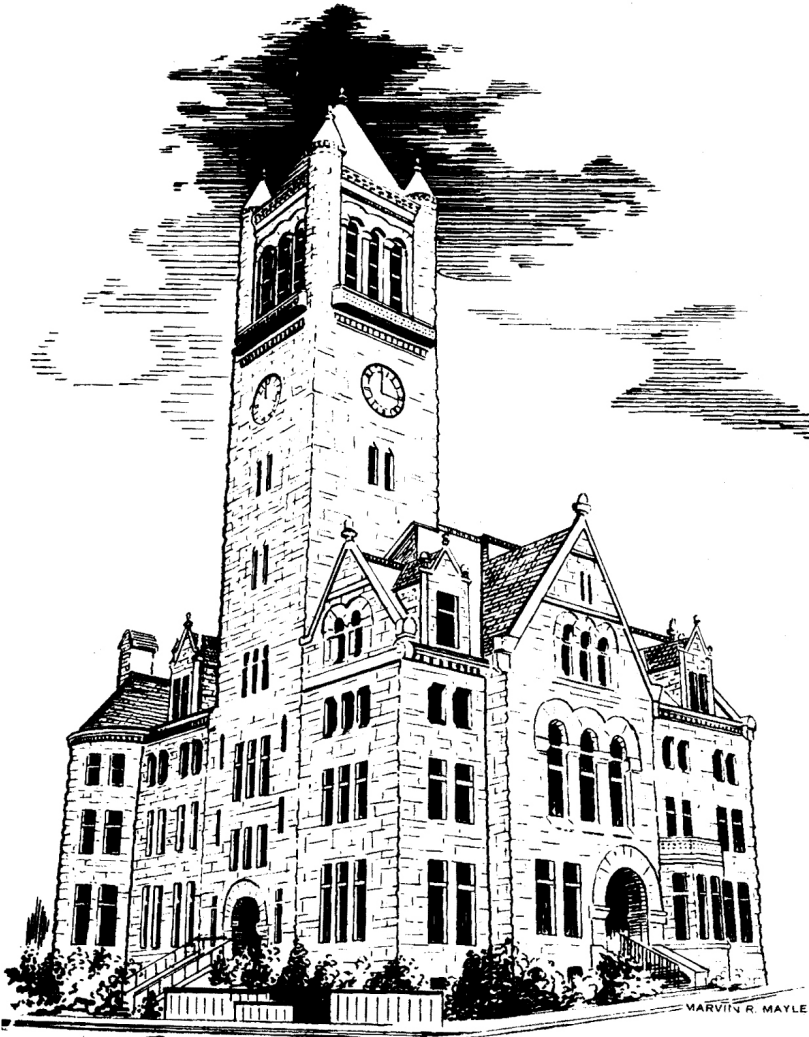


# FAYETTE LEGAL JOURNAL

VOL. 79

APRIL 23, 2016

NO. 17



## FAYETTE LEGAL JOURNAL

The FAYETTE LEGAL JOURNAL is published weekly by the Fayette County Bar Association, 2 West Main Street, Suite 711, Uniontown, Pennsylvania 15401, 724-437-7994. Legal advertisements should be submitted online at [www.fcbar.org](http://www.fcbar.org) no later than 12:00 noon on Friday for publication the following Saturday. No date of publication is promised, however. Legal notices are published exactly as submitted by the advertiser. Copyright 2001 Fayette County Bar Association. All rights reserved.

**Co-Editors:** Garnet L. Crossland and Melinda Deal Dellarose

**Associate Editor:** Emilie J. Cupp

*Cover Design by Marvin R. Mayle, 207 Lick Hollow Road, Hopwood, PA*

## FAYETTE COUNTY BAR ASSOCIATION Board of Directors

**President:** Anne N. John

**Vice-President:**

**President Elect:** John M. Purcell

**Secretary:** Bernard C. John

**Treasurer:** Vincent J. Roskovensky, II

**Past President:** Ewing D. Newcomer

**Executive Director:** Marianne Miele

### **Directors**

Gary N. Altman

Joseph I. Brodak

Davina D. Burd

Melinda D. Dellarose

Robert R. Harper, Jr.

James Higinbotham, Jr.

Carolyn W. Maricondi

William M. Martin

Wendy L. O'Brien

Ellen R. Terry

## 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

**ROBERT A. ADMAN**, late of Connellsville,  
Fayette County, PA (3)

*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 (3)

*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 (3)

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

**JOHN GLENN MATZUS**, late of South Union  
Township, Fayette County, PA (3)

*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 (3)

*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 (3)

*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 (3)

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

### Second Publication

**EDNA L. BLOOM, A/K/A EDNA LOUISE  
BLOOM, A/K/A BETTY BLOOM**, late  
of Connellsville, Fayette County, PA (2)

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

**NORMA L. BRAZZON, A/K/A NORMA  
BRAZZON, A/K/A NORA L. BRAZZON**, late  
of Washington Township, Fayette County, PA (2)

*Executor:* Stanley N. Brazzon  
561 Harmony Church Road  
Belle Vernon, PA 15012  
c/o 506 Circle Drive  
Belle Vernon, PA 15012  
*Attorney:* Richard R. Victoria

**CHARLES FOSTER, A/K/A CHARLES F.  
FOSTER**, late of Georges Township, Fayette  
County, PA (2)

*Executor:* Mark L. Foster

c/o 45 East Main Street, Suite 500  
 Uniontown, PA 15401  
*Attorney:* James E. Higinbotham, Jr.

**BARBARA W. BRYNER**, late of North  
 Union Township, Fayette County, PA (1)  
*Executor:* DENNIS BRYNER  
 c/o P.O. Box 760  
 Connellsville PA 15425  
*Attorney:* Carolyn W. Maricondi

**KENNETH N. RIDDELL**, late of South Union  
 Township, Fayette County, PA (2)  
*Personal Representative:*  
 Kenneth N. Riddell, Jr.  
 c/o Richard A. Husband, Esquire  
 Riverfront Professional Center  
 208 South Arch Street, Suite 2  
 Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**JOHN FRITSKY, JR.**, late of Conellsville,  
 Fayette County, PA (1)  
*Executrix:* Nancy J. Fritsky  
 c/o 1251 University Drive  
 Dunbar, PA 15431  
*Attorney:* Shane M. Gannon

**ALVERDA M. POORBAUGH**, late of  
 Bullskin Township, Fayette County, PA (2)  
*Executrix:* Mary Kathryn Ulery  
 c/o Marvin D. Snyder, Esq.  
 17 North Diamond Street  
 Mt. Pleasant, PA 15666  
*Attorney:* Marvin D. Snyder

**LEWIS E. GILLILAND**, late of Fort Pierce,  
 Florida (1)  
*Administrator:* Gregori N. Gilliland  
 2380 Jernigan Road  
 Ft. Pierce, FL 34945  
 c/o 231 South Main Street, Suite 205  
 Greensburg, PA 15601  
*Attorney:* William J. Wiker

**ALICIA VICINELLY, a/k/a ALICIA KAYE  
 VICINELLY**, late of German Township,  
 Fayette County, PA (2)  
*Executor:* Susie Corcoran  
 c/o John A. Kopas, III  
 556 Morgantown Road  
 Uniontown, PA 15401  
*Attorney:* John A. Kopas, III

**RUTH MAXINE MAHONEY**, late of  
 Uniontown, Fayette County, PA (1)  
*Executrix:* Aquila R. Mahoney-Hilling  
 c/o 51 East South Street  
 Uniontown, PA 15401  
*Attorney:* Anthony S. Dedola, Jr.

**NORMAN E. WELSH**, late of North Union  
 Township, Fayette County, PA (2)  
*Executor:* Charles W. Welsh  
 c/o Webster & Webster  
 51 East South Street  
 Uniontown, PA 15401

**EILEEN C. SCHNEIDER, A/K/A EILEEN  
 SCHNEIDER**, late of Uniontown, Fayette  
 County, PA (1)  
*Personal Representative:* Donne Lee Minnick  
 c/o George, Port & George  
 92 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Joseph M. George, Sr.

## First Publication

**VICTORIA BITTNER**, late of North Union  
 Township, Fayette County, PA (1)  
*Executrix:* Sharon Bittner  
 c/o 51 East South Street  
 Uniontown, PA 15401  
*Attorney:* Anthony S. Dedola, Jr.

**THOMAS A. VINOSKI**, late of South  
 Connellsville, Fayette County, PA (1)  
*Personal Representative:* Imogene M. Vinoski  
 c/o Watson Mundorff Brooks & Sepic, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15425  
*Attorney:* Charles W. Watson

**LEGAL NOTICES****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 03/07/2016 to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of COLEMAN-GRAHAM, with the principal place of business at 173 Rankin Rd, Farmington, PA 15437. The name or names and addresses of persons owning and interested are Rita A. Graham, 173 Rankin Rd, Farmington, PA 15437.

---

**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. (3 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

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

No. 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

Parcel I.D. No.: 33-06-0054  
 Improvements thereon of the residential dwelling.  
 Judgment Amount : \$68,637.66

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. 2019 of 2015 GD  
 No. 79 of 2016 ED

**LSF8 MASTER PARTICIPATION TRUST,**  
**Plaintiff,**  
**vs.**  
**DIANNE GULLEY AND ROBERT GULLEY,**  
**Defendants.**

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

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.

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

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

No. 95 of 2016 ED

No. 2646 of 2014 GD  
 No. 64 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

**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. WAJBEL

---



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  
 111 WOODCREST 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

## 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, May 2, 2016  
at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2612-0458	DELLA JEAN KOON a/k/a DELLA J. KOON a/k/a DELLA KOON	Dianna Koon, Executrix

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

Monday, May 16, 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.

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

**CONTINUING LEGAL EDUCATION****Reasonable and Prudent Parent Standards**

May 17, 2016

First Niagara Building, Corporate Training Center

Noon to 1:00 p.m.

1 Substantive CLE Credit

Cost: \$30.00

Lunch provided

The Administrative Office of the Pennsylvania Courts (AOPC) recently released an educational video highlighting the benefits of the new child welfare law giving foster youth the opportunity to participate in the same “normal” activities as their peers without the unnecessary involvement of case managers, provider agencies or the court system. The “normalcy initiative” is part of the federal Struggling Families Act and this seminar will begin with a viewing of the AOPC video “Establishing Normalcy for Foster Youth” followed by a panel discussion.

Panel:

*Rebecca Plichta*, Program Specialist Fayette CYS

*Ewing Newcomer*, Esquire

*Anthony Dedola*, Esquire

Registration:

Cindy at the Fayette County Bar Association  
(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

**BENCH AND BAR LUNCH BREAK**

To all Members of the Fayette County Bar Association

Join your colleagues in the  
Fayette County Bench and Bar for a lunch break on

Monday, May 9, 2016  
12:00 – 1:00  
First Niagara Building (lower level)

This is an opportunity for all of us to share ideas, thoughts  
and general conversation in a relaxed atmosphere.

In that vein, pizza will be provided, but feel free to “brown bag” it if you prefer.  
Please let Cindy know your plans to attend, so that we may arrange for enough pizza.

Anne N. John  
President (FCBA)

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

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

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



**GISMONDI**  
& ASSOCIATES

**412-281-2200**

**[www.gislaw.com](http://www.gislaw.com)**

**700 Grant Bldg., 310 Grant St., Pgh., PA 15219**