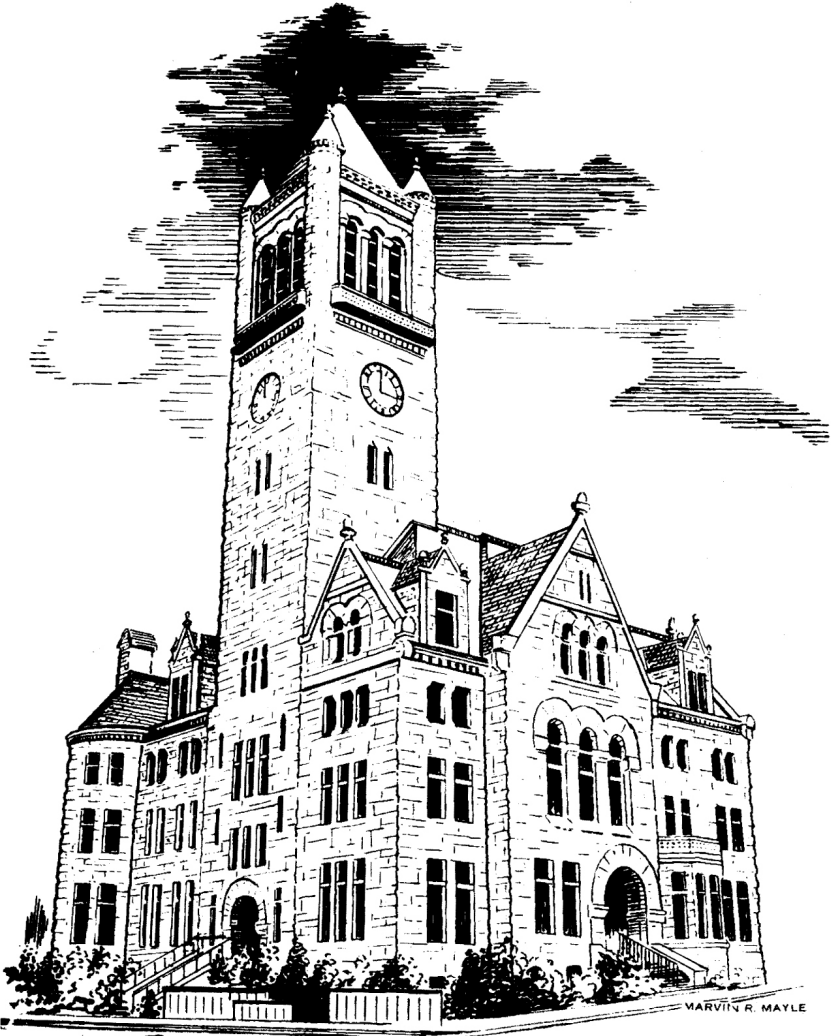


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FAYETTE LEGAL JOURNAL

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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

RONALD S. CRAMER, late of Connellsville Township, Fayette County, PA (3)

Administrator: Gaige R. Cramer
c/o Proden & O'Brien
99 East Main Street
Uniontown, PA 15401
Attorney: Wendy L. O'Brien

ROBERT W. GETTEMY, late of Brownsville, Fayette County, PA (3)

Executrix: Susan M. Gettemy
531 Pearl Street
Brownsville, PA 15417
Attorney: Lisa J. Buday
P.O. Box 488
California, PA 15419

DAVID IGOE, A/K/A DAVID W. IGOE, late of Washington Township, Fayette County, PA (3)

Executrix: Cindy Basile
347 Barneys Road
Perryopolis, PA 15473
Attorney: James W. Haines, Jr.
1202 West Main Street
Monongahela, PA 15063

MACY H. JOHNSON, late of North Union Township, Fayette County, PA (3)

Executor: Edward A. Hyjurick
c/o Fitzsimmons and Barclay
55 East Main Church Street, Suite 102
Uniontown, PA 15401
Attorney: James N. Fitzsimmons, Jr.

Second Publication

ERNESTINE ALBERTS, late of South Union Township, Fayette County, PA (2)

Executor: Fred C. Adams
c/o ADAMS & ADAMS
55 East Church Street, Suite 101
Uniontown, PA 15401
Attorney: Jason F. Adams

KATHLEEN LOUISE SIKORA, late of Uniontown, Fayette County, PA (2)

Executrix: Mary Margaret Bires
c/o 4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

AUDITH E. WHITE, late of South Connellsville, Fayette County, PA (2)

Personal Representative:
Charles Michael White Jr.
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson w2q

First Publication

--- NONE ---

LEGAL NOTICES

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on April 25, 2016, for the purpose of obtaining a Certificate of Incorporation of a proposed corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 177.

The name of the corporation is S & A Industrial Contracting, Inc. with its principal place of business being located at 221 Republican Street, P.O. Box 648, Perryopolis, PA 15473.

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

NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on May 20, 2016, for a Limited Liability Company, organized under the Limited Liability Company Law of 1994, as from time to time amended. The name of the Company is THE FAMILY HANDYMAN, LLC having an address of 81 Kyle Avenue, Fairchance, Pennsylvania, 15436.

James E. Higinbotham, Jr., Esquire
 HIGINBOTHAM LAW OFFICES
 45 East Main Street, Suite 500
 Uniontown, PA 15401
 Telephone: 724-437-2800

NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Act 295 of December 16, 1982, as amended, a Certificate to conduct business under the assumed or fictitious name of Jim's Sweeper Repairing & Sales, at 503 South Arch Street, Connellsville, Pennsylvania 15425, was filed in the Corporation Office by Rebecca L. Lycett.

Donald McCue, J.D., P.E.
 Donald McCue Law Firm P.C.
 813 Blackstone Road
 Connellsville, PA 15425

NOTICE

Notice is hereby given that Articles of Incorporation-For Profit have been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on May 12, 2016, for a corporation known as Lumina Speech and Hearing Services Inc.

Said corporation has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the corporation is/are: speech, hearing and related services and any other lawful purpose related thereto for which the corporation may be organized under the Business Corporation Law.

DAVIS & DAVIS
 BY: Gary J. Frankhouser, Esquire
 107 East Main Street
 Uniontown, PA 15401

Registers' Notice

Notice by JEFFREY L. REDMAN, Register of Wills and
Ex-Officio Clerk of the Orphans' Court Division of the Court of Common Pleas

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas as the case may be, on the dates stated and that the same will be presented for confirmation to the Orphans' Court Division of Fayette County on

Tuesday, July 5, 2016
at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2615-0026	ANNETTE T. WELSH A/K/A ANNETTE THERESA WELSH	James C. Welsh, Jr., Administrator

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Monday, July 18, 2016
at 9:30 A.M.

in Court Room No. 1 of the Honorable STEVE P. LESKINEN, or his chambers, 2nd Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

Notice is also hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas as the case may be, on the dates stated and that the same will be presented for confirmation to the Orphans' Court Division of Fayette County on

Tuesday, July 5, 2016
at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2615-0147	ROBERT S. OATS	Janice Kelly and Charles Machesky, Executors
2612-0249	LEO B. MADARISH	Mildred Warnick, Executrix

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Monday, July 18, 2016
at 9:30 A.M.

in Court Room No. 2 of the Honorable JOHN F. WAGNER or his chambers, 2nd Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

SHERIFF'S SALE

Date of Sale: August 11, 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, August 11, 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. (2 of 3)

James Custer
Sheriff Of Fayette County

No. 366 of 2016 GD
No. 159 of 2016 ED

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

Plaintiff,

vs.

JUNE LORETTA BEAL,

Defendant.

ALL that certain tract of land in Dunbar Township, Fayette County, Pennsylvania, being approximately 110 x 77 x 50 x 95 x 15 x 88.97, and HAVING THEREON ERECTED DWELLING KNOWN AS 2715 WEST CRAWFORD AVENUE CONNELLSVILLE, PA 15425.

PARCEL # 09-11-0122

Fayette County Deed Book 2031.

TO BE SOLD AS THE PROPERTY OF JUNE LORETTA BEAL ON FAYETTE COUNTY JUDGMENT NO . 366 OF 2016 GD.

No. 2311 of 2013 GD
No. 143 of 2016 ED

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

Plaintiff,

vs.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY AS ADMINISTRATOR OF THE ESTATE OF SHEILA K. MCLEAN A/K/A SHEILA KELLEY MCLEAN F/K/A SHEILA K. BELL,

Defendants.

ALL THAT CERTAIN lot or piece of ground situate in the City of Connellsville, County of Fayette and Commonwealth of Pennsylvania, being Lot No. 743 and part of Lot No. 744 in the Plan of Lots laid out by the Title and Trust Company of Western Pennsylvania, being 60' x 120' and having thereon erected a dwelling known as: 832 MORRELL STREET CONNELLSVILLE, PA 15425.

Tax Parcel # 05-14-0122

Reference Fayette County Deed Book 3150, Page 1518.

Phelan Hallinan Diamond & Jones, LLP

No. 3029 of 2005 GD
 No. 171 of 2016 ED

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.,

Plaintiff,

vs.

Matthew Blackstone a/k/a Matt Blackstone (deceased) Stacie L. Smith a/k/a Stacie L. Blackstone a/k/a Stacie L. Ambrosini,

Defendants.

By virtue of a Writ of Execution No. 3029 OF 2005 GD

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. v. Matthew Blackstone a/k/a Matt Blackstone (deceased), Stacie L. Smith a/k/a Stacie L. Blackstone a/k/a Stacie L. Ambrosini, owner(s) of property situate in the BULLSKIN TOWNSHIP, Fayette County, Commonwealth of Pennsylvania, being 328 Tanyard Hollow Road, Connellsville, PA 15425-1844

Parcel No.: 04-36-0193-05

Improvements thereon: RESIDENTIAL DWELLING.

Phelan Hallinan Diamond & Jones, LLP

No. 2260 of 2013 GD
 No. 155 of 2016 ED

BAYVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

Sandra L. Cherry,

Defendant.

By virtue of a Writ of Execution No. 2260 -0F-2013-GD

BAYVIEW LOAN SERVICING, LLC v. Sandra L. Cherry owner(s) of property situate in the DUNBAR TOWNSHIP, Fayette County, Pennsylvania, being 31 Ranch Road, Dunbar, PA 15431-1529

Parcel No.: 09-31-0069

Improvements thereon: RESIDENTIAL DWELLING

No. 1018 of 2015 GD
 No. 118 of 2016 ED

U.S. Bank National Association, as trustee for Structured Asset Investment Loan Trust MortgagePass-Through Certificates, Series 2006-3,

Plaintiff,

vs.

Sylvester K. Conaway, Jr.

Sabrina Conaway,

Defendants.

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF SYLVESTER K. CONAWAY, JR. AND SABRINA CONAWAY OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN LUZERNE TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2974, PAGE 940.

BEING KNOWN AS 237-238 FRICK STREET, HILLER, PA 15444 TAX MAP NO. 19-07-0020 and 19-07-0019

No. 2733 of 2012 GD
 No. 139 of 2016 ED

JAMES B. NUTTER & COMPANY,

Plaintiff,

vs.

MICHAEL DANIELS, IN HIS CAPACITY AS HEIR OF BETTY DANIELS, DECEASED,

KENNETH DANIELS, IN HIS CAPACITY AS HEIR OF BETTY DANIELS, DECEASED,

UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BETTY DANIELS, DECEASED,

Defendants.

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

BEGINNING at a point in the center of the

highway leading to Ohio pyle, a corner of the lands of the Grantor, thence alone the center of said highway, South 83 degrees West 290 feet to a corner of land now or formerly of Ray Burnworth or Roy C. Chaffin, et ux; thence North 30 degrees East, 355 feet to a stake at the corner of land now or formerly of Clyde Burnworth; thence along said land due East 40 feet to a point, a corner of land of the Grantor, thence along said Grantor's land in a southeasterly direction to the center of the aforesaid highway, the place of beginning.

The improvements thereon being commonly known as 441 Maple Summit Road, Mill Run, Pennsylvania 15464.

BEING THE SAME PREMISES which Ada Daniels, a widow, by Deed dated 02/02/95 and recorded 02/10/95 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 1490, Page 328, granted and conveyed unto James Daniels and Betty Daniels, husband and wife. And said James Daniels departed this life on 05/19/2013, and said Betty Daniels departed this life 02/27/2015 vesting the title solely in MICHAEL DANIELS, IN HIS CAPACITY AS HEIR OF BETTY DANIELS, DECEASED, KENNETH DANIELS, IN HIS CAPACITY AS HEIR OF BETTY DANIELS, DECEASED, UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BETTY DANIELS, DECEASED by rights of survivorship.

BEING KNOWN AS: 441 MAPLE SUMMIT ROAD, MILL RUN, PA 15464 PARCEL #37-08-0034

Phelan Hallinan Diamond & Jones, LLP

No. 169 of 2016 GD
No. 125 of 2016 ED

Citi Financial Servicing LLC,
Plaintiff,
vs.
Mildred D. Danko,
Defendant.

By virtue of a Writ of Execution No. 169-0F-2016-GD
Citifinancial Servicing LLC v. Mildred D. Danko, owner(s) of property situate in the

LUZERNE TOWNSHIP, Fayette County, Pennsylvania, being 617 Hill Street, Tower Hill, PA 15475

Parcel No.: 19-29-0014
Improvements thereon: RESIDENTIAL DWELLING

No. 797 of 2015 GD
No. 134 of 2016 ED

DOLLAR BANK, FEDERAL SAVINGS BANK,
Plaintiff,
vs.
MARK DIALESANDRO and RHONDA JO LINT-DIALESANDRO,
Defendants.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF MARK DIALESANDRO AND RHONDA JO LINT-DIALESANDRO, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN DUNBAR TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AS 226 DAWSON ROAD, VANDERBILT, PA 15486. DEED BOOK VOLUME 2376, PAGE 208 AND PARCEL NUMBER 09-04-0009.

Stephen M. Hladik, Esquire
Hladik, Onorato & Federman, LLP
298 Wissahickton Avenue
North Wales, PA 19454

No. 2650 of 2012 GD
No. 164 of 2016 ED

Christiana Trust, a division of Wilmington Savings Fund Society, FSB, as Trustee for Normandy Mortgage Loan Trust, Series 2013-10,

Plaintiff,
vs.
Gerald R. Domonkos and Beth E. Domonkos,
Defendants

By virtue of Writ of Execution No.: 2650 of 2012 GD
Christiana Trust, a division of Wilmington

Savings Fund Society, FSB, as Trustee for Normandy Mortgage Loan Trust, Series 2013-10 (Plaintiff) vs. Gerald R. Domonkos and Beth E. Domonkos (Defendant)

Property Address: 204 Clark Road, Perryopolis, PA 15473

Parcel I.D. No.: 17-08-0027

Improvements thereon of the residential dwelling.

Judgment Amount: \$159,211.14

UDREN LAW OFFICES, P.C.
 WOODCREST CORPORATE CENTER
 111WOODCREST ROAD, SUITE 200
 CHERRY HILL, NJ 08003-3620
 pleadings@urden.com
 J. Eric Kishbaugh, Esquire
 PA ID 33078

No. 2501 of 2010 GD
 No. 137 of 2016 ED

PNC Bank, National Association,
Plaintiff,
 vs.

LINDA P. DONKERS A/K/A LINDA PATRICIA DONKERS,
Defendant.

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

BEING KNOWN AS 306 Telegraph Road, Brownsville, PA 15417

PARCEL NUMBER : 19-06-0037

IMPROVEMENTS : Residential Property

KML Law Group, P.C.
 Suite 500 - BNY Independence Center
 701 Market Street
 Philadelphia, PA 19106
 215-627-1322

No. 2090 of 2015 GD
 No. 124 of 2016 ED

THE BANK OF THE NEW YORK MELLON F/K/A THE BANK OF NEW YORK, SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2004-D,

c/o Nationstar Mortgage LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019,
Plaintiff,
 vs.

LOIS JEAN DULEY
Mortgagor(s) and Record Owner(s)
248 McClellandtown Road
Uniontown, PA 15401,
Defendant.

ALL THAT CERTAIN lot of land situate in the SOUTH UNION TOWNSHIP, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #34040024

PROPERTY ADDRESS: 248 McClellandtown Road Uniontown, PA 15401

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: LOIS JEAN DULEY

Phelan Hallinan Diamond & Jones, LLP

No. 187 of 2016 GD
 No. 130 of 2016 ED

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

James D. Emery and Loretta J. Emery,
Defendants.

By virtue of a Writ of Execution No. 187 OF 2016 GD

JPMorgan Chase Bank, N.A. v. James D. Emery Loretta J. Emery, owner(s) of property situate in the MENALLEN TOWNSHIP, Fayette County, Commonwealth of Pennsylvania, being 216 Baer Road, Smock, PA 15480-1114

Parcel No.: 22-06-0124-01

Improvements thereon: RESIDENTIAL DWELLING

KML Law Group, P.C.
Suite 500 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

No. 2102 of 2015 GD
No. 129 of 2016 ED

KML Law Group, P.C.
Suite 500 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

No. 2509 of 2015 GD
No. 85 of 2016 ED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR NRZ PASS-THROUGH TRUST V

c/o Nationstar Mortgage
8950 Cypress Waters Boulevard
Coppell, TX 75019,
Plaintiff,

vs.

CALE FORNILI a/k/a CALE A. FORNILI
Mortgagor(s) and Record Owner(s)
1197 New Salem Road
New Salem, PA 15468,
Defendant.

ALL THAT CERTAIN tract of land situate in the Menallen Township, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #22-10-0059
PROPERTY ADDRESS: 1197 New Salem Road, New Salem, PA 15468

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: CALE FORNILI a/k/a CALE A. FORNILI

No. 1536 of 2015 GD
No. 160 of 2016 ED

FIRST NATIONAL BANK OF PENNSYLVANIA,

Plaintiff,
vs.

PAULA GALL and
ESTATE OF DORIS A GALL,
Defendants.

ALL those certain lots or pieces of ground situate in Bethelboro, North Union Township, County of FAYETTE and state of PENNSYLVANIA, as more fully described in Deed, dated on June 5, 2012 and recorded on June 7, 2012 in Deed Book Volume 3189, page 1134.

Parcel Number 25-120120.

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd 5th Floor, Coral Gables, FL 33146,
Plaintiff,

vs.

CAROLYN S. GRIMM
Mortgagor(s) and Record Owner(s)
519 Hickory Square Road a/k/a RR 1 Box 350
Connellsville, PA 15425,
Defendant.

ALL THAT CERTAIN piece, parcel, or lot of land situate in the Upper Tyrone Township, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #39130041
PROPERTY ADDRESS: 519 Hickory Square Road a/k/a RR 1 Box 350 Connellsville, PA 15425

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: CAROLYN S. GRIMM

John S. Toohey, Esquire

No. 2508 of 2015 GD
No. 172 of 2016 ED

THE SCOTTDALE BANK & TRUST COMPANY,

Plaintiff,
vs.

JAMES C. GRIMM and BRANDY L. GRIMM, his wife,
Defendants.

Property of: James C. Grimm and Brandy L. Grimm, his wife
Execution No.: _____
Attorney for Plaintiff: John S. Toohey,

Esquire

ALL the right, title, interest and claim of James C. Grimm and Brandy L. Grimm of, in and to:

Borough of Everson

Address: 103 Painter St., Everson, Fayette County, Pennsylvania, 15631.

Lot Nos. 308 and 309 in Plan "A" of lots laid out by the Everson, McCrum & Company.

Improvements: Two story residential dwelling

RBV: 3179, Page 1868.

Tax Map No. 10-03-0004.

Anne N. John, Esquire
Attorney at Law

No. 407 of 2016 GD
No. 165 of 2016 ED

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, a corporation,

Plaintiff,

vs.

ESTATE OF DAVID K. HELWIG, SR., Deceased; DAVID K. HELWIG, JR., Executor; DAVID K. HELWIG, JR., heir of the ESTATE OF DAVID K. HELWIG, SR., Deceased,

Defendants.

ALL that certain tract of land situate on the West side of Dunlap Creek of Luzerne Township, Fayette County, Pennsylvania, adjoining Merrittstown in said County and lands of A. Struble and others. CONTAINING 4 acres and 11 perches, strict measure.

FOR PRIOR TITLE see Record Book 3003, page 1187.

HAVING erected thereon a dwelling house known locally as 222 Merrittstown Road, Merrittstown, PA 15463.

BEING Fayette County Tax Assessment Map No.: 19-27-0011.

KML Law Group, P.C.
Suite 500 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

No. 2491 of 2015 GD

No. 89 of 2016 ED

**NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Boulevard Coppell, TX 75019,**

Plaintiff,

vs.

ERZHI HERMAN AKA ERZHI L HERMAN

**Mortgagor(s) and Record Owner(s),
41 Carson Street Uniontown, PA 15401,
Defendant.**

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

TAX PARCEL # _____

PROPERTY ADDRESS: 41 Carson Street Uniontown, PA 15401

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: ERZHI HERMAN AKA ERZHI L HERMAN

No. 2465 of 2015 GD

No. 157 of 2016 ED

Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2,

Plaintiff,

vs.

Tara Hixon, known heir of Elizabeth J. Winslow, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Elizabeth J. Winslow, deceased,

Defendants.

ALL that certain piece or parcel of land situate in Redstone Township, Fayette County, Pennsylvania, being part of the Colonial No. 3 Mining Village, bounded and described as follows, and as shown by Plan Exhibit "D",

recorded in Deed Book Vol. 623, page 178. BEGINNING in the middle of an alley at a point which is located North 7 degrees 57' 40" East 345 .19 feet from the iron pin at the most northerly corner of the land now or formerly of Emilio Micarelli, which iron pin corner of said Micarelli land is located at the junction of the lines of said land running North 34 degrees 08' East 573.61 feet to said iron pin and thence therefrom South 37 degrees 56' East 1137.19 feet; thence from said place of beginning, running in the middle of said alley, North 63 degrees 41' West 33 feet to a point; thence by land now conveyed by H. C. Frick Coke Company to Mark and Ada Sugarman, now Rowes Run, Inc., North 26 degrees 19' East 133 feet to a point in the middle of a street known as Fourth Street; thence in the middle of Fourth Street, South 63 degrees 41' East 85.9 feet to the intersection of the middle of Fourth Street with the middle of a street known as Hickory Street; thence in the middle of Hickory Street, South 26 degrees 19' West 133 feet to a point at the intersection of the middle of Hickory Street with the middle of said alley; and thence in the middle of said alley, North 63 degrees 41' West 52.9 feet to the place of beginning. CONTAINING an area of 0.263 of an acre and having erected thereon a frame double dwelling house known as Nos. 466-468 of Colonial No. 3 Mining Village, now Rowes Run, Inc.

EXCEPTING AND RESERVING the coal and mining rights and waivers and the oil and gas and drilling rights and waivers heretofore conveyed or reserved, and under and subject to the right at any time hereafter to lay, maintain, repair, replace, renew and remove water pipe lines along in said street and alley, and under and subject to the right of the public to use said streets 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.

PARCEL #30-10-0128

COMMONLY KNOWN AS: 4466 4th Street, Grindstone, PA 15442
TAX PARCEL NO. 30-10-0128

Phelan Hallinan Diamond & Jones, LLP

No. 1108 of 2014 GD
No. 138 of 2016 ED

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to Lasalle Bank National Association as Trustee for Certificate holders of Bear Stearns Asset Backed Securities Trust 2003-Abfl , Mortgage Loan Pass-Through Certificates, Series 2003-Abfl,

Plaintiff,
vs.

Catherine A. Holt a/k/a Catherine A. Reshenberg, and Leslie A. Reshenberg,
Defendants.

By virtue of a Writ of Execution No. 1108 -2014

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to Lasalle Bank National Association as Trustee for Certificateholders of Bear Stearns Asset Backed Securities Trust 2003 -Abfl, Mortgage Loan Pass-Through Certificates, Series 2003-Abfl v. Catherine A. Holt a/k/a Catherine A. Reshenberg, Leslie A. Reshenberg, owner(s) of property situate in the DUNBAR TOWNSHIP, Fayette County, Pennsylvania, being 1062 East Broadway Street, a/k/a 104 Leisenring I, Leisenring, PA 15455-0117

Parcel No.: 09-25-0057

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 691 of 2015 GD
No. 175 of 2016 ED

JPMorgan Chase Bank, National Association,
Plaintiff,
vs.

Zachary P. Hribal,
Defendant.

By virtue of a Writ of Execution No. 691 OF 2015 GD

JPMorgan Chase Bank, National Association v. Zachary P. Hribal, owner(s) of property situate in the BULLSKIN TOWNSHIP, Fayette County, Pennsylvania, being

175 Horseshoe Bend Road a/k/a, 175 Horse Shoe Bend Road, Acme, PA 15610-1233

Parcel No.: 04-14-0138

Improvements thereon: RESIDENTIAL DWELLING

No. 2015 of 2014 GD

No. 133 of 2016 ED

U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2012-3,

Plaintiff,

vs.

John M. Humphreys; Deborah J. Humphreys,
Defendants.

ALL that certain parcel of land lying and being situate in the Township of Georges, County of Fayette, and Commonwealth of Pennsylvania, known as 8 High Street, Fairchance, PA 15436 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 14-31-0142

BEING the same premises which John M. Humphreys and Deborah J. Humphreys, his wife, by Deed dated March 1, 2011 and recorded in and for Fayette County, Pennsylvania in Instrument Number 201100004304, granted and conveyed unto John M. Humphreys and Deborah J. Humphreys, his wife.

Stephen M. Hladik, Esquire
Hladik, Onorato & Federman, LLP 298
Wissahickon Avenue
North Wales, PA 19454

No. 1679 of 2015 GD

No. 163 of 2016 ED

Selene Finance LP,

Plaintiff,

vs.

Richard Jarrett, Jr. and Loretta J. Jarrett,
Defendant.

By virtue of Writ of Execution No.: 1679 of 2015 GD

Selene Finance LP (Plaintiff) vs. Richard Jarrett, Jr. and Loretta J. Jarrett (Defendant)

Property Address: 492 Gallatin Avenue Extended, Uniontown, PA 15401

Parcel I.D. No.: 25-20-0105

Improvements thereon of the residential dwelling.

Judgment Amount: \$105,425.72

Anne N. John, Esquire
Attorney at Law

No. 2191 of 2015 GD

No. 150 of 2016 ED

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, a corporation,

Plaintiff,

vs.

ALL KNOWN AND UNKNOWN HEIRS SUCCESSORS AND ASSIGNS, AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING ANY RIGHT, TITLE OR INTEREST OF FROM OR UNDER, CORA LEE KEMP, DECEASED, GAIL PETERSON, JAMES KEMP, JOYCE SMITH, ROBIN KEMP and MICHAEL KEMP, IN THEIR CAPACITY AS HEIRS OF CORA LEE KEMP, DECEASED, AND ESTATE OF CORA LEE KEMP, DECEASED,

Defendants.

ALL those two lots or pieces of land situate in Menallen Township, Fayette County, Pennsylvania, being Lot Nos. 191 and 192 in the Plan of Lots recorded by John W. Galbreath, d/b/a John W. Galbreath & Co. in the Recorder's Office of Fayette County, Pennsylvania in Plan Book 9, page 11.

FOR prior title see Deed Book 1233 at page 1046 and Deed Book 1012 at page 260.

UPON which there is erected a residential dwelling known locally as 934 Third Street, New Salem, PA 15468.

BEING designated Fayette Co. Assessment Map No.: 22-13-0165.

No. 2252 of 2015 GD
No. 106 of 2016 ED

Improvements thereon: RESIDENTIAL
DWELLING

CitiMortgage, Inc.,
Plaintiff,
vs.
Thurman King a/k/a Thurman S. King,
Defendant.

Phelan Hallinan Diamond & Jones, LLP

No. 2265 of 2015 GD
No. 131 of 2016 ED

ALL THAT RIGHT, TITLE, INTEREST
AND CLAIMS OF THURMAN KING A/K/A
THURMAN S. KING 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
3078, PAGE 321.

BEING KNOWN AS 94 BUTTERMILK
LANE, HOPWOOD, PA 15445
TAX MAP NO. 34-38-0165

Pennymac Loan Services, LLC,
Plaintiff,
vs.
Pamela J. Metz and W Daniel Metz,
Defendants.

By virtue of a Writ of Execution No .
2265-0F-2015-GD

Pennymac Loan Services, LLC v. Pamela
J. Metz W Daniel Metz owner(s) of property
situate in the GEORGES TOWNSHIP, Fayette
County, Pennsylvania, being 27 Center Street,
Fairchance, PA 15436

Parcel No.: 14-31-0070-01
Improvements thereon: RESIDENTIAL
DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 2497 of 2013 GD
No. 114 of 2016 ED

No. 61035 of 2014 DSB
No. 161 of 2016 ED

Citifinancial Services, Inc.,
Plaintiff,
vs.
**Darlene Marciniak, Individually and in Her
Capacity as Administratrix of The Estate of
Genevieve Marciniak Un known Heirs,
Successors, Assigns, and All Persons, Firms,
or Associations Claiming Right, Title or
Interest From or Under Genevieve
Marciniak, Deceased,**
Defendants.

**FIRST NATIONAL BANK OF
PENNSYLVANIA,**
Plaintiff,
vs.
MARK MINERD,
Defendant.

ALL those certain lots or pieces of ground
situate in North Union Township, County of
FAYETTE and state of PENNSYLVANIA , as
more fully described in Deed, recorded on
12/1/1998 in Book 2224, Page 1.
Parcel Number 25-12-0171-01.

By virtue of a Writ of Execution No . 2497
-0F-2013-CD Citifinancial Services, Inc. v.
Darlene Marciniak, Individually and in Her
Capacity as Administratrix of The Estate of
Genevieve Marciniak, Unknown Heirs,
Successors, Assigns, and All Persons, Firms, or
Associations Claiming Right, Title or Interest
From or Under Genevieve Marciniak,
Deceased, owner(s) of property situate in the
JEFFERSON TOWNSHIP, Fayette County,
Pennsylvania, being 120 East 1ST Street, f/k/a
120 East Main Street, Grindstone, PA 15442
Parcel No.: 17-16-0043, 17-16-0062

Phelan Hallinan Diamond & Jones, LLP

No. 2074 of 2015 GD
No. 136 of 2016 ED

Citifinancial Servicing LLC,
Plaintiff,
vs.
James Edward Newton,
Defendant.

By virtue of a Writ of Execution No. 2074-2015-GD Citifinancial Servicing LLC v. James Edward Newton, owner(s) of property situate in the DUNBAR TOWNSHIP, Fayette County, Pennsylvania, being 3548 Fifth Street, a/k/a 156 Fifth Street, Leisenring, PA 15455
Parcel No.: 09-22-0018
Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 388 of 2015 GD
No. 170 of 2016 ED

Wells Fargo Financial Pennsylvania, Inc.,
Plaintiff,
vs.
Sharlet J. Nicholson and William N.
Nicholson,
Defendants.

By virtue of a Writ of Execution No. 388-2015-GD, Wells Fargo Financial Pennsylvania, Inc. v. Sharlet J. Nicholson William N. Nicholson, owner(s) of property situate in the SALTICK TOWNSHIP, Fayette County, Pennsylvania, being 562 Buchanan Road, Normalville, PA 15469-1314
Parcel No.: 31-07-0074-05, 31-07-0075
Improvements thereon: RESIDENTIAL DWELLING

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

No. 233 of 2015 GD
No. 121 of 2016 ED

Reverse Mortgage Solutions, Inc.,
Plaintiff,
vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS MORTGAGE
FORECLOSURE CLAIMING RIGHT,
TITLE OR INTEREST FROM
OR UNDER ELIZABETH J.
OPRENCHALK, LORI BETH SCHIANO,
AS KNOWN HEIR AND AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
ELIZABETH J. OPRENCHALK, DR.
JOYCE KEMPASKY, AS KNOWN HEIR
OF ELIZABETH J. OPRENCHALK,
DEWEY R. MCCARTNEY, AS KNOWN
HEIR OF ELIZABETH J. OPRENCHALK
FRANK WYDO, AS KNOWN HEIR OF
ELIZABETH J. OPRENCHALK
CLARA RULOFF, AS KNOWN HEIR OF
ELIZABETH J. OPRENCHALK,
DEBBIE DAVIS, AS KNOWN HEIR OF
ELIZABETH J. OPRENCHALK,
ROBERT W. MCCARTNEY, AS KNOWN
HEIR OF ELIZABETH J. OPRENCHALK,
ESTATE OF ELIZABETH J.
OPRENCHALK C/O LORI BETH
SCHIANO, PERSONAL
REPRESENTATIVE,
Defendants.

ALL THAT CERTAIN LOT OF LAND
SITUATE IN SOUTH UNION TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 268 Florene Avenue,
Uniontown, PA 15401
PARCEL NUMBER: 34-01-0029-17
IMPROVEMENTS: Residential Property

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

No. 1314 of 2013 GD
No. 132 of 2016 ED

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

**Barry M. Rimel, Jr. and Jennifer L. Rimel,
Defendants.**

PARCEL ID#: 18-09-0056

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

Beginning at a point at corner of lands now or formerly of Barry M. Rimel and Sandra C. Rimel, his wife, which beginning point is the south westernmost corner of a 6.7423 acre parcel previously conveyed to Barry M. Rimel and Sandra C. Rimel, his wife, by deed of Henry T. Cochran and Dorothy K. Cochran, his wife, dated October 27, 1997, and recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Record Book VolW11e 1983, Page 208; thence from said point of beginning, North 64° 54' 24" East along said lands now or formerly of Barry M. Rimel and Sandra C. Rimel, his wife, a distance of 50.00 feet to a point along lands now or formerly of Henry Cochran; thence South 47° 02' 23" East along said lands now or formerly of Henry Cochran; a distance of 660.69 feet to a point along lands now or formerly of Ellis Christner; thence South 39° 02' 30" West along said lands now or formerly of Ellis Christner, a distance of 397.13 feet to a point; thence North 62° 40' 30" West along land. now or formerly of Ellis Christner, a distance of 500.52 feet to a point along land now or formerly of Henry Cochran; thence North 18° 06' 25" East along said lands now or formerly of Henry Cochran, a distance of 534.19 feet to a point along lands now or formerly of Barry M. Rimel and Sandra C. Rimel, his wife, the place of beginning.

Containing 6.4851 acres as per survey plat of Thoms W. Lyons, Jr. , Associates , dated December, 1997, which survey is attached to Record Book Volume 2034, Page 161.

Excepting and Reserving unto Henry T.

Cochran and Dorothy K. Cochran, their heirs and assigns, all coal, oil, gas and any and all other minerals together with all rights to drill to determine the existence or location of the same and all mining, drilling and extracting rights necessary for the mining, removal or extraction of the same.

Subject to the same rights, privileges, agreements, easements, conditions, restrictions and reservations as exist by virtue of prior recorded instruments.

All that certain piece or parcel or Tract of land situate Lower Tyrone Township, Fayette County, Pennsylvania, and being known as 170 Charles Lane, Dawson, Pennsylvania 15428.

Being known as: 170 Charles Lane, Dawson, Pennsylvania 15428

Title vesting in Barry M. Rimel, Jr. and Jennifer L. Rimel, husband and wife, by deed from Barry M. Rimel and Sandra C. Rimel, his wife dated February 16, 2005 and recorded February 18, 2005 in Deed Book 2936, Page 621.

Tax Parcel Number: 18-09-0056.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
pleadings@urden.com
David Neeren, Esquire
PA ID 204252

No. 117 of 2016 GD
No. 158 of 2016 ED

**PNC Bank, National Association,
Plaintiff,
vs.
VALERIE L. RIVA,
Defendant.**

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

BEING KNOWN AS 310 Grove Avenue, Belle Vernon, PA 15012

PARCEL NUMBER: 41-05-0148

IMPROVEMENTS : Residential Property

Richard M. Squire & Associates, LLC
 One Jenkintown Station,
 Suite 104 115 West Avenue
 Jenkintown, PA 19046
 (215) 886-8790 Fax (215) 886-8791

Pennsylvania, being 2635 Moyer Road,
 Connellsville, PA 15425-9359
 Parcel No.: 04-28-0046-01
 Improvements thereon: RESIDENTIAL
 DWELLING

No. 1482 of 2014 GD
 No. 122 of 2016 ED

MTGLQ Investors, LP,
Plaintiff,

vs.

Joseph L Sante and Shelli D Sante,
Defendants.

TAX PARCEL NO. 25-22-49
 PROPERTY ADDRESS : 283 Pittsburgh
 Street, Uniontown, PA 15401
 IMPROVEMENTS: Single Family
 Dwelling

SEIZED AND TAKEN in execution as the
 property of Joseph L Sante and Shelli D
 Sante.

ALL THAT CERTAIN lot of land situate
 in North Union Township, Fayette County,
 Pennsylvania, numbered seventy-six (76) in Plan
 of Lots laid out by the Industrial Realty
 Company, a plot whereof is of record in the
 office of the Recorder of Deeds of Fayette
 County, Pennsylvania, in Plan Book Volume 2,
 page 42, described as follows:

FRONTING 36 1/4 feet on the West side
 of Pittsburgh Street (fifty feet wide) and running
 back the same width, 120 feet to a 15 foot
 alley, bounded on the South by Crawford
 Street, and on the North by Lot No. 77.

Phelan Hallinan Diamond & Jones, LLP

No. 63 of 2015 GD
 No. 153 of 2016 ED

BAYVIEW LOAN SERVICING, LLC,
Plaintiff,

vs.

Bonnie M. Sarver a/k/a Bonnie Marie Sarver,
Defendant.

By virtue of a Writ of Execution No. 63-0F
 -2015-GD, BAYVIEW LOAN SERVICING,
 LLC v. Bonnie M. Sarver a/k/a Bonnie Marie
 Sarver, owner(s) of property situate in the
 BULLSKIN TOWNSHIP, Fayette County,

STERN & EISENBERG PC
 Jessica N. Manis, Esq.

No. 555 of 2016 GD
 No. 142 of 2016 ED

U.S. Bank National Association, as Trustee,
successor in interest to Wilmington Trust
Company, as Trustee, successor in interest to
Bank of America, National Association, as
Trustee for Structured Asset Investment
Loan Trust Mortgage Pass-Through
CeTificates Series 2005-1 c/o Ocwen Loan
Servicing, LLC,

Plaintiff,
 vs.

Clifford D. Shaw, Sr.,
Defendant.

SITUATE IN BOROUGH OF
 BROWNSVILLE, (FORMERLY SOUTH
 BROWNSVILLE), FAYETTE COUNTY,
 PENNSYLVANIA, BEING KNOWN AS 1200
 SHERIDAN AVENUE, BROWNSVILLE, PA
 15417

PARCEL NO.02070084
 IMPROVEMENTS—RESIDENTIAL
 REAL ESTATE

SOLD AS THE PROPERTY OF-
 CLIFFORD D. SHAW, SR.

No. 2187 of 2015 GD
 No. 146 of 2016 ED

Federal National Mortgage Association,
Plaintiff,

vs.

June R. Sivaram and Mathoor R. Sivaram,
Defendants.

ALL THAT RIGHT, TITLE, INTEREST
 AND CLAIMS OF JUNE R. SIVARAM AND
 MATHOOR R. SIVARAM OF, IN AND TO
 THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL
 OF LAND SITUATE IN GEORGES

TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 3034, PAGE 259.

BEING KNOWN AS 186 AMEND ROAD, UNIONTOWN, PA 15401 TAX MAP NO. 14-06-0005

Anne N. John, Esquire
Attorney at Law

No. 640 of 2016 GD
No. 169 of 2016 ED

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, a corporation,

Plaintiff,

vs.

JOHN J. SPRINGER and STEPHANIE C.

SPRINGER,

Defendants.

ALL that certain tract of land situate partly in Franklin Township and partly in Dunbar Township, Fayette County, Pennsylvania, bounded and described as follows:

BEING the same property conveyed to John J. Springer and Stephanie C. Springer, his wife, by deed of Donald E. Krepps and Carolyn F. Krepps, his wife, by deed dated November 25, 1997 which deed is of record in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Record Book Volume 1998, page 299.

UPON which is erected a single-family ranch brick dwelling known locally as 52 Springer Hill Road, Vanderbilt, PA 15486.

Fayette County Tax Assessment Map Nos.:13-14-0008 and 09-10-0008.

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

No. 136 of 2016 GD
No. 90 of 2016 ED

Wells Fargo Bank, National Association, as Trustee for the Pooling and Servicing Agreement dated as of March 1,2004 First Franklin Mortgage Loan Trust 2004-FFH 1 Asset-Backed Certificates, Series 2004-FFH1 c/o Ocwen Loan Servicing, LLC,

Plaintiff,

vs.

Mark W. Stewart and Ruth M. Stewart,
Defendants.

SITUATE IN THE THIRD WARD OF THE CITY OF CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 2109 2ND STREET, CONNELLSVILLE, PA 15425

PARCEL NO. 3309006704

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- MARK W. STEWART AND RUTH M. STEWART

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
pleadings@urden.com
Sherri J. Braunstein, Esquire
PA ID 90675

No. 191 of 2015 GD
No. 117 of 2016 ED

Reverse Mortgage Solutions, Inc.,
Plaintiff,
vs.

CECILIA M. STRUSER AND N/K/A
CECILIA M. DURANT,
Defendants.

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

BEING KNOWN AS 53 High Street, Fairchance, PA 15436

PARCEL NUMBER: 14-25-0291

IMPROVEMENTS : Residential Property

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

No. 2253 of 2015 GD
 No. 105 of 2016 ED

M&T BANK
One Fountain Plaza
Buffalo, NY 14203,
Plaintiff,
vs.

Deborah A Sylvester, as Executrix of the
Estate of Sally A Martin, Deceased
Mortgagor(s) and Record Owner(s),
36 Hogsett Street
Uniontown, PA 15401,
Defendant.

ALL THAT CERTAIN lot of land situate in the City of Uniontown, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #38020018
 PROPERTY ADDRESS: 36 Hogsett Street, Uniontown, PA 15401
 IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: Deborah A Sylvester, as Executrix of the Estate of Sally A Martin, Deceased

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

No. 560 of 2014 GD
 No. 167 of 2016 ED

NAVY FEDERAL CREDIT UNION,
Plaintiffs,
vs.

Unknown Surviving Heirs of Shane W. Takacs, Deceased Mortgagor and Real Owner, Penny Marie Guptil a/k/a Penny M. Jones a/k/a Penny M. Lehw a/k/a Penny Lehw-Takaes, Known Surviving Heir of Shane W. Takacs, Deceased Mortgagor and Real Owner, Haley Takacs, Known Surviving Heir of Shane W. Takacs, Deceased Mortgagor and Real Owner and Breanna Takacs, Known Surviving Heir of

Shane W. Takacs, Deceased Mortgagor and Real Owner,
Defendants.

ALL that certain piece or parcel of land situate in German Township, Fayette County, Pennsylvania, being part of the Footedale Mining Village, bounded and described as follows:

BEGINNING in the middle of a 30 foot street known as First Street at the southwestern corner of land hereby conveyed, which beginning point is also the southeastern corner of land conveyed by Mark and Ada Sugerman to Andrew Vasko on which double dwelling house Nos. 35-36 is located; thence along said Vasko land, North 35 degrees 13 minute East 150 feet to a point in the middle of a 19 foot alley; thence along in middle of said alley, South 54 degrees 47 minutes East 69.22 feet to the point of intersection with said alley with the center of a five foot sidewalk ; thence along in the middle of said sidewalk, by land of Mark and Ada Sugerman, South 35 degrees 13 minutes West 150 feet to the middle of said First Street; and thence along in the middle of said First Street, North 54 degrees 47 minutes West 69.22 feet to the place of beginning.

CONTAINING an area of 0.238 of an acre and having thereon erected a frame dwelling house known as Nos . 33-34 of said Footedale Mining Village

UNDER AND SUBJECT to the exception, reservations, easements, rights, conditions, and privileges as contained in prior deeds of record.

Being known as: 227 First Street, Footedale, Pennsylvania 15468

Title vesting in Shane Takacs by deed from Margaret Hranetz Freiberg, a widow dated December 11, 2000 and recorded December 15, 2000 in Deed Book 2649, Page 184. The said Shane Takacs died on March 31, 2013 thereby vesting title in Unknown Surviving Heirs of Shane W. Takacs, Deceased Mortgagor and Real Owner, Penny Marie Guptil a/k/a Penny M. Jones a/k/a Penny M. Lehw a/k/a Penny Lehw-Takaes, Known Surviving Heir of Shane W. Takacs, Deceased Mortgagor and Real Owner, Haley Takacs, Known Surviving Heir of Shane W. Takacs, Deceased Mortgagor and Real Owner, and Breanna Takacs, Known Surviving Heir of Shane W. Takacs, Deceased Mortgagor and Real Owner by operation of law.

Tax Parcel Number : 15-18-0006

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

No. 1823 of 2015 GD
 No. 144 of 2016 ED

GRENE & BIRSIC, P.C.
 Kristine M. Anthou, Esquire
 Attorneys for Plaintiff
 One Gateway Center, Ninth Floor
 Pittsburgh, PA 15222
 (412) 281-7650

No. 236 of 2016 GD
 No. 166 of 2016 ED

Nationstar Mortgage LLC d/b/a Champion Mortgage Company,
Plaintiff,
vs.

Unknown Surviving Heirs of Beatrice B. Tibbitt, Deborah Swiech, Known Surviving Heir of Beatrice B. Tibbitt, Frank Tibbitt, Known Surviving Heir of Beatrice B. Tibbitt and William Tibbitt, Known Surviving Heir of Beatrice B. Tibbitt,
Defendant.

All that certain piece or parcel or Tract of land situate Henry Clay Township, Fayette County, Pennsylvania, and being known as 2573 Lakeview Drive, Confluence, Pennsylvania 15424.

Being known as: 2573 Lakeview Drive, Confluence, Pennsylvania 15424

BEING the same premises which Beatrice Buck Wyatt, Widow, also known as Bea Buck, also known as Beatrice Buck, by Deed dated November 4, 1996 and recorded on November 19, 1996 in the County of Fayette, in Book number 1803, page 0184 granted and conveyed unto Beatrice Buck Wyatt and Beatrice B, Tibbitt, as Joint Tenants with Right of Survivorship and not as Tenants in common.

The said Beatrice L. Buck departed this life on June 10, 2001. Title vested unto Beatrice B. Tibbitt, by Rights of Survivorship .

Thereafter, on April 18, 2015, Beatrice B. Tibbitt departed this life. No estate has been opened as a result of the demise of Beatrice B. Tibbitt, Deceased Mortgagor and Real Owner. Title to said premises vested unto Unknown Surviving Heirs of Beatrice B. Tibbitt, Deborah Swiech, Known Surviving Heir of Beatrice B. Tibbitt, Frank Tibbitt, Known Surviving Heir of Beatrice B. Tibbitt and William Tibbitt, Known Surviving Heir of Beatrice B. Tibbitt, Operation of Law.

Tax Parcel Number : 16-09-0156

FIRST NATIONAL BANK OF PENNSYLVANIA,
Plaintiff,
vs.

UNKNOWN EXECUTOR AND HEIRS OF THE ESTATE OF FANNIE VAIRUS,
Defendants.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF UNKNOWN EXECUTOR AND HEIRS OF THE ESTATE OF FANNIE VAIRUS, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN PERRY TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AS 173 CHURCH STREET, STAR JUNCTION, PENNSYLVANIA 15482. DEED BOOK VOLUME 957, PAGE 836, PARCEL NO. 27-15-0005.

No. 1791 of 2014 GD
 No. 135 of 2016 ED

Wells Fargo Bank, N.A., as Trustee, in trust for registered holders of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-Hel,
Plaintiff,
vs.

Carol A Wilson
Original Mortgagor and Real Owner,
Defendant.

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF CAROL A WILSON ORIGINAL MORTGAGOR AND REAL OWNER, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN GEORGES TOWNSHIP, COUNTY OF FAYETTE AND

COMMONWEALTH OF PENNSYLVANIA,
BEING MORE FULLY DESCRIBED AT DBV
1178, PAGE 556.

BEING KNOWN AS 197 SLEEPY
HOLLOW ROAD, SMITHFIELD, PA 15478
TAX MAP NO. 14-25-0010

Phelan Hallinan Diamond & Jones, LLP

No. 830 of 2015 GD

No. 116 of 2016 ED

**Fifth Third Mortgage Company,
Plaintiff,**

vs.

**Jefferson A. Zarella a/k/a Jefferson Zarella
and Jan H. Zarella,
Defendants.**

By virtue of a Writ of Execution No. 830-
0F-2015-GD

Fifth Third Mortgage Company v.
Jefferson A. Zarella a/k/a Jefferson Zarella Jan
H. Zarella, owner(s) of property situate in the
MASONTOWN BOROUGH, Fayette County,
Commonwealth of Pennsylvania, being 216
Sterling Avenue, Masontown, PA 15461-1728

Parcel No.: 21-02-0033

Improvements thereon: RESIDENTIAL
DWELLING

JUDICIAL OPINION

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY
PENNSYLVANIA
CIVIL ACTION

COMMONWEALTH OF PENNSYLVANIA,	:	
DEPARTMENT OF TRANSPORTATION,	:	
BUREAU OF DRIVER LICENSING,	:	
Appellee,	:	
v.	:	
FRANCIS E. ADAMS, JR.,	:	: NO. 408 OF 2016, G.D.
Appellant.	:	: JUDGE JOSEPH M. GEORGE, JR.

ATTORNEYS AND LAW FIRMS
Terrance M. Edwards, Esquire, For the Commonwealth
Christopher N. Urbano, Esquire, For the Appellant

OPINION

GEORGE, J.

May 31, 2016

On February 29, 2016, Appellant, Francis E. Adams, Jr., filed a nunc pro tunc appeal of driver’s license suspensions. On March 1, 2016, this Court denied the motion. Appellant filed a direct appeal to the Commonwealth Court of Pennsylvania. This Opinion is in support of the Order denying Appellant’s nunc pro tunc appeal.

STATEMENT OF THE CASE

In his petition for nunc pro tunc relief, Appellant asserted that the Department of Transportation (“Department”) failed to provide timely notice of his license suspension. Specifically, Appellant alleged from 1980 to 1988, he was convicted nine times under the Vehicle Code, each resulting in a license suspension. Appellant claimed that for each conviction, the notice by the Department was untimely. According to Appellant, the most egregious error from the Department was when the Department failed to send Appellant notice of his license suspensions from his 1986 and 1987 convictions until March 9, 1993. As a result, Appellant asserted he was left with no recourse for a timely appeal on any of the suspensions.

This Court denied Appellant’s nunc pro tunc appeal based on the petition and without holding an evidentiary hearing. Subsequently, Appellant filed a notice of appeal to the Commonwealth Court. Thereafter and pursuant to our Pa. R.A.P. 1925(b) Order, Appellant filed his Concise Statement of Errors Complained of on Appeal. In his statement, Appellant raises the following issue:

1. Whether this Court erred by depriving Appellant the opportunity to demonstrate whether the standard for granting a nunc pro tunc appeal had been met? {1}

{1}Appellant’s issue was rephrased by this Court based on Paragraphs 10 and 11 of Appellant’s Concise Statement of Errors Complained of on Appeal.

DISCUSSION

Appellant's sole issue for review is whether this Court erred in denying Appellant's nunc pro tunc appeal of driver's license suspension. The decision of whether to grant or deny an appeal nunc pro tunc is within the sound discretion of the trial court and the scope of review is whether the trial court has abused its discretion or committed an error of law. *Commonwealth v. Yohe*, 641 A.2d 1210, 1211 (Pa. Super. 1994). Said decisions are reversible only in instances where the court has abused its discretion or where the court drew an erroneous legal conclusion. *Id.*

Generally, a licensee has thirty (30) days from the mailing date of the notice of suspension to file an appeal to the court of common pleas. 42 Pa. C.S. §§ 5571(b), 5572; *Hudson v. Com., Dept. of Transp., Bureau of Driver Licensing*, 830 A.2d 594, 598 (Pa. Cmwlt. 2003). An appeal beyond the thirty day period is considered untimely and deprives the common pleas court of subject matter jurisdiction over the appeal. *Williamson v. Com., Dept. of Transp., Bureau of Driver Licensing*, 129 A.3d 597, 601 (Pa. Cmwlt. 2015). However, an individual is permitted to file a nunc pro tunc appeal if the delay in filing the appeal was either caused by fraud or an administrative breakdown. *Baum v. Com., Dept. of Transp.*, 949 A.2d 345, 348 (Pa. Cmlwth. 2008).

In the instant case, Appellant claims to have received untimely notice by the Department in each of his nine convictions. Nevertheless, even if Appellant met the burden for nunc pro tunc relief, he failed to act promptly upon learning of the alleged administrative breakdown. An individual seeking leave to appeal nunc pro tunc has the burden of demonstrating not only that the delay was caused by fraud or an administrative breakdown, but also that the individual acted promptly upon learning of the existence of the grounds relied upon for nunc pro tunc relief. *Yohe*, 641 A.2d at 1212. Even assuming an administrative breakdown occurred, Appellant learned of said breakdown in 1993, when the Department's last notice of license suspension was sent. Appellant filed this petition for nunc pro tunc relief in 2016, twenty-three (23) years later. Thus, he failed to act promptly upon learning of any alleged administrative breakdown. Therefore, this Court finds that Appellant's issue raised on appeal is without merit.

BY THE COURT:
JOSEPH M. GEORGE, JR., JUDGE

ATTEST:
PROTHONOTARY

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