

## 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

**VIOLET L. CUNNINGHAM**, late of Fairchance, Fayette County, PA <sup>(3)</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>(3)</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>(3)</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>(3)</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>(3)</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

### Second Publication

**GROVER C. JOHNSON a/k/a GROVER C. JOHNSON, SR.**, late of South Connellsville, Fayette County, PA <sup>(2)</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>(2)</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>(2)</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>(2)</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>(2)</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>(2)</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>(2)</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 <sup>(2)</sup>  
*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 <sup>(2)</sup>  
*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 <sup>(2)</sup>  
*Administratrix:* Andrea F. Ruder  
1421 Ohio Avenue  
White Oak, PA 15131  
*Attorney:* Jeffrey C. Munnell  
633 Long Run Road  
McKeesport, PA 15132

## First Publication

**MARLENE A. CARPEAL**, late of Menallen Township, Fayette County, PA  
*Administratrix:* Alexis N. Carpeal  
c/o Gary J. Frankhouser, Esq.  
Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Gary J. Frankhouser  
Davis & Davis

**CLYDE FARRIER**, late of Masontown Borough, Fayette County, PA  
*Executor:* Richard M. Farrier  
c/o Douglas S. Sholtis, Esquire  
98 Main Street  
P.O. Box 656  
Smithfield, PA 15478  
*Attorney:* Douglas S. Sholtis

**EDWIN H. FRAZEE a/k/a EDWIN HOLBERT FRAZEE**, late of Uniontown, Fayette County, PA  
*Administrator:* Richard C. Mudrick  
300 Fallowfield Avenue  
Charleroi, PA 15022  
*Attorney:* Richard C. Mudrick  
300 Fallowfield Avenue  
Charleroi, PA 15022

**ALBERT KOMACEK a/k/a ALBERT S. KOMACEK, JR.**, late of South Union Township, Fayette County, PA  
*Executor:* Stanley Komacek  
c/o Proden & O'Brien  
99 East Main Street  
Uniontown, PA 15401  
*Attorney:* Wendy L. O'Brien  
99 East Main Street  
Uniontown, PA 15401

**THEODORE LYTLE**, late of Perryopolis,  
Fayette County, PA

*Administratrix:* Donna K. Lytle  
424 Maple Street  
Perryopolis, PA 15473  
*Attorney:* John A. Caputo  
100 Ross Street  
Pittsburgh, PA 15219

**CHARLES W. MICKEY**, late of the City of  
Connellsville, Fayette County, PA

*Executrix:* April D. Waller  
c/o Molinaro Law Offices  
P.O. Box 799  
Connellsville, PA 15425  
*Attorney:* Carmen V. Molinaro, Jr.  
Molinaro Law Offices

## LEGAL NOTICES

**TO: VALENT VAHA, a/k/a VALENT VALENTA VECHA, a/k/a WILLIAM VACHA, a/k/a WILLIAM VECHA, a/k/a WILLIAM VAHA and HELEN VAHA, a/k/a HELEN VECHA, ANNA KOZLOSKY, HELEN MEDLOCK, JOSEPH VACHA, MARIE VACHA and CECELIA MOGLAS, their heirs and assigns:**

You are hereby notified that Joshua L. Smith and Rachel Smith, his wife, filed their Complaint at No. 1037 of 2013, G.D. in the Court of Common Pleas of Fayette County, Pennsylvania, in an Action to Quiet Title wherein it is alleged that they are the owners in possession of a certain tract of land situate in Redstone Township, Fayette County, Pennsylvania, deed of which is recorded in Fayette County Record Book 3126, page 1143, and more particularly bounded and described as follows:

ALL that certain piece or parcel of land situate in Redstone Township, Fayette County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Fifth Street, common to Lots Nos. 163 and 164; thence along the North side of Lot No. 163, a distance of 100 feet to Cedar Avenue; thence in a Northerly direction along the East side of Cedar Alley; thence in a Northerly direction along the East side of Cedar Alley, a distance of 55 feet to a point; thence in an Easterly direction and parallel with the lines of Lot No. 165, a

distance of 100 feet to a point on the West side of said Fifth Street; thence along the West side of said Fifth Street, a distance of 55 feet to the place of beginning.

The Complaint asks the Court to decree that title to said real estate is in the plaintiffs and to enjoin the defendants and their heirs and assigns, from setting up any title to said real estate and from impeaching, denying, or in any way attacking the plaintiffs' title to the same.

You are hereby notified that you have been sued in court. If you wish to defend against the claims set forth in the Complaint and in the within advertisement, you must take action within twenty (20) days after the last advertisement of this notice by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or 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 (OR CANNOT AFFORD ONE), GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW (TO FIND OUT WHERE YOU CAN GET LEGAL HELP). 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 FEE OR NO FEE.**

PENNSYLVANIA LAWYER REFERRAL  
SERVICE

PENNSYLVANIA BAR ASSOCIATION

100 SOUTH STREET

P.O. BOX 186

HARRISBURG, PA 17108

TELEPHONE (800) 692-7375

Vincent J. Roskovensky, II  
Attorney for Plaintiffs  
9 Court Street  
Uniontown, PA 15401

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF FAYETTE COUNTY, PENNSYLVANIA  
NO. 704-OF-2012-GD

**NATIONSTAR MORTGAGE, LLC**  
**Vs.**  
**LAURENCE L. LOGAN, DECEASED**

NOTICE TO: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER LAURENCE L. LOGAN,  
DECEASED

NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 163 BRASHEAR STREET,  
BROWNSVILLE, PA 15417-1952  
Being in the Borough of Brownsville, County of  
FAYETTE, Commonwealth of Pennsylvania,  
Tax Parcel#02060340  
Improvements consist of residential property.  
Sold as the property of LAURENCE L.  
LOGAN, DECEASED

Your house (real estate) at 163 BRASHEAR  
STREET, BROWNSVILLE, PA 15417-1952 is  
scheduled to be sold at the Sheriff's Sale on  
08/08/2013 at 10:30 AM, at the FAYETTE  
County Courthouse, 61 E. Main Street,  
Uniontown, PA 15401, to enforce the Court  
Judgment of \$58,772.80 obtained by,  
NATIONSTAR MORTGAGE, LLC (the  
mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorney for Plaintiff

**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. (2)

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.

Reference Fayette County Record Book 3048 Page 2475.

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

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

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

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

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

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

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.

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

Reference Fayette County Record Book 3079 Page 1661.

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

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

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)**

**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

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

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 KARWATSKA-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.

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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

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

v.

HEATHER L. HARSHMAN  
BRIAN K. SP ACKMAN  
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

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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. 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 BULLSKIN TOWNSHIP, Fayette County, Pennsylvania, being 107 JEFFERY ROAD, ACME, PA 15610-1343  
 Parcel No.: 04130072  
 Improvements thereon: RESIDENTIAL DWELLING

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

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,**  
**PLAINTIFF**  
 VS.  
**MICHAEL J. HUDSON AND JESSICA L. HUDSON,**  
**DEFENDANT(S)**

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.

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)**

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, MASONTOWN, 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**

**Robert L. Lent**

vs.

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

Zucker, Goldberg & Ackerman, LLC

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

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

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

v.

**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  
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.

**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 A  
VENUE 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

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

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

**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**

**v.**

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

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

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

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.

**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. 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,

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

Zucker, Goldberg & Ackerman LLC

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

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

**Vs.**

**Amy L. Walker,  
Defendant.**

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

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

**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 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.

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. 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

# 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, July1, 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<br>NORITO F. PISHKO           | Pamela R. Fisher, Executrix          |
| 801 of 2012 | MARGARET MARIE MOLCHAN,<br>a/k/a MARGARET M. MOLCHAN | Jean Marshall, Executrix             |
| 373 of 2012 | PATRICK RAY HANEY, SR. a/k/a<br>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.

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