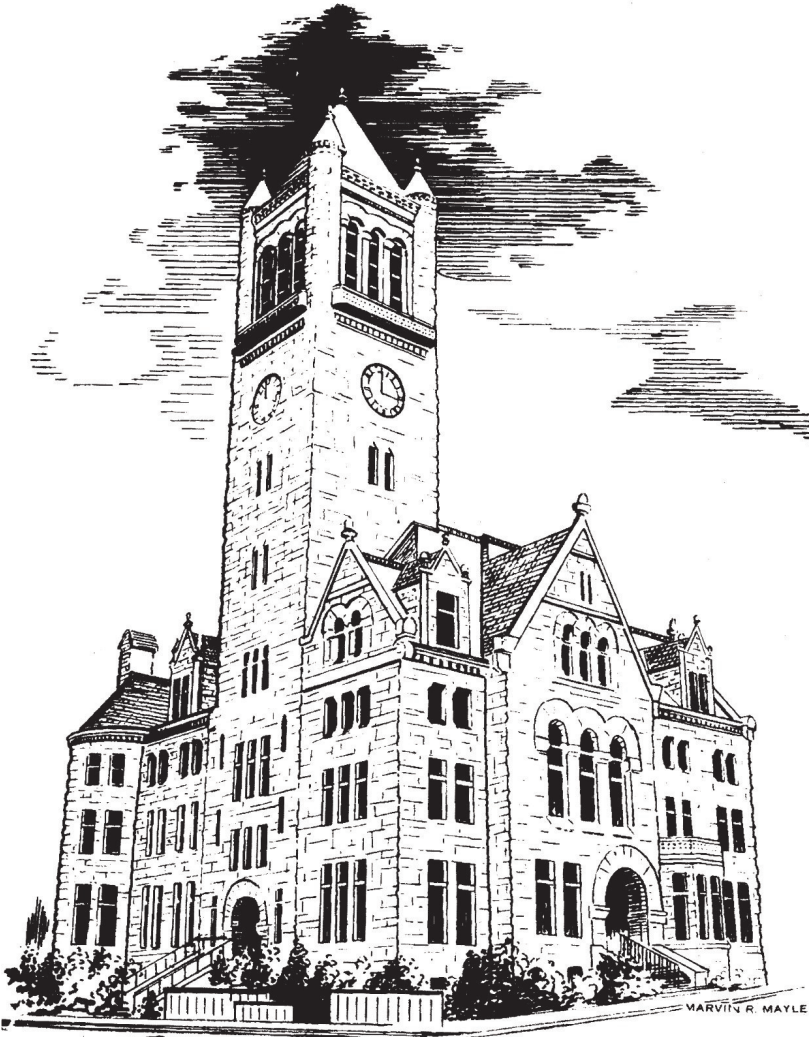


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FAYETTE LEGAL JOURNAL

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ESTATE NOTICES

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

Third Publication

RICHARD MALONEY, late of Bullskin Township, Fayette County, PA (3)

Executor: Donna Maloney
226 Sycamore Road
Acme, PA 15610

Attorney: Margaret Zylka House
815A Memorial Boulevard
Connellsville, PA 15425

PAUL A. SOLESKY, late of North Union Township, Fayette County, PA (3)

Executor: Mark Anthony Solesky
c/o HIGINBOTHAM LAW OFFICES
45 East Main Street, Suite 500
Uniontown, PA 15401

Attorney: James E. Higinbotham, Jr.

FRANK E. YANOSKY, A/K/A FRANK YANOSKY, late of Dunbar Township, Fayette County, PA (3)

Administratrix: Yvonne M. McKnight
c/o Donald McCue Law Firm
Colonial Law Building
813 Blackstone Road
Connellsville, PA 15425
Attorney: Donald J. McCue

Second Publication

JACK E. BAKER, A/K/A JACK ERWIN BAKER, late of Dunbar Township, Fayette County, PA (2)

Executor: Scott Allan Baker
c/o P.O. Box 760
Connellsville PA 15425
Attorney: Carolyn W. Maricondi

VIRGINIA BARNES, late of Perry Township, Fayette County, PA (2)

Executrix: Cynthia Gallik
Attorney: The Wills Law Firm, PC
720 Acorn Lane
Jefferson Hills, PA 15025

ORVILLE BURNSWORTH, A/K/A ORVILLE F. BURNSWORTH, JR., late of Connellsville Township, Fayette County, PA (2)

Co-Executors:
Cindy Tackett and Eddie Burnsworth
c/o P.O. Box 760
Connellsville PA 15425
Attorney: Carolyn W. Maricondi

JOYCE JOAN KAY, A/K/A JOYCE J. KAY, A/K/A JOYCE KAY, A/K/A JOYCE J. NICHOLSON, late of South Union Township, Fayette County, PA (2)

Administrator CTA: Clifford Kay
c/o 96 East Main Street
Uniontown, PA 15401
Attorney: Simon B. John

KATHRYN OSBORNE, late of Fayette City, Fayette County, PA (2)

Personal Representative: Jon G. Osborne
263 Berna Way
Fayette City, PA 15438
Attorney: Rebecca Shaw McHolme
1714 Lincoln Way
White Oak, PA 15131

DELBERT ROMESBURG, A/K/A DELBERT R. ROMESBURG, late of South Union Township, Fayette County, PA (2)

Co-Executors:
Freedra Pace
164 Wiggins Lane
Uniontown, PA 15401
Richard Romesburg
382 Airway Inn Road
Uniontown, PA 15401
Attorney: Louis W. Emmi
201 Lebanon Shops
300 Mt. Lebanon Boulevard
Pittsburgh, PA 15234

First Publication

WILLIAM JOSEPH HUBBARD, late of
Uniontown, Fayette County, PA (1)

Executrix: Barbara Keefer
2016 Revere Drive
Connellsville, PA 15425
Attorney: Emilie J. Cupp, Esquire
2 West Main Street, Suite 517
Uniontown, PA 15401-3403

JOHN F. NICHOLSON JR., late of Upper
Tyrone, Fayette County, PA (1)

Administrator: Jody L. Nicholson
c/o Carolyn W. Maricondi
P.O. Box 760
Connellsville PA 15425
Attorney: Carolyn W. Maricondi

**ROBERT NICKLOW, A/K/A ROBERT E.
NICKLOW, SR.**, late of Springhill Township,
Fayette County, PA (1)

Personal Representative:
Linda Leota Nicklow Headley
c/o John A. Kopas, III, Esquire
556 Morgantown Road
Uniontown, PA 15401
Attorney: John A. Kopas, III

JOSEPH D. RIMEL, late of Lower Tyrone,
Fayette County, PA (1)

Personal Representative: Joseph E. Rimel
c/o Richard A. Husband Esquire LLC
Riverfront Professional Center
208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

LEGAL NOTICES

NOTICE OF SUSPENSION

Notice is hereby given that on December 10, 2015, pursuant to Rule 208(f)(5), Pa.R.D.E., the Supreme Court of Pennsylvania ordered that Michael Christopher Gallo (#206972), whose public access address is located on North Second Street in Connellsville, PA, be placed on Temporary Suspension until further definitive action by the Supreme Court, to be effective January 9, 2016.

Elaine M. Bixler
Secretary of the Board
The Disciplinary Board of the
Supreme Court of Pennsylvania

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

Bankruptcy Case No. 14-20971 JAD

IN RE:

**Ronald L. Keller, Jr.,
Debtor,
Ronald L. Keller, Jr.,
Movant,
vs.**

**RONDA J. WINNECOUR, CHAPTER 13
TRUSTEE, UNITED STATES TRUSTEE'S
OFFICE, PNC BANK, PNC MORTGAGE,
ANDREW F. GORNALL, ESQUIRE,
FAYETTE COUNTY TAX CLAIM
BUREAU, DUNBAR TOWNSHIP,
CONNELLSVILLE SCHOOL DISTRICT
AND KEVIN L. NEIGHBORS, BUYER,
Respondents.**

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

TO: ALL CREDITORS AND ALL
PARTIES IN INTEREST

NOTICE, IS HEREBY GIVEN THAT:

The DEBTOR, RONALD L. KELLER, JR., has filed a motion for public sale of his real property known as 3540 West Crawford Avenue, Connellsville, PA. The property consists of a house and a 3 bedroom, double-

wide mobile home on full foundation. Debtor is seeking approval of the real estate sales transaction to the purchaser, Kevin L. Neighbors. A true and correct copy of the Agreement or Sale is attached to the Motion filed in this case as Exhibit "A."

A hearing on said Motion is set for January 13, 2016 at 10:30 a.m. before Judge Jeffery A. Deller in Courtroom, D, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, at which time higher offers will be considered and objections to said sale will be heard.

Clerk, U.S. Bankruptcy Court
Date of Notice: November 6, 2015

Arrangements for inspection prior to said sale hearing may be made with:
Daniel R White, Esq.
Zebley Mehalov & White, P.C.
P.O. Box 2123, Uniontown, PA 15401
724-439-9200 dwhite@Zcblaw.com

NOTICE

Notice is hereby given that a Certificate of Organization for a Domestic Limited Liability Company was filed on December 3, 2015 with the Pennsylvania Department of State for a Pennsylvania Limited Liability Company known as Ita Bertovich Agency, LLC having a registered address of 1238 National Pike, PO Box 426, Hopwood, PA 15445.

Richard J. Cicconi, Esquire
2 West Main Street, Suite 110
Uniontown, PA 15401
Phone: 724-438-1992

SHERIFF'S SALE

Date of Sale: February 11, 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 Gary D. Brownfield, Sr., Sheriff of Fayette County, Pennsylvania on Thursday, February 11, 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)

Gary D. Brownfield, Sr.
Sheriff Of Fayette County

No. 1106 of 2015 GD
No. 407 of 2015 ED

Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF4, Mortgage Pass-Through Certificates, Series 2006-FF4,

Plaintiff,
vs.

Brian S. Baird and Laura Lee Baird,
Defendants.

ALL that certain piece or parcel of land in Upper Tyrone Township, Fayette County, Commonwealth of Pennsylvania, being Lots Numbered 1 and 2 in Block A of the unrecorded Jesse B. King Plan, bounded and described as follows:

BEGINNING at the comer of King Street and a 14 foot alley, South of Everson Street in Martin H. King’s Plan “B”; thence along said King Street, South 12 degrees 30 minutes West, 125 feet to comer of Howard Street in said Jesse B. King Plan; thence along Howard Street, South 77 degrees 30 minutes East, 80 feet; thence along the dividing line of lots numbered 2 and 3, North 12 degrees 30 minutes East, 125 feet to said 14 foot alley; thence along said alley, North 77 degrees 30 minutes West, 80 feet to the place of beginning.

Containing 10,000 square feet.
BEING Parcel # 39-4-85

HAVING erected thereon a dwelling house.

COMMONLY KNOWN AS: 209 King Street, Scottsdale, PA 15683
TAX PARCEL NO. 39-4-85

No. 1594 of 2014 GD
No. 378 of 2015 ED

Wells Fargo Bank, N.A.,
Plaintiff,
vs.

Todd E. Brothers,
Defendant.

ALL that certain parcel of land lying and being situate in the Township of Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 911 Springfield Pike, Connellsville, PA 15425 having erected thereon a dwelling house.

Being known and designated as Tax ID

No.: 06-09-0023

BEING the same premises which Laurie E. Anteon, unmarried, by Deed dated May 31, 2005 and recorded in and for Fayette County, Pennsylvania in Deed Book 2950, Page 585, granted and conveyed unto Todd E. Brothers, married.

No. 808 of 2015 GD
No. 394 of 2015 ED

J.P. Morgan Mortgage Acquisition Corp.,
Plaintiff,
vs.

Rick B. Bowser and Pamela L. Bowser,
Defendants.

Situated in Connellsville, County of Fayette, Commonwealth of Pennsylvania:

Parcel One: All that certain piece, parcel or tract of land situate in Connellsville Township, Fayette County, Pennsylvania, bounded and described as follows:

Beginning at a nail in State Highway Route 711 also known as Springfield Pike, formerly Clay Pike, and line of lands now or formerly of C. Blackstone; thence in said Pike, North 75 degrees 36 minutes West 86.24 feet to a nail in said highway; thence North O degrees 25 minutes West 147.67 feet to a point in other lands of Harry J. Welling; thence along other lands of Harry J. Welling North 89 degrees 25 minutes East 83.56 feet to an iron pin in line of lands now or formerly of Irvin E. Davis; thence along lands of Irvin E. Davis, James Warrick and C. Blackstone, South O degrees 25 minutes East 169.72 feet to a nail in said highway, the place of beginning, and containing an area of 0.267 acres according to survey made by Roy Barclay, P.E. in June 1974.

Parcel Two: All that certain piece, parcel or tract of land situate in Connellsville Township, Fayette County, Pennsylvania, bounded and described as follows:

Beginning at a nail in State Highway Route 711, also known as Springfield Pike, formerly Clay Pike, and in line of lands conveyed by grantors and grantees herein to Daniel J. Spanish and Brenda L. Spanish, his wife, by deed bearing even date herewith; thence North 75 degrees 36 minutes West 30 feet to a point; thence partially along a stone wall, North 0 degrees 25 minutes West 140 feet to an iron nail

in line of other lands of grantees herein; thence along line of lands of grantees herein North 89 degrees 35 minutes East 29 feet to a point in line of lands conveyed to Spanish as hereinbefore set forth; thence along lands of Spanish, South O degrees 25 minutes East 147.67 feet to a nail in said State Highway, the place of beginning.

1009 Springfield Pike, Connellsville, PA 15425

COMMONLY KNOWN AS: 1009 Springfield Pike, Connellsville, PA 15425

TAX PARCEL NO. 06-09-0030-01 & 06-09-0030

No. 1212 of 2014 GD

No. 405 of 2015 ED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,

Plaintiff,

vs.

RODNEY L. GALLAGHER,

Defendants.

ALL THAT CERTAIN lot or piece of ground situate in the Township of South Fayette, County of Fayette and Commonwealth of Pennsylvania, together with the residential dwelling house erected thereon and known as: 241 S. MOUNT VERNON AVENUE, UNIONTOWN, PA 15401.

Tax Parcel # 34-14-0040

Reference Fayette County Record Book 3176 Page 337.

TO BE SOLD as the property of Rodney L. Gallagher on Fayette County Judgment No. 2014-01212.

KML Law Group, P.C.

SUITE 5000 - BNY Independence Center 701

MARKET STREET

Philadelphia, PA 19106-1532

215-627-1322

No. 997 of 2015 GD

No. 379 of 2015 ED

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF PENNSYLVANIA,

**3232 Newmark Drive
Miamisburg, OH 45342,
Plaintiff,**

vs.

RICHARD M. GARDNER

DONNA R. GARDNER,

177 Switzer Road

Mount Pleasant, PA 15666,

Defendants.

ALL THAT CERTAIN lot of land situate in the Bullskin Township, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #04-17-0067-01

PROPERTY ADDRESS: 177 Switzer Road Mount Pleasant, PA 15666

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: RICHARD M GARDNER and DONNA R. GARDNER

Michael R. Proctor

DINSMORE & SHOHL LLP

Dinsmore & Shohl Building

215 Don Knotts Blvd., Suite 310

Morgantown, WV 26501

Telephone: (304) 296-1100

Facsimile: (304) 296-6116

No. 1803 of 2014 GD

No. 359 of 2015 ED

CLEAR MOUNTAIN BANK,

Plaintiff,

vs.

MARK A. JONES AND LISA C. JONES,

Defendants.

Owners of property situate in those two (2) tracts of land in Wharton Township, Fayette County, Pennsylvania, being:

2919 Dinner Bell Five Fork Road, Farmington, PA 15437

TAX ID# 42-38-0020-02 AND 42-38-0020-06

Improvements thereon: House and Attendant Buildings

Judgment amount: \$76,222.21

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the schedule.

Phelan Hallinan Diamond & Jones, LLP

No. 1628 of 2015 GD
No. 401 of 2015 ED

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Rs3,

Plaintiff,
vs.

Joseph T. Jupena,
Defendant.

By virtue of a Writ of Execution No. 1628 OF 2015 GD

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Rs3
v.

Joseph T. Jupena owner(s) of property situate in the SALTLICK TOWNSHIP, Fayette County, Pennsylvania, being:

227 Alpine Heights Road, a/k/a 222 Alpine Heights Road, Champion, PA 15622-3026

Parcel No.: 31180033

Improvements thereon: RESIDENTIAL DWELLING

Richard M. Squire & Associates, LLC
Richard M. Squire, Esquire
Kevin P. Diskin, Esquire
Craig Oppenheimer, Esquire
I.D. Nos. 04267/86727/313264
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791

No. 1812 of 2014 GD
No. 398 of 2015 ED

Second Opportunity of America, LLC
Plaintiff,
vs.

Donald L. Kirkland
Tonya L. Kirkland,
Defendants.

TAX PARCEL NO.
PROPERTY ADDRESS: 80 Broadway St,
Allison, PA 15413
IMPROVEMENTS: Single Family
Dwelling

SEIZED AND TAKEN in execution as the property of Donald L Kirkland and Tonya L Kirkland.

No. 2092 of 2014 GD
No. 408 of 2015 ED

U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2005-WF3,

Plaintiff,
vs.

Dale Martini, Executor of the Estate of Jerry R. Martini; Jeffrey Scott Martini; Jerry R. Martini (deceased),
Defendants.

ALL that certain parcel of land lying and being situate in the Township of Rodstone, County of Fayette, and Commonwealth of Pennsylvania, known as 100 Center Street, Grindstone, PA 15442 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 30-08-0020

BEING the same premises which Dale Martini, as Executor of the Estate of Jerry R. Martini, by Deed dated October 8, 2009 and recorded in and for Fayette County, Pennsylvania in Deed Book 3111, Page 199, granted and conveyed unto Jeffrey Scott Martini.

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

No. 1816 of 2013 GD
No. 411 of 2015 ED

JP Morgan Chase Bank, National Association,
Plaintiff,
vs.

George Meese, III, Jennifer L. Jellots-Meese and United States of America, c/o United States Attorney for the Western District of Pennsylvania,
Defendants.

All that certain piece or parcel or Tract of land situate Borough of Brownsville, Fayette County, Pennsylvania, and being known as 11 Playford Avenue, Brownsville, Pennsylvania 15417.

Being known as: 11 Playford Avenue, Brownsville, Pennsylvania 15417.

Title vesting in George Meese, III and Jennifer L. Jellots-Meese by deed from Patricia Jellots, as Administratrix of the Estate of Doris Jean Savona dated September 13, 2007 and recorded September 17, 2007 in Deed Book 3039, Page 1723.

Tax Parcel Number: 02-04-0045

Wendy L. O'Brien, Esquire
 Proden & O'Brien

No. 1517 of 2014 DSB
 No. 247 of 2014 ED

THERESA CHARNOVICH,
Plaintiff,
vs.

ESTATE OF JOHN D. NEWCOMER, SR., Deceased, JOHN D. NEWCOMER, JR. and CLARENCE L. NEWCOMER,
Defendants.

(1)
 All that certain tract of land situate in Redstone Township, Fayette County, Pennsylvania.

PARCEL #30-31-0069

PROPERTY ADDRESS : 117 Newcomer Road, New Salem, Redstone Township, Fayette County

IMPROVEMENTS: A residential dwelling
 SOLD AS THE PROPERTY OF: JOHN D. NEWCOMER, JR. AND CLARENCE L. NEWCOMER, BROTHERS, AS TENANTS IN COMMON

(2)
 All those two certain pieces or parcels of land situate in Redstone Township, Fayette County, Pennsylvania.

PARCEL #30-31-0068

PROPERTY ADDRESS: TR448-GWEEN

ROAD, New Salem, Redstone Township, Fayette County

IMPROVEMENTS: Vacant Land

SOLD AS THE PROPERTY OF: JOHN D. NEWCOMER, JR. AND CLARENCE L. NEWCOMER, BROTHERS, AS TENANTS IN COMMON

(3)
 All that certain tract of land situate in Redstone Township, Fayette County, Pennsylvania.

PARCEL #30-31-0071

PROPERTY ADDRESS: TWP 551-RODERICK ROAD, New Salem, Redstone Township, Fayette County

IMPROVEMENTS: Vacant Land

SOLD AS THE PROPERTY OF: JOHN D. NEWCOMER, JR. AND CLARENCE L. NEWCOMER, BROTHERS, AS TENANTS IN COMMON

KML Law Group, P.C.
 SUITE 5000 - BNY Independence Center 701
 MARKET STREET
 Philadelphia, PA 19106-1532
 215-627-1322

No. 1678 of 2011 GD
 No. 390 of 2015 ED

WELLS FARGO BANK, N.A.
3476 Stateview Blvd
MAC # X7801-013
Ft Mill, SC 29715,

Plaintiff,
vs.

GREG E. NICHOLS
Mortgagor(s) and Record Owner(s)
803 Everson Street
Scottdale, PA 15683,
Defendant.

ALL THAT CERTAIN lot or tract of land situate in the Village of Kingview, Upper Tyrone Township, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #39-04-0080

PROPERTY ADDRESS: 803 Everson Street, Scottdale, PA 15683

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: GREG E. NICHOLS

KML Law Group, P.C.
SUITE 5000 - BNY Independence Center 701
MARKET STREET
Philadelphia, PA 19106-1532
215-627-1322

No. 2498 of 2014 GD
No. 389 of 2015 ED

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, IN TRUST ON BEHALF OF J.P.
MORGAN MORTGAGE ACQUISITION
TRUST 2006-CW2**

**3815 South West Temple
PO Box 65250
Salt Lake City, UT 84115-4412
Plaintiff,**

vs.

**LAJUANA I. NICKLOW
Mortgagor(s) and Record Owner(s)
18 Jamison Street
Uniontown, PA 15401,**

Defendant.

ALL THAT CERTAIN piece or parcel of
land situate in the Township of South Union,
County of Fayette and Commonwealth of
Pennsylvania.

TAX PARCEL #34-16-0314

PROPERTY ADDRESS: 18 Jamison
Street Uniontown, PA 15401

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF:
LAJUANA I. NICKLOW

Parker McCay, PA

No. 653 of 2015 GD
No. 396 of 2015 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 2006-24 c/o
Specialized Loan Servicing, LLC
8742 Lucent Blvd., Suite 300
Highland Ranch, CO 80129**

Plaintiff,

vs.

**Deena M. Tarr and Robert C. Tarr, Jr. aka
Robert C. Tarr aka Robert Tarr, Jr.
529 Hibbs Street
Brownsville, PA 15417**

Defendants.

By virtue of a Writ of Execution, No. 653
of 2015 GD The Bank of New York Mellon,
et al vs. Deena M. Tarr and Robert C. Tarr, Jr.
aka Robert C. Tarr aka Robert Tarr, Jr. owner of
property situate in the Borough of Brownsville,
Fayette County, Pennsylvania 529 Hibbs Street,
Brownsville, PA 15417

Parcel No. 02-04-0006

Improvements thereon: RESIDENTIAL
SINGLE FAMILY DWELLING

KML Law Group, P.C.
SUITE 5000 - BNY Independence Center 701
MARKET STREET
Philadelphia, PA 19106-1532
215-627-1322

No. 837 of 2015 GD

No. 380 of 2015 ED

**U.S. BANK, N.A., SUCCESSOR TRUSTEE
TO LASALLE BANK NATIONAL
ASSOCIATION, ON BEHALF OF THE
HOLDERS OF BEAR STEARNS ASSET
BACKED SECURITIES I TRUST 2006-HE6,
ASSET-BACKED CERTIFICATES SERIES
2006-HE6,**

Plaintiff,

vs.

**DAN YOCABET
Mortgagor(s) and Record Owner(s)
208 Stone Church Road
Brownsville, PA 15417,**

Defendant.

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

TAX PARCEL #30-13-0104

PROPERTY ADDRESS: 208 Stone
Church Road Brownsville, PA 15417

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: DAN
YOCABET

Registers' Notice

Notice by DONALD D. 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, January 4, 2016
at 9:30 A.M.

2614-0414	GENEVIEVE M LOGAN also known as GENEVIEVE MARY LOGAN also known as GENEVIEVE LOGAN	ANNE DETWEILER and PATRICIA JOSEPH, Executors
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Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Tuesday, January 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 accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

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

Monday, January 4, 2016
at 9:30 A.M.

2697-0553	MARTIN PELLICK	EMILIE J. CUPP, Administratrix DBN
2615-0241	MARY MIHALKO, a/k/a MARY F. MIHALKO	THEODORE W NOWICKI, Executor
2615-0015	RUTH E. McKNIGHT	SHIRLEY A GILMORE, Executrix

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

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

NOTICE

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY,
PENNSYLVANIA

IN RE: :
FAYETTE COUNTY RULE OF :
JUDICIAL ADMINISTRATION 1901 : No. 2407 of 2015 GD

ORDER

AND NOW, this 24th day of November, 2015, pursuant to Rule 103 of the Pennsylvania Rules of Judicial Administration, it is hereby ordered that Local Rule 1901 is adopted 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 shall be sent to the Fayette County Law Library.
- 4) 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 become effective thirty (30) days after publication in the Pennsylvania Bulletin.

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

ATTEST:
Nina Capuzzi Frankhouser
Prothonotary

LOCAL RULE 1901**RULE 1901
PROMPT DISPOSITION OF MATTERS;
TERMINATION OF INACTIVE CASES****(a) Civil Cases**

(1) When no docket activity has occurred in a civil case, except in proceedings of custody, eminent domain, and condemnation, for a period of more than two years, the Prothonotary shall commence proceedings under this rule to terminate the action.

(2) The Prothonotary shall provide notice of the proposed dismissal of each civil case that has been dormant for more than two (2) years to all counsel of record and to any pro se litigants in person or by regular mail at the last address of record and shall set forth a brief identification of the case to be terminated. If such notice cannot be given or has been returned undelivered, notice may be given by publication once in the Fayette Legal Journal by stating the caption of each case, the names of the attorneys of record or pro se litigants, and the requirements of filing a statement of intention to proceed.

(3) If no action is taken or no statement of intention to proceed is docketed within sixty (60) days of the notice or of the publication, the Prothonotary shall administratively enter an order as of course dismissing the civil case with prejudice for failure to prosecute. Any civil case terminated under this rule may be reinstated by the Court upon written petition for good cause shown.

(4) Any filing of a statement of intention to proceed shall be accompanied by such filing fee as may be allowed by law to be charged by the Office of the Prothonotary in accordance with the fee bill of that office.

(b) Criminal Cases

(1) At the Call of the Criminal Trial List in March and September each year, the Clerk of Courts shall present to the Court a list of cases where no docket activity has occurred for a period of more than two years.

(2) Notice of the proposed dismissal of each case shall be given by the Clerk of Courts to the prosecutor and the defendant in person or by regular mail at least thirty (30) days before the date on which the list is to be called.

(3) If no good cause for continuing a proceeding is shown at the Call of the Criminal Trial List, an order for dismissal shall be entered forthwith by the Court.

JUDICIAL OPINION

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

COMMONWEALTH OF PENNSYLVANIA, :
VS. :
RAYMOND MATTESON, :
Appellant. : No. 2051 of 2013

OPINION PURSUANT TO Pa.R.A.P. 1925

SOLOMON, S.J.

December 16, 2015

STATEMENT OF THE CASE

Appellant, Raymond Matteson, filed an appeal from this Court’s order of November 16, 2015, in which we denied his Amended Post Conviction Relief Act Petition. Thereafter, and pursuant to our Pa.R.A.P. 1925(b) Order, Appellant filed his Concise Statement of Issues on Appeal. In his Statement, Appellant raises the following issue:

Whether the PCRA Court erred in holding that Defendant’s sentence – for the charge of Aggravated Assault on a Child Less Than Thirteen (13) Years of Age of ten (10) to twenty (20) years of incarceration – does not constitute an illegal mandatory minimum sentence?

DISCUSSION

Initially, we note that Appellant was found guilty by a jury of his peers of violating Section 2702(a)(1), a felony of the first degree. The maximum term of incarceration for the offense is twenty years, which is the term of imprisonment imposed by this Court. The offense does not carry a mandatory minimum sentence.

Sentencing is a matter vested in the sound discretion of the sentencing judge, and a sentence will not be disturbed on appeal absent a manifest abuse of discretion. *Commonwealth v. Mastromarino*, 2 A.3d 581, 589 (Pa.Super. 2010). An abuse of discretion is not shown merely by an error in judgment; rather, the appellant must establish, by reference to the record, that the sentencing court ignored or misapplied the law, exercised its judgment for reasons of partiality, prejudice, bias or ill will, or arrived at a manifestly unreasonable decision. *Id.*

With regard to the imposition of sentence, the Superior Court of Pennsylvania has held:

In imposing sentence, the trial court is required to consider the particular circumstances of the offense and the character of the defendant. The trial court should refer to the defendant's prior criminal record, age, personal characteristics, and potential for rehabilitation. However, where the sentencing judge had the benefit of a presentence investigation report, it will be presumed that he or she was aware of the relevant information regarding the defendant's character and weighed those considerations along with mitigating statutory factors. Additionally, the sentencing court must state its reasons for the sentence on the record. The sentencing judge can satisfy the requirement that reasons for imposing sentence be placed on the record by indicating that he or she has been informed by the presentencing report; thus properly considering and weighing all relevant factors. *Commonwealth v. Fowler*, 893 A.2d 758, 766 (Pa.Super. 2006).

Commonwealth v. Ventura, 975 A.2d 1128, 1135 (Pa.Super. 2009). Thus, when being informed by a pre-sentence report, sentencing judges are under no compulsion to employ checklists or any extended or systematic definitions of their punishment procedure and their discretion should not be disturbed. *Commonwealth v. Macias*, 968 A.2d 773, 778 (Pa.Super. 2009).

Instantly, the Court had the benefit of a pre-sentence report and stated on the record in the sentencing proceeding that it had taken into consideration the nature and seriousness of the offenses, and that the victim was a child. N.T., 5/12/14, at 11-13, 15. We also considered the number of offenses to which the Appellant had been found guilty and enumerated each offense, and considered as well the prior record of Appellant. Id. at 13-15. Further, we stated that we were imposing a sentence above the sentencing guideline ranges due to the serious nature of the offenses and the failure of Appellant to provide proper care to the victim, a twenty month old child who was at the mercy of Appellant. Id. at 15. Thus, it is clear that this Court did provide adequate reasons for imposing the maximum sentence.

Wherefore, it is respectfully submitted that this appeal is without merit and should be denied.

BY THE COURT,
GERALD R. SOLOMON,
SENIOR JUDGE

ATTEST:
CLERK OF COURTS

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