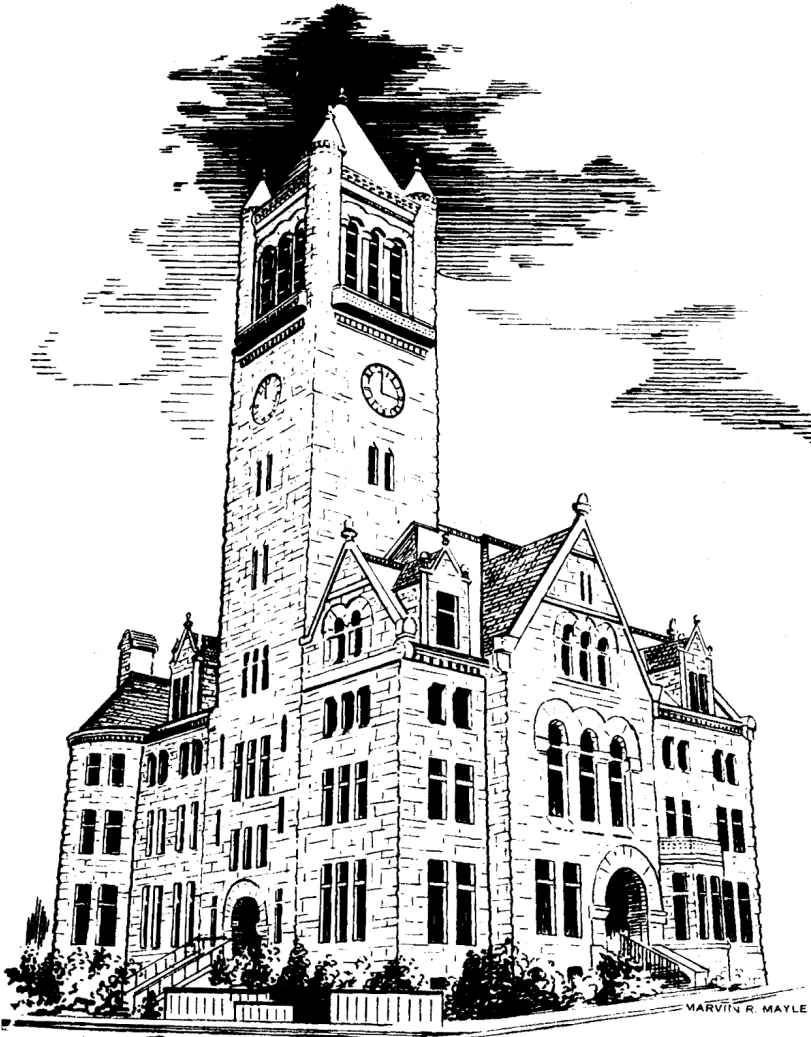


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ESTATE NOTICES

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

CAROL JEAN BAILES, A/K/A CAROL J. BAILES, A/K/A CAROL BAILES, late of Upper Tyrone Township, Fayette County, PA (3)
Executrix: Teresa Koch
 3975 Hazelwood Drive
 Monroeville, PA 15146
 c/o 201 North Chestnut Street
 P.O. Box 342
 Scottdale, PA 15683
Attorney: James S. Lederach

ROBERT M. COLLINS, JR., late of North Union Township, Fayette County, PA (3)
Executor: Somerset Trust Company
 c/o Fitzsimmons & Barclay
 55 East Church Street, Suite 102
 Uniontown, PA 15401
Attorney: Ralph K. Barclay, Jr.

CHRISTINA M. FREY, late of Wharton Township, Fayette County, PA (3)
Personal Representative: Robert A. Miller
 c/o Riverfront Professional Center
 308 South Arch Street, Suite 2
 Connellsville, PA 15425
Attorney: Richard A. Husband

BEATRICE HARTLEY, late of Uniontown, Fayette County, PA (3)
Administrator: David A. Hartley
 221 Havenwood Drive
 Moon Township, PA 15108
 c/o Beroes Law Center
 4054 Penn Avenue
 Pittsburgh, PA 15224
Attorney: John F. Morris

MARIA JANEL KAHN, late of North Union Township, Fayette County, PA (3)
Personal Representative: Jodee Anne Proud
 c/o Watson Mundorff Brooks & Sepic, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Charles W. Watson

RUTH O'LEARY, late of Washington Township, Fayette County, PA (3)
Administratrix: Terry A. O'Leary
 77 E. Lincoln Street
 Waynesburg, PA 15370
 c/o 4 North Beeson Boulevard
 Uniontown, PA 15401
Attorney: Ewing D. Newcomer

MICHAEL RUBISH, late of Perryopolis, Fayette County, PA (3)
Executrix: Stacey L. Erdely
 c/o 55 East Church Street, Suite 101
 Uniontown, PA 15401
Attorney: Jason F. Adams

KENNETH SAPIC, A/K/A KENNETH L. SAPIC, AKA KENNETH LARRY SAPIC, late of German Township, Fayette County, PA (3)
Executor: Kenneth Sapic, II
 c/o 45 East Main Street, Suite 500
 Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

DANIEL J. SWANEY, late of Smithfield, Fayette County, PA (3)
Personal Representative: Reed S. Swaney
 c/o Watson Mundorff Brooks & Sepic, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Charles W. Watson

Second Publication

JEAN H. CLAAR, late of Uniontown, Fayette County, PA (2)

Executor: James B. Claar
86 West Craig Street
Uniontown, PA 15401
c/o George, Port & George
92 East Main Street
Uniontown, PA 15401
Attorney: Wayne H. Port

AILEEN CLAY, late of Menallen Township, Fayette County, PA (2)

Executrix: Barbara Jane Rohlf
174 Nelson Road
Ohiopyle, PA 15470
c/o 4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

RACHEL E. FLEMING, late of Uniontown, Fayette County, PA (2)

Administrator: David S. Fleming
c/o John & John
96 East Main Street
Uniontown, PA 15401
Attorney: Bernard C. John

NANCY J. FRITSKY, A/K/A NANCY J. BORRIS, late of Connellsville, Fayette County, PA (2)

Executrix: Deborah J. Bigam
c/o Proden & O'Brien
99 East Main Street
Uniontown, PA 15401
Attorney: Wendy L. O'Brien

First Publication

LINDA LEE CUNEEN, A/K/A LINDA L. CUNEEN, late of Dunbar Township, Fayette County, PA (1)

Executor: Clarence C. Lamkin
120 Oglevee Lane
Connellsville, PA 15425
c/o Mears, Smith, Houser & Boyle, P.C.
127 North Main Street
Greensburg, PA 15601
Attorney: Jon M. Lewis

VICTOR J. GASBARRO, late of Connellsville, Fayette County, PA (1)

Personal Representative: Gloria P. Gasbarro
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, Pa 15425
Attorney: Charles W. Watson

WARREN L. MURRAY, late of Brownsville Township, Fayette County, PA (1)

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

ERNEST R. POPLARCHEK, late of Smock, Fayette County, PA (1)

Executor: Ernest R. Poplarchek, Jr.
c/o Marvin D. Snyder Law Office
17 North Diamond Street
Mt. Pleasant, PA 15666
Attorney: Marvin D. Snyder

LEGAL NOTICES

*** NONE ***

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, December 5, 2016
at 9:30 A.M.

| <u>Estate Number</u> | <u>Estate Name</u> | <u>Accountant</u> |
|----------------------|---|--|
| 2615-0096 | SAMUEL C. SMITH also known as SAMUEL SMITH | Laura Nottingham and Patricia Demaske, Co-Executors |
| 2611-0306 | JOSEPH EDWARD FRANCO | Nicholas Meyokovich, Executor |

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Monday, December 19, 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 ac-
counts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained
to be in the hands of the Accountants.

Notice is also hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas as the case may be, on the dates stated and that the same will be presented for confirmation to the Orphans' Court Division of Fayette County on

Monday, December 5, 2016
at 9:30 A.M.

| <u>Estate Number</u> | <u>Estate Name</u> | <u>Accountant</u> |
|----------------------|--------------------|----------------------------|
| 2613-0621 | CHARLES PETERS | Debra Sue Sible, Executrix |

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Monday, December 19, 2016 at 9:30 A.M.
in Court Room No. 2 of the Honorable JOHN F. WAGNER or his chambers, 2nd Floor, Courthouse,
Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said
accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance
ascertained to be in the hands of the Accountants.

SHERIFF'S SALE

Date of Sale: January 19, 2017

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, January 19, 2017, at 2:00 p.m. in Courtroom Number One at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

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

James Custer
Sheriff Of Fayette County

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

No. 1690 of 2016 GD
No. 341 of 2016 ED

**LSF9 Master Participation Trust,
Plaintiff,**
vs.

**OWEN D. ANDERSON
VIRGINIA ANDERSON,
Defendant(s).**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN TOWNSHIP OF LUZERNE,
FAYETTE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 909 Fourth Street,
Hiller, PA 15444
PARCEL NUMBER: 19070097
IMPROVEMENTS: Residential Property

Phelan Hallinan Diamond & Jones, LLP

No. 2117 of 2014 GD
No. 299 of 2016 ED

**U.S. Bank National Association,
Plaintiff,**
vs.

**Robert V. Aranza, Sr.,
Defendant(s).**

By virtue of a Writ of Execution No. 2117 OF 2014, U.S. Bank National Association v. Robert V. Aranza, Jr., In his Capacity as Heir of Robert V. Aranza, Sr., Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest From or Under Robert V. Aranza, Sr., Deceased, owner(s) of property situate in the UNIONTOWN CITY, 3RD, Fayette County, Pennsylvania, being 63 Murray Avenue, Uniontown, PA 15401-3631

Parcel No.: 38-04-0675
Improvements thereon: RESIDENTIAL DWELLING

STERN & EISENBERG PC
EDWARD J. MCKEE, ESQUIRE

No. 774 of 2015 GD
No. 306 of 2016 ED

**Wilmington Savings Fund Society, FSB,
doing business as Christiana Trust, not in its
individual capacity, but solely as trustee for
BCAT 2015- 14BTT,**

Plaintiff,

vs.

Kimberly Cope

Neil Cope

The United States of America,

Defendant(s).

SITUATE IN BOROUGH OF FAYETTE
CITY, FAYETTE COUNTY,
PENNSYLVANIA, BEING KNOWN AS 134
2nd STREET, FAYETTE CITY, PA 15438

PARCEL NO. 12-03-0218

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF-
KIMBERLY COPE AND NEIL COPE

Phelan Hallinan Diamond & Jones, LLP

No. 2035 of 2015 GD
No. 309 of 2016 ED

**U.S. Bank National Association as Successor
by Merger of U.S. Bank National Association
ND, Plaintiff,**

vs.

Beatrice M. Davis f/k/a Beatrice M.

Jacquemin,

Defendant(s).

By virtue of a Writ of Execution No .
2015-02035, U.S. Bank National Association
as Successor by Merger of U.S. Bank
National Association ND v. Beatrice M. Davis
f/k/a Beatrice M. Jacquemin, owner(s) of
property situate in the SOUTH UNION
TOWNSHIP, Fayette County, Pennsylvania,
being 33 Belmeade Terrace, Uniontown, PA
15401-5236

Parcel No.: 34-29-0001

Improvements thereon: RESIDENTIAL
DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 1234 of 2016 GD
No. 297 of 2016 ED

Wells Fargo Bank, NA.

Plaintiff,

vs.

Montean L. Dean a/k/a Montean Dean,

Defendant(s).

By virtue of a Writ of Execution No. 1234-
2016 Wells Fargo Ban k, NA v. Montean L.
Dean a/k/a Montean Dean, owner(s) of property
situate in the UNIONTOWN CITY, 4TH,
Fayette County, Pennsylvania, being 38 John
Street, Uniontown, PA 15401-3861

Parcel No.: 38-13-0317

Improvements thereon: RESIDENTIAL
DWELLING

PARKER McCAY P.A.

By: Daniel J. Capecci, Esquire

Attorney ID# 319193

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054-1539

(856) 810-5815

No. 1356 of 2016 GD
No. 317 of 2016 ED

2011-2012 Opportunity Fund 6-1, LLC

2431 South Acadian Thruway

Baton Rouge, LA 70808,

Plaintiff,

vs.

Douglas Fike

Laura Fike

4731 National Pike

Markleysburg, PA 15459,

Defendants.

By virtue of a Writ of Execution, No. 1356
of 2016 GD 2011-2012 Opportunity Fund 6-1,
LLC vs. Douglas Fike and Laura Fike, owner of
property situate in the Henry Clay Township,
Fayette County, Pennsylvania, 4731 National
Pike, Markleysburg, PA 15459

Parcel No. 16-11-0028

Improvements thereon: RESIDENTIAL
SINGLE FAMILY

No. 168 of 2016 GD
No. 208 of 2016 ED

**JPMorgan Chase Bank, National Association,
Plaintiff,
vs.
Wade D. Grimm,
Defendant.**

ALL THAT CERTAIN lot or piece of ground situate in North Union Township, Fayette County, Pennsylvania, being Lot Number 4 in the Hagerty Plan, said plan having been recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Plan Book Volume 21, Page 4, more particularly bounded and described as follows:

COMMONLY KNOWN AS: 203 Republic Street, Uniontown, PA 15401
TAX PARCEL NO. 25-30-0034-03

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

No. 478 of 2016 GD
No. 286 of 2016 ED

**FIRST NIAGARA BANK, N.A.
4224 Ridge Lea Road
Amherst, NY 14226,
Plaintiff,
vs.**

**JOHN A. HARTEIS
LADONNA F. HARTEIS
Mortgagor(s) and Record Owner(s)
166 Horseshoe Bend Road
Acme, PA 15610,
Defendants.**

ALL THAT CERTAIN two lots or pieces of ground situate in the Township of Bullskin, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #04-14-0199
PROPERTY ADDRESS: 166 Horseshoe Bend Road Acme, PA 15610
IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: JOHN A. HARTEIS and LADONNA F. HARTEIS

Phelan Hallinan Diamond & Jones, LLP

No. 9 of 2016 GD
No. 305 of 2016 ED

**Wells Fargo Bank, National Association,
Successor by Merger to Wells Fargo Bank
Minnesota, National Association, Solely in Its
Capacity as Trustee for Provident Bank
Home Equity Loan Asset-Backed Certificates,
Series 2000-1,
Plaintiff,
vs.**

**Ann Hoff
Cornelius Hoff,
Defendant(s).**

By virtue of a Writ of Execution No. 9-0F-2016-GD, Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, Solely in Its Capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 2000-1 v. Ann Hoff Cornelius Hoff, owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 62 Lawn Avenue, Uniontown, PA 15401-4742
Parcel No.: 38-15-0013

Improvements thereon: RESIDENTIAL DWELLING

No. 1529 of 2016 GD
No. 344 of 2016 ED

**BERNARD F. MARCINEK,
Plaintiff,
vs.
JMP PROPERTIES, LLC,
Defendant.**

All that certain property situate in South Union Township, Fayette County, Pennsylvania being described as Tax Parcel No. 34-12-0252 and more particularly described in a deed dated April 26, 2011 and recorded in Record Book 3152, page 1902. Property address is 122 Southwood Drive, Uniontown, PA.

Seized and taken in execution as the property of JMP Properties, LLC, the owner or reputed owner of the property, at the suit of

Bernard F. Marcinek in the Court of Common Pleas of Fayette County, Pennsylvania at No. 1529 of 2016, G.D.

STERN & EISENBERG PC
M. TROY FREEDMAN, ESQUIRE

No. 1062 of 2012 GD
No. 329 of 2016 ED

**Wilmington Savings Fund Society, FSB,
doing business as Christiana Trust, not in its
individual capacity, but solely as trustee for
BCAT 2015- 13BTT,**

**Plaintiff,
vs.**

**Edward R. Johnson
Susan T. Johnson,
Defendant(s).**

SITUATE IN BULLSKIN TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,
BEING KNOWN AS 419 TREE MILE HILL,
ACME, PA 15610

PARCEL NO. 04030041 & 0403003501
IMPROVEMENTS - RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF-
EDWARD R. JOHNSON AND SUSAN T.
JOHNSON

PARKER McCAY P.A.
By: Richard J. Nalbandian, III, Esquire
Attorney ID# 312653
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815

No. 1202 of 2016 GD
No. 273 of 2013 ED

**The Bank of New York Mellon FKA The
Bank of New York, as Trustee for the
certificateholders of the CWABS, Inc., Asset-
Backed Certificates, Series 2006-26 c/o
Specialized Loan Servicing, LLC 8742
Lucent Blvd., Suite 300, Highland Ranch, CO
80129,**

**Plaintiff,
vs.**

**Dorothy J. Jones
William K Jones
137 Union Street
Uniontown, PA 15401,
Defendants.**

By virtue of a Writ of Execution, No. 1202
of 2016 GD The Bank of New York Mellon, et
al vs. Dorothy J. Jones and William K Jones
owner of property situate in the EIGHT WARD
OF THE CITY OF UNIONTOWN, Fayette
County, Pennsylvania 137 Union Street,
Uniontown, PA 15401

Parcel No. 38-10-0515
Improvements thereon: RESIDENTIAL
SINGLE FAMILY DWELLING

McCABE, WEISBERG & CONWAY, P.C.

No. 1006 of 2016 GD
No. 337 of 2016 ED

**Ditech Financial LLC,
Plaintiff,
vs.**

**Arthur W. Jordan and Jeremy Wayne
Jordan,
Defendants.**

All that certain piece or parcel or Tract of
land situate German Township, Fayette County,
Pennsylvania, and being known as 40 Main
Street, McClellandtown, Pennsylvania 15458.

Being known as: 40 Main Street, McClellandtown, Pennsylvania 15458

Title vesting in Arthur W. Jordan and Jeremy Wayne Jordan by deed from Arthur W. Jordan, Single dated April 12, 2007 and recorded April 13, 2007 in Deed Book 3022, Page 520.

Tax Parcel Number: 15-25-0023

No. 1222 of 2015 GD
No. 342 of 2016 ED

WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES C/O CARRINGTON MORTGAGE SERVICES,

Plaintiff,
vs.

Michael W. LeBlanc
Marilynn A. Carraway,
Defendants.

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

BEING THE SAME PREMISES which Kathryn J. Dzatko and James J. Dzatko, by Deed dated June 26, 2006 and recorded June 29, 2006 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 2991, Page 2183, Instrument No. 200600009620 granted and conveyed unto Michael W. LeBlanc and Marilynn A. Carraway.

BEING KNOWN AS: 319 First Street, Belle Vernon, PA 15012
PARCEL #41-05-0274

Phelan Hallinan Diamond & Jones, LLP

No. 1609 of 2016 GD
No. 325 of 2016 ED

JPMorgan Chase Bank, N.A.,
Plaintiff,
vs.
James Leech,
Defendant(s).

By virtue of a Writ of Execution No. 1609-

0F-2016-GD, JPMorgan Chase Bank, N.A. v. James Leech, owner(s) of property situate in the SMITHFIELD BOROUGH, Fayette County, Pennsylvania, being 4 Kennedy Lane, Smithfield, PA 15478-1077

Parcel No.: 32-03-0024

Improvements thereon: RESIDENTIAL DWELLING

No. 436 of 2015 GD
No. 296 of 2016 ED

Wells Fargo Bank, NA,
Plaintiff,
vs.
Kristoffer M. Pechatsko,
Defendant.

ALL that certain parcel of land lying and being situate in the Borough of Masontown, County of Fayette, and Commonwealth of Pennsylvania, known as 210n Main Street, Masontown, PA 15461 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 21-07-0337

BEING the same premises which Carol M. Guthrie and Harry Guthrie, her husband and Gerald A. Cunningham and Christine M. Cunningham, his wife, by Deed dated August 24, 2007 and recorded in and for Fayette County, Pennsylvania in Deed Book 3037, Page 542, granted and conveyed unto Kristoffer M. Pechatsko, unmarried.

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

No. 402 of 2007 GD
No. 347 of 2016 ED

National City Mortgage Co.,
Plaintiff,
vs.
MICHAEL S. PUGLIESI A/K/A
MICHAEL PUGLIESI,
Defendant(s).

ALL THAT CERTAIN LOT OF LAND
SITUATE IN REDSTONE TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 104 Anna Regal
Street, Grindstone, PA 15442
PARCEL NUMBER: 30-04-0033
IMPROVEMENTS: Residential Property

Phelan Hallinan Diamond & Jones, LLP

No. 1978 of 2011 GD
No. 298 of 2016 ED

Nationstar Mortgage LLC,
Plaintiff,
vs.

**Todd P. Reagan, in His Capacity as
Administrator Cta and Devisee of The Estate
of Dorothy Reagan**

**David E. Reagan, in His Capacity as Devisee
of The Estate of Dorothy Reagan**

**Chad H. Reagan, in His Capacity as Devisee
of The Estate of Dorothy Reagan**

**Candis Nanette Reagan, in Her Capacity as
Devisee of The Estate of Dorothy Reagan**

**Jeffrey F. Reagan, in His Capacity as Devisee
of The Estate of Dorothy Reagan**

**Thomas W. Reagan, in His Capacity as
Devisee of The Estate of Dorothy Reagan,
Defendant(s).**

By virtue of a Writ of Execution No. 1978-
0F-2011-GD NO. 1978-0F-2011-GD, Nationstar
Mortgage LLC v.

Todd P. Reagan, in His Capacity as
Administrator Cta and Devisee of The Estate of
Dorothy Reagan

David E. Reagan, in His Capacity as Devisee of
The Estate of Dorothy Reagan

Chad H. Reagan, in His Capacity as Devisee of
The Estate of Dorothy Reagan

Candis Nanette Reagan, in Her Capacity as
Devisee of The Estate of Dorothy Reagan

Jeffrey F. Reagan, in His Capacity as Devisee of
The Estate of Dorothy Reagan

Thomas W. Reagan, in His Capacity as Devisee
of The Estate of Dorothy Reagan owner(s) of
property situate in the TOWNSHIP OF
CONNELLSVILLE, Fayette County,
Pennsylvania, being 91 Wills Road,
Connellsville, PA 15425-3734

Parcel No.: 05110098

Improvements thereon: RESIDENTIAL
DWELLING

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

No. 1829 of 2012 GD
No. 293 of 2016 ED

**BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP
7105 Corporate Drive
PTX B-209**

**Plano, TX 75024,
Plaintiff,**

vs.

DEANNE G. REESE

Mortgagor(s) and Record Owner(s)

**203 Madison Avenue
Hopwood, PA 15445,
Defendant.**

ALL THAT CERTAIN tract or parcel of
land situate in the TOWNSHIP OF NORTH
UNION, County of Fayette and Commonwealth
of Pennsylvania.

TAX PARCEL #25-53-0045

PROPERTY ADDRESS: 203 Madison
Avenue Hopwood, PA 15445

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF:
DEANNE G. REESE

Phelan Hallinan Diamond & Jones, LLP

No. 1334 of 2016 GD
No. 291 of 2016 ED

Citifinancial Servicing LLC,
Plaintiff,
vs.

**Serena R. Richter a/k/a Serena Richter,
Defendant(s).**

By virtue of a Writ of Execution No.
1334-0F-2016-GD, Citifinancial Servicing LLC
v. Serena R. Richter a/k/a Serena Richter,
owner(s) of property situate in the

UNIONTOWN CITY, Fayette County,
 Pennsylvania, being 44 Union Street,
 Uniontown, PA 15401-4218
 Parcel No.: 38-12-78
 Improvements thereon: RESIDENTIAL
 DWELLING

STERN & EISENBERG PC
 JESSICA N. MANIS, ESQ.

No. 136 of 2012 GD
 No. 289 of 2016 ED

Phelan Hallinan Diamond & Jones, LLP

No. 443 of 2014 GD
 No. 275 of 2016 ED

**JPMorgan Chase Bank, N.A.,
 Plaintiff,
 vs.**

**Patrick E. Seese
 Kanya Kathleen Knox a/k/a Kanya K. Knox,
 Defendant(s).**

By virtue of a Writ of Execution No. 443-
 OF-2014-GD, JPMorgan Chase Bank, N.A. v.
 Patrick E. Seese, Kanya Kathleen Knox a/k/a
 Kanya K. Knox, owner(s) of property situate in
 the WHARTON TOWNSHIP, Fayette County,
 Pennsylvania, being 154 Dinner Bell Ohiopyle
 Road, Farmington, PA 15437-1322

Parcel No.: 42-22-0045
 Improvements thereon: RESIDENTIAL
 DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 1026 of 2016 GD
 No. 338 of 2016 ED

**JPMorgan Chase Bank, National Association,
 Plaintiff,
 vs.**

**Marilyn J. Sterger,
 Defendant.**

By virtue of a Writ of Execution No. 2016-
 01026, JPMorgan Chase Bank, National
 Association v. Marilyn J. Sterger, owner(s) of
 property situate in the GEORGES TOWNSHIP,
 Fayette County, Pennsylvania, being Route 119
 Box 74 a/k/a, 3514 Morgantown Road,
 Smithfield, PA 15478-0000

Parcel No.: 14-33-0020-01
 Improvements thereon: RESIDENTIAL
 DWELLING

**Deutsche Bank National Trust Company, as
 Trustee for Saxon Asset Securities Trust 2007
 -2 Mortgage Loan Asset Backed Certificates
 Series 2007-2 by its attorney in fact Ocwen
 Loan Servicing, LLC,
 Plaintiff,
 vs.
 Colleen R. Tignanelli,
 Defendant.**

SITUATE ON THE SOUTH OF THE
 OLD MCCLELLANDTOWN-UNIONTOWN
 ROAD, TOWNSHIP OF GERMAN, FAYETTE
 COUNTY, PENNSYLVANIA, BEING
 KNOWN AS 259 BALSINGER ROAD,
 UNIONTOWN, PA 15401

PARCEL NO. 15-28-0053
 IMPROVEMENTS - RESIDENTIAL
 REAL ESTATE
 SOLD AS THE PROPERTY OF-
 COLLEEN R. TIGNANELLI

PARKER McCAY P.A.
 By: Daniel J. Capecci, Esquire
 Attorney ID# 319193
 9000 Midlantic Drive, Suite 300
 P.O. Box 5054
 Mount Laurel, NJ 08054-1539
 (856) 810-5815

No. 1203 of 2016 GD
 No. 315 of 2016 ED

**Deutsche Bank National Trust Company, as
 Trustee for FFMLT Trust 2005-FF11,
 Mortgage Pass-Through Certificates, Series
 2005-FF11**

**c/o Specialized Loan Servicing, LLC
 8742 Lucent Blvd., Suite 300
 Highland Ranch, CO 80129,
 Plaintiff,
 vs.**

**Tricia Tokish
 Nicholas B. Tokish
 58 N Mill Street
 New Salem, PA 15468,
 Defendants.**

By virtue of a Writ of Execution, No. 1203 of 2016 GD, Deutsche Bank National Trust Company, et al vs. Tricia Tokish and Nicholas B. Tokish, owner of property situate in the TOWNSHIP OF MENALLEN, Fayette County, Pennsylvania

58 North Mill Street, New Salem, PA 15468

Parcel No. 22-15-0012

Improvements thereon: RESIDENTIAL SINGLE FAMILY DWELLING

No. 563 of 2015 DSB

No. 343 of 2016 ED

L & J PROPERTIES, LLC; LAWRENCE E. FILIAGGI; and JAMES V. FILIAGGI,

Plaintiffs,

vs.

VACUUM CERAMICS, INC.; DOMINIC ISOLA, a/k/a DOMENIC ISOLA; and

RAYMOND WILHELM,

Defendants.

All that certain property situate in North Union Township, Fayette County, Pennsylvania being described as Tax Parcel No. 25-16-95 and more particularly described in a deed dated October 31, 2001 and recorded in Record Book 2799, page 2400. Property address is 1123 Industrial Park Drive, Mt Braddock, PA.

Seized and taken in execution as the property of Vacuum Ceramics, Inc., owner or reputed owner of the property, at the suit of L&J Properties, LLC, Lawrence E. Filiaggi, and James V. Filiaggi in the Court of Common Pleas of Fayette County, Pennsylvania at No. 563 of 2015, D.S.B.

STERN AND EISENBERG, PC
Edward J. McKee, ESQ.

No. 1651 of 2016 GD

No. 330 of 2016 ED

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

Plaintiff,

vs.

Diane Valentine

Roscoe Valentine,

Defendant(s).

SITUATE IN THE THIRD WARD OF THE GERMAN TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 367 LAMBERT FOOTEDALE ROAD, MCCLELLANDTOWN, PA 15458-1301

PARCEL NO. 15-14-8

IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF- DIANE VALENTINE AND ROSCOE VALENTINE

No. 1848 of 2015 GD

No. 333 of 2016 ED

Federal National Mortgage Association
Plaintiff,

vs.

Christopher G Williams Individually and as Administrator of the Estate of Lawrence E. Williams

Lawrence E. Williams, Jr. as known heir of Lawrence E. Williams

Jason I. Williams as known heir of Lawrence E. Williams,

Defendants.

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF CHRISTOPHER G WILLIAMS INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF LAWRENCE E. WILLIAMS, LAWRENCE E. WILLIAMS, JR. AS KNOWN HEIR OF LAWRENCE E. WILLIAMS AND JASON I. WILLIAMS AS KNOWN HEIR OF

LAWRENCE E. WILLIAMS, OF, IN, AND TO
THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL
OF LAND SITUATE IN BULLSKIN
TOWNSHIP, COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA,
BEING MORE FULLY DESCRIBED AT DBV
3079 PAGE 1342

BEING KNOWN AS 348 PLEASANT
VALLEY ROAD, CONNELLSVILLE, PA
15425

TAX MAP NO. 04-29-0055

Phelan Hallinan Diamond & Jones, LLP

No. 2412 of 2015 GD

No. 346 of 2016 ED

**Specialized Loan Servicing LLC,
Plaintiff,**

vs.

**Luther Deon Wormack
Christa Wormack,
Defendant(s).**

By virtue of a Writ of Execution No. 2412-
0F-2015-GD, Specialized Loan Servicing LLC
v. Luther Deon Wormack, Christa Wormack,
owner(s) of property situate in the SOUTH
CONNELLSVILLE BOROUGH, Fayette
County, Pennsylvania, being

1706 South Pittsburgh Street,
Connellsville, PA 15425-4846

Parcel No.: 33-06-0098

Improvements thereon: RESIDENTIAL
DWELLING

JUDICIAL OPINION

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

| | | |
|--------------------|---|-----------------------------|
| ANTHONY J. PERONI, | : | |
| Plaintiff, | : | |
| v. | : | |
| MICHELE L. PERONI, | : | NO. 2821 OF 2008, G.D. |
| Defendant. | : | JUDGE JOSEPH M. GEORGE, JR. |

ATTORNEYS AND LAW FIRMS
 Anthony S. Dedola, Jr., Esquire, *For the Plaintiff*
 Sheryl R. Heid, Esquire, *For the Defendant*

OPINION AND ORDER

GEORGE, J. November 17, 2016

This matter comes before the Court on the Petition for Contempt and Enforcement of Marital Settlement Agreement filed on August 9, 2016 by Defendant, Michele L. Peroni (hereinafter “Wife”). Wife filed this Petition, alleging, since July 2016, Anthony J. Peroni (hereinafter “Husband”) has failed to pay Wife the monthly sum under Paragraph 21(a) of the Marital Settlement Agreement (hereinafter “Agreement”). {1} A hearing was held on October 14, 2016 and upon directive from this Court, both parties filed post-hearing briefs in support of their positions.

The relevant facts are as follows:

Husband and Wife were married on October 29, 1994. In 2008, Husband filed a complaint for divorce. Subsequently, the parties entered into the Agreement on May 11, 2009. Pursuant to the Agreement, Husband conveyed his interest in the marital residence to Wife, who assumed responsibility for the balance of the mortgage. Wife testified that she pays a monthly mortgage payment of \$1,244.00 per month.

Additionally, Paragraph 21(a) of the Agreement called for Husband to make monthly payments to wife. Said paragraph provides as follows:

On or before the 15th day of each month, Husband shall pay to Wife the sum of \$1300.00 per month toward utilities/expenses of the aforementioned marital residence.

{1}Wife also alleged Husband failed to make child support payments due from December 2015 through June 2016. An Order by this Court dated August 16, 2016 has resolved this issue.
 {2}At the time the parties entered into the Agreement, Husband was represented by Riccardo Cicconi, Esquire and Wife was unrepresented.

Husband complied with these terms for approximately seven years. However, beginning in July 2016, when Wife remarried, Husband stopped making the monthly payments. At the time of the hearing, Husband entered into evidence as Plaintiff's Exhibit "A" Husband's tax returns from 2009 to 2015, showing he deducted these payments as alimony and Wife's tax returns from the same period, showing she reported the payments as income as alimony except in the year 2012.

This Court is tasked with interpreting the terms of Paragraph 21(a) of the Agreement. A marital settlement agreement is governed by the law of contracts unless the agreement provides otherwise. *Chen v. Chen*, 840 A.2d 355, 360 (Pa. Super. 2003). Moreover,

When interpreting the language of a contract, the intention of the parties is a paramount consideration. In determining the intent of the parties to a written agreement, the court looks to what they have clearly expressed, for the law does not assume that the language was chosen carelessly. When interpreting agreements containing clear and unambiguous terms, we need only examine the writing itself to give effect to the parties' intent.

Melton v. Melton, 831 A.2d 646, 653-54 (Pa. Super. 2003).

Nevertheless, when the intent of the parties is unclear from the writing itself, the Court can consider the "parties' outward and objective manifestations of assent." *Espenshade v. Espenshade*, 729 A.2d 1239, 1243 (Pa. Super. 1999). Thus, when an ambiguity exists, parol evidence is admissible to explain, clarify or resolve the ambiguity. *Kripp v. Kripp*, 578 Pa. 82, 90, 849 A.2d 1159, 1163 (2004).

The dispute between the parties is whether the terms of Paragraph 21(a) constitute alimony, as Husband claims, or constitutes a guaranteed monthly payment of \$1,300.00 to Wife for the rest of her life.

The purpose of alimony is to provide the receiving spouse with sufficient income to obtain the necessities of life. *Stammero v. Stammero*, 889 A.2d 1251, 1259 (Pa. Super. 2005). Alimony is not to reward one party and to punish the other party, but rather to ensure the reasonable needs of the person who is unable to support himself or herself. *Isralsky v. Isralsky*, 824 A.2d 1178, 1073 (Pa. Super. 2003).

In the instant case, the intent of the parties is unclear by strictly reading the language of Paragraph 21(a). This provision, as Wife points out, does not identify the payments as alimony. While the label placed on an award alone is not definitive in a court's analysis, it still can be a factor a court can look to when determining the nature of an award. *Zullo v. Zullo*, 576 A.2d 1070, 1073 (Pa. Super. 1990).

Additionally, Paragraph 16(a) plainly states that Wife is solely responsible for the mortgage on the marital residence. Therefore, construing this provision as a reimbursement by Husband to Wife for expenses of the marital residence, i.e. the mortgage, would directly contradict Paragraph 16(a).

Husband argues the language used in Paragraph 21(a) is clearly language of support, a notion that is fundamental to the principle of alimony. *See Zullo, supra*. However, the lack of a label, as mentioned above, as well as the lack of an end date, a necessary term of alimony, adds to the ambiguity of this provision. Thus, this Court must look to evidence outside of the four corners of the Agreement for guidance.

Plaintiff's Exhibit "A" shows that Husband deducted as alimony the amount he paid Wife pursuant to the terms of Paragraph 21(a) while Wife reported it as alimony received. It is clear from the parties' tax returns that they believed the payments were alimony. {3} A court must find an interpretation that will effectuate the reasonable result intended instead of interpreting a provision that will lead to an absurd result. *Laudig v. Laudig*, 624 A.2d 651, 654 (Pa. Super. 1993). Construing this provision as alimony that ends at the time of Wife's remarriage instead of determining that the lack of a termination date creates a guaranteed lifetime payment in favor of Wife achieves the only reasonable result.

Wherefore we will enter the following Order:

ORDER

AND NOW, this 17th day of November, 2016, upon consideration of the Petition for Contempt and Enforcement of Marital Settlement Agreement filed by Defendant and in accordance with the foregoing Opinion, it is hereby ORDERED and DECREED that Defendant's Petition is DENIED.

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

ATTEST:
PROTHONOTARY

{3} This evidence also supports the credible testimony of Husband that the payments constituted alimony. The Court finds that there is no credible evidence to support that the parties ever intended to create a guaranteed lifetime payment from Husband to Wife.

CONTINUING LEGAL EDUCATION**BRIDGE THE GAP**
4 Ethics Credits Available**Tuesday, December 6, 2016****9:00 a.m.—1:15 p.m.**

Westmoreland County Bar Association Headquarters
129 North Pennsylvania Avenue
Greensburg, PA 15601
724-834-6730
www.westbar.org

As a courtesy of the Westmoreland Bar Association, this seminar is being offered FREE to newly admitted attorneys who are required to complete the Bridge the Gap program by their first CLE compliance deadline. This program also serves as a great refresher for any attorney admitted to practice in Pennsylvania. You may pre-register for this seminar by visiting the westbar.org website.

This four hour program produced by the PA CLE Board consists of the following sections.

- Introduction from the Chief Justice
- Communications
- Practice Management
- Fiduciary Requirements
- Overview of the PA Supreme Court Disciplinary System
- Outreach Programs & Resources

Seminar Fees:

Pre-Registration received before 12pm, December 6, 2016:

- | | |
|-------------------------|------------------------|
| Newly Admitted Attorney | — Free |
| WBA Member | — \$30 per credit hour |
| Non-Members | — \$50 per credit hour |

SAVE THE DATE

Share the Holiday Season with your colleagues and
Spread Holiday Cheer with the Toys for Tots Program

Tropics on the Links Restaurant and Bar
at the Uniontown Country Club

Thursday, December 1, 2016
5:00 – 7:00 p.m.

Bring a new unwrapped gift and the Fayette County Bar
Association will donate it to the
U.S. Marine Corps Toys for Tots Program.

Guests are welcome and their admission is free if they bring a
gift donation. Gifts should be for age infant to 12 years. For
monetary gifts please make checks payable to “Toys for Tots”

RSVP: Cindy at cindy@fcbar.org or (724) 437-7994



NOTICE**TO ALL MEMBERS OF THE
FAYETTE COUNTY BAR ASSOCIATION**

The Annual Meeting of the Fayette County Bar
Association for Election of Directors and
other business will be held on
Wednesday, November 30, 2016
12:30 p.m.

2 West Main Street in the Conference Room (lower level)
of the First Niagara Building.

**ALL COMMITTEES WILL REPORT AT THIS TIME AND
ALL MEMBERS ARE URGED TO BE PRESENT.**
(Pizza and beverage will be available)

Anne N. John, Esquire - President
Fayette County Bar Association

Please RSVP by 11/28/16
cindy@fcbar.org or (724) 437-7994

DECEMBER CRIMINAL JURY TRIALS

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

IN RE: :
DECEMBER 2016 SESSION OF :
CRIMINAL JURY TRIALS : No. 360 MD 2016

ORDER

WAGNER, PJ.

AND NOW, November 14, 2016, after consultation with Richard E. Bower, District Attorney of Fayette County and being advised that there are no criminal cases expiring under Pa. R. Crim. 600 prior to January 9, 2017, the Criminal Court Session previously scheduled to commence on December 5, 2016, is hereby CANCELLED.

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

CALL OF THE CRIMINAL TRIAL LIST

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

IN RE: :
CALL OF THE CRIMINAL :
TRIAL LIST : No. 9 MD 2016

ORDER

WAGNER, PJ.

AND NOW, November 14, 2016, the Court having cancelled the December 2016 Criminal Jury Trial Session, it is hereby Ordered that the Call of the Criminal Trial List scheduled for November 28, 2016, is cancelled.

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

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