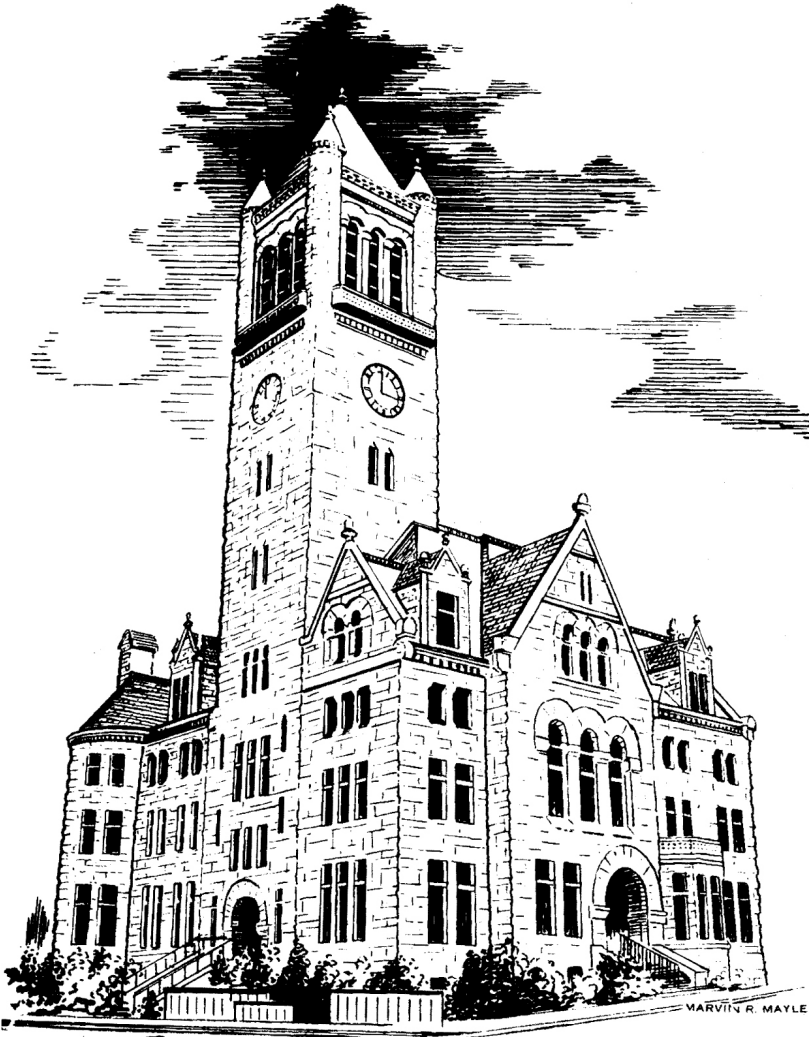


# FAYETTE LEGAL JOURNAL

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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

**JOSEPH E. BAIRD**, late of Uniontown,  
Fayette County, PA (3)

*Executrix:* Leslie A. Pizzurro  
5 Mayflower Drive  
Uniontown, PA 15401  
c/o France, Lint & Associates, P.C.  
308 Fallowfield Avenue  
Charleroi, PA 15022  
*Attorney:* David N. Lint

**RICHARD D. HARTMAN, A/K/A  
RICHARD DOUGLAS HARTMAN**, late  
of Georges Township, Fayette County, PA (3)

*Personal Representatives:*  
Rosa L. Corob and Nancy Rockwell  
c/o Charity Grimm Krupa, Esq.  
PO Box 622  
Smithfield, PA 15478  
*Attorney:* Charity Grimm Krupa

**JACQUELYN H. HINCHLIFFE, A/K/A  
JACQUELYN HINCHLIFFE**, late of South  
Union Township, Fayette County, PA (3)

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

**HELEN LANHAM**, late of Springhill  
Township, Fayette County, PA (3)

*Personal Representative:* Gregory A. Hostetler  
c/o Charity Grimm Krupa, Esq.  
PO Box 622 Smithfield, PA 15478  
*Attorney:* Charity Grimm Krupa

**CHARLES RAYMOND MARCINKO, JR.,  
A/K/A CHARLES R. MARCINKO**, late of  
South Union Township, Fayette County, PA (3)  
*Personal Representative:* Paulette M. Marcinko  
c/o 2 West Main Street, Suite 110  
Uniontown, PA 15401  
*Attorney:* Ricardo J. Cicconi

**JANE PRAMUK**, late of Masontown, Fayette  
County, PA (3)

*Personal Representative:* Matthew Pramuk  
c/o Charity Grimm Krupa  
PO Box 622  
Smithfield, PA 15478  
*Attorney:* Charity Grimm Krupa

**KATHRYN SAGE**, late of Redstone Township,  
Fayette County, PA (3)

*Executor:* Daniel L. Webster  
c/o Webster & Webster  
51 East South Street  
Uniontown, PA 15401  
*Attorney:* Webster & Webster

**VINCENT KEITH STERBUTZEL, A/K/A  
VINCENT K. STERBUTZEL**, late of North  
Union Township, Fayette County, PA (3)

*Executrix:* Jeannette Sproul  
c/o 9 Court Street  
Uniontown, PA 15401  
*Attorney:* Vincent J. Roskovensky, II

**GREGORY P. WILLIAMS, A/K/A  
GREGORY PAUL WILLIAMS**, late of  
Wharton Township, Fayette County, PA (3)

*Executor:* Gregory Paul Williams, Jr.  
4083 W. Southrange Road  
Columbus, Ohio 44408  
c/o 92 East Main Street, Suite 3  
Uniontown, PA 15401  
*Attorney:* Susan Ritz Harper

## Second Publication

**CAROL JEAN BAILES, A/K/A CAROL J. BAILES, A/K/A CAROL BAILES**, late of Upper Tyrone Township, Fayette County, PA (2)  
*Executrix:* Teresa Koch  
 3975 Hazelwood Drive  
 Monroeville, PA 15146  
 c/o 201 North Chestnut Street  
 P.O. Box 342  
 Scottdale, PA 15683  
*Attorney:* James S. Lederach

**ROBERT M. COLLINS, JR.**, late of North Union Township, Fayette County, PA (2)  
*Executor:* Somerset Trust Company  
 c/o Fitzsimmons & Barclay  
 55 East Church Street, Suite 102  
 Uniontown, PA 15401  
*Attorney:* Ralph K. Barclay, Jr.

**CHRISTINA M. FREY**, late of Wharton Township, Fayette County, PA (2)  
*Personal Representative:* Robert A. Miller  
 c/o Riverfront Professional Center  
 308 South Arch Street, Suite 2  
 Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**BEATRICE HARTLEY**, late of Uniontown, Fayette County, PA (2)  
*Administrator:* David A. Hartley  
 221 Havenwood Drive  
 Moon Township, PA 15108  
 c/o Beroes Law Center  
 4054 Penn Avenue  
 Pittsburgh, PA 15224  
*Attorney:* John F. Morris

**MARIA JANEL KAHN**, late of North Union Township, Fayette County, PA (2)  
*Personal Representative:* Jodee Anne Proud  
 c/o Watson Mundorff Brooks & Sepic, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15425  
*Attorney:* Charles W. Watson

**RUTH O'LEARY**, late of Washington Township, Fayette County, PA (2)  
*Administratrix:* Terry A. O'Leary  
 77 E. Lincoln Street  
 Waynesburg, PA 15370  
 c/o 4 North Beeson Boulevard  
 Uniontown, PA 15401  
*Attorney:* Ewing D. Newcomer

**MICHAEL RUBISH**, late of Perryopolis, Fayette County, PA (2)  
*Executrix:* Stacey L. Erdely  
 c/o 55 East Church Street, Suite 101  
 Uniontown, PA 15401  
*Attorney:* Jason F. Adams

**KENNETH SAPIC, A/K/A KENNETH L. SAPIC, AKA KENNETH LARRY SAPIC**, late of German Township, Fayette County, PA (2)  
*Executor:* Kenneth Sapic, II  
 c/o 45 East Main Street, Suite 500  
 Uniontown, PA 15401  
*Attorney:* James E. Higinbotham, Jr.

**DANIEL J. SWANEY**, late of Smithfield, Fayette County, PA (2)  
*Personal Representative:* Reed S. Swaney  
 c/o Watson Mundorff Brooks & Sepic, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15425  
*Attorney:* Charles W. Watson

## First Publication

**JEAN H. CLAR**, late of Uniontown, Fayette County, PA (1)  
*Executor:* James B. Claar  
 86 West Craig Street  
 Uniontown, PA 15401  
 c/o George, Port & George  
 92 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Wayne H. Port

**AILEEN CLAY**, late of Menallen Township,  
Fayette County, PA (1)

*Executrix:* Barbara Jane Rohlf  
174 Nelson Road  
Ohiopyle, PA 15470  
c/o 4 North Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* Ewing D. Newcomer

**RACHEL E. FLEMING**, late of Uniontown,  
Fayette County, PA (1)

*Administrator:* David S. Fleming  
c/o John & John  
96 East Main Street  
Uniontown, PA 15401  
*Attorney:* Bernard C. John

**NANCY J. FRITSKY, A/K/A NANCY J.  
BORRIS**, late of Connellsville, Fayette County,  
PA (1)

*Executrix:* Deborah J. Bigam  
c/o Proden & O'Brien  
99 East Main Street  
Uniontown, PA 15401  
*Attorney:* Wendy L. O'Brien

Authority and to have representation on the Westmoreland-Fayette Municipal Sewage Authority Board. By Resolution adopted at a regular meeting held on September 13, 2016, and pursuant to 53 PA. C.S.A. §5604 (c) the Westmoreland-Fayette Municipal Sewage Authority's Board of Directors consented to the Township of Upper Tyrone becoming a member and to have representation on the Board in accordance with the said December 2011 Intermunicipality Service Agreement. An application to become a member of the Westmoreland-Fayette Municipal Sewage Authority shall be filed with the Secretary of the Commonwealth of Pennsylvania on or before December 15, 2016, which is not less than three days following the publication of this Notice. This Notice is given to comply with the Municipality Authorities Act, 53 PA C.S.A. §5604 (c).

Ricardo J. Cicconi, Esquire-Solicitor  
Upper Tyrone Township

**TO: THOMAS LEIGHLITER, NORMAN  
LEIGHLITER, THEIR HEIRS AND  
ASSIGNS:**

You are hereby notified that June K. Craft filed her Complaint at No. 2185 of 2016, G.D., in the Court of Common Pleas of Fayette County, Pennsylvania, in an Action to Quiet Title wherein it is alleged that she is the owner in possession of a certain tract of land situate in Menallen Township, Fayette County, Pennsylvania, more particularly bounded and described as follows:

ALL those two certain lots or parcels of land situate in the Village of Uppermiddletown, Menallen Township, Fayette County, Pennsylvania, bounded and described as follows:

**BEGINNING** at the northwest corner of lot second herein described and running West 36 feet to a stone at the eastern corner of lot now or formerly of Stewart Barkley; thence South parallel with said Stewart Barkley lot 122 feet to the place of beginning; containing one-eighth of an acre.

That certain lot of land adjoining the above described and more particularly bounded and described as follows:

On the East by lot now or formerly of the

## LEGAL NOTICES

### LEGAL NOTICE

Notice is hereby given that pursuant to the Municipality Authorities Act, 53 PA. C.S.A. § 5601, et seq. the Township of Upper Tyrone has passed Resolution No. 09-01-2016 which expresses the Township of Upper Tyrone's desire to join the Westmoreland-Fayette Municipal Sewage Authority as a member and to have representation on the Westmoreland-Fayette Municipal Sewage Authority's Board of Directors. Upper Tyrone Township Resolution No. 09-01-2016 was passed following the entry into an Intermunicipality Service Agreement by and between the Borough of Scottdale, the Borough of Everson, the Township of East Huntingdon, the Township of Upper Tyrone, the Upper Tyrone Township Sewage Authority and the Westmoreland-Fayette Municipal Sewage Authority which such Agreement permits the Township of Upper Tyrone to become a member of the Westmoreland-Fayette Municipal Sewage

heirs of Sarah Middleton, on the West by lot first above described and lot now or formerly of Stewart Barkley, and on the North by Main Street, containing one-half of an acre.

The Complaint asks the Court to decree that title to said real estate is in the plaintiff 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 plaintiff's 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.**

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P.O. BOX 186 HARRISBURG, PA 17108  
TELEPHONE (800) 692-7375

Vincent J. Roskovensky, II  
Attorney for Plaintiff

## NOTICE

IN THE COURT OF COMMON PLEAS  
OF FAYETTE COUNTY, PENNSYLVANIA  
No. 1650 of 2016, G. D.

**Donald W. Lindsay and Beverly A. Lindsay,  
his wife,  
Plaintiffs,  
vs.**

**John C. Ash and Elizabeth Ash, his wife, and  
Mariah Jones, and their respective heirs,  
successors, beneficiaries and assigns,  
generally,  
Defendants.**

TAKE NOTICE that Plaintiffs filed a Complaint in an Action to Quiet Title in the Court of Common Pleas of Fayette County, Pennsylvania, averring that they are the owner in fees and in possession of, all rights title and interest, in and to:

That tract of land with appurtenances situated at 306 N. Prospect Street, lot 22B, City of Connellsville, Fayette County, Pennsylvania, Record Book 3160, Page 1464, Tax Assessment Map No. 05-06-0273.

You are hereby notified to plead to the complaint in this case, of which the above is a brief summary, within twenty (20) days from this date. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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PHONE: 1-800-692-7375

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

## SHERIFF'S SALE

Date of Sale: January 19, 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, January 19, 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. (2 of 3)

James Custer  
Sheriff Of Fayette County

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

No. 1690 of 2016 GD  
No. 341 of 2016 ED

**LSF9 Master Participation Trust,  
Plaintiff,**  
vs.

**OWEN D. ANDERSON  
VIRGINIA ANDERSON,  
Defendant(s).**

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

BEING KNOWN AS 909 Fourth Street,  
Hiller, PA 15444

PARCEL NUMBER: 19070097

IMPROVEMENTS: Residential Property

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Phelan Hallinan Diamond & Jones, LLP

No. 2117 of 2014 GD  
No. 299 of 2016 ED

**U.S. Bank National Association,  
Plaintiff,**  
vs.

**Robert V. Aranza, Sr.,  
Defendant(s).**

By virtue of a Writ of Execution No. 2117 OF 2014, U.S. Bank National Association v. Robert V. Aranza, Jr., In his Capacity as Heir of Robert V. Aranza, Sr., Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest From or Under Robert V. Aranza, Sr., Deceased, owner(s) of property situate in the UNIONTOWN CITY, 3RD, Fayette County, Pennsylvania, being 63 Murray Avenue, Uniontown, PA 15401-3631

Parcel No.: 38-04-0675

Improvements thereon: RESIDENTIAL DWELLING

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STERN & EISENBERG PC  
EDWARD J. MCKEE, ESQUIRE

No. 774 of 2015 GD  
No. 306 of 2016 ED

**Wilmington Savings Fund Society, FSB,  
doing business as Christiana Trust, not in its  
individual capacity, but solely as trustee for  
BCAT 2015- 14BTT,**

**Plaintiff,**

**vs.**

**Kimberly Cope  
Neil Cope  
The United States of America,  
Defendant(s).**

SITUATE IN BOROUGH OF FAYETTE  
CITY, FAYETTE COUNTY,  
PENNSYLVANIA, BEING KNOWN AS 134  
2nd STREET, FAYETTE CITY, PA 15438

PARCEL NO. 12-03-0218

IMPROVEMENTS- RESIDENTIAL  
REAL ESTATE

SOLD AS THE PROPERTY OF-  
KIMBERLY COPE AND NEIL COPE

Phelan Hallinan Diamond & Jones, LLP

No. 2035 of 2015 GD  
No. 309 of 2016 ED

**U.S. Bank National Association as Successor  
by Merger of U.S. Bank National Association  
ND, Plaintiff,**

**vs.**

**Beatrice M. Davis f/k/a Beatrice M.  
Jacquemin,  
Defendant(s).**

By virtue of a Writ of Execution No .  
2015-02035, U.S. Bank National Association  
as Successor by Merger of U.S. Bank  
National Association ND v. Beatrice M. Davis  
f/k/a Beatrice M. Jacquemin, owner(s) of  
property situate in the SOUTH UNION  
TOWNSHIP, Fayette County, Pennsylvania,  
being 33 Belmeade Terrace, Uniontown, PA  
15401-5236

Parcel No.: 34-29-0001

Improvements thereon: RESIDENTIAL  
DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 1234 of 2016 GD  
No. 297 of 2016 ED

**Wells Fargo Bank, NA.**

**Plaintiff,**

**vs.**

**Montean L. Dean a/k/a Montean Dean,  
Defendant(s).**

By virtue of a Writ of Execution No. 1234-  
2016 Wells Fargo Ban k, NA v. Montean L.  
Dean a/k/a Montean Dean, owner(s) of property  
situate in the UNIONTOWN CITY, 4TH,  
Fayette County, Pennsylvania, being 38 John  
Street, Uniontown, PA 15401-3861

Parcel No.: 38-13-0317

Improvements thereon: RESIDENTIAL  
DWELLING

PARKER McCAY P.A.

By: Daniel J. Capecci, Esquire  
Attorney ID# 319193

9000 Midlantic Drive, Suite 300  
P.O. Box 5054

Mount Laurel, NJ 08054-1539  
(856) 810-5815

No. 1356 of 2016 GD  
No. 317 of 2016 ED

**2011-2012 Opportunity Fund 6-1, LLC  
2431 South Acadian Thruway  
Baton Rouge, LA 70808,**

**Plaintiff,**

**vs.**

**Douglas Fike  
Laura Fike  
4731 National Pike  
Markleysburg, PA 15459,  
Defendants.**

By virtue of a Writ of Execution, No. 1356  
of 2016 GD 2011-2012 Opportunity Fund 6-1,  
LLC vs. Douglas Fike and Laura Fike, owner of  
property situate in the Henry Clay Township,  
Fayette County, Pennsylvania, 4731 National  
Pike, Markleysburg, PA 15459

Parcel No. 16-11-0028

Improvements thereon: RESIDENTIAL  
SINGLE FAMILY

No. 168 of 2016 GD  
No. 208 of 2016 ED

**JPMorgan Chase Bank, National Association,  
Plaintiff,  
vs.  
Wade D. Grimm,  
Defendant.**

ALL THAT CERTAIN lot or piece of ground situate in North Union Township, Fayette County, Pennsylvania, being Lot Number 4 in the Hagerty Plan, said plan having been recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Plan Book Volume 21, Page 4, more particularly bounded and described as follows:

COMMONLY KNOWN AS: 203 Republic Street, Uniontown, PA 15401  
TAX PARCEL NO. 25-30-0034-03

---

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

No. 478 of 2016 GD  
No. 286 of 2016 ED

**FIRST NIAGARA BANK, N.A.  
4224 Ridge Lea Road  
Amherst, NY 14226,  
Plaintiff,  
vs.**

**JOHN A. HARTEIS  
LADONNA F. HARTEIS  
Mortgagor(s) and Record Owner(s)  
166 Horseshoe Bend Road  
Acme, PA 15610,  
Defendants.**

ALL THAT CERTAIN two lots or pieces of ground situate in the Township of Bullskin, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #04-14-0199  
PROPERTY ADDRESS: 166 Horseshoe Bend Road Acme, PA 15610  
IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: JOHN A. HARTEIS and LADONNA F. HARTEIS

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Phelan Hallinan Diamond & Jones, LLP

No. 9 of 2016 GD  
No. 305 of 2016 ED

**Wells Fargo Bank, National Association,  
Successor by Merger to Wells Fargo Bank  
Minnesota, National Association, Solely in Its  
Capacity as Trustee for Provident Bank  
Home Equity Loan Asset-Backed Certificates,  
Series 2000-1,  
Plaintiff,  
vs.**

**Ann Hoff  
Cornelius Hoff,  
Defendant(s).**

By virtue of a Writ of Execution No. 9-0F-2016-GD, Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, Solely in Its Capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 2000-1 v. Ann Hoff Cornelius Hoff, owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 62 Lawn Avenue, Uniontown, PA 15401-4742  
Parcel No.: 38-15-0013

Improvements thereon: RESIDENTIAL DWELLING

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No. 1529 of 2016 GD  
No. 344 of 2016 ED

**BERNARD F. MARCINEK,  
Plaintiff,  
vs.  
JMP PROPERTIES, LLC,  
Defendant.**

All that certain property situate in South Union Township, Fayette County, Pennsylvania being described as Tax Parcel No. 34-12-0252 and more particularly described in a deed dated April 26, 2011 and recorded in Record Book 3152, page 1902. Property address is 122 Southwood Drive, Uniontown, PA.

Seized and taken in execution as the property of JMP Properties, LLC, the owner or reputed owner of the property, at the suit of

Bernard F. Marcinek in the Court of Common Pleas of Fayette County, Pennsylvania at No. 1529 of 2016, G.D.

STERN & EISENBERG PC  
M. TROY FREEDMAN, ESQUIRE

No. 1062 of 2012 GD  
No. 329 of 2016 ED

**Wilmington Savings Fund Society, FSB,  
doing business as Christiana Trust, not in its  
individual capacity, but solely as trustee for  
BCAT 2015- 13BTT,  
Plaintiff,  
vs.**

**Edward R. Johnson  
Susan T. Johnson,  
Defendant(s).**

SITUATE IN BULLSKIN TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA,  
BEING KNOWN AS 419 TREE MILE HILL,  
ACME, PA 15610

PARCEL NO. 04030041 & 0403003501  
IMPROVEMENTS - RESIDENTIAL  
REAL ESTATE

SOLD AS THE PROPERTY OF-  
EDWARD R. JOHNSON AND SUSAN T.  
JOHNSON

PARKER McCAY P.A.  
By: Richard J. Nalbandian, III, Esquire  
Attorney ID# 312653  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, NJ 08054-1539  
(856) 810-5815

No. 1202 of 2016 GD  
No. 273 of 2013 ED

**The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc., Asset-  
Backed Certificates, Series 2006-26 c/o  
Specialized Loan Servicing, LLC 8742  
Lucent Blvd., Suite 300, Highland Ranch, CO  
80129,  
Plaintiff,  
vs.**

**Dorothy J. Jones  
William K Jones  
137 Union Street  
Uniontown, PA 15401,  
Defendants.**

By virtue of a Writ of Execution, No. 1202  
of 2016 GD The Bank of New York Mellon, et  
al vs. Dorothy J. Jones and William K Jones  
owner of property situate in the EIGHT WARD  
OF THE CITY OF UNIONTOWN, Fayette  
County, Pennsylvania 137 Union Street,  
Uniontown, PA 15401

Parcel No. 38-10-0515  
Improvements thereon: RESIDENTIAL  
SINGLE FAMILY DWELLING

McCABE, WEISBERG & CONWAY, P.C.

No. 1006 of 2016 GD  
No. 337 of 2016 ED

**Ditech Financial LLC,  
Plaintiff,  
vs.  
Arthur W. Jordan and Jeremy Wayne  
Jordan,  
Defendants.**

All that certain piece or parcel or Tract of  
land situate German Township, Fayette County,  
Pennsylvania, and being known as 40 Main  
Street, McClellandtown, Pennsylvania 15458.

Being known as: 40 Main Street, McClellandtown, Pennsylvania 15458

Title vesting in Arthur W. Jordan and Jeremy Wayne Jordan by deed from Arthur W. Jordan, Single dated April 12, 2007 and recorded April 13, 2007 in Deed Book 3022, Page 520.

Tax Parcel Number: 15-25-0023

No. 1222 of 2015 GD  
No. 342 of 2016 ED

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES C/O CARRINGTON MORTGAGE SERVICES,**

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

**Michael W. LeBlanc**  
**Marilynn A. Carraway,**  
**Defendants.**

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

BEING THE SAME PREMISES which Kathryn J. Dzatko and James J. Dzatko, by Deed dated June 26, 2006 and recorded June 29, 2006 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 2991, Page 2183, Instrument No. 200600009620 granted and conveyed unto Michael W. LeBlanc and Marilynn A. Carraway.

BEING KNOWN AS: 319 First Street, Belle Vernon, PA 15012  
PARCEL #41-05-0274

Phelan Hallinan Diamond & Jones, LLP

No. 1609 of 2016 GD  
No. 325 of 2016 ED

**JPMorgan Chase Bank, N.A.,**  
**Plaintiff,**  
**vs.**  
**James Leech,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 1609-

0F-2016-GD, JPMorgan Chase Bank, N.A. v. James Leech, owner(s) of property situate in the SMITHFIELD BOROUGH, Fayette County, Pennsylvania, being 4 Kennedy Lane, Smithfield, PA 15478-1077

Parcel No.: 32-03-0024

Improvements thereon: RESIDENTIAL DWELLING

No. 436 of 2015 GD  
No. 296 of 2016 ED

**Wells Fargo Bank, NA,**  
**Plaintiff,**  
**vs.**  
**Kristoffer M. Pechatsko,**  
**Defendant.**

ALL that certain parcel of land lying and being situate in the Borough of Masontown, County of Fayette, and Commonwealth of Pennsylvania, known as 210n Main Street, Masontown, PA 15461 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 21-07-0337

BEING the same premises which Carol M. Guthrie and Harry Guthrie, her husband and Gerald A. Cunningham and Christine M. Cunningham, his wife, by Deed dated August 24, 2007 and recorded in and for Fayette County, Pennsylvania in Deed Book 3037, Page 542, granted and conveyed unto Kristoffer M. Pechatsko, unmarried.

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

No. 402 of 2007 GD  
No. 347 of 2016 ED

**National City Mortgage Co.,**  
**Plaintiff,**  
**vs.**  
**MICHAEL S. PUGLIESI A/K/A**  
**MICHAEL PUGLIESI,**  
**Defendant(s).**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN REDSTONE TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 104 Anna Regal  
Street, Grindstone, PA 15442  
PARCEL NUMBER: 30-04-0033  
IMPROVEMENTS: Residential Property

Phelan Hallinan Diamond & Jones, LLP

No. 1978 of 2011 GD  
No. 298 of 2016 ED

**Nationstar Mortgage LLC,**  
**Plaintiff,**  
**vs.**

**Todd P. Reagan, in His Capacity as  
Administrator Cta and Devisee of The Estate  
of Dorothy Reagan**

**David E. Reagan, in His Capacity as Devisee  
of The Estate of Dorothy Reagan**

**Chad H. Reagan, in His Capacity as Devisee  
of The Estate of Dorothy Reagan**

**Candis Nanette Reagan, in Her Capacity as  
Devisee of The Estate of Dorothy Reagan**

**Jeffrey F. Reagan, in His Capacity as Devisee  
of The Estate of Dorothy Reagan**

**Thomas W. Reagan, in His Capacity as  
Devisee of The Estate of Dorothy Reagan,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 1978-  
0F-2011-GD NO. 1978-0F-2011-GD, Nationstar  
Mortgage LLC v.

Todd P. Reagan, in His Capacity as  
Administrator Cta and Devisee of The Estate of  
Dorothy Reagan

David E. Reagan, in His Capacity as Devisee of  
The Estate of Dorothy Reagan

Chad H. Reagan, in His Capacity as Devisee of  
The Estate of Dorothy Reagan

Candis Nanette Reagan, in Her Capacity as  
Devisee of The Estate of Dorothy Reagan

Jeffrey F. Reagan, in His Capacity as Devisee of  
The Estate of Dorothy Reagan

Thomas W. Reagan, in His Capacity as Devisee  
of The Estate of Dorothy Reagan owner(s) of  
property situate in the TOWNSHIP OF  
CONNELLSVILLE, Fayette County,  
Pennsylvania, being 91 Wills Road,  
Connellsville, PA 15425-3734

Parcel No.: 05110098

Improvements thereon: RESIDENTIAL  
DWELLING

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

No. 1829 of 2012 GD  
No. 293 of 2016 ED

**BANK OF AMERICA, N.A., SUCCESSOR  
BY MERGER TO BAC HOME LOANS  
SERVICING, LP FKA COUNTRYWIDE  
HOME LOANS SERVICING, LP**  
**7105 Corporate Drive  
PTX B-209  
Plano, TX 75024,**

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

**DEANNE G. REESE**  
**Mortgagor(s) and Record Owner(s)**  
**203 Madison Avenue  
Hopwood, PA 15445,**  
**Defendant.**

ALL THAT CERTAIN tract or parcel of  
land situate in the TOWNSHIP OF NORTH  
UNION, County of Fayette and Commonwealth  
of Pennsylvania.

TAX PARCEL #25-53-0045

PROPERTY ADDRESS: 203 Madison  
Avenue Hopwood, PA 15445

IMPROVEMENTS: A residential  
dwelling.

SOLD AS THE PROPERTY OF:  
DEANNE G. REESE

Phelan Hallinan Diamond & Jones, LLP

No. 1334 of 2016 GD  
No. 291 of 2016 ED

**Citifinancial Servicing LLC,**  
**Plaintiff,**  
**vs.**

**Serena R. Richter a/k/a Serena Richter,**  
**Defendant(s).**

By virtue of a Writ of Execution No.  
1334-0F-2016-GD, Citifinancial Servicing LLC  
v. Serena R. Richter a/k/a Serena Richter,  
owner(s) of property situate in the

UNIONTOWN CITY, Fayette County,  
 Pennsylvania, being 44 Union Street,  
 Uniontown, PA 15401-4218  
 Parcel No.: 38-12-78  
 Improvements thereon: RESIDENTIAL  
 DWELLING

STERN & EISENBERG PC  
 JESSICA N. MANIS, ESQ.

No. 136 of 2012 GD  
 No. 289 of 2016 ED

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Phelan Hallinan Diamond & Jones, LLP

No. 443 of 2014 GD  
 No. 275 of 2016 ED

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

**Patrick E. Seese**  
**Kanya Kathleen Knox a/k/a Kanya K. Knox,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 443-  
 OF-2014-GD, JPMorgan Chase Bank, N.A. v.  
 Patrick E. Seese, Kanya Kathleen Knox a/k/a  
 Kanya K. Knox, owner(s) of property situate in  
 the WHARTON TOWNSHIP, Fayette County,  
 Pennsylvania, being 154 Dinner Bell Ohiopyle  
 Road, Farmington, PA 15437-1322

Parcel No.: 42-22-0045  
 Improvements thereon: RESIDENTIAL  
 DWELLING

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Phelan Hallinan Diamond & Jones, LLP

No. 1026 of 2016 GD  
 No. 338 of 2016 ED

**JPMorgan Chase Bank, National Association,**  
**Plaintiff,**  
 vs.

**Marilyn J. Sterger,**  
**Defendant.**

By virtue of a Writ of Execution No. 2016-  
 01026, JPMorgan Chase Bank, National  
 Association v. Marilyn J. Sterger, owner(s) of  
 property situate in the GEORGES TOWNSHIP,  
 Fayette County, Pennsylvania, being Route 119  
 Box 74 a/k/a, 3514 Morgantown Road,  
 Smithfield, PA 15478-0000

Parcel No.: 14-33-0020-01  
 Improvements thereon: RESIDENTIAL  
 DWELLING

**Deutsche Bank National Trust Company, as**  
**Trustee for Saxon Asset Securities Trust 2007**  
**-2 Mortgage Loan Asset Backed Certificates**  
**Series 2007-2 by its attorney in fact Ocwen**  
**Loan Servicing, LLC,**

**Plaintiff,**

vs.

**Colleen R. Tignanelli,**  
**Defendant.**

SITUATE ON THE SOUTH OF THE  
 OLD MCCLELLANDTOWN-UNIONTOWN  
 ROAD, TOWNSHIP OF GERMAN, FAYETTE  
 COUNTY, PENNSYLVANIA, BEING  
 KNOWN AS 259 BALSINGER ROAD,  
 UNIONTOWN, PA 15401

PARCEL NO. 15-28-0053  
 IMPROVEMENTS - RESIDENTIAL  
 REAL ESTATE  
 SOLD AS THE PROPERTY OF-  
 COLLEEN R. TIGNANELLI

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PARKER McCAY P.A.

By: Daniel J. Capecci, Esquire  
 Attorney ID# 319193

9000 Midlantic Drive, Suite 300  
 P.O. Box 5054

Mount Laurel, NJ 08054-1539  
 (856) 810-5815

No. 1203 of 2016 GD  
 No. 315 of 2016 ED

**Deutsche Bank National Trust Company, as**  
**Trustee for FFMLT Trust 2005-FF11,**  
**Mortgage Pass-Through Certificates, Series**  
**2005-FF11**

**c/o Specialized Loan Servicing, LLC**  
**8742 Lucent Blvd., Suite 300**  
**Highland Ranch, CO 80129,**

**Plaintiff,**

vs.

**Tricia Tokish**  
**Nicholas B. Tokish**  
**58 N Mill Street**  
**New Salem, PA 15468,**  
**Defendants.**

By virtue of a Writ of Execution, No. 1203 of 2016 GD, Deutsche Bank National Trust Company, et al vs. Tricia Tokish and Nicholas B. Tokish, owner of property situate in the TOWNSHIP OF MENALLEN, Fayette County, Pennsylvania

58 North Mill Street, New Salem, PA 15468

Parcel No. 22-15-0012

Improvements thereon: RESIDENTIAL SINGLE FAMILY DWELLING

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No. 563 of 2015 DSB

No. 343 of 2016 ED

**L & J PROPERTIES, LLC; LAWRENCE E. FILIAGGI; and JAMES V. FILIAGGI,**

**Plaintiffs,**

**vs.**

**VACUUM CERAMICS, INC.; DOMINIC ISOLA, a/k/a DOMENIC ISOLA; and**

**RAYMOND WILHELM,**

**Defendants.**

All that certain property situate in North Union Township, Fayette County, Pennsylvania being described as Tax Parcel No. 25-16-95 and more particularly described in a deed dated October 31, 2001 and recorded in Record Book 2799, page 2400. Property address is 1123 Industrial Park Drive, Mt Braddock, PA.

Seized and taken in execution as the property of Vacuum Ceramics, Inc., owner or reputed owner of the property, at the suit of L&J Properties, LLC, Lawrence E. Filiaggi, and James V. Filiaggi in the Court of Common Pleas of Fayette County, Pennsylvania at No. 563 of 2015, D.S.B.

STERN AND EISENBERG, PC  
Edward J. McKee, ESQ.

No. 1651 of 2016 GD

No. 330 of 2016 ED

**HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3 c/o Ocwen Loan Servicing, LLC,**

**Plaintiff,**

**vs.**

**Diane Valentine**

**Roscoe Valentine,**

**Defendant(s).**

SITUATE IN THE THIRD WARD OF THE GERMAN TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 367 LAMBERT FOOTEDALE ROAD, MCCLELLANDTOWN, PA 15458-1301

PARCEL NO. 15-14-8

IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF- DIANE VALENTINE AND ROSCOE VALENTINE

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No. 1848 of 2015 GD

No. 333 of 2016 ED

**Federal National Mortgage Association**  
**Plaintiff,**

**vs.**

**Christopher G Williams Individually and as Administrator of the Estate of Lawrence E. Williams**

**Lawrence E. Williams, Jr. as known heir of Lawrence E. Williams**

**Jason I. Williams as known heir of Lawrence E. Williams,**

**Defendants.**

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF CHRISTOPHER G WILLIAMS INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF LAWRENCE E. WILLIAMS, LAWRENCE E. WILLIAMS, JR. AS KNOWN HEIR OF LAWRENCE E. WILLIAMS AND JASON I. WILLIAMS AS KNOWN HEIR OF

LAWRENCE E. WILLIAMS, OF, IN, AND TO  
THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL  
OF LAND SITUATE IN BULLSKIN  
TOWNSHIP, COUNTY OF FAYETTE AND  
COMMONWEALTH OF PENNSYLVANIA,  
BEING MORE FULLY DESCRIBED AT DBV  
3079 PAGE 1342

BEING KNOWN AS 348 PLEASANT  
VALLEY ROAD, CONNELLSVILLE, PA  
15425

TAX MAP NO. 04-29-0055

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Phelan Hallinan Diamond & Jones, LLP

No. 2412 of 2015 GD

No. 346 of 2016 ED

**Specialized Loan Servicing LLC,  
Plaintiff,**

**vs.**

**Luther Deon Wormack  
Christa Wormack,  
Defendant(s).**

By virtue of a Writ of Execution No. 2412-  
0F-2015-GD, Specialized Loan Servicing LLC  
v. Luther Deon Wormack, Christa Wormack,  
owner(s) of property situate in the SOUTH  
CONNELLSVILLE BOROUGH, Fayette  
County, Pennsylvania, being

1706 South Pittsburgh Street,  
Connellsville, PA 15425-4846

Parcel No.: 33-06-0098

Improvements thereon: RESIDENTIAL  
DWELLING

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**CONTINUING LEGAL EDUCATION****BRIDGE THE GAP**  
4 Ethics Credits Available**Tuesday, December 6, 2016****9:00 a.m.—1:15 p.m.**

Westmoreland County Bar Association Headquarters  
129 North Pennsylvania Avenue  
Greensburg, PA 15601  
724-834-6730  
[www.westbar.org](http://www.westbar.org)

As a courtesy of the Westmoreland Bar Association, this seminar is being offered FREE to newly admitted attorneys who are required to complete the Bridge the Gap program by their first CLE compliance deadline. This program also serves as a great refresher for any attorney admitted to practice in Pennsylvania. You may pre-register for this seminar by visiting the [westbar.org](http://westbar.org) website.

This four hour program produced by the PA CLE Board consists of the following sections.

- Introduction from the Chief Justice
- Communications
- Practice Management
- Fiduciary Requirements
- Overview of the PA Supreme Court Disciplinary System
- Outreach Programs & Resources

**Seminar Fees:**

Pre-Registration received before 12pm, December 6, 2016:

Newly Admitted Attorney	— Free
WBA Member	— \$30 per credit hour
Non-Members	— \$50 per credit hour

**SAVE THE DATE**

Share the Holiday Season with your colleagues and  
Spread Holiday Cheer with the Toys for Tots Program

Tropics on the Links Restaurant and Bar  
at the Uniontown Country Club

**Thursday, December 1, 2016**  
**5:00 – 7:00 p.m.**

Bring a new unwrapped gift and the Fayette County Bar  
Association will donate it to the  
**U.S. Marine Corps Toys for Tots Program.**

Guests are welcome and their admission is free if they bring a  
gift donation. Gifts should be for age infant to 12 years. For  
monetary gifts please make checks payable to “Toys for Tots”

RSVP: Cindy at [cindy@fcbar.org](mailto:cindy@fcbar.org) or (724) 437-7994



**NOTICE****TO ALL MEMBERS OF THE  
FAYETTE COUNTY BAR ASSOCIATION**

The Annual Meeting of the Fayette County Bar  
Association for Election of Directors and  
other business will be held on  
**Wednesday, November 30, 2016**  
**12:30 p.m.**

2 West Main Street in the Conference Room (lower level)  
of the First Niagara Building.

**ALL COMMITTEES WILL REPORT AT THIS TIME AND  
ALL MEMBERS ARE URGED TO BE PRESENT.**  
(Pizza and beverage will be available)

Anne N. John, Esquire - President  
Fayette County Bar Association

Please RSVP by 11/28/16  
cindy@fcbbar.org or (724) 437-7994

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



# GISMONDI

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