

# FAYETTE LEGAL JOURNAL

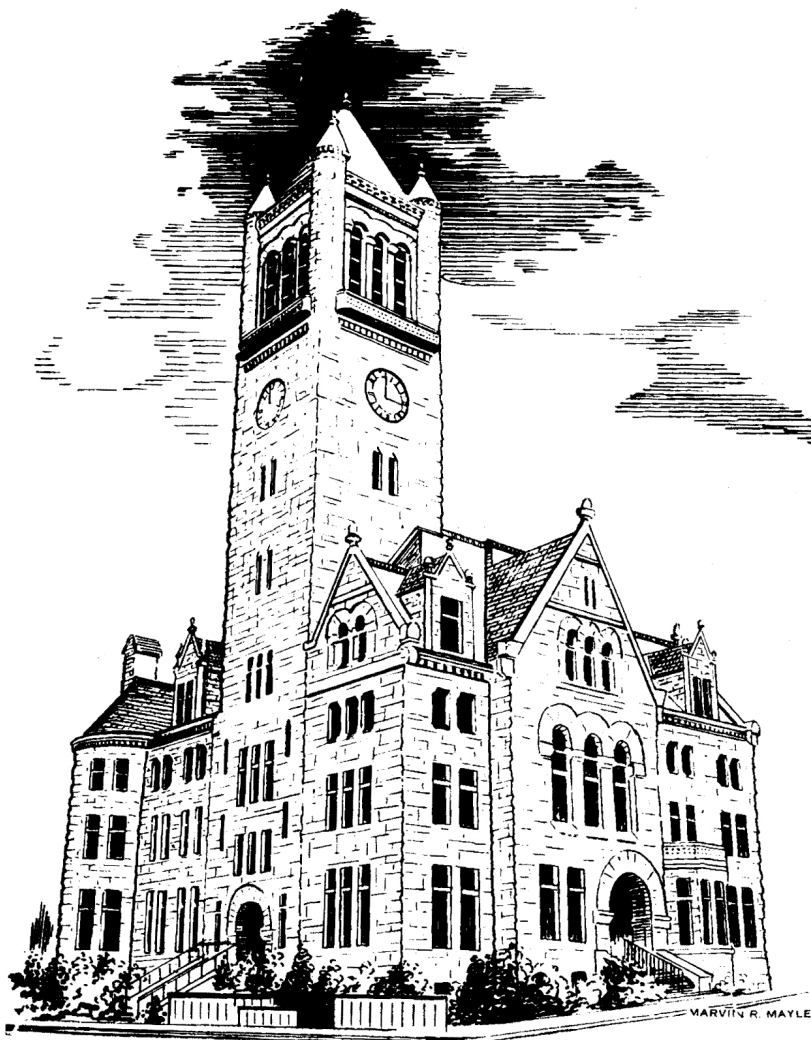
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**FAYETTE LEGAL JOURNAL**

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## ESTATE NOTICES

Notice is hereby given that letters testamentary or of administration have been granted to the following estates. All persons indebted to said estates are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors named.

### Third Publication

**KATHERINE KING BELFER**, late of Uniontown, Fayette County, PA (3)  
*Personal Representative:* Carin Wyche  
 c/o 2 West Main Street, Suite 110  
 Uniontown, PA 15401  
*Attorney:* Ricardo J. Cicconi

**MARK A. KESSLER, A/K/A MARK KESSLER**, late of Uniontown, Fayette County, PA  
*Administrator:* Richard E. Kessler (3)  
 c/o Zebley Mehalov & White, P.C.  
 18 Mill Street Square  
 P.O. Box 2123  
 Uniontown, PA 15401  
*Attorney:* Daniel R. White

**DANIEL E. MILLER, SR., A/K/A DANIEL E. MILLER**, late of Washington Township, Fayette County, PA (3)  
*Executor:* Eric R. Miller  
 308 Orchard Avenue  
 Stockdale, PA 15683  
 c/o Bassi, Vreeland & Associates, P.C.  
 111 Fallowfield Avenue  
 P.O. Box 144  
 Charleroi, PA 15022-0144  
*Attorney:* Keith A. Bassi

**PAULINE MINERD**, late of Masontown, Fayette County, PA (3)  
*Executrix:* Deborah Sue Ryan  
 c/o Monaghan & Monaghan, L.L.P.  
 57 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Gary D. Monaghan

**WILLIAM M. NITCH**, late of Republic, Fayette County, PA (3)  
*Executrix:* Patricia N. Bracaliello  
 3424 Lynwood Drive  
 West Homestead, PA 15241  
 c/o 1725 Washington Road, Suite 503  
 Pittsburgh, PA 15241  
*Attorney:* Betty A. Dillon

**MARIA D. PRYCE, A/K/A MARIA DELORES PRYCE**, late of German Township, Fayette County, PA (3)  
*Executor:* Myles K. Pryce  
 c/o DAVIS & DAVIS  
 107 East Main Street  
 Uniontown, PA 15401  
*Attorney:* James T. Davis, Esq.

**FRANK ROMEO, A/K/A FRANK A. ROMEO**, late of Uniontown, Fayette County, PA (3)  
*Executor:* Ronald J. Romeo  
 74 Evergreen Terrace  
 Uniontown, PA 15401  
 c/o 310 Grant Street, Suite 1109  
 Pittsburgh, PA 15219  
*Attorney:* Rosalie P. Wisotzki

**DANIEL E. SELLONG**, late of North Union Township, Fayette County, PA (3)  
*Executrix:* Shirley A. Sellong  
 144 N. Beeson Avenue, Apt. 404  
 Uniontown, PA 15401  
 c/o 1533 Bidwell Street  
 Pittsburgh, PA 15233  
*Attorney:* Thelma C. Spells

### Second Publication

**CARL A. BONTRAGER, A/K/A CARL ALAN BONTRAGER**, late of Henry Clay Township, Fayette County, PA (2)  
*Co-Executors:* Carol Friend and Richard Friend  
 190 Dinnerbell Ohiopyle Road  
 Farmington, PA 15437  
 c/o 92 East Main Street, Suite 24  
 Uniontown, PA 15401  
*Attorney:* Michelle L. Kelley

**GLADYS M. MCNAUGHTON**, late of South Union Township, Fayette County, PA (2)

*Co-Executors:*

John F. McNaughton  
31 Barton Drive  
Freedom, PA 15042

Linda E. McNaughton Barrows  
PO Box 616  
Johnson, VT 05656

c/o Moore Becker Smarto & Ciszek, P.C.  
121 West Second Street  
Greensburg, PA 15601

*Attorney:* Lawrence F. Becker, III

**ANTHONY A. SERAFINO, A/K/A**

**ANTHONY SERAFINO**, late of South Union Township, Fayette County, PA (2)

*Executrix:* Catherine E. Regets  
c/o Zebley Mehalov & White, P.C.  
18 Mill Street Square  
P.O. Box 2123

Uniontown, PA 15401

*Attorney:* Daniel R. White

**PAUL THOMPSON, A/K/A PAUL**

**FRANKLIN THOMPSON, JR.**, late of Dunbar Township, Fayette County, PA (2)

*Personal Representatives:*

Paul F. Thompson and Linda L. Thompson  
c/o 556 Morgantown Road  
Uniontown, PA 15401

*Attorney:* John A. Kopas, III

**MILLARD D. HESS**, late of Connellsville, Fayette County, PA (1)

*Executor:* Dean A. Hess  
c/o Molinaro Law Offices  
P.O. Box 799

Connellsville, PA 15425

*Attorney:* Carmine V. Molinaro, Jr.

**KENT R. MCGLINCY, A/K/A KENT ROBERT MCGLINCY**, late of Sebring, Florida (1)

*Administrator:* Kent R. McGlincy, Jr.  
8057 South Newport Court  
Centennial, CO 80112

c/o John M. Ranker & Associates P.C.  
140 South Main Street, Suite 301  
Greensburg, PA 15601

*Attorney:* John M. Ranker

**TIMOTHY M. SMITH**, late of Perryopolis, Fayette County, PA (1)

*Executrix:* Carol Lynn Smith  
c/o 4 North Beeson Boulevard  
Uniontown, PA 15401

*Attorney:* Sheryl A. Heid

## LEGAL NOTICES

### 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. 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.

### First Publication

**SAUNDRA GAIL CHIDESTER**, late of South Union Township, Fayette County, PA (1)

*Personal Representative:* Lawrence Baker  
c/o Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425

*Attorney:* Charles W. Watson

**MILLICENT GABRIEL**, late of South Union Township, Fayette County, PA (1)

*Executor:* Arthur Gabriel  
132 Heritage Hills Road  
Uniontown, PA 15401  
c/o Fox Rothschild LLP  
500 Grant Street, Suite 2500  
Pittsburgh, PA 15219

*Attorney:* Edward J. Kabala

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COURT OF COMMON PLEAS  
FAYETTE COUNTY  
No.: 2298 of 2014 GD

**Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007- NC1,**  
**Plaintiff,**

vs.

**Unknown Heirs/Administrators of the Estate of Betty Jean Yuhasz, Mary Ann Broadhead, believed Heir/Administrator of the Estate of Betty Jean Yuhasz,**  
**Defendants.**

TO: Unknown Heirs/Administrators of the Estate of Betty Jean Yuhasz Mary Ann Broadhead , believed Heir/Administrator of the Estate of Betty Jean Yuhasz

TYPE OF ACTION: CIVIL ACTION/  
COMPLAINT IN MORTGAGE  
FORECLOSURE

PREMISES SUBJECT TO  
FORECLOSURE: 1326 Lincoln Avenue,  
Belle Vernon, PA 15012

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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 NOTICE 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 FEE OR NO FEE.

Lawyers Referral and Information Service  
Fayette County Bar Association  
2 W Main St #711,  
Uniontown, PA 15401  
724-437-7994

MILSTEAD & ASSOCIATES, LLC  
By: Robert W. Williams, Esquire  
Attorney ID#203145  
Attorney for Plaintiff  
1 E. Stow Rd.  
Marlton, NJ 08053  
(856) 482-1400  
File No. 212944

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**NOTICE**

IN RE: Stephen E. Kezmarsky, III d/b/a Kezmarsky Funeral Home and Nancy L. Kezmarsky  
Case No. 15-23073-GLT  
Chapter 7

Intangible/Personal Property:

Debtor's (19.0%) Interest in G&K Realty

Date of Sale: 10/6/2016 @ 10:30 a.m.

Courtroom A, 54th Floor

600 Grant Street

Pittsburgh, PA 15219

Objections due by: 9/27/2016

Initial Offer: \$10,000.00

Higher and better offers will be considered at the hearing

Hand money required: \$1,000.00 (Cash or Certified Funds)

Contact: Robert H. Slone

223 South Maple Avenue

Greensburg, PA 15601

Ph #(724) 834-2990

For More Information:

[www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm)

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Robert H. Slone, Esquire  
Bankruptcy Trustee  
223 South Maple Avenue  
Greensburg, PA 15601  
Ph #(724) 834-2990

## 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

Monday, October 3, 2016  
at 9:30 A.M.

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2616-0226	EDNA L. BLOOM a/k/a EDNA LOUISE BLOOM a/k/a BETTY BLOOM	Elaine Snyder, Executrix
2611-0418	LEROY BRYAN	Patrick Bryan, Executor

Monday, October 17, 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

Monday, October 3, 2016  
at 9:30 A.M.

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on  
Monday, October 17, 2016

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2616-0195	ROBERT A. ADMAN	Carolyn W. Maricondi, Administratrix

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.

JEFFREY L. REDMAN  
Register of Wills and Ex-Officio Clerk of the Orphans' Court Division (2 of 2)

## SHERIFF'S SALE

Date of Sale: November 10, 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, November 10, 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. (3 of 3)

James Custer  
Sheriff Of Fayette County

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KML Law Group, P.C.

No. 1095 of 2016 GD  
No. 268 of 2016 ED

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2015-5T, c/o Rushmore Loan Management Services LLC 15480 Laguna Canyon Road, Suite 100 Irvine, NA CA,**

**Plaintiff,**

**vs.**

**JOCELYN S. BARTON AKA JOCELYN BARTON**

**JOHN W. ROCK**

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

**26 Pine Lane**

**Perryopolis, PA 15473,**

**Defendant(s).**

ALL THAT CERTAIN property situate in the Township of Perry, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #27-11-0100

PROPERTY ADDRESS: 26 Pine Lane  
Perryopolis, PA 15473

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:  
JOCELYN S. BARTON AKA JOCELYN BARTON and JOHN W. ROCK

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Phelan Hallinan Diamond & Jones, LLP

No. 1279 of 2015 GD  
No. 262 of 2016 ED

**Suntrust Mortgage, Inc.,**

**Plaintiff,**

**vs.**

**Tina R. Daerr**

**Phillip J. Hughes,**

**Defendants.**

By virtue of a Writ of Execution No. 1279 OF 2015 GD, Suntrust Mortgage, Inc. v. Tina R. Daerr, Phillip J. Hughes, owner(s) of property situate in the SALTICK TOWNSHIP, Fayette County, Pennsylvania, being 245 Back Creek Road, Indian Head, PA 15446

Parcel No.: 31-15-0162

Improvements thereon: RESIDENTIAL DWELLING

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UDREN LAW OFFICES, P.C.

Keith J. Pappas, Esquire

No. 1145 of 2016 GD  
No. 234 of 2016 ED

No. 614 of 2016 GD  
No. 255 of 2016 ED

**HSBC Bank USA, N.A., as Trustee for the Registered Holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3,**

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

**FLORETTA DUGAN  
KELLY R. DUGAN  
SUSAN DUGAN,**  
**Defendants.**

**UNITED BANK, INC., a West Virginia banking corporation,**

**Petitioner,**  
**vs.**

**KEJ PROPERTIES, LP, a Pennsylvania limited partnership, KEJ HOLDINGS, LLC, a Pennsylvania limited liability company, KISHOR JOSHI, and USHA JOSHI,**  
**Respondents.**

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

BEING KNOWN AS 2141 Indian Head Road, Indian Head, PA 15446 a/k/a 2141 Indian Head Road, Champion, PA 15622

PARCEL NUMBER: 31-19-0045 and 31-19-0045-01 n/k/a 31-19-0045-2

IMPROVEMENTS: Residential Property

Phelan Hallinan Diamond & Jones, LLP

No. 1004 of 2016 GD  
No. 245 of 2016 ED

**Ditech Financial LLC f/k/a Green Tree Servicing LLC,**

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

**Norbert W. Granchi,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 1004-0F-2016-GD, Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Norbert W. Granchi, owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 76 Evergreen Terrace, Uniontown, PA 15401-5531

Parcel No.: 38060071

Improvements thereon: RESIDENTIAL DWELLING

ALL THOSE CERTAIN tracts of land situate in South Union Township, Fayette County, Pennsylvania, more particularly described as follows:

**PARCEL ONE:**

ALL those certain parcels of land situate in the Township of South Union, County of Fayette, and Commonwealth of Pennsylvania, being all of the Lot Nos. 7 and 8 in Highland Park Plan of Lots of record in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book Volume 22, page 2.

DEED DATE: April 28, 2005

RECORDED in Record Book 2944, at Page 358

TAX IDENTIFICATION: 34-1-68-14

BEING 20 Highland Park Drive, Uniontown, PA 15401





**PARCEL TWO:**

ALL that certain condominium known as Suite 5, together with the common elements appurtenant thereto, in the Uniontown Health Center Condominium, created pursuant to the Uniform Condominium Act, situate in South Union Township, Fayette County, Pennsylvania, by filing a Declaration of Condominium dated July 17, 1987, and recorded in Record Book 331, page 253, and amended in Record Book 1159, Page 275, together with the Plats and Plans recorded in Plan Book Volume 29, Page 45.

DEED DATE: April 28, 2005

RECORDED in Record Book 2944, at Page 358

TAX IDENTIFICATION: 34-05-0356-A0-0 BEING 25 Highland Park Drive, Suite 5, Uniontown, PA 15401.

BEING the same parcels of land conveyed to KEJ Properties, LP, a Pennsylvania Family Limited Partnership, from Kishor E. Joshi and Usha K. Joshi, husband and wife, by deed dated the 28th day of April, 2005, and recorded on the 4th day of May, 2005, in the Recorder's Office of Fayette County, Pennsylvania, in Record Book 2944, at Page 358.

**PARCEL THREE:**

ALL that certain condominium known as Suite 1, together with the common elements appurtenant thereto, in the Uniontown Health Center Condominium, created pursuant to the Uniform Condominium Act, situate in South Union Township, Fayette County, Pennsylvania, by filing a Declaration of Condominium dated July 17, 1987, and recorded in Record Book 331, page 253, and amended in Record Book 1159, Page 275, together with the Plats and Plans recorded in Plan Book Volume 29, Page 45.

DEED DATE: April 27, 2005

RECORDED in Record Book 2944, at Page 363

TAX IDENTIFICATION: 34-05-0356-B0-0 BEING 25 Highland Park Drive, Suite 1, Uniontown, PA 15401.

BEING the same parcel of land conveyed to KEJ Properties, LP, a Pennsylvania Family Limited Partnership, from Shirish B. Desai and Bharati S. Desai, husband and wife, by deed dated the 27th day of April, 2005, and recorded on the 4th day of May, 2005, in the Recorder's Office of Fayette County, Pennsylvania, in Record Book 2944, at Page 363.



Phelan Hallinan Diamond & Jones, LLP

No. 736 of 2016 GD

No. 254 of 2016 ED

**Federal National Mortgage Association (“Fannie Mae”), A Corporation Organized and Existing Under The Laws of The United States of America,**

**Plaintiff,**

**vs.**

**Joy A. Lint,**

**Defendant(s).**

By virtue of a Writ of Execution No. 2016-00736, Federal National Mortgage Association (“Fannie Mae”), A Corporation Organized and Existing Under The Laws of The United States of America v. Joy A. Lint, owner(s) of property situate in the UPPER TYRONE TOWNSHIP, Fayette County, Pennsylvania, being Joy A. Lint, by Deed from Rex A. Thayer and Beverly S. Thayer, h/w, dated 04/23/2007, recorded 04/26/2007 in Book 3023, Page 879.

709 Broadford Road, Connellsville, PA 15425-6107 (Acreage or street address)

Parcel No.: 39-07-0037

Improvements thereon: RESIDENTIAL DWELLING

No. 38 of 2016 GD

No. 2600 of 2016 ED

**ZION INVESTMENT PARTNERS, LTD.,**

**Plaintiff,**

**vs.**

**JACQUELINE L. MITCHELL,**

**Defendant.**

ALL that certain lot or parcel of ground

situated in Washington Township, Fayette County, Pennsylvania, known as Lot No. 12 in the Naomi Plan of Lots, laid out by the Naomi Coal Company and recorded in the Recorder's Office of said County in Plan Book No. 4, page 164, HAVING ERECTED THEREON A DWELLING KNOWN AS 124 LONG ROAD, BELLE VERNON PA 15012.

Tax Parcel ID #: 4107022801

Deeded to Jacqueline L. Mitchell by Deed recorded at Fayette County Book 1290 Page 184.

TO BE SOLD AS THE PROPERTY OF JACQUELINE L. MITCHELL PER JUDGMENT No. 38 of 2016, G.D. and 232 of 2016, E.D.

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

No. 693 of 2016 GD  
No. 251 of 2016 ED

**CIT Bank, N.A.,**  
**Plaintiff,**  
**vs.**  
**Marie Pilatic,**  
**Defendant.**

All that certain lot of land situate in the Township of Upper Tyrone, County of Fayette and State of Pennsylvania, being known and designated as Lot No. 3 in Block No. 1, in Plan of Lots known as "Zephyr Glen", the plan whereof is recorded in the Recorder's Office of Fayette County, Pennsylvania in Plan Book 4, Page 107, and which said Lot is more particularly bounded and described as follows:

Fronting 40 feet on the North side of Wall Street and extending back in a Northerly direction of uniform width a distance of 150 feet to Miller Alley, said Lot No. 3 is bounded on the West by Lot No. 2 and on the East by Lot No. 4 in said Block.

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

Lot No. 4 in Block No. 1 in Plan of Lots known as "Zephyr Glen," the plan whereof is to be recorded in the Recorder's Office of Fayette County, Pennsylvania, and which said lot is more particularly bounded and described as follows:

Fronting 40 feet on the North side of Wall

Street. and extending back of uniform width a distance 150 feet Miller Alley and being bounded on the West by Lot No. 3 and on the East by Lot No. 5 in said Block.

BEING the same tract of land conveyed to Marie Pilatic and John Pilatic from Catherine Zucco by Deed dated November 30, 1964 of record in the Fayette County Recorder of Deeds Office in Deed Book Volume 1003, Page 53.

All that certain piece or parcel or Tract of land situate Town ship of Upper Tyrone, Fayette County, Pennsylvania, and being known as 607 Kingview Road, Scottdale, Pennsylvania 15683.

Being known as: 607 Kingview Road, Scottdale, Pennsylvania 15683

Title vesting in Marie Pilatic by deed from Marie Pilatic and John Pilatic, her husband, by his attorney in fact, Kenneth C. Alt, Power of Attorney by General Warranty Deed dated January 23, 2008 and recorded January 29, 2008 in Deed Book 3051, Page 2200.

Tax Parcel Number: 39-04-0054

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KML Law Group, P.C.

No. 1088 of 2016 GD  
No. 267 of 2016 ED

**QUICKEN LOANS INC.**  
**635 Woodward Avenue**  
**Detroit, MI 48226,**  
**Plaintiff,**  
**vs.**

**HAROLD K. SHAFFER**  
**Mortgagor(s) and Record Owner(s)**  
**713 Clay Road**  
**Connellsville, PA 15425,**  
**Defendant(s).**

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

TAX PARCEL #3305002109

PROPERTY ADDRESS: 713 Clay Road  
Connellsville, PA 15425

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:  
HAROLD K. SHAFFER

---

ANNE N. JOHN  
ATTORNEY AT LAW

No. 877 of 2016 GD  
No. 283 of 2016 ED

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

vs.

**ESTATE OF ELIZABETH A. STEWART,  
Deceased; RACHEL E. STEWART, heir of  
the ESTATE OF ELIZABETH A.  
STEWART, Deceased, RACHEL E.  
STEWART, all known and unknown heirs,  
successors, and assigns and all those claiming  
any right, title or interest of, from or under  
ELIZABETH A. STEWART, Deceased,  
Defendants.**

ALL that certain lot or piece of ground situate in the Eighth Ward of the City of Uniontown (formerly South Union Township), Fayette County, Pennsylvania, being the northerly one-half of Lots Nos. 48 and 49 in Wolf Addition to Uniontown, a plot of which is of record in the Recorder's office of said Fayette County in Plan Book No. 1, page 91.

For Prior title see Record Book 2884, page 1710. See also Record Book 2961, page 1358.

HAVING erected thereon a single-family dwelling known locally as 451 Braddock Avenue, Uniontown, PA 15401.

Assessment Map No.: 38-11-0065.

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

No. 971 of 2016 GD  
No. 252 of 2016 ED

**The Huntington National Bank,  
Plaintiff,**

vs.

**Gerald H. Stewart, Executor of the Estate of  
Gerald R. Stewart,  
Defendant.**

All that certain piece, parcel or tract of land situate in Perryopolis Borough, Fayette County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin common to land of Grantors and land now or formerly of Perryopolis Park and Recreation; thence South

16 degrees 05 minutes 50 seconds East, a distance of 157.08 feet to an iron pin common to land of Grantors and land now or formerly of Perryopolis Park and Recreation; thence South 34 degrees 20 minutes 00 seconds West, a distance of 110.00 feet to an iron pin common to land of Grantors and land now or formerly of Perryopolis Park and Recreation; thence South 57 degrees 46 minutes 20 seconds West, a distance of 54.38 feet to a railroad spike in a gravel drive on land common to Grantors and land now or formerly of Perryopolis Park and Recreation; thence South 78 degrees 33 minutes 30 seconds West a distance of 337.31 feet to a railroad spike on the southern side of State Route 4038 on land common to Grantors and land now or formerly of Perryopolis Park and Recreation; thence North 37 degrees 43 minutes 20 seconds West a distance of 17.75 feet to an iron pin located in State Route 4038 on land common to Grantors and land now or formerly of Perryopolis Park and Recreation; thence North 84 degrees 58 minutes 00 seconds West a distance of 152.71 feet to an iron pin in State Route 4038 on land common to Grantors land now or formerly of Perryopolis Park and Recreation and land now or formerly of Albert Chaw; thence North 03 degrees 58 minutes 00 seconds West, a distance of 304.26 feet to an iron pin in Galley Street on land common to Grantors, land now or formerly of Albert Chaw and land now or formerly of Perryopolis Park and Recreation; thence South 79 degrees 53 minutes 44 seconds East, a distance of 158.57 feet to an iron pin on the southern side of Galley Street on land common to Grantors and land now or formerly of Perryopolis Park and Recreation; thence South 81 degrees 11 minutes 16 seconds East, a distance of 282.86 feet to an iron pin common to land of Grantors and land now or formerly of Perryopolis Park and Recreation; thence North 61 degrees 32 minutes 04 seconds East, a distance of 163.24 feet to an iron pin common to land of Grantors and land now or formerly of Perryopolis Park and Recreation, the point and lace of beginning. CONTAINING 3.4868 acres according to survey of Phillip F. Harris, Registered Surveyor.

SUBJECT to all exceptions, reservations, easements, rights, rights of way, as contained in prior instruments of record.

BEING a portion of the same premises described in the Decree of Distribution of the Estate of Elizabeth Smith a/k/a Elizabeth June Smith, at No. 251 of 1983, which Decree is recorded in the Office of the Recorder Deeds of Fayette County, Pennsylvania, in Deed Book Volume 1342, Page 497.

All that certain piece or parcel or Tract of land situate Perryopolis Borough, Fayette County, Pennsylvania, and being known as 411 Layton Road, Perryopolis, Pennsylvania 15473.

Being known as: 411 Layton Road, Perryopolis, Pennsylvania 15473

Title vesting in Gerald R. Stewart and Mary Ellen Stewart by deed from George Oliver Smith and Marlene Smith, his wife, Donald Thomas Smith and Priscilla Smith, his wife and Mary Ellen Stewart and Gerald R. Stewart, her husband dated February 2, 1992 and recorded February 4, 1997 in Deed Book 1838, Page 129. The said Gerald R. Stewart died on January 15, 2014 thereby vesting title in his surviving spouse Mary Ellen Stewart by operation of law.

STERN & EISENBERG PC  
M. TROY FREEDMAN, ESQUIRE

No. 2345 of 2015 GD  
No. 250 of 2016 ED

**Central Mortgage Company,**  
**Plaintiff,**  
**vs.**  
**William A. Terrant,**  
**Defendant(s).**

SITUATE IN WASHINGTON  
TOWNSHIP, FAYETTE COUNTY,  
PENNSYLVANIA, BEING KNOWN AS 809  
Belle Avenue, Belle Vernon, PA 15012  
PARCEL NO. 41-05-0271  
IMPROVEMENTS - RESIDENTIAL  
REAL ESTATE  
SOLD AS THE PROPERTY OF-  
WILLIAM A. TERRANT

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

No. 1096 of 2016 GD  
No. 266 of 2016 ED

**Nationstar Mortgage LLC d/b/a Champion  
Mortgage Company,**  
**Plaintiff,**  
**vs.**  
**Charles W. Welsh, Executor of the Estate of  
Norman E. Welsh,**  
**Defendants.**

ALL that certain tract of land situate in North Union Township, Fayette County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the road leading from Connellsville to Uniontown, known as Traffic Route 119, said point of beginning being South 34 degrees 04 minutes West 288.37 feet from the corner of the lands now or formerly of Elmer Edward Welsh and the lands now or formerly of Leonard Mecco; thence from said point of beginning, South 55 degrees 16 minutes 30 seconds East 344.06 feet to an iron pin along the property now or formerly of Elmer Edward Welsh; thence South 34 degrees 43 minutes 30 seconds West 75 feet to an iron pin along the property now or formerly of Elmer Edward Welsh; thence North 55 degrees 16 minutes 30 seconds West 303.20 feet (inadvertently stated to be 343.20 feet in the Deed recited below) along a fifty-foot right of way to the center of Traffic Route 119; thence North 34 degrees 04 minutes East 75.01 feet to place of beginning. Containing .522 Acres, more or less, as per survey of Harold B. Harper, made June 17, 1975, a plot of same being attached to the hereinafter recited Deed. See also, Plan Book 8, page 179.

The description herein used to convey the land conveyed to the grantees in the deed last mentioned is a result of a survey.

EXCEPTING AND RESERVING, however, thereout and therefrom, all the coal and minerals and mining and other rights and privileges heretofore conveyed, first by deed of Robert Hogsett to eh McClure Coke Company by deed dated November 4, 1892, and recorded in the Recorder's Office of Fayette County, in Deed Book No. 116, page 459, and second, by deed of Samuel E. Hogsett to the Hogsett Coal and Coke Company, dated December 4, 1903, and recorded in the Recorder's Office of Fayette county, in Deed Book No. 223, page 305.

ALSO EXCEPTING AND RESERVING, thereout and therefrom and any all other exceptions, reservations, restrictions, easements, rights, limitations and conditions set forth in prior instruments of record in the chain title.

BEING the same premises conveyed to Norman E. Welsh and Sandra Lee Welsh, his wife, by Deed of Elmer Edward Welsh dated June 27, 1975, and recorded in the Recorder's Office of Fayette county, Pennsylvania, in Deed Book 1182, page 272.

Being known as: 1408 Connellsville Road, Lemont Furnace, Pennsylvania 15456

And being the same premises conveyed to Norman E. Welsh by deed from Norman E.

Welsh and Sandra Lee Welsh, his wife dated February 5, 2005 and recorded February 9, 2005 in Deed Book 2935, Page 962 Instrument Number 200500002006 . The said Norman E. Welsh died on February 29, 2016 thereby vesting title in Charles W. Welsh, Executor of the Estate of Norman E . Welsh by operation of law.

Tax Parcel Number: 25-27 -0050

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## ADVISORY PANELS

### SUPREME COURT ENCOURAGES PEOPLE TO APPLY FOR APPOINTMENTS TO ADVISORY PANELS

HARRISBURG — As part of its desire for wider participation in the groups which provide it advice and recommendations, the Pennsylvania Supreme Court is undertaking a new initiative making it easier for people to express interest in being appointed to court advisory panels. “Justice David N. Wecht has led the present initiative with the intention of broadening participation in the Supreme Court’s board and committee structure,” said Chief Justice Thomas G. Saylor. “He will also be supervising the implementation, with the support of the full court. Legal training, experience and expertise are necessary for many assignments, but there are appointments for nonattorneys as well.

“The court appreciates the time and effort the board and committee members dedicate to their roles,” said Justice Wecht. “With this outreach we hope to encourage more people to apply for these important positions on the court’s advisory panels. “Providing easier access to apply for positions on the advisory boards and announcing those positions to a broader audience will ensure that the court will have a more diverse pool of applicants. A broader array of candidates, and consequently panel members, will serve the court and the Commonwealth as they bring new perspectives to the important work the panels do.”

The Unified Judicial System website at [www.pacourts.us](http://www.pacourts.us) will serve as the central resource for the new initiative. As vacancies arise, they will be featured on the home page, usually beginning the first week of the month. Clicking on the announcement will lead readers to a list of vacancies with links to information about the missions of the respective panels, including terms of service, as well as an application and directions for submission. Applicants will have one month to apply. The first vacancies will be posted on Oct. 3.

In addition to postings on the website, the judiciary’s twitter feed @PaCourts will tweet openings. Bar associations and law schools across the state will be notified as well so they may include information on their websites and in correspondence with members. Although the number varies, there are usually approximately 20 vacancies each year. Volunteers are not paid for serving, and the time commitment varies depending on the panel.

More than 180 volunteers sit on Supreme Court panels and have a wide range of responsibilities and functions. Some panels make recommendations to the court for amendments, revisions or simplification of court procedural rules. Others regulate the practice of law, oversee continuing legal education for lawyers and administer funds to assist individuals unable to pay for legal service.

Some of the panels include:

- Criminal Procedural Rules Committee
- Committee on Rules of Evidence
- Board of Law Examiners
- Continuing Legal Education Board
- Judicial Conduct Board
- Disciplinary Board of the Supreme Court
- Interest on Lawyers Trust Account Board

## MALPRACTICE AVOIDANCE SEMINAR

The annual PBA Malpractice Avoidance Seminar will be held at the Penn State Fayette Campus Eberly Building on **October 25, 2016 at 2:00 p.m.**

With the Pennsylvania Bar Association Insurance Program, advised and administered by USI Affinity, you have the ability to gain valuable malpractice avoidance information and earn up to a 7.5% discount on your malpractice insurance. The Malpractice Avoidance Seminar, sponsored by the Pennsylvania Bar Association Insurance Program and the Pennsylvania Bar Institute, has been approved by the Pennsylvania Continuing Legal Education Board for 1.5 hours of ethics, professionalism, or substance abuse CLE credit. The 7.5% credit will be pro-rated based on the number of attorneys in the firm who attend the seminar. The discount does not apply to part-time policies.

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For more information call  
Gabriele Miller-Wagner at 1-800-932-0311, ext. 2240  
REGISTRATION FEE IS \$30 PER ATTORNEY

Online prepayment and preregistration are  
highly recommended.  
[www.pabar.org/public/localbar/countybarprograms.asp](http://www.pabar.org/public/localbar/countybarprograms.asp)



**CONTINUING LEGAL EDUCATION****Fayette County Application of the  
PA Supreme Court Orphans Court Rules**

October 11, 2016

1.5 Substantive CLE credits

Noon to 1:30

Cost: \$30.00

Uniontown Hilton Garden Inn

Laurel Ballroom

Please register by October 5th

Lunch Provided by

Somerset Trust

**Presenters:**

Charles W. Watson, Esq.; Michelle L. Dietz, Esq.; Timothy J. Witt, Esq..

The Supreme Court of Pennsylvania has adopted statewide Orphans' Court Rules, which went into effect on September 1, 2016. The seminar will provide a summary of the changes and new requirements. It will also focus on the mandatory standardized Supreme Court forms, including the new forms for the Petition for Adjudication and the Model Account



Please call email or call Cindy  
to register  
724-437-7994  
[cindy@fcbar.org](mailto:cindy@fcbar.org)

**Sponsored by:**

**CONTINUING LEGAL EDUCATION**

**Advocating for Victims of Human Trafficking**

October 21, 2016  
4 Substantive CLE credits  
2 Ethics CLE credits  
9:00 a.m. to 4:15 p.m.

Cost: \$40.00 (if receiving CLE credits)  
\$20.00 (if not receiving CLE credits)

Park Inn by Radisson  
Uniontown - Route 40 West

This training is offered by the Crime Victims’ Center of Fayette and the PA CLE Board has authorized the FCBA to offer 6 CLE credits.

Presentations include speakers from:  
Office of Homeland Security, FBI, and U.S. Attorney General’s Office

Attorneys receiving CLE credit must register with Cindy  
724-437-7994/cindy@fcbar.org

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Participants will learn how to identify victims’ health care and social service needs and approaches to effectively treat victims. A federal criminal overview of prosecuting cases will be presented and the successes and challenges of working with survivors will also be part of the discussion for the day.

Human trafficking is a modern day form of slavery and includes labor and sexual exploitation. The Crime Victims’ Center of Fayette County and the Soroptimists of Fayette continue their collaboration with their efforts to educate members of the community and professionals so to increase the awareness of this heinous crime and to develop the required skills to effectively assist victims.

The speakers for this training are experts in the area of human trafficking and will share their extensive knowledge and first hand experiences with participants. They represent the medical and social services fields, U. S. Attorney General’s Office, Homeland Security and the F.B.I. Cases and situations of human trafficking within southwestern Pennsylvania will be cited and discussed.

Agenda content will include, Survivor’s Health Care and Social Service Needs, Victim Centered / Trauma Informed Services, How to Utilize Trauma informed Approaches, Human Trafficking Prosecutions/Federal Criminal Overview, Strategies for Prosecution and Law Enforcement, Techniques and Tactics for Interviewing Victims and Successes and Challenges of Working with Victims.

**CONTINUING LEGAL EDUCATION**

**Pennsylvania's New Expungement Law**

November 2, 2016

1 substantive CLE credit

Noon to 1:00 p.m.

Cost: \$30.00

First Niagara Bank Building

Corporate Training Center

Presenters:

Samuel J. Davis, Esq.

and

Richard Bower, Esq.

Fayette County District Attorney

Please email or call Cindy to register

724-437-7994 / [cindy@fcbare.org](mailto:cindy@fcbare.org)

*Quality... Experience... Results...  
It's what your clients deserve.*

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