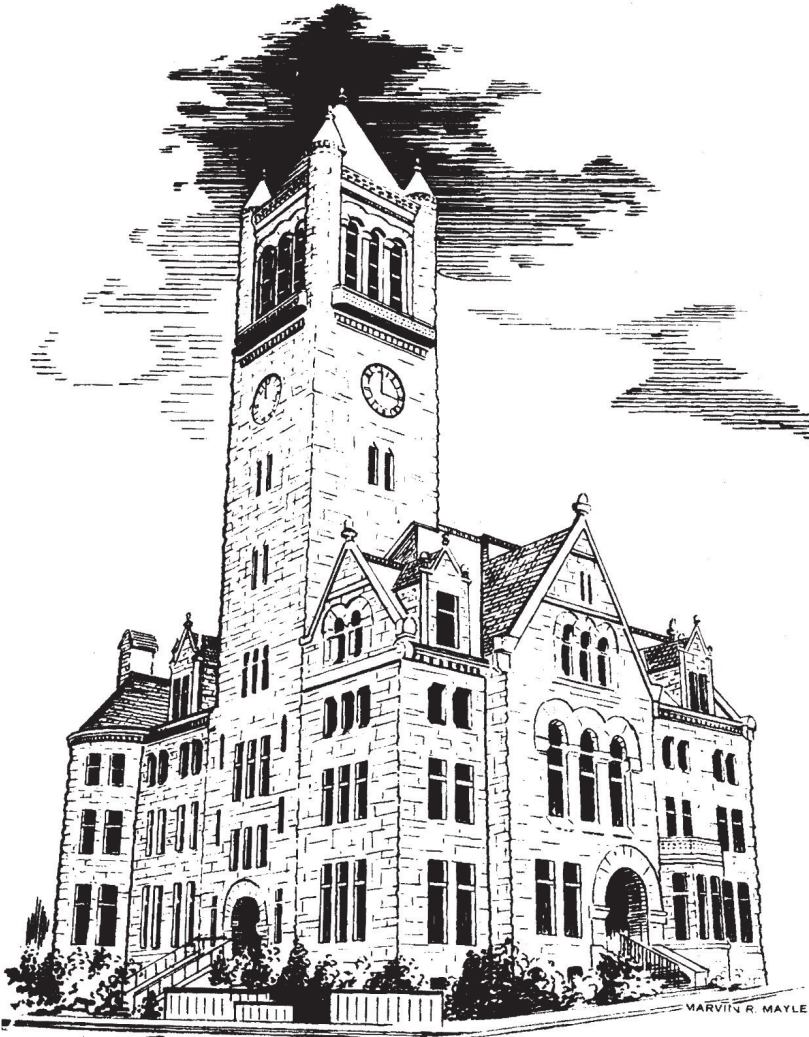


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FAYETTE LEGAL JOURNAL

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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

BURNISE K. AHLBORN, late of North Union Township, Fayette County, PA (3)

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 (3)

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 (3)

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 (3)

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 (3)

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 (3)

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 (3)

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 (3)

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

Second Publication

MARGARET E. DALANSKY, late of
Bullskin Township, Fayette County, PA (2)

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 (2)

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 (2)

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 (2)

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

First Publication

JANET E. BRASUK, late of North Union
Township, Fayette County, PA (1)

Executor: John H. Brasuk
1143 Monumental Road,
Fairmont, WV 26554
Attorney: Glenn H. Gillette Thomson
Rhodes & Cowie, P.C.

1010 Two Chatham Center
Pittsburgh, PA 15219

EDWARD N. CARLETON, late of Bullskin
Township, Fayette County, PA (1)

Administratrix: Charlene Carleton
c/o 312 2nd Avenue
Carnegie, PA 15106
Attorney: Philip H. Rubenstein

**FRANCES GRIFFITH, A/K/A FRANCES D.
GRIFFITH**, late of Bullskin Township, Fayette
County, PA (1)

Executor: Richard D. Griffith
Attorney: David G. Petonic
314 C Porter Avenue
Scottsdale, PA 15683

HELEN FRANCES KOVACIC, late of
Redstone Township, Fayette County, PA (1)

Executrix: Rose Ann Kovacic
c/o 2 West Main Street, Suite 501
Uniontown, PA 15401
Attorney: Bernadette K. Tummons

**NORMA C. RIEFER, A/K/A NORMA
CECELIA RIEFER**, late of Redstone
Township, Fayette County, PA (1)

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

**MARTHA YOCUM, A/K/A MARTHA G.
YOCUM**, late of North Union Township,
Fayette County, PA (1)

Co-Executors: James R. Yocum and
Harriet E. Michniak
c/o HIGINBOTHAM LAW OFFICES
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

LEGAL NOTICES

LEGAL NOTICE

NOTICE is hereby given that the Perry Township Municipal Authority intends to file Articles of Amendment with the Secretary of the Commonwealth of Pennsylvania in order to decrease the number of board members from seven (7) board members to five (5) board members pursuant to the provisions of Section 5605 of the Municipality Authorities Act.

The registered office of the Perry Township Municipal Authority is:

Perry Township Municipal Authority
 Perry Township Municipal Building
 1 Township Drive
 Post Office Box 183
 Star Junction, PA 15482

The Articles of Amendment will be filed with the Secretary of the Commonwealth of Pennsylvania on December 4, 2015.

Perry Township Municipal Authority
 Katherine B. Petrosky, Secretary

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY PENNSYLVANIA
 CIVIL DIVISION
 NO. 1734 OF 2015 GD

DOLLAR BANK, FEDERAL SAVINGS BANK,

Plaintiff,

vs.

CHAD A. YAUGER and SARA E. YAUGER, a/k/a SARA YAUGER,

Defendants.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pennsylvania Lawyer Referral Service
 Pennsylvania Bar Association
 100 South Street, PO Box 186
 Harrisburg, PA 17108
 Toll Free (800) 692-7375

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY PENNSYLVANIA
 CIVIL ACTION
 No. 2154 of 2015 GD

HARRY D. COCHRAN, an individual,
Plaintiff,
vs.
GIOVANNI CAGNETTA, his heirs,
successors and assigns,
Defendant.

TO THE ABOVE NAMED DEFENDANT, HIS HEIRS, SUCCESSORS AND ASSIGNS:

On October 22, 2015, Plaintiff filed the above action to declare that he is the sole owner of 0.94 acres in Upper Tyrone Township, Fayette County, Pennsylvania, known as lots 17, 18, 19, 20, 21 and 22 in the Revised Zephyr Glen Plan of Lots recorded in the Office of the Recorder of Deeds at Plan Book 4, page 106. Listed as Fayette County Parcel Identifier No. 39-04-0035. Plaintiff's interest was acquired by deed recorded at Record Book 378, page 931.

It appears from the chain of title that you may have an interest in this property. The Plaintiff has asked that the Court declare that you, the Defendant, be forever barred from asserting any right, lien, title or interest in the property. Unless you defend this action, the Plaintiff will take a judgment by default.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. You may lose the property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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
 P.O. Box 186
 100 South Street
 Harrisburg, PA 17108
 Telephone: 800-932-0311

Gary N. Altman
 Attorney for the Plaintiff
 206 Derrick Avenue
 Uniontown, PA 15401
 724-438-0910

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY, PENNSYLVANIA
 No. 1560 of 2014, G.D.

TO: JOHN S. GRIFFITHS and JENNIE E. J. GRIFFITHS, his wife, their heirs, successors, personal representatives and assigns, generally:

You are hereby notified that Nick Sabula, individually and as Executor of the Estate of Mary Sabula, deceased, and Cynthia A. Sabula, his wife, and Andrew J. Sabula, have filed a Complaint at the above term and number in an action to quiet title wherein it is alleged that they are the legal and or equitable owners in possession of the following lot of Land: Lot No. 45 in the Allison Heights Plan of Lots No. 2, Plan Book 3, page 4 in the Recorder's Office of Fayette County, Pennsylvania. Title to said lot of land is described in said Complaint. By Order of Court, the Court granted leave for Plaintiff to serve the Complaint on you by publication.

You are hereby notified that you have been sued in Court. If you wish to defend against the claims set forth in the Complaint and in the within advertisement, you must take action within twenty (20) days after the publication of this notice, by entering a written appearance personally or by an attorney and filing in writing with the Court your defenses or objections to the claim 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 Plaintiffs, and/or a decree may be made: granting to the Plaintiffs the relief prayed for in the Complaint. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE PENNSYLVANIA LAWYER REFERRAL SERVICE, PENNSYLVANIA BAR ASSOCIATION, 100 SOUTH STREET, HARRISBURG, PA 17108, TELEPHONE NUMBER 1-800-692-7375.

John M. Zeglen, Esquire
 Attorney at Law
 99 East Main Street
 Uniontown, PA 15401
 (724) 439-8520

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, December 7, 2015
at 9:30 A.M.

2614-0568 MARGARET WILLIS SHERRI EICHER, Executrix

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Monday, December 21, 2015
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, December 7, 2015
at 9:30 A.M.

2614-0807 JEFFREY A. BRANTHOVER ROBIN G. BRANTHOVER,
Administratrix
2614-0019 PHYLLIS J. NOSCHESSE JOHN R. NOSCHESSE,
Administrator CTA

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Monday, December 21, 2015
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.

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

SHERIFF'S SALE

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

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. (3)

Gary D. Brownfield, Sr.
Sheriff Of Fayette County

**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

No. 550 of 2014 GD

No. 330 of 2015 ED

BVA FEDERAL CREDIT UNION,

Plaintiff,

vs.

IRA A. DUNN,
Defendant.

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

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.

Phelan Hallinan Diamond & Jones, LLP

No. 1260 of 2015 GD

No. 341 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).

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

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,

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

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

Phelan Hallinan Diamond & Jones, LLP

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

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

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).

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

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

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.

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. 1608 of 2015 GD
 No. 352 of 2015 ED

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

LSF8 MASTER PARTICIPATION TRUST,
Plaintiff,
 vs.
TIMOTHY W. LOWRY AND
LINDA L. LOWRY,
Defendants.

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

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

Phelan Hallinan Diamond & Jones, LLP

No. 1557 of 2015 GD
 No. 348 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).

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

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 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 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

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

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

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.

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

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

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
4225 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.

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

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 interest 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

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

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

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

**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

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. Kennewig, 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

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

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

GRENEEN & BIRSIC, P.C.
 Kristine M. Anthou, Esquire
 One Gateway Center, Ninth Floor
 Pittsburgh, PA 15222
 (412) 281-7650

No. 1725 of 2015 GD
 No. 368 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.

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.

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 comer

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

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, Mccllellandtown, 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

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

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 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.

PROTHONOTARY'S OFFICE FEE SCHEDULE

Nina Capuzzi Frankhouser, Prothonotary Prothonotary's Office Fee Schedule

Effective January 1, 2016

All checks returned for insufficient funds will be assessed a \$30.00 service charge

There will be no refunds after filing

Please make all checks payable to Fayette County Prothonotary

STAFF IS NOT PERMITTED TO PROVIDE LEGAL ADVICE

● COPIES

- Per Page \$0.25
- Certified Copies \$13.50

● FAMILY COURT ACTIVITY

- Complaint in Divorce \$126.50
 - ♦ Each Additional Count \$61.75
- Divorce w/Custody \$71.50
- Custody Complaint \$109.50
- Custody (mediation Fee) \$100.00
- Out of State Custody \$61.75
- Out of State/County Divorce Decree \$54.00
- Election to Resume Maiden Name \$5.50
- Change Name-Widow 54 Pa.C.S.A. §70.1 \$46.00
- Resume Maiden Name (Out of County Divorce) \$59.50

● APPEALS

- MDJ Appeals \$91.25
- License/Registration Suspension \$102.75
- Appoint Board of View \$102.75
- Statement of Objection \$102.75
- Tax Sale Objection \$102.75
- Tax Assessment Objection \$102.75
- Appellate Court
 - ♦ Fayette County Fee \$41.00
 - ♦ Appellate Court Fee \$85.50
- Zoning Appeals \$102.75

● **CIVIL ACTIONS**

▪ Assumpsit	\$109.50
▪ Tort	\$109.50
▪ Ejectment	\$109.50
▪ Equity	\$109.50
▪ Mandamus	\$109.50
▪ Mortgage Foreclosure	\$109.50
▪ Partition	\$109.50
▪ Replevin	\$109.50
▪ Complaints in Confession of Judgment in Ejectment	\$109.50
▪ Writ of Summons	\$109.50
▪ Re-Issue Writ of Summons	\$8.00
▪ Lis Pendens (1st Filing)	\$109.50
▪ Reinstate Complaint	\$8.00
▪ Declaration of Taking/Condemnation	\$102.75
▪ Foreign Subpoena	\$42.50
▪ Quiet Title/ Petition to Appoint Arbitrator	\$102.25
▪ Minor's Compromised Settlement	
▪ Compromised Settlement	
▪ Bill of Costs/Certificate	\$2.50
▪ Change of Venue Motion/Petition	\$102.75
▪ Petition as First Filings and for Abandoned Vehicles	\$102.75
▪ Change of Name unrelated to Divorce	\$102.75
▪ Praecipe to Dismiss/Settle/Withdraw	\$6.75

● **JUDGMENT ACTIVITY**

▪ Judgment: General, Note, or Arrearage from DR	\$21.25
▪ MDJ Transcript	\$21.25
▪ Landlord Tenant Wage Attachment	\$20.25
▪ Exemplification-Triple Seal (out of state)	\$13.50
▪ From Out of State Court/Abstract of Judgment	\$21.25
▪ To Another Court in State of Pa	\$12.50
▪ Writ of Execution/Possession	\$20.25
▪ Writ of Revival	\$29.00
▪ Agreement to Revive	\$21.25
▪ Assignment of Judgment	\$6.75
▪ Release of Judgment	\$6.75
▪ Satisfaction of Judgment	\$6.75
▪ Satisfaction of Judgment w/ Certificate	\$9.25
▪ Out of County Writ	\$20.25
▪ Default Judgment	\$24.00

●	MECHANICS/MUNICIPAL LIEN ACTIVITY	
▪	No Lien Agreement	\$20.75
▪	Municipal Lien Claim (satisfaction included)	\$27.50
▪	Mechanics Lien Claim	\$20.75
▪	Mechanics Lien Complaint	\$109.50
▪	Writ of Scire Facias	\$109.50
▪	Satisfaction of Lien	\$6.75
●	COMMONWEALTH AND FEDERAL TAX LIENS	
▪	Federal Tax Lien	\$20.75
▪	Commonwealth Lien/Judgment Roll	\$20.75
▪	Suggestion of Non Payment	\$20.75
▪	Satisfaction of Lien	\$6.75
●	MISCELLANEOUS	
▪	Subpoenas	\$1.25
▪	Petition to Strike	\$66.50
▪	Notary Signature Registration	\$2.25
▪	Surety Bonds (New)/Certificate of Authority	\$52.00
▪	School Audit Report	\$60.50
▪	Motion to Continue Hearing	\$27.25
▪	Notarial Seal Certificate	\$2.25
▪	Statement of Intention to Proceed	\$25.00

LUNCH AND LEARN

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@fcbbar.org

UPCOMING EVENTS

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

RSVP to Cindy at the Fayette County Bar Association
724-437-7994 or cindy@fcbbar.org



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GISMONDI

& ASSOCIATES

412-281-2200

www.gislaw.com

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