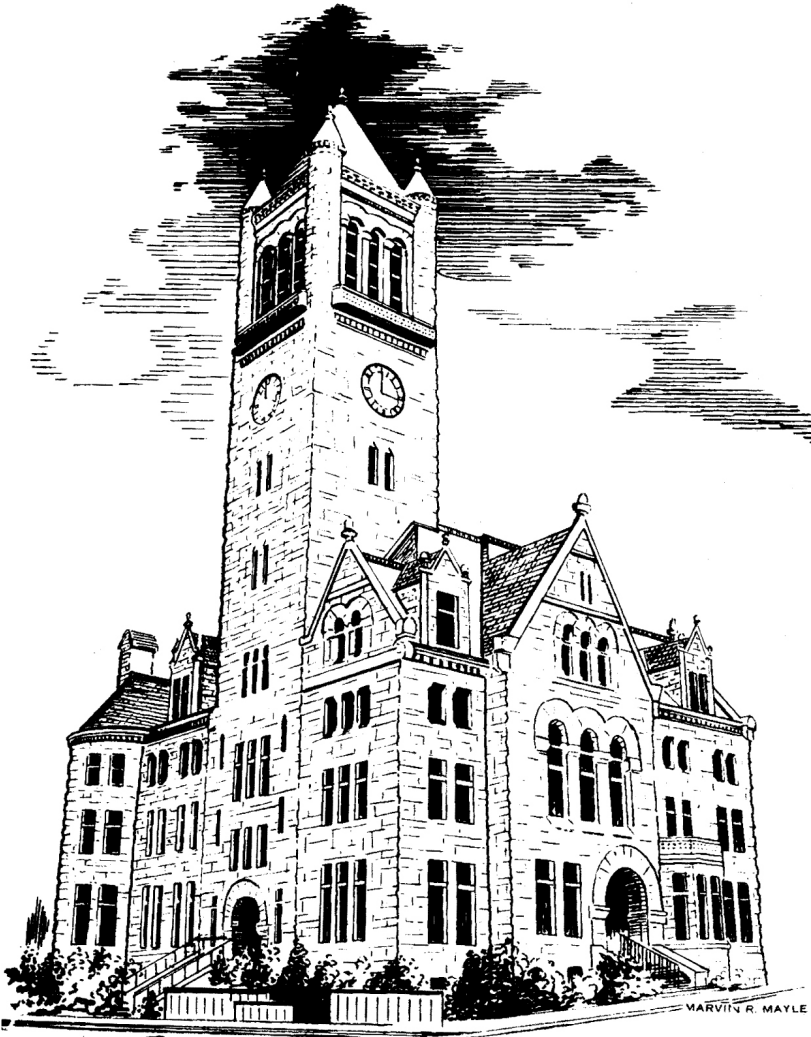


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FAYETTE LEGAL JOURNAL

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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

HUGH BAKER, A/K/A HUGH E. BAKER, A/K/A HUGH ELMER BAKER, late of South Union Township, Fayette County, PA (3)

Executrix: Nikki Machel Baker
c/o 45 East Main Street, Suite 500
Uniontown, PA 15401

Attorney: James E. Higinbotham, Jr.

JOSEPH JURIGA, A/K/A JOSEPH J. JURIGA, late of South Union Township, Fayette County, PA (3)

Executrix: Paula M. Brewer
c/o 556 Morgantown Road
Uniontown, PA 15401

Attorney: John A. Kopas, III

THEODORE RAY KOLLAR, JR., A/K/A THEODORE R. KOLLAR, JR., late of Luzerne Township, Fayette County, PA (3)

Executrix: Wendi J. Kollar
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401

Attorney: Robert L. Wester, Jr.

DANIEL E. SELLONG, late of Lemont Furnace, Fayette County, PA (3)

Executrix: Shirley A. Sellong
144 North Beeson Avenue, Apt 404
Uniontown, PA 15401
c/o Spells Law Office
1533 Bidwell Street,
Pittsburgh, PA 15233-1315

Attorney: Thelma C. Spells

Second Publication

KATHERINE KING BELFER, late of Uniontown, Fayette County, PA (2)

Personal Representative: Carin Wyche
c/o 2 West Main Street, Suite 110
Uniontown, PA 15401

Attorney: Ricardo J. Cicconi

MARK A. KESSLER, A/K/A MARK

KESSLER, late of Uniontown, Fayette County, PA

Administrator: Richard E. Kessler (2)
c/o Zebley Mehalov & White, P.C.
18 Mill Street Square
P.O. Box 2123

Uniontown, PA 15401

Attorney: Daniel R. White

DANIEL E. MILLER, SR., A/K/A DANIEL E. MILLER, late of Washington Township, Fayette County, PA (2)

Executor: Eric R. Miller
308 Orchard Avenue
Stockdale, PA 15683
c/o Bassi, Vreeland & Associates, P.C.
111 Fallowfield Avenue
P.O. Box 144
Charleroi, PA 15022-0144

Attorney: Keith A. Bassi

PAULINE MINERD, late of Masontown, Fayette County, PA (2)

Executrix: Deborah Sue Ryan
c/o Monaghan & Monaghan, L.L.P.
57 East Main Street
Uniontown, PA 15401

Attorney: Gary D. Monaghan

WILLIAM M. NITCH, late of Republic, Fayette County, PA (2)

Executrix: Patricia N. Bracaliello
3424 Lynwood Drive
West Homestead, PA 15241
c/o 1725 Washington Road, Suite 503
Pittsburgh, PA 15241

Attorney: Betty A. Dillon

MARIA D. PRYCE, A/K/A MARIA DELORES PRYCE, late of German Township, Fayette County, PA (2)

Executor: Myles K. Pryce
c/o DAVIS & DAVIS
107 East Main Street
Uniontown, PA 15401
Attorney: James T. Davis, Esq.

FRANK ROMEO, A/K/A FRANK A. ROMEO, late of Uniontown, Fayette County, PA (2)

Executor: Ronald J. Romeo
74 Evergreen Terrace
Uniontown, PA 15401
c/o 310 Grant Street, Suite 1109
Pittsburgh, PA 15219
Attorney: Rosalie P. Wisotzki

DANIEL E. SELLONG, late of North Union Township, Fayette County, PA (2)

Executrix: Shirley A. Sellong
144 N. Beeson Avenue, Apt. 404
Uniontown, PA 15401
c/o 1533 Bidwell Street
Pittsburgh, PA 15233
Attorney: Thelma C. Spells

First Publication

CARL A. BONTRAGER, A/K/A CARL ALAN BONTRAGER, late of Henry Clay Township, Fayette County, PA (1)

Co-Executors: Carol Friend and Richard Friend
190 Dinnerbell Ohiopyle Road
Farmington, PA 15437
c/o 92 East Main Street, Suite 24
Uniontown, PA 15401
Attorney: Michelle L. Kelley

GLADYS M. MCNAUGHTON, late of South Union Township, Fayette County, PA (1)

Co-Executors:
John F. McNaughton
31 Barton Drive
Freedom, PA 15042
Linda E. McNaughton Barrows
PO Box 616

Johnson, VT 05656
c/o Moore Becker Smarto & Ciszek, P.C.
121 West Second Street
Greensburg, PA 15601
Attorney: Lawrence F. Becker, III

ANTHONY A. SERAFINO, A/K/A ANTHONY SERAFINO, late of South Union Township, Fayette County, PA (1)

Executrix: Catherine E. Regets
c/o Zebley Mehalov & White, P.C.
18 Mill Street Square
P.O. Box 2123
Uniontown, PA 15401
Attorney: Daniel R. White

PAUL THOMPSON, A/K/A PAUL FRANKLIN THOMPSON, JR., late of Dunbar Township, Fayette County, PA (1)

Personal Representatives:
Paul F. Thompson and Linda L. Thompson
c/o 556 Morgantown Road
Uniontown, PA 15401
Attorney: John A. Kopas, III

LEGAL NOTICES

FICTITIOUS NAME NOTICE

NOTICE is hereby given that an Application for Registration of Fictitious Name was filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on July 5, 2016, for the purpose of obtaining a fictitious name for a limited liability company, Little Rascals Learning Academy, LLC, which was organized under the Limited Liability Company Law of 1994.

The fictitious name is Little Rascals Learning Academy with its principal place of business being located at 212 Independent Street, Perryopolis, Pennsylvania 15473.

Keith A. Bassi, Esquire
BASSI, VRELAND & ASSOCIATES, P.C.
Attorneys at Law
P.O. Box 144
111 Fallowfield Avenue
Charleroi, PA 15022

NOTICE

Articles of Amendment for the Fayette County Industrial Development Authority to extend the term of existence of the Authority for an additional term which ends on July 21, 2066 will be filed with the Department of State of the Commonwealth of Pennsylvania on or after September 19 2016.

Ernest P. DeHaas, III, Esquire RADCLIFFE & DeHAAS, L.L.P.
2 West Main Street, Suite 700
Uniontown, PA 15401
(724) 439-3900

NOTICE

Of house AND NOW, Dennis Truck and Equipment, by and through undersigned counsel, Calabrese Legal Services, does hereby give notice to any potential owners of an abandoned INTERNATIONAL MOTORS vehicle bearing VIN # 1HSNUSMT1D3J47848. Any person claiming to be the owner of this vehicle should contact this office immediately:

Calabrese Legal Services,
c/o Tancredi W. Calabrese, Esq.
111 East Main St.; Suite B
Uniontown, PA 15401
724-437-3081

IF ANY CLAIMANT DOES NOT CONTACT THE ATTORNEY LISTED WITHIN 10 DAYS, OF THIS NOTICE LEGAL ACTION WILL BE TAKEN TO TRANSFER THE TITLE TO VEHICLE TO DENNIS TRUCK AND EQUIPMENT.

Registers' Notice

Notice by JEFFREY L. 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, October 3, 2016
at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2616-0226	EDNA L. BLOOM a/k/a EDNA LOUISE BLOOM a/k/a BETTY BLOOM	Elaine Snyder, Executrix
2611-0418	LEROY BRYAN	Patrick Bryan, Executor

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Monday, October 17, 2016
at 9:30 A.M.

in Court Room No. 1 of the Honorable STEVE P. LESKINEN, 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.

Notice is also 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, October 3, 2016
at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2616-0195	ROBERT A. ADMAN	Carolyn W. Maricondi, Administratrix

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Monday, October 17, 2016
at 9:30 A.M.

in Court Room No. 2 of the Honorable JOHN F. WAGNER 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.

SHERIFF'S SALE

Date of Sale: November 10, 2016

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 James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, November 10, 2016, 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 of 3)

James Custer
Sheriff Of Fayette County

KML Law Group, P.C.

No. 1095 of 2016 GD
No. 268 of 2016 ED

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2015-5T, c/o Rushmore Loan Management Services LLC 15480 Laguna Canyon Road, Suite 100 Irvine, NA CA,

Plaintiff,

vs.

JOCELYN S. BARTON AKA JOCELYN BARTON

JOHN W. ROCK

Mortgagor(s) and Record Owner(s)

26 Pine Lane

Perryopolis, PA 15473,

Defendant(s).

ALL THAT CERTAIN property situate in the Township of Pery, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #27-11-0100

PROPERTY ADDRESS: 26 Pine Lane
Perryopolis, PA 15473

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:
JOCELYN S. BARTON AKA JOCELYN BARTON and JOHN W. ROCK

Phelan Hallinan Diamond & Jones, LLP

No. 1279 of 2015 GD
No. 262 of 2016 ED

Suntrust Mortgage, Inc.,
Plaintiff,

vs.

Tina R. Daerr

Phillip J. Hughes,

Defendants.

By virtue of a Writ of Execution No. 1279 OF 2015 GD, Suntrust Mortgage, Inc. v. Tina R. Daerr, Phillip J. Hughes, owner(s) of property situate in the SALTICK TOWNSHIP, Fayette County, Pennsylvania, being 245 Back Creek Road, Indian Head, PA 15446

Parcel No.: 31-15-0162

Improvements thereon: RESIDENTIAL DWELLING

UDREN LAW OFFICES, P.C.

No. 1145 of 2016 GD
No. 234 of 2016 ED

HSBC Bank USA, N.A., as Trustee for the Registered Holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3,

Plaintiff,
vs.

**FLORETTA DUGAN
KELLY R. DUGAN
SUSAN DUGAN,**
Defendants.

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF SALTCLICK, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 2141 Indian Head Road, Indian Head, PA 15446 a/k/a 2141 Indian Head Road, Champion, PA 15622

PARCEL NUMBER: 31-19-0045 and 31-19-0045-01 n/k/a 31-19-0045-2

IMPROVEMENTS: Residential Property

Phelan Hallinan Diamond & Jones, LLP

No. 1004 of 2016 GD
No. 245 of 2016 ED

Ditech Financial LLC f/k/a Green Tree Servicing LLC,
Plaintiff,
vs.

Norbert W. Granchi,
Defendant(s).

By virtue of a Writ of Execution No. 1004-0F-2016-GD, Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Norbert W. Granchi, owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 76 Evergreen Terrace, Uniontown, PA 15401-5531

Parcel No.: 38060071

Improvements thereon: RESIDENTIAL DWELLING

Keith J. Pappas, Esquire

No. 614 of 2016 GD
No. 255 of 2016 ED

UNITED BANK, INC., a West Virginia banking corporation,
Petitioner,
vs.

KEJ PROPERTIES, LP, a Pennsylvania limited partnership, KEJ HOLDINGS, LLC, a Pennsylvania limited liability company, KISHOR JOSHI, and USHA JOSHI,
Respondents.

ALL THOSE CERTAIN tracts of land situate in South Union Township, Fayette County, Pennsylvania, more particularly described as follows:

PARCEL ONE:

ALL those certain parcels of land situate in the Township of South Union, County of Fayette, and Commonwealth of Pennsylvania, being all of the Lot Nos. 7 and 8 in Highland Park Plan of Lots of record in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book Volume 22, page 2.

DEED DATE: April 28, 2005

RECORDED in Record Book 2944, at Page 358

TAX IDENTIFICATION: 34-1-68-14

BEING 20 Highland Park Drive, Uniontown, PA 15401



PARCEL TWO:

ALL that certain condominium known as Suite 5, together with the common elements appurtenant thereto, in the Uniontown Health Center Condominium, created pursuant to the Uniform Condominium Act, situate in South Union Township, Fayette County, Pennsylvania, by filing a Declaration of Condominium dated July 17, 1987, and recorded in Record Book 331, page 253, and amended in Record Book 1159, Page 275, together with the Plats and Plans recorded in Plan Book Volume 29, Page 45.

DEED DATE: April 28, 2005

RECORDED in Record Book 2944, at Page 358

TAX IDENTIFICATION: 34-05-0356-A0-0
BEING 25 Highland Park Drive, Suite 5, Uniontown, PA 15401.

BEING the same parcels of land conveyed to KEJ Properties, LP, a Pennsylvania Family Limited Partnership, from Kishor E. Joshi and Usha K. Joshi, husband and wife, by deed dated the 28th day of April, 2005, and recorded on the 4th day of May, 2005, in the Recorder's Office of Fayette County, Pennsylvania, in Record Book 2944, at Page 358.

PARCEL THREE:

ALL that certain condominium known as Suite 1, together with the common elements appurtenant thereto, in the Uniontown Health Center Condominium, created pursuant to the Uniform Condominium Act, situate in South Union Township, Fayette County, Pennsylvania, by filing a Declaration of Condominium dated July 17, 1987, and recorded in Record Book 331, page 253, and amended in Record Book 1159, Page 275, together with the Plats and Plans recorded in Plan Book Volume 29, Page 45.

DEED DATE: April 27, 2005

RECORDED in Record Book 2944, at Page 363

TAX IDENTIFICATION: 34-05-0356-B0-0
BEING 25 Highland Park Drive, Suite 1, Uniontown, PA 15401.

BEING the same parcel of land conveyed to KEJ Properties, LP, a Pennsylvania Family Limited Partnership, from Shirish B. Desai and Bharati S. Desai, husband and wife, by deed dated the 27th day of April, 2005, and recorded

on the 4th day of May, 2005, in the Recorder's Office of Fayette County, Pennsylvania, in Record Book 2944, at Page 363.



Phelan Hallinan Diamond & Jones, LLP

No. 736 of 2016 GD

No. 254 of 2016 ED

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

Plaintiff,

vs.

**Joy A. Lint,
Defendant(s).**

By virtue of a Writ of Execution No. 2016-00736, Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of The United States of America v. Joy A. Lint, owner(s) of property situate in the UPPER TYRONE TOWNSHIP, Fayette County, Pennsylvania, being Joy A. Lint, by Deed from Rex A. Thayer and Beverly S. Thayer, h/w, dated 04/23/2007, recorded 04/26/2007 in Book 3023, Page 879.

709 Broadford Road, Connellsville, PA 15425-6107 (Acreage or street address)

Parcel No.: 39-07-0037

Improvements thereon: RESIDENTIAL DWELLING

No. 38 of 2016 GD
No. 2600 of 2016 ED

ZION INVESTMENT PARTNERS, LTD.,
Plaintiff,
vs.
JACQUELINE L. MITCHELL,
Defendant.

ALL that certain lot or parcel of ground situated in Washington Township, Fayette County, Pennsylvania, known as Lot No. 12 in the Naomi Plan of Lots, laid out by the Naomi Coal Company and recorded in the Recorder’s Office of said County in Plan Book No. 4, page 164, HAVING ERECTED THEREON A DWELLING KNOWN AS 124 LONG ROAD, BELLE VERNON PA 15012.

Tax Parcel ID #: 4107022801

Deeded to Jacqueline L. Mitchell by Deed recorded at Fayette County Book 1290 Page 184.

TO BE SOLD AS THE PROPERTY OF JACQUELINE L. MITCHELL PER JUDGMENT No. 38 of 2016, G.D. and 232 of 2016, E.D.

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

No. 693 of 2016 GD
No. 251 of 2016 ED

CIT Bank, N.A.,
Plaintiff,
vs.
Marie Pilatic,
Defendant.

All that certain lot of land situate in the Township of Upper Tyrone, County of Fayette and State of Pennsylvania, being known and designated as Lot No. 3 in Block No. 1, in Plan of Lots known as “Zephyr Glen”, the plan whereof is recorded in the Recorder’s Office of Fayette County, Pennsylvania in Plan Book 4, Page 107, and which said Lot is more particularly bounded and described as follows:

Fronting 40 feet on the North side of Wall Street and extending back in a Northerly direction of uniform width a distance of 150 feet

to Miller Alley, said Lot No. 3 is bounded on the West by Lot No. 2 and on the East by Lot No. 4 in said Block.

All that certain piece, parcel or tract of land situate in Upper Tyrone Township, County of Fayette, State of Pennsylvania, bounded and described as follows:

Lot No. 4 in Block No. 1 in Plan of Lots known as “Zephyr Glen,” the plan whereof is to be recorded in the Recorder’s Office of Fayette County, Pennsylvania, and which said lot is more particularly bounded and described as follows:

Fronting 40 feet on the North side of Wall Street. and extending back of uniform width a distance 150 feet Miller Alley and being bounded on the West by Lot No. 3 and on the East by Lot No. 5 in said Block.

BEING the same tract of land conveyed to Marie Pilatic and John Pilatic from Catherine Zucco by Deed dated November 30, 1964 of record in the Fayette County Recorder of Deeds Office in Deed Book Volume 1003, Page 53.

All that certain piece or parcel or Tract of land situate Township of Upper Tyrone, Fayette County, Pennsylvania, and being known as 607 Kingview Road, Scottsdale, Pennsylvania 15683.

Being known as: 607 Kingview Road, Scottdale, Pennsylvania 15683

Title vesting in Marie Pilatic by deed from Marie Pilatic and John Pilatic, her husband, by his attorney in fact, Kenneth C. Alt, Power of Attorney by General Warranty Deed dated January 23, 2008 and recorded January 29, 2008 in Deed Book 3051, Page 2200.

Tax Parcel Number: 39-04-0054

KML Law Group, P.C.

No. 1088 of 2016 GD
No. 267 of 2016 ED

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226,
Plaintiff,
vs.

HAROLD K. SHAFFER
Mortgagor(s) and Record Owner(s)
713 Clay Road
Connellsville, PA 15425,
Defendant(s).

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of South Connellsville, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #3305002109

PROPERTY ADDRESS: 713 Clay Road Connellsville, PA 15425

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: HAROLD K. SHAFFER

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

No. 971 of 2016 GD
No. 252 of 2016 ED

**The Huntington National Bank,
Plaintiff,
vs.**

**Gerald H. Stewart, Executor of the Estate of
Gerald R. Stewart,
Defendant.**

ANNE N. JOHN
ATTORNEY AT LAW

No. 877 of 2016 GD
No. 283 of 2016 ED

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

**ESTATE OF ELIZABETH A. STEWART,
Deceased; RACHEL E. STEWART, heir of
the ESTATE OF ELIZABETH A.
STEWART, Deceased, RACHEL E.
STEWART, all known and unknown heirs,
successors, and assigns and all those claiming
any right, title or interest of, from or under
ELIZABETH A. STEWART, Deceased,
Defendants.**

ALL that certain lot or piece of ground situate in the Eighth Ward of the City of Uniontown (formerly South Union Township), Fayette County, Pennsylvania, being the northerly one-half of Lots Nos. 48 and 49 in Wolf Addition to Uniontown, a plot of which is of record in the Recorder's office of said Fayette County in Plan Book No. 1, page 91.

For Prior title see Record Book 2884, page 1710. See also Record Book 2961, page 1358.

HAVING erected thereon a single-family dwelling known locally as 451 Braddock Avenue, Uniontown, PA 15401.

Assessment Map No.: 38-11-0065.

All that certain piece, parcel or tract of land situate in Perryopolis Borough, Fayette County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin common to land of Grantors and land now or formerly of Perryopolis Park and Recreation; thence South 16 degrees 05 minutes 50 seconds East, a distance of 157.08 feet to an iron pin common to land of Grantors and land now or formerly of Perryopolis Park and Recreation; thence South 34 degrees 20 minutes 00 seconds West, a distance of 110.00 feet to an iron pin common to land of Grantors and land now or formerly of Perryopolis Park and Recreation; thence South 57 degrees 46 minutes 20 seconds West, a distance of 54.38 feet to a railroad spike in a gravel drive on land common to Grantors and land now or formerly of Perryopolis Park and Recreation; thence South 78 degrees 33 minutes 30 seconds West a distance of 337.31 feet to a railroad spike on the southern side of State Route 4038 on land common to Grantors and land now or formerly of Perryopolis Park and Recreation; thence North 37 degrees 43 minutes 20 seconds West a distance of 17.75 feet to an iron pin located in State Route 4038 on land common to Grantors and land now or formerly of Perryopolis Park and Recreation; thence North 84 degrees 58 minutes 00 seconds West a distance of 152.71 feet to an iron pin in State Route 4038 on land common to Grantors land now or formerly of Perryopolis Park and Recreation and land now or formerly of Albert Chaw; thence North 03 degrees 58 minutes 00 seconds West, a distance of 304.26 feet to an iron pin in Galley Street on land common to Grantors, land now or formerly of Albert Chaw and land now or formerly of Perryopolis Park

and Recreation; thence South 79 degrees 53 minutes 44 seconds East, a distance of 158.57 feet to an iron pin on the southern side of Galley Street on land common to Grantors and land now or formerly of Perryopolis Park and Recreation; thence South 81 degrees 11 minutes 16 seconds East, a distance of 282.86 feet to an iron pin common to land of Grantors and land now or formerly of Perryopolis Park and Recreation; thence North 61 degrees 32 minutes 04 seconds East, a distance of 163.24 feet to an iron pin common to land of Grantors and land now or formerly of Perryopolis Park and Recreation, the point and lace of beginning. CONTAINING 3.4868 acres according to survey of Phillip F. Harris, Registered Surveyor.

SUBJECT to all exceptions, reservations, easements, rights, rights of way, as contained in prior instruments of record.

BEING a portion of the same premises described in the Decree of Distribution of the Estate of Elizabeth Smith a/k/a Elizabeth June Smith, at No. 251 of 1983, which Decree is recorded in the Office of the Recorder Deeds of Fayette County, Pennsylvania, in Deed Book Volume 1342, Page 497.

All that certain piece or parcel or Tract of land situate Perryopolis Borough, Fayette County, Pennsylvania, and being known as 411 Layton Road, Perryopolis, Pennsylvania 15473.

Being known as: 411 Layton Road, Perryopolis, Pennsylvania 15473

Title vesting in Gerald R. Stewart and Mary Ellen Stewart by deed from George Oliver Smith and Marlene Smith, his wife, Donald Thomas Smith and Priscilla Smith, his wife and Mary Ellen Stewart and Gerald R. Stewart, her husband dated February 2, 1992 and recorded February 4, 1997 in Deed Book 1838, Page 129. The said Gerald R. Stewart died on January 15, 2014 thereby vesting title in his surviving spouse Mary Ellen Stewart by operation of law.

STERN & EISENBERG PC
M. TROY FREEDMAN, ESQUIRE

No. 2345 of 2015 GD
No. 250 of 2016 ED

**Central Mortgage Company,
Plaintiff,**

vs.

**William A. Terrant,
Defendant(s).**

SITUATE IN WASHINGTON
TOWNSHIP, FAYETTE COUNTY,
PENNSYLVANIA, BEING KNOWN AS 809
Belle Avenue, Belle Vernon, PA 15012

PARCEL NO. 41-05-0271

IMPROVEMENTS - RESIDENTIAL

REAL ESTATE

SOLD AS THE PROPERTY OF-

WILLIAM A. TERRANT

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

No. 1096 of 2016 GD
No. 266 of 2016 ED

**Nationstar Mortgage LLC d/b/a Champion
Mortgage Company,
Plaintiff,**

vs.

**Charles W. Welsh, Executor of the Estate of
Norman E. Welsh,
Defendants.**

ALL that certain tract of land situate in North Union Township, Fayette County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the road leading from Connellsville to Uniontown, known as Traffic Route 119, said point of beginning being South 34 degrees 04 minutes West 288.37 feet from the corner of the lands now or formerly of Elmer Edward Welsh and the lands now or formerly of Leonard Mecco; thence from said point of beginning, South 55 degrees 16 minutes 30 seconds East 344.06 feet to an iron pin along the property now or formerly of Elmer Edward Welsh; thence South

34 degrees 43 minutes 30 seconds West 75 feet to an iron pin along the property now or formerly of Elmer Edward Welsh; thence North 55 degrees 16 minutes 30 seconds West 303.20 feet (inadvertently stated to be 343.20 feet in the Deed recited below) along a fifty-foot right of way to the center of Traffic Route 119; thence North 34 degrees 04 minutes East 75.01 feet to place of beginning. Containing .522 Acres, more or less, as per survey of Harold B. Harper, made June 17, 1975, a plot of same being attached to the hereinafter recited Deed. See also, Plan Book 8, page 179.

The description herein used to convey the land conveyed to the grantees in the deed last mentioned is a result of a survey.

EXCEPTING AND RESERVING, however, thereout and therefrom, all the coal and minerals and mining and other rights and privileges heretofore conveyed, first by deed of Robert Hogsett to the McClure Coke Company by deed dated November 4, 1892, and recorded in the Recorder's Office of Fayette County, in Deed Book No. 116, page 459, and second, by deed of Samuel E. Hogsett to the Hogsett Coal and Coke Company, dated December 4, 1903, and recorded in the Recorder's Office of Fayette county, in Deed Book No. 223, page 305.

ALSO EXCEPTING AND RESERVING, thereout and therefrom and any all other exceptions, reservations, restrictions, easements, rights, limitations and conditions set forth in prior instruments of record in the chain title.

BEING the same premises conveyed to Norman E. Welsh and Sandra Lee Welsh, his wife, by Deed of Elmer Edward Welsh dated June 27, 1975, and recorded in the Recorder's Office of Fayette county, Pennsylvania, in Deed Book 1182, page 272.

Being known as: 1408 Connellsville Road, Lemont Furnace, Pennsylvania 15456

And being the same premises conveyed to Norman E. Welsh by deed from Norman E. Welsh and Sandra Lee Welsh, his wife dated February 5, 2005 and recorded February 9, 2005 in Deed Book 2935, Page 962 Instrument Number 200500002006 . The said Norman E. Welsh died on February 29, 2016 thereby vesting title in Charles W. Welsh, Executor of the Estate of Norman E. Welsh by operation of law.

Tax Parcel Number: 25-27 -0050

MALPRACTICE AVOIDANCE SEMINAR

The annual PBA Malpractice Avoidance Seminar will be held at the Penn State Fayette Campus Eberly Building on **October 25, 2016 at 2:00 p.m.**

With the Pennsylvania Bar Association Insurance Program, advised and administered by USI Affinity, you have the ability to gain valuable malpractice avoidance information and earn up to a 7.5% discount on your malpractice insurance. The Malpractice Avoidance Seminar, sponsored by the Pennsylvania Bar Association Insurance Program and the Pennsylvania Bar Institute, has been approved by the Pennsylvania Continuing Legal Education Board for 1.5 hours of ethics, professionalism, or substance abuse CLE credit. The 7.5% credit will be pro-rated based on the number of attorneys in the firm who attend the seminar. The discount does not apply to part-time policies.

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Registration, presenters, and location information will follow

October 11, 2016

New Orphan's Court Rules

1.5 substantive CLE credits

Noon to 1:30

October 21, 2016

Human Trafficking

CLE credits (substantive and ethics) TBA

8:15 to 4:15

November 2, 2016

Pennsylvania's New Expungement Law

1 substantive CLE credit

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