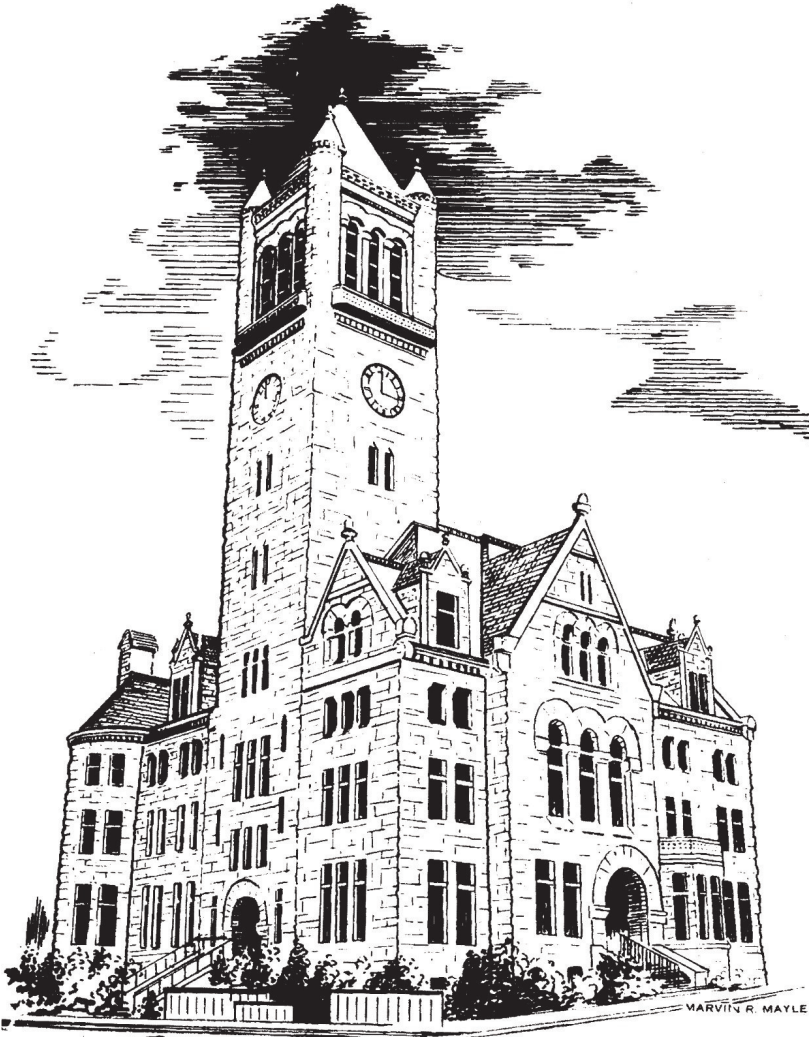


# FAYETTE LEGAL JOURNAL

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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

**MARGARET A. BOTTI**, late of South Union Township, Fayette County, PA (3)  
*Administrator:* Albert J. Botti  
 c/o Monaghan & Monaghan  
 57 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Louise D. Monaghan

**HELEN D. BRAZNOK**, late of Redstone Township, Fayette County, PA (3)  
*Personal Representative:*  
 Rose Marie Vrabel  
 c/o Davis & Davis  
 107 East Main Street  
 Uniontown, PA 15401  
*Attorney:* James T. Davis

**MARY KOSISKO, A/K/A, MARY L. KOSISKO**, late of Connellsville, Fayette County, PA (3)  
*Executor:* Douglas Kosisko  
 c/o P.O. Box 760  
 Connellsville PA 15425  
*Attorney:* Carolyn W. Maricondi

**DORIS KOVALIK, A/K/A DORIS I. KOVALIK**, late of Redstone Township, Fayette County, PA (3)  
*Personal Representative:* Carol L. Girolami  
 c/o Davis & Davis  
 107 East Main Street  
 Uniontown, PA 15401  
*Attorney:* James T. Davis

**GEORGE M. PEPPER**, late of Markleysburg, Henry Clay Township, Fayette County, PA (3)  
*Executor:* Bryon G. Pepper  
 298 Martin Road  
 Markleysburg, PA 15459  
 c/o J. Ronald Bruzda  
 22 Highhouse Street  
 Smithfield, PA 15459

### Second Publication

**LAWRENCE ANDREW DOWLING**, late of South Union Township, Fayette County, PA (2)  
*Administrator:* Terry Dowling  
 c/o Monaghan & Monaghan  
 57 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Gary D. Monaghan

**BARBARA E. HANKINS, A/K/A BARBARA EDITH HANKINS**, late of Wharton Township, Fayette County, PA (2)  
*Executor:* Alfred E. Dubois, Jr.  
 c/o Webster & Webster  
 51 East South Street  
 Uniontown, PA 15401

**TERRY LEE HENRY, SR., A/K/A TERRY L. HENRY, SR, A/K/A TERRY HENRY**, late of Pery Township, Fayette County, PA (2)  
*Personal Representative:* Merle Henry  
 c/o Davis & Davis  
 107 East Main Street  
*Attorney:* Gary J. Frankhouser

**ANDREW M. MESICH**, late of German Township, Fayette County, PA (2)  
*Executrix:* Lisa Mesich  
 c/o Monaghan & Monaghan  
 57 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Gary D. Monaghan

**JOHN SCHROYER, A/K/A JOHN V. SCHROYER**, late of Dunbar Township, Fayette County, PA (2)  
*Executor:* John A. Schroyer  
 c/o 213 Deerfield Drive  
 Connellsville, PA 15425  
*Attorney:* John K. Greiner

## First Publication

**IRENE COWAN**, late of Jefferson Township,  
Fayette County, PA (1)

*Co-Executors:* George R. Cowan and  
Patricia I. Pavtis  
85 Happy Valley Road  
Perryopolis, PA 15473  
*Attorney:* Mark E. Ramsier  
823 Broad Avenue  
Belle Vernon, PA 15012

**DAVID SCOTT DALESSIO**, late of Dunbar  
Township, Fayette County, PA (1)

*Personal Representative:* Louis E. DaLessio  
c/o Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Charles W. Watson

**MAY MARLENE HARTMAN**, late of South  
Union Township, Fayette County, PA (1)

*Personal Representative:*  
Charles Edward Hartman, Jr.  
c/o John A. Kopas III  
556 Morgantown Road  
Uniontown, PA 15401  
*Attorney:* John A. Kopas III

**ALEXANDER DAVID MERKOSKY**, late of  
Uniontown, Fayette County, PA (1)

*Executor:* Taylor Merkosky  
c/o Proden & O'Brien  
99 East Main Street  
Uniontown, PA 15401  
*Attorney:* Wendy L. O'Brien

**JOEL K. WHITE**, late of Saltlick Township,  
Fayette County, PA (1)

*Personal Representative:* Jill E. White  
c/o Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Charles W. Watson

**JESSIE D. ZITNEY**, late of Connellsville  
Township, Fayette County, PA (1)

*Executor:* Mark B. Zitney  
c/o Shane M. Gannon  
1251 University Drive  
Dunbar, PA 15431  
*Attorney:* Shane M. Gannon

## LEGAL NOTICES

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 577 Liberty Street, Perryopolis, PA 15473 being more fully described at Fayette County Record Book Volume 2626, Page 151.

SAID SALE to be held in the hallway outside of the Fayette County Sheriff's Office at the Fayette County Courthouse, Uniontown, PA 15401 at 10:00 a.m. prevailing, standard time, on February 19, 2016.

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 28-08-0159 recorded in Fayette County, Pennsylvania. Seized and taken in execution as the property of Jennifer I. Balchick, at the suit of the United States of America, acting through the Rural Housing Service, on behalf of the United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:14-cv-1656.

**TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of

Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov). (2 of 4)

as the time and place for a hearing on the merits of said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Sheryl R. Heid, Esquire  
4 N. Beeson Blvd.  
Uniontown, PA 15401  
(724)437-4700

## SHERIFF'S SALE

**Date of Sale: March 10, 2016**

NOTICE is hereby given that Articles of Amendment were filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about December 30, 2015, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The Articles of Incorporation of VITALINK, INC. has been amended to provide that the name of the corporation shall be changed to "VITALink Telecommunications, Inc."

WATSON MUNDORFF BROOKS & SEPIC, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
Phone: (724) 626-8882

IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
No. 2138 of 2015, G.D.

The Honorable Judge Joseph M. George, Jr.

IN RE: CHANGE OF NAME,  
ELYSE TUENNERMAN KAPLAN

### NOTICE

Notice is hereby given that on October 20, 2015 the petition of Elyse Tuennerman Kaplan was filed in the above named Court, requesting an Order to change the name of Elyse Tuennerman Kaplan to Elyse Anne Tuennerman.

The Court has fixed March 22, 2016 at 9:30 A.M. in Courtroom Number 5, Fayette County Courthouse, Uniontown, Pennsylvania

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, March 10, 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)

James Custer  
Sheriff Of Fayette County

STERN & EISENBERG PC  
Edward J. McKee, Esquire

No.1804 of 2015 GD  
No. 440 of 2015 ED

**U.S. Bank National Association, as Trustee  
for Residential Asset Mortgage Products,  
Inc., Mortgage Asset-Backed Pass-Through  
Certificates, Series 2005- EFC4 c/o Ocwen  
Loan Servicing LLC,**

**Plaintiff,  
vs.**

**Stella Marie Batten,  
Defendant.**

SITUATE IN GEORGES TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA,  
BEING KNOWN AS 54 2nd STREET,  
UNIONTOWN, PA 15401

PARCEL NO. 14-16-0046

IMPROVEMENTS - RESIDENTIAL  
REAL ESTATE

SOLD AS THE PROPERTY OF- STELLA  
MARIE BATTEN

No. 2108 of 2015 GD  
No. 433 of 2015 ED

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

**vs.**

**David F. Baus and Jessica E. Baus,  
Defendants.**

COMMONLY KNOWN AS: 110 Whyel  
Avenue, Uniontown, PA 15401

TAX PARCEL NO. 25-22-0162-01

BERNSTEIN-BURKLEY, P.C.  
(412) 456-8100

No. 1723 of 2015 GD  
No. 436 of 2015 ED

**ELDERTON STATE BANK,  
Plaintiff,**

**vs.**

**CHRIS A. CASAGRANDE,  
Defendant.**

Address: 111 Clay Street, Perryopolis, PA  
15473

Debt: \$395,108.86

Legal Description: ALL that certain piece  
or parcels of land situate in Perry Township,  
Fayette County, Pennsylvania, having erected  
thereon a commercial structure.

Tax Parcel # 27-10-0075-04 & 27-10-0075

No. 2036 of 2015 GD  
No. 420 of 2015 ED

**U.S. Bank National Association, as Indenture  
Trustee for Springleaf Mortgage Loan Trust  
2012-3,**

**Plaintiff,  
vs.**

**Howard D. Cropp,  
Defendant.**

ALL THAT CERTAIN parcel of land  
situate in Menallen Township, Fayette County,  
Commonwealth of Pennsylvania, bounded and  
described as follows:

BEGINNING at a stake in line of lands  
now or formerly of Austin Woodward and on  
the north side of the public road leading from  
New Salem Road to Uniontown; thence along  
the north side of the said road, South 84° 36'  
East, 210 feet to a stake in line of lands now or  
formerly of Earl Fisher; thence by lands of said  
Fisher, North 21° 50' East 216.2 feet to a stake;  
thence North 84°36' West, 2 10 feet along  
property now or formerly of Dell Hickle to a  
stake in line of lands of the said Austin  
Woodward; thence by line of lands of said  
Woodward South 21° 50' West 216.2 feet to the  
place of beginning, containing one acre.

UNDER AND SUBJECT to all exceptions,  
reservations, easements, rights of way etc., as  
appear in prior instruments of record.

BEING PARCEL #22-21-139

COMMONLY KNOWN AS: 344 New  
Salem Road, Uniontown, PA 15401

TAX PARCEL NO. 22-21-0139

Phelan Hallinan Diamond & Jones, LLP

No. 1802 of 2013 GD  
No. 417 of 2015 ED

**Bank of America, N.A.,  
Plaintiff,**

**v.**

**Greg W. Ferrence and Gail R. Richardson,  
Defendants.**

By virtue of a Writ of Execution No. 1802 OF 2013 GD, Bank of America, N.A. v. Greg W:-Ferrence Gail R Richardson, owner(s) of property situate in the WASHINGTON TOWNSHIP, Fayette County, Pennsylvania, being 1238 Linn Drive, Belle Vernon, PA 15012 -2449

Parcel No.: 41-02-0028  
 Improvements thereon: RESIDENTIAL DWELLING

No. 2370 of 2014 GD  
 No. 441 of 2015 ED

**BANK OF AMERICA, N.A.,  
 Plaintiff,  
 vs.**

**NELLIE I. GREGG  
 Defendant.**

All that certain parcel of land in Luzerne Township as follows:

That part of Lot No. 96 lying northeast of the center line of Maxwell Ave.

That part of Lot No. 97 lying northeast of the center line of Maxwell Ave.

That part of Lot No.95 lying northeast of the center line of Maxwell Ave.

That part of Lots No. 96 and 97 lying southwest of the center line of Maxwell Ave. all as shown in a plan of lots recorded by John W. Gailbreath d/b/a John W. Galbreath & Co. in the Recorder's Office of Fayette County Pennsylvania, in Plan Book Volume 9, Page 43.

BEING THE SAME PREMISES which Daryl W. Gregg, Sr., by Deed dated 08/26/2008 and recorded 10/10/2008 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 1998-1, Page 102902, granted and conveyed unto Nellie I. Gregg and Daryl W. Gregg, Sr. And said Daryl W. Gregg, Sr. departed this life on 12/31/2010, vesting the title solely in Nellie I. Gregg by rights of survivorship.

BEING KNOWN AS: 751 MAXWELL AVENUE, LA BELLE, PA 15450  
 PARCEL # 19-04-0066

Phelan Hallinan Diamond & Jones, LLP

No. 1037 of 2015 GD  
 No. 438 of 2015 ED

**Citifinancial Servicing LLC,  
 Plaintiff,  
 vs.**

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

By virtue of a Writ of Execution No. 1037-2015 Citifinancial Servicing LLC vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Betty Jane Harshman, Deceased, owner(s) of property situate in the DUNBAR TOWNSHIP, Fayette County, Pennsylvania, being 1206 Maple Street, Dickerson Run, PA 15430

Parcel No.: 09-03-0050  
 Improvements thereon: RESIDENTIAL DWELLING

No. 115 of 2015 GD  
 No. 442 of 2015 ED

**21st MORTGAGE CORPORATION,  
 successor to Vanderbilt Mortgage & Finance Inc., assignee of Chase Manhattan Bank, USA, N.A., assignee of Tammac Financial Corporation, assignee of Tammac Corp.,  
 Plaintiff,  
 vs.**

**DAVID W. INMAN, as Mortgagor and Real Owner,  
 Defendant.**

ALL that certain piece or parcel of land situate in Jefferson Township, Fayette County, Pennsylvania, having an address of 118 Francis Road, Perryopolis, PA . CONTAINING an area of 1 acre.

PARCEL ID NUMBER: 17-08-0048  
 BEING THE SAME PREMISES which Howard W. Inman and Shirley A. Inman, husband and wife, by Deed dated June 15, 1999 and recorded on June 24, 1999, in the Office for the Recording of Deeds in and for the County of Fayette, at Deed Book Volume 2349, Page 33, granted and conveyed unto David W. Inman, unmarried, his heirs and assigns.



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No. 2077 of 2015 GD  
No. 435 of 2015 ED

**cfsbank F/K/A CHARLEROI FEDERAL SAVINGS BANK,**

**Plaintiff,**

**vs.**

**JOHN R. SUMEY and RACHEL D.**

**KINNEER,**

**Defendants.**

ALL that certain parcel of land situate in the Borough of Vanderbilt, County of Fayette and Commonwealth of Pennsylvania, being known and designated as Lot No. 56 in the West Vanderbilt Plan, said Plan recorded in the Recorder's Office of Fayette County, Pennsylvania in Plan Book Volume 1, page 182.

Being also known as Tax Parcel ID No. 40-01-0024.

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Phelan Hallinan Diamond & Jones, LLP

No. 3643 of 2008 GD  
No. 427 of 2015 ED

**Deutsche Bank National Trust Company, as Trustee Forgsamp Trust 2002-Wf, Mortgage Pass-Through Certificates, series 2002-Wf,**

**Plaintiff,**

**vs.**

**Joanne M. Kushnar,**

**Defendant.**

By virtue of a Writ of Execution No.3643 OF 2008 GD, Deutsche Bank National Trust Company, as Trustee Forgsamp Trust 2002-Wf, Mortgage Pass-Through Certificates, series 2002-Wf vs. Joanne M. Kushnar, owner of property situate in the Fayette County, Pennsylvania, being 403 Cook Street, Fayette City, PA 15438-1210

Parcel No.: 12-03-0194

Improvements thereon: RESIDENTIAL DWELLING

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

No. 1365 of 2015 GD  
No. 423 of 2015 ED

**Green Tree Servicing LLC,**

**Plaintiff,**

**Vs.**

**Samantha Leska and Paul Leska,**

**Defendants.**

All that certain piece or parcel or Tract of land situate Boro of Perryopolis, Fayette County, Pennsylvania, and being known as 210 Union Street, Perryopolis, Pennsylvania 15473.

Being known as: 210 Union Street, Perryopolis, Pennsylvania 15473

Title vesting in Samantha Leska and Paul Leska, husband and wife, by deed from Joseph Vayansky, Single dated April 22, 2004 and recorded April 29, 2004 in Instrument Number 200400006714.

Tax Parcel Number: 28-9-157

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

No. 2480 of 2014 GD  
No. 440 of 2015 ED

**GREEN TREE SERVICING LLC**

**345 St Peter Street**

**1100 Landmark Towers St Paul, MN 55102,**

**Plaintiff,**

**vs.**

**MATTHEW B. MCKINSEY and KELLI R PHILLIPS,**

**Mortgagor(s) and Record Owner(s)**

**196 Churchill Road**

**Dunbar, PA 15431,**

**Defendant.**

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

TAX PARCEL #09-31-0180

PROPERTY ADDRESS: 196 Churchill



Road Dunbar, PA 15431  
 IMPROVEMENTS: A residential dwelling.  
 SOLD AS THE PROPERTY OF:  
 MATTHEW B. MCKINSEY and KELLI R PHILLIPS

No. 341 of 2013 GD  
 No. 422 of 2015 ED

**BAYVIEW LOAN SERVICING LLC**  
**Plaintiff,**  
**vs.**  
**MICHAEL N. MILLER and SHANNON P. MILLER,**  
**Defendants.**

ALL THAT CERTAIN land situated in the State of PA, County of Fayette, City of Confluence.

BEING THE SAME PREMISES which Bernice D. Reckner, surviving spouse of Stephen E. Reckner, by Deed dated February 4, 2005 and recorded February 10, 2005 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 2935, Page 1073, granted and conveyed unto MICHAEL N. MILLER and SHANNON P. MILLER, husband and wife.

BEING KNOWN AS: 1523 SUGAR LOAF ROAD, CONFLUENCE , PA 15424-1917

PARCEL #16-05.0059

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

No. 1456 of 2015 GD  
 No. 437 of 2015 ED

**THE BANK OF NEW YORK MELLON**  
**FKA THE BANK OF NEW YORK AS**  
**TRUSTEE FOR THE**  
**CERTIFICATEHOLDERS OF CWABS,**  
**INC., ASSET BACKED NOTES, SERIES**  
**2004-SD4**

**55 Beattie Place, Suite 110**  
**Greenville, SC 29601,**

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

**ROBERTS A. MYERS and ERIN L MYERS**  
**a/k/a ERIN L. BIRMINGHAM,**  
**Mortgagor(s) and Record Owner(s)**  
**188 Snuff Ridge Road**  
**New Salem, PA 15468,**  
**Defendants.**

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

TAX PARCEL #22-04-0032-01

PROPERTY ADDRESS: 188 Snuff Ridge Road New Salem, PA 15468

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:  
 ROBERTS A. MYERS and ERIN L MYERS  
 a/k/a ERIN L. BIRMINGHAM

No. 436 of 2015 GD  
No. 414 of 2015 ED

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

Keith E. Puza died on September 5, 2014. Letters of Administration were granted unto Wanda J. Puza, Administratrix of the Estate of Keith E. Puza, Deceased Mortgagor and Real Owner, by Operation of Law.

Tax Parcel Number: 16-06-0001-09

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

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

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

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

No. 1364 of 2015 GD  
No. 412 of 2015 ED

**EverBank,  
Plaintiff,  
vs.  
Wanda J. Puza, Administratrix of the Estate  
of Keith E. Puza, Deceased Mortgagor and  
Real Owner,  
Defendant.**

All that certain piece or parcel or Tract of land situate Henry Clay Township, Fayette County, Pennsylvania, and being known as 336 Dinnerbell Ohiopyle, Farmington, Pennsylvania 15437.

Being known as: 336 Dinnerbell Ohiopyle, Farmington, Pennsylvania 15437

Title vesting in Keith E. Puza, by Deed from M and P Construction Co., Inc. dated December 5, 2002 and recorded December 6, 2002 in Deed Book 2482, Page 2468. The said



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& ASSOCIATES

412-281-2200

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