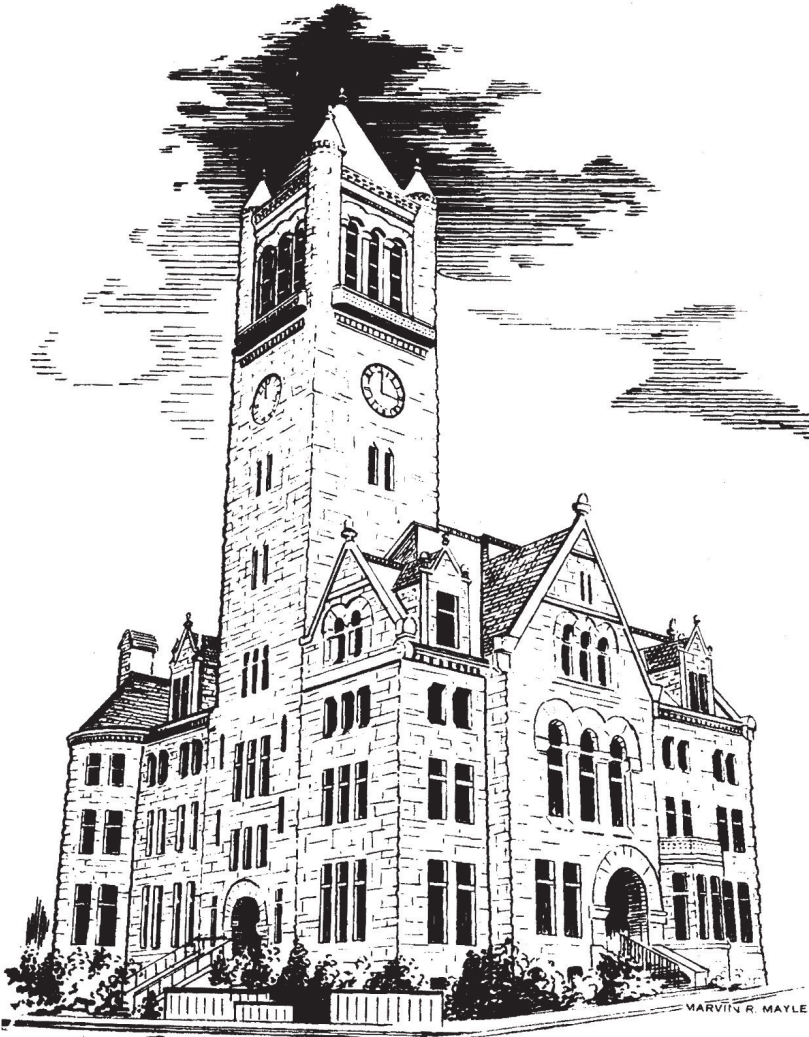


# FAYETTE LEGAL JOURNAL

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## FAYETTE LEGAL JOURNAL

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## ESTATE NOTICES

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

### Third Publication

**GEORGE IGNOTZ**, late of Luzerne Township, Fayette County, PA (3)

*Co-Executors:* George G. Ignatz and  
Ronald A. Ignatz  
c/o 51 East South Street  
Uniontown, PA 15401  
*Attorney:* Anthony S. Dedola, Jr.

**STELLA L. LAWSON**, late of Luzerne Township, Fayette County, PA (3)

*Executor:* Tracy L. Lawson  
493 Hopewell Road  
East Millsboro, PA 15433  
*Attorney:* Robert Pendergast  
4 Hawley Avenue  
Pittsburgh, PA 15202

**PATRICK MARINELLI, A/K/A PATRICK D. MARINELLI**, late of South Union

Township, Fayette County, PA (3)  
*Executrix:* Cynthia Suchevis  
c/o Radcliffe & DeHaas, L.L.P.  
2 West Main Street, Suite 700  
Uniontown, PA 15401  
*Attorney:* William M. Martin

**GRACE H. MILLER, A/K/A GRACE H. NEHLS**, late of South Union Township, Fayette County, PA (3)

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

**CHARLES J. RHODES**, late of South Union Township, Fayette County, PA (3)

*Administrator:* Shane J. Rhodes  
239 Wharton Furnace Road  
Farmington, PA 15437  
*Attorney:* James E. Higinbotham, Jr.  
45 East Main Street, Suite 500  
Uniontown, PA 15401

**LILLIAN SEDLOCK, A/K/A LILLIAN E. SEDLOCK**, late of South Union Township, Fayette County, PA (3)

*Executor:* Elaine Kessler  
c/o 556 Morgantown Road  
Uniontown, PA 15401  
*Attorney:* John A. Kopas III

**BETTY GRACE SEESE, A/K/A BETTY G. SEESE**, late of Connellsville Township, Fayette County, PA (3)

*Personal Representative:*  
Cynthia Ann Seese Gilpin  
*Attorney:* Charles W. Watson  
Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425

**MARY E. SPEELMAN**, late of Dunbar Township, Fayette County, PA (3)

*Personal Representative:* Jamie L. Speelman  
*Attorney:* Charles W. Watson  
Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425

### Second Publication

**BURNISE K. AHLBORN**, late of North Union Township, Fayette County, PA (2)

*Executor:* Ronald Ahlborn  
1852 Highland Street  
Lisenring, PA 15455  
*Attorney:* James N. Falcon  
22-24 S. Fourth Street  
Youngwood, PA 15697

**JAMES E. FRETZ, SR., A/K/A JAMES EDWARD FRETZ, A/K/A JAMES E. FRETZ, A/K/A JAMES FRETZ, A/K/A J.E. FRETZ**, late of Washington Township, Fayette County, PA (2)

*Executrix:* Florence B. Fretz  
821 McClintock Avenue  
Belle Vernon, PA 15012  
C/o Bassi, Vreeland & Associates, P.C.  
P.O. Box 144  
111 Fallowfield Avenue  
Charleroi, PA 15022  
*Attorney:* Keith A. Bassi

**JOANNE HOWARD, A/K/A JOANNE E. HOWARD**, late of North Union Township, Fayette County, PA (2)

*Executrix:* Robin S. Bernhardt  
c/o Donald McCue Law Firm P.C.  
Colonial Law Building  
813 Blackstone Road  
Connellsville, PA 15425  
*Attorney:* Donald J. McCue

**THERESA KOZAK**, late of Dunbar, Fayette County, PA (2)

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

**DEANNA E. MCSHANE**, late of Belle Vernon Borough, Fayette County, PA (2)

*Administrator:* John C. McShane, Jr.  
391 Helen Avenue  
Monessen, PA 15062  
*Attorney:* Megan A. Kerns  
84 East Main Street  
Uniontown, PA 15401

**MARY KATHERINE MILLER**, late of Connellsville, Fayette County, PA (2)

*Personal Representatives:* Janice E. Bailey and Joni Bailey Snyder  
*Attorney:* Charles W. Watson  
Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425

**JESSIE KATHLEEN THARP**, late of Dunbar, Fayette County, PA (2)

*Executor:* William Joseph Tharp  
135 Raymond Street  
Charleroi, PA 15022  
*Attorney:* David N. Lint  
France, Lint & Associates, P.C.  
308 Fallowfield Avenue  
Charleroi, PA 15022

**MARIANNA S. TIDD**, late of Perryopolis Borough, Fayette County, PA (2)

*Executrix:* Joeta K. D'Este  
75 West Manilla Avenue  
Pittsburgh, PA 15220  
*Attorney:* Mark E. Ramsier  
823 Broad Avenue  
Belle Vernon, PA 15012

## First Publication

**MARGARET E. DALANSKY**, late of Bullskin Township, Fayette County, PA (1)

*Co-Executors:*  
Charles T. Freda, Jr.  
5581 Thomas Lane  
Stanfield, NC 28163  
Christine R. Beaver  
4346 Valencia Court  
Erie, PA 16506  
*Attorney:* William C. Stillwagon  
319 South Maple Avenue  
Greensburg, PA 15601

**BETTY J. MCGEE, A/K/A BETTY JEAN MCGEE**, late of North Union Township, Fayette County, PA (1)

*Personal Representative:* Teri R. Curnish  
*Attorney:* Charles W. Watson  
Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425

**DINO M. PALERMO, A/K/A MARTIN DINO PALERMO**, late of North Union Township, Fayette County, PA (1)

*Executrix:* Ruth Palermo  
c/o 96 East Main Street  
Uniontown, PA 15401  
*Attorney:* Simon B. John

**MATTHEW J. SWITALSKY**, late of  
Menallen Township, Fayette County, PA (1)  
*Personal Representative:* Deborah Wojcik  
c/o 2 West Main Street, Suite 110  
Uniontown, PA 15401  
*Attorney :* Ricardo J. Cicconi

## LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 1583 OF 2015 G.D.  
JUDGE LINDA. R. CORDARO

**STEVEN BOWER AND  
LEIGH ANN BOWER, His Wife,**  
**Plaintiffs,**  
**vs.**  
**ALBINO L. GAUDIO AND ALBERT C.  
GAUDIO, Their Successors and/or Assigns,**  
**Generally,**  
**Defendant.**

TO: ALBINO L. GAUDIO AND ALBERT  
C. GAUDIO, their Successors and/or Assigns  
Generally,

Take notice that on August 11, 2015, the  
Plaintiffs, above mentioned, by and through  
their attorneys, Davis & Davis, filed their  
Complaint averring that they are the owner of  
the following described parcel of real estate.  
Said Complaint being filed in Quiet Title.

ALL that certain tract of land situate in  
Jefferson Township, Fayette County,  
Pennsylvania, being Lot No. 12 in the Jefferson  
Estates Plan of Lots recorded at Plan Book  
Volume 11, page 34, more particularly bounded  
and described as follows:

BEGINNING in the Northerly line of  
Madison Drive and common to the  
Southwesterly corner of Lot No. 13 of the  
Jefferson Estates Plan of Lots as aforesaid;  
thence running along said Madison Drive, South  
89 degrees 26 minutes 30 seconds West, a  
distance of 130.00 feet to a point; thence running  
along the lands now or formerly of Herman  
Uchelvich, North 0 degrees 33 minutes 30  
seconds West, a distance of 250.0 feet to a point;  
thence running along the lands now or formerly  
of Herman Uchelvich, North 89 degrees 26

minutes 30 seconds East, a distance of 130.00  
feet to a point at the Northwesterly corner of  
said Lot No. 13; thence along the line of said Lot  
No. 13, South 0 degrees 33 minutes 30 seconds  
East, a distance of 250.00 feet to the place of  
beginning.

UNDER AND SUBJECT to those  
restrictive covenants as contained in that deed  
recorded in the Recorder of Deeds Office of  
Fayette County, Pennsylvania, in Record Book  
Volume 1215, page 921.

TOGETHER with such rights and  
SUBJECT to any exceptions, restrictions,  
reservations and conditions as exist by virtue of  
prior recorded instruments, deeds or  
conveyances.

BEING the same premises as contained in  
that deed from the Fayette County Tax Claim  
Bureau dated June 19, 2012, recorded in the  
Office of the Recorder of Deeds of Fayette  
County, Pennsylvania in Record Book Volume  
3190, page 1762.

Situate on Madison Drive, Jefferson  
Estates, Lot No. 12, Jefferson Township, Fayette  
County, Pennsylvania. Fayette County Tax  
Assessment Map No. 17-03-0029.

The within named Defendants appeared to  
have an interest in said premises which creates a  
cloud upon Plaintiffs' title, whereupon the  
Plaintiffs have filed their Complaint as  
aforesaid asking the Court to enter a Decree  
terminating all rights that the Defendants may  
have in said premises and decree that they have  
the full and free use and occupancy of said  
premises, released and forever discharged on  
any right, lien title or interest of said Defendants  
herein.

The service of this Complaint by  
publication is made pursuant to an Order of  
Court dated October 9, 2015, and filed at the  
above number and term.

### NOTICE

You have been sued in Court. If you wish  
to defend against the claims set forth in the  
following pages, you must take action within  
twenty (20) days after this complaint and notice  
are served, by entering a written appearance  
personally or by attorney and filing in writing  
with the Court your defenses or objections to the  
claims set forth against you. You are warned  
that if you fail to do so the case may proceed  
without you and a judgment may be entered  
against you by the Court without further notice  
for any money claimed in the complaint or for

any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

THE FAYETTE COUNTY BAR  
ASSOCIATION OF LAWYER REFERRAL  
84 East Main Street  
Uniontown, PA 15401

(3 of 3)

IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
No. 1097 of 2015, G.D.

**JASON BARTELDT and  
JESSICA BARTELDT, his wife,**  
Plaintiffs,

vs.

**RONALD WHETHERS and BEVERLY  
WHETHERS, his wife,  
and EUNICE WHETHERS,**  
Defendants.

TO: Ronald Whethers  
Beverly Whethers  
Eunice Whethers

You are hereby notified that Jason Barteldt and Jessica Barteldt, his wife, have sued you in Court and filed their Complaint on June 5, 2015, at No. 1097 of 2015, G.D. in the Court of Common Pleas of Fayette County, Pennsylvania, in an Action to Quiet Title, wherein it is alleged that they are the owner of the following described tract of land situate in German Township, Fayette County, Pennsylvania, which were originally acquired by William Whethers, Ronald Whethers, and Beverly Whethers, by Deed dated August 9, 1991 and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Record Book 863 at page 272, which premises is more particularly bounded and described as follows:

ALL the following premises, viz:

House & Lot #15-36-0042 (German Township)

BEGINNING at a point on the easterly side

of a public road; thence North 84° 53' East, 138.64 feet to an iron pin; thence North 4° 56' West, 250.29 feet to an iron pin; thence South 81° 48' East, 735.62 feet to an iron pin; thence South 23° 7' West, 227.70 feet to an iron pin; thence South 68° 45' East, 802 feet to an iron pin; thence South 6° 15' West, 261.60 feet to an iron pin; thence North 72° 15' West, 46.60 feet to an iron pin; thence South 52° West, 104 feet to an iron pin; thence North 66° 15' West, 371.30 feet to an iron pin; thence North 54° 15' West, 260 feet to an iron pin; thence North 82° 15' West, 142.30 feet to an iron pin; thence South 83° 53' West, 660 feet to a point in the public road; thence along the public road, North 7° 53' West, 232.98 feet to the iron pin at the place of beginning according to survey of Fayette Engineering Co., dated June, 1971.

Said Complaint sets forth that the Plaintiff is the owner of the hereinabove described premises and that the Complaint was filed for the purpose of forever barring all of your right, title and interest or claim in and to the premises hereinabove described. Said Complaint further requests the Court of Common Pleas of Fayette County, Pennsylvania, to declare that the Tax Deed from the Fayette County Tax Claim Bureau dated April 16, 1915 and recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Deed Book Volume 3275 at page 67 is a valid deed and that said deed does divest you and your heirs, executors, personal representatives and assigns of any right, title or interest in and to the said property described herein or from setting up or claiming any title to said real estate and from impeaching, denying or in anyway attacking the Plaintiff's title to said real estate.

Service of the this Complaint by publication is made pursuant to the Order of the Court of Common Pleas of Fayette County dated September 15, 2015 and filed at the above number and term.

You are further notified that the aforesaid Order requires that you to plead to the said Complaint within twenty (20) days from the date this Notice is last published. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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 Plaintiffs. You may lose

money or property or other rights important to you.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA LAWYER  
REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
100 SOUTH STREET  
POST OFFICE BOX 186  
HARRISBURG, PENNSYLVANIA  
PHONE: (800) 922-0311

Bernard C. John, Esquire  
Attorney for Plaintiffs  
96 East Main Street  
Uniontown, PA 15401  
Phone: 724-438-8560

(3 of 3)

## SHERIFF'S SALE

**Date of Sale: January 14, 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, January 14, 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. (2)

Gary D. Brownfield, Sr.  
Sheriff Of Fayette County

No. 2117 of 2014 GD  
No. 375 of 2015 ED

**U.S. BANK NATIONAL ASSOCIATION,**  
**Plaintiff,**

vs.

**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,**  
**Defendants.**

ALL those two lots of land situate in the Third Ward of the City of Uniontown, Fayette County, Commonwealth of Pennsylvania, known and designated as Lots Nos. 49 and 50 in the Murray Place Plan of Lots of record in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book Volume 2, Page 26.

BEING THE SAME PREMISES which Mark T. Doorley, single, by Deed dated 09/15/09 and recorded 09/25/2009 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3105, Page 643, granted and conveyed unto ROBERT V. ARANZA, SR.

BEING KNOWN AS: 63 MURRAY AVENUE, UNIONTOWN, PA 15401

PARCEL #38-04-0675

No. 512 of 2015 GD  
No. 325 of 2015 ED

**CitiMortgage, Inc., successor by merger to  
CitiFinancial Mortgage Company, Inc., a  
New York Corporation (formerly known as  
Associates Home Equity),**

**Plaintiff,**

vs.

**Paul E. Bowers**  
**Defendant.**

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF PAUL E. BOWERS, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN MASONTOWN, COUNTY OF FAYETTE AND

COMMONWEALTH OF PENNSYLVANIA,  
BEING MORE FULLY DESCRIBED AT DBV  
1097, PAGE 21.

BEING KNOWN AS 203 E. CHURCH AVENUE, MASONTOWN, PA 15461.

TAX MAP NO. 21-11-0054

No. 1215 of 2015 GD  
No. 351 of 2015 ED

**21st MORTGAGE CORPORATION,**  
**assignee of Greenwich Investors XXVI, LLC,**  
**assignee of Tammac Financial Corporation,**  
**assignee of Tammac Corporation,**  
**Plaintiff,**

vs.

**JOSEPH BURTON, as Mortgagor and Real  
Owner, and DEBORAH E. DAVIS,**  
**Defendants.**

ALL that certain piece or parcel of land situate in Redstone Township, Fayette County, Pennsylvania, having an address of 645 Hill Street, Redstone Township, PA. CONTAINING an area of 8.3724 acres.

PARCEL ID NUMBER: 30-38-0001-01

BEING THE SAME PREMISES which Michael J. Sasko and Janice M. Sasko, Husband and Wife, by Deed dated September 11, 1997 and recorded on September 12, 1997 in the office for the recording of deeds in and for the County of Fayette at Deed Book Volume 1956, Page 323, granted and conveyed unto Joseph Burton, the within Mortgagor, his heirs and assigns.

STERN & EISENBERG PC  
Andrew J. Marley, Esq.

No. 2296 of 2013 GD  
No. 316 of 2015 ED

**Deutsche Bank National Trust Company, as  
Trustee for Popular ABS, Inc., Series 2007-A  
c/o, Ocwen Loan Servicing, LLC**  
**Plaintiff,**

v.

**Joann L. Davis,**  
**Defendant.**

SITUATE IN GEORGES TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA,



BEING KNOWN AS 84 SHELDON AVENUE,  
 PHILADELPHIA, PA 15436.  
 PARCEL NO. 14310101  
 IMPROVEMENTS - RESIDENTIAL  
 REAL ESTATE  
 SOLD AS THE PROPERTY OF - JOAN  
 L. DAVIS

Uniontown, PA 15401-5416.  
 Parcel No.: 34-24-0091  
 Improvements thereon: RESIDENTIAL  
 DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 550 of 2014 GD  
 No. 330 of 2015 ED

No. 1401 of 2015 GD  
 No. 347 of 2015 ED

**BVA FEDERAL CREDIT UNION,**  
**Plaintiff,**  
**vs.**  
**IRA A. DUNN,**  
**Defendant.**

**The Bank of New York Mellon, fka The Bank  
 of New York as Successor in Interest to JP  
 Morgan Chase Bank, NA as Trustee for Bear  
 Stearns Asset Backed Securities Trust 2005-  
 SD2, Asset-Backed Certificates, Series 2005-  
 SD2,**

**Plaintiff,**  
**vs.**  
**April L. Franks,**  
**Defendant(s).**

ALL THE RIGHT, TITLE, INTEREST  
 AND CLAIM OF IRA A. DUNN OF, IN AND  
 TO:

By virtue of a Writ of Execution No. 1401-  
 OF-2015-GD

ALL THE FOLLOWING DESCRIBED  
 REAL ESTATE SITUATED IN THE  
 BOROUGH OF FAYETTE CITY, COUNTY  
 OF FAYETTE, COMMONWEALTH OF  
 PENNSYLVANIA. HAVING ERECTED  
 THEREON A DWELLING KNOWN AND  
 NUMBERED AS 139 S. HIGH STREET,  
 FAYETTE CITY, PA 15438. DEED BOOK  
 VOLUME 3134, PAGE 20, PARCEL  
 NUMBER 12030090.

The Bank of New York Mellon, fka The  
 Bank of New York as Successor in Interest to  
 JPMorgan Chase Bank, NA as Trustee for Bear  
 Stearns Asset Backed Securities Trust 2005-  
 SD2, AssetBacked Certificates, Series 2005-  
 SD2 V. April L. Franks owner(s) of property  
 situate in the UNIONTOWN CITY, 4TH,  
 Fayette County, Pennsylvania, being 44 Carson  
 Street, Uniontown, PA 15401-3826.

Parcel No.: 38180023  
 Improvements thereon: RESIDENTIAL  
 DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 1260 of 2015 GD  
 No. 341 of 2015 ED

No. 845 of 2015 GD  
 No. 318 of 2015 ED

**Wells Fargo Bank, N.A.,**  
**Plaintiff,**  
**vs.**  
**Lisa Fields, in Her Capacity as Administrator  
 Cta of The Estate of Loretta Y. Wishard a/k/a  
 Loretta Stewart,**  
**Defendant(s).**

**LSF8 MASTER PARTICIPATION TRUST,**  
**Plaintiff,**  
**vs.**  
**RONALD E. FRAZEE AND  
 REGINA L. FRAZEE,**  
**Defendants.**

By virtue of a Writ of Execution No. 1260-  
 OF-2015-GD

ALL THE RIGHT, TITLE, INTEREST  
 AND CLAIM OF RONALD E. FRAZEE AND  
 REGINA L. FRAZEE OF, IN AND TO:

Wells Fargo Bank, N.A. v. Lisa Fields, in  
 Her Capacity as Administrator Cta of The Estate  
 of Loretta Y. Wishard a/k/a Loretta Stewart  
 owner(s) of property situate in the SOUTH  
 UNION TOWNSHIP, Fayette County,  
 Pennsylvania, being 12 Kendall Drive,

ALL THE FOLLOWING DESCRIBED  
 REAL ESTATE SITUATED IN THE  
 TOWNSHIP OF HENRY CLAY, COUNTY OF

FAYETTE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 434 BRUCETON ROAD, MARKLEYSBURG, PA 15459. DEED BOOK VOLUME 1963, PAGE 64, PARCEL NUMBER 16-15-52.

No. 1036 of 2015 GD  
No. 313 of 2015 ED

**CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST,**  
**Plaintiff,**  
**vs.**  
**Donald J. Jenkins,**  
**Defendant.**

The Borough of Markleysburg, Fayette County, Pennsylvania. HET a dwg k/a 230 Main Street, P.O. Box 14, Markleysburg, PA 15459. Parcel No. 20-02-0004.

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

No. 607 of 2013 GD  
No. 328 of 2015 ED

**U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust 2007-AHL2, Asset-Backed Pass-Through Certificates, Series 2007-AHL2, Mortgage Pass-Through Certificates,**  
**Plaintiff,**  
**vs.**  
**Samantha Q. King and Robert T. King III,**  
**Defendants.**

All that certain piece or parcel or Tract of land situate City of Uniontown, Fayette County, Pennsylvania, and being known as 20 West Highland Avenue, Uniontown, Pennsylvania 15401.

Being known as: 20 West Highland Avenue, Uniontown, Pennsylvania 15401

Title vesting in Samantha Q. King and Robert T. King III, husband and wife, by deed from Danny P. Berthlotte and Samantha Q.

Berthlotte, as Joint Tenants, father and daughter dated January 24, 2007 and recorded January 31, 2007 in Deed Book 3015, Page 219.  
Tax Parcel Number : 38-10-0400

No. 2082 of 2014 GD  
No. 307 of 2015 ED

**WILMINGTON SAVINGS FUND SOCIETY , FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Legal title TRUSTEE FOR BRONZE CREEK TITLE TRUST 2013 -NPLI,**  
**Plaintiff,**  
**vs.**  
**DENNIS E. KUSKIE,**  
**Defendant.**

Washington Township, Cty of Fayette & Cmwlth of PA. HET a dwg k/a 113 Homewood Drive, Belle Vernon, PA 15012. Parcel No. 41-05-0072.

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

No. 268 of 2015 GD  
No. 311 of 2015 ED

**LSF9 Master Participation Trust,**  
**Plaintiff,**  
**vs.**  
**Steve Krulock and Christine M. Krulock,**  
**Defendants.**

All that certain piece or parcel or Tract of land situate German Township, Fayette County, Pennsylvania, and being known as 189 Blaine Avenue, McClellandtown, Pennsylvania 15458.

Being known as: 189 Blaine Avenue, McClellandtown, Pennsylvania 15458

Title vesting in Steve Krulock , by Deed from Steve Krulock and Christine M. Krulock dated March 15, 2010 and recorded July 29, 2010 in Deed Book 3129, Page 1170.

Tax Parcel Number : 15-22-0141

Phelan Hallinan Diamond & Jones, LLP

No. 1557 of 2015 GD  
 No. 348 of 2015 ED

**Wells Fargo Bank, NA,  
 Plaintiff,  
 vs.**

**Richard Logue,  
 Defendant(s).**

By virtue of a Writ of Execution No. 1557-0F-2015-GD Wells Fargo Bank, NA v. Richard Logue owner(s) of property situate in the SPRINGHILL TOWNSHIP, Fayette County, Pennsylvania, being 4747 Morgantown Road a/k/a, 4743 Morgantown Road, Smithfield, PA 15478-1719.

Parcel No.: 36-07-0143

Improvements thereon: RESIDENTIAL DWELLING

No. 1608 of 2015 GD  
 No. 352 of 2015 ED

**LSF8 MASTER PARTICIPATION TRUST,  
 Plaintiff,  
 vs.**

**TIMOTHY W. LOWRY AND  
 LINDA L. LOWRY,  
 Defendants.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF TIMOTHY W. LOWRY AND LINDA L. LOWRY OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF MENALLEN, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 252 RUTTER LANE, SMOCK, PA 15480. DEED BOOK VOLUME 1779, PAGE 25, PARCEL NUMBER 22-8-43.

Phelan Hallinan Diamond & Jones, LLP

No. 719 of 2015 GD  
 No. 340 of 2015 ED

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

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Samuel D. Martin, Deceased,  
 Defendant(s).**

By virtue of a Writ of Execution No. 719 OF 2015 GD Wells Fargo Bank, N.A. v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Samuel D. Martin, Deceased owner(s) of property situate in the CONNELLSVILLE TOWNSHIP, Fayette County, Pennsylvania, being 2123 Springfield Pike, Connellsville, PA 15425-4345.

Parcel No.: 06-15-0054-01

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 1803 of 2013 GD  
 No. 326 of 2015 ED

**The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders of Cwalt, Inc.  
 Alternative Loan Trust 2005-66 Mortgage Pass-Through Certificates, Series 2005-66,  
 Plaintiff,  
 vs.**

**Diane Martray  
 Raymond Martray,  
 Defendant(s).**

By virtue of a Writ of Execution No. 1803-0F-2013-GD

The Bank of New York Mellon flea The Bank of New York as Trustee for The Certificateholders of Cwalt, Inc. Alternative Loan Trust 2005-66 Mortgage Pass-Through Certificates, Series 2005-66 v. Diane Martray Raymond Martray owner(s) of property situate in the DUNBAR TOWNSHIP, Fayette County, Pennsylvania, being 339 Adelaide Road, Connellsville, PA 15425-6157.

Parcel No.: 09-05-0020-03

Improvements thereon: RESIDENTIAL DWELLING

No. 1231 of 2015 GD  
No. 367 of 2015 ED

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

**Lakeview Loan Servicing, LLC,**  
**Plaintiff,**  
**vs.**  
**Crystal G. Moats,**  
**Defendant(s).**

No. 844 of 2015 GD  
No. 361 of 2015 ED

By virtue of a Writ of Execution No. 2015-01231 Lakeview Loan Servicing, LLC v. Crystal G. Moats owner(s) of property situate in the MASONTOWN BOROUGH, Fayette County, Pennsylvania, being 224 Jefferson Avenue a/k/a, 224 Jefferson Street, A/K/A 224 Jefferson Avenue a/k/a, 224 Jefferson Street, Masontown, PA 15461-1918.

Parcel No.: 21-08-0023  
Improvements thereon: RESIDENTIAL DWELLING

**BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

**4425 Ponce de Leon Blvd 5th Floor**  
**Coral Gables, FL 33146,**  
**Plaintiff,**  
**vs.**

**DENNIS MURPHY,**  
**Mortgagor(s) and Record Owner(s)**  
**1512 Hawthorne Street**  
**Connellsville, PA 15425,**  
**Defendant.**

Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791

No. 1457 of 2014 GD  
No. 309 of 2015 ED

**Vanderbilt Mortgage and Finance, Inc.,**  
**Plaintiff,**  
**vs.**  
**Ruth Moreland,**  
**Defendant.**

ALL that certain piece or parcel of land situate in Springhill Township, Fayette County, Pennsylvania.

TAX PARCEL NO.: 36-19-0006  
PROPERTY ADDRESS: 219 2nd Street, Crystal, PA 15439

IMPROVEMENTS: Mobile Home-1996 Marlette-Model-Stanton-20x72

SEIZED AND TAKEN in execution as the property of Ruth Moreland.

ALL THAT CERTAIN pieces, parcels or lots of land situate in Connellsville Township, Fayette County, Pennsylvania, known and designated as Lots Nos. 111 and 113 in a plan of lots called "Poplar Grove", the plan whereof is recorded in the Recorder's Office for Fayette County, PA, in Plan Book Vol. 1. page 178, said lots being more particularly bounded and described as follows, to-wit; Each fronting sixty (60) feet on Hawthorne Street, and extending back of uniform width a distance of one hundred forty (140) feet to Alley C, situate in the County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #06-03-0040  
PROPERTY ADDRESS: 1512 Hawthorne Street Connellsville, PA 15425

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: DENNIS MURPHY

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

No. 2589 of 2010 GD  
 No. 310 of 2015 ED

**BAC HOME LOANS SERVICING, LP  
 F/K/A COUNTRYWIDE HOME LOANS  
 SERVICING, LP**  
**7105 Corporate Drive  
 PTX B-209  
 Plano, TX 75024,**  
**Plaintiff,**  
**vs.**  
**CHARLES M. MUTICH**  
**Mortgagor(s) and Record Owner(s)**  
**408-410 Coal Alley  
 Belle Vernon, PA 15012**  
**Defendant.**

ALL THAT CERTAIN piece or parcel of  
 land situate in the, County of Fayette and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #01-04-0060  
 PROPERTY ADDRESS: 408-410 Coal  
 Alley Belle Vernon, PA 15012  
 IMPROVEMENTS: A residential dwelling.  
 SOLD AS THE PROPERTY OF:  
 CHARLES M. MUTICH

Bernard S. Shire, Esq.  
 SHIRE LAW FIRM  
 1711 Grand Boulevard Park Centre  
 Monessen, PA 15062  
 (724) 684-8881

No. 671 of 2015 GD  
 No. 175 of 2015 ED

**MON VALLEY COMMUNITY FEDERAL  
 CREDIT UNION,**  
**Plaintiff,**  
**vs.**  
**JOANN NELSON , TERRE-TENANT,**  
**Defendant.**

PROPERTY OF: Joann Nelson, Terre-  
 Tenant  
 EXECUTION NO. 200 of 2015 GD  
 JUDGMENT AMOUNT: \$25,734.51

which is the Principal balance of indebtedness,  
 delinquent interest, late charges and attorney's  
 fees computed to March 26, 2015, additional  
 h1terest on \$22,105.53 at 7.25% per annum per  
 day from March 27, 2015, additional interest and  
 late charges to September 26, 2015, has  
 increased the amount due to Plaintiff to  
 \$26,710.70 which is claimed and additional  
 interest and late charges and additional  
 reasonable attorney's fees and record costs to the  
 date of payment or Sheriff Sale will be claimed.  
 In addition, additional reasonable attorney's fee  
 and all record court costs in the above-captioned  
 case.

ALL the right, title, interest and claim of:  
 Joann Nelson, Terre-Tenant, of, in and to:  
 Township of Washington, Fayette County,  
 Pennsylvania, which has an address of 1175  
 Main Street, Fayette City, Pennsylvania 15438.  
 Parcel I.D. No. 41 16 0093

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

No. 1484 of 2015 GD  
 No. 373 of 2015 ED

**LSF9 Master Participation Trust,**  
**Plaintiff,**  
**vs.**  
**Alicia J. Powell and Donald L. Powell,**  
**Defendants.**

All that certain piece or parcel or Tract of  
 land situate Menallen Township, Fayette  
 County, Pennsylvania, and being known as 624  
 Upper Middletown Road, Smock, Pennsylvania  
 15480.

Being known as: 624 Upper Middletown  
 Road, Smock, Pennsylvania 15480

Title vesting in Alicia J. Powell and Donald  
 L. Powell by deed from Donald L. Powell and  
 Alicia J. Powell dated July 14, 2006 and  
 recorded July 21, 2006 in Deed Book 2994,  
 Page 688 Instrument Number 200600010870.

Tax Parcel Number : 22-06-0109

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

No. 671 of 2014 GD  
No. 324 of 2015 ED

**LSF9 MASTER PARTICIPATION TRUST  
1381 WIRELESS WAY  
OKLAHOMA CITY, OK 73134,**

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

**DWIGHT DAVID RANDALL, JR.  
Mortgagor(s) and Record Owner(s)  
415 North Penn Street  
Connellsville, PA 15425,  
Defendant.**

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

TAX PARCEL #05-09-0027-02

PROPERTY ADDRESS: 415 North Penn Street Connellsville, PA 15425

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:  
DWIGHT DAVID RANDALL JR.

Phelan Hallinan Diamond & Jones, LLP

No. 2047 of 2012 GD  
No. 370 of 2015 ED

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

**vs.**

**Jamia Y. Reed,  
Defendant(s).**

By virtue of a Writ of Execution No. 2012-02047 JPMorgan Chase Bank, National Association v. Jamia Y. Reed owner(s) of property situate in the MASONTOWN BOROUGH, Fayette County, Pennsylvania, being 305 South Main Street, Masontown, PA 15461-2045.

Parcel No.: 21-07-0303

Improvements thereon: RESIDENTIAL DWELLING

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

No. 1507 of 2015 GD  
No. 333 of 2015 ED

**Federal National Mortgage Association  
("Fannie Mae")**

**3900 Wisconsin Avenue, NW  
Washington DC 20016-2892,  
Plaintiff,**

**vs.**

**Todd Reppert  
715 Fayette Avenue  
Belle Vernon, PA 15012,  
Defendant.**

All that certain lot of land situate in Washington Township, Fayette County, Pennsylvania, being lots numbers Forty-five and Forty-six (45 and 46) in Section No. Three (3) in a plan of lots laid out by John Brown and called Lynnwood, the plan whereof is recorded in Fayette County Plan Book 5, Page 142.

PARCEL IDENTIFICATION NO: 41-05-0088

PROPERTY: 130 Homewood Avenue, Belle Vernon, PA 15012

IMPROVEMENTS: Residential Dwelling  
TO BE SOLD AS THE PROPERTY OF:  
Todd Reppert

No. 2404 of 2013 GD  
No. 363 of 2015 ED

**DLJ Mortgage Capital, Inc.,  
Plaintiff,**

**vs.**

**Darla J. Rockocy and Rosalie A. Rockocy  
a/k/a Rosemarie Rockocy and Steven  
Rockocy and Stephen Rockocy  
Defendants.**

ALL those three (3) lots of land, known as lots NOS. 4, 5, and 6 in Block C in plan of lots known as Woodard Place Plan, which plan is of record in the Recorder's office of Fayette

County, Pennsylvania, in Plan Book 2, Page 7; said Lots SITUATE in the Third Ward of the City of Brownsville, Fayette County, Pennsylvania, and bounded and described as follows:

First: Lot No. Four: Bounded on the North by an alley; on the East by Lot No. 5; on the South by Howard Street; on the West by Lot No. 3; fronting 40 feet on Howard Street and extending back in a Northerly direction, maintaining an even width, a distance of 100 feet to an alley.

Second: Lot No. Five: Bounded on the North by an Alley; on the East by Lot No. 6; on the South by Howard Street; on the West by Lot No. 4; fronting 40 feet on Howard Street and extending back in a Northerly direction, maintaining an even width, a distance of 110 feet to an alley.

Third: Lot No. Six; Bounded on the North by an Alley; on the East by Lot No. 7; on the South by Howard Street; on the West by Lot No. 5; fronting 40 feet on Howard Street and extending back in a Northerly direction, maintaining an even width, a distance of 110 feet to an alley.

Excepting and reserving from the above described real estate the following conveyances:

A. Alfred Balsley and Contance Balsley to Thomas F. Burke and Betty Ann Burke dated May 20, 1961, recorded in RBV 946, Page 777;

B. Alfred Balsley and Constance Balsley to Earl E. Kenneweg, Sr. and Leathe B. Kenneweg, dated May 27, 1961, recorded in RBV 946, Page 774 2-12-18

DBV 2775 Page 301  
COMMONLY KNOWN AS: 724 Howard Street, Brownsville, PA 15417  
TAX PARCEL NO. 02-12-0018

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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. 1468 of 2015 GD  
No. 314 of 2015 ED

**U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC7,**

**Plaintiff,**

**vs.**

**NANCY ROSE,**

**Defendant.**

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

BEING KNOWN AS 1002 Banning Road a/k/a 1048 Banning Road, Connellsville, PA 15425

PARCEL NUMBER: 18-01-0010

IMPROVEMENTS: Residential Property

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MATTLEMAN, WEINROTH & MILLER  
ALICIA M. SANDOVAL, ESQUIRE  
401 ROUTE 70 EAST, SUITE 101  
CHERRY HILL, NJ 08034  
(856) 429-5507  
Attorney for Plaintiff

No. 624 of 2015 GD

No. 369 of 2015 ED

**U.S. BANK, NATIONAL ASSOCIATION,**  
**Plaintiff,**

**vs.**

**KENNETH J. SMELL, JESSICA M. MARSH F/K/A JESSICA M. SMELL,**  
**Defendants.**

By virtue of a Writ of Execution filed to No. 624 OF 2015 GD

Kenneth J. Smell, Jessica M. Marsh f/k/a Jessica M. Smell, owners of property situated in Township of South Union, Fayette County, Commonwealth of Pennsylvania being 71 8th Street, Uniontown, PA 15401. Single Family Residence.

Assessment Map number: 34-16-0078

Judgment Amount: \$82,653.87

Improvements thereon: None

No. 1469 of 2015 GD  
No. 358 of 2015 ED

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

**Plaintiff,**

**vs.**

**CYNTHIA SNYDER F/K/A CYNTHIA WILTROUT,**

**Defendant(s).**

ALL that certain piece or parcel of land situate in the City of Uniontown, County of Fayette, Commonwealth of Pennsylvania, being known Lot No. 1 and the part of Lot No. 2, Section B, Plan of Lots of by O. B. Markle known as Highland Park Addition to Uniontown, Fayette Plan Book Volume 2, Page 12, and having thereon erected a dwelling known as 192 Searight Avenue, Uniontown, PA 15401.

Tax Parcel # 38-13-0532.

See Deed Book 2921, page 1057.

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GRENE & BIRSIC, P.C.

Kristine M. Anthon, Esquire  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

No. 1725 of 2015 GD  
No. 368 of 2015 ED

**FIRST NATIONAL BANK OF PENNSYLVANIA, successor to Parkvale Savings Bank,**

**Plaintiff,**

**vs.**

**CHARLES B. TOMS,**

**Defendant.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF CHARLES B. TOMS, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN THE THIRD WARD OF THE CITY OF UNIONTOWN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 151 IN MURRAY PLACE PLAN OF LOTS. HAVING

ERECTED THEREON A DWELLING HOUSE KNOWN AS 196 LENOX STREET, UNIONTOWN, PENNSYLVANIA 15401. DEED BOOK VOLUME 2991, PAGE 2339, PARCEL NO. 38-03-0185.

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No. 1315 of 2015 GD  
No. 306 of 2015 ED

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

**vs.**

**Jamie Nicole Trout,**  
**Defendant.**

ALL that certain tract of land situate in Everson Borough, formerly Upper Tyrone Township, Fayette County, Commonwealth of Pennsylvania, adjoining the Southwest Pennsylvania Railroad right-of-way and land of AS. Livengood, bounded and described as follows:

BEGINNING at a point at a corner common to the land herein conveyed and lands now or formerly of AS. Livengood, which point is South 1 deg. 30' East a distance of 148.75 feet from the property line now or formerly of H.C. Frick Coke Company; thence by said lands now or formerly of AS. Livengood, North 88 deg. 30' East 248.91 feet to a point; thence by lands of which this was formerly a part, South 1 deg. 30' East a distance of 175 feet to a point; thence by lands now or formerly of A.S. Livengood, South 88 deg. 30' West a distance of 248.91 feet to a point; thence by same, North 1 deg. 30' West a distance of 175 feet to the point, the place of beginning.

EXCEPTING AND RESERVING thereout and therefrom that parcel of land conveyed by Leonard Lewis and Melvis Lewis, his wife to Allied Mills, Inc. of PA, a Pennsylvania corporation by Deed dated May 3, 1955 and recorded May 3, 1955 in the Recorder's Office of Fayette County, Pennsylvania in Deed Book Volume 833, page 6.

TAX MAP NO.: 10-04-0005

PROPERTY ADDRESS: 119 Smith Lane, Everson, PA 15631

COMMONLY KNOWN AS: 119 Smith Lane, Everson, PA 15631

TAX PARCEL NO. 10-04-0005

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HLADIK, ONORATO & FEDERMAN, LLP  
 STEPHEN M. HLADIK, ESQUIRE  
 ATTORNEY I.D. NO. 66287  
 298 Wissahickon Avenue  
 North Wales, PA 19454  
 215-855-9521

No. 1364 of 2014 GD  
 No. 339 of 2015 ED

**US BANK, NATIONAL ASSOCIATION,  
 NOT IN ITS INDIVIDUAL CAPACITY,  
 BUT SOLELY AS TRUSTEE FOR THE  
 RMAC TRUST, SERIES 2013-IT,**

**Plaintiff,**

**vs.**

**LISA A. ULERY  
 SCOTT D. ULERY,**  
**Defendants.**

ALL that certain parcel or tract of ground situate in Saltlick Township, Fayette County and Commonwealth of Pennsylvania, also known and designated as Lot No. 4 in the Plan of Subdivision for the Ulery Estate Plan and recorded August 9, 1994, in the Office of the Recorder of Deeds in and for Fayette County, Pennsylvania in Plan Book Volume 44, page 84.

Being known and numbered as 133 Ulery Road, Acme, Pennsylvania 15610.  
 PARCEL NO.: 31-03-0071-02

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. 1689 of 2015 GD  
 No. 356 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,**

**Plaintiff,**

**vs.**

**DIANE VALENTINE  
 ROSCOE VALENTINE, BY DIANE  
 VALENTINE HIS/HER ATTY IN FACT**  
**Defendant(s).**

ALL THAT CERTAIN LOT OF LAND  
 SITUATE IN GERMAN TOWNSHIP,  
 FAYETTE COUNTY, PENNSYLVANIA:  
 BEING KNOWN AS 367 Lambert  
 Footdale Road, McClellandtown, PA 15458  
 PARCEL NUMBER: 15-14-8  
 IMPROVEMENTS: Residential Property

Phelan Hallinan Diamond & Jones, LLP

No. 554 of 2015 GD  
 No. 315 of 2015 ED

**PHH Mortgage Corporation f/k/a PHH  
 Mortgage Services Corporation**  
**Plaintiff,**

**vs.**

**Unknown Heirs, Successors, Assigns, and All  
 Persons, Firms, or Association s Claiming  
 Right, Title or Interest From or Under Ralph  
 C. Watson, Deceased,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 554 OF 2015 GD PHH Mortgage Corporation f/k/a PHH Mortgage Services Corporation v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ralph C. Watson, Deceased owner(s) of property situate in the MASONTOWN BOROUGH, Fayette County, Pennsylvania, being 113 Maple Street, Masontown, PA 15461-2117.

Parcel No.: 21-11-0108

Improvements thereon: RESIDENTIAL DWELLING

No. 2108 of 2014 GD  
 No. 320 of 2015 ED

**WELLS FARGO BANK , N.A.,**  
**Plaintiff,**  
**vs.**

**AUDREY E WILLIAMS  
 GERALD WILLIAMS, II A/K/A  
 GERALD L WILLIAMS II,**  
**Defendants.**

ALL that certain piece or parcel of land situate in North Union Township, Fayette County, Pennsylvania, bounded and described as follows:

BEING THE SAME PREMISES which Gerald L. Williams, II and Audrey E. Williams, by Deed dated July 12, 2012 and recorded July 13, 2012 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3192, Page 1573, granted and conveyed unto AUDREY E. WILLIAMS and GERALD WILLIAMS, II A/K/A GERALD L. WILLIAMS II.

BEING KNOWN AS: 228 MOUNT BRADDOCK ROAD, LEMONT FURNACE, PA 15456 A/K/A 109B MOUNT BRADDOCK ROAD, MOUNT BRADDOCK, PA 15456  
PARCEL #25-16-0115-01

AND CLAIM OF MICHAEL A. YANECKO AND SANDRA L. YANECKO OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF LOWER TYRONE, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 283 CHAINTOWN ROAD, DAWSON, PA 15428. DEED BOOK VOLUME 1201, PAGE 311, PARCEL NUMBER 18040103.

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Phelan Hallinan Diamond & Jones, LLP

No. 2148 of 2013 GD

No. 345 of 2015 ED

**Deutsche Bank National Trust Company, as Trustee for Ffmlt Trust 2006-Ff13 Mortgage Pass-Through Certificates, Series 2006-Ff13, Plaintiff,**

**vs.**

**Kenneth R. Wiltrout, Defendant(s).**

By virtue of a Writ of Execution No. 2148-2013-GD Deutsche Bank National Trust Company, as Trustee for Ffmlt Trust 2006-Ff13 Mortgage Pass-Through Certificates, Series 2006-Ff13 v. Kenneth R. Wiltrout owner(s) of property situate in the BULLSKIN TOWNSHIP, Fayette County, Pennsylvania, being 111 Cherry Lane, Mount Pleasant, PA 15666-5026

Parcel No.: 04-01-0027

Improvements thereon: RESIDENTIAL DWELLING

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No. 248 of 2015 GD

No. 332 of 2015 ED

**LSF8 MASTER PARTICIPATION TRUST, Plaintiff,**

**v.**

**MICHAEL A. YANECKO, SANDRA L. YANECKO, and THE UNITED STATES OF AMERICA, Defendants.**

ALL THE RIGHT, TITLE, INTEREST

## UPCOMING EVENTS

### What Attorneys Need to Know About the New 2015 Regulations Regarding Real Estate Transactional Practice

Most attorneys have heard that there are dramatically new regulations which impact how we handle most residential real estate loan transactions. The regulations went into effect on October 3, 2015 and pertain to new loan applications which were taken by lenders on and after October 3, 2015. The settlements pursuant to the new regulations will begin to occur soon, probably sometime in November. This program discusses the nature of these changes and how the attorney can “remain in the game” of real estate transactional practice.

Presented by:

Susan Swick, Esquire

Western Pennsylvania Manager, Associate Counsel and Vice President of the Pittsburgh office of Old Republic National Title Insurance Company

Eric J. Weinheimer, Esquire

Associate Underwriting Counsel with the Pittsburgh office of Old Republic National Title Insurance Company

Wednesday, December 2, 2015

1 substantive CLE credit

12:00 - 1:00 p.m.

\$30.00 registration fee

Corporate Training Center

First Niagara Bank Building

RSVP to Cindy at the Fayette County Bar Association

724-437-7994 or [cindy@fcbar.org](mailto:cindy@fcbar.org)

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### Holiday Toys for Tots Event

Thursday, December 3, 2015

5:00 - 8:00 p.m.

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



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

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



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& ASSOCIATES

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