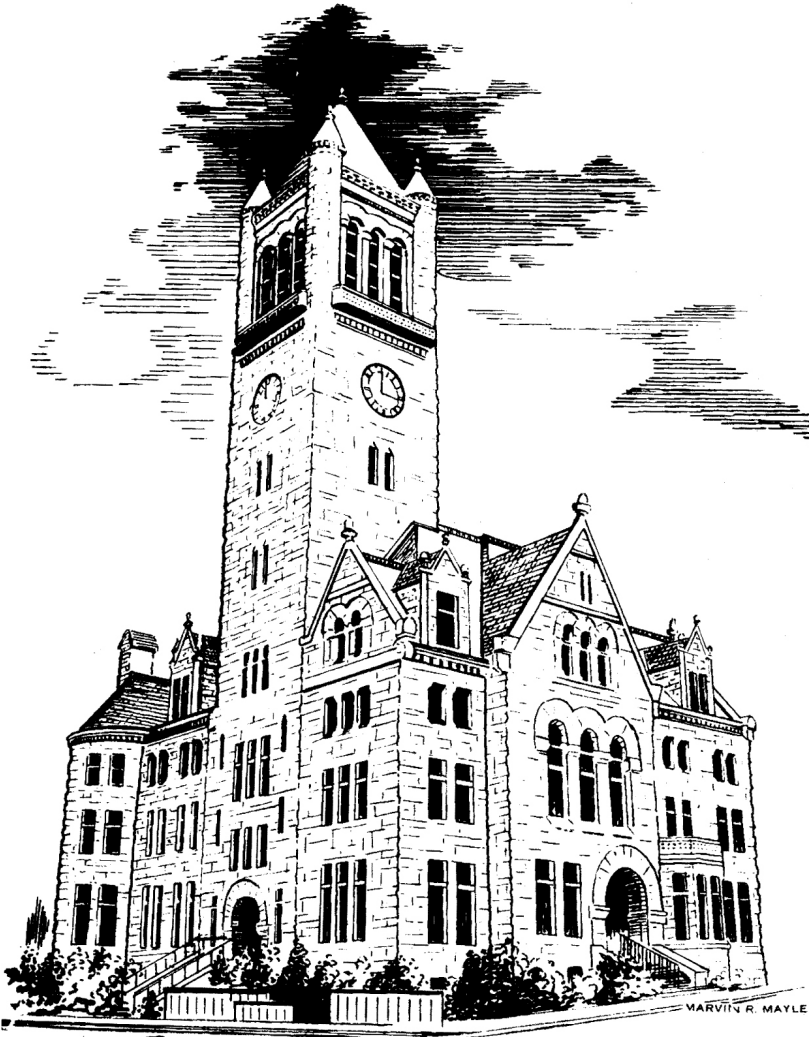


FAYETTE LEGAL JOURNAL

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FAYETTE LEGAL JOURNAL

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The Ethics Hotline provides free advisory opinions to PBA members based upon review of a member's prospective conduct by members of the PBA Committee on Legal Ethics and Professional Responsibility. The committee responds to requests regarding, the impact of the provisions of the Rules of Professional Conduct or the Code of Judicial Conduct upon the inquiring member's proposed activity. All inquiries are confidential.

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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

MARY ANN ALLEN, late of Uniontown, Fayette County, PA (3)

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

TWILA L. EIFORD, late of Springfield Township, Fayette County, PA (3)

Personal Representative:
Deborah L. Layman
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

ROBERT B. LANG, late of South Union Township, Fayette County, PA (3)

Executrix: Rebecca A. Lang
2022 Gov. Thomas Bladen Way #201
Annapolis, MD 21401
c/o Rebecca A. Lang

THELMA J. MALAGO, late of Connellsville, Fayette County, PA (3)

Executor: Michael Malago
c/o Casini & Geibig, LLC
615 West Crawford Avenue
Connellsville, PA 15425
Attorney: Jennifer M. Casini

JOSEPHINE MALLICONE, late of Uniontown, Fayette County, PA (3)

Executrix: Deborah D. Mallicone
c/o Deborah D. Mallicone
185 South Beeson Avenue
Uniontown, PA 15401

JOSEPH RUSNACK MCMANUS, A/K/A J.R. MCMANUS, late of Connellsville, Fayette County, PA (3)

Personal Representative:
Janet S. McManus
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

VIOLA PETKO, late of South Union Township, Fayette County, PA (3)

Personal Representative:
Geraldine Pursglove
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

TERI L. SNYDER, late of Connellsville, Fayette County, PA (3)

Personal Representative: Sacha R. Snyder
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

SHEILA A. STEWART, A/K/A SHEILA ANN STEWART, late of Jefferson Township, Fayette County, PA (3)

Executrix: Stacey J. Macho
c/o Higinbotham Law Office
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

ROSE M. TOWZEY, late of Connellsville,
Fayette County, PA (3)

Executrix: Breanne M. Freehling
728 Terrace Avenue
Grove City, PA 16127
c/o Moore Becker Smarto & Ciszek, P.C.
121 West Second Street
Greensburg, PA 15601
Attorney: Lawrence F. Becker, III

MELVIN ALLEN WEISS, late of Washington
Township, Fayette County, PA (3)

Administrator: Bernard Weiss
610 Melwood Avenue
Pittsburgh, PA 15213
c/o Post Office Box 1
401 Sixth Street at Washington Avenue
Charleroi, PA 15022
Attorney: Alan Benyak

JAMES F. WILSON, late of Fayette City
Borough, Fayette County, PA (3)

Administrator: Lawrence E. Wilson
P.O. Box 224
Fayette City, PA 15438
c/o Post Office Box 1
401 Sixth Street at Washington Avenue
Charleroi, PA 15022
Attorney: Alan Benyak

Second Publication

DONALD ROY ANDERSON, A/K/A

DONALD R. ANDERSON, late of
Masontown, Fayette County, PA (2)

Administratrix: Maryellen Anderson
c/o 2 West Main Street, Suite 501
Uniontown, PA 15401
Attorney: Bernadette K. Tummons

GERTRUDE BLUMENSCHNEIN, late of
Uniontown, Fayette County, PA (2)

Co-Executor: Frederick Bonchosky
205 Lexington Place
Uniontown, PA 15401
Co-Executrix: Liesel Nolan
8246 Gilded Perch Drive
Scottsdale, AZ 85255
c/o Thompson, Calkins & Sutter LLC
437 Grant Street, Suite 510
Pittsburgh, PA 15219-6003
Attorney: Orlando R. Sodini

JAMES M. JANOSIK, late of South Union
Township, Fayette County, PA (2)

Executrix: Lesley Janosik
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

ROBERT GRANT ROBBINS, a/k/a Robert G.
Robbins, late of Connellsville, Fayette County,
PA (2)

Personal Representative: Pamela S. Holsing
c/o Riverfront Professional Center
208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

DOLORES L. SLAZEK, late of North Union
Township, Fayette County, PA (2)

Executor: Benjamin Robert Slazek
c/o George Port & George
92 East Main Street
Uniontown, PA 15401
Attorney: Wayne H. Port

DOROTHY D. SMITH, late of Smithfield
Borough, Fayette County, PA (2)

Executor: Terry Blystone
c/o Higinbotham Law Offices
45 East Main Street
Suite 500
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

First Publication

DOROTHY L. CAPPELLINI, late of
Masontown, Fayette County, PA (1)
Administrator: Alan Jerome Cappellini
c/o 11 Pittsburgh Street
Uniontown, PA 15401
Attorney: Thomas W. Shaffer

JOSEPH A. CINDRIC, late of North Union
Township, Fayette County, PA (1)
Executrix: Kathryn Cindric
c/o Radcliffe & DeHaas, LLP
2 West Main Street, Suite 700
Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III

LELA CLARK, A/K/A LELA MAE CLARK,
late South Union Township, Fayette County, PA
Executrices: Shirley Lukac and
Carolyn Yingling (1)
c/o John & John
96 East Main Street
Uniontown, PA 15401
Attorney: Anne N. John

**KRISTA LEE DEFRANKS, A/K/A KRISTA
L. DEFRANKS**, late of Brownsville Township,
Fayette County, PA (1)
Administrator: James A. DeFranks
c/o Zebley Mehalov & White, P.C.
18 Mill Street Square
PO Box 2123
Uniontown, PA 15401
Attorney: Daniel R. White

**HELEN M. GRESH, A/K/A HELEN
GRESH**, late of Luzerne Township, Fayette
County, PA (1)
Administrator: Gary F. Gresh
c/o Zebley Mehalov & White, P.C.
18 Mill Street Square
PO Box 2123
Uniontown, PA 15401
Attorney: Daniel R. White

DANIEL P. MACKILLOP, late of Redstone
Township, Fayette County, PA (1)
Personal Representative: Patricia L. Crawford
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: James T. Davis

**MINNIE G. REED, A/K/A MINNIE REED,
A/K/A MINNIE GRACE REED**, late of
Bullskin Township, Fayette County, PA (1)
Executor: David C. Reed, Sr.
c/o Quatrini Rafferty
550 East Pittsburgh Street
Greensburg, PA 15601
Attorney: David S. DeRose

HENRY SHIROCKY, late of South
Connellsville, Fayette County, PA (1)
Personal Representative: John Joseph
204 Dewey Street
Pittsburgh, PA 15218
c/o 815A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret Zylka House

LUCILLE SHIROCKY, late of South
Connellsville, Fayette County, PA (1)
Personal Representative: John Joseph
204 Dewey Street
Pittsburgh, PA 15218
c/o 215A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret Zylka House

DOROTHY D. SMITH, late of Smithfield
Borough, Fayette County, PA (1)
Executor: Terry Blystone
c/o Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

LEGAL NOTICES

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on or about March 29, 2017 With the Pennsylvania Department of State for a corporation organized and existing under the Business Corporation Law of 1988, as amended. The name of the corporation is JLHAJDUK Holdings Inc. The purpose of the corporation is the acquisition and management of real estate and other assets and any and all activities authorized by law.

J. Lawrence Hajduk
186 New Beaver Creek Rd.
Markleysburg, PA 15459

NOTICE

Notice is hereby given pursuant to the Provisions of Act of Assembly No. 295, approved December 16, 1982, known as the Fictitious Names Act, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on February 28, 2017, a Certificate to conduct business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of C. Harper GMC, with its principal place of business at 4435 State Route 51, P.O. Box 748, Belle Vernon, PA 15012. The name and address of the person interested in the said business is C. Harper Chevrolet, Inc., 4435 State Route 51, P.O. Box 748, Belle Vernon, PA 15012.

Gary J. Frankhouser, Esquire
DAVIS & DAVIS
107 East Main Street
Uniontown, PA 15401

NOTICE

Notice is hereby given pursuant to the Provisions of Act of Assembly No. 295, approved December 16, 1982, known as the Fictitious Names Act, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on February 23, 2017, a Certificate to conduct business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of C. Harper Cadillac, with its principal place of business at 4435 State Route 51, P.O. Box 748, Belle Vernon, PA 15012. The name and address of the entity interested in the said business is C. Harper Chevrolet, Inc., 4435 State Route 51, P.O. Box 748, Belle Vernon, PA 15012.

Gary J. Frankhouser, Esquire
DAVIS & DAVIS
107 East Main Street
Uniontown, PA 15401

COURT OF COMMON PLEAS OF
PENNSYLVANIA
FOR FAYETTE COUNTY
Civil Action Number: 2489 of 2016 GD

Lakeview Loan Servicing, LLC,
Plaintiff,
vs.
David A. Palmer,
Defendant.

TO: David A. Palmer, Defendant, whose last known address is 58 Springer Avenue, Uniontown, PA 15401.

You have been sued in mortgage foreclosure on premises: 58 Springer Avenue, Uniontown, PA 15401, based on defaults since July 1, 2016. You owe \$73,853.31, plus interest.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, 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 GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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.

Southwestern PA Legal Aid Society, Inc.
48 E. Main St., Uniontown, PA 15401
724.439.3591

STERN & EISENBERG, PC, Attys. for Plaintiff
1581 Main Street, Ste. 200
Warrington, PA 18976
215.572.8111

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

In the Court of Common Pleas of -Fayette
County, Pennsylvania Civil Action-Law
No. 2016-02084

**Carrington Mortgage Services, LLC,
Plaintiff,**

vs.

**Adam T Kelly,
Defendant(s).**

Notice of Sheriff's Sale

To: Adam T Kelly, Defendant(s)

Your house (real estate) at 108 Evans Street, Uniontown, PA 15401 is scheduled to be sold at Fayette County Sheriff Sale 5/18/2017 at 2:00pm, Fayette County Courthouse, 61 E. Main Street, Uniontown, PA 15401 to enforce the court judgment of \$70,243.54 plus interest to the sale date obtained by Carrington Mortgage Services, LLC against you.

NOTICE OF OWNER'S RIGHTS **YOU MAY BE ABLE TO PREVENT THIS** **SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay back to Carrington Mortgage Services, LLC, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire, Robert M. Kline, Esquire or Bradley J. Osborne, Esquire at (215) 886-8790.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Fayette County Sheriff's Office at 724-430-1295.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Fayette County Courthouse at 724-430-1272.

4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the

money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale..

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

**Lawyer Reference Service
Fayette Legal Journal
84 E. Main Street
Uniontown, PA 15401
724-437-7994**

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

**Henry H. Mitchell, Jr. and
Brenda L. Mitchell,
Debtors.**

**Brenda L. Mitchell,
Movant,
vs.**

**RONDA J. WINNECOUR, CHAPTER 13,
TRUSTEE,
Respondents.**

Bankruptcy Case No. 13-22996 CMB Chapter 13
Document No.:
Responses due: April 10, 2017
Hearing date and time: April 12, 2017 at 10:00 a.m.

**NOTICE OF HEARING ON MOTION TO
SELL DEBTOR’S INTEREST IN
PROPERTY, FREE AND DIVESTED OF
LIENS**

**TO: ALL CREDITORS AND ALL PARTIES
IN INTEREST**

NOTICE IS HEREBY GIVEN THAT:

The DEBTOR, Brenda L. Mitchell, has filed a motion for public sale of her interest in real property known as 238 Braddock Road, Markleysburg, PA, Fayette County, Pennsylvania. Debtor is seeking approval of the real estate sales transaction to the purchaser, Daniel C. and Joy A. Grise. A true and correct copy of the Agreement of Sale is attached to the Motion filed in this case as Exhibit “A.”

A hearing on said Motion is set for April 12, 2017 at 10:00 a.m. before Judge Carlota M. Böhm in Courtroom B, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, at which time higher offers will be considered and objections to said sale will be heard.

Date of Notice: April 3, 2017
Clerk, U.S. Bankruptcy Court

Arrangements for inspection prior to said sale hearing may be made with:

Daniel R. White, Esq.
Zebley Mehalov & White, P.C.
P.O. Box 2123 Uniontown, PA 15401 724-439-9200 dwhite@ZebLaw.com

**NOTICE OF ACTION IN
REPLEVIN**

In the Court of Common Pleas of
Fayette County, Pennsylvania
Civil Action-Law
No. 2340 of 2016

**21st Mortgage Corporation,
Plaintiff,
vs.**

**Johnny Golden, April Golden and Any/All
Tenants/Occupants,
Defendant(s).**

Notice
To: Lanny Golden and Any/All Tenants/
Occupants, Defendant(s)

You are hereby notified that on November 23, 2016, 21st Mortgage Corporation, Plaintiff, filed a Complaint/Replevin action endorsed with

a Notice to Defend, against you in the Court of Common Pleas of Fayette County, Pennsylvania docketed to No. 2340 of 2016 regarding the property located at 303 Sweitzer Road, Mount Pleasant, PA 15666. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

Notice to Defend

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

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

Lawyer Referral Service
Fayette Legal Journal
84 E. Main Street
Uniontown, PA 15401
724-437-7994

SHERIFF'S SALE

Date of Sale: June 15, 2017

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, June 15, 2017, at 2:00 p.m. in Courtroom Number One at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

Ten percent of the purchase price, or a sufficient amount to pay all costs if the ten percent is not enough for that purpose. Same must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money is due before twelve o'clock noon on the fourth day thereafter. Otherwise, the property may be resold without further notice at the risk and expense of the person to whom it is struck off at this sale who in case of deficiency in the price bid at any resale will be required to make good the same. Should the bidder fail to comply with conditions of sale money deposited by him at the time the property is struck off shall be forfeited and applied to the cost and judgments. All payments must be made in cash or by certified check. The schedule of distribution will be filed the third Tuesday after date of sale. If no petition has been filed to set aside the sale within 10 days, the Sheriff will execute and acknowledge before the Prothonotary a deed to the property sold. (1 of 3)

James Custer
Sheriff Of Fayette County

STERN & EISENBERG PC
M. TROY FREEDMAN, ESQUIRE

No. 2322 of 2016 GD
No. 46 of 2017 ED

No. 19 of 2017 GD
No. 47 of 2017 ED

**JPMorgan Chase Bank, National Association,
Plaintiff,
vs.
April D. DeBarr,
Defendant.**

**U.S. Bank National Association, as Trustee,
successor in interest to Bank of America,
National Association, as Trustee, successor by
merger to LaSalle Bank National Association,
as Trustee for Bear Stearns Asset Backed
Securities I Trust 2005-HE12, Asset Backed
Certificates, Series 2005-HE12,**

**Plaintiff,
vs.
Goldie Jeanette Brown,
Defendant(s).**

SITUATE IN THE 3RD WARD of
CONNELLSVILLE, FAYETTE COUNTY,
PENNSYLVANIA, BEING KNOWN AS 316
EAST CRAWFORD AVENUE,
CONNELLSVILLE, PA 15425.

PARCEL NO. 05-09-0103
IMPROVEMENTS - RESIDENTIAL
REAL ESTATE
SOLD AS THE PROPERTY OF -
GOLDIE JEANETTE BROWN

ALL that certain tract of land situate in
Redstone Township, Fayette County,
Pennsylvania, bounded and described as
follows:

BEGINNING at a comer in road leading
from Masontown to Brownsville, said comer
being common to Valentine Laick, School
District of Redstone Township, and Republic
Collieries Company; thence along line of
Valentine Laick, South 74° 01' East, 999.07 feet
to a point in property line of Laick; thence
through Republic Collieries Company, South
07° 55' East, 628.96 feet to a point in center of
private alley of Republic Collieries Company,
the place of beginning of the herein described
tract; thence in center of said private alley North
82° 05' East, 49.0 feet to a point in said alley;
thence South 07° 55' East and through the
partition wall of the two story frame double
dwelling, which divides House No. 166 from
House No. 165, a distance of 122.0 feet to a
point in center of private road of Republic
Collieries Company, now known as Edna
Street; thence in center of said street South 82°
05' West, 49.0 feet to a point in said Street;
thence North 07° 55' West, 122.0 feet to a point
in said private alley, the place of beginning,

CONTAINING 0.137 of an acre, being a
part of the J.D. VanK.irk tract of 80.182 acres,
and having erected thereon House No. 166
which is one-half of the said two story frame
dwelling.

EXCEPTING AND RESERVING thereout
and therefrom all the coal within and underlying
the above-described tract of land. Said coal
being freed from any and all servitude to the
overlying strata and ground, so that the entire
amount of said coal may be mined without
liability for any injury to said overlying strata
and ground or anything therein and thereon.

ALSO EXCEPTING AND RESERVING
the oil and gas thereunder and the right to
explore, drill for and remove oil and gas found
therein.

SUBJECT to the existing alley and roads

Edward J. McKee, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

No. 2529 of 2016 GD
No. 50 of 2017 ED

**Statebridge Mortgage Company, LLC,
Plaintiff,
vs.
James M. Cronin and Mary B. Masek,
Defendants.**

By virtue of Writ of Execution No. 2529
of 2016, Statebridge Mortgage Company, LLC,
v. James M. Cronin and Mary B. Masek, 440
Bute Road, North Uniontown Township,
Uniontown, PA 15401, Parcel No. 25-06-0099.
Improvements thereon consisting of a
Residential Dwelling, sold to satisfy judgment
in the amount of \$49,250.66.

on said above described premises. Also subject to all existing pipelines, Republic Colliers Company reserving the right to itself, its successors and assigns, to use, maintain, repair and replace existing pipelines.

ALSO SUBJECT to all existing rights-of-way and public highways.

UNDER AND SUBJECT to all exceptions, reservations, rights of way and easements as appear in prior deeds of record or as conveyed by predecessors in title.

PARCEL I.D. #30-26-0014

COMMONLY KNOWN AS: 13 Edna Street, Republic, PA 15475

TAX PARCEL NO. 30-26-0014

No. 3 of 2017 GD
No. 42 of 2017 ED

U.S. Bank, National Association as Trustee for NRZ Pass-Through Trust VII NPL, Plaintiff,

vs.

Daniel L. Depta and Kimberly M. Depta, Defendants.

All that certain lot of ground situate in the Township of Upper Tyrone, County of Fayette and Commonwealth of Pennsylvania, being Lot No.5 in Plan B of Lots laid out by Martin H. King as of record in the Recorders Office of Fayette County, Pennsylvania, in Plan Book 1, page 76, and being bounded and described as follows:

Beginning at an alley at the Northwest corner; thence South 77 1/2° East, 40 feet along said Street to corner of Lot No.6; thence South 12 1/2° West, 120 feet to an alley; thence North 77 1/2° West, 40 feet to an alley; thence North 12 1/2° East, 120 feet to the place of beginning.

Excepting and reserving therefrom all the coal and all the minerals under the coal contained in or underlying the said lot of ground and expressly subject to all rights and privileges granted and conveyed or secured in two certain deeds bearing date of February 21, 1879, made by T. Brent Swearingen and wife, one to M.H. Blake and the other H.C. Frederick, E.M. Ferguson and Walter Ferguson.

Also known as parcel number 39-04-0062

COMMONLY KNOWN AS: 900 Kingview Road, Scottsdale, PA 15683 TAX PARCEL NO. 39-04-0062

No. 550 of 2014 GD
No. 48 of 2017 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 139-141 SOUTH HIGH STREET, FAYETTE CITY, PA 15438. DEED BOOK VOLUME 3134, PAGE 20, PARCEL NUMBER 12-03-0094, 12-03-0093-01, 12-03-0092,12-03-0099, 12-03-0093 & 12-03-00-95.

No. 2549 of 2016 GD
No. 35 of 2017 ED

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

vs.

BRANDON J. HARRIS, Defendant.

ALL that certain piece of ground in the City of Uniontown, Fayette County, Pennsylvania, being Lot No. 34, Patterson Heirs Plan of Lots. Fayette County Plan Book 2, page 62, being approximately 40 x 125. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 252 Braddock Avenue, Uniontown, PA 15401.

PARCEL ID: 38-11-0017

Fayette County Deed Book 3027 page 1436.

TO BE SOLD AS THE PROPERTY OF BRANDON J. HARRIS.

No. 1747 of 2016 GD
No. 44 of 2014 ED

No. 49 of 2017 GD
No. 53 of 2017 ED

BANK OF AMERICA, N.A.,
Plaintiff,
vs.
TILLMAN R. HARRIS A/K/A TILLMAN
HARRIS
ALICIA R. HARRIS A/K/A ALICIA
HARRIS,
Defendants.

Bank of America, N.A. successor by merger
to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans Servicing, LP
Plaintiff,
vs.
Rodney P. Kozy and Lori A. Kozy,
Defendants.

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE THIRD WARD OF THE CITY OF UNIONTOWN, FAYETTE COUNTY, PENNSYLVANIA, DESIGNATED AS LOT NO. 11 IN THE GALLAGHER PLACE PLAN OF LOTS LAID OUT BY CHISHOLM AND KUNKLE, AND RECORDED IN THE RECORDER OF DESD8 OFFICE OF FAYETTE COUNTY PENNSYLVANIA IN PLAN BOOK VOLUME 4, PAGE 168. SAID LOT NO. 11 BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

FRONTING 40 FEET ON THE NORTH SIDE OF LINCOLN STREET AND EXTENDING BACK OF EVEN WIDTH 120 FEET TO JUSTIN STREET WITH LOT NO. 10 ADJOINING ON THE WEST AND LOT NO. 12 ADJOINING ON THE EAST.

BEING THE SAME PREMISES which REGINA WHITCOMB-MARASCO and JOSEPH MARARSCO, by Deed dated 11/28/2007 and recorded 12/03/2007 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3047, Page 909, granted and conveyed unto TILLMAN R. HARRIS and ALICIA R. HARRIS.

BEING KNOWN AS: 147 LINCOLN STREET, UNIONTOWN, PA 15401
PARCEL #38-04-0633

All that certain piece, parcel or lot of land situate in Masontown, Fayette County, Pennsylvania, known as Lots No. 72 and 73 in a plan of lots laid out and offered for sale by Frank Maglotti and Maria Maglotti, his wife, more particularly bounded and described as follows:

Beginning at a point on the East side of Field Street at the Northwest corner of Lot No. 71 and running thereby North 77 degrees 45 minutes East, 120 feet to a 12 foot alley; thence by same North 12 degrees 15 minutes West, 80 feet to a corner of Lot No. 74; thence by same South 77 degrees 45 minutes West, 120 feet to the said Field Street; thence by same South 12 degrees 15 minutes East, 80 feet to the place of beginning.

COMMONLY KNOWN AS: 30 North Field Street, Masontown, PA 15461
TAX PARCEL NO. 21-07-0024

No. 2548 of 2016 GD
No. 62 of 2017 ED

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff,
vs.
CHARLES B. MCCLELLAND JR.,
Defendant.

ALL THOSE TWO CERTAIN lots of land situate in the Third Ward of the City of Uniontown, Fayette County, Pennsylvania, being Lots Nos. 24 and 25 in the Gallagher Place Plan of Lots laid out by Chisholm and Kunkle, recorded in Fayette County Plan Book No. 4, Page 168. Being 80' x120 ' and having thereon erected a dwelling known as: 78 BAILEY AVENUE, UNIONTOWN, PA 15401.

Tax Parcel# 38-04-0593

Reference Fayette County Record Book 2979, Page 1778.

EXCEPTING and reserving, exceptions and conditions contained in this and prior instruments of record, and as contained in Fayette County Record Book 2979, Page 1778.

Phelan Hallinan Diamond & Jones, LLP

No. 872 of 2016 GD
No. 64 of 2017 ED

Wells Fargo Bank, N.A.,
Plaintiff,
vs.
Carolyn S. Maulding,
Defendant.

By virtue of a Writ of Execution No. 872 OF 2016, Wells Fargo Bank, N.A. v. Carolyn S. Maulding, owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 362 1st Street, a/k/a 362 First Street, West Leisenring, PA 15489

Parcel No.: 25040028

Improvements thereon: RESIDENTIAL DWELLING

ZEBLEY, MEHALOV & WHITE, P.C.

No. 2294 of 2014 GD
No. 63 of 2017 ED

Ernest C. Jenkins a/k/a Ernest Jenkins,
Plaintiff,
vs.
PPGK, LLC, and the United States of
America, Department of Internal Revenue
Service,
Defendants.

All that certain lot or parcel of land comprising 17.71 acres situate in Uniontown, Georges Township, Fayette County, Pennsylvania. The address of this property is 2373 Morgantown Road, Uniontown, Pennsylvania, 15401.

There is erected on the premises a brick and concrete commercial building.

Together with such rights of way and under and subject to the exceptions and reservations as

appear in prior deeds of record.

For a more complete description see Record Book Volume 3128, page 5, Fayette County Recorder of Deeds.

Having tax assessment no. 14-15-0031.

Seized and taken in execution as the property of PPGK, LLC, owner or reputed owner of the property, at the suit of Ernest C. Jenkins a/k/a Ernest Jenkins in the Court of Common Pleas of Fayette County, Pennsylvania at No. 2294 of 2014, G.D.

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq/ No 52634
Heather Riloff, Esq/ No 309906
Jeniece D. Davis, Esq/ No 208967
Tyler J. Wilk, Esq/ No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887

No. 1507 of 2015 GD
No. 222 of 2016 ED
No. 65 of 2017 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
Defendants.

DOCKET# 2015-01507; 2016-ED-222

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

TAX PARCEL# 41-05-0088

PROPERTY: 130 Homewood Avenue, Belle Vernon, PA 15012

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

JAMES CUSTER, SHERIFF

McCABE, WEISBERG & CONWAY, P.C.
By Joseph I Foley, Esquire ID #314675
123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

No. 76 of 2016 GD
No. 52 of 2017 ED

Ditech Financial LLC,
Plaintiff,
vs.

Joseph D. Stevenson and Carla M. Stevenson,
Defendants.

FIRST: ALL that certain piece or parcel of land situate in Gemlan Township, Fayette County, Pennsylvania, being part of the Edenborn Mining Village, bounded and described as follows, and as shown by Plan No. Exhibit "B", recorded with deed of H. C. Frick Coke Company to Mark Sugarman and Ada Sugarman, his wife, in Deed Book 618, Page 363, at item second in said deed:

BEGINNING at a point in the middle of a street known as Fourth Street in the Northeastern corner of the land hereby conveyed, which place of beginning is located South 70 degrees West, 1303.40 feet from the stake at the corner in the line now or formerly of Albert Dzierwenski a the junction of the lines of his land, South 66 degrees 46 minutes East, and South 21 degrees 28 minutes East, 506.47 feet, and which stake corner of said Dzierwenski land is located North 21 degrees 28 minutes West, said 506.47 feet, and which stake corner of said Dzierwenski land is located, North 21 degrees 28 minutes West, said 506.47 feet from the Northeast corner of the Antioch Baptist Church lot; thence from said place of beginning, running along in the middle of a 20 foot alley, South 16 degrees 26 minutes East, 132 feet to the middle of the intersection of said alley with a 15 foot alley; thence along in the middle of said 15 foot alley, South 73 degrees 34 minutes West, 45.83 feet to a point; thence by land conveyed by H. C. Frick Coke Company to Mark and Ada Sugarman, of which this is a part, running along the Eastern line of land on which the Western half of double dwelling house number 323-324 of Edenborn Mining Village comprising number 323 is located, North 16 degree 26 minutes West, 132 feet to the middle of Fourth Street, this last named line running through the middle of the

partition wall of said double dwelling house number 323-324; thence along in the middle of Fourth Street, North 73 degrees 34 minutes East, 45.83 feet to the place of beginning; CONTAINING an area of 0.139 of an acre, and having thereon erected the Eastern half of said double dwelling house number 323-324, comprising number 324 of said Edenborn Mining Village.

EXCEPTING and RESERVING, the coal and mining rights and waivers heretofore conveyed and reserved and under and subject to the right at any time hereinafter to lay, maintain, repair, replace, renew and remove water pipelines along in said street and alley, and under and subject to the right of the public to use said street and alley for passage thereover, and also excepting and reserving and under and subject to all existing easements and all conveyances and easements heretofore made or granted, excepted or reserved.

SECOND: ALL that certain piece or parcel of land situate in German Township, Fayette County, Pennsylvania., being part of the Edenborn Mining Village, bounded and described as follows, and as shown by Plan No. Exhibit "B", recorded with deed of H. C. Frick Coke Company to Mark Sugarman and Ada Sugarman, his wife, in Deed Book 618, Page 363, at item second in said deed:

BEGINNING at a point in the middle of a street known as Fourth Street in the Northeastern corner of the land hereby conveyed, which place of beginning is located South 70 degrees West, 1303.40 feet; and thence South 73 degrees 34 minutes West, 45.83 feet from a stake at the corner in the line of land now or formerly of Albert Dzierwenski at the junction of the lines of his land, South 66 degrees 46 minutes East, and South 21 degrees 28 minutes East, 506.47 feet, and which stake corner of said Dzierwenski land is located North 21 degrees 28 minutes West, said 506.47 feet from the Northeast corner of the Antioch Baptist Church lot; thence from said place of beginning by land conveyed by H. C. Frick Coke Co. to Mark Sugannan and Ada Sugarman, of which this is a part; and thence along the Western side of the lot of land on which the Eastern half of double dwelling house numbers 323-324, comprising number 324 of said Edenborn Mining Village, is located, South 16 degrees 26 minutes East, 132 feet to a point in the middle of a fifteen foot alley, said line running through the middle of the partition wall

of said double dwelling house number 323-324; thence along in the middle of said alley, South 73 degrees 34 minutes West, 36.82 feet to a point; thence by other land so conveyed by H. C. Frick Coke Company to Mark Sugarman and Ada Sugarman, North 16 degrees 26 minutes West, 132 feet to a point in the middle of Fourth Street; and thence along in the middle of Fourth Street, North 73 degrees 24 minutes East, 36.82 feet to the place of beginning CONTAINING an area of 0.111 of an acre, and having thereon erected the Western half of said double dwelling house numbers 323-324, comprising 323 of said Edenbom Mining Village.

EXCEPTING and RESERVING, the coal and mining rights and waivers heretofore conveyed and reserved and under and subject to the right at any time hereinafter to lay, maintain, repair, replace, renew and remove water pipelines along in said street and alley, and under and subject to the right of the public to use said street and alley for passage thereover, and also excepting and reserving and under and subject to all existing easements and all conveyances and easements heretofore made or granted, excepted or reserved.

All that certain piece or parcel or Tract of land situate in the Township of German, Fayette County, Pennsylvania, and being known as 3 Back Street, McClellandtown, Pennsylvania 15458.

Title vesting in Joseph D. Stevenson and Caria M. Stevenson, husband and wife, by deed from Ronald R. Gera and Carol A. Zipp, Co-Executors under the last will and testament of Raymond L. Gera, now deceased dated January 29 2004 and recorded February 3, 2004 in Deed Book 2893, Page 1144 Instrument Number 200400001551.

Tax Parcel Number: 15-25-0015

Phelan Hallinan Diamond & Jones, LLP

No. 1655 of 2012 GD

No. 58 of 2017 ED

Santander Bank, N.A. Formerly Known as Sovereign Bank, N.A.,

Plaintiff,

vs.

Shelley L. Verbosky a/k/a Shelly Verbosky Barry T. Verbosky,

Defendant(s).

By virtue of a Writ of Execution No. 1655-2012,

Santander Bank, N.A. Formerly Known as Sovereign Bank, N.A.

v.

Shelley L. Verbosky a/k/a Shelly Verbosky Barry T. Verbosky, owner(s) of property situate in the SOUTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 222 Kimberly Drive, a/k/a 1048 Kimberly Drive, Uniontown, PA 15401

Parcel No.: 34-12-013455

Improvements thereon: RESIDENTIAL DWELLING

McCABE, WEISBERG & CONWAY, P.C.

By Joseph I Foley, Esquire ID #314675

123 South Broad Street, Suite 1400

Philadelphia, Pennsylvania 19109

(215) 790-1010

No. 24 of 2017 GD

No. 56 of 2017 ED

The Huntington National Bank,

Plaintiff,

vs.

Brandon Rinaldo Viola, Administrator of the Estate of Rinaldo J. Viola, Jr.,

Defendant.

ALL that certain lot of land situate in the Borough of Masontown Fayette County, Pennsylvania known as Lot No. 6 in the plan of lots laid out by D.R. Anderson and T. Irvin Altman, bounded and described as follows:

SAID LOT FRONTS forty-four (44) feet on the eastern side of Water Street and extending back eastwardly of even width one hundred sixty-five (165) feet to an alley; bounded on the North by Lot No. 7 in said plan, and on the South by Spring Alley.

Being known as: 100 North Water Street, Masontown, Pennsylvania 15461

Title to the premises is vested in Rinaldo J. Viola, Jr. by Deed from William B. Bowman by Judith Ann Dickinson, his Attorney-in-Fact, dated August 20, 2014 and recorded October 1, 2014 in Deed Book 3260, Page 732. The said Rinaldo J. Viola, Jr. died on February 6, 2016 whereupon Letters of Administration were granted to Brandon Rinaldo Viola by on April 1, 2016 by the Register of Wills in and for Fayette County nominating and appointing him as Administrator of the Estate of Rinaldo J. Viola, Jr.

Tax Parcel Number: 21-07-0408

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

No. 2491 of 2016 GD
No. 49 of 2017 ED

**LSF8 Master Participation Trust,
Plaintiff,
vs.**

**Jill Wiltrout and David J. Wiltrout,
Defendants.**

ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE TOWNSHIP OF BULLSKIN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT STONES NEAR A HICKORY TREE WITH THE CORNER BEING IN IN THE MIDDLE OF THE PUBLIC ROAD, THENCE IN AND ALONG THE SAID PUBLIC ROAD AND ALONG LAND NOW OR FORMERLY OF JESSE WILTROUT, SOUTH 54 DEGREES 30; EAST 27.3 PERCHES; THENCE BY LAND NOW OR FORMERLY OF EDWARD KAXIEWICZ NORTH 22 DEGREES WEST 40 PERCHES TO STONES; THENCE BY LAND NOW OR FORMERLY OF JESSE WILTROUT, SOUTH 20 DEGREES WEST TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE AND 140 PERCHES.

All that certain piece or parcel or Tract of land situate in the Township of Bullskin, Fayette County, Pennsylvania, and being known as I 98

Wiltrout Hollow Road, F/K/A 198 Wiltrout Hollow, White, Pennsylvania 15490.

Being known as: 198 Wiltrout Hollow Road, F/K/A 198 Wiltrout Hollow, White, Pennsylvania 15490

Title vesting in Jill Wiltrout and David J. Wiltrout by deed from Laura B. Wiltrout dated July 27, 1999 and recorded August 2, 1999 in Deed Book 2372, Page 14 Instrument Number 199900013366.

Tax Parcel Number: 4-26-66

McCABE, WEISBERG & CONWAY, P.C.
By Christine L. Graham, Esquire ID #309480
123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

No. 1125 of 2014 GD
No. 57 of 2017 ED

ALL that certain place or parcel of land known as lot No. 252 in Section B of a plan of lots in Marchland, Jefferson Township (now known as Newell Borough), Fayette County, Pennsylvania, laid out by the Minerva Land and Improvement Company together with the improvements thereon erected and more particularly described as follows

BEGINNING at the northwest comer of Fifth Street and Gertrude Avenue; thence Northwardly along Gertrude Avenue, a distance of 115 feet to an alley; thence Westwardly along said alley, a distance of 30 feet to comer of Lot No. 251; thence Southwardly along said Lot No. 251, a distance of 115 feet to Fifth Street; thence Eastwardly along said Fifth Street, a distance of 30 feet to the place of beginning.

HAVING erected thereon a 1 ½ story dwelling house known as 402 Gertrude Avenue, Newell, PA 15466.

All that certain piece or parcel or Tract of land situate in the Township of Jefferson, Fayette County, Pennsylvania. Being known as: 402 Gertrude Street, Newell, Pennsylvania 15466

Title vesting in Deborah Wolpink by deed from National City Homeloan Services, Inc., f/k/ a Altegra Credit Co. dated January 10, 2003 and recorded April 16, 2003 in Deed Book 2857, Page 1170 Instrument Number 20030007513.

Tax Parcel Number: 3-04-0198

SAVE THE DATE

Fayette County Bar Association
Bar Banquet

Nemacolin Woodlands Resort
Horizon Point

Friday, May 19, 2017

LUNCH AND LEARN**Understanding Pennsylvania's Next
Hydrocarbon Economy Cycle**

Wednesday, April 12, 2017

12:00 noon to 1:00 p.m.

First Niagara Building

1.0 Substantive CLE Credit

Cost to attend: \$30

\$20 young lawyer

Examining the current state of the Natural Gas industry in Pennsylvania and the country abroad. The course will focus on the next phase of the shale revolution including the need for more downstream and upstream investment. Specifically examining local pipeline projects, and what phase they are at and what companies will benefit from them the most. The course will also take a look at the Shell Cracker plant and its impact on Western Pennsylvania and examine LNG hubs and their impact on Natural Gas Markets. The course will end by looking at coal and natural gas and seek to answer the question, "can they both be successful at the same time."

**New Advance Technology in the
Areas of Accident Reconstruction**

Tuesday, April 25, 2017

12:00 noon to 1:00 p.m.

First Niagara Building

1.0 Substantive CLE Credit

Cost to attend: \$30

\$20 young lawyer

This program will demonstrate by case examples and videos standard 2D standard scene diagramming, 2D standard vehicle documentation, 3D scene and vehicle laser scanning, 3D animations, Event data recorder (EDR) downloads for trucks, CDR downloads of vehicles, 3D scanning of buildings, video analysis and drone usage.

Frank Costanzo, owner of Accident Cause and Analysis, is a Traffic Accident Reconstructionist with over 2000 full-scale collision investigations and reconstructions. His is a certified court expert with over 30 years' experience in collision investigations and reconstructions.

LUNCH AND LEARN

Mental Health Procedures Act

Friday, April 28, 2017
12:00 noon to 1:00 p.m.
First Niagara Building
1.0 Substantive CLE Credit
Cost to attend: \$30
\$20 young lawyer

An overview of the Mental Health Procedures Act which establishes rights and procedures for all involuntary treatment of mentally ill persons, whether inpatient or outpatient, and for all voluntary inpatient treatment of mentally ill persons, and related court proceedings.

Fayette County Drug Court

Tuesday, May 9, 2017
12:00 noon to 1:00 p.m.
First Niagara Building
1.0 Substantive CLE Credit
Cost to attend: \$30
\$20 young lawyer

Course description to follow

Registration:
Cindy at the Fayette County Bar Association
(724) 437-7994 or cindy@fcbbar.org

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

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