

# FAYETTE LEGAL JOURNAL

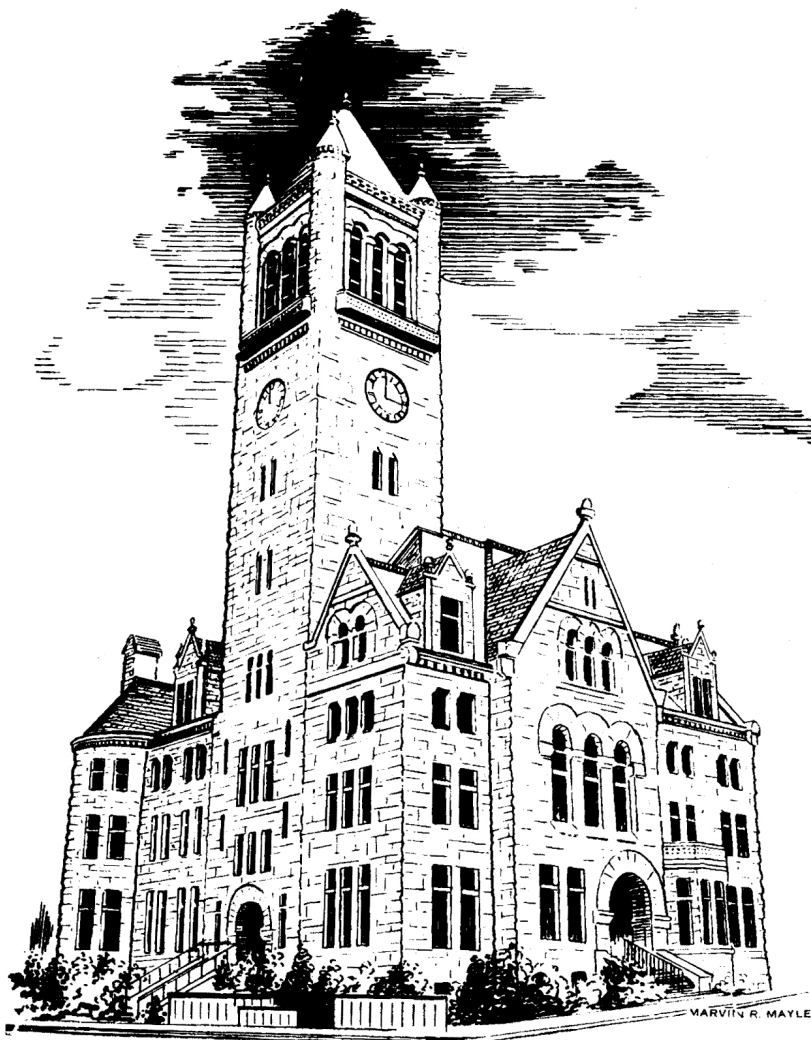
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**FAYETTE LEGAL JOURNAL**

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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

**ROCCO J. ROSS**, late of Connellsville, Fayette County, PA (3)

*Executor:* Richard A. Ross  
c/o Riverfront Professional Center  
208 South Arch Street, Suite 2  
Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**RICHARD SHOEMAKER, A/K/A  
RICHARD C. SHOEMAKER**, late of Dunbar Township, Fayette County, PA (3)

*Executrix:* Beverly Gynn  
c/o Rowan Law Office  
890 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Davina D. Burd

**LYNNETTE S. WILSON, A/K/A  
LYNNETTE SHARON WILSON**, late of Uniontown, Fayette County, PA (3)

*Administrator:* Allen J. Wilson  
c/o 80 East Main Street  
Uniontown, PA 15401  
*Attorney:* J. W. Eddy

### Second Publication

**ADELINE A. KINOSH**, late of South Union Township, Fayette County, PA (2)

*Personal Representative:* Arthur Lucketti  
c/o Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* James T. Davis

**ALBERT ROBINSON, A/K/A ALBERT C. ROBINSON**, late of Jefferson Township, Fayette County, PA (2)

*Executrix:* Valerie K. Barnhart  
c/o ADAMS & ADAMS  
55 East Church Street, Suite 101  
Uniontown, PA 15401  
*Attorney:* Jason F. Adams

### First Publication

**ROBERT A. ADMAN**, late of Connellsville, Fayette County, PA (1)

*Administratrix:* Carolyn W. Maricondi  
c/o P.O. Box 760  
Connellsville PA 15425  
*Attorney:* Carolyn W. Maricondi

**DONNA M. EPERJESI**, late of Luzerne Township, Fayette County, PA (1)

*Administratrix:* Kimberly Kilburn  
c/o DAVIS & DAVIS  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Jeremy J. Davis

**ROSEMARY HENSEL**, late of Saltlick Township, Fayette County, PA (1)

*Executrix:* Ruth A. Ryan, formerly Ruth A. Hyatt  
P.O. Box 232  
Indian Head, PA 15446  
c/o King & Guidy, LLC  
114 North Maple Avenue  
Greensburg, PA 15601  
*Attorney:* Robert W. King

**JOHN GLENN MATZUS**, late of South Union Township, Fayette County, PA (1)

*Administratrix:* Victoria Renee Matzus  
c/o DAVIS & DAVIS  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Samuel J. Davis

**LAWRENCE H. MCQUADE, JR.**, late of Connellsville, Fayette County, PA (1)

*Executrix:* Bridget M. McQuade  
c/o Molinaro Law Offices  
P.O. Box 799  
Connellsville, PA 15425  
*Attorney:* Carmine V. Molinaro, Jr.

**HARRY L. NICKLOW, SR., A/K/A HARRY LEWIS NICKLOW, SR.,** late of Dunbar Township, Fayette County, PA (1)

*Executor:* Harry Lewis Nicklow, Jr.  
c/o Donald McCue Law Firm, P.C.  
Colonial Law Building  
813 Blackstone Road  
Connellsville, PA 15425  
*Attorney:* Donald J. McCue

**FRANK J. RICCO,** late of Brownsville Township, Fayette County, PA (1)

*Administrator:* Richard Ricco  
c/o 51 East South Street  
Uniontown, PA 15401  
*Attorney:* Anthony S. Dedola, Jr.

**LEGAL NOTICES**

**IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

Bankruptcy Case No. 15-23073 GLT  
Chapter 11  
Document No.: ---

**IN RE:**

**Stephen E. Kezmarsky, III, DBA Kezmarsky Funeral Home, AKA Stephen E. Kezmarsky and Nancy L. Kezmarsky, Debtor.**

**Stephen E. Kezmarsky, III, DBA Kezmarsky Funeral Home, AKA Stephen E. Kezmarsky and Nancy L. Kezmarsky, Movant, vs.**

**United States Trustee's Office, Community Bank, Internal Revenue Service, Pennsylvania Department of Revenue, Fayette County Tax Claim Bureau, Uniontown Area School District, City of Uniontown, Cab East, LLC, Peter J. Kumor, III, Buyer, Respondents.**

**NOTICE OF HEARING ON MOTION TO SELL PROPERTY, FREE AND DIVESTED OF LIENS**

**TO: ALL CREDITORS AND ALL PARTIES IN INTEREST**

**NOTICE IS HEREBY GIVEN THAT:**

The DEBTORS, STEPHEN E. AND NANCY L. KEZMARSKY, have filed a motion for public sale of their real property known as 93 Belmont Circle, Uniontown, PA. The property consists of a two story brick and stucco house with adjacent vacant lot, parcel id no. 38-15-0184. Debtors are seeking approval of the real estate sales transaction to the purchaser, Peter J. Kumar, III. A true and correct copy of the Agreement of Sale is attached to the Motion filed in this case as Exhibit "A."

A hearing on said Motion is set for April 28, 2016 at 11:00 a.m. before Judge Gregory L. Taddonio in Courtroom A, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, at which time higher offers will be considered and objections to said sale will be heard.

Date of Notice: March 24, 2016  
Clerk, U.S. Bankruptcy Court

Arrangements for inspection prior to said sale hearing may be made with:

Community Bank  
c/o Thomas E. Reilly, Esquire  
Waterfront Corporate Park Building One, Suite 403  
2200 Georgetown Drive, Suite 403  
Sewickley, PA 15143  
724-933-3500

**NOTICE**

NOTICE is hereby given pursuant to the provisions of Act 295 of December 16, 1982, P.L. 1309, that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about March 3, 2016 to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of NGUYEN'S SEAFOOD & SUSHI, with the principal place of business at 160 Pittsburgh Street, Uniontown, PA 15401. The name or names and addresses of persons owning and interested are Thanh V. Nguyen, 11 Delrose Drive, Monessen, PA 15062; Song V. Nguyen, 96 Jordan Street, Bethel Park, PA 15102; and Nam V. Nguyen, 310 N. Mathilda Street, Pittsburgh, PA 15216.

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

**NOTICE**

Notice is hereby given that Certificate of Organization has been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on March 16, 2016, for a limited liability company known as G & L Heckman Properties, LLC.

Said limited liability company has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the limited liability company is/are: Real Estate and any other lawful purpose related thereto for which limited liability company may be organized under the Business Corporation Law.

DAVIS & DAVIS

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

**NOTICE**

NOTICE is hereby given that Articles of Incorporation were filed on April 7, 2015, 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 "T.E.A.C.H. Fayette County".

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

**SHERIFF'S SALE**

**Date of Sale: June 9, 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, June 9, 2016, at 10:30 a.m. in the Hallway outside the Sheriff's Office at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

Ten percent of the purchase price, or a sufficient amount to pay all costs if the ten percent is not enough for that purpose. Same must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money is due before twelve o'clock noon on the fourth day thereafter. Otherwise, the property may be resold without further notice at the risk and expense of the person to whom it is struck off at this sale who in case of deficiency in the price bid at any resale will be required to make good the same. Should the bidder fail to comply with conditions of sale money deposited by him at the time the property is struck off shall be forfeited and applied to the cost and judgments. All payments must be made in cash or by certified check. The schedule of distribution will be filed the third Tuesday after date of sale. If no petition has been filed to set aside the sale within 10 days, the Sheriff will execute and acknowledge before the Prothonotary a deed to the property sold. (1 of 3)

James Custer  
Sheriff Of Fayette County

Martha E. Von Rosenstiel, Esquire No.52634  
 Heather Riloff, Esquire No. 309906  
 Jeniece D. Davis, Esquire No. 208967  
 Attorneys for Plaintiff  
 649 South Avenue, Suite 6  
 Secane, PA 19018  
 610-328-2887

No. 159 of 2016 GD  
 No. 93 of 2016 ED

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

vs.

**Nicholas R. Beatty and Dolores Beatty**  
 666 North Crabapple Lane  
 Perryopolis, PA 15473,  
**Defendants.**

ALL that certain lot of land situate in South Union Township, Fayette County, Pennsylvania, known and designated as Lot No. 13 in Plan of Lots laid out by Charles T. Cramer in the said Township, known as Mountain View Plan of Lots, the plan whereof is recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 2, page 58.

TAX PARCEL# 34-18-0014

PROPERTY: 29 Barton Mill Road, Uniontown, PA 15401

IMPROVEMENTS: Residential Dwelling  
 TO BE SOLD AS THE PROPERTY OF:  
 Nicholas R. Beatty.

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

No. 49 of 2016 GD  
 No. 82 of 2016 ED

**LSF9 Master Participation Trust,**  
**Plaintiff,**

vs.

**Robert Elwood Bricker,**  
**Defendant.**

All that certain piece or parcel or Tract of land situate Connellsville, Fayette County, Pennsylvania, and being known as 203 West Fayette Street, Connellsville, Pennsylvania 15425.

Being known as: 203 West Fayette Street, Connellsville, Pennsylvania 15425

Title vesting in Robert Elwood Bricker by

deed from Robert Elwood Bricker and Bonnie May Bricker dated September 19, 2005 and recorded September 23, 2005 in Instrument Number 200500015509.

Tax Parcel Number: 05-06-0331

Phelan Hallinan Diamond & Jones, LLP

No. 28 of 2016 GD  
 No. 97 of 2016 ED

**Lsf9 Master Participation Trust,**  
**Plaintiff,**

vs.

**Steven A. Campbell,**  
**Defendant.**

By virtue of a Writ of Execution No. 28-OF-2016-GD, Lsf9 Master Participation Trust vs. Steven A. Campbell, owner(s) of property situate in Luzerne Township, Fayette County, Pennsylvania, being 834 Narrows Road, East Millsboro, PA 15433-1257

Parcel No.: 19-15-0127

Improvements thereon: RESIDENTIAL DWELLING

No. 2733 of 2012 GD  
 No. 99 of 2016 ED

**JAMES B. NUTTER & COMPANY,**  
**Plaintiff,**

vs.

**BETTY DANIELS,**  
**Defendant.**

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 Ohiopyle, a corner of the lands of the Grantor, thence along the center of said highway, South 83 degrees West, 290 feet to a corner of land now or formerly of Ray Burnsworth of 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 Burnsworth; 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, vesting the title solely in Betty Daniels by rights of survivorship.

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

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

No. 186 of 2016 GD  
No. 98 of 2016 ED

**PNC Bank, National Association,**  
**Plaintiff,**

vs.

**RYELEE R. EXNER**  
**LOUIS D. LOPEZ,**  
**Defendant(s).**

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

BEING KNOWN AS 578 Madison Drive, Smithfield, PA 15478  
PARCEL NUMBER: 14-25-0304-21  
IMPROVEMENTS: Residential Property

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

No. 73 of 2016 GD  
No. 72 of 2016 ED

**PNC Bank, National Association,**  
**Plaintiff,**

vs.

**JESSICA N. FRIEND**  
**THOMAS E. FRIEND,**  
**Defendant(s).**

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

BEING KNOWN AS 215 2nd Street n/k/a 255 2nd Street, Uniontown, PA 15401  
PARCEL NUMBER: 14-0-1-0013  
IMPROVEMENTS: Residential Property

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

No. 95 of 2016 ED

**Wilmington Savings Fund Society, FSB,**  
**doing business as Christiana Trust, not in its**  
**individual capacity but solely as Trustee for**  
**BCAT 2014-4TT,**

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

**Jeremy P. Ginnelly,**  
**Defendant.**

By virtue of Writ of Execution No.: 15-SU-52, Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT vs. Jeremy P. Ginnelly.

Property Address: 1615 Hyndman Street, South Connellsville, PA 15425-4816

Parcel I.D. No.: 33-06-0054

Improvements thereon of the residential dwelling.

Judgment Amount : \$68,637.66

No. 2019 of 2015 GD  
No. 79 of 2016 ED

**LSF8 MASTER PARTICIPATION TRUST,**  
**Plaintiff,**

vs.

**DIANNE GULLEY AND ROBERT**  
**GULLEY,**  
**Defendants.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF DIANNE GULLEY AND ROBERT GULLEY OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF NORTH UNION, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 101 FIDDLERS GREEN ROAD, LEMONT FURNACE, PA 15456.

DEED BOOK VOLUME 2980, PAGE 1254,  
PARCEL NUMBER 25270148.

STERN AND EISENBERG, PC  
ANDREW J. MARLEY, ESQ.

No. 2646 of 2014 GD  
No. 64 of 2016 ED

**Wells Fargo Bank, N.A. as Trustee for  
Structured Asset Securities Corporation,  
SASCO Mortgage Loan Trust 1999-BC4,  
Mortgage Pass-Through Certificates, Series  
1999-BC4, by its servicer Ocwen Loan  
Servicing, LLC,**

**Plaintiff,  
vs.**

**Susan Heilman, individually and as  
Administratrix of the Estate of Michael Lee  
Heilman, Sr. a/k/a Michael Heilman,  
Defendant(s).**

SITUATE IN THE TOWNSHIP OF  
SOUTH UNION, FAYETTE COUNTY,  
PENNSYLVANIA, BEING KNOWN AS 510  
THOMAS DRIVE, UNIONTOWN, PA 15401.

PARCEL NO. 34-05-007833  
IMPROVEMENTS—RESIDENTIAL

REAL ESTATE

SOLD AS THE PROPERTY OF- SUSAN  
HEILMAN, INDIVIDUALLY AND AS  
ADMINISTRATRIX OF THE ESTATE OF  
MICHAEL LEE HEILMAN, SR. A/K/A  
MICHAEL HEILMAN

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

No. 2326 of 2015 GD  
No. 71 of 2016 ED

**Deutsche Bank National Trust Company,  
as Trustee for Ameriquest Mortgage  
Securities Inc., Asset-Backed Pass Through  
Certificates, Series 2004-R9,**

**Plaintiff,  
vs.**

**EVELYN L. LEE  
DOLORES A. NEELEY,  
Defendant(s).**

ALL THAT CERTAIN LOT OF LAND

SITUATE IN FRANKLIN TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 115 Shaffer  
Avenue, Smock, PA 15480  
PARCEL NUMBER: 13-12-0041  
IMPROVEMENTS: Residential Property

Phelan Hallinan Diamond & Jones, LLP

No. 1585 of 2015 GD  
No. 76 of 2016 ED

**Wells Fargo Bank, N.A., Successor by Merger  
to Wells Fargo Bank Minnesota, N.A., as  
Trustee f/k/a Norwest Bank Minnesota, N.A.,  
as Trustee for Delta Funding Home Equity  
Loan Asset-Backed Certificates, Series 1999-3,  
Plaintiff,**

**vs.**

**Lisa M. Maison,  
Defendant.**

By virtue of a Write of Execution No.:  
1585-OF-2015-GD, Wells Fargo Bank, N.A.,  
Successor by Merger to Wells Fargo Bank  
Minnesota, N.A., as Trustee f/k/a Norwest Bank  
Minnesota, N.A., as Trustee for Delta Funding  
Home Equity Loan Asset-Backed Certificates,  
Series 1999-3 vs. Lisa M. Maison, owner of  
property situate in the Fayette County,  
Pennsylvania, being rd 1, Box 121 Penncraft  
Court, a/k/a 465 Penncraft Road, East Millsboro,  
PA 15433-1268

Parcel No.: 19-25-0099-01

Improvements thereon: RESIDENTIAL  
DWELLING

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

No. 1292 of 2015 GD  
No. 63 of 2016 ED

**THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK AS  
SUCCESSOR TRUSTEE TO JPMORGAN  
CHASE BANK N.A., AS TRUSTEE FOR  
THE NOTEHOLDERS OF THE CWHEQ  
INC., CWHEQ REVOLVING HOME  
EQUITY LOAN TRUST, SERIES 2005-L  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024,  
Plaintiff,**



vs.  
**PAUL D. MINERD**  
**SUSAN M. WAJBEL,**  
**Mortgagor(s) and Record Owner(s)**  
**104 Bailey Avenue Uniontown , PA 15401-3083**  
**Defendant(s).**

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

TAX PARCEL #38-04-0587  
 PROPERTY ADDRESS: 104 Bailey Avenue Uniontown, PA 15401-3083  
 IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: PAUL D. MINERD and SUSAN M. WAIBEL

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

No. 2569 of 2015 GD  
 No. 81 of 2016 ED

**Bank of America, N.A.,**  
**Plaintiff,**  
 vs.  
**Jennifer M. Minor,**  
**Defendant.**

All that certain piece or parcel or Tract of land situate Uniontown, Fayette County, Pennsylvania, and being known as 37 Wayne Street, Uniontown, Pennsylvania 15401.

Being known as: 37 Wayne Street, Uniontown, Pennsylvania 15401

Title vesting in Jennifer M. Minor by deed from Charles E. Latsnic and Mary L. Latsnic dated October 3, 2006 and recorded October 5, 2006 in Instrument Number 20060001 4932.

Tax Parcel Number : 38-03-0057

UDREN LAW OFFICES, P.C.  
 WOODCREST CORPORATE CENTER  
 111WOODCREST ROAD, SUITE 200  
 CHERRY HILL, NJ 08003-3620  
 pleadings@udren.com  
 Nicole LaBletta, Esquire  
 PA ID 202194

No. 2013 of 2015 GD  
 No. 68 of 2016 ED

**Deutsche Bank National Trust Company,**  
**as Trustee for Popular ABS, Inc., Series 2007-A,**  
**Plaintiff,**  
 vs.

**UNKNOWN HEIRS, SUCCESSORS,**  
**ASSIGNS AND ALL PERSONS, FIRMS**  
**OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR UNDER**  
**MARGARET E. MORGART, DECEASED**  
**JAMES R. MORGART,**  
**Defendant(s).**

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1600 South Pittsburgh Street, Connellsville, PA 15425  
 PARCEL NUMBER: 33-04-0129  
 IMPROVEMENTS: Residential Property

No. 1408 of 2012 GD  
 No. 86 of 2016 ED

**FEDERAL NATIONAL MORTGAGE**  
**ASSOCIATION,**  
**Plaintiff,**  
 vs.  
**JOHN M. PETROSKY**  
**STEPHANIE L. PETROSKY**  
**DONNA LEE PETROSKY,**  
**Defendant(s).**

ALL THAT CERTAIN TRACT OF LAND SITUATE IN WASHINGTON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA.

BEING THE SAME PREMISES which Stanley Petrosky and Donna Lee Petrosky, husband and wife and John M. Petrosky and Stephanie L. Petrosky, husband and wife, by Deed dated 01/24/2008 and recorded 02/04/2008 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3052, Page 754, granted and conveyed unto JOHN M. PETROSKY and STEPHANIE L. PETROSKY, husband and wife.

BEING KNOWN AS: 409 PERRY AVENUE, BELLE VERNON, PA 15012  
 PARCEL #41-07-0285

Phelan Hallinan Diamond & Jones, LLP

No. 1576 of 2014 GD  
No. 83 of 2016 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 2006-23, Plaintiff,**

vs.

**John Petrosky a/k/a John M. Petrosky Stephanie L. Petrosky a/k/a Stephanie Petrosky, Defendant(s).**

By virtue of a Writ of Execution No. 1576-OF-2014-GD, 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 2006-23 vs. John Petrosky a/k/a John M. Petrosky Stephanie L. Petrosky a/k/a Stephanie Petrosky, owner(s) of property situate in the WASHINGTON TOWNSHIP, Fayette County, Commonwealth of Pennsylvania, being 407 Perry Avenue, Belle Vernon, PA 15012-2725

Parcel No.: 41-07-0284

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 1953 of 2015 GD  
No. 62 of 2016 ED

**Freedom Mortgage Corporation, Plaintiff,**

vs.

**Brandon G. Poole Desiree R. Poole, Defendant(s).**

By virtue of a Writ of Execution No. 1953 OF 2015 GD, Freedom Mortgage Corporation vs. Brandon G. Poole, Desiree R. Poole, owner(s) of property situate in the Fayette County, Pennsylvania, being 382 Pearl Street, Brownsville, PA 15417-2148

Parcel No.: 02-10-0130, 0210013001

Improvements thereon: RESIDENTIAL DWELLING

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
pleadings@udren.com  
Nicole LaBletta, Esquire  
PA ID 202194

No. 647 of 2014 GD  
No. 77 of 2016 ED

**U.S. Bank National Association, as Trustee under Securitization Servicing Agreement Dated as of March 1, 2006 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-2, Plaintiff,**

vs.

**UNITED STATES OF AMERICA DAVID M. RYAN A/K/A DAVID RYAN, Defendant(s).**

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF SOUTH CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1411 East Gibson Avenue, Connellsville, PA 15425

PARCEL NUMBER: 33030088

IMPROVEMENTS: Residential Property

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

No. 1025 of 2015 GD  
No. 94 of 2016 ED

**The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2006-22, Plaintiff,**

vs.

**Michael C.M. Taylor and Gloria Taylor, Defendant(s).**

By virtue of a writ of execution, case number 1025 of 2015 GD, Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2006-22 vs. Defendant: Michael C.M. Taylor and Gloria Taylor, owner(s) of the property situate in the Township of Connellsville, Fayette County, Pennsylvania being Parcel Number and Pin

Number 6-4-108.

Property being known as: 205 E. Blake Avenue, Connellsville, PA 15425.

Improvements thereon: Residential Dwelling

BRENNAN , ROBINS & DALEY, P.C.  
445 Fort Pitt Blvd. - Ste. 200  
Pittsburgh, PA 15219  
Jeffrey A. Golvash, Esquire  
(412) 281-0776

No. 2589 of 2014 GD  
No. 50 of 2016 ED

**VALLEY 1st COMMUNITY FEDERAL CREDIT UNION,**

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

**JONATHAN L. TILLMAN and JOSETTE A. TILLMAN, Husband and Wife,**  
**Defendants.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JONATHAN L. TILLMAN AND JOSETTE A. TILLMAN , HUSBAND AND WIFE, OF, IN, AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA , COUNTY OF FAYETTE, TOWNSHIP OF WASHINGTON:

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 205 MCDONOUGH AVENUE, BELLE VERNON, PA 15012. DEED BOOK 2944, PAGE 2155.

PARCEL NO.: 41-12-0236.

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

No. 17 of 2016 GD  
No. 69 of 2016 ED

**PNC Bank, National Association,**  
**Plaintiff,**  
**vs.**  
**ERICA H. VANNATTA,**  
**Defendant(s)**

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF POINT MARION, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 202 Boulevard Street, Point Marion, PA 15474

PARCEL NUMBER: 29-02-0169

IMPROVEMENTS: Residential Property

**LOCAL RULE**

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY,  
PENNSYLVANIA

IN RE: DIVERSIONARY PROGRAM FOR :  
CYBER HARASSMENT OF A CHILD :  
LOCAL RULE 301(A) : No. 88 MD 2016

**ORDER**

AND NOW, this 23rd, day of March, 2016, pursuant to Rule105 the Pennsylvania Rules of Criminal Procedure, it is ordered that Local Rule 301(A), the Diversionary Program for Cyber Harassment of a Child, is hereby adopted to read as attached hereto.

The Clerk of Courts is directed as follows:

- (1) One certified copy of Local Rule 301(A) shall be filed with the Administrative Office of Pennsylvania Courts.
- (2) Two certified copies and diskette of Local Rule 301(A) shall be distributed to the Legislative Reference Bureau for publication in the Pennsylvania Bulletin.
- (3) One certified copy shall be sent to the Fayette County Law Library and to the Editor of the Fayette Legal Journal.

The District Court Administrator shall publish a copy of Local Rule 301(A) on the Unified Judicial System's web site at [http://ujportal.pacourts.us/local rules/ruleselection.aspx](http://ujportal.pacourts.us/local_rules/ruleselection.aspx).

Local Rule 301(A), the Diversionary Program for Cyber Harassment of a Child shall be effective 30 days after the date of publication in the Pennsylvania Bulletin.

BY THE COURT:  
JOHN F. WAGNER, JR.  
PRESIDENT JUDGE

ATTEST:  
CLERK OF COURTS

**LOCAL RULE****RULE 301(A)****DIVERSIONARY PROGRAM  
FOR CYBER HARASSMENT OF A CHILD**

The Court hereby recognizes the Fayette County Diversionary Program for Cyber Harassment of a Child as a dispositional alternative for the summary offense enumerated at 18 Pa.C.S.A. §2709(a.1) and as authorized by 18 Pa.C.S.A. §2709(a.1)(2)(i).

The conditions and parameters of this program shall be governed by the Crime Victims' Center of Fayette County and must include an educational training session of not less than two hours regarding the legal and nonlegal consequences of cyber harassment. Diversion into the program may only be authorized by a magisterial district judge or other judicial authority with jurisdiction over the violation.

All costs and administrative expenses associated with the diversionary program shall be the responsibility of the defendant. If the person successfully completes the diversionary program, the person's records of the charge of violating 18 Pa.C.S.A. §2709(a.1) shall be expunged.

**ADMINISTRATIVE ORDER**

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY,  
PENNSYLVANIA

IN RE: :  
APPROVAL FOR MAGISTERIAL :  
DISTRICT JUDGES TO SENTENCE :  
OFFENDERS TO INTERMEDIATE :  
PUNISHMENT : NO. AD - 1 - OF 2016

**ADMINISTRATIVE ORDER**

AND NOW, this 28th day of March, 2016, it is hereby Ordered that the Administrative Order for Magisterial District Judges to sentence to Intermediate Punishment is adopted as attached.

The Prothonotary is directed as follows:

- (1) File one (1) certified copies of the order and program shall be filed with the Administrative Office of Pennsylvania Courts.
- (2) Two certified copies and diskette of the order and program shall be distributed to the Legislative Reference Bureau for publication in the Pennsylvania Bulletin.
- (3) Publish a copy of the local rule on the Unified Judicial System's website.
- (4) One certified copy shall be sent to the Fayette County Law Library and the Editor of the Fayette Legal Journal.

The adoption of the Administrative Order for Magisterial District Judges to sentence to Intermediate Punishment shall become effective thirty (30) days after publication in the Pennsylvania Bulletin.

BY THE COURT:  
JOHN F. WAGNER, JR.  
PRESIDENT JUDGE

ATTEST:  
CLERK OF COURTS

**ADMINISTRATIVE ORDER**

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY,  
 PENNSYLVANIA  
 CRIMINAL DIVISION

IN RE: :  
 APPROVAL FOR MAGISTERIAL :  
 DISTRICT JUDGES TO SENTENCE :  
 OFFENDERS TO INTERMEDIATE :  
 PUNISHMENT : NO. AD - 1 - OF 2016

**ADMINISTRATIVE ORDER**

AND NOW, this 28th day of March, 2016, it is hereby ORDERED that, pursuant to Act 41 of 2000, the Magisterial District Judges of Fayette County are approved to sentence, at their discretion, offenders who are convicted of a violation of 75 Pa. C.S.A. § 1543(a) (Driving While Operating Privilege is Suspended or Revoked) and 75 Pa. C.S.A. § 1543(b) (Driving While Operating Privilege is Suspended or Revoked - DUI Related) to Intermediate Punishment for the applicable mandatory period.

All court costs and fines, shall be collected and disbursed by the Magisterial District Judges. The Electronic Monitoring fee and the Offender Supervision Fee shall be collected by the Fayette County Adult Probation and Parole Department.

The Magisterial District Judges of Fayette County are further authorized and approved to revoke an offender's participation in the Intermediate Punishment Program upon motion by the Fayette County Adult Probation Office and after hearing. Upon revocation of an offender's participation in the Intermediate Punishment Program the Magisterial District Judge shall have the authority to resentence and shall have the discretion to credit the offender for time served while on Intermediate Punishment with electronic monitoring.

The effective date of this Order is to be 30 days after publication.

BY THE COURT:  
 JOHN F. WAGNER, JR.  
 PRESIDENT JUDGE

ATTEST:  
 CLERK OF COURTS

**AMERICANS WITH DISABILITIES ACT OF 1990**

The Court of Common Pleas of Fayette County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals, please contact the Court Administrator's Office at 724/430-1230 or TTY 724/430-3939 at least 72 hours prior to your required appearance.

**CONTINUING LEGAL EDUCATION**

**VIOLENCE:**

**Creating a Crisis in our Neighborhoods and Schools**

April 18, 2016

Nemacolin Woodlands Resort

8:00 a.m. to 4:00 p.m.

4.5 CLE Credits (3.5 Substantive and 1 Ethics)

Presented by The Crisis Intervention Association of Pennsylvania

Cost includes registration, course materials, continental breakfast and lunch.

Member CIAP: \$75.00 (\$65.00 registration + \$10.00 with CLE credits)

Non member: \$85.00 (\$75.00 registration + \$10.00 with CLE credits)

**\*\*Please make checks payable to CIAP\*\***

The seminar brochure was emailed to the membership and is available from Fayette County Bar Association office

**Registration:**

Online registration is available at [www.crisispa.org](http://www.crisispa.org) or

Cindy at the Fayette County Bar Association at (724) 437-7994 or [cindy@fcbar.org](mailto:cindy@fcbar.org)



**CONTINUING LEGAL EDUCATION****Serving those who Served:  
Veterans Benefits, Programs and Legal Services**

April 29, 2016  
Penn State Fayette Campus  
9:00 a.m. to 12:15 p.m.  
3 CLE Credits (2 Substantive and 1 Ethics)  
Cost: \$50.00

**Panel:**

*Julie Hera DeStefano*, Producer/Director, Journey to Normal: Women of War Come Home  
*Michael Quatrini*, Esquire, Accredited Attorney for VA Compensation and Pension Matters  
*Michele Vollmer*, Esquire, Director Penn State Law Veterans Legal Clinic  
*Kate Vozar*, Fayette County Problem Solving Court Manager/Liaison  
*Keather Likins*, Veterans Justice Outreach Specialist

**Moderator:**

David K. Trevaskis, Esquire  
PBA Pro Bono Coordinator

**Registration:**

Cindy at the Fayette County Bar Association  
(724) 437-7994 or [cindy@fcbar.org](mailto:cindy@fcbar.org)

**SAVE THE DATE**

Fayette County Bar Association's Annual Bar Banquet  
Nemacolin Woodlands Resort  
Friday, May 20, 2016  
Guest: Chief Justice Thomas G. Saylor

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