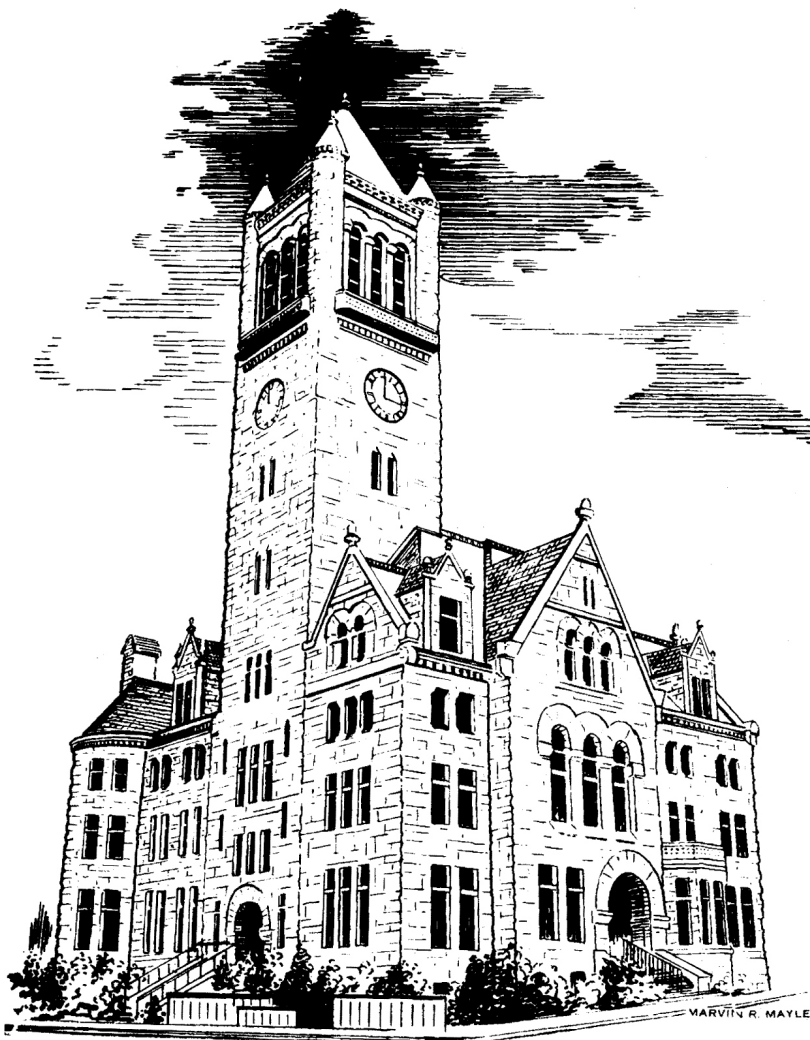


# FAYETTE LEGAL JOURNAL

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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

**THERESA CHARNOVICH**, late of Redstone Township, Fayette County, PA (3)

*Co-Administrators:*

Mr. Bernard Charnovich  
6686 National Pike  
New Salem, PA 15468 and  
Ms. Rita A. Packan  
296 Krulock Road  
Uniontown, PA 15401

c/o Mears, Smith, Houser & Boyle, P.C.  
127 North Main Street  
Greensburg, PA 15601

*Attorney:* Jon M. Lewis

**YOLANDA LEE JACKSON**, late of Uniontown, Fayette County, PA (3)

*Personal Representative:*

Elizabeth Ann Jackson  
c/o Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Charles W. Watson

**JOSEPH K. LINT, SR.**, late of Redstone Township, Fayette County, PA (3)

*Administrator:* Joseph K. Lint, Jr.

c/o 51 East South Street  
Uniontown, PA 15401

*Attorney:* Anthony S. Dedola, Jr.

**SALLY MARTIN**, late of Uniontown, Fayette County, PA (3)

*Administratrix:* Deborah A. Sylvester  
c/o ADAMS & ADAMS  
55 East Church Street, Suite 101

Uniontown, PA 15401

*Attorney:* Jason F. Adams

**NELLIE PALKOVIC**, late of Bullskin Township, Fayette County, PA (3)

*Executor:* Gladys Yothers  
903 Pleasant Valley Road  
Mt. Pleasant, PA 15666  
c/o Petrillo Jones, LLC  
412 Main Street  
Irwin, PA 15642  
*Attorney:* Tyler J. Jones

**SAMUEL SALVATORE PEPE, A/K/A SAMUEL S. PEPE**, late of Georges Township, Fayette County, PA (3)

*Executor:* James R. Pepe  
c/o 51 East South Street  
Uniontown, PA 15401  
*Attorney:* Webster & Webster

**DELAINE A. RUMBAUGH**, late of Lower Tyrone Township, Fayette County, PA (3)

*Personal Representatives:* Lois M. Watts and Margaret Jane Updegraff  
c/o Riverfront Professional Center  
208 South Arch Street, Suite 2  
Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**JAMES R. SAPOLA**, late of Bullskin Township, Fayette County, PA (3)

*Executrix:* Elizabeth M. Sapola  
c/o Marvin D. Snyder, Esq.  
17 North Diamond Street  
Mt. Pleasant, PA 15666  
*Attorney:* Marvin D. Snyder

### Second Publication

**CHARLES ALAN SMITH**, late of Nicholson Township, Fayette County, PA (2)

*Administratrix d.b.n.:* Karen Wolfe Smith  
c/o 2 West Main Street, Suite 501  
Uniontown, PA 15401  
*Attorney:* Bernadette K. Tummons

**SHARON SMITH, A/K/A SHARON L.**

**SMITH**, late of Perryopolis Township, Fayette County, PA (2)

*Executor:* Elmer E. Smith  
322 Cemetery Road  
Perryopolis, PA 15473  
c/o 100 Ross Street, Suite 104  
Pittsburgh, PA 15219  
*Attorney:* John A. Caputo

**LEONA VASELENAK, A/K/A LEONA**

**MARY VASELENAK**, late of South Union Township, Fayette County, PA (2)

*Executrix:* Jane Anne Vaselenak  
c/o Monaghan & Monaghan, L.L.P.  
57 East Main Street  
Uniontown, PA 15401  
*Attorney:* Louise D. Monaghan

**MARY WILLIAMS, A/K/A MARY K.**

**WILLIAMS, A/K/A MARY ELIAS WILLIAMS, A/K/A MARY E. WILLIAMS, A/K/A MARY KATHRYN WILLIAMS**, late of Uniontown, Fayette County, PA (2)

*Executrix:* Elizabeth Stephenson  
c/o John and John  
96 East Main Street  
Uniontown, PA 15401  
*Attorney:* Anne N. John

**SANDRA L. HUGHES, A/K/A SANDRA**

**HUGHS**, late of Fairchance Boro, Fayette County, PA (1)

*Executor:* Dale Crossland  
c/o Goodwin Como, P.C.  
92 East Main Street, Suite 20  
Uniontown, PA 15401  
*Attorney:* Benjamin F. Goodwin

**MARY F. KING, A/K/A MARY FRANCES**

**KING**, late of Uniontown, Fayette County, PA

*Executor:* Melvin R. King, II (1)  
c/o Warman Terry Law Offices  
50 East Main Street  
Uniontown, PA 15401  
*Attorney:* James D. Terry

**ELIZA LAVERY, A/K/A ELZIE A.**

**LAVERY, A/K/A, ELIZA A. LAVERY, A/K/A ELIZA ALBERT LAVERY, SR.**, late of Masontown Boro, Fayette County, PA (1)

*Executrix:* Gay Bergman  
c/o Goodwin Como, P.C.  
92 East Main Street, Suite 20  
Uniontown, PA 15401  
*Attorney:* Benjamin F. Goodwin

**ROBERT E. MASTERS, JR.**, late of German Township, Fayette County, PA (1)

*Administratrix:* Lorrain Masters  
c/o Goodwin Como, P.C.  
92 E. Main Street, Suite 20  
Uniontown, PA 15401  
*Attorney:* Benjamin F. Goodwin

**PATRICIA A. MILLER, A/K/A PATRICIA**

**A. STAUFFER**, late of Bullsken Township, Fayette County, PA (1)

*Executor:* Byron G. Stauffer, Jr.  
c/o Supinka & Supinka, P.C.  
119 South Third Street  
Indiana, PA 15701  
*Attorney:* Michael J. Supinka

**First Publication****LEGAL NOTICES****NOTICE**

Notice is hereby given that a Certificate of Organization was approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for a business known as Dellarose Law Office, PLLC.

The purpose or purposes of the limited liability company is/are: general legal services and any and all other lawful business for which corporations may be organized under the Business Corporation Law.

DELLAROSE LAW OFFICE, PLLC

BY: Melinda Deal Dellarose, Esquire  
111 East Main Street  
Uniontown, PA 15401

**NOTICE**

Notice is hereby given that Certificate of Organization was approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on July 7, 2016, for a business known as Hugo's Catering, LLC.

The purpose or purposes of the corporation is/are: catering services and any and all other lawful business for which corporations may be organized under the Business Corporation Law.

DELLAROSE LAW OFFICE, PLLC  
BY: Melinda Deal Dellarose, Esquire  
111 East Main Street  
Uniontown, PA 15401

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**NOTICE OF TRUST**

The Foley Family Trust  
Dated March 11, 1993

The Successor Trustee named below gives notice of the deaths of JOHN S. FOLEY on March 12, 2016 and VIRGINIA M. FOLEY on February 27, 2012, both late of the City of Connellsville, Fayette County, Pennsylvania, having created the FOLEY FAMILY TRUST, dated March 11, 1993, and any amendments thereto, and having appointed James B. Foley as the Successor Trustee, notice is hereby given to all persons indebted to said trust and/or decedent to make immediate payment, and to those having claims against said trust and/or decedent to present them, duly authenticated for settlement to his attorney at the following address:

James B. Foley, Successor Trustee  
c/o Attorney Richard A. Husband Riverfront  
Professional Center  
208 South Arch Street, Suite 2 Connellsville, PA  
15425

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**NOTICE**

NOTICE IS HEREBY GIVEN to CHRISTINA POWELL, that BRIANNE BIZIK has filed a Complaint For Custody, No. 1300 of 2016, G.D. on July 1, 2016.

To: CHRISTINA POWELL:

**NOTICE**

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 HIRING A LAWYER.

SOUTHWESTERN PA LEGAL SERVICES  
45 EAST MAIN STREET  
UNIONTOWN, PA 15401  
724-439-3591

Meghann E. Mikluscak, Esquire  
80 East Main Street  
Uniontown, PA 15401

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IN THE COURT OF COMMON PLEAS  
OF FAYETTE COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 787 of 2016  
NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

**U.S. Bank National Association, as Trustee,  
for the C-BASS Mortgage Loan Asset Backed  
Certificates, Series 2007-RP1, c/o Ocwen  
Loan Servicing, LLC,**

**Plaintiff,  
vs.**

**Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming  
Right, Title or Interest from or Under  
William H. Cole a/k/a William H. Cole, Sr.  
and Unknown Heirs, Successors, Assigns and  
All Persons, Firms or Associations Claiming  
Right, Title or Interest from or Under Pamela  
R. Cole,  
Defendant(s).**

TO: Unknown Heirs, Successors, Assigns  
and All Persons, Firms or Associations Claiming  
Right, Title or Interest from or Under William  
H. Cole a/k/a William H. Cole, Sr. and  
Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or Under Pamela R. Cole,  
Defendant(s), whose last known address is 3229  
2<sup>nd</sup> Street, Dunbar, PA 15431.

COMPLAINT IN MORTGAGE  
FORECLOSURE

You are hereby notified that Plaintiff, U.S.  
Bank National Association, as Trustee, for the C  
-BASS Mortgage Loan Asset Backed  
Certificates, Series 2007-RP1, c/o Ocwen Loan  
Servicing, LLC, has filed a Mortgage  
Foreclosure Complaint endorsed with a Notice  
to Defend, against you in the Court of Common  
Pleas of Fayette County, Pennsylvania, docketed  
to NO. 787 of 2016, wherein Plaintiff seeks to  
foreclose on the mortgage secured on your  
property located at 3229 2<sup>nd</sup> St., Dunbar, PA  
15431, whereupon your property would be sold  
by the Sheriff of Fayette County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you  
wish to defend against the claims set forth in the  
notice above, 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  
GO TO OR TELEPHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH THE 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.

Fayette County Lawyer Referral Service  
PA Bar Assn., 100 South St., P.O. Box 186  
Harrisburg, PA 17108, 800.692.7375.

Southwestern PA Legal Services  
45 E. Main St., Uniontown, PA 15401  
724.439.3591/800.846.0871

Mark J. Udren, Lorraine Gazzara Doyle, Sherri  
J. Braunstein, Elizabeth L. Wassall, John Eric  
Kishbaugh, Nicole B. Labletta, David Neeren &  
Morris Scott, Attys. For Plaintiff, Udren Law  
Offices, P.C., 111 Woodcrest Rd., Ste. 200,  
Cherry Hill, NJ 08003, 856.669.5400.

**SHERIFF'S SALE**

Date of Sale: October 13, 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, October 13, 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. 550 of 2016 GD  
 No. 177 of 2016 ED

**THE BANK OF NEW YORK MELLON  
 F/K/A THE BANK OF NEW YORK AS  
 TRUSTEE FOR THE CWMBS  
 REPERFORMING LOAN REMIC TRUST  
 CERTIFICATES, SERIES 2003-R4  
 8950 Cypress Waters Boulevard  
 Coppell, TX 75019,**

**Plaintiff,**  
 vs.

**TIMOTHY J. ANDERSON  
 HOLLY A. MOORE,  
 Mortgagor(s) and Record Owner(s),  
 866 Rock Pool Road  
 Acme, PA 15610**

**Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Bullskin, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #04-12-0084

PROPERTY ADDRESS: 866 Rock Pool Road Acme, PA 15610

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:  
 TIMOTHY J. ANDERSON and HOLLY A MOORE

No. 592 of 2015 GD  
 No. 226 of 2016 ED

**U.S. Bank National Association, as Trustee,  
 successor in interest to Bank of America,  
 National Association, as Trustee, successor by  
 merger to LaSalle Bank National Association,  
 as Trustee for Merrill Lynch Mortgage  
 Investors Trust, Mortgage Loan Asset-  
 Backed Certificates, Series 2007-HE3,  
 Plaintiff,**

vs.

**Unknown Heirs, Successors, Assigns and All  
 Persons, Firms or Associations Claiming  
 Right, Title or Interest From or Under  
 Robert K Basinger, deceased Jennifer  
 Basinger , Known Heir of Robert K  
 Basinger , deceased and Michael Jay  
 Basinger, Known Heir of Robert K Basinger,**



**deceased and  
Defendants.**

ALL those two (2) adjoining tracts of land situate on the Southerly side of the Rock Ridge Road, in Connellsville Township, Fayette County, Pennsylvania, more particularly separately bounded and described as follows:

FIRST: - BEGINNING at a point in the center of the Rock Ridge Road, said point being 33 feet South 69 degrees West of the intersection of the property line dividing lands of Harry Joy and Christner; thence South 18 degrees 40 minutes East, parallel to the Christner line and 33 feet therefrom , along a private roadway preserved by the said Harry Joy as a means of ingress and egress to the lands hereby conveyed and other lands lying South thereof, a distance of 460 feet; thence along lands of Harry Joy, South 69 degrees 50 minutes West, 50 feet to an iron pin; thence North 18 degrees 40 minutes West, 460 feet to the center line of Rock Ridge Road, first mentioned; thence along said center line, North 69 degrees East, 50 feet to a point, the place of beginning, CONTAINING .51 Acre.

SECOND: - BEGINNING at a point in the center of the Rock Ridge Road, which is the Northwest corner of the tract described as First hereinabove; thence along said tract, South 18 degrees 40 minutes East, 460 feet to an iron pin which is the Southwest corner of said First Tract; thence along lands of Harry Joy, North 23 1/2 degrees West, 460 feet to a point in the center of the Rock Ridge Road, first mentioned; thence along the center of said Road, North 69 degrees East, 25 feet to a point, the place of beginning.

UNDER AND SUBJECT to the exceptions, reservations, easements, rights of way, rights and privileges as set forth in prior instruments of record.

BEING PARCEL #06-08-0013  
COMMONLY KNOWN AS: 917  
Rockridge Road, Connellsville, PA 15425  
TAX PARCEL NO. 06-08-0013

KML Law Group, P.C.

No. 784 of 2016 GD  
No. 204 of 2016 ED

**PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER  
TO NATIONAL CITY BANK, SUCCESSOR  
BY MERGER TO NATIONAL CITY  
MORTGAGE, A DIVISION OF NATIONAL  
CITY BANK OF INDIANA**

**3232 Newmark Drive  
Miamisburg, OH 45342,  
Plaintiff,**

vs.

**GINA M. CAROMANO a/k/a GINA  
CAROMANO,**

**Mortgagor(s) and Record Owner(s)  
12 Brooke Street**

**Uniontown, PA 15401  
Defendant(s).**

ALL THAT CERTAIN lot of land situate in the South Union Township, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #34-15-0144

PROPERTY ADDRESS: 12 Brooke Street Uniontown, PA 15401

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: GINA M. CAROMANO a/k/a GINA CAROMANO

No. 27 of 2016 GD  
No. 201 of 2016 ED

**U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE, SUCCESSOR IN INTEREST  
TO BANK OF AMERICA, FAYETTE  
COUNTY NATIONAL ASSOCIATION, AS  
TRUSTEE, SUCCESSOR BY MERGER TO  
LASALLE BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR FIRST**

**FRANKLIN MORTGAGE LOAN TRUST  
2007-2, MORTGAGE PASS,**

**Plaintiff,**

vs.

**ARTHUR S. CERULLO JR.**

**MARY E. CERULLO,  
Defendants.**

ALL THAT CERTAIN LOT OF LAND SITUATE IN SOUTH UNION TOWNSHIP,



FAYETTE COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 5 IN PLAN OF LOTS LAID OUT BY JOSIAH V. WILLIAMS AND RECORDED IN THE RECORDER'S OFFICE OF FAYETTE COUNTY PLAN BOOK VOLUME 1 AT PAGE 57; BOUNDED AND DESCRIBED AS FOLLOWS:

BEING THE SAME PREMISES which MARY E. CERULLO, daughter & BETTY J. ARNOLD, mother, by Deed dated 02/27/07 and recorded 03/09/07 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3018, Page 866, granted and conveyed unto ARTHUR S. CERULLO JR. and MARY E. CERULLO, husband and wife.

BEING KNOWN AS: 35 MARTHA STREET, UNIONTOWN, PA 154 01  
 PARCEL #34-18-0097

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No. 1045 of 2016 GD  
 No. 218 of 2016 ED

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

**Plaintiff,**  
**vs.**

**TERRI DARNELL,**  
**Defendant.**

ALL that certain lot of ground in the Township of South Union, County of Fayette, Pennsylvania, being known as Lot No. 6 and the easterly portion of Lot No. 5 in the George Mikluscak Plan of Lots, Fayette County, Pennsylvania Deed Book Volume 824, page 579, HAVING THEREON ERECTED DWELLING KNOWN AS 1220 BROWNFIELD ROAD UNIONTOWN, PA 15401.

TAX PARCEL ID# 34-27-0390.  
 Fayette County Book 3113, Page 1196.

TO BE SOLD AS THE PROPERTY OF TERRI DARNELL ON JUDGMENT NO. 2016-1045.

No. 397 of 2015 GD  
 No. 208 of 2016 ED

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS TRUSTEE FOR NORMANDY MORTGAGE LOAN TRUST, SERIES 2015-1,**

**Plaintiff,**  
**vs.**

**TROY M. FLESIK,**  
**Defendant.**

ALL THAT CERTAIN PARCEL OF LAND IN CITY OF CONNELLSVILLE, FORMERLY THE BOROUGH OF NEW HAVEN, FAYETTE COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 2449 PAGE 123 ID# 05-08-0047, BEING KNOWN AND DESIGNATED AS THE REAR OR EASTERN 70 FEET OF LOT NO. 459, THE ASHMAN AND TORRANCE ADDITION. AND BEING MORE PARTICULARLY DESCRIBED AS A METES AND BOUNDS PROPERTY.

BEING THE SAME PREMISES which HENRY F. MOLINARO and RITA MAE MOLINARO, by Deed dated 12/10/99 and recorded 12/14/99 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 2449, Page 123, granted and conveyed unto TROY M. FLESIK.

BEING KNOWN AS: 217 NORTH 11TH STREET A/K/A R 217 NORTH 11TH STREET, CONNELLSVILLE, PA 15425  
 PARCEL #05-08-0047

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KML Law Group, P.C.

No. 1105 of 2015 GD  
 No. 200 of 2016 ED

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE, FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-33CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-33CB**

**55 Beattie Place  
 Suite 110, Mail Stop 005  
 Greenville, SC 29601**

**Plaintiff,**  
**vs.**

**Unknown Heirs/Administrators of the Estate of Queen Esther Gordon BETTY L LEE, individually as owner and as believed heir of the Estate of Queen Esther Gordon BARBARA LOWE, as believed heir of the Estate of Queen Esther Gordon ESTHER L. PETERSON a/k/a ESTHER LORRAINE PETERSON individually as owner and as believed heir of the Estate of Queen Esther Gordon STAPLES, SANDRA, as believed heir of the Estate of Queen Esther Gordon**  
**Mortgagor(s) and Record Owner(s)**  
**142 Main Street A/K/A 818 Main Street Vanderbilt, PA 15486**  
**Defendant(s).**

ALL THAT CERTAIN pieces or parcels of ground situate in the Borough of Vanderbilt, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #40-01-0095  
 PROPERTY ADDRESS: 142 Main Street A/ KIA 818 Main Street Vanderbilt, PA 15486  
 IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: Unknown Heirs/Administrators of the Estate of Queen Esther Gordon, BETTY L LEE, individually as owner and as believed heir of the Estate of Queen Esther Gordon, BARBARA LOWE, as believed heir of the Estate of Queen Esther Gordon, ESTHER L. PETERSON a/k/a ESTHER LORRAINE PETERSON individually as owner and as believed heir of the Estate of Queen Esther Gordon and STAPLES, SANDRA, as believed heir of the Estate of Queen Esther Gordon

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Phelan Hallinan Diamond & Jones, LLP

No. 863 of 2016 GD  
 No. 225 of 2016 ED

**Lsf9 Master Participation Trust,**  
**Plaintiff,**  
**vs.**  
**Sturge W. Hughes**  
**Regina C. Hughes,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 863 OF 2016 GD

Lsf9 Master Participation Trust  
 V.  
 Sturge W. Hughes  
 Regina C. Hughes  
 owner(s) of property situate in Wharton Township, Fayette County, Pennsylvania, being 3353 National Pike, A/K/A 3353 National Pke, Farmington, PA 15437-1211  
 Parcel No.: 42-16-0006-01  
 Improvements thereon: RESIDENTIAL DWELLING

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Phelan Hallinan Diamond & Jones, LLP

No. 279 of 2016 GD  
 No. 228 of 2016 ED

**OCWEN Loan Servicing, LLC,**  
**Plaintiff,**  
**vs.**  
**Suzanne M. Lacey,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 279 OF 2016 GD

OCWEN Loan Servicing, LLC  
 v.  
 Suzanne M. Lacey  
 owner(s) of property situ ate in the DUNBAR TOWNSHIP, Fayette County, Pennsylvania, being 2022 Mountain View Road, Dunbar, PA 15431-2213  
 Parcel No.: 09-20-0019-02, 09-20-0019-03  
 Improvements thereon: RESIDENTIAL DWELLING

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No. 698 of 2016 GD  
 No. 192 of 2016 ED

**LSF9 MASTER PARTICIPATION TRUST,**  
**Plaintiff,**  
**vs.**  
**MONTY LILLEY,**  
**Defendant.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF MONTY LILLEY OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF MENALLEN, COUNTY OF FAYETTE, COMMONWEAL TH OF

PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 7409 NATIONAL PIKE ROAD, UNIONTOWN, PA 15401. DEED BOOK VOLUME 2881, PAGE 772, PARCEL NUMBER 22-17-001901.

No. 972 of 2016 GD  
 No. 216 of 2016 ED

**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION,**  
**c/o 3415 Vision Drive**  
**Columbus, OH 43219,**  
**Plaintiff,**  
**vs.**

**Christopher Mardis Solely in His Capacity as heir of Rory D. Mardis Deceased, Mortgagor(s) and Record Owner(s)**  
**242 North 10th Street a/k/a**  
**242 North Tenth Street**  
**Connellsville, PA 15425,**  
**Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situate in the City of Connellsville, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #05-05-0074

PROPERTY ADDRESS: 242 North 10th Street a/k/a 242 North Tenth Street Connellsville, PA 15425

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: Christopher Mardis Solely in His Capacity as Heir of Rory D. Mardis Deceased

No. 1021 of 2016 GD  
 No. 229 of 2016 ED

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

**MICHELLE M. MARTIN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND THE UNITED STATES OF AMERICA,**  
**Defendant(s).**

ALL that certain lot situate in the City of Uniontown, County of Fayette, Pennsylvania, numbered Lot No. 4 in Gallatin Park Addition to Uniontown plan of lots, Fayette County Plan Book 2, page 4, and HAVING THEREON ERECTED DWELLING KNOWN AS 100 BAILEY AVENUE UNIONTOWN, PA 15401.

Tax Parcel # 38-04-0588.

Fayette County Deed Book 1691, page 278.

No. 48 of 2016 GD  
 No. 211 of 2016 ED

**JPMorgan Chase Bank, National Association,**  
**Plaintiff,**  
**vs.**  
**Brandon V. McMillen,**  
**Defendant.**

ALL that certain lot or piece of ground situate in the Township South Union, County of Fayette and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a stake on the northeastern side of a 33 foot street, at the corner of the property herein conveyed and property now or formerly of George E. Tajc, et ux; thence along the division line between the property herein conveyed and property now or formerly of George E. Tajc, et ux, North 35° East, 135.00 feet to a stake; thence, South 55° 67' feet to a point in the public road leading from Hopwood to Fairchance; thence in said public road, South 19° 30' West, 140.16 feet to a point; thence, North 55° West, 104.00 feet to a point, the place of beginning.

IDENTIFIED as Tax/Parcel #: 34-27-0333 in the Deed Registry Office of Fayette County, Pennsylvania.

COMMONLY KNOWN AS: 200 Shaffers Corner Road, Uniontown, PA 15401

TAX PARCEL NO. 34-27-0333

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

No. 2483 of 2013 GD  
No. 202 of 2016 ED

**U.S. BANK NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE OF SW REMIC  
TRUST 2014-2 WITHOUT RECOURSE  
1133 RANKIN STREET  
SUITE 100  
ST.PAUL, MN 55116,  
Plaintiff,**  
vs.

**GEARY L. O'NEIL A/K/A GEARY L.  
O'NEIL, JR.  
Mortgagor(s) and Record Owner(s)  
209 5th Street  
Belle Vernon, PA 15012,  
Defendant.**

ALL THAT CERTAIN parcel of land  
situate in the Borough of Belle Vernon, County  
of Fayette and Commonwealth of Pennsylvania.  
TAX PARCEL #01-04-0054  
PROPERTY ADDRESS: 209 5th Street  
Belle Vernon, PA 15012  
IMPROVEMENTS: A residential  
dwelling.

SOLD AS THE PROPERTY OF: GEARY  
L. O'NEIL A/K/A GEARY L. O'NEIL, JR.

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Phelan Hallinan Diamond & Jones, LLP

No. 735 of 2016 GD  
No. 203 of 2016 ED

**JPMorgan Chase Bank, N.A.,  
Plaintiff,  
vs.  
Mark A. Prinkey a/k/a Mark Prinkey,  
Defendant(s).**

By virtue of a Writ of Execution No. 735  
OF 2016  
JPMorgan Chase Bank, N.A.  
v.  
Mark A. Prinkey a/k/a Mark Prinkey  
owner(s) of property situate in the DUNBAR

BOROUGH, Fayette County, Pennsylvania,  
being 24 2nd Street, Dunbar, PA 15431-1552  
Parcel No.: 08-08-0095  
Improvements thereon: RESIDENTIAL  
DWELLING

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Phelan Hallinan Diamond & Jones, LLP

No. 111 of 2016 GD  
No. 190 of 2016 ED

**Pennymac Corp.,  
Plaintiff,  
vs.  
Christopher B. Ramage,  
Defendant(s).**

By virtue of a Writ of Execution No. 111-  
OF-2016-GD  
Pennymac Corp.  
v.

Christopher B. Ramage  
owner(s) of property situate in the NORTH  
UNION TOWNSHIP, Fayette County,  
Pennsylvania, being 200 Pine Ridge Road,  
Lemont Furnace, PA 15456-1270  
Parcel No.: 25270226  
Improvements thereon: RESIDENTIAL  
DWELLING

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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. 1507 of 2015 GD  
No. 222 of 2016 ED

**Federal National Mortgage Association  
("Fannie Mae")  
3900 Wisconsin Avenue, NW  
Washington DC 20016-2892,  
Plaintiff,  
vs.**

**Todd Reppert  
715 Fayette Avenue  
Belle Vernon, PA 15012,  
Defendants.**

DOCKET# 2015-01507

All that certain lot of land situate in Washington Township, Fayette County, Pennsylvania, being lots numbers Forty-five and Forty-six (45 and 46) in Section No. Three (3) in a plan of lots laid out by John Brown and called Lynnwood, the plan whereof is recorded in Fayette County Plan Book 5, Page 142

TAX PARCEL# 41-05-0088

PROPERTY: 130 Homewood Avenue, Belle Vernon, PA 15012

IMPROVEMENTS: Residential Dwelling  
TO BE SOLD AS THE PROPERTY OF:  
Todd Reppert

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

No. 1468 of 2015 GD  
No. 181 of 2016 ED

**U.S. Bank National Association, as Trustee  
for Residential Asset Mortgage Products,  
Inc., Mortgage Asset-Backed Pass-Through  
Certificates, Series 2005-EFC7,**

**Plaintiff,**

**vs.**

**NANCY ROSE,  
Defendant(s).**

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

BEING KNOWN AS 1002 Banning Road  
a/k/a 1048 Banning Road, Connellsville, PA  
15425

PARCEL NUMBER: 18-01-0010

IMPROVEMENTS: Residential Property

McCABE, WEISBERG & CONWAY, P.C.

No. 76 of 2016 GD  
No. 193 of 2013 ED

**Residential Credit Solutions, Inc.,  
Plaintiff,**

**vs.**

**Joseph D. Stevenson and Carla M. Stevenson,  
Defendants.**

FIRST: ALL that certain piece or parcel of land situate in German Township, Fayette County Pennsylvania, being part of the Edenborn Mining Village bounded and described as follows, and as shown by Plan No. Exhibit "B", recorded with deed of H. C. Frick Coke Company to Mark Sugarman and Ada Sugarman, his wife, in Deed Book 618, Page 363, at item second in said deed:

BEGINNING at a point in the middle of a street known as Fourth Street in the Northeastern corner of the land hereby conveyed, which place of beginning is located South 70 degrees West, 1303.40 feet from the stake at the corner in the line now or formerly of Albert Dzierwenski at the junction of the lines of his land, South 66 degrees 46 minutes East, and South 21 degrees 28 minutes East, 506.47 feet, and which stake corner of said Dzierwenski land is located North 21 degrees 28 minutes West, said 506.47 feet from the Northeast corner of the Antioch Baptist Church lot; thence from said place of beginning, running along in the middle of a 20 foot alley, South 16 degrees 26 minutes East, 132 feet to the middle of the intersection of said alley with a 15 foot alley; thence along in the middle of said 15 foot alley South 73degrees, 34 minutes West, 45.83 feet to a point; thence by land conveyed by H. C. Frick Coke Company to Mark and Ada Sugarman, of which this is a part, running along the Eastern line of land on which the Western half of double dwelling house number 323-324 of Edenborn Mining Village comprising number 323 is located, North 16 degree 26 minutes West, 132 feet to the middle of Fourth Street, this last named line running through the middle of the partition wall of said double dwelling house number 323-324; thence alone in the middle of Fourth Street, North 73 degrees 34 minutes East, 45.83 feet to the place of beginning; CONTAINING an area of 0.139 of an acre, and having thereon erected the Eastern half of said double dwelling house number 323-324, comprising number 324 of said Edenborn Mining Village.

EXCEPTING and RESERVING the coal and mining rights and waivers heretofore conveyed and reserved and under and subject to the right at anytime hereinafter to lay, maintain, repair, replace, renew and remove water pipelines along in said street and alley, and under and subject to the right of the public to use said street and alley for passage thereover, and also excepting and reserving and under and

subject to all existing easements and all conveyances and easements heretofore made or granted, excepted or reserved.

BEING the same premises conveyed to Raymond Gera and Emma Gera, his wife, by deed of Caroline Kucan, formerly Caroline Bederka, single, dated August 26, 1972, and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 1132, Page 665.

All that certain piece or parcel or Tract of land situate German Township, Fayette County, Pennsylvania, and being known as 3 Back Street, McClellandtown, Pennsylvania 15458.

Being known as: 3 Back Street, McClellandtown, Pennsylvania 15458

Title vesting in Joseph D. Stevenson and Carla M. Stevenson, husband and wife, by deed from Ronald R. Gera and Carol A. Zipp, Co-Executors under the last will and testament of Raymond L. Gera, now deceased dated January 29 2004 and recorded February 3, 2004 in Deed Book 2893, Page 1144 Instrument Number 200400001551.

Tax Parcel Number: 15-25-0015

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No. 2429 of 2015 GD  
No. 179 of 2016 ED

**DITECH FINANCIAL LLC F/K/A  
GREEN TREE SERVICING LLC,**

**Plaintiff,**  
**vs.**

**David Swygert,**  
**Defendant.**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Vanderbilt, County of Fayette, Pennsylvania.

BEING THE SAME PREMISES which JPMorgan Chase Bank s/b/rn/t Bank One, NA as Trustee by Saxon Mortgage Services, Inc., by Deed dated February 27, 2007 and recorded April 19, 2007 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3022, Page 1988, granted and conveyed unto David Swygert.

BEING KNOWN AS: 126 Vanderbilt Road, Vanderbilt, PA 15486  
PARCEL #40-03-0010

McCABE, WEISBERG & CONWAY, P.C.

No. 2651 of 2015 GD  
No. 221 of 2016 ED

**American Advisor Group,**  
**Plaintiff,**  
**vs.**

**Unknown Surviving Heirs of Joseph N.  
Tamargo and Shell Marie Cessna, Known  
Surviving Heir of Joseph N. Tamargo,**  
**Defendants.**

All that certain piece or parcel or Tract of land situate Township of Bullskin, Fayette County, Pennsylvania, and being known as 134 Sky Top Road, Acme, Pennsylvania 15610.

Being known as: 134 Sky Top Road, Acme, Pennsylvania 15610

Title vesting in Joseph N. Tamargo by deed from Charles L. Coffman and Norma J. Coffman, Husband and Wife dated August 15, 2003 and recorded August 21, 2003 in Deed Book 2874, Page 1796. The said Joseph N. Tamargo died on July 17, 2015 thereby vesting title in Unknown Surviving Heirs of Joseph N. Tamargo and Shell Marie Cessna, Known Surviving Heir of Joseph N. Tamargo by operation of law.

Tax Parcel Number: 04-22-0047 & 04-22-0048

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McCABE, WEISBERG & CONWAY, P.C.

No. 2547 of 2014 GD  
No. 220 of 2016 ED

**LSF8 Master Participation Trust c/o Caliber  
Home Loans, Inc.,**  
**Plaintiff,**

**vs.**  
**Frederick Tanner,**  
**Defendant.**

All that certain piece or parcel or Tract of land situate Borough of Fairchance, Fayette County, Pennsylvania, and being known as 10 Hazel Street, Fairchance, Pennsylvania 15436.

Being known as: 10 Hazel Street, Fairchance, Pennsylvania 15436

Title vesting in Frederick Tanner by deed from Brian K. David and Tina M. David, His Wife dated April 13, 2005 and recorded April 13, 2005 in Deed Book 2941, Page 2058.

Tax Parcel Number: 11-7-51

No. 269 of 2016 GD  
 No. 198 of 2016 ED

**PNC BANK, NATIONAL ASSOCIATION,  
 Plaintiff,  
 vs.  
 JUSTIN THOMPSON, IN HIS CAPACITY  
 AS ADMINISTRATOR OR THE ESTATE  
 OF PHILLIP THOMPSON, A/K/A PHILLIP  
 N. THOMPSON, AND THE UNKNOWN  
 SUBSTITUTE TRUSTEE OF THE  
 THOMPSON FAMILY TRUST DATED  
 18 DECEMBER 2000,  
 Defendant.**

ALL THE RIGHT TITLE, INTEREST  
 AND CLAIMS OF JUSTIN THOMPSON, IN  
 HIS CAPACITY AS ADMINISTRATOR OF  
 THE ESTATE OF PHILLIP THOMPSON,  
 A/K/A PHILLIP N. THOMPSON, AND THE  
 UNKNOWN SUBSTITUTE TRUSTEE OF  
 THE THOMPSON FAMILY TRUST DATED  
 18 DECEMBER 2000, OF, IN AND TO THE  
 FOLLOWING DESCRIBED PROPERTY:

ALL THAT TRACT OF LAND SITUATE  
 IN FRANKLIN TWP, FAYETTE COUNTY,  
 PA, BEING PARCEL 13-06-0081, MORE  
 FULLY DESCRIBED IN BOOK 2657, PAGE  
 45, and BOOK 2657, PAGE 48.

BEING KNOWN AS 636 FLATWOODS  
 ROAD, VANDERBILT, PA.  
 TAX PARCEL NO. 13-06-0081

recorded November 6, 2006 in the Office of the  
 Recorder of Deeds in and for Fayette County in  
 Deed Book Volume 3006, Page 1181, granted  
 and conveyed unto WAYNE L. TROUT and  
 CHERIE TERNITSKY TROUT, husband and  
 wife.

BEING KNOWN AS: 120 BEN  
 LOMOND STREET, UNIONTOWN, PA 15401  
 PARCEL #38-06-0202

Phelan Hallinan Diamond & Jones, LLP

No. 47 of 2016 GD  
 No. 182 of 2016 ED

**JPMorgan Chase Bank, N.A.,  
 Plaintiff,  
 vs.  
 Kenneth A. Yauger,  
 Defendant(s).**

By virtue of a Writ of Execution No. 47 OF  
 2016 GD

JPMorgan Chase Bank, N.A.

v.

Kenneth A. Yauger

owner(s) of property situate in the NORTH  
 UNION TOWNSHIP, Fayette County,  
 Pennsylvania, being 120 Fernwood Road,  
 Lemont Furnace, PA 15456-1202

Parcel No.: 2527012604

Improvements thereon: RESIDENTIAL  
 DWELLING

No. 158 of 2016 GD  
 No. 207 of 2016 ED

**PENNYMAC LOAN TRUST 2012-NPL1,  
 Plaintiff,  
 vs.  
 WAYNE L. TROUT  
 CHERIE TERNITSKY TROUT,  
 Defendants.**

All those two certain tracts, parcels or lots  
 of land situate in the First Ward of the City of  
 Uniontown (formerly North Union Township),  
 Fayette County, Pennsylvania.

BEING THE SAME PREMISES which  
 Cherie Ternitsky now known as Cherie  
 Ternitsky Trout and Wayne L. Trout, Husband  
 and wife, by Deed dated October 31, 2006 and

No. 376 of 2016 GD  
 No. 209 of 2016 ED

**The Bank of New York Mellon f/k/a The  
 Bank of New York, as Trustee, and BNY  
 Western Trust Company, as Co-Trustee, for  
 CWABS, Inc., Asset-Backed Certificates,  
 Series 2002-BC1,  
 Plaintiff,  
 vs.  
 Robert G. Young and Veronica L. Young,  
 Defendants.**

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

BEGINNING at an iron pin at the



intersection of the Southerly side of an unopened forty (40) foot stream known as Oakland Avenue and the Easterly side of Pennsylvania State Highway known and designated as L. R. 26149; said iron pin being on the Easterly side of a 24" wild cherry trees and said point of beginning being the initial point of call reading South 24 degrees West, 54.4 perches as set forth in Deed from Clark Collins and Alice Collins, his wife, to Florence Reid dated March 21, 1923 and recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Deed Book Volume 436, page 90; thence along the Southerly side of said Oakland Avenue, South 71 degrees 23 minutes East, a distance of 198.88 feet to an iron pin corner; thence through land now or formerly of Florence C. Reid, South 24 degrees 00 minutes West, a distance of 210 feet to a point along line of lands now or formerly of James E. Bartlett and Debrah E. Bartlett, his wife, conveyed to the latter by Deed of Kenneth G. Showman dated July 15, 1986, and recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Record Book Volume 175, page 221 thence along line of lands now or formerly of the said James E. Bartlett, et ux., North 64 degrees 10 minutes West, a distance of 198.10 feet to a point on the Easterly side of L. R. 26149; thence leaving line of land now or formerly of James E. Bartlett, et ux., and along the Easterly side of L. R. 26149, North 24 degrees 00 minutes East; a distance of 185 feet to an iron pin corner, the place of beginning.

Also known as 1805 Kentucky Avenue, Connellsville, PA 15425

Parcel No. 4-31-8

COMMONLY KNOWN AS: 1805 Kentucky Avenue, Connellsville, PA 15425

TAX PARCEL NO. 04-31-0008

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

No. 646 of 2016 GD

No. 176 of 2016 ED

**DITECH FINANCIAL LLC F/K/A GREEN  
 TREE SERVICING LLC**

**3000 Bayport Drive, Suite 880**

**Tampa, FL 33607,**

**Plaintiff,**

**vs.**

**GLADYS E. ZGELA**

**Mortgagor(s) and Record Owner(s)**

**R.D. 1 Box 245B**

**Grindstone, PA 15442,**

**Defendant.**

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

TAX PARCEL # \_\_\_\_\_

PROPERTY ADDRESS: R.D. 1 Box 245B  
 Grindstone, PA 15442

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:  
 GLADYS E. ZGELA

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**SAVE THE DATE****Fayette County Bar Association  
Bench Bar Conference**

will include the following  
presentations and speakers:

Protection From Abuse  
Practice and Procedure in Fayette County  
Judge Joseph M. George Jr.  
(1 Substantive credit)

The Rules of Professional Conduct  
in the Context of Professionalism  
Victoria White, Esq., PBA Ethics Counsel  
(1 Ethics credit)

Casemaker Update  
Elizabeth Swivel, PBA Member Services Director  
(1 Substantive credit)

**Schedule:**

8:30 - Meet the Sponsors/Continental Breakfast  
9:00 to 12:15 Seminar Presentations  
12:15 Lunch

**Friday, August 19, 2016****Uniontown Country Club**

Cost to attend - \$75 members \$90 non-members

Registration information to follow



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***Medical Malpractice • Auto Accidents • Personal Injury***



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& ASSOCIATES

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