THE DATE

FAYETTE COUNTY BAR ASSOCIATION BENCH BAR CONFERENCE

THURSDAY, AUGUST 20, 2015
NEMACOLIN WOODLANDS

- 7:00 a.m. - 11:00 a.m. - Golf at the Links Course
 Contact Ben Heinlein at 724-329-6471
 Mention FCBA Bench Bar for 15% discount
- 11:00 a.m. - 12:00 p.m. - Attorney Registration and Meet & Greet Sponsors
- 12:00 p.m. - 1:00 p.m. - Lunch
- 1:00 p.m. - 4:15 p.m. - Continuing Legal Education - 3 Substantive Credits
Incorporating Digital Forensics in Legal Practice
- 4:30 p.m. - 6:30 p.m. - Cocktail Party
 Spirits & Hors d'oeuvres

Incorporating Digital Forensics in Legal Practice **Presented by PATCtech**

This introductory course is designed to introduce civil and criminal law practitioners to the use of digital forensic methodology in legal practice. Electronic devices generate vast amounts of forensic data that can be used in many aspects of legal practice. These devices, particularly mobile devices, are constantly generating data about you, your location, your activities and your preferences. Our course presenters will draw on years of digital forensic and law enforcement experience to illustrate the role these types of evidence can play in different types of cases, including criminal law, civil litigation, family law, and other practice areas. You will learn about the many different sources and types of electronic information and how this data is collected and preserved, with a focus on mobile devices and cellular records. You will also learn about the security implications your own use of electronic devices may have on your practice.

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