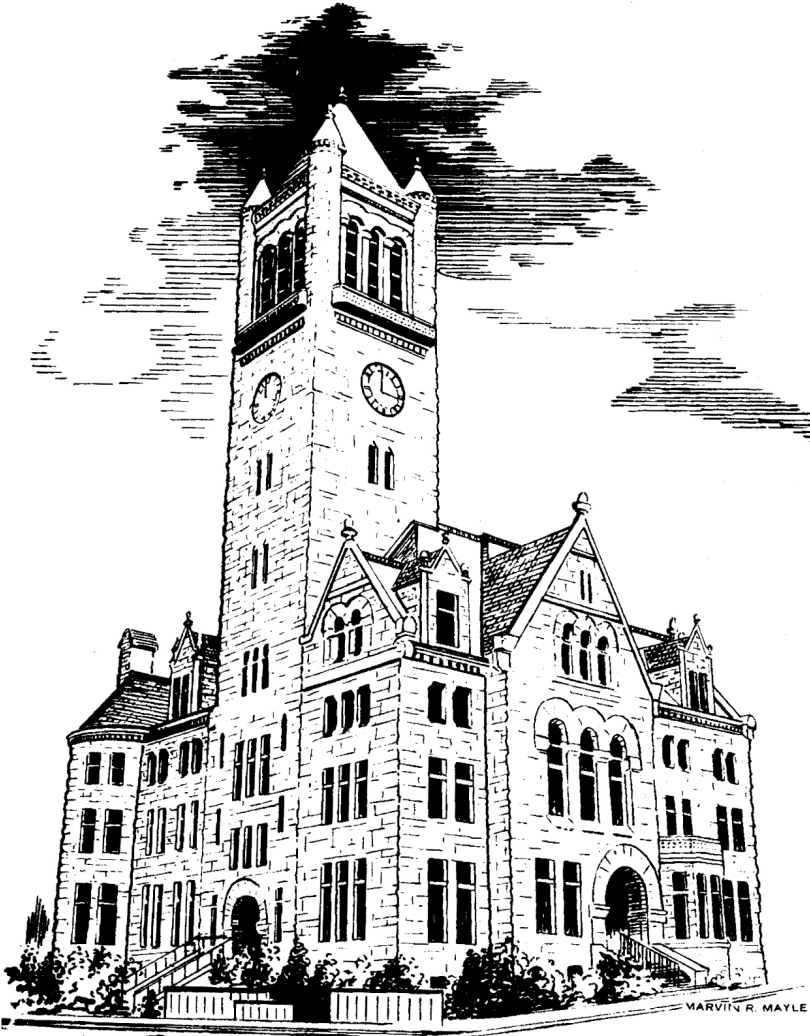


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FAYETTE LEGAL JOURNAL

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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

ROBERT ALDERTON, A/K/A ROBERT DALE ALDERTON, late of Menallen Township, Fayette County, PA (3)
Administratrix: Linda Lobash
 c/o P. O. Box 622
 Smithfield, PA 15478
Attorney: Charity Grimm Krupa

GARY GALENSKY, SR., late Belle Vernon, Fayette County, PA (3)
Executor: Gary Galensky, Jr.
 111 Pepper Drive
 Los Altos, CA 94022
 c/o Law Offices of Tamora L. Reese, LLC
 87 East Maiden Street, Suite 22
 Washington, PA 15301
Attorney: Tamora L. Reese

JACQUELYN GALLAGHER, late of Dunbar Township, Fayette County, PA (3)
Executrix: Denise L. Gallagher
 255 Creek Road
 Scottsdale, PA 15683

VIOLA MEDVED, A/K/A VIOLA VIRGINIA MEDVED, late of Springhill Township, Fayette County, PA (3)
Executor: Michael Medved
 c/o P.O. Box 622
 Smithfield, PA 15478
Attorney: Charity Grimm Krupa

ETTA MAY SECHRIST, A/K/A ETTA M. SECHRIST, late of Lower Tyrone Township, Fayette County, PA (3)

Personal Representatives:
 Melvin D. Sechrist and Stacy J. Stillwagon
 c/o Watson Mundorff Brooks & Sepic
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Charles W. Watson

Second Publication

JOYCE APPLEBY, A/K/A JOYCE ELEAN APPLEBY, late of Wharton Township, Fayette County, PA (2)
Executor: Mark B. Appleby
 c/o 556 Morgantown Road
 Uniontown, PA 15401
Attorney: John A. Kopas, III

MARY JANE LOVERA, late of Springhill Township, Fayette County, PA (2)
Executrix: Dolores Shushko
 457 Gans Road
 Lake Lynn, PA 15451
 c/o 76 East Main Street
 Uniontown, PA 15401
Attorney: Douglas S. Sholtis

BETTY LOUISE LOWE, late of Fayette County, PA (2)
Executors:
 Clarence Ricky Lowe
 PO Box 387
 973 Indian Creek Valley Road
 Indian Head, PA 15446
 James R. Lowe
 PO Box 217
 1011 Indian Creek Valley road
 Indian Head, PA 15446
 c/o 553 Rugh Street, Suite 3
 Greensburg, PA 15601-5635
Attorney: L. Christian DeDiana

**SAMUEL F. POPE, A/K/A SAMUEL
FREDERICK POPE**, late of Perry Township,
Fayette County, PA (2)

Executrix: Pamela F. Sendek
73 Cemetery Road
Perryopolis, PA 15473
c/o 300 Fallowfield Avenue
Charleroi, PA 15022
Attorney: Richard C. Mudrick

BERNICE SHRUM, late of Markleysburg,
Fayette County, PA (2)

Personal Representative:
Robert Earl Shrum
400 Mudd Pike Road
Markleysburg, PA 15459
c/o 5500 Corporate Drive, Suite 150
Pittsburgh, PA 15237
Attorney: Joseph D. Silvaggio

First Publication

**CHERYL L. DECARLO, A/K/A CHERYL
LEAH DECARLO, A/K/A CHERYL
CHILDRESS DECARLO**, late of Dunbar
Township, Fayette County, PA (1)

Administrator: Regis DeCarlo
c/o Casini & Geibig, LLC
615 West Crawford Avenue
Connellsville, PA 15425
Attorney: Jennifer M. Casini

**GLEN FISHER, A/K/A GLEN F.
STRICKLER, JR., A/K/A GEN
STRICKLER, JR.**, late of Vanderbilt, Fayette
County, PA (1)

Executrix: Judith Strickler
546 Greenfield Road
Vanderbilt, PA 15486
c/o 120 South Third Street
Connellsville, PA 15425
Attorney: Nicole M. LaPresta

THOMAS E. MARTRAY, late of Dunbar
Township, Fayette County, PA (1)

Administrator: Carol Martray
207 Wood Street
Connellsville, PA 15425
c/o 815A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret Zylka House

AGNES D. MOLNAR, late of Washington
Township, Fayette County, PA (1)

Co-Administrators: Loraine A. Leeper,
William J. Molnar, Jr. and Ronald J. Molnar
235 Wineberry Drive
Cheswick, PA 15024
c/o PO Box 718
Belle Vernon, PA 15012
Attorney: Brian G. Pirilla

RICHARD E. PLETCHER, JR., late of
Hopwood, Fayette County, PA (1)

Administrator: Jennifer S. Pletcher
c/o Casini & Geibig, LLC
615 West Crawford Avenue
Connellsville, PA 15425
Attorney: Jennifer M. Casini

**ABIGAIL L. RUANE, A/K/A ABIGAIL
LOUISE RUANE**, late of South Union
Township, Fayette County, PA (1)

Administrators: Allen S. Ruane and
Paul Ruane
c/o 96 East Main Street
Uniontown, PA 15401
Attorney: Anne N. John

**WALLACE SMILEY, A/K/A WALLACE
LINDSEY SMILEY**, late of Dunbar Township,
Fayette County, PA (1)

Executrix: Deborah L. Flight
372 Ferguson Road
Dunbar, PA 15431
c/o Radcliffe & DeHaas
2 West Main Street, Suite 700
Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III

**WILLIAM WALTER ZINCK, A/K/A
WILLIAM W. ZINCK**, late of North Union
Township, Fayette County, PA (1)
Executrix: Drane Zinck Martin
c/o Warman Terry Law Offices
50 East Main Street
Uniontown, PA 15401
Attorney: Mary Warman Terry

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 7449 National Pike Road, Uniontown, Pennsylvania 15401, more specifically described in Fayette County Record Book 2946, Page 1005.

SAID SALE to be held at the Fayette Courthouse, 61 East Main Street, Uniontown, PA 15401 at 10:00 a.m. prevailing, standard time, on July 12, 2017.

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 22170023 recorded in Fayette County, Pennsylvania. Seized and taken in execution as the property of Raquel R. Smith and Matthew W. Smith, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 16-1523.

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.

(2 of 4)

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 19 ADOPT 2017

**IN RE: ADOPTION OF
MICHEAL SMITH a/k/a
MICHAEL SMITH**

NOTICE

TO: Joshua Russman

A petition has been filed asking the Court to put an end to all rights you have to your child, Micheal Smith a/k/a Michael Smith. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 3 of the Fayette County Courthouse, Uniontown, Fayette County, Pennsylvania, on Tuesday, June 20, 2017 at 9:15 a.m. You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the court without your being there.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
PO BOX 186
HARRISBURG, PA 17108
(800) 932-0311

AT A REDUCED FEE OR NO FEE.

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100 SOUTH STREET
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(800) 932-0311

King County District Court
State of Washington – South Division, Burien
Courthouse

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 30 ADOPT 2017

**IN RE: ADOPTION OF
SOPHIA DUNSEATH**

NOTICE

TO: Unknown Father

A petition has been filed asking the Court to put an end to all rights you have to your child, Sophia Dunseath. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 3 of the Fayette County Courthouse, Uniontown, Fayette County, Pennsylvania, on Friday, July 7, 2017 at 9:15 a.m. You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the court without your being there.

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

**In Re the Petition of: Samantha Jo Colwell
for the Change of Name of: Brock Thomas
Abbott-Youdell**

Samantha Jo Colwell is petitioning the court for an order changing the name of Brock Thomas Abbott- Youdell her son to the name Brock Thomas Colwell on June 14, 2017 at Burien Courthouse in King County Washington. The reasons for this request are as follows: I, Samantha Jo Colwell, have remarried and have an infant child and would like my son, Brock, to share the same last name as the rest of the family. I don't want this to cause emotional hardship or be strange for him since he's starting school in the fall and is unaware of a different last name of his family. In the past 4 years, Brock has had no contact whatsoever with his biological father due to 191 restrictions in the parenting plan for abandonment, long term substance abuse, and absence of emotional ties with Brock. Brock has no idea his biological father even exists and Brock is completely integrated into our family. I want him to share our last name too.

Notice of Action in Mortgage Foreclosure
 In the Court of Common Pleas of
 Fayette County, Pennsylvania
 Civil Action – Law
 NO. 2466-2016

LENDER’S RIGHT TO ENFORCE THE LIEN
 OF MORTGAGE.

Udren Law Offices, P.C., Attys. for Plaintiff,
 111 Woodcrest Rd., Ste. 200,
 Cherry Hill, NJ 08003, 856.669.5400.

PNC Bank, National Association,
Plaintiff,
 vs.
Daniel H. Kaefer, Jr.,
Defendant.

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY
 CIVIL ACTION – LAW
 Civil Action: 938 OF 2017 GD

Notice of Sale of Real Property

M & T Bank,
Plaintiff,
 vs.
Dustin E. Workman and John Doe,
Defendant(s).

To: Dustin E. Workman and John Doe
 (OCCUPANT), Defendant(s), whose last known
 address is 12 South Mill Street, New Salem, PA
 15468.

You have been sued in Ejectment on
 premises: 12 South Mill Street, New Salem, PA
 15468 by virtue of Sheriff’s Sale held on March
 16, 2017 by the Sheriff of Fayette County.

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.

To: Daniel H. Kaefer, Jr., Defendant,
 whose last known addresses are 147 Miller Farm
 Road, Uniontown, PA 15401 and 333 N. Main
 Street, Washington, PA 15301.
 Your house (real estate) at 147 Miller Farm
 Road, Uniontown, PA 15401, is scheduled to be
 sold at the Sheriff’s Sale on October 12, 2017 at
 2:00 p.m. in the Fayette County Courthouse, 61
 Main St., Uniontown, PA 15401, to enforce the
 court judgment of \$50,251.42, obtained by
 Plaintiff above (the mortgagee) against you. If
 the sale is postponed, the property will be
 relisted for the Next Available Sale. Property
 Description: ALL THAT CERTAIN LOT OF
 LAND SITUATE IN MENALLEN
 TOWNSHIP, FAYETTE COUNTY,
 PENNSYLVANIA: BEING KNOWN AS 147
 Miller Farm Rd, Uniontown, PA 15401.
 PARCEL NUMBER: 22-09-0040.
 IMPROVEMENTS: Residential Property.
 TITLE TO SAID PREMISES IS VESTED IN
 DANIEL H. KAEFER, JR. BY DEED FROM
 RICHARD SANTELLO, DIVORCED AND
 UN-REMARIED AND PAMELA LEE
 SANTELLO, DIVORCED AND UN-
 REMARRIED DATED 03/30/2009,
 RECORDED 03/31/2009, IN DEED BOOK
 3089, PAGE 1196. UDREN LAW OFFICES,
 P.C. IS A DEBT COLLECTOR AND THIS IS
 AN ATTEMPT TO COLLECT A DEBT. ANY
 INFORMATION OBTAINED WILL BE USED
 FOR THAT PURPOSE. IF YOU ARE NOT
 OBLIGATED UNDER THE NOTE OR YOU
 ARE IN BANKRUPTCY OR YOU RECEIVED
 A DISCHARGE OF YOUR PERSONAL
 LIABILITY UNDER THE NOTE IN
 BANKRUPTCY, THIS COMMUNICATION IS
 NOT SENT TO COLLECT THE DEBT;
 RATHER, IT IS SENT ONLY TO PROVIDE
 INFORMATION WITH REGARD TO THE

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

Steven K. Eisenberg, M. Troy Freedman,
Andrew J. Marley & Edward J. McKee, Attys.
for Plaintiff
Stern & Eisenberg, PC
1581 Main St., Ste. 200
Warrington, PA 19046
215.572.8111

SHERIFF'S SALE

Date of Sale: August 17, 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, August 17, 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. (2 of 3)

James Custer
Sheriff Of Fayette County

No. 750 of 2011 GD
No. 118 of 2017 ED

**US Bank National Association, as Trustee for
SASCO Mortgage Loan Trust 2006-WF2
Plaintiff,**

vs.

**Unknown Heir s, and/or administrators to
Mary Jane Boger, AKA Mary J. Boger,
Defendant.**

ALL that certain parcel of land lying and being situate in the Township of North Union, County of Fayette, and Commonwealth of Pennsylvania, known as 385 Coolspring Street, Uniontown, PA 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 25-47-0014

BEING the same premises which Patrick J. Stromick and Goldie L. Stromick, his wife and Clarence Ashton and Vivian D. Ashton, his wife, by Deed dated November 29, 1975 and recorded in and for Fayette County, Pennsylvania in Deed Book 1190, Page 355, granted and conveyed unto Ralph H. Boger and Mary Jane Boger, his wife.

By virtue of Ralph H. Boger's death on or about March 5, 2003, his ownership interest was automatically vested in the surviving tenant by the entirety, Mary Jane Boger, AKA Mary J. Boger. Mary Jane Boger, AKA Mary J. Boger died on September 7, 2008. Decendent's surviving heir(s) at law and next-of-kin are unknown.

No. 755 of 2016 GD
No. 105 of 2017 ED

**USAA Federal Savings Bank
Plaintiff,**

vs.

**Reed A. Brown;
Laura Brown,
Defendants.**

ALL that certain parcel of land lying and being situate in the City of Uniontown, County of Fayette, and Commonwealth of Pennsylvania, known as 70 Oakland Avenue, Uniontown, PA 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 38-05-0145

BEING the same premises which Eunice L. Freeman, a single woman, by Deed dated August 1, 2012 and recorded in and for Fayette County, Pennsylvania in Deed Book 3194, Page 1115, granted and conveyed unto Reed A. Brown and Laura Brown, his wife.

Phelan Hallinan Diamond & Jones, LLP

No. 197 of 2017 GD
No. 131 of 2017 ED

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/ k/a Countrywide Home Loans Servicing, LP,
Plaintiff,
vs.
Lisa M. Collins,
Defendant(s).

By virtue of a Writ of Execution No. 197 OF 2017 GD, Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP v. Lisa M. Collins, owner(s) of property situate in the MENALLEN TOWNSHIP, Fayette County, Pennsylvania, being 110 Postoffice Rd, Waltersburg, PA 15488-1019

Parcel No.: 22-02-0046
Improvements thereon: RESIDENTIAL DWELLING

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

No. 2411 of 2016 GD
No. 92 of 2017 ED

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
c/o 3415 Vision Drive Columbus, OH 43219,
Plaintiff,
vs.
YUDELKA J. CONTRERAS
202 South Tenth Street Connellsville, PA 15425,
Defendant(s).

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

TAX PARCEL #05-08-0304

PROPERTY ADDRESS: 202 South Tenth Street Connellsville, PA 15425

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:
YUDELKA J. CONTRERAS

Phelan Hallinan Diamond & Jones, LLP

No. 1138 of 2016 GD
No. 88 of 2017 ED

U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-6, Home Equity Pass-Through Certificates, Series 2005-6,
Plaintiff,
vs.
Ricky L. Ditmore a/k/a Ricky Ditmore, Sr
Andrea S. Ditmore a/k/a Andrea Ditmore,
Defendant(s).

By virtue of a Writ of Execution No. 1138 -OF-2016-GD, U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-6, Home Equity Pass-Through Certificates, Series 2005-6 v. Ricky L. Ditmore a/k/a Ricky Ditmore, Sr Andrea S. Ditmore a/k/a Andrea Ditmore, owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 111 Paull Street, Hopwood, PA 15445

Parcel No.: 25-54-0036 -02
Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 2430 of 2015 GD
No. 73 of 2017 ED

No. 118 of 2017 GD
No. 72 of 2017 ED

**U.S. Bank National Association, as Trustee
for Citigroup Mortgage Loan Trust 2006-
WFHE3, A set-Backed Pass- Through
Certificates, Series 2006-WFHE3,
Plaintiff,
vs.
Marian Dulla,
Defendant(s).**

By virtue of a Writ of Execution No. 118-OF-2017-GD, U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3 v. Marian Dulla, owner (s) of property situate in the REDSTONE TOWNSHIP, Fayette County, Pennsylvania, being 1085 Main Street, Republic, PA 15475

Parcel No.: 30-23-0015
Improvements thereon: RESIDENTIAL DWELLING

**U.S. BANK N.A., AS TRUSTEE FOR
MANUFACTURED HOUSING CONTRACT
SENIOR/SUBORDINATE PASS-
THROUGH CERTIFICATE TRUST 1996-6,
Plaintiff,
vs.
Victor Dale Fike, Jr. Lori M. Fike
Defendants.**

ALL THAT CERTAIN lot of land situate in Wharton Township, Fayette County, Pennsylvania:

BEING THE SAME PREMISES which Victor Dale Fike, Jr. and Lori M. Fike, by Deed dated May 20, 2005 and recorded May 23, 2005 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 2946, Page 1544, granted and conveyed unto Victor Dale Fike, Jr.

BEING KNOWN AS: RD1 Box 211DD n/ k/a 2993 Dinner Bell - 5 Forks Road, Farmington, PA 15437
PARCEL #42-38-0015

No. 2532 of 2016 GD
No. 79 of 2017 ED

No. 1089 of 2016 GD
No. 119 of 2017 ED

**Nationstar Mortgage LLC,
Plaintiff,
vs.
Karla S. Feniello aka Karla Feniello,
Defendant.**

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF KARLA S. FENIELLO, AKA KARLA FENIELLO, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN CONNELLSVILLE CITY, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 3020 PAGE 1317.

BEING KNOWN AS 201 ROBBINS STREET, CONNELLSVILLE, PA 15425 TAX MAP NO. 05-09-0335

**WELLS FARGO BANK , N.A.,
Plaintiff,
vs.
SANDRA A. FOYLE,
Defendant.**

ALL THAT CERTAIN piece or parcel of land located in the Redstone Township, Fayette County, Pennsylvania.

BEING THE SAME PREMISES which Barry A. Douglas and Walda D. Douglas, by Deed dated September 1, 1993 and recorded September 8, 1993 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 1234, Page 3, granted and conveyed unto Thomas J. Foyle and Sandra A. Foyle.

Thomas J. Foyle departed this life on December 19, 2014 and interest passed to his wife, Sandra upon his death

BEING KNOWN AS: 482 ROYAL ROAD, CHESTNUT RIDGE, PA 15422
PARCEL #30190069 and 30190068

KML Law Group, P.C.
SUITE 5000 - BNY Independence Center
701 MARKET STREET
Philadelphia, PA 19106-1532
215-627-1322

No. 997 of 2015 GD
No. 93 of 2017 ED

**PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO
NATIONAL CITY BANK, SUCCESSOR BY
MERGER TO NATIONAL CITY BANK OF
PENNSYLVANIA**

**3232 Newmark Drive
Miamisburg, OH 45342**

**Plaintiff,
vs.**

**RICHARD M GARDNER
DONNA R. GARDNER,
Defendants.**

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

TAX PARCEL #04-17-0067-01
PROPERTY ADDRESS: 177 Switzer
Road Mount Pleasant, PA 15666
IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF:
RICHARD M GARDNER and DONNA R.
GARDNER

No. 388 of 2017 GD
No. 111 of 2017 ED

**PENNSYLVANIA HOUSING FINANCE
AGENCY,**

**PLAINTIFF,
vs.**

**EARLA J. GOODWIN,
DEFENDANT.**

ALL those certain lots of ground in the
Borough of Vanderbilt, County of Fayette,
Pennsylvania, being Lot Nos. 59 and 60,
Nelsonville Plan unrecorded, as follows:

PARCEL I: being approximately 86.67 x
136.65 x 100 x 136; PARCEL II: being
approximately 143 x 67.1 x 199.81 x 122.6 x

225.9; containing approximately 40,176 square
feet; and PARCEL III: being to the south of Lot
Nos. 59 and 60 herein, bounded by said lots, an
alley, and State Route 201.

HAVING THEREON ERECTED
DWELLING KNOWN AS 311 MAIN STREET
F/K/A 300 FLATWOODS ROAD
VANDERBILT, PA 15486.

Tax Parcel# 40-02-0046

Fayette County Deed Book 2919, page
1041.

TO BE SOLD AS THE PROPERTY OF
EARLA J. GOODWIN.

No. 347 of 2017 GD
No. 99 of 2017 ED

**MB Financial Bank, N.A.,
PLAINTIFF,**

vs.

**Zachary C. Hixson,
DEFENDANT.**

All that certain lot or piece of ground
situate in the VILLAGE OF EAST LIBERTY,
DUNBAR TOWNSHIP, County of Fayette, and
Commonwealth of Pennsylvania, being Lot No.
39 in the VILLAGE OF EAST LIBERTY Plan
of Lots as recorded in the Office of the Recorder
of Deeds of Fayette County, being more
particularly bounded and described as follows,
to wit:

Beginning at the intersection of Maple and
Second Street; thence along Second Street East
159 feet to an alley; thence North along said
alley 66 feet to land or lot formerly of Malissa
Parkhill of Fred Brown; thence by land or lot
formerly of said Parkhill or Brown, West 159
feet to Maple Street; thence by said Maple
Street 66 feet to the place of beginning.

HAVING erected a dwelling thereon
known as 1226 MAPLE STREET, Dickerson
Run, PA 15430.

COMMONLY KNOWN AS: 1226 Maple
Street, Dickerson Run, PA 15430 TAX
PARCEL NO. 09-03-0058

Keith J. Pappas
 PA State Bar No. 58030
 176 Fayette Street
 Morgantown, WV 26505
 Phone: (304) 292-0821

No. 62555 of 2016 DSB
 No. 120 of 2017 ED

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

No. 2490 of 2016 GD
 No. 109 of 2017 ED

UNITED BANK, INC.
a West Virginia banking corporation
Petitioner,
v.
G&P PROPERTIES, LLC, a West Virginia
limited liability company,
Respondent.

Ditech Financial LLC,
Plaintiff,
vs.

Joann Ann Holland, Known Surviving Heir
of Alberta June Holland, John E. Holland,
Known Surviving Heir of Alberta June
Holland, Ellen J. Patch, Known Surviving
Heir of Alberta June Holland, Donald A.,
Defendant.

ALL that certain piece, parcel or tract of land situate in the City of Uniontown, Fayette County, Pennsylvania, more particularly bounded and described as follows:

ALL of Lot No. 34 and part of Lot No. 32 in the South Side Addition to Uniontown, as recorded in Plan Book No. 1, Page 26, fronting 70 feet on the North side of Highland Avenue, and extending back of the same width between Lot No. 36 on the East and land now or formerly of Maurice Lomergan and William McCormick on the West, 140 feet to a 15 foot alley in the rear, upon which is erected a large brick dwelling house.

DEED DATE: February 12, 2009

RECORDED in Record Book 3085, at Page 1641 TAX IDENTIFICATION: 38-11-0275

BEING 40 Highland Avenue, Uniontown, PA 15401

One (1) Lot of land with a 72' frontage on which is erected a single dwelling numbered House #8, located in Smock, Colonial #1, in Menallen Township, Fayette County, Pennsylvania.

Being known as: 102 Smock Hill Street, Smock, Pennsylvania 15480

Title vesting in Alberta June Holland a/k/a Alberta J. Holland by deed from Fayette County Tax Claim Bureau dated May 25, 1970 and recorded May 25, 1970 in Deed Book 1093, Page 696 The said Alberta June Holland a/k/a Alberta J. Holland died on February 9, 2016 without a will or appointment of an Administrator.

Tax Parcel Number: 22030045

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

No. 1296 of 2016 GD
No. 89 of 2017 ED

**PNC Bank, National Association
Plaintiff,
vs.**

**PATRICIA L. JOHNSON, INDIVIDUALLY
AND AS A KNOWN HEIR OF THOMAS H.
JOHNSON
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
THOMAS H. JOHNSON,
Defendant(s).**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN PERRY TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 202 Main Street
(Perry Township), Perryopolis, PA 15473
PARCEL NUMBER: 27-08-0036
IMPROVEMENTS: Residential Property

Phelan Hallinan Diamond & Jones, LLP

No. 1532 of 2013 GD
No. 117 of 2017 ED

**Wilmington Savings Fund Society, FSB d/b/a
Christiana Trust, Not in It's Individual
Capacity But Solely as The Trustee for The
Brougham Fund I Trust,
Plaintiff,
vs.**

**Susan Carol Johnson
Robert W. Johnson,
Defendant(s).**

By virtue of a Writ of Execution No. 1532-OF-2013-GD, Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not in It's Individual Capacity But Solely as The Trustee for The Brougham Fund I Trust v. Susan Carol Johnson Robert W. Johnson, owner(s) of property situate in the NICHOLSON

TOWNSHIP, Fayette County, Pennsylvania, being RR 2 Box 337 A, a/k/a 694 Woodside Oldframe Road, Smithfield, PA 15478-1130
Parcel No.: 24-05-0009
Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 149 of 2017 GD
No. 128 of 2017 ED

**Ditech Financial LLC f/k/a Green Tree
Servicing LLC,
Plaintiff,
vs.**

**Tyrone O. Johnson a/k/a Tyrone L. Johnson,
Defendant(s).**

By virtue of a Writ of Execution No. 149-OF-2017-GD, Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Tyrone O. Johnson a/k/a Tyrone L. Johnson, owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 45 Hogsett Lane, Uniontown, PA 15401
Parcel No.: 25-20-0157
Improvements thereon: RESIDENTIAL DWELLING

No. 2049 of 2016 GD
No. 107 of 2017 ED

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

**vs.
AMANDA R. KEILBACH F/K/A AMANDA
R. PIERNO,
DEFENDANT.**

ALL that certain lot of ground in the Borough of Dunbar, County of Fayette, Pennsylvania, being Lot No. 30, Plan of Lots by Thomas W. Watt, Fayette County Plan Book Volume 5, page 60. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 52 Railroad Street, Dunbar, PA 15431.

PARCEL # 08-03-0236
Fayette County Deed Book 3120, page 2095.

TO BE SOLD AS THE PROPERTY OF
 AMANDA R. KEILBACH F/K/A AMANDA
 R. PIERNO.

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

No. 2410 of 2016 GD
 No. 94 of 2017 ED

LAKEVIEW LOAN SERVICING, LLC

**425 Phillips Blvd
 Ewing, NJ 08618,
 Plaintiff,**
 vs.

**BRIAN KEITH JOLLY A/K/A BRIAN K
 JOLLY,**

**110 Franklin Avenue
 Uniontown, PA 15401,
 Defendant(s).**

ALL THAT CERTAIN lots of land situate
 in the South Union Township, County of Fayette
 and Commonwealth of Pennsylvania.

TAX PARCEL #34-25-0006 & 34-25-0007
 PROPERTY ADDRESS: 110 Franklin
 Avenue Uniontown, PA 15401
 IMPROVEMENTS: A residential
 dwelling.

SOLD AS THE PROPERTY OF: BRIAN
 KEITH JOLLY A/K/A BRIAN K. JOLLY

Phelan Hallinan Diamond & Jones, LLP

No. 398 of 2015 GD
 No. 130 of 2017 ED

**U.S. Bank National Association,
 Plaintiff,**
 vs.

**Jeremy J. Lamanna, Individually and in His
 Capacity as Heir of Sandra D. Lamanna,
 Deceased
 Unknown Heirs, Successors, Assigns, and All
 Persons, Firms, or Associations Claiming
 Right, Title or Interest From or Under
 Sandra D. Lamanna, Deceased,
 Defendant(s).**

By virtue of a Writ of Execution No. 398

OF 2015 GD U.S. Bank National Association v.
 Jeremy J. Lamanna, Individually and in His
 Capacity as Heir of Sandra D. Lamanna,
 Deceased Unknown Heirs, Successors, Assigns,
 and All Persons, Firms, or Associations
 Claiming Right, Title or Interest From or Under
 Sandra D. Lamanna, Deceased, owner(s) of
 property situate in the PERRY TOWNSHIP,
 Fayette County, Pennsylvania, being 119 Mattys
 Lane, Star Junction, PA 15482

Parcel No.: 27-13-0023

Improvements thereon: RESIDENTIAL
 DWELLING

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

No. 272 of 2017 GD
 No. 82 of 2017 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,
 vs.

**ELISA M. LIBERATORE-THOMAS NK/A
 ELISA M. LIBERATORE
 A/K/A ELISA LIBERATORE
 1 03 Ann Street
 Brownsville, PA 15417
 Defendant(s).**

ALL THAT CERTAIN piece or tract of
 land situate in the Borough of Brownsville,
 County of Fayette and Commonwealth of
 Pennsylvania.

TAX PARCEL #02-06-0294
 PROPERTY ADDRESS: 103 Ann Street
 Brownsville, PA 15417
 IMPROVEMENTS: A residential
 dwelling.

SOLD AS THE PROPERTY OF: ELISA
 M. LIBERATORE-THOMAS A/K/A ELISA M.
 LIBERATORE A/K/A ELISA LIBERATORE

Phelan Hallinan Diamond & Jones, LLP

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

No. 2012 of 2016 GD
No. 95 of 2017 ED

No. 86 of 2017 GD
No. 87 of 2017 ED

**HSBC Bank USA, National Association as
Trustee for PHH Alternative Mortgage Trust,
Series 2007- 1,
Plaintiff,
vs.**

**Walter N. McNair, Sr., in His Capacity as
Administrator and Heir of The Estate of
Gladys E. McNair
Lawrence McNair, in His Capacity as Heir of
The Estate of Gladys E. McNair
Walter N. McNair, Jr., in His Capacity as
Heir of The Estate of Gladys E. McNair
Unknown Heirs, Successors, Assigns, and All
Persons, Firms, or Associations Claiming
Right, Title or Interest From or Under
Gladys E. McNair, Deceased,
Defendant(s).**

**QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226,
Plaintiff,
vs.**

**KEVIN MCGREGOR
DAWN M. MCGREGOR
Mortgagor(s) and Record Owner(s)
124 South High Street
Fayette City, PA 15438,
Defendants.**

ALL THAT CERTAIN lot, piece or parcel
of land, situate in the Fayette City Borough,
County of Fayette and Commonwealth of
Pennsylvania.

TAX PARCEL #12030087 & 12030086
PROPERTY ADDRESS: 124 South High
Street Fayette City, PA 15438
IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: KEVIN
MCGREGOR and DAWN M. MCGREGOR

By virtue of a Writ of Execution No. 2012-
OF-2016-GD, HSBC Bank USA, National
Association as Trustee for PHH Alternative
Mortgage Trust, Series 2007-1 v. Walter N.
McNair, Sr, in His Capacity as Administrator
and Heir of The Estate of Gladys E. McNair,
Lawrence McNair, in His Capacity as Heir of
The Estate of Gladys E. McNair Walter N.
McNair, Jr, in His Capacity as Heir of The
Estate of Gladys E. McNair, Unknown Heirs,
Successors, Assigns, and All Persons, Firms, or
Associations Claiming Right, Title or Interest
From or Under Gladys E. McNair, Deceased,
owner(s) of property situate in the GERMAN
TOWNSHIP, Fayette County, Pennsylvania,
being 375 Old Route 21, a/k/a 375 Old Route 21
Road, Uniontown, PA 15401

Parcel No.: 15280162
Improvements thereon: RESIDENTIAL
DWELLING

No. 439 of 2012 GD
No. 110 of 2017 ED

No. 228 of 2017 GD
No. 103 of 2017 ED

CAL ED FCU,
PLAINTIFF,
vs.
TAMMY M MADER,
DEFENDANT.

The Huntington National Bank,
Plaintiff,
vs.
Missi Jo Morgan,
Defendant.

ALL THAT CERTAIN lot or piece of
grounded situate in Connellsville Twp. County
of Fayette, PA:

BEING THE SAME PREMISES; As
described in the mortgage from Tammy M.
Mader, et con., to Cal Ed Federal Credit Union
recorded in Mortgage Book 2419, p. 333, on
October 22, 1999.

Known and identified as 1407 Buttermore
Blvd, Connellsville, PA 15425
Parcel ID No. 06-04-0082

ALL that certain piece or pared of land
situate in German Township Fayette County,
Pennsylvania, being more particularly bounded
and described as follows:

BEGINNING a point in the center line of
the presently improved portion of the highway
leading from Uniontown to Masontown,
Pennsylvania, known as Pennsylvania State
Highway Route No. 21. which place of
beginning is North 54 degrees 59 minutes East, a
distance of 68.29 feet from the southeast corner
of the wall at the western side of the bridge over
Brown's Run: thence along the center line of the
presently improved portion of said highway,
South 26 degrees 01 minutes West, a distance of
299.54 feet to a point; thence continuing along
the center line of the presently improved portion
of said highway by a curve to the right with a
radius of 3,819.38 feet, a distance of 557.79 feet
to a point in said center line; thence leaving said
highway and in former Pennsylvania State
Highway Route No. 21. North 2 degrees 30
minutes East a distance of 431.18 feet to a point
in said former Pennsylvania State Highway
Route No. 21; thence leaving said former
Pennsylvania State Highway Route No. 21, and
along lands now or formerly known as the
Sterling Graham Plan of Lots, North 32 degrees
30 minutes West, a distance of 330 feet to a
point in the division line between the land
hereby described and lands now or formerly of
Benjamin R. Lardin; thence along said lands
now or formerly of Benjamin R. Lardin, North
82 degrees 15 minutes East, a distance of 243
feet to a point in former Pennsylvania State
Highway Route No. 21; thence in said former
Pennsylvania State Highway Route No. 21,
South 63 degrees 45 minutes West, a distance of
32.60 feet to a point; thence leaving said former
Pennsylvania State Highway Route No. 21 and
along the aforesaid division line between the
property hereby described and property now or
formerly of Benjamin R. Lardin. North 86
degrees 15 minutes East, a distance of 359.40
feet to a point in the center line of Pennsylvania

No. 276 of 2017 GD
No. 101 of 2017 ED

U.S. ROF II LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL
ASSOCIATION, AS LEGAL TITLE
TRUSTEE,
Plaintiff,
vs.
RICHARD MILAN,
Defendant.

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF RICHARD MILAN, OF, IN
AND TO THE FOLLOWING DESCRIBED
PROPERTY:

ALL THAT CERTAIN REAL ESTATE
SITUATED IN REDSTONE TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA.
HAVING ERECTED THEREON A
DWELLING KNOWN AS 742 FAIRBANK
HERBERT ROAD, NEW SALEM, PA 15468.
DEED BOOK VOLUME 3012, PAGE 2097
AND PARCEL NUMBER 30-36-0012 & 30-
36-0013.

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

State Highway Route No. 21, the place of beginning, containing 4.0541 acres per survey of Charles C. Hooper, Registered Surveyor, made on the 26th day of June, 1956 and attached to the hereinafter recited deed.

EXCEPTING AND RESERVING thereout and therefrom all the nine foot and five foot veins of coal together with the mining rights appurtenant thereto as excepted and reserved in the deed of Jesse A Sterling et ux., et al., to J. Alfred Baer dated March 23, 1920, and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 400, Page 74.

ALSO EXCEPTING AND RESERVING unto prior owners in the chain of title, their successors and assigns, all claims for damages heretofore accruing against the Manufacturers Light and Heat Company for laying, relaying and relocating pipe lines across said premises.

ALSO EXCEPTING AND RESERVING unto the Grantor, its successors and assigns all of the oil, gas, minerals, .mining and drilling rights in and under the premises.

UNDER AND SUBJECT to Lease No. 28,329 now or previously held by The People's Natural Gas Company.

ALSO UNDER AND SUBJECT to the same rights, privileges, agreements, rights of way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

All that certain piece or parcel or Tract of land situate in the Township of German, Fayette County, Pennsylvania.

Being known as: 1912 McClellandtown Road, Masontown, Pennsylvania 15461.

Title vesting in Missi Jo Morgan by deed from Dan Chamberlain, Executor of the Estate of Betty A. Chamberlain dated March 21, 2014 and recorded March 27, 2014 in Deed Book 3245, Page 606 Instrument Number 201400002763.

Tax Parcel Number: 15350249

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. 1408 of 2012 GD
No. 70 of 2017 ED

**Federal National Mortgage Association
("Fannie Mae")
3900 Wisconsin Avenue, NW Washington
DC 20016-2892,**

**Plaintiff,
vs.**

**John M. Petrosky and Stephanie L. Petrosky
and Donna Lee Petrosky
409 Perry Avenue
Belle Vernon, PA 15012,
Defendants.**

ALL THAT CERTAIN tract of land situate in Washington township, Fayette county, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the eastern line of the Public road leading from Belle Vernon to Perryopolis at the northern line of an unnamed alley; thence by said unnamed alley. North 69 degrees 38 minutes east, a distance of 200 feet, more or less, to the line of land now or formerly of Albert Bealer; thence by the latter, north 20 degrees 32 minutes west, 60.00 feet to a point; thence south 69 degrees 38 minutes west, a distance of 69.45 feet, more or less, to a point; thence by other land of which a portion of the tract herein conveyed is a part, south 20 degrees 39 minutes east, a distance of 36.96 feet to a point; thence by the same, south 69 degrees 21 minutes west, a distance of 130.55 feet to a point in the aforementioned Public road; thence by the latter, south 20 degrees 39 minutes east, 22.40 feet to a point, the place of beginning.

TAX PARCEL # 41-07-0285

PROPERTY: 409 Perry Avenue, Belle Vernon, PA 15012

IMPROVEMENTS: Residential Dwelling
TO BE SOLD AS THE PROPERTY OF:
John M. Petrosky and Stephanie L. Petrosky

No. 356 of 2017 GD
 No. 126 of 2017 ED

STERN AND EISENBERG, PC
 JESSICA N. MANIS, ESQ.

**PENNSYLVANIA HOUSING FINANCE
 AGENCY,**
PLAINTIFF,
VS.
BARBARA A. POKORNY,
DEFENDANT.

No. 71 of 2017 GD
 No. 83 of 2017 ED

**HSBC Bank USA, National Association, as
 Indenture Trustee for People’s Choice Home
 Loan Securities Trust Series 2005-3 c/o
 Ocwen Loan Servicing, LLC,**
Plaintiff,
vs.
**Paul C. Shropshire, Jr. a/k/a Paul C.
 Shropshire c/o Kathleen G. Shropshire,**
Defendant(s).

ALL THAT CERTAIN piece or parcel of
 land situate in the Borough of Masontown,
 Fayette County, Pennsylvania, as shown on a
 survey by Edwin J. Taylor, Sr., dated May,
 1972, which survey is recorded in Fayette
 County Deed Book 1127, Page 774, and having
 thereon erected a dwelling known as: 124 N.
 WASHINGTON STREET, MASONTOWN,
 PA 15461.

SITUATE IN THE THIRD WARD OF
 THE CITY OF CONNELLSVILLE, FAYETTE
 COUNTY, PENNSYLVANIA, BEING
 KNOWN AS 246 South Prospect Street,
 Connellsville, PA 15425 PARCEL NO. 05-07-
 0320

Tax Parcel # 21-07-0252
 Reference Fayette County Record Book
 2226, Page 170.

IMPROVEMENTS - RESIDENTIAL
 REAL ESTATE
 SOLD AS THE PROPERTY OF- Paul C.
 Shropshire, Jr. a/k/a Paul C. Shropshire c/o
 Kathleen G. Shropshire

No. 331 of 2017 GD
 No. 138 of 2017 ED

WELLS FARGO BANK, N.A.,
Plaintiff,
vs.
AMY E. ROSS,
Defendant.

Phelan Hallinan Diamond & Jones, LLP

No. 2397 of 2016 GD
 No. 141 of 2017 ED

ALL THAT CERTAIN LOT OR PIECE
 OF GROUND SITUATE IN THE FIFTH
 WARD OF THE CITY OF CONNELLSVILLE,
 COUNTY OF FAYETTE AND
 COMMONWEALTH OF PENNSYLVANIA.

CitiMortgage, Inc.,
Plaintiff
vs.
**Jeremy Staley , in His Capacity as Heir of
 Albert L. Staley, Deceased**
**Derek Staley, in His Capacity as Heir of
 Albert L. Staley, Deceased**
**Carly Robinson, in Her Capacity as Heir of
 Albert L.
 Staley, Deceased**
**Unknown Heirs, Successors, Assigns, and All
 Persons, Firms, or Associations Claiming
 Right, Title or Interest From or Under
 Albert L. Staley, Deceased,**
Defendant(s).

BEING THE SAME PREMISES which
 Michael S. McClain and Lori McClain, husband
 and wife, by Deed dated May 24, 2013 and
 recorded May 30, 2013 in the Office of the
 Recorder of Deeds in and for Fayette County in
 Deed Book Volume 3220, Page 2356, granted
 and conveyed unto AMY E. ROSS, unmarried.

BEING KNOWN AS: 403 EAST
 WASHINGTON AVENUE,
 CONNELLSVILLE, PA 15425
 PARCEL #05120015

By virtue of a Writ of Execution No. 2397-
 0F-2016-GD CitiMortgage, Inc. v. Jeremy
 Staley, in His Capacity as Heir of Albert L.
 Staley, Deceased Derek Staley, in His Capacity

JUDICIAL OPINION

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY,
PENNSYLVANIA

CRIMINAL DIVISION

COMMONWEALTH OF	:	
PENNSYLVANIA,	:	
v.	:	
ROBERT LEE HOLT, SR.,	:	Nos. 334, 505, and 629 of 2015
Defendant.	:	SENIOR JUDGE GERALD R. SOLOMON

OPINION AND ORDER

SOLOMON, S.J.

June 1, 2017

On March 3, 2017, Robert Lee Holt, Sr., Defendant, filed his Amended Petition for Post-Conviction Collateral Relief (“PCRA petition”). Thereafter, on April 13, 2017, a full hearing was held on the Petition.

STATEMENT OF THE CASE

In his PCRA Petition, Defendant alleges that his counsel was ineffective when he advised him to take a general plea instead of the offered plea bargain. He further asserts that he met with several counsel from the Office of the Public Defender and one advised him that he should take a general plea because the court would be lenient due to Defendant’s health conditions.

DISCUSSION

It is well-established that counsel is presumed effective, and a petitioner bears the burden of proving ineffectiveness. *Commonwealth v. Williams*, 980 A.2d 510, 520 (Pa. 2009). Not only does the burden rest on the petitioner, it never shifts. *Commonwealth v. Cross*, 624 A.2d 173 (Pa. 1993). To sustain his burden that trial counsel acted ineffectively, a petitioner must satisfy a three-prong test: (1) his underlying claim is of arguable merit; (2) the particular course of conduct pursued by counsel did not have some reasonable basis designed to effectuate his interests; and (3) but for counsel’s ineffectiveness, there is a reasonable probability that the outcome of the proceedings would have been different. *Commonwealth v. Sneed*, 899 A.2d 1067, 1076 (Pa. 2006). A failure to satisfy any prong of the test for ineffectiveness will require rejection of the claim. *Id.* If a petitioner fails to prove by a preponderance of the evidence any of the prongs, the Court need not address the remaining prongs of the test. *Commonwealth v. Fitzgerald*, 979 A.2d 908, 911 (Pa.Super. 2009).

With respect to the first prong of the test, Defendant must show that his underlying claim is of arguable merit. Other than his bare assertion that counsel was ineffective when he advised him to take a general plea instead of the offered plea bargain, Defendant offers no evidence that his underlying claim is of arguable merit. When asked, under oath at the PCRA hearing, who spoke with him about a plea bargain, he answered that it was a private attorney that he had hired. N.T. 4/13/17, at 4-5. However, he could not recall his name. Id. at 4. As to the representation offered by the Public Defender, when asked what they recommended, Defendant answered “[t]hey didn’t. They just said that’s my choice.” Id. at 6. He testified that he was told by the Public Defender that the offer was two to four and when he mentioned a general plea, he was told it was whatever he wanted. Id.

We also note that at his Plea Proceedings, under oath, Defendant testified that no one promised him anything, threatened him, or used any force against him to cause him enter a plea of guilty. N.T., 11/2/15 at 4.

Further, there is nothing in the record, or any issue of material fact, which would support the claim of Defendant. Thus, Defendant failed to satisfy the initial prong to sustain his burden of proof. Therefore, the Court did not need to address the remaining prong of the test. See, Commonwealth v. Fitzgerald, supra.

WHEREFORE, it is respectfully submitted that the appeal of Defendant is without merit and should be denied.

BY THE COURT,
GERALD R. SOLOMON,
SENIOR JUDGE

ATTEST:
CLERK OF COURTS

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& ASSOCIATES

412-281-2200

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