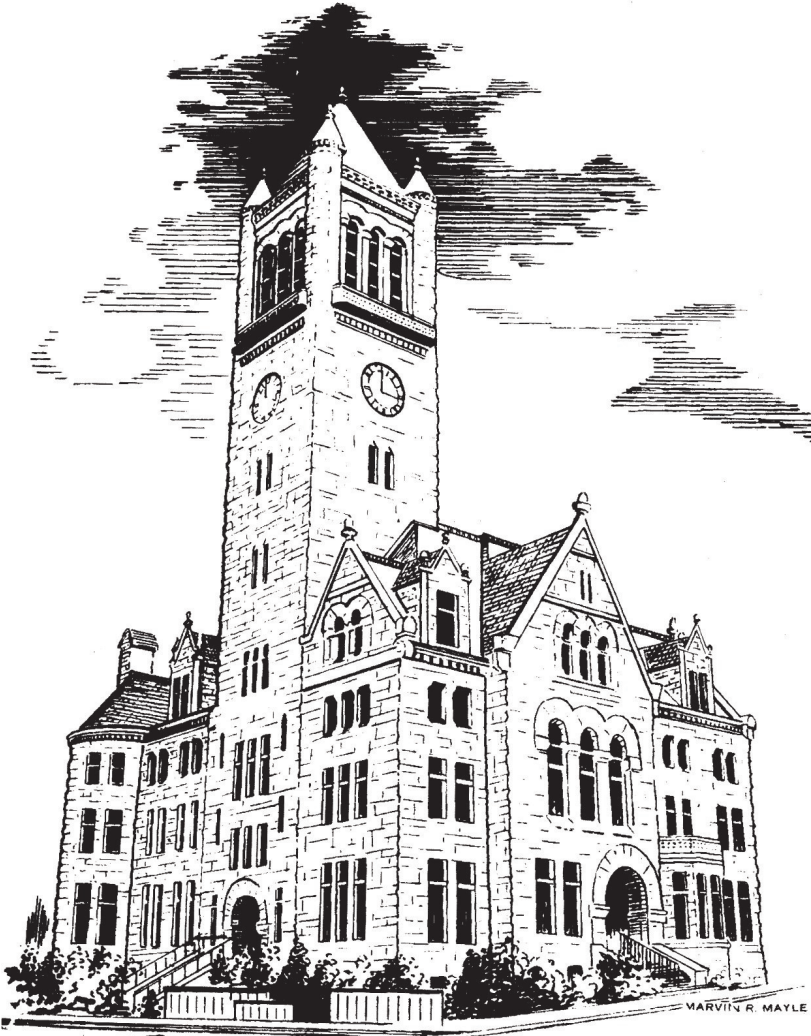


FAYETTE LEGAL JOURNAL

VOL. 78

SEPTEMBER 12, 2015

NO. 37



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 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.

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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

CLYDE G. COLIGAN, late of South Union Township, Fayette County, PA (3)

Personal Representative: Anna L. Smith
c/o Gary J. Frankhouser
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser
Davis & Davis

THOMAS M. JEFFERSON, late of Georges Township, Fayette County, PA (3)

Personal Representative
c/o 2 West Main Street, Suite 110
Uniontown, PA 15401
Attorney: Ricardo J. Cicconi

BENJAMIN HEGGY, late of Champion, Fayette County, PA (3)

Administrator: William Heggy
3921 Harvard Avenue, NW
Canton, OH 44709
Attorney: Kathleen D. Schneider
Regent Square Professional Bldg.
1227 South Braddock Avenue
Pittsburgh, PA 15218

MIAH WORLEY, late of Connellsville, Fayette County, PA (3)

Administrator: Jeremiah Worley
323 East Crawford Avenue
Connellsville, PA 15425
Attorney: Virginia Shenkan
2712 Carlisle Street
New Castle, PA 16105

Second Publication

STANLEY W. BOSKOVICH, late of Masontown, Greene County, PA (2)

Executor: Frank J. Boskovich
230 Linden Creek Road
Canonsburg, PA 15317
Attorney: Kirk A. King
77 South Washington Street
Waynesburg, PA 15370

JOHN E. KRAYNAK, late of Connellsville, Fayette County, PA (2)

Executor: Joseph P. Kraynak
c/o Molinaro Law Offices
PO Box 799
Connellsville, PA 15425
Attorney: Carmine V. Molinaro, Jr.

DAVID B. MARTIN, late of Masontown, Fayette County, PA (2)

Personal Representatives: Frank E. Martin,
Jeffrey V. Martin & Nancy M. Kelley
Attorney: Charles W. Watson
Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425

DONALD RAY PANZONE, SR., late of Brownsville, Fayette County, PA (2)

Executor: Donald Panzone, Jr.
2225B Route 88
Dunlevy, PA 15432
Attorney: Melenyzer & Agrafiotis
411 Washington Avenue
Charleroi, PA 15022

RONALD ALVIN SINES, late of Dunbar Township, Fayette County, PA (2)

Personal Representative: Danielle Maharowski
Attorney: Charles W. Watson
Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425

DONALD M. SUMMY, late of Mount Pleasant, Fayette County, PA (2)

Administrator: Douglas M. Summy
c/o Marvin D. Snyder, Esq.

17 North Diamond Street
Mt. Pleasant, PA 15666
Attorney: Marvin D. Snyder

MARY WILSON, late of North Union Township, Fayette County, PA (2)
Executrix: Patricia Faust
c/o Adams & Adams
55 East Church Street, Suite 101
Attorney: Jason F. Adams

First Publication

PATRICK J. LORENZO, late of South Union Township, Fayette County, PA (1)
Executor: David W. Lorenzo
c/o Radcliffe & DeHaas, L.L.P.
2 West Main Street, Suite 700
Uniontown, PA 15401
Attorney: William M. Radcliffe

DALE LEE MARTIN, late of Perry Township, Fayette County, PA (1)
Executor: Craig N. Martin
c/o Zebley, Mehalov & White, P.C.
18 Mill Street Square
Post Office Box 2123
Uniontown, PA 15401
Attorney: Daniel R. White

DAVID B. MARTIN, late of Masontown, Fayette County, PA (1)
Personal Representatives: Frank E. Martin, Jeffrey V. Martin and Nancy M. Kelley
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

CLARENCE RAY TOMASEK, late of North Union Township, Fayette County, PA (1)
Executrix: Faith Burton
99 Cedar Drive
Uniontown, PA 15401
Attorney: William M. Radcliffe
2 West Main St., Suite 700
Uniontown, PA 15401

AUDREY ALEEN WILKINS, late of Bullskin Township, Fayette County, PA (1)
Personal Representative: Cynthia A. Skoric
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

LEGAL NOTICES

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 1037 of 2015

CITIFINANCIAL SERVICING LLC,
Plaintiff,
vs.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
BETTY JANE HARSHMAN, DECEASED,**
Defendant.

NOTICE

**To UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
BETTY JANE HARSHMAN, DECEASED**

You are hereby notified that on May 29, 2015, Plaintiff, CITIFINANCIAL SERVICING LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of FAYETTE County Pennsylvania, docketed to No. 1037-2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1206 MAPLE STREET, DICKERSON RUN, PA 15430 whereupon your property would be sold by the Sheriff of FAYETTE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with 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.

Lawyer Referral Service:
 Pennsylvania Lawyer Referral Service
 Pennsylvania Bar Association
 100 South Street.
 P.O. Box 186
 Harrisburg, PA 17108
 Telephone (800) 692-7375

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 1093 of 2015

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC5,

Plaintiff,

vs.

BONNIE S. KNOPSNIDER

Defendant.

NOTICE

To BONNIE S. KNOPSNIDER

You are hereby notified that on June 5, 2015, Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC5, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of FAYETTE County Pennsylvania, docketed to No. 1093 OF 2015 GD. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 352 NORTH ARCH STREET, A/K/A 352 ARCH STREET, CONNELLSVILLE, PA 15425-2601 whereupon your property would be sold by the Sheriff of FAYETTE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with 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.

Lawyer Referral Service:
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street.
P.O. Box 186
Harrisburg, PA 17108
Telephone (800) 692-7375

SHERIFF'S SALE

Date of Sale: November 12, 2015

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 Gary D. Brownfield, Sr., Sheriff of Fayette County, Pennsylvania on Thursday, November 12, 2015, at 10:30 a.m. in the Hallway outside the Sheriff's Office at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

Ten percent of the purchase price, or a sufficient amount to pay all costs if the ten percent is not enough for that purpose. Same must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money is due before twelve o'clock noon on the fourth day thereafter. Otherwise, the property may be resold without further notice at the risk and expense of the person to whom it is struck off at this sale who in case of deficiency in the price bid at any resale will be required to make good the same. Should the bidder fail to comply with conditions of sale money deposited by him at the time the property is struck off shall be forfeited and applied to the cost and judgments. All payments must be made in cash or by certified check. The schedule of distribution will be filed the third Tuesday after date of sale. If no petition has been filed to set aside the sale within 10 days, the Sheriff will execute and acknowledge before the Prothonotary a deed to the property sold. (2)

Gary D. Brownfield, Sr.
 Sheriff Of Fayette County

Dwaldmanlaw, P.C.

No. 642 of 2015 GD
 No. 302 of 2015 ED

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST,
Plaintiff,
vs.
ROY ADAMS and CHRISTINA ADAMS,
Defendants.

Owner(s) of the property situate in North Union, Fayette County, Pennsylvania
 Being pin number 25-20-0041
 Property being known as: 16 McKinley Ave., Uniontown, PA 15401
 Improvements thereon: Residential Dwelling

No. 2723 of 2010 GD
 No. 301 of 2015 ED

U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
Plaintiff,
vs.
TAMMY L. BERNOT AND MICHAEL BERNOT, III,
Defendant.

ALL those certain lots or pieces of ground situate, lying and being in the Third Ward of the Borough of Brownsville, formerly South Brownsville, County of Fayette and Commonwealth of Pennsylvania, being part of Lot No. 2 and all of Lots Nos. 3 and 4 in the Plan of Lots laid out by Sarr, Sedgwick and Watkins, Fayette County Plan Book No. 1, Page 94 1/2, HAVING thereon erected a dwelling known as 416 Hummell Street, Brownsville, PA 15417.

TAX ID#: 02-10-0020.

See Fayette County Record Book 2815 Page 1326.

Phelan Hallinan Diamond & Jones, LLP

No. 3029 of 2005 GD
No. 267 of 2015 ED

**Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.,
Plaintiff,
vs.
Matthew Blackstone a/k/a Matt Blackstone
Stacie L. Smith a/k/a Stacie L. Blackstone
a/k/a Stacie L. Ambrosini,
Defendant(s).**

Owner(s) of property situate in BULLSKIN TOWNSHIP, Fayette County, Pennsylvania, being 328 Tanyard Hollow Road, Connellsville, PA 15425-1844
Parcel No. : 04-36-0193-05
Improvements thereon: RESIDENTIAL DWELLING

No. 797 of 2015 GD
No. 275 of 2015 ED

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

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

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

No. 970 of 2015 GD
No. 293 of 2015 ED

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
Plaintiff,
vs.
SAMUEL W. FANI,
Defendant.**

ALL those certain lots of land situate in North Union Township, Fayette County, Pennsylvania, known as Lots Nos. 77, 78, 79, 80 and 81, in Homewood Terrace Plan of Lots, Fayette County Plan Book 4, page 208, and HAVING THEREON ERECTED DWELLING KNOWN AS 565 CRAIG LANE HOPWOOD, PA 15445.

Tax Parcel # 25-47-0161.
See Deed Book 3114, Page 1054.

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

No. 2289 of 2013 GD
No. 287 of 2015 ED

**Federal National Mortgage Association (FNMA),
Plaintiff,
vs.
Beatrice Fesh, Administratrix of the Estate of John Fesh, Deceased Mortgagor
Defendants.**

All that certain piece or parcel or Tract of land situate Township of Upper Tyrone, Fayette County, Pennsylvania, and being known as 601 Stauffer Street, Scottdale, Pennsylvania 15683.

Being known as: 601 Stauffer Street, Scottdale, Pennsylvania 15683

Title vesting in John A. Fesh by deed from Michael L. Jordan dated December 4, 1998 and recorded December 4, 1998 in Deed Book 2226, Page 0343 . The said John A. Fesh died on July 9, 2012 thereby vesting title in Beatrice Fesh, Administratrix of the Estate of John Fesh.

Tax Parcel Number: 39-04-0036

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

No. 891 of 2015 GD
No. 300 of 2015 ED

**HSBC Bank USA, N.A., as Indenture Trustee
for the registered Noteholders of Renaissance
Home Equity Loan Trust 2005-3, Renaissance
Home Equity Loan Asset-Backed Notes,
Series 2005-3, c/o Ocwen Loan Servicing,
LLC,**

**Plaintiff,
v.**

**The Unknown Heirs, Executors, and Devisees
of the Estate of Debra M. Johnson a/k/a
Debra Johnson,
Defendant(s).**

SITUATE IN THE THIRD WARD OF
THE BOROUGH OF FAIRCHANCE,
FAYETTE COUNTY, PENNSYLVANIA,
BEING KNOWN AS 98 MOUNTAIN ROAD,
UNIONTOWN, PA 15401-8617

PARCEL NO. 14-30-0002/11100091
IMPROVEMENTS - RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- THE
UNKNOWN HEIRS, EXECUTORS, AND
DEVISEES OF THE ESTATE OF DEBRA M.
JOHNSON A/K/A DEBRA JOHNSON

KML Law Group, P.C.
SUITE 5000 BNY Independence Center
701 MARKET STREET
Philadelphia, PA 19106-1532

No. 633 of 2013 GD
No. 269 of 2015 ED

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP,**

**Plaintiff,
vs.**

**MARTIN J. KLINK, JR.
578 Filbert Orient Road
Fairbank, PA 15435,
Defendant.**

ALL THAT CERTAIN TRACT OR
PARCEL OF LAND, situate in the Township of
Redstone, County of Fayette and
Commonwealth of Pennsylvania.

TAX PARCEL #30-39-0008

PROPERTY ADDRESS: 578 Filbert
Orient Road Fairbank, PA 15435 578 Filbert
Orient Road FAIRBANK, PA 15435-0000

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF:
MARTIN J. KLINK JR.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

No. 1118 of 2015 GD
No. 288 of 2015 ED

**US Bank National Association, as Trustee,
under Pooling and Servicing Agreement
dated as of May 1, 2005 Asset-Backed Pass-
Through Certificates, Series 2005-Hel,**

**Plaintiff,
v.**

**STACIE L METZGER
HOWARD W METZGER, SR.
Defendant(s).**

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

BEING KNOWN AS 203 West
Washington Avenue, Connellsville, PA 15425
PARCEL NUMBER: 05-15-0107
IMPROVEMENTS: Residential Property

ANNE N. JOHN, ESQ.
ATTORNEY AT LAW

No. 1039 of 2015 GD
No. 305 of 2015 ED

**FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF GREENE COUNTY, a
corporation,
Plaintiff,
vs.
RYAN R. MARTIN and JENIFER L.
BIGAM,
Defendants.**

ALL that certain lot of ground situate in North Union Township, Fayette County, Pennsylvania, and known as Lot No. 88 in the Homewood Terrace Plan of Lots as laid out by Areford Brothers and recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Plan Book Volume 4, page 208.

FOR prior title see Record Book 3040 at page 1091.

UPON which is erected a single family dwelling known locally as 42 Rose Boulevard, Uniontown, PA 15401.

Fayette County Assessment Map No.: 25-47-0217.

BUCHANAN INGERSOLL & ROONEY PC
Mark Pfeiffer, Esquire
Two Liberty Place
50 S. 161 St., Suite 3200
Philadelphia, PA 19102-2555
Tel: (215) 665-8800
Fax: (215) 665-8760

No. 608 of 2013 GD
No. 294 of 2015 ED

**COMM 2006-C8 RV PARK MASTER SPE,
LLC,
Plaintiff
vs.
MOUNTAIN PINES RV RESORT, LLC,
Defendants.**

PROPERTY OF: MOUNTAIN PINES
RV RESORT, LLC,
EXECUTION NO: 608 of 2013
JUDGMENT AMT: \$90,197,117.36

ATTY: Mark Pfeiffer, Esquire
ALL the right, title, interest and claim of:
Mountain Pines RV Resort, LLC
MUNICIPALITY: Saltlick Township
ADDRESS: 1662 Indian Creek Valley
Road, Champion, PA 15622
INSTRUMENT NO. 200600011671,
Mortgage Book 2995, Page 2304
TAX REFERENCE: 31-12-0078

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

No. 891 of 2013 GD
No. 274 of 2015 ED

**THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWABS,
INC., ASSET BACKED NOTES, SERIES
2004-SD4,
Plaintiff,
vs.
Cyril J. Rechichar, Jr. and Mary Ruth
Rechichar,
Defendants.**

ALL that certain piece or parcel of property situate in Redstone Township, Fayette County, Pennsylvania, being designated as Lot No.2 in the Rechichar Plan, which Plan is recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Plan Book Volume 47, page 100; Said Lot No.2 being more particularly bounded and described as follows:

BEGINNING at a point along the dedicated right-of-way for Township Road 781, which said point is corner common to Lot No. 1 in the above referenced Plan; thence along said Lot No. 1, South 12 degrees 04' 04" West, 163.44 feet to a mine bolt; thence by a curve to the right, the radius of which is 1,367.39 feet. an arc distance of 278.66 feet, the chord of which is North 80 degrees 32' 59" West, 278.18 feet to a point, being corner common to property no or formerly of Gadd; thence by said Gadd property, North 08 degrees 13' 30" East, 121.45 feet to a point along said Township Road 781; thence by a curve to the left, the radius of which is 351.81 feet, an arc distance of 275.40 feet, the chord of

which is South 86" 56' 28" East, 268.42 feet to a point; thence North 70 degrees 20' 23" East, 24.60 feet to the place of beginning.

CONTAINING an area of 0.82 of an acre as per the survey of Defino and Sons, Land Surveyors, dated October, 1995, which is of record at the above referred to Plan Book Volume and page.

All that certain piece or parcel or Tract of land situate Redstone Township, Fayette County, Pennsylvania, and being known as 615 Filbert Heights Road, New Salem, Pennsylvania 15468.

Being known as: 615 Filbert Heights Road, New Salem, Pennsylvania 15468

Title vesting in Cyril J. Rechichar, Jr. and Mary Ruth Rechichar by deed from Cyril J. Rechichar, Jr. and Mary Ruth Rechichar dated March 10, 2006 and recorded July 18, 2006 in Deed Book 2993, Page 2025.

Tax Parcel Number : 30-33-0041-03

No.929 of 2015 GD
No. 266 of 2015 ED

Deutsche Bank .National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WFI Asset-Backed Certificates, Series 2006-WFI

Plaintiff,

vs.

Cecelia L. Rihel and Kimberly S. Berish Defendants.

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF CECELIA L. RIHEL AND KIMBERLY S. BERISH, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN EVERSON BOROUGH, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 3204, PAGE 1189.

BEING KNOWN AS 218 GRAFF STREET, EVERSON, PA 15631

TAX MAP NO. 10-01-0019

Phelan Hallinan Diamond & Jones, LLP
No. 1094 of 2015 GD
No. 265 of 2015 ED

Lsf8 Master Participation Trust, Plaintiff,

v.

Annie M. Ross Defendant(s).

Owner(s) of property situate in the Fayette County, Pennsylvania, being 2 Laurel Street, Uniontown, PA 15401-4412

Parcel No.: 38-14-0038

Improvements thereon: RESIDENTIAL DWELLING

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

No. 786 of 2015 GD
No. 290 of 2015 ED

LSF8 Master Participation Trust Plaintiff,

v.

Gary A. Rowland and Karen A. Rowland, Defendants.

All that certain lot or piece of ground situate in the Township of Washington, County of Fayette and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to-wit:

Beginning at a point common to Washington Road (Route 201), the Northwesterly corner of property described hereafter and the Southwesterly corner of property now or formerly of G. Lyons; thence from said point, North 74 degrees 15' East, 249.38 feet to a point at the center line of Amelia Street, formerly the Webster, Monessen, Belle Vernon, Fayette City Street Railway; thence along said center line, South 34 degrees, 15' East, 63.22 feet to a point; thence South 74 degrees 15' West, running along line of property now or formerly of Kovach, 287.24 feet to a point; thence from said point, North 0 degrees 47' East, and along the Easterly right-of-way line of Washington Road (Route 201) 62.54 feet

to the point at the place of beginning.
All that certain piece or parcel or Tract of land situate Township of Washington, Fayette County, Pennsylvania, and being known as 807 Washington Road, Belle Vernon, Pennsylvania 15012.

Being known as: 807 Washington Road, Belle Vernon, Pennsylvania 15012

Title vesting in Gary A. Rowland and Karen A. Rowland, husband and wife, by deed from William F. Trisoline, Unmarried dated June 3, 1989 and recorded June 5, 1989 in Deed Book 261, Page 260.

Tax Parcel Number : 41-6-2

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

No. 979 of 2015 GD
No. 291 of 2015 ED

**OneWest Bank N.A.,
Plaintiff,
v.**

**Sharon Chaney, Executrix of the Estate of
June N. Scott, Deceased Mortgagor and Real
Owner,
Defendant.**

All those certain lots or pieces of ground situate in the Township of Luzerne, County of Fayette and Commonwealth of Pennsylvania , being known as Lot Nos. 511, 512, and 513 in the Hiller Plan of Lots, recorded in the Recorder 's Office of Fayette County, Pennsylvania in Plan Book Volume 2, Page 21.

EXCEPTING AND RESERVING all Exceptions, Reservations, Conditions, Coal and Mineral Rights, Liberties, and Privileges as may be shown in Deeds of Prior record.

BEING designated as Tax Parcel No. 19-07-0125 in the Deed Registry Office of Fayette County, Pennsylvania.

BEING the same premises which Ivory D. Scott and June N. Scott, husband and wife, by deed dated July 22, 1974 and recorded July 22, 1974 in the Recorder's Office of Fayette County, Pennsylvania in Deed Book Volume 1166, Page 1107, granted and conveyed unto Ivory D. Scott and June N. Scott, husband and wife.

All that certain piece or parcel or Tract of

land situate Luzerne Township, Fayette County, Pennsylvania, and being known as 1003 6th Street, Hiller, Pennsylvania 15444.

Being known as: 1003 6Th Street, Hiller, Pennsylvania 15444

Title vesting in Ivory D. Scott and June N. Scott, husband and wife by deed from Ivory D. Scott and June N. Scott, husband and wife, dated July 22, 1974 and recorded July 22, 1974 in Deed Book 1166, Page 1107. The said Ivory D. Scott died on January 14, 1995 thereby vesting title in June N. Scott by operation of law. June N. Scott died on December 24, 2014 thereby vesting title in Sharon Chaney, Executrix of the Estate of June N. Scott, Deceased Mortgagor and Real Owner by operation of law.

Tax Parcel Number: 19-07-0125

No. 1119 of 2015 GD
No. 264 of 2015 ED

**JPMorgan Chase Bank, National Association,
Plaintiff,
vs.
Michelle L. Swickey,
Defendant.**

ALL those two lots of land situate in the Borough of Vanderbilt, County of Fayette and State of Pennsylvania, bounded and described as follows:

BEGINNING at the comer of Bank Street and First Avenue; thence by First Avenue, North 70' 23' East, 120.00 feet to land now or formerly of W. J. Reed; thence by the same, North 19' 37' West, 120.00 feet to Second Street; thence by the same, South 70' 23' West 120.00 feet to Bank Street; thence by the same, South 19' 37' East, 120.00 feet to the place of beginning.

CONTAINING 14,400 square feet and numbered 60 and 61.

COMMONLY KNOWN AS: 318 1st Street, Vanderbilt, PA 15486

TAX PARCEL NO. 40-01-0028

Phelan Hallinan Diamond & Jones, LLP

No. 1655 of 2012 GD
No. 289 of 2015 ED

**Sovereign Bank N.A., Formerly Known as
Sovereign Bank,
Plaintiff,
vs.
Shelley L. Verbosky a/k/a Shelly Verbosky
Barry T. Verbosky,
Defendant(s)**

Owner(s) of property situate in the SOUTH
UNION TOWNSHIP, Fayette County,
Pennsylvania, being 222 Kimberly Drive, a/k/a
1048 Kimberly Drive, Uniontown, PA 15401.

Parcel No.: 3412013455

Improvements thereon: RESIDENTIAL
DWELLING

KML Law Group, P.C.
SUITE 5000 BNY Independence Center
701 MARKET STREET
Philadelphia, PA 19106-1532

No. 1022 of 2015 GD
No. 270 of 2015 ED

**JPMORGAN CHASE BANK, N.A.,
Plaintiff,
vs.
ERIC R. WEAVER
Mortgagor(s) and Record Owner(s)
Defendant(s).**

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

TAX PARCEL #04-14-0198

PROPERTY ADDRESS: 170 Horseshoe
Bend Road Acme, PA 15610

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: ERIC R.
WEAVER

JUDICIAL OPINION

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA : CRIMINAL DIVISION
v. :
BRANDON CHRISTOPHER BARNICKEL, : No. 1027 of 2014
Defendant. : JUDGE JOSEPH M. GEORGE, JR.

ATTORNEYS AND LAW FIRMS

Meghann Mikluscak, Esquire, Assistant District Attorney, For the Commonwealth
David W. Kaiser, Esquire, Assistant Public Defender, For the Defendant

OPINION AND ORDER

GEORGE, J.

January 20, 2015

This matter comes before the Court on an Omnibus Pre-Trial Motion filed on December 1, 2014 by the defendant raising a Motion to Dismiss for lack of probable cause to stop a motor vehicle and Motion to Suppress Statements{1}. A hearing was held on January 9, 2015.

The testimony at the time of the hearing on the motion reveals that Trooper Jonathan Monkelis, while on routine patrol on January 11, 2013 responded to a 911 call reporting an unresponsive person at 21 Mill Street, New Salem, Menallen Township, Fayette County. When Trooper Monkelis arrived he observed an EMS crew on site and observed the defendant seated in the driver’s seat of the vehicle. The trooper testified that the defendant appeared to be under the influence of a controlled substance and after a brief encounter with him obtained consent to search the vehicle. In the center console, the trooper located various items of drug paraphernalia.

Interactions between police and citizens are broken down into three categories: mere encounters, investigative detentions, and custodial detentions. Commonwealth vs. DeHart, 725 A.2d 633, 636 (Pa. Super. 2000). Each level requires a distinct level of justification, depending upon the nature of the interaction between the police and the citizen. A mere encounter can be any formal or informal interaction, and carries no official compulsion to stop and respond. Thus, it does not require any level of suspicion. Commonwealth vs. Guzman, 44 A.3d 688, (Pa. Super. 2012). Also see Commonwealth vs. Geitner, 46 WDA 2012.

{1} As appears more fully of record in the transcript from the Omnibus Pre-Trial Motion Hearing, the defendant gave no incriminating statements and made no statements other than general biographical information and consent to search the vehicle. Based upon the credible testimony from the trooper that all statements were knowing and voluntarily made, the Motion to Suppress relative to these statements is denied.

Furthermore, our Courts have held that police officers have a duty to render aid and assistance to those they believe are in need of help. *Commonwealth vs. Kendall*, 976 A.2d 503, (Pa. 2009). Typically, because police officers have a duty to society to serve and protect their communities beyond the mere enforcement of the Crimes Code or the Motor Vehicle Code, such interactions constitute mere encounters. *Commonwealth vs. Conte*, 931 A.2d 690, 693 (Pa. Super. 2007).

The defendant's contention that he was subjected to a traffic stop as set forth in his motion is inaccurate {2}. To the contrary, the interaction was initiated not by the police themselves but at the request of a 911 distress call. When the police officers arrived, they observed the vehicle and EMS personnel present. Because the police initiated contact with the defendant to render aid, or to determine whether aid was necessary, and not to conduct an investigation, it is clear that the defendant was subjected to a mere encounter. Therefore, the encounter required no level of suspicion to be constitutionally valid. Upon the observations of the police officer of the defendant whom he believed to be under the influence of a controlled substance, Trooper Monkelis then articulates specific facts that create a reasonable suspicion that the defendant is engaged in criminal activity and request his consent to search the vehicle. As the driver with apparent authority, the consent of the defendant is valid.

Therefore, in light of the foregoing, we find no merit in the Omnibus Pre-Trial Motion to Suppress any evidence or statements and we will enter the following Order:

ORDER

AND NOW, this 20th day of January, 2015, the Omnibus Pre-Trial Motion filed by the defendant is DENIED in its entirety.

The District Attorney is DIRECTED to list this matter for trial.

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

ATTEST:
CLERK OF COURTS

{2} The defendant's motion avers that the defendant was a passenger in the vehicle, the defendant was sitting in the rear of the vehicle and the officer searched the defendant and the vehicle without consent. All of these statements are inconsistent with the credible testimony of the only witness at the Omnibus Pre-Trial Hearing, Trooper Jonathan Monkelis.

NOTICE

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY, PENNSYLVANIA

IN RE: FAYETTE COUNTY LOCAL RULE 212.1 :
 PRE-TRIAL STATEMENTS : NO. 1706 of 2015

ORDER

AND NOW, this 26th day of August, 2015, pursuant to Rule 239 of the Pennsylvania Rules of Civil Procedure, it is hereby ordered that Local Rule 212.1 is amended as set forth in the attachment.

The Prothonotary is directed as follows:

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

This Local Rule shall be continuously available for public inspection and copying in the Office of the Prothonotary. Upon request and payment of reasonable costs of reproduction and mailing, the Prothonotary shall furnish to any person a copy of any local rule.

This Local Rule shall be effective 30 days after the date of publication in the Pennsylvania Bulletin.

BY THE COURT,
John F. Wagner, Jr.
President Judge

ATTEST:
PROTHONOTARY

NOTICE

RULE 212.1 PRE-TRIAL STATEMENTS

- (a) Time tables:
- (1) All plaintiffs, within twenty (20) days after the 240 day period, or the extension thereof, shall file their pre-trial statements with the Prothonotary.
 - (2) All original defendants, within twenty (20) days of the filing of the plaintiff's pre-trial statements, shall file their pre-trial statements with the Prothonotary.
 - (3) All other parties, within twenty (20) days of the filing of original defendants' pre-trial statements, shall file their pre-trial statements with the Prothonotary.
- (b) The pre-trial statement shall contain:
- (1) A brief narrative statement of the essential facts upon which liability is asserted or denied.
 - (2) The legal issues involved and legal authorities relied upon.
 - (3) A list of the names and addresses of all witnesses the party expects to call, which witnesses shall be classified as liability or damage witnesses.
 - (4) A specific description of damages.
 - (i) Any party seeking to recover damages for personal injuries shall attach to their pre-trial statement, if not previously provided to all parties, a written authorization to inspect and make copies of the records and reports of any physician, hospital or clinic by whom or where said party may have been examined, treated, or hospitalized for the injuries or disabilities complained of, and covering prior injuries or disabilities where the same may be relevant.
 - (ii) A list of the damages that the party intends to claim and prove at trial.
 - (5) The settlement status of the case.
 - (6) A realistic estimate of the trial time required for presentation of their case, as well as total trial time required.
 - (7) There shall be attached to the pre-trial statement:
 - (i) A copy of all reports containing findings or conclusions of any physician who has treated or examined the party or has been consulted in connection with any injuries complained of and whom the party expects to call as a witness at the trial of the case. If timely production of any report is not made, the testimony of such physician shall be excluded at the trial except upon consent of all parties or upon express order of the Court.
 - (ii) A copy of all reports containing findings or conclusions of any expert who has been consulted in connection with the matters involved in the case and whom the party expects to call as a witness at the trial of the case. If timely production of any report is not made, the testimony of such expert shall be excluded at the trial except upon consent of all parties or upon express order of Court.
 - (8) Upon failure of any party to file a pre-trial statement within the time required, upon motion the Court may impose the sanctions provided in Pa.R.C.P. Sec. 4019(c). Also, the Court may order other appropriate relief including, but not limited to, the barring of testimony, assessment and awarding of attorney fees, and expenses and costs to opposing counsel.
 - (9) Counsel, upon agreement of all parties, or upon Order of Court, may file a supplemental pre-trial statement up to the time of trial as long as such filing does not delay trial. Supplemental statements may include additional claims for damages, additional damage and/or liability witnesses, expert witnesses, and/or exhibits intended to be used at trial.

CONTINUING LEGAL EDUCATION**"Truancy Summit"
September 22, 2015**

Judge Nancy D. Vernon and Judge Linda R. Cordaro are hosting a TRUANCY SUMMIT on Tuesday, September 22, 2015 at Mallard's Landing at Duck Hollow 374 Duck Hollow Road, Uniontown, PA 9:00 a.m. to 12:30 p.m.

They welcome you to attend this presentation by Cynthia K. Stoltz, Esquire, Administrator of the Children's Court for the Fifth Judicial District of Pennsylvania, and a panel discussion among local judicial officers and service providers who are involved in addressing the issue of truancy and our local youth.

3 Substantive CLE Credits
Cost: \$90.00

Please register as early as possible
by calling Cindy at the
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