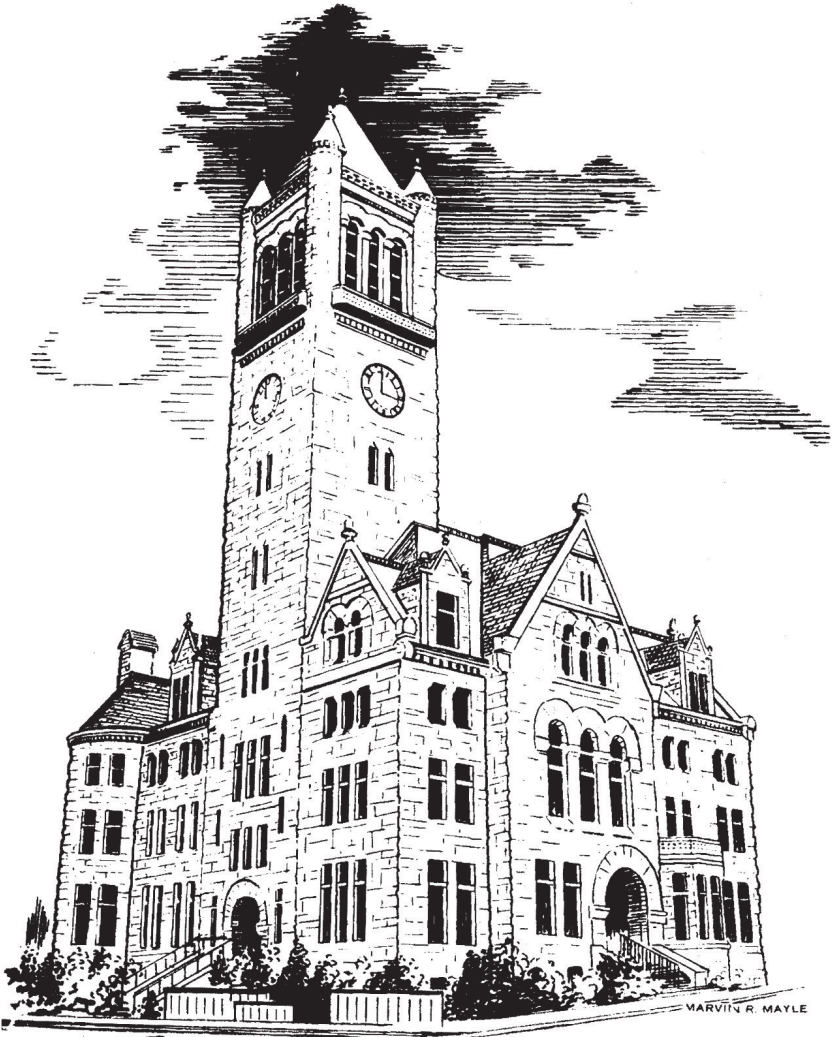


# FAYETTE LEGAL JOURNAL

VOL. 78

JUNE 20, 2015

NO. 25



## FAYETTE LEGAL JOURNAL

The FAYETTE LEGAL JOURNAL is published weekly by the Fayette County Bar Association, 2 West Main Street, Suite 711, Uniontown, Pennsylvania 15401, 724-437-7994. Legal advertisements should be submitted online at [www.fcbar.org](http://www.fcbar.org) no later than 12:00 noon on Friday for publication the following Saturday. No date of publication is promised, however. Legal notices are published exactly as submitted by the advertiser. Copyright 2001 Fayette County Bar Association. All rights reserved.

**Co-Editors:** Garnet L. Crossland and Melinda K. Dellarose

**Associate Editor:** Emilie J. Cupp

*Cover Design by Marvin R. Mayle, 207 Lick Hollow Road, Hopwood, PA*

## FAYETTE COUNTY BAR ASSOCIATION Board of Directors

**President:** Ewing D. Newcomer

**Vice-President:** John M. Purcell

**President Elect:** Anne N. John

**Secretary:** Bernard C. John

**Treasurer:** Vincent J. Roskovensky, II

**Past President:** John M. Zeglen

**Executive Director:** Marianne Miele

### *Directors*

Davina D. Burd

William M. Martin

Garnet L. Crossland

James Higinbotham, Jr.

Gary N. Altman

Joseph I. Brodak

Melinda K. Dellarose

Robert R. Harper, Jr.

Ellen R. Terry

Carolyn W. Maricondi

## 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

**MONICA L. DUDA, A/K/A MONICA D. SEALY**, late of Luzerne Township, Fayette County, PA (3)

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

**LOUISE A. MACZKO**, late of Connellsville, Fayette County, PA (3)

*Executor:* John M. Maczko  
c/o Molinaro Law Offices  
PO Box 799  
Connellsville, PA 15425  
*Attorney:* Carmine V. Molinaro, Jr.  
Molinaro Law Offices

**JOAN RITTENHOUSE, A/K/A JOAN W. RITTENHOUSE**, late of Franklin Township, Fayette County, PA (3)

*Co-Executors:* Barbara R. Benninger and Sandra R. Brittingham  
c/o 45 East Main Street, Suite 500  
Uniontown, PA 15401  
*Attorney:* James E. Higinbotham, Jr.  
45 East Main Street, Suite 500  
Uniontown, PA 15401

**EDWARD A. SCHAUM**, late of Masontown Borough, Fayette County, PA (3)

*Executor:* Carole Wheeler  
101 Highland Ave  
Masontown Pa 15461

### Second Publication

**ELSIE L. ADAMS**, late of Dunbar Township, Fayette County, PA (2)

*Executrix:* Betty I. Strawn  
c/o Molinaro Law Offices  
PO Box 799  
Connellsville, PA 15425  
*Attorney:* Carmine V. Molinaro, Jr.  
Molinaro Law Offices

**JOHN E. BEDNER, A/K/A JOHN EDWARD BEDNER**, late of Jefferson Township, Fayette County, PA (2)

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

**THERESA M. DELLIGATTI**, late of Upper Tyrone Township, Fayette County, PA (2)

*Personal Representative:* Rose A. Brophy  
c/o L. Dawn Haber  
345 Southpointe Blvd., Suite 100  
Canonsburg, PA 15317  
*Attorney:* L. Dawn Haber

**PAUL P. JENDRAL, A/K/A PAUL PETER JENDRAL, II**, late of Uniontown, Fayette County, PA (2)

*Executrix:* Rosemary Jendral Molnar  
83 Gilmore Street  
Uniontown, PA 15401  
*Attorney:* Dominic Ciarimboli, Esquire  
101 North Main Street  
Greensburg, PA 15601

**JANET M. MYERS**, late of Uniontown, Fayette County, PA (2)

*Executrix:* Patricia Buchko  
c/o G.T. George, Esquire  
George, Port & George  
92 East Main Street  
Uniontown, PA 15401  
*Attorney:* G.T. George  
George, Port & George

---

**LEAH M RINGER**, late of South Union Township, Fayette County, PA (2)  
*Executor:* Donald W. Ringer, Jr.  
 P. O. Box 192  
 Uniontown, PA 15401  
*Attorney:* Emilie J. Cupp, Esquire  
 2 West Main Street, Suite 517  
 Uniontown, PA 15401-3403

---

**LORETTA M. WINSKI, A/K/A LORETTA MARGARET WINSKI**, late of South Union Township, Fayette County, PA (2)  
*Executor:* George R. Winski, Jr.  
 c/o 51 East South Street  
 Uniontown, PA 15401  
*Attorney:* Webster & Webster

---

### First Publication

**SHIRLEY A. CICCONI, A/K/A BETTY A. CICCONI**, late of Brownsville Township, Fayette County, PA (1)  
*Executor:* Joseph V. Morozek  
 c/o 51 East South Street  
 Uniontown, PA 15401  
*Attorney:* Webster & Webster

---

**JOHN J. GLAD**, late of Nicholson Township, Fayette County, PA (1)  
*Personal Representative:* Barry E. Glad  
 c/o James T. Davis  
 107 East Main Street  
 Uniontown, PA 15401  
*Attorney:* James T. Davis, Esq.  
 Davis & Davis

---

**PATRICIA O'CONNELL, A/K/A PATRICIA ANN O'CONNELL**, late of Georges Township, Fayette County, PA (1)  
*Administratrix:* Erin Williams  
 45 East Main Street, Suite 500  
 Uniontown, PA 15401;  
*Attorney:* James E. Higinbotham, Jr.

---

**KENNETH WILDEY, A/K/A KENNETH H. WILDEY**, late of Dawson Borough, Fayette County, PA (1)  
*Administratrix:* Helen M. Wildey  
 8 Spankey Lane  
 Dawson, PA 15427  
*Attorney:* Francis J. DiSalle  
 525 William Penn Place  
 37th Floor, Suite 3750  
 Pittsburgh, PA 15219.

---

**TRUDY ZOONER**, late of Uniontown, Fayette County, PA (1)  
*Administrators:* Mark E. Zooner, Sr. and Tiffany Sawyers  
 c/o Christine Zaremski-Young  
*Attorney:* Christine Zaremski-Young, Esquire  
 Edgar Snyder & Associates, LLC  
 U.S. Steel Tower, Tenth Floor  
 600 Grant Street, Pittsburgh, PA 15219

---

### LEGAL NOTICES

#### NOTICE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, Corporation Bureau, Harrisburg, Pennsylvania, on March 13, 2014, for a Domestic Limited Liability Company pursuant to the Limited Liability Company Law of 1994 (15 Pa.C.S. §8913). The name of the Limited Liability Company is Appalachian Juice LLC with its principal place of business at 634 Kooser Road, Mill Run, Pennsylvania 15464. The entity's registered address is 641 Mill Run Road, Mill Run, Pennsylvania 15464. The purpose for which this company is organized is to conduct any and all business permitted under the said Limited Liability Company Law of the Commonwealth of Pennsylvania.

Benjamin A. Carroll, Esq.  
 CARROLL LAW OFFICES  
 P. O. Box 604, 160 W. Main St.  
 Somerset, PA 15501

---

**FICTITIOUS NAME REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 27, 2015 for Automanic Brainfire located at 139 Krolik Avenue, Belle Vernon, PA 15012. The name and address of each individual interested in the business is John T. Nalevanko, 139 Krolik Avenue, Belle Vernon PA, 15012. This was filed in accordance with 54 Pa.C.S. 311.

**SHERIFF'S SALE**

**Date of Sale: August 13, 2015**

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, August 13, 2015, at 10:30 a.m. in the Hallway outside the Sheriff's Office at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

Ten percent of the purchase price, or a sufficient amount to pay all costs if the ten percent is not enough for that purpose. Same must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money is due before twelve o'clock noon on the fourth day thereafter. Otherwise, the property may be resold without further notice at the risk and expense of the person to whom it is struck off at this sale who in case of deficiency in the price bid at any resale will be required to make good the same. Should the bidder fail to comply with conditions of sale money deposited by him at the time the property is struck off shall be forfeited and applied to the cost and judgments. All payments must be made in cash or by certified check. The schedule of distribution will be filed the third Tuesday after date of sale. If no petition has been filed to set aside the sale within 10 days, the Sheriff will execute and acknowledge before the Prothonotary a deed to the property sold. (2)

Gary D. Brownfield, Sr.  
 Sheriff Of Fayette County

Phelan Hallinan Diamond & Jones, LLP

No. 296 of 2015 GD  
 No. 113 of 2015 ED

**Lsf8 Master Participation Trust,  
 Plaintiff,  
 v.  
 Daniel E. Abbey  
 Robin D. Abbey,  
 Defendant(s).**

Owner(s) of property situate in the CONNELLSVILLE TOWNSHIP, Fayette County, Pennsylvania, being 130 Mccoy Hollow Road, Connellsville, PA 15425-6400. Parcel No.: 06-09-0085 Improvements thereon: RESIDENTIAL DWELLING

No. 1637 of 2014 GD  
 No. 84 of 2015 ED

**LSF8 Master Participation Trust c/o Caliber Home Loans, Inc.,  
 Plaintiff,  
 v.  
 Ida Virginia Baysinger and Robert L. Baysinger, III,  
 Defendants.**

All that certain piece or parcel or Tract of land situate Fayette County, Pennsylvania, and being known as 110 Hill Street, Connellsville, Pennsylvania 15425.

Being known as 110 Hill Street, Connellsville, Pennsylvania 15425

Title vesting in Ida Virginia Baysinger and Robert L. Baysinger, III, her husband by deed from Anna Marie Vicker and David F. Vicker, her husband dated September 17, 2001 and recorded October 3, 2001 in Deed Book 2796, Page 2406.

Tax Parcel Number: 05-09-0450

ANNE N. JOHN, ESQUIRE  
 ATTORNEY AT LAW

No. 2466 of 2014 GD  
 No. 166 of 2015 ED

**FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF GREENE COUNTY, a  
corporation,  
Plaintiff,**

**Plaintiff,**

**v.**

**ROBERT A. BERISH, Jr. and JANET L.  
BERISH,  
Defendants.**

ALL that certain piece, parcel or lot of land situate in Jefferson Township, Fayette County, Pennsylvania, being part of the Colonial No. 4 Mining Village, as shown by Plan Exhibit "E" with the deed from H.C. Frick Coke Company to Mark Sugarman and Ada Sugarman, his wife, recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Deed Book Volume 618, page 363.

SEE Record Book 1978, Page 275.

UPON which is erected a single family frame dwelling known locally as House 282 Colonial #4, a/k/a 120 E. Second Street, Grindstone, PA 15442.

BEING Fayette County Tax Assessment Map No.: 17-16-0027.

---

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

No. 348 of 2015 GD  
No. 117 of 2015 ED

**HSBC Bank USA, N.A., as Indenture Trustee  
for the Registered Noteholders of Renaissance  
Home Equity Loan Trust 2005-4, Renaissance  
Home Equity Loan Asset-Backed Notes,  
Series 2005-4,**

**Plaintiff,**

**v.**

**CRAIG BITNER ALSO KNOWN AS  
CRAIG R. BITNER and LORI A. BITNER,  
Defendant(s).**

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

BEING KNOWN AS 215 West Pennsville  
Street, Connellsville, PA 15425

PARCEL NUMBER: 04-23-0018 and 04-  
23-0018-99

IMPROVEMENTS: Residential Property

---

No. 1199 of 2014 GD

No. 100 of 2015 ED

**21ST MORTGAGE CORPORATION ,  
assignee of Tammac Corporation,  
Plaintiff,**

**v.**

**MICHAEL P. BRYNER, as Mortgagor and  
ERIN A. BRYNER, as Mortgagor and Real  
Owner,  
Defendants.**

ALL THAT CERTAIN tract of land situate in German Township, Fayette County, Pennsylvania, having an address of 324 Lambert Footdale Road, McClellandtown, Fayette County, Pennsylvania including a 26 x 44, 1989 Skyline mobile home serial number 53290583XAB.

PARCEL ID NUMBER: 15-14-0112

BEING the same property that Michael P. Bryner and Erin A. Bryner, Husband and Wife, by deed dated March 27, 2007 and recorded on August 7, 2007, in the Office of the Recorder of Deeds of Fayette County, Pennsylvania in Deed Book Volume 3035, page 879, granted and conveyed unto Erin A. Bryner, her heirs and assigns.

---

STERN & EISENBERG PC  
Andrew J. Marley, Esq.

No. 226 of 2015 GD  
No. 127 of 2015 ED

**HSBC Bank USA, National Association, as  
Trustee for Option One Mortgage Loan Trust  
2007-HLI, Asset-Backed Certificates, Series  
2007-HLI, by its servicer Ocwen Loan  
Servicing, LLC,**

**Plaintiff,**

**v.**

**Robert Campbell a/k/a Robert D. Campbell  
and Suzanne Campbell,  
Defendant(s).**

SITUATE IN GEORGES TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA,  
BEING KNOWN AS 157 Circle Street,  
Uniontown, PA 15401

PARCEL NO. 14-20-0042

IMPROVEMENTS — RESIDENTIAL

REAL ESTATE

SOLD AS THE PROPERTY OF-  
ROBERT CAMPBELL AND SUZANNE  
CAMPBELL

No. 325 of 2015 GD  
No. 160 of 2015 ED

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

**Plaintiff,**

**v.**

**HARVEY D. COGAR AND KAREN J.  
COGAR,**

**Defendant(s).**

ALL THAT CERTAIN lot of land situate  
in the City of Uniontown, Fayette County,  
Pennsylvania, being all of Lot No. 25 and the  
Eastern five (5) foot portion of Lot No. 26 in the  
Plan of Lots laid out by John Collins known as  
Collins Addition to Uniontown, as recorded in  
the Recorder's Office of Fayette County,  
Pennsylvania, in I Plan Book No. 1, Page 44,  
and having thereon erected a dwelling known as:  
116 COLLINS AVENUE, UNIONTOWN,  
PA 15401.

TAX PARCEL: 38-13-0326  
Fayette County Record Book 3180, Page 109

No. 2180 of 2013 GD  
No. 134 of 2015 ED

**BVA FEDERAL CREDIT UNION,**  
**Plaintiff,**

**v.**

**GREGORY DAVIS, KNOWN HEIR AND  
ANY UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE AND INTEREST FROM OR  
UNDER VIOLET M. DAVIS,**

**Defendants.**

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF GREGORY DAVIS AND  
UNKNOWN HEIRS OF VIOLET M. DAVIS  
OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED  
REAL ESTATE SITUATED IN THE  
TOWNSHIP OF WASHINGTON, COUNTY  
OF FAYETTE, COMMONWEALTH OF

PENNSYLVANIA. HAVING ERECTED  
THEREON A DWELLING KNOWN AND  
NUMBERED AS 112 PERRY AVENUE,  
BELLE VERNON, PA 15012. DEED BOOK  
VOLUME 2961, PAGE 1704, PARCEL  
NUMBER 41-07-0175.

Phelan Hallinan Diamond & Jones, LLP

No. 70 of 2015 GD  
No. 116 of 2015 ED

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

**v.**

**Sophie M. Dutton,**  
**Defendant(s).**

Owner(s) of property situate in  
UNIONTOWN CITY, Fayette County,  
Pennsylvania, being 66 Prospect Street,  
Uniontown, PA 15401-3754

Parcel No.: 38030285  
Improvements thereon: RESIDENTIAL  
DWELLING

No. 2604 of 2014 GD  
No. 159 of 2015 ED

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

**Plaintiff,**

**v.**

**ASHLEY N. FABERY AND  
JONATHAN A. HOFFMAN,**  
**Defendant(s).**

ALL THAT CERTAIN lot or piece of  
ground situate in the Township of Georges,  
County of Fayette and Commonwealth of  
Pennsylvania, together with the dwelling house  
erected thereon and known as: 423 COLLIER  
ROAD, UNIONTOWN, PA 15401.

Tax Parcel: 14-09-0013  
Fayette County Record Book 3212, Page 49

No. 859 of 2014 GD  
No. 78 of 2015 ED

Parcel No.: 28-08-013 1  
Improvements thereon: RESIDENTIAL  
DWELLING

**Nationstar Mortgage LLC,**  
**Plaintiff,**

**v.**

**Darrell E. Fike and Jennifer L. Fike,**  
**Defendants.**

Phelan Hallinan Diamond & Jones, LLP

No. 2199 of 2012 GD  
No. 144 of 2014 ED

ALL that two story building and that certain described lot of land situate in Fairchance Borough, Fayette County, Pennsylvania, on the East side of Morgantown Street, being Lot No. 213 in plan of lots in Fairchance Borough, a plot whereof is of record in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 1, page 205A, bounded and described as follows, to-wit:

BEGINNING in center of Morgantown Street, comer of Lot No. 212; thence South 68 degrees 47 minutes East along line of said Lot No. 212, 200 feet to center of alley; thence North 21 degrees 13 minutes East in center of said alley, 50 feet to corner of Lot No. 214 in above plan; thence North 68 degrees 47 minutes West along line of said lot to center of Morgantown Street, 200 feet to corner; thence South 21 degrees 13 minutes West along center of said street, 50 feet to comer or place of beginning, CONTAINING 10,000 square feet.

UNDER AND SUBJECT to all exceptions, reservations, easements and restrictions, as is contained in prior instruments of record existing on the land.

COMMONLY KNOWN AS: 14 North Morgantown Street, Fairchance, PA 15436

TAX PARCEL NO. 11-06-0081

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

**v.**

**Eric J. Glagola and Hanna E. Glagola,**  
**Defendant(s).**

Owner(s) of property situate in the REDSTONE TOWNSHIP, Fayette County, Pennsylvania, being 419 First Street, Chestnut Ridge, PA 15422

Parcel No.: 30-20-0130

Improvements thereon: RESIDENTIAL  
DWELLING

No. 2523 of 2014 GD  
No. 112 of 2015 ED

**PNC BANK, NATIONAL ASSOCIATION,**  
**successor by merger to NATIONAL CITY**  
**BANK,**

**Plaintiff,**

**v.**

**ANNA M. HAVANETS, a/k/a ANNA**  
**HAVANETS,**  
**Defendant.**

ALL THE RIGHT TITLE, INTEREST AND CLAIMS OF ANNA M. HAVANETS, A/K/A ANNA HAVANETS, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PARCEL OF LAND SITUATE IN REDSTONE TOWNSHIP, FAYETTE COUNTY, PA, BEING PARCEL 30-36-0059, MORE FULLY DESCRIBED IN BOOK 1091, PAGE 999.

BEING KNOWN AS 163 SEATONTOWN RD, FAIRBANK, PA. TAX PARCEL NO. 30-36-0059

Phelan Hallinan Diamond & Jones, LLP

No. 387 of 2015 GD  
No. 138 of 2015 ED

**Wells Fargo Bank, NA,**  
**Plaintiff,**

**v.**

**Lia Fretz,**  
**Defendant(s).**

Owner(s) of property situate in the PERRYOPOLIS BOROUGH, Fayette County, Pennsylvania, being 711 Hancock Street, Perryopolis, PA 15473-5375



Phelan Hallinan Diamond & Jones, LLP

No. 1742 of 2014 GD  
 No. 109 of 2015 ED

**Nationstar Mortgage, LLC**  
**Plaintiff,**  
**v.**

**Joseph L. Horvath, Jr.,**  
**Defendant(s)**

Owner(s) of property situate in NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 332 Pittsburgh Street, Uniontown, PA 15401-2358  
 Parcel No.: 25-22-0118  
 Improvements thereon: RESIDENTIAL DWELLING

ANNE N. JOHN, ESQUIRE  
 ATTORNEY AT LAW

No. 546 of 2015 GD  
 No. 168 of 2015 ED

**FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, a corporation,**  
**Plaintiff,**  
**v.**

**CHAUNCEY N. JOHNSON, II,**  
**Defendant.**

ALL those certain pieces or parcels of land situate in Masontown Borough, Fayette County, Pennsylvania, being located along Monongahela Avenue, formerly Commercial Avenue, and being designated as Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 in Block 22 of the West Masontown Land and Improvement Company Plan of Lots, recorded at Plan Book Volume 1, page 204-A.

BEING that property designated by the Fayette County Tax Assessment Office at Tax Map No. 21-10-35.

SEE Record Book 3128 at page 1777.

BEING a vacant piece of property located on Monongahela Avenue, a/k/a Commercial-Fifth Street, Masontown, PA 15461.

No. 244 of 2015 GD  
 No. 90 of 2015 ED

**ROSE ACCEPTANCE , INC.,**  
**Plaintiff,**  
**v.**  
**JEREMIAH JOHNSON and DANIELLE JOHNSON,**  
**Defendants.**

Saltlick Township, County of Fayette & Commonwealth of PA. HET a dwelling k/a 243 Millertown Road, Normalville, PA 15469. Parcel No. 31-19-156.

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

No. 2196 of 2014 GD  
 No. 122 of 2015 ED

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., 3232 Newmark Drive Miamisburg, OH 45342,**

**Plaintiff,**  
**v.**  
**SUSAN R. KOLARIK,**  
**Mortgagor(s) and Record Owner(s).**

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

TAX PARCEL #38-01-0228

PROPERTY ADDRESS: 126 Coffey Street Uniontown, PA 15401

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: SUSAN R. KOLARIK

Phelan Hallinan Diamond & Jones, LLP

No. 71 of 2015 GD  
No. 102 of 2015 ED

Phelan Hallinan Diamond & Jones, LLP

No. 553 of 2015 GD  
No. 157 of 2015 ED

**Wells Fargo Financial Pennsylvania, Inc.,  
Plaintiff,  
v.**

**Irvin Kropp, Jr a/k/a Irvin H. Kropp, Jr.,  
Defendant(s)**

Owner(s) of property situate in the UPPER TYRONE TOWNSHIP, Fayette County, Pennsylvania, being 1005 Everson Street, a/k/a Everson Street, Scottdale, PA 15683-1825

Parcel No.: 39-03-0022

Improvements thereon : RESIDENTIAL DWELLING

**Lsf8 Master Participation Trust,  
Plaintiff,  
v.**

**Larry A. Lincoski, Jr. and Anita M. Lincoski,  
Defendant(s).**

Owner(s) of property situate in the LUZERNE TOWNSHIP, Fayette County, Pennsylvania, being 712 Heistersburg Road, a/k/a 730 Heistersburg Road, East Millsboro, PA 15433-1134.

Parcel No.: 19-25-0180-02

Improvements thereon : RESIDENTIAL DWELLING

No. 21 of 2015 GD  
No. 167 of 2015 ED

**FRICK TRI-COUNTY FEDERAL CREDIT UNION,  
Plaintiff,**

**v.  
ANGELA LANDMAN,  
Defendant.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ANGELA LANDMAN OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF LUZERNE, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 243 FRICK STREET, HILLER, PA 15444. INSTRUMENT NO. 201200016955, PARCEL NUMBER 19-07-0025.

Phelan Hallinan Diamond & Jones, LLP

No. 1801 of 2014 GD  
No. 101 of 2015 ED

**Bank of America, National Association,  
Plaintiff,  
v.**

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

Owner(s) of property situate in the SOUTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 164 Township Drive, Uniontown, PA 15401-6546.

Parcel No.: 34-12-0136

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 449 of 2015 GD  
 No. 163 of 2015 ED

Phelan Hallinan Diamond & Jones, LLP

No. 862 of 2010 GD  
 No. 158 of 2015 ED

**Lsf8 Master Participation Trust,  
 Plaintiff,  
 v.  
 Patrick W. May and Deborah J. May,  
 Defendant(s).**

Owner(s) of property situate in the  
 SALTICK TOWNSHIP, Fayette County,  
 Pennsylvania, being 143 Dr Howder Road,  
 Champion, PA 15622-3068.

Parcel No.: 31-12-0070

Improvements thereon: RESIDENTIAL  
 DWELLING

Parker McCay, PA

No. 384 of 2015 GD  
 No. 108 of 2015 ED

**U.S Bank National Association, as Trustee  
 for Terwin Mortgage Trust 2005-10HE, Asset  
 -Backed Certificates, Series 2005-10HE  
 c/o Specialized Loan Servicing LLC,  
 Plaintiff,  
 v.  
 Stephanie Myers,  
 Defendant.**

Owner of property situate in the  
 TOWNSHIP OF REDSTONE, Fayette County,  
 Pennsylvania 4481 4th Street, Grindstone, PA  
 15442.

Parcel No. 30-10-0140

Improvements thereon: RESIDENTIAL  
 SINGLE FAMILY DWELLING

**U.S. Bank National Association, as Trustee  
 for The Structured Asset Investment Loan  
 Trust, 2005-11,  
 Plaintiff,  
 v.**

**John Pennington a/k/a John S. Pennington  
 and Alice Pennington,  
 Defendant(s).**

Owner(s) of property situate in the  
 GEORGES TOWNSHIP, Fayette County,  
 Pennsylvania, being 189 Black Hill Road,  
 Smithfield, PA 15478-9702.

Parcel No.: 14-24-0048

Improvements thereon: RESIDENTIAL  
 DWELLING

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

No. 2276 of 2014 GD  
 No. 104 of 2015 ED

**GREEN TREE SERVICING LLC,  
 345 St Peter Street  
 1100 Landmark Towers St Paul, MN 55102,  
 Plaintiff,**

**v.**

**DEBORAH L PRITTS and JEFFREY A  
 SURGENT,  
 Mortgagor(s) and Record Owner(s).**

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

TAX PARCEL #31-19-0053

PROPERTY ADDRESS: 2191 Indian  
 Head Road Champion, PA 15622

IMPROVEMENTS: A residential  
 dwelling.

SOLD AS THE PROPERTY OF:  
 DEBORAH L PRITTS and JEFFREY A  
 SURGENT

EWING D. NEWCOMER  
ATTORNEY AT LAW

No. 2622 of 2014 GD  
No. 119 of 2015 ED

No. 2162 of 2012 DSB  
No. 135 of 2015 ED

**LSF8 MASTER PARTICIPATION TRUST,**  
**Plaintiff,**  
**v.**  
**WAYNE RICHTER AND KARRIE**  
**RICHTER,**  
**Defendants.**

**VILLAS AT KEYSTONE ESTATES**  
**HOMEOWNERS' ASSOCIATION,**  
**Plaintiff,**  
**vs.**  
**GEORGE RATTAY,**  
**Defendant.**

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF WAYNE RICHTER AND  
KARRIE RICHTER OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED  
REAL ESTATE SITUATED IN THE CITY OF  
CONNELLSVILLE, COUNTY OF FAYETTE,  
COMMONWEALTH OF PENNSYLVANIA.  
HAVING ERECTED THEREON A  
DWELLING KNOWN AND NUMBERED  
AS 246 NORTH ELEVENTH STREET,  
CONNELLSVILLE, PA 15425. DEED BOOK  
VOLUME 200500011824, PARCEL NUMBER  
05-05-0081.

ALL THAT CERTAIN unit in the property  
known, named, and identified in the Declaration  
of Condominium of The Villas at Keystone  
Estates, located in South Union Township,  
Fayette County, Pennsylvania, which has  
heretofore been submitted pursuant to the  
provisions of the Pennsylvania Uniform  
Condominium Act, by the recording of such  
Declaration in the Official Records of Fayette  
County on August 12, 2004 in O.R. Book 2915,  
Pages 901-939, as the same may be  
supplemented or amended from time to time,  
and submitted pursuant to the provisions of the  
Pennsylvania Uniform Condominium Act by the  
recording of the Keystone Estates Master  
Declaration of Covenants, Conditions and  
Restrictions in the Official Records of Fayette  
County on August 12, 2004 in O.R. Book 2915,  
Pages 857-900, as the same may be  
supplemented or amended from time to time,  
being designated on the Declaration of  
Condominium Plan as UNIT NO. 1017, as more  
fully described in such Declaration, together  
with a proportionate undivided interest in the  
Common Elements (as defined in such  
Declaration).

SEE Record Book Volume 2969, Page  
732.

UPON which is erected a residential  
dwelling condominium and known locally as  
1017 Lafayette Street, Uniontown, PA 15401.

Assessment Map No.: 34-22-0003-01-02-D.

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

No. 1314 of 2013 GD  
No. 152 of 2015 ED

**The Huntington National Bank,**  
**Plaintiff,**  
**v.**  
**Barry M . Rimel, Jr. and Jennifer L. Rimel,**  
**Defendants.**

ALL THAT CERTAIN PIECE, PARCEL  
OR TRACT OF LAND SITUATE IN LOWER  
TYRONE TOWNSHIP, FAYETTE COUNTY ,  
PENNSYLVANIA , MORE PARTICULARLY  
BOUNDED AND DESCRIBED AS  
FOLLOWS :

BEGINNING AT A POINT AT CORNER  
OF LANDS NOW OR FORMERLY OF  
BARRY M. RIMEL AND SANDRA C.  
RIMEL, HIS WIFE, WHICH BEGINNING  
POINT IS THE SOUTHWESTERNMOST  
CORNER OF A 6.7423 ACRE PARCEL  
PREVIOUSLY CONVEYED TO BARRY M.  
RIMEL AND SANDRA C. RIMEL, HIS WIFE,  
BY DEED OF HENRY T. COCHRAN AND

DOROTHY K. COCHRAN, HIS WIFE, DATED OCTOBER 27, 1997, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY, PENNSYLVANIA, IN RECORD BOOK VOLUME 1983, PAGE 208; THENCE FROM SAID POINT OF BEGINNING, NORTH 64° 54' 24" EAST ALONG SAID LANDS NOW OR FORMERLY OF BARRY M. RIMEL AND SANDRA C. RIMEL, HIS WIFE, A DISTANCE OF 50.00 FEET TO A POINT ALONG LANDS NOW OR FORMERLY OF HENRY COCHRAN; THENCE SOUTH 47° 02' 23" EAST ALONG SAID LANDS NOW OR FORMERLY OF HENRY COCHRAN; A DISTANCE OF 660.69 FEET TO A POINT ALONG LANDS NOW OR FORMERLY OF ELLIS CHRISTNER, THENCE SOUTH 39° 02' 30" WEST ALONG SAID LANDS NOW OR FORMERLY OF ELLIS CHRISTNER, A DISTANCE OF 397.13 FEET TO A POINT; THENCE NORTH 62° 40' 30" WEST ALONG LANDS NOW OR FORMERLY OF HENRY COCHRAN; THENCE NORTH 18° 06' 25" EAST ALONG SAID LANDS NOW OR FORMERLY OF HENRY COCHRAN, A DISTANCE OF 534.19 FEET TO A POINT ALONG LANDS NOW OR FORMERLY OF BARRY M. RIMEL AND SANDRA C. RIMEL, HIS WIFE, THE PLACE OF BEGINNING.

All that certain piece or parcel or Tract of land situate Lower Tyrone Township, Fayette County, Pennsylvania, and being known as 170 Charles Lane, Dawson, Pennsylvania 15428.

Being known as: 170 Charles Lane, Dawson, Pennsylvania 15428

Title vesting in Barry M . Rimel, Jr. and Jennifer L. Rimel by deed from Barry M. Rimel and Sandra C. Rimel dated February 16, 2005 and recorded February 18, 2005 in Deed Book 2936, Page 621.

Tax Parcel Number : 18-09-0056

Phelan Hallinan Diamond & Jones, LLP

No. 254 of 2015 GD  
No. 121 of 2015 ED

**OCWEN Loan Servicing, LLC,**  
**Plaintiff**  
v.  
**Derick W. Rolla**  
**Defendant(s).**

Owner(s) of property situate in the Borough of Dawson, Fayette County, Pennsylvania, being 216 Main Street, Dawson, PA 15428

Parcel No.: 07-02-0025

Improvements thereon: RESIDENTIAL DWELLING

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

No. 189 of 2015 GD  
No. 137 of 2015 ED

**MATRIX FINANCIAL SERVICES CORPORATION,**  
**1 Corporate Drive Suite 360**  
**Lake Zurich, IL 60047**

**Plaintiff,**  
v.  
**MARK F. SHARLOCK,**  
**Mortgagor(s) and Record Owner(s),**

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

TAX PARCEL #04-20-0221-00

PROPERTY ADDRESS: 145 East Lake Road Acme, PA 15610

IMPROVEMENT: A residential dwelling.

SOLD AS THE PROPERTY OF: MARK F. SHARLOCK

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

No. 1759 of 2014 GD  
No. 133 of 2015 ED

**LSF8 Master Participation Trust c/o Caliber Home Loans, Inc.,  
Plaintiff,  
v.  
Tina D. Smith, a/k/a Tina Smith,  
Defendant.**

All that certain piece or parcel or Tract of land situate Wharton, Fayette County, Pennsylvania, and being known as 584 Elliottsville Road, Farmington, Pennsylvania 15437.

Being known as: 584 Elliottsville Road, Farmington, Pennsylvania 15437

Title vesting in Tina D. Smith, a/k/a Tina Smith by deed from Patrick Stromick, Goldie Stromick, Joseph Stromick and Karen L. Stromick dated December 23, 2005 and recorded December 29, 2005 in Deed Book 2972, Page 1577.

Tax Parcel Number: 42-21-0137-05

---

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

No. 177 of 2015 GD  
No. 86 of 2015 ED

**BANK OF AMERICA, NA,  
7105 Corporate Drive PTX C-35  
Plano, TX 75024,  
Plaintiff,  
v.  
James A. Spike,  
Mortgagor(s) and Record Owner(s).**

ALL THAT CERTAIN tract of land situate in the Township of Redstone, County of Fayette and Commonwealth of Pennsylvania.  
TAX PARCEL #30-23-0170

PROPERTY ADDRESS: 184 Republic Road Republic, PA 15475  
IMPROVEMENT: A residential dwelling.  
SOLD AS THE PROPERTY OF: JAMES A. SPIKE

---

Phelan Hallinan Diamond & Jones, LLP

No. 1932 of 2013 GD  
No. 161 of 2015 ED

**Bank of America , N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Horne Loans Servicing, L.P.,  
Plaintiff,  
v.  
Nancy Suter, in Her Capacity as Executrix of The Estate of Patrick J. Yagla,  
Defendant(s).**

Owner(s) of property situate in the BULLSKIN TOWNSHIP, Fayette County, Pennsylvania, being 1135 Mount Pleasant Road, Mount Pleasant, PA 15666-2223.

Parcel No. : 0425003708, 0425003705

Improvements thereon: RESIDENTIAL DWELLING

---

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

No. 50 of 2015 GD  
No. 95 of 2015 ED

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,  
c/o 3415 Vision Drive  
Columbus, OH 43219  
Plaintiff,  
v.  
MICHAEL R. THORPE  
Mortgagor(s) and Record Owner(s).**

ALL THAT CERTAIN lot of ground situate in the Township of Georges and partly in Fairchance Borough, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #11-04-0137, 14-22-0003  
PROPERTY ADDRESS: 40 West Elm

Street Fairchance, PA 15436  
 IMPROVEMENT: A residential dwelling.  
 SOLD AS THE PROPERTY OF:  
 MICHAEL R THORPE.

COMMONWEALTH OF PENNSYLVANIA,  
 BEING MORE FULLY DESCRIBED AT DBV  
 1646, PAGE 0162.  
 BEING KNOWN AS 422 E. GIBSON  
 AVENUE, CONNELLSVILLE, PA 15425  
 TAX MAP NO. 05-02-0015

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

No. 2602 of 2014 GD  
 No. 105 of 2015 ED

No. 1638 of 2014 GD  
 No. 140 of 2015 ED

**LSF8 Master Participation Trust,**  
**Plaintiff,**  
 v.  
**Danny Trifiro and Marcia Trifiro,**  
**Defendants.**

**LSF8 Master Participation Trust, by Caliber  
 Home Loans, Inc.,**  
**Plaintiff,**  
 v.  
**Donna R. Whoric and Randall F. Whoric,**  
**Defendants.**

All that certain piece or parcel or Tract of  
 land situate North Union, Fayette County,  
 Pennsylvania, and being known as 367 Main  
 Street, Lemont Furnace, Pennsylvania 15456.

Being known as: 367 Main Street, Lemont  
 Furnace, Pennsylvania 15456

Title vesting in Danny Trifiro and Marcia  
 Trifiro, husband and wife, by deed from Dwight  
 A. Keener, unmarried dated December 4, 2003  
 and recorded December 22, 2003 in Deed Book  
 2889, Page 2181.

Tax Parcel Number : 25-34-0028

No. 2118 of 2014 GD  
 No. 130 of 2015 ED

**Deutsche Bank National Trust Company, as  
 Trustee, on behalf of the certificate holders  
 of the FFMLT Trust 2006-FF13, Mortgage  
 Pass-Through Certificates, Series 2006-  
 FF13,**  
**Plaintiff,**  
 v.  
**Thomas R. Wilson Sr. and Goldie Wilson,**  
**Defendants.**

ALL THAT RIGHT, TITLE, INTEREST  
 AND CLAIMS OF THOMAS R. WILSON SR  
 AND GOLDIE WILSON, OF, IN AND TO  
 THE FOLLOWING DESCRIBED  
 PROPERTY:

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

ALL LOT NO. 15 OF SUNRISE  
 ESTATES PER PLAN OF LOTS DATED  
 OCTOBER 13, 1977 AND RECORDED IN  
 PLAN BOOK VOLUME 1 PAGE 184,  
 SITUATE IN BULLSKIN TOWNSHIP,  
 FAYETTE COUNTY, COMMONWEALTH  
 OF PENNSYLVANIA, BEING MORE  
 SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE  
 EASTERN SIDE OF A 50' PUBLIC ROAD;  
 THENCE ALONG SAID RIGHT OF WAY  
 NORTH 17 DEGREES 34' 50" WEST 62.92  
 FEET TO AN IRON PIN; THENCE ALONG  
 IN A CURVE TO THE LEFT WITH A  
 RADIUS OF 50 FEET AND A DELTA  
 ANGLE OF 42 DEGREES 18' 25" TO AN  
 IRON PIN SAID IRON PIN BEING ON THE  
 EDGE OF SAID 50 FOOT RIGHT OF WAY  
 AND ON THE EASTERN EDGE OF A 20  
 RIGHT OF WAY; THENCE ALONG SAME  
 20 FOOT RIGHT OF WAY NORTH 7  
 DEGREES 03' 03" EAST 227.02 FEET TO AN  
 IRON PIN; THENCE ALONG PROPERTY  
 DESCRIBED AS A RECREATION AREA  
 IN SAID PLAN, NORTH 84 DEGREES 25'  
 00" EAST 26 .55 FEET TO AN IRON PIN,  
 SAID IRON PIN ON WESTERN SIDE OF AN  
 UNIMPROVED 20 FOOT RIGHT OF WAY;  
 THENCE ALONG SAID RIGHT OF WAY;  
 THENCE ALONG SAID RIGHT OF WAY  
 SOUTH 22 DEGREES 24' 00" EAST 298.59  
 FEET TO AN IRON PIN; THENCE ALONG  
 DIVIDING LINE BETWEEN LOTS NOS. 15  
 AND 11, SOUTH 72 DEGREES 25' 10"  
 WEST 132.95 FEET TO THE PLACE OF  
 BEGINNING.

UNDER AND SUBJECT TO RESTRICTIONS AND RESERVATIONS, CONTAINED IN A DEED FROM ALVA R. KERN AND PAMALEE J. KERN, HIS WIFE, TO SESSEL CORPORATION DATED NOVEMBER 23, 1976, AND RECORDED IN DEED BOOK VOLUME 1208, PAGE 979, RECORDS OF FAYETTE COUNTY; EXISTING RIGHTS OF WAY AND WATER, POWER, CABLE TELEVISION AND TELEPHONE UTILITY EASEMENTS; A DECLARATION OF RESTRICTIVE COVENANTS RECORDED JUNE 24, 1977 AND RECORDED IN DEED BOOK VOLUME 1218, PAGE 913, IN FAYETTE COUNTY.

BEING THE SAME PROPERTY CONVEYED TO GUY PETER CORDARO AND LINDA R. CORDARO, HIS WIFE, BY DEED OF GUY PETER CORDARO AND LINDA R. CORDARO, HIS WIFE, SAID DEED DATED OCTOBER 21, 1980 AND RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR FAYETTE COUNTY, PENNSYLVANIA IN DEED BOOK VOLUME 1279, PAGE 776. SEE ALSO DEED FROM ROBERT JOHN CLARK, ET UX, TO GUY PETER CORDARO, A SINGLE MAN, SAID DEED DATED JANUARY 30, 1980 AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF FAYETTE COUNTY IN DEED BOOK VOLUME 1273, PAGE 408.

All that certain piece or parcel or Tract of land situate Bullskin, Fayette County Pennsylvania, and being known as 15 Sunrise Circle, Connellsville, Pennsylvania 15425.

Being known as: 15 Sunrise Circle, Connellsville, Pennsylvania 15425.

Title vesting in Randall F. Whoric by deed from RANDALL F. WHORIC and DONNA R. WHORIC dated February 1, 2013 and recorded February 4, 2013 in Instrument Number 201300001350.

Tax Parcel Number: 04-32-0048

No. 105 of 2014 GD  
No. 129 of 2015 ED

**United Midwest Savings Bank,  
Plaintiff,  
vs.  
Roy Yeagley and Kellie Yeagley,  
Defendants.**

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF ROY YEAGLEY AND KELLIE YEAGLEY, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN NORTH UNION TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2953, PAGE 1393.

BEING KNOWN AS 136 BERNARD STREET, UNIONTOWN, PA 15401

TAX MAP NO. 25-31-0046 AND 25-23-0150

---

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

No. 2183 of 2010 GD  
No. 153 of 2015 ED

**PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION,  
3232 New Mark Drive Miamisburg, OH  
45342**

**Plaintiff,  
v.**

**MARTIN D. YURCHISON,  
Mortgagor(s) and Record Owner(s).**

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

TAX PARCEL #31-20-0068-07

PROPERTY ADDRESS: 300 Mohawk Drive Champion, PA 15622

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:  
MARTIN D. YURCHISON



---

Phelan Hallinan Diamond & Jones, LLP

No. 2472 of 2014 GD  
No. 115 of 2015 ED

**Wells Fargo Bank, NA,**  
**Plaintiff,**  
v.  
**Eleanor V. Zellie,**  
**Defendant(s).**

Owner(s) of property situate in the  
BROWNSVILLE BOROUGH, Fayette County,  
Pennsylvania, being 515 Green Street,  
Brownsville, PA 15417-2107.

Parcel No.: 02-10-0269  
Improvements thereon: RESIDENTIAL  
DWELLING

---

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

No. 1770 of 2011 GD  
No. 85 of 2015 ED

**U.S. Bank N.A., as Trustee for the registered  
holders of Structured Asset Securities  
Corporation, Mortgage Pass-Through  
Certificates, Series 2005-SC1,**  
**Plaintiff,**

v.

**ESTATE OF VIRGINIA ZETTY C/O  
HARRY ZETTY, PERSONAL  
REPRESENTATIVE, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER VIRGINIA ZETTY,  
DECEASED**

**Defendant(s).**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN SIXTH WARD OF THE  
BOROUGH OF BROWNSVILLE , FAYETTE  
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 308 National Pike  
East, Brownsville, PA 15417

PARCEL NUMBER: 02-11-0061

IMPROVEMENTS : Residential Property

---

## 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, July 6, 2015  
at 9:30 A.M.

2614-0840      GERALDINE R. BREWER      PEGGY SUE JACKSON, Executrix

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

Monday, July 20, 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, July 6, 2015  
at 9:30 A.M.

2601-0663      LORETTA MAE NAYLOR      MARY ELEANOR NAYLOR, Executrix

2614-0097      LUCY A. MASI      ALBERT B. MASI JR., Executor

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

Monday, July 20, 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



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

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



# GISMONDI

& ASSOCIATES

412-281-2200

[www.gislaw.com](http://www.gislaw.com)

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