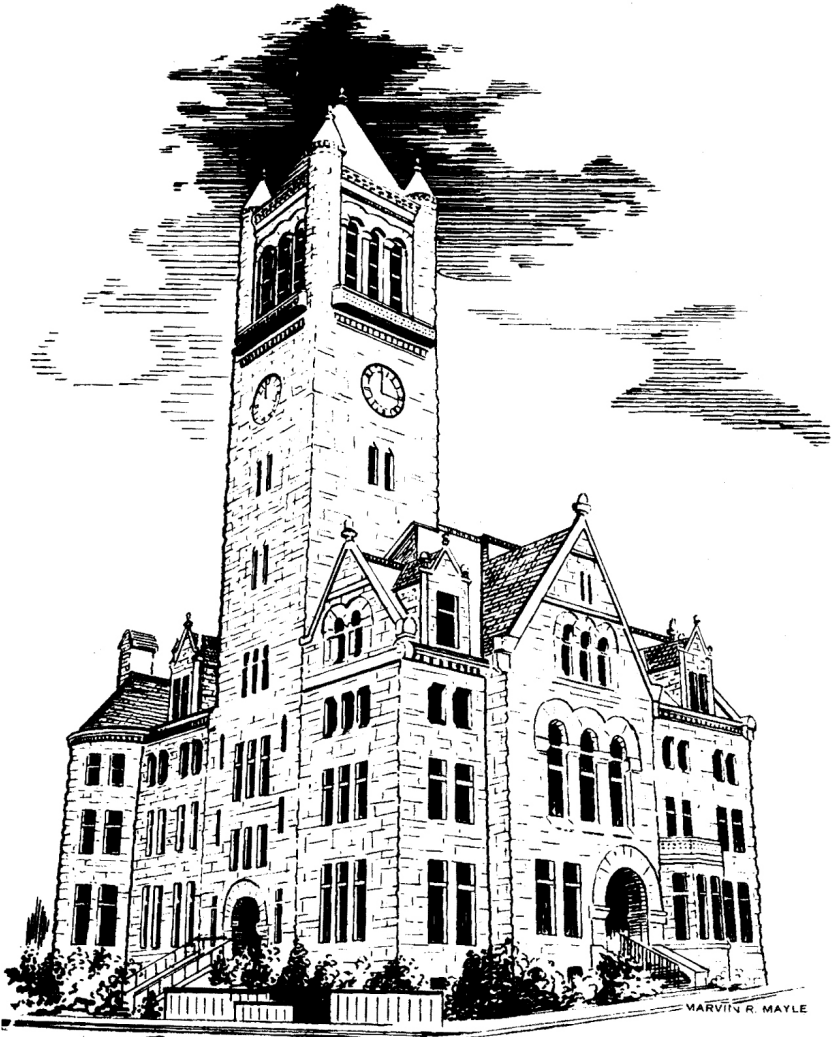


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FAYETTE LEGAL JOURNAL

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The Ethics Hotline provides free advisory opinions to PBA members based upon review of a member's prospective conduct by members of the PBA Committee on Legal Ethics and Professional Responsibility. The committee responds to requests regarding, the impact of the provisions of the Rules of Professional Conduct or the Code of Judicial Conduct upon the inquiring member's proposed activity. All inquiries are confidential.

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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

RANDY S. BURRELL, late of Bullskin Township, Fayette County, PA ⁽³⁾

Executor: Paul D. Burrell
192 Lakeview Drive
Acme, PA 15610
c/o King & Guiddy, LLC
114 North Maple Avenue
Greensburg, PA 15601
Attorney: Robert W. King

EARL D. HALL, JR., late of Mount Pleasant, Fayette County, PA ⁽³⁾

Administrator: Adam K. Hall
c/o Marvin D. Snyder, Esq.
17 North Diamond Street
Mt. Pleasant, PA 15666
Attorney: Marvin D. Snyder

ANN MARIE GRUESER, late of Uniontown, Fayette County, PA ⁽³⁾

Personal Representative: St. Mary's Convent
17 Gilmore Street
Uniontown, PA 15401
c/o 815A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret Z. House

JOHN ALLEN JEWELL, A/K/A JOHN A. JEWELL, late of South Union Township, Fayette County, PA ⁽³⁾

Executrix: Mary Elizabeth Jewell Cruikshank
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

DANNY MITCHELL, A/K/A DANNY L. MITCHELL, late of North Union Township, Fayette County, PA ⁽³⁾

Administratrix: Lois Frazee
c/o 55 East Church Street, Suite 101
Uniontown, PA 15401
Attorney: Jason F. Adams

DOLORES RHODES, A/K/A DOLORES J. RHODES, late of Uniontown, Fayette County, PA ⁽³⁾

Executor: Leroy L. Sterling
c/o 45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

BARBARA VARGO, late of Perryopolis, Fayette County, PA ⁽³⁾

Administratrix: Lori Wherry
c/o 4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Sheryl A. Heid

Second Publication

SCOTT CASTERWILER, A/K/A SCOTT WILLIAM CASTERWILER, late of Dunbar Township, Fayette County, PA ⁽²⁾

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

First Publication

PHYLLIS L. BRIERLY, late of North Union Township, Fayette County, PA ⁽¹⁾

Administrator, d.b.n.c.t.a.:
George R. Stenger
c/o 39 Francis Street
Uniontown, PA 15401
Attorney: Jack R. Heneks, Jr.

ROBERT J. CONNORS, A/K/A ROBERT J. CONNORS JR., late of Dunbar Township, Fayette County, PA ⁽¹⁾

Co-Executors: Dennis Connors and
Mary Elizabeth Nicholson
c/o Carolyn W. Maricondi
P.O. Box 760

Connellsville PA 15425
Attorney: Carolyn W. Maricondi

DONALD DAVID, A/K/A DONALD R.
 David, late of Fairchance Boro, Fayette County,
 PA (1)

Co-Executors: Brenda Byles and
 Sandra Scofield
 c/o 556 Morgantown Road
 Uniontown, PA 15401
Attorney: John A. Kopas III

**BARBARA A. FUDELLA, A/K/A
 BARBARA ANN FUDELLA,** late
 of Vanderbilt Boro, Fayette County, PA (1)

Co-Executors: Pamela L. Tomasic and
 Richard V. Martin
 c/o P.O. Box 760
 Connellsville PA 15425
Attorney: Carolyn W. Maricondi

JOHN W. JONES, A/K/A JOHN JONES, late
 of Dunbar Township, Fayette County, PA (1)

Executrix: Dolores J. Jones
 1312 Hamilton Drive
 Connellsville, PA 15425
 c/o 120 South Third Street
 Connellsville, PA 15425
Attorney: John K. Greiner

VIRGINIA L. MCCARTNEY, late of North
 Union Township, Fayette County, PA (1)

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

CHARMAINE SAMPSON, late of Uniontown,
 Fayette County, PA (1)

Executor: Leonard B. Sampson
 4 Jamison Street
 Uniontown, PA 15401
 c/o 98 Main Street
 Smithfield, Pa 15478
Attorney: Douglas S. Sholtis

LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY, PENNSYLVANIA
 CIVIL DIVISION
 NO. 2376 OF 2016 G.D.
 JUDGE STEVE P. LESKINEN

**TERRY L WATERS AND PATRICIA A.
 WATERS, HIS WIFE**

Plaintiffs,
vs.

**ELIZABETH A. WALTERS, Her Successors
 and/or Assigns Generally,
 Defendant.**

TO: ELIZABETH A. WALTERS, Her
 Successors and/or Assigns Generally,

Take notice that on November 30, 2016,
 the Plaintiffs, above mentioned, by and through
 their attorneys, Davis & Davis, filed their
 Complaint averring that they are the owner of
 the following described parcel of real estate.
 Said Complaint being filed in Quiet Title.

Situate on 223 Rices Landing Road,
 Fayette County, Pennsylvania. Fayette County
 Tax Assessment Map No. 19-24-0009.
 5.14375 AC RI

Luzerne Township, Fayette County,
 Pennsylvania

Sold at Upset Sale on September 28, 2015

TOGETHER with such rights and
 SUBJECT to any exceptions, restrictions,
 reservations and conditions as exist by virtue of
 prior recorded instruments, deeds or
 conveyances.

BEING the same premises as contained in
 that deed from the Fayette County Tax Claim
 Bureau dated November 17, 2015, recorded in
 the Office of the Recorder of Deeds of Fayette
 County, Pennsylvania in Record Book Volume
 3293, page 2316.

The within named Defendant appeared to
 have an interest in said premises which
 creates a cloud upon Plaintiffs' title, whereupon
 the Plaintiffs have filed their Complaint as
 aforesaid asking the Court to enter a Decree
 terminating all rights that the Defendant may
 have in said premises and decree that they have
 the full and free use and occupancy of said
 premises, released and forever discharged on
 any right, lien title or interest of said
 Defendants herein.

The service of this Complaint by
 publication is made pursuant to an Order of

Court dated December 12, 2016, and filed at the above number and term.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, 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.

THE FAYETTE COUNTY BAR ASSOCIATION
OF LAWYER REFERRAL
84 East Main Street
Uniontown, PA 15401

(3 of 3)

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 750 of 2011

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF2,

Plaintiff,
vs.

Unknown Heirs, and/or administrators to Mary Jane Boger, AKA Mary J. Boger,
Defendant.

TO:

You are hereby notified that Plaintiff, US Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Fayette County, Pennsylvania, docketed to No. 750 of 2011, seeking to

foreclose the mortgage secured by the real estate located at 385 Coolspring Street, Uniontown, PA 15401.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association P.O. Box 186
Harrisburg, PA 17108 (800) 692-7375

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 Calvary Chapel of Fredericktown by the Court of Common Pleas of Fayette County. The real estate to be sold, being 15.61 acres, is known as the Cox Donahey Elementary School. Terms of this sale can be viewed in the Administration Office of the Brownsville Area School District, 1 Falcon Drive, Brownsville, Pennsylvania, during regular business hours. Any persons interested should appear at the hearing scheduled for Wednesday, February 1, 2017, at 1:30 p.m. in Courtroom No. 2 of the Fayette County Courthouse, Uniontown, Pennsylvania.

SHERIFF'S SALE

Date of Sale: March 16, 2017

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, March 16, 2017, at 2:00 p.m. in Courtroom Number One 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

Phelan Hallinan Diamond & Jones, LLP

No. 1619 of 2015 GD
No. 361 of 2016 ED

Citifinancial Servicing LLC,
Plaintiff,
vs.
Roy J. Duke,
Defendant(s).

By virtue of a Writ of Execution No. 1619-OF-2015-GD Citifinancial Servicing LLC v. Roy J. Duke, owner(s) of property situate in the DUNBAR TOWNSHIP, Fayette County, Pennsylvania, being 228 Little Summit Road, Dunbar, PA 15431

Parcel No.: 0920010402
Improvements thereon: RESIDENTIAL DWELLING

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

No. 351 of 2016 GD
No. 367 of 2016 ED

**NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY**
8950 Cypress Waters Boulevard
Coppell, TX 75019,
Plaintiff,
vs.

**CHERYL C. ERDELY as Executrix of the
Estate of MARY ELLEN CAIN, Deceased**
Mortgagor(s) and Record Owner(s)
110 Strawn Road
Perryopolis, PA 15473,
Defendant(s),

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

TAX PARCEL #28070037
PROPERTY ADDRESS: 110 Strawn Road
Perryopolis, PA 15473

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:
CHERYL C. ERDELY as Executrix of the
Estate of MARY ELLEN CAIN, Deceased

Phelan Hallinan Diamond & Jones, LLP

No. 518 of 2012 GD
No. 372 of 2016 ED

Hsbc Bank USA as Trustee in Trust for Citigroup Mortgage Loan Trust Inc. Asset Backed Pass Through Certificates Series 2003-He4,

Plaintiff,
vs.

Jason Glagola, in his capacity as Heir of William Glagola, Deceased and Heir of Shirley A. Glagola, Deceased

Chris Glagola, in his capacity as Heir of William Glagola, Deceased and Heir of Shirley A. Glagola, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right , Title or Interest From or Under William Glagola, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Shirley A. Glagola, Deceased Heir of William Glagola, Deceased,
Defendant(s).

By virtue of a Writ of Execution No. 518 OF 2012 GD, Hsbc Bank USA as Trustee in Trust for Citigroup Mortgage Loan Trust Inc. Asset Backed Pass Through Certificates Series 2003-He4,

v.

Jason Glagola, in his capacity as Heir of William Glagola, Deceased and Heir of Shirley A. Glagola, Deceased

Chris Glagola, in his capacity as Heir of William Glagola, Deceased and Heir of Shirley A. Glagola, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William Glagola, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Shirley A. Glagola, Deceased Heir of William Glagola, Deceased,

owner(s) of property situate in the TOWNSHIP OF REDSTONE, Fayette County, Pennsylvania, being 428 First Street a/k/a Box 82, First Street, Chestnut Ridge, PA 15422

Parcel No.: 30200122
Improvements thereon: RESIDENTIAL DWELLING

STERN AND EISENBERG, PC
JESSICA N. MANIS, ESQ.

No. 1269 of 2016 GD
No. 362 of 2016 ED

Deutsche Bank National Trust Company as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-5 c/o Ocwen Loan Servicing, LLC,

Plaintiff,
vs.

**Amanda Gonzales
Juan Gonzales,**
Defendant(s).

SITUATE IN THE THIRD WARD OF THE CITY OF CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 622 PARK STREET, CONNELLSVILLE, PA 15425-3420

PARCEL NO. 05090171
IMPROVEMENTS - RESIDENTIAL REAL ESTATE
SOLD AS THE PROPERTY OF - AMANDA GONZALES AND JUAN GONZALES

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

No. 2011 of 2016 GD
No. 369 of 2016 ED

PNC Bank, National Association,
Plaintiff,
vs.

**RYELEE R. EXNER
LOUIS D. LOPEZ**
Defendant(s).

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

BEING KNOWN AS 578 Madison Drive, Smithfield, PA 15478
PARCEL NUMBER: 14-25-0304-21
IMPROVEMENTS: Residential Property

Phelan Hallinan Diamond & Jones, LLP

No. 1931 of 2013 GD
No. 377 of 2016 ED

**PNC BANK, NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO
NATIONAL CITY BANK, SUCCESSOR
BY MEGER TO NATIONAL CITY BANK
OF PENNSYLVANIA,**

**Plaintiff,
vs.**

**Lesia L. Major,
Defendant(s).**

By virtue of a Writ of Execution No. 1931-OF-2013-GD, PNC BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MEGER TO NATIONAL CITY BANK OF PENNSYLVANIA v. LESA L. MAJOR, owner(s) of property situate in the FAYETTE CITY BOROUGH, Fayette County, Pennsylvania, being 211 Market Street, Fayette City, PA 15438-1092

Parcel No.: 12030267

Improvements thereon: Mixed Residential/Commercial

No. 624 of 2015 GD
No. 363 of 2016 ED

**U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,**

vs.

**Kenneth J. Smell
Jessica M. Marsh a/k/a Jessica M. Smell,
Defendants.**

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF KENNETH J. SMELL AND JESSICA M. MARSH, A/K/ A JESSICA M. SMELL, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN SOUTH UNION TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2990 PAGE 165.

BEING KNOWN AS 71 8TH STREET,
UNIONTOWN, PA 15401

TAX MAP NO. 34-16-0078

Phelan Hallinan Diamond & Jones, LLP

No. 278 of 2016 GD
No. 379 of 2016 ED

**Matrix Financial Services Corporation,
Plaintiff,
vs.**

**Frances Wertz a/k/a Frances Yvonne Wertz,
in Her Capacity as Administratrix and Heir
of The Estate of Gerald Wertz Sr a/k/a
Gerald W. Wertz, Sr.**

**Gerald Wayne Wertz, Jr, in His Capacity as
Heir of The Estate of Gerald Wertz Sr a/k/a
Gerald W. Wertz, Sr.**

**Unknown Heirs, Successors, Assigns, and All
Persons, Firms, or Associations Claiming
Right, Title or Interest From or Under
Gerald Wertz Sr a/k/a Gerald W. Wertz, Sr.,
Deceased,
Defendant(s).**

By virtue of a Writ of Execution No. 278 OF 2016 GD Matrix Financial Services Corporation

v.

Frances Wertz a/k/a Frances Yvonne Wertz, in Her Capacity as Administratrix and Heir of The Estate of Gerald Wertz Sr a/k/a Gerald W. Wertz, Sr.

Gerald Wayne Wertz, Jr, in His Capacity as Heir of The Estate of Gerald Wertz Sr a/k/a Gerald W. Wertz, Sr.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Gerald Wertz Sr a/k/a Gerald W. Wertz, Sr., Deceased

owner(s) of property situate in the LUZERNE TOWNSHIP, Fayette County, Pennsylvania, being 1302 1st Street, Hiller, PA 15444

Parcel No.: 19-08-0149

Improvements thereon: RESIDENTIAL DWELLING

M. Troy Freedman, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

No. 2051 of 2016 GD
No. 370 of 2016 ED

M&T Bank,
Plaintiff,
vs.
Dustin W. Workman,
Defendant.

By virtue of Writ of Execution No. 2051 of 2016 GD, M&T Bank v. Dustin W. Workman, 12 South Mill Street, New Salem, PA 15468, Parcel No. 22-15-0047

Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$74,735.12.

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

No. 1754 of 2016 GD
No. 380 of 2016 ED

Navy Federal Credit Union,
Plaintiff,
vs.
Ralph E. Workman Jr. and Brenda
Workman a/k/a Brenda L. Workman,
Defendants

All that certain piece or parcel or Tract of land situate in the Township or Borough of City of Uniontown, Fayette County, Pennsylvania, and being known as 36 Murray Avenue, Uniontown, Pennsylvania 15401.

Being known as: 36 Murray Avenue, Uniontown, Pennsylvania 15401

Title vesting in Ralph E. Workman Jr. and Brenda L. Workman, husband and wife, by deed from Aimee Bosley and Robert Bosley, Her Husband dated June 1, 2012 and recorded June 15, 2012 in Deed Book 3190, Page 900
Tax Parcel Number: 38-12-0354

NOTICE**MOTIONS COURT NOTICE**

Beginning on Monday, January 23, 2017, and every Monday thereafter, Senior Judge Gerald R. Solomon will be available to hear priority motions on his assigned cases at 9:00A.M. in the Annex of Courtroom No.1, 2nd Floor, Fayette County Courthouse. The Annex is located to the right of Courtroom No. 1.

Prior to presenting your priority motion to Senior Judge Solomon, please confirm the location with the Administrative Office of Fayette County Courts in the event that the location has been changed to an available courtroom.

Routine motions for Senior Judge Solomon may be listed for any day.

John F. Wagner, Jr.
President Judge

NOTICE**RULES OF JUDICIAL ADMINISTRATION****UNIFORM RULES GOVERNING COURT
REPORTING AND TRANSCRIPTS**

Pursuant to Rule 4007(A), effective January 1, 2017, all requests for transcripts shall be set forth on a standardized form provided by the Court Administrator.

The Administrative Office of Fayette County Courts has available the Request for Transcript and Copy Form as delineated by the Administrative Office of Pennsylvania Courts. The form is available on the Court Administrator's website at <http://www.co.fayette.pa.us/CourtAdmin> or in the Administrative Office.

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