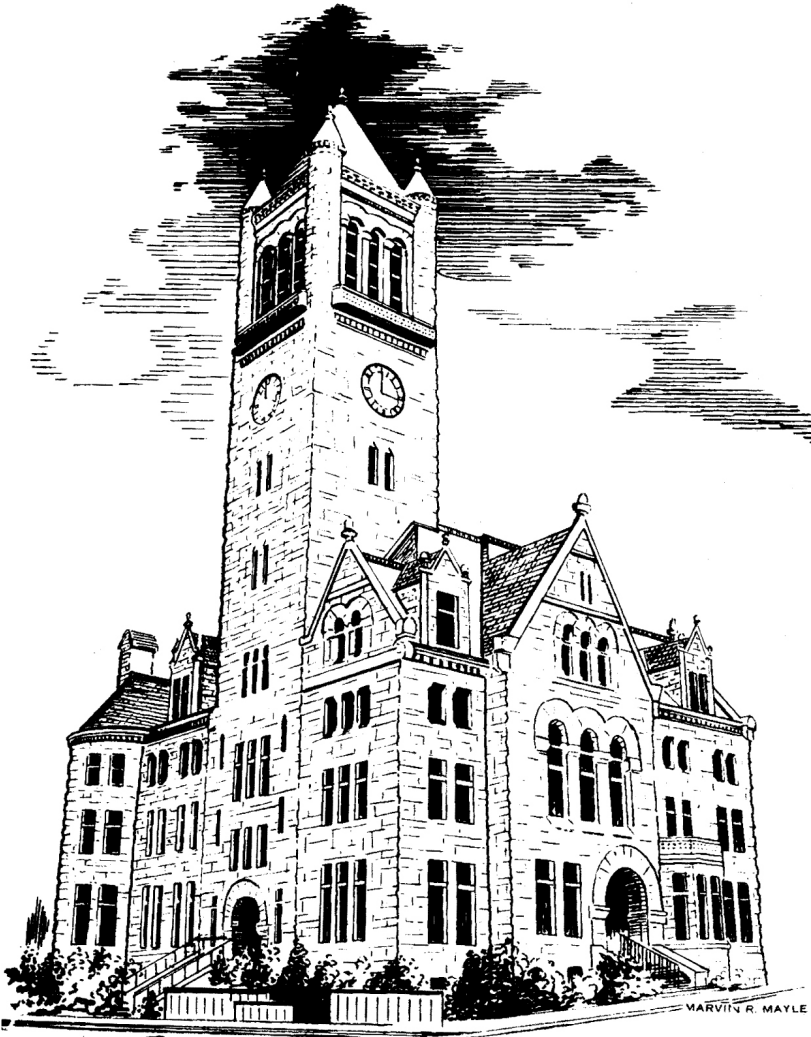


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The Ethics Hotline provides free advisory opinions to PBA members based upon review of a member's prospective conduct by members of the PBA Committee on Legal Ethics and Professional Responsibility. The committee responds to requests regarding, the 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

RONALD B. BRYNER, late of Henry Clay Township, Fayette County, PA (3)

Personal Representative: Karen S. Chapa
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

SANDRA S. DILLINGER, deceased, late of Everson Township, PA (3)

Administratrix: Georganne Nicholson
615 Painter Street
Everson Township, PA 15631
Attorney: Loughren, Loughren & Loughren, P.C.
310 Grant Street, Suite 2800
Pittsburgh, PA

JOHN FRANK KUSHNAR, A/K/A JOHN F. KUSHNAR, late of Fayette City, Fayette County, PA (3)

Administratrix: Lynn A. Bennett
c/o Zebly Mehalov & White
18 Mill Street Square
Post Office Box 2123
Uniontown, PA 15401
Attorney: Daniel R. White

EDITH LOUISE SANTORE, A/K/A LOUISE E. SANTORE, late of Uniontown, Fayette County, PA (3)

Co-Executors: Robert Boyd
6 Creek View Trail
Fairfield, PA 17320
Connie Greshaman
PO Box 42
Hopwood, PA 15445

c/o 98 Main Street
Smithfield, PA 15478
Attorney: Douglas S. Sholtis

SANDRA K. TORDI, late of Washington Township, Fayette County, PA (3)

Executor: Jon C. Nagel
4419 Luciano Avenue
Pahrump, NV 89061
c/o 33 Colonial Drive
Monessen, PA 15062
Attorney: Jack L. Bergstein

Second Publication

JOSEPH E. BAIRD, late of Uniontown, Fayette County, PA (2)

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 (2)

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 (2)

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 (2)

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 (2)
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 (2)
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 (2)
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 (2)
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 (2)
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

First Publication

**CAROL JEAN BAILES, A/K/A CAROL J.
 BAILES, A/K/A CAROL BAILES**, late of
 Upper Tyrone Township, Fayette County, PA (1)
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 (1)
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 (1)
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 (1)
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 (1)
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 (1)

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 (1)

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 (1)

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 (1)

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

LEGAL NOTICES

NOTICE

On October 21, 2016, the Fayette County Court of Common Pleas confirmed nisi the upset sale of properties for delinquent taxes, held on September 19, 2016.

Affected parties may file objections or exceptions to the sale immediately but no later than thirty (30) days following the confirmation nisi of the return by the court, October 21, 2016 or the return will be confirmed absolutely. The case number for this Nisi is 2092 of 2016 G.D.

If you have any questions please call your

attorney, this tax claim bureau at the following telephone number 724-430-1208, or the Pennsylvania Lawyer Referral Service at 800-932-0311.

NOTICE OF DISSOLUTION

Notice is hereby given that Old Anchor, Inc., a Pennsylvania business corporation with its principal office at 97 E. Main St, Uniontown, PA 15401, has elected to dissolve and will file Articles of Dissolution in the Office of the Department of State of the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Business Corporation Law, 15 Pa. C.S.A. §1977.

Ernest DeHaas, III, Esquire
2 West Main Street
Suite 700
Uniontown, Pennsylvania

NOTICE

NOTICE is hereby given that Articles of Incorporation were filed on August 5, 2016, with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a domestic nonprofit corporation which was organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania (15 Pa. C. S. A. Section 5306, et sec.). The name of the corporation is "Wildlife Conservancy of South Connellsville, Pennsylvania".

Timothy J. Witt, Esquire
Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, Pennsylvania 15425

NOTICE OF DISSOLUTION

NOTICE OF VOLUNTARY DISSOLUTION OF MUNDELS MATTRESS CENTER, INC.

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of MUNDELS MATTRESS CENTER, INC., a Pennsylvania corporation, with an address at 134 Connellsville

Street, Uniontown, Fayette County, Pennsylvania 15401 have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Jarod Illar, Esquire
Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, Pennsylvania 15425

NOTICE

Notice is hereby given that the Municipal Authority of the Township of Washington, Fayette County, Pennsylvania, 1390 Fayette Avenue, Belle Vernon, Fayette County, Pennsylvania, 15012, intends to file Articles of Amendment, under the provisions of the Municipality Authorities Act, the nature and character of the proposed amendment being as follows: "Paragraph F of the Articles of Incorporation are amended to increase the members of the Board of Directors from five members to seven members, to be rotated on an annual basis, as provided for by the Municipality Authorities Act." Said Articles shall be filed with the Secretary of State no sooner than three days from the date of this advertisement, said date of advertisement being November 12, 2016. A copy of the full text of the Articles of Amendment may be examined by any citizen in the Township offices, 1390 Fayette Avenue, Belle Vernon, Pennsylvania, 15012, on any business day (except Saturdays and Sundays) between the hours of 9:00 a.m. and 4:00 p.m., prevailing time.

NOTICE

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
No. 2199 of 2015, G.D
Honorable JUDGE STEVE P. LESKINEN

IN RE: CHANGE OF NAME OF
CHRISTOPHER WILLIAM LESTER II

NOTICE OF CHANGE OF NAME

Notice IS HEREBY GIVEN, that on November 14, 2016 the Petition of Christopher William Lester II, was filed in the above-named Court, praying for a decree to change the name to Christopher William Lee.

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed date of November 14, at 10 a.m. as the time and Courtroom Number 1 of the Fayette County Court House, Uniontown, Pennsylvania, as the time and place for a hearing on the merits of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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. (1 of 3)

James Custer
Sheriff Of Fayette County

Phelan Hallinan Diamond & Jones, LLP

McCABE, WEISBERG & CONWAY, P.C.

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

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

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

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 Bank, 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

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

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

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

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

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

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

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

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

JUDICIAL OPINION

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

MARK FORD,	:	
Appellant,	:	
	:	
VS.	:	
	:	
COMMONWEALTH OF PENNSYLVANIA,	:	NO. 1377 OF 2016, G.D.
DEPARTMENT OF TRANSPORTATION	:	Judge Joseph M. George, Jr.
Appellee,	:	

Attorneys:

Andrew M. Rapach, Esquire, Assistant Counsel, For the Commonwealth
Joseph Horowitz, Esquire, For the Appellant

OPINION AND ORDER

GEORGE, J.

November 4, 2016

Appellant, Mark Ford, appeals the suspension of his license by the Commonwealth of Pennsylvania, Department of Transportation (hereinafter “DOT”). Appellant argues his license suspension violates the United States Supreme Court decision in *Birchfield v. North Dakota*, 579 U.S. ____, 136 S.Ct. 2160 (6/23/2016), which held that the Fourth Amendment does not permit warrantless blood tests incident to arrest for drunk driving and that a licensee who does not consent to warrantless blood tests cannot face criminal penalties for their refusal.

At the time of the hearing, Appellant and DOT made several stipulations:

1. On June 1, 2016, Trooper Adam Janosko had reasonable grounds to believe Appellant was operating a vehicle while under the influence of alcohol or drugs;
2. Appellant was requested to submit to a chemical test of blood;
3. Appellant refused to submit to the chemical test;
4. Appellant was aware of the consequences of refusing the chemical test; and
5. The admission of the DL-26 form read to and signed by Appellant and Trooper Janosko (DOT Exhibit 1).

The United States Supreme Court in *Birchfield* stated:

Our prior opinions have referred approvingly to the general concept of implied-consent laws that impose civil penalties and evidentiary consequences on motorists who refuse to comply . . . and nothing we say here should be read to cast doubt on them.

Birchfield, 136 S.Ct. at 2185. Based on this explicit language, DOT can impose civil sanctions for a licensee's refusal to submit to a blood test incident to his arrest for driving under the influence of alcohol or drugs. Therefore, Appellant's reliance on Birchfield is misplaced. Additionally, we were persuaded by other Pennsylvania trial courts that similarly held that Birchfield did not apply to cases involving civil penalties. See Commonwealth of Pennsylvania v. Graham, 701 CD 2016 (Clarion County, 10/18/2016); Keener v. Commonwealth of Pennsylvania, Dep't of Transportation, 1003 CD 2016 and 1004 CD 2016 (Lebanon County, 08/15/2016).

Wherefore, we will enter the following Order:

ORDER

AND NOW, this 4th day of November, 2016, upon consideration of Appellant's License Suspension Appeal and after hearing thereon, and in accordance with the foregoing Opinion, it is hereby ORDERED that Appellant's License Suspension Appeal is DISMISSED and the action of the Department is REINSTATED.

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

ATTEST:
PROTHONOTARY

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

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 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 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@fcbar.org or (724) 437-7994

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