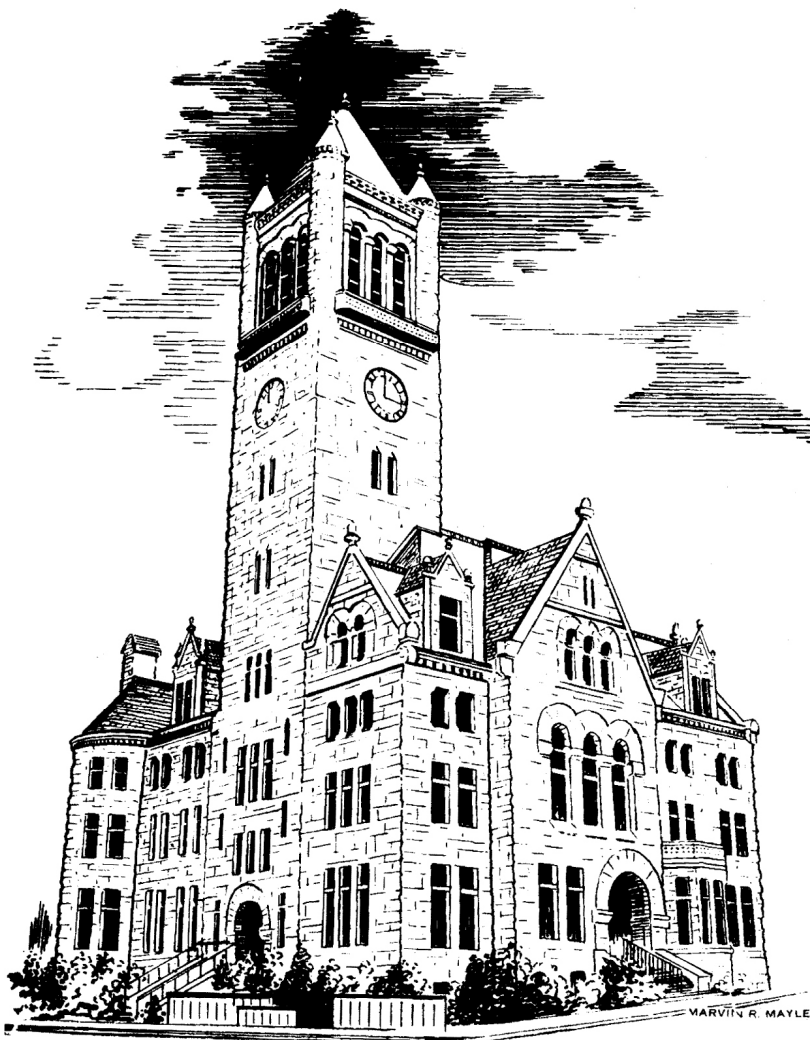


# FAYETTE LEGAL JOURNAL

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JUNE 16, 2018

NO. 24



## FAYETTE LEGAL JOURNAL

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

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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

**JOHN M. ANTOON**, late of Uniontown,  
Fayette County, PA <sup>(3)</sup>

*Administrator:* John M. Antoon, II  
c/o 4 North Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* Carl E. Micarelli

**EVELYN K. CRIST, a/k/a EVELYN  
KATHERINE CRIST**, late of North Union  
Township, Fayette County, PA <sup>(3)</sup>

*Personal Representative:* Evelyn M. Crist  
c/o Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Gary J. Frankhouser

**PAULINE C. ESPER, a/k/a PAULINE  
ESPER**, late of Connellsville, Fayette County,  
PA <sup>(3)</sup>

*Co-Executors:* Constance Johnson and  
Paul Mongell, Jr.  
c/o P.O. Box 760  
Connellsville, PA 15425  
*Attorney:* Carolyn W. Maricondi

**VERONICA THERESA LOWE, a/k/a  
VERONICA T. LOWE**, late of Georges  
Township, Fayette County, PA <sup>(3)</sup>

*Personal Representative:* Brenda L. Trump  
c/o Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Gary J. Frankhouser

**JANET ANN MIRALLES, a/k/a JANET  
MIRALLES**, late of Perryopolis, Fayette  
County, PA <sup>(3)</sup>

*Executor:* Anthony Miralles, III  
125 Howie Road  
Waynesburg, PA 15370  
c/o Meyer Law Office, P.C.  
136 East High Street  
Waynesburg, PA 15370  
*Attorney:* Brandon K. Meyer

**HERSHELL D. MORGAN**, late of Uledi,  
South Union Township, Fayette County, PA <sup>(3)</sup>

*Executor:* Richard W. Morgan  
80 Ivy Drive  
Lancaster, MA 01523  
c/o 76 East Main Street  
Uniontown, PA 15401  
*Attorney:* Douglas S. Sholtis

**MARJORIE W. SCHROEDER**, late of  
Bullskin Township, Fayette County, PA <sup>(3)</sup>

*Executrix:* Suzanne M. Clark  
c/o P.O. Box 760  
Connellsville, PA 15425  
*Attorney:* Carolyn W. Maricondi

### Second Publication

**LENA LAZZARO**, late of Belle Vernon,  
Fayette County, PA <sup>(2)</sup>

*Personal Representative:* Holle Lazzaro  
218 Vernon Avenue  
Belle Vernon, PA 15012  
c/o 142 Fallowfield Avenue  
Charleroi, PA 15022  
*Attorney:* Kris A. Vanderman

**JAMES D. ORLANDO**, late of Vanderbilt,  
Fayette County, PA <sup>(2)</sup>

*Administrator:* James D. Orlando, II  
437-C Santiago Road  
Virginia Beach, VA 23451  
c/o 32 West Third Street  
Greensburg, PA 15601  
*Attorney:* Peter P. Cherellia

**RUSSELL L. PETROFF**, late of Brownsville,  
Fayette County, PA (2)

*Executrix:* Christine Adams  
c/o DeHaas Law, LLC  
51 East South Street  
Uniontown, PA 15401  
*Attorney:* Ernest P. DeHaas, III

**DOROTHY NICKLOW**, late of North Union  
Township, Fayette County, PA (1)

*Co-Executors:* Barbara Lowe and Mary  
Ellen Nicklow  
c/o 99 East Main Street  
Uniontown, PA 15401  
*Attorney:* Robert A. Gordon

## First Publication

**ALBERT H. CARUSO**, late of Dunbar, Fayette  
County, PA (1)

*Personal Representatives:* Rose Ann Farace  
and Maria Sue Pettit  
c/o Watson Mundorff & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Charles W. Watson

**ROBERT J. SALUGA**, late of North Union  
Township, Fayette County, PA (1)

*Executor:* Norman Leo Howard, III  
c/o PO Box 760  
Connellsville, PA 15425  
*Attorney:* Carolyn W. Maricondi

**CHARLOTTE A. CINDRIC**, late of  
Hopwood, Fayette County, PA (1)

*Personal Representatives:* Gregory J.  
Cindric and Donna K. Mathianas  
c/o DeHaas Law, LLC  
51 East South Street  
Uniontown, PA 15401  
*Attorney:* Ernest P. DeHaas, III

**MICHAEL J. YOZIE, A/K/A MICHAEL  
YOZIE**, late of Dunbar Township, Fayette  
County, PA (1)

*Executor:* Kent Yozie  
c/o Fitzsimmons and Barclay  
55 East Church Street, Suite 102  
Uniontown, PA 15401  
*Attorney:* James N. Fitzsimmons

**SOPHIA T. KING**, late of Masontown, Fayette  
County, PA (1)

*Personal Representative:* James E. Kubina  
c/o DeHaas Law, LLC  
51 East South Street  
Uniontown, PA 15401  
*Attorney:* Ernest P. DeHaas, III

**LENA LAZZARO**, late of Belle Vernon,  
Fayette County, PA (1)

*Personal Representative:* Holle Lazzaro  
218 Vernon Avenue  
Belle Vernon, PA 15012  
c/o 142 Fallowfield Avenue  
Charleroi, PA 15022  
*Attorney:* Kris A. Vanderman

## LEGAL NOTICES

### NOTICE OF VOLUNTARY DISSOLUTION OF GAVRON, INC.

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of GAVRON, INC., a Pennsylvania corporation, with an address of 3453 West Crawford Avenue, Dunbar, Pennsylvania 15431, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Richard A. Husband Esquire LLC

NOTICE OF SHERIFF'S SALE  
 IN THE COURT OF COMMON PLEAS  
 OF FAYETTE COUNTY, PENNSYLVANIA  
 NO. 1406 OF 2017

**BAYVIEW LOAN SERVICING, LLC**  
 v.  
**CECIL BARNHART, SR, in His Capacity as Heir of LYDIA N. BARNHART A/K/A LYDIA BARNHART A/K/A LYDIA M. BARNHART, Deceased, KIMBERLY BARNHART, in Her Capacity as Heir of LYDIA N. BARNHART A/K/A LYDIA BARNHART A/K/A LYDIA M. BARNHART, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYDIA N. BARNHART A/K/A LYDIA BARNHART A/K/A LYDIA M. BARNHART, DECEASED**

NOTICE TO: KIMBERLY BARNHART, in her capacity as Heir of LYDIA N. BARNHART A/K/A LYDIA BARNHART A/K/A LYDIA M. BARNHART, Deceased  
 NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 111 WEST BLAKE AVENUE, CONNELLSVILLE, PA 15425-1607  
 Being in CONNELLSVILLE TOWNSHIP, County of FAYETTE, Commonwealth of Pennsylvania, 06040022

Improvements consist of residential property.

Sold as the property of CECIL BARNHART, SR, in His Capacity as Heir of LYDIA N. BARNHART A/K/A LYDIA BARNHART A/K/A LYDIA M. BARNHART, Deceased, KIMBERLY BARNHART, in Her Capacity as Heir of LYDIA N. BARNHART A/K/A LYDIA BARNHART A/K/A LYDIA M. BARNHART, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYDIA N. BARNHART A/K/A LYDIA BARNHART A/K/A LYDIA M. BARNHART, DECEASED

Your house (real estate) at 111 WEST BLAKE AVENUE, CONNELLSVILLE, PA 15425-1607 is scheduled to be sold at the Sheriff's Sale on 8/16/2018 at 2:00 PM at the

FAYETTE County Courthouse, 61 E. Main Street, Uniontown, PA 15401 to enforce the Court Judgment of \$32,961.94 obtained by BAYVIEW LOAN SERVICING, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
 Attorney for Plaintiff

**NOTICE**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on March 13, 2018 for a Limited Liability Company, organized under the Limited Liability Company Law of 1994, as from time to time amended. The name of the Company is Skeeter Trucking, LLC, having an address of 1 Crystalwood Drive, Smithfield, PA 15478.

John A. Kopas III, Esquire  
 556 Morgantown Road  
 Uniontown, PA 15401  
 Telephone: 724-437-1111

IN THE COURT OF COMMON PLEAS OF  
 FAYETTE COUNTY PENNSYLVANIA  
 CIVIL DIVISION  
 NO.: 418 of 2018 GD

**FIRST NATIONAL BANK OF PENNSYLVANIA,**  
**Plaintiff,**

vs.

**THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF MARK L. KEFFER,**  
**Defendants.**

Notice of Sheriff's Sale of Real Estate on October 11, 2018 at 10:30 AM in the Fayette Co. Courthouse 61 E Main St, Uniontown, PA 15401.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF MARK L. KEFFER OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED

REAL ESTATE SITUATED IN NORTH UNION TWP, FAYETTE CO, PA. HAVING ERECTED THEREON A DWELLING BEING KNOWN & NUMBERED AS 141 HOGSETT ST, UNIONTOWN, PA 15401. DBV 2830, PG 2089, PARCEL NO 25-23-0092.

First National Bank of Pennsylvania vs. The Unknown Heirs, Executors and/or Administrators of the Estate of Mark L. Keffer, at Execution Number 418 of 2018 GD in the amount of \$48,729.43.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

Kristine M. Anthou, Esquire  
Grenen & Birsic, P.C.  
One Gateway Center, 9th Fl  
Pittsburgh, PA 15222  
(412) 281-7650

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**SHERIFF'S SALE**

**Date of Sale: August 16, 2018**

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 16, 2018, at 2:00 p.m. in Courtroom Number Five 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

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

No. 2608 of 2017 GD  
 No. 87 of 2018 ED

**BAYVIEW LOAN SERVICING, LLC, 4425 Ponce de Leon Blvd, 5th Floor Coral Gables, FL 33146,**

**Plaintiff,**

**v.**

**RITA L ABBOTT,  
 Mortgagor(s) and Record Owner(s)  
 100 Nicholson Street  
 Martin, PA 15460,  
 Defendant(s).**

ALL THAT CERTAIN LOT OR PARCEL OF LAND situate in the TOWNSHIP OF NICHOLSON, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #24-09-0046

PROPERTY ADDRESS: 100 Nicholson Street  
 Martin, PA 15460

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: RITA L ABBOTT

McCABE, WEISBERG & CONWAY, LLC  
 BY: ANDREW L. MARKOWITZ, ESQUIRE  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109  
 (215) 790-1010

No. 164 of 2018 GD  
 No. 98 of 2018 ED

**LSF10 Master Participation Trust,  
 Plaintiff,**

**v.**

**Michael Adamsky, Jr. and Shelia Adamsky,  
 Defendants.**

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE IN GERMAN TOWNSHIP, FAYETTE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF GRAY STREET, AS

EXTENDED AND AS SHOWN UPON A PLAN OF LOTS LAID OUT BY THE HILLMAN-NEFF COKE COMPANY AND RECORDED IN THE RECORDER'S OFFICE OF FAYETTE COUNTY, PENNSYLVANIA, IN PLAN BOOK 4, PAGE 46, WHICH POINT IS 200 FEET EASTWARD FROM THE SOUTHEAST CORNER OF LOT NO. 26 IN SAID PLAN or LOTS; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF SAID GRAY STREET, 60 FEET TO A POINT; THENCE ALONG A LINE AT RIGHT ANGLES TO SAID GRAY STREET IN A NORTHERLY DIRECTION, A DISTANCE OF 150 FEET TO A 20 FOOT ALLEY; THENCE ALONG THE SOUTHERLY LINE OF SAID ALLEY IN A WESTERLY DIRECTION, A DISTANCE OF 60 FEET TO A POINT; THENCE ALONG A LINE RUNNING AT RIGHT ANGLES TO SAID ALLEY AND IN A SOUTHERLY DIRECTION, A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.

HAVING ERECTED THEREON A DWELLING HOUSE AND OUTBUILDINGS, BEING LOT GENERALLY KNOWN AS NO. 90 AT THE GRIFFIN PLANT OF THE HECLA COAL AND COKE COMPANY.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THE COAL AND MINING RIGHTS AND A PUBLIC EASEMENTS AS MORE FULLY DESCRIBED IN THE DEED FROM THE HECLA COAL AND COKE COMPANY TO ALBERT ADAMSKI AND KADA ADAMSKI, DATED FEBRUARY 1, 1928 AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEED IN DEED BOOK VOLUME 755, PAGE 482.

Being known as: 307 Gray Avenue, Masontown, Pennsylvania 15461

Title vested in Michael Adamsky, Jr. by Deed from L.D. McDaniel, Administrator of the Estate of Louis V. Adamsky a/k/a Louis Adamsky, deceased, L.D. McDaniel, Administrator D.B.N of the Estate of Mary Frances Adamsky a/k/a Mary F. Adamsky, deceased, Fayette Bank & Trust Co., Guardian of the Estate of Joseph Albert Adamsky a/k/a Joseph A. Adamsky, an incompetent and Michael Adamsky, Sr. dated April 4, 1985 and recorded May 17, 1985 in Deed Book 36, Page 80

Tax Parcel Number: 15-41-0025

No. 1065 of 2017 GD  
No. 154 of 2018 ED

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-RPL2 Trust, Mortgage- Backed Notes, Series 2015-RPL2,**

**Plaintiff,**  
**Vs.**

**Richard A. Bass, Jr., Known Heir of Barbara A. Bass, Deceased Mortgage and Real Owner**

**Joseph Bass, Known Heir of Barbara A. Bass, Deceased Mortgage and Real Owner Angel Bass, Known Heir of Barbara A. Bass, Deceased Mortgage and Real Owner Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title, or interest from or under Barbara A. Bass, Deceased Mortgage and Real Owner, Defendants.**

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF RICHARD A. BASS, JR., KNOWN HEIR OF BARBARA A. BASS, DECEASED MORTGAGER AND REAL OWNER, JOSEPH BASS, KNOWN HEIR OF BARBARA A. BASS, DECEASED MORTGAGER AND REAL OWNER, ANGEL BASS, KNOWN HEIR OF BARBARA A. BASS, DECEASED MORTGAGER AND REAL OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BARBARA A. BASS, DECEASED MORTGAGER AND REAL OWNER, BARBARA A. BASS AND RICHARD BASS OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN REDSTONE TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2944 PAGE 54

BEING KNOWN AS 2016 MAIN ST, CARDALE, PA 15420

TAX MAP NO. 30-26-0193



Phelan Hallinan Diamond & Jones, LLP

No. 478 of 2018 GD  
 No. 136 of 2018 ED

Stephen M. Hladik, Esquire  
 Hladik, Onorato & Federman, LLP  
 298 Wissahickon Avenue  
 North Wales, PA 19454

**Ditech Financial LLC,**  
**Plaintiff,**  
**v.**

**Thomas Blaho, IV a/k/a Thomas Blaho,**  
**Defendant(s).**

No. 2450 of 2013 GD  
 No. 153 of 2018 ED

**Partners for Payment Relief DE III, LLC,**  
**Plaintiff,**  
**vs.**

**Michael Burkus and Teresa M. Burkus,**  
**Defendants.**

By virtue of a Writ of Execution No. 478-OF-2018-GD, Ditech Financial LLC v. Thomas Blaho, IV a/k/a Thomas Blaho, owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 118 Cleveland Avenue, Uniontown, PA 15401

Parcel No.: 38-03-0260  
 Improvements thereon: RESIDENTIAL DWELLING

By virtue of Writ of Execution No. No. 2450 of 2013, G.D., Partners for Payment Relief DE III, LLC (Plaintiff) vs. Michael Burkus and Teresa M. Burkus (Defendants)

Property Address 205 East Green Street, Connellsville, PA 15425

Parcel I.D. No. 05-07-0413  
 Improvements thereon consist of a residential dwelling.

Judgment Amount: \$93,538.22

No. 216 of 2018 GD  
 No. 144 of 2018 ED

**United Midwest Savings Bank,**  
**Plaintiff,**  
**Vs.**

**Rodney Blare a/k/a Rodney Blair**  
**Mary Blare a/k/a Mary Blair,**  
**Defendants.**

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

No. 213 of 2018 GD  
 No. 91 of 2018 ED

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF RODNEY BLARE A/K/A RODNEY BLAIR AND MARY BLARE A/K/A MARY BLAIR OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN GERMAN TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 3046 PAGE 1481

BEING KNOWN AS 810 EAST CHURCH STREET, MASONTOWN, PA 15461

TAX MAP NO. 15-39-0003

**HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-C, Mortgage-Backed Certificates, Series 2006-C,**  
**Plaintiff,**  
**V.**

**ALBERT CELLURALE**  
**KATHY CELLURALE,**  
**Defendant(s).**

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

BEING KNOWN AS 112 Duall Drive, Hopwood (South Union Township), PA 15445  
 PARCEL NUMBER: 34-12-0091  
 IMPROVEMENTS: Residential Property

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

No. 2692 of 2017 GD  
No. 95 of 2018 ED

**QUICKEN LOANS INC.**

**635 Woodward Avenue  
Detroit, MI 48226,  
Plaintiff,  
Vs.**

**MICHAEL D. COLLAGE  
Mortgagor(s) and Record Owner(s)  
112 Leggs Street  
Belle Vernon, PA 15012  
Defendant(s).**

ALL THAT CERTAIN tract of land situate  
in the TOWNSHIP OF WASHINGTON,  
County of Fayette and Commonwealth of  
Pennsylvania.

TAX PARCEL #41-15-0031

PROPERTY ADDRESS: 112 Leggs Street Belle  
Vernon, PA 15012

IMPROVEMENTS: A residential  
dwelling.

SOLD AS THE PROPERTY OF:  
MICHAEL D. COLLAGE

No. 2391 of 2017 GD  
No. 158 of 2018 ED

**THE BANK OF NEW YORK MELLON, AS  
TRUSTEE FOR CIT MORTGAGE LOAN  
TRUST 2007-1,**

**Plaintiff,  
V.  
TINA M. CONAWAY,  
Defendant.**

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF TINA M. CONAWAY 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 405 EAST STREET,

ALLISON, PA 15413. DEED BOOK VOLUME  
3303, PAGE 1391, PARCEL NUMBERS 19-19  
-0021 AND 19-19-21-02.

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

No. 509 of 2018 GD  
No. 137 of 2018 ED

**2011-2012 OPPORTUNITY FUND 6-1 LLC  
323 5th Street  
PO Box 35  
Eureka, CA 95502,  
Plaintiff,**

**vs.**

**DOUGLAS A. FIKE AKA DOUGLAS FIKE  
Mortgagor(s) and Record Owner(s)  
4731 National Pike  
Markleysburg, PA 15459,  
Defendant(s).**

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

TAX PARCEL # 16-11-0028

PROPERTY ADDRESS: 4731 National  
Pike Markleysburg, PA 15459

IMPROVEMENTS: A residential  
dwelling.

SOLD AS THE PROPERTY OF:  
DOUGLAS A. FIKE AKA DOUGLAS FIKE

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

No. 185 of 2018 GD  
No. 142 of 2018 ED

**THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE (CWABS 2006-IMI)**

**4425 Ponce de Leon Blvd  
Coral Gables, FL 33146,  
Plaintiff,**

**vs.**

**LENA M. HAGER AKA LENA DILLINGER  
DONALD W. HAGER JR.  
Mortgagor(s) and Record Owner(s)  
36 Hood Street  
Brownsville, PA 15417  
Defendant(s).**

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

TAX PARCEL # 02-02-0021

PROPERTY ADDRESS: 36 Hood Street Brownsville, PA 15417

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: LENA M. HAGER AKA LENA DILLINGER and DONALD W. HAGER JR.

---

PARKER McCAY P.A.

By: Patrick J. Wesner, Esquire  
Attorney ID # 203145

9000 Midlantic Drive, Suite 300  
P.O. Box 5054

Mount Laurel, NJ 08054-1539  
(856) 810-5815

No. 1202 of 2016 GD  
No. 96 of 2018 ED

**The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc., Asset-  
Backed Certificates, Series 2006-26 c/o  
Specialized Loan Servicing, LLC,  
Plaintiff,  
V.**

**Dorothy J. Jones  
William K Jones,  
Defendants.**

By virtue of a Writ of Execution, No. 1202 of 2016 GD, The Bank of New York Mellon, et al vs. Dorothy J. Jones and William K Jones, owner of property situate in the EIGHT WARD OF THE CITY OF UNIONTOWN, Fayette County, Pennsylvania

137 Union Street, Uniontown, PA 15401  
Parcel No. 38-10-0515

Improvements thereon: RESIDENTIAL SINGLE FAMILY DWELLING

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Bradley J. Osborne, Esquire  
Sarah K. McCaffery, Esquire  
ID. Nos. 04267/312169/311728  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

No. 303 of 2018 GD  
No. 128 of 2018 ED

**J.P. Morgan Mortgage Acquisition Corp.,  
PLAINTIFF,  
v.  
Shawn M. Keefer,  
DEFENDANT(S).**

TAX PARCEL NO.: 46-06-0066  
PROPERTY ADDRESS: 115 Vernon Avenue Belle Vernon, PA 15012  
IMPROVEMENTS: Single Family Dwelling

SEIZED AND TAKEN in execution as the property of Shawn M. Keefer

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

No. 1187 of 2017 GD  
No. 97 of 2018 ED

**Deutsche Bank National Trust Company, as  
Trustee for Popular ABS, Inc., Series 2007-A  
c/o Ocwen Loan Servicing, LLC,  
Plaintiff,  
V.  
Benjamin Knox,  
Defendant(s).**

SITUATE IN THE THIRD WARD OF THE TOWNSHIP OF GERMAN, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 643 Stevenson Street, Ronco, PA 15476

PARCEL NO. 15-31-0010 and 15-31-0002  
IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF- Benjamin Knox

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

No. 1700 of 2017 GD  
No. 99 of 2018 ED

**KEY BANK, NA S/B/M FIRST NIAGARA BANK**  
4224 Ridge Lea Road  
Amherst, NY 14226

**Plaintiff,**

vs.

**CAROL LEE KOLLAR AKA CAROL L. KOLLAR**

**Mortgagor(s) and Record Owner(s)**  
221 North Gallatin Avenue  
Uniontown, PA 15401,

**Defendant(s).**

ALL THAT CERTAIN lots of ground situate in the CITY OF UNIONTOWN, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #38010099

PROPERTY ADDRESS: 221 North Gallatin Avenue Uniontown, PA 15401

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: CAROL LEE KOLLAR AKA CAROL L. KOLLAR

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

No. 1701 of 2017 GD  
No. 86 of 2018 ED

**DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC**  
3000 Baypon Drive, Suite 880  
Tampa, FL 33607,

**Plaintiff,**

vs.

**STEPHEN LAMBING**

**Mortgagor(s) and Record Owner(s)**  
2113 Isabella Road Ext AKA P.O. Box 86  
Isabelle Road  
Connellsville, PA 15425

**Defendant(s).**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in the TOWNSHIP OF CONNELLSVILLE, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #06-09-0121

PROPERTY ADDRESS: 2113 Isabella Road Ext AKA P.O. Box 86 Isabelle Road Connellsville, PA 15425

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: STEPHEN LAMBING

ANNE N. JOHN  
ATTORNEY AT LAW

No. 2324 of 2017 GD  
No. 143 of 2018 ED

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

**Plaintiff,**

vs.

**TOLBERT THOMAS LUKACS and WHITNEY GAYLE LUKACS, a/k/a WHITNEY TUTTLE,**

**Defendants.**

All that certain piece or parcel of land situate in South Union Township, Fayette County, Pennsylvania, being designated as Lot No. 5 in the Deer Run Estates Plan of Lots, which said Plan is recorded in the Recorder of Deeds of Fayette County, Pennsylvania, in Plan Book 51 page 58.

FOR prior title see Record Book 3250 at page 1771.

Upon which is erected a two-story single-family brick dwelling known locally as 113 Lopez Drive, Uniontown, PA 15401.

Assessment Map No.: 34-05-0077-53.

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

No. 2058 of 2017 GD  
 No. 138 of 2018 ED

**Kenneth R. Nicholson, known heir of Glenn  
 Nicholson, Deceased Mortgagor  
 Unknown heirs, successors, assigns and all  
 persons, firms, or associations claiming right,  
 title or interest from or under Glenn  
 Nicholson, Deceased Mortgagor and Real  
 Owner,**

**Defendants.**

**U.S. BANK NATIONAL ASSOCIATION, AS  
 TRUSTEE, ON BEHALF OF THE  
 HOLDERS OF THE CSMC TRUST 2006-  
 CF2 CS MORTGAGE PASS-THROUGH  
 CERTIFICATES, SERIES 2006-CF2  
 3217 S. Decker Lake Drive  
 Salt Lake City, UT 84119,**

**Plaintiff,  
 VS.**

**VERNA A. MARTIN  
 ROBERT D. MARTIN  
 THE UNITED STATES OF AMERJCA  
 Mortgagor(s) and Record Owner(s)  
 113 General Drive Uniontown, PA 15401,  
 Defendant(s).**

ALL THAT CERTAIN piece or parcel of  
 property situate in the County of Fayette and  
 Commonwealth of Pennsylvania.

TAX PARCEL # \_\_\_\_\_

PROPERTY ADDRESS: 113 General  
 Drive Uniontown, PA 15401

IMPROVEMENTS: A residential  
 dwelling.

SOLD AS THE PROPERTY OF: VERNA  
 A. MARTIN and ROBERT D. MARTIN

ALL THAT RIGHT, TITLE, INTEREST  
 AND CLAIMS OF SAMUEL NICHOLSON,  
 KNOWN HEIR OF GLENN NICHOLSON,  
 DECEASED MORTGAGOR, DAWN ROBIN  
 BEHUNIN, KNOWN HEIR OF GLENN  
 NICHOLSON, DECEASED MORTGAGOR,  
 RICHARD NICHOLSON, KNOWN HEIR OF  
 GLENN NICHOLSON, DECEASED  
 MORTGAGOR, WESLEY NICHOLSON,  
 KNOWN HEIR OF GLENN NICHOLSON,  
 DECEASED MORTGAGOR, JOSEPH  
 NICHOLSON, KNOWN HEIR OF GLENN  
 NICHOLSON, DECEASED MORTGAGOR,  
 KENNETH R. NICHOLSON, KNOWN HEIR  
 OF GLENN NICHOLSON, DECEASED  
 MORTGAGOR, UNKNOWN HEIRS,  
 SUCCESSORS, ASSIGNS AND ALL  
 PERSONS, FIRMS, OR ASSOCIATIONS  
 CLAIMING RIGHT, TITLE OR INTEREST  
 FROM OR UNDER GLENN NICHOLSON,  
 DECEASED MORTGAGOR AND REAL  
 OWNER, GLENN NICHOLSON AND DEBRA  
 A. NICHOLSON, KNOWN HEIR OF GLENN  
 NICHOLSON, DECEASED MORTGAGOR  
 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  
 2300 PAGE 0109

BEING KNOWN AS 517 RACE STREET,  
 CONNELLSVILLE, PA 15425

TAX MAP NO. 05-07-0380

No. 735 of 2017 GD  
 No. 124 of 2018 ED

**Bayview Loan Servicing, LLC, a Delaware  
 Limited Liability Company,  
 Plaintiff,**

**Vs.**

**Samuel Nicholson, known heir of Glenn  
 Nicholson, Deceased Mortgagor  
 Dawn Robin Behunin, known heir of Glenn  
 Nicholson, Deceased Mortgagor  
 Richard Nicholson, known heir of Glenn  
 Nicholson, Deceased Mortgagor  
 Wesley Nicholson, known heir of Glenn  
 Nicholson, Deceased Mortgagor  
 Joseph Nicholson, known heir of Glenn  
 Nicholson, Deceased Mortgagor**

STERN & EISENBERG PC  
EDWARD J. MCKEE, ESQUIRE

No. 437 of 2018 GD  
No. 127 of 2018 ED

**Lakeview Loan Servicing, LLC,**  
**Plaintiff,**  
**V.**  
**Kurt E. Nightman and Marie F. Nightman,**  
**Defendant(s).**

SITUATE IN THE VILLAGE OF  
BANNING IN PERRY TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA,  
BEING KNOWN AS 1 RAILROAD STREET,  
DAWSON, PA 15428.

PARCEL NO. 27-03-0045  
IMPROVEMENTS- RESIDENTIAL  
REAL ESTATE  
SOLD AS THE PROPERTY OF- KURT  
E. NIGHTMAN AND MARIE F. NIGHTMAN

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

No. 3071 of 2007 GD  
No. 160 of 2018 ED

**Deutsche Bank Trust Company Americas, as  
Trustee and Custodian for Meritage  
Mortgage Loan Trust 2005-1 by: Saxon  
Mortgage Services, Inc. as its attorney-in-  
fact,**

**Plaintiff,**  
**V.**  
**GARY J. OSWALD**  
**JODY A. OSWALD,**  
**Defendant(s).**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN BULLSKIN TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 619 Englishman Hill  
Road, Connellsville, PA 15425

PARCEL NUMBER: 4-29-252-1  
IMPROVEMENTS: Residential Property

No. 104 of 2018 GD  
No. 88 of 2018 ED

**WELLS FARGO BANK, N.A.,**  
**Plaintiff,**  
**Vs.**  
**Dana G Prinkey,**  
**Defendant.**

ALL THAT RIGHT, TITLE, INTEREST  
AND CLAIMS OF DANA G. PRINKEY 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  
3290 PAGE 241

BEING KNOWN AS 207 N PROSPECT  
STREET, CONNELLSVILLE, PA 15425  
TAX MAP NO. 05-06-0264

No. 864 of 2017 GD  
No. 108 of 2018 ED

**Carrington Mortgage Services, LLC,**  
**PLAINTIFF,**  
**vs.**  
**John H. Shaffer,**  
**DEFENDANT.**

TRACT ONE:

ALL that certain piece or parcel of land  
situate in the borough of Newell (formerly  
Jefferson Township), Fayette County,  
Pennsylvania, in the Plan of Lots as laid out by  
Lucius Marchand as recorded in the Recorder's  
Office of Fayette County, Pennsylvania in Plan  
Book Volume 1, page 88 and more particularly  
bounded and described as follows:

TRACT TWO:

ALL that certain piece or parcel of land  
situate in the Borough of Newell (formerly  
Township), Fayette County, Pennsylvania,  
bounded and described as follows:

COMMONLY KNOWN AS: 308 Fourth  
Street, Newell, PA 15466

TAX PARCEL NOS. 23040086 (23-04-  
0086) & 2304008401 (23-04-008401)

Phelan Hallinan Diamond & Jones, LLP

No. 1001 of 2017 GD  
 No. 103 of 2018 ED

**U.S. Bank National Association,**  
**Plaintiff,**  
**V.**  
**Thomas K. Shaw, Jr**  
**Lisa M. Shaw**  
**Defendant(s).**

By virtue of a Writ of Execution No. 1001-OF-2017-GD, U.S. Bank National Association V. Thomas K. Shaw, Jr, Lisa M. Shaw, owner(s) of property situate in the UPPER TYRONE TOWNSHIP, Fayette County, Pennsylvania, being 841 Painter Street Extention a/k/a 839 Painter ST Ext. Everson, PA 15631-1204

Parcel No.: 39090011

Improvements thereon: RESIDENTIAL DWELLING

No. 639 of 2017 GD  
 No. 149 of 2018 ED

**J.P. Morgan Mortgage Acquisition Corp.,**  
**PLAINTIFF,**  
**VS.**  
**Dawn M. Siple and Jason R. Siple,**  
**DEFENDANTS.**

All that certain lot of land situate in the Borough of Dawson, Fayette County, Pennsylvania and being known as a part of Lot No. 77 in the General Plan of said Borough, said plan being of record in the Office of the Recorder of Deeds of Fayette County, Pennsylvania in Plan Book 1, page 33, said lot being bounded and described as follows:

Beginning at a point on Stauffer Street in said Borough at a comer of land conveyed by William McDonald and his wife to Beeson Joseph by deed dated November 26, 1904 and recorded in said Recorder's Office on March 16, 1937 in Deed Book 531, page 131; thence along said land conveyed, North 57 1/2" West, 150.15 feet to a point on Poplar Alley; thence along Poplar Alley, South 32 1/2° West, 59.1 feet to a point; thence South 47 1/2° East, 153.45 feet to a point on Stauffer Street, North 32 1/2° East, 85.5 feet to a point, the place of beginning.

Being Map Number 07-01-04456  
 B

COMMONLY KNOWN AS: 100 Stauffer Street, Dawson, PA 15428  
 TAX PARCEL NO. 07010046

No. 414 of 2018 GD  
 No. 125 of 2018 ED

**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff,**  
**vs.**  
**MATTHEW V. SMITH,**  
**Defendant.**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BOROUGH OF EVERSON. COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES which Timothy E. Frye and Brianne McAlister, husband and wife, by Deed dated February 7, 2013 and recorded February 11, 2013 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3211, Page 1088, granted and conveyed unto MATTHEW V. SMITH, unmarried.

BEING KNOWN AS: 717 BROWN STREET, EVERSON, PA 15631  
 IDENTIFIED AS TAX PARCEL #10-04-0038

Phelan Hallinan Diamond & Jones, LLP

No. 353 of 2018 GD  
 No. 151 of 2018 ED

**PNC Bank, National Association, Successor by Merger to National City Mortgage A Division of National City Bank,**  
**Plaintiff,**  
**V.**  
**Michael R. Sylvester,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 353-OF-2018-GD, PNC Bank, National Association, Successor by Merger to National City Mortgage A Division of National City Bank v. Michael R. Sylvester, owner(s) of property situate in the SOUTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 24 Sycamore Street,

Uniontown, PA 15401-5342  
Parcel No.: 34-18-0124  
Improvements thereon: RESIDENTIAL  
DWELLING

No. 166 of 2018 GD  
No. 102 of 2018 ED

**PENNSYLVANIA HOUSING FINANCE  
AGENCY,  
PLAINTIFF,  
Vs.  
ERIN R. TAYLOR,  
DEFENDANT.**

ALL that certain lot of ground in the Township of Union, County of Fayette, Pennsylvania, being approximately 25 x 180 and HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 342 DERRICK AVENUE UNIONTOWN, PA 15401.

Tax Parcel # 34-21-0005  
Fayette Deed Book 3219, page 1895

TO BE SOLD AS THE PROPERTY OF ERIN R. TAYLOR UNDER JUDGMENT NO. 2018 -00166.

Stephen M. Hladik, Esquire  
Hladik, Onorato & Federman, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

No. 1025 of 2015 GD  
No. 152 of 2018 ED

**The Bank of New York Mellon f/k/a The Bank of New York , as Trustee for the Certificateholders CWABS, Inc., Asset-backed Certificates, Series 2006-22,  
Plaintiff,  
vs.  
Michael C.M. Taylor and Gloria Taylor,  
Defendants.**

By virtue of Writ of Execution No. 1025 of 2015 GD, The Bank of New York Mellon f/k/a The Bank of New York , as Trustee for the Certificateholders CWABS, Inc., Asset-backed Certificates, Series 2006-22 (Plaintiff) vs. Michael C.M. Taylor and Gloria Taylor (Defendants)

Property Address 205 East Blake Avenue,  
Connellsville, PA 15425  
Parcel I.D. No. 06-04-0108  
Improvements thereon consist of a residential dwelling.  
Judgment Amount: \$140,115.51

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

No. 2167 of 2017 GD  
No. 100 of 2018 ED

**The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-1 c/o Ocwen Loan Servicing, LLC,  
Plaintiff,  
V.  
Helen Ann Wiltrout,  
Defendant(s).**

SITUATE IN THE THIRD WARD OF THE TOWNSHIP OF BULLSKIN, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 239 Shenandoah Road, Connellsville, PA 15425

PARCEL NO. 04-25-0240  
IMPROVEMENTS- RESIDENTIAL  
REAL ESTATE  
SOLD AS THE PROPERTY OF- Helen Ann Wiltrout

—————END SHERIFF’S SALE—————



**SEARCH UNCLAIMED  
PROPERTY**

Fayette County has unclaimed property waiting to be claimed.

For information about the nature and value of the property, or to check for additional names, visit [www.patreasury.gov](http://www.patreasury.gov)

Pennsylvania Treasury Department,  
1-800-222-2046.

Notice of Names of Persons Appearing to be Owners of Abandoned and Unclaimed Property

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Fayette County  
Listed in Alphabetical Order by Last  
Known Reported Zip Code

For information about the nature and value of the property, or to check for additional names, visit: [www.patreasury.gov](http://www.patreasury.gov) | 1.800.222.2046

15012

- Altier A A
- Anton Mary A
- Baldini Liza
- Bastedo Alexander J
- Bellard Mattie L
- Benett Susan L
- Bird N J
- Breakiron Marion Estate
- C Harper Chevrolet Geo Buick
- Chikkanarasappa Mahalingappa
- Clark Lowell Estate
- Columbus Russell A
- Connolly Michael F

- Crossroads Food Mart
- Davis George R Sr
- Edwin Wells
- Fanter James N
- Florez Gerson Bruce
- Frederick Kathleen
- Gal Construction Inc
- Gauden John
- Gaudio Albert C, Bonita Jean
- Gerda Michael B
- Gira John S
- Goydan Jeannine
- Greer Sylvia J
- Guiliano Ernestine
- Haag Elizabeth A
- Hillman Margaret E
- Horback John
- Hutchinson Christopher J
- Johnston Cassandra E
- Kelly Thomas L
- Korposh Ann
- Leasure Michael
- Lee Patricia A, George C
- Long Jonathan
- Manderino Elizabeth Haag
- Manderino Thomas D
- Mann Philip A
- Martinelli John Mauro
- Mugrage Norma
- Olexa Ronald H
- Ponderosa Steakhouse
- Popp Jacquelyn R, Mary J
- Premier Rehab Systems
- Raveendrana Abhilash
- Reda Nicholas J, Jeanna M, Timothy R
- Rocchino Alfred
- Schmidt Paul M
- Seals Charles
- Solar Power Industries Inc Hourly
- Stimmell James
- Stringhill Mildred
- Temak Tara N
- Tokar Michele L
- Weir Florence M Estate, James
- Whiteko Angela C

Williams Crystal M	Copeland James M
Williams Jennifer L	Costella Lois C
Yasko Helen Estate	Craft Jamie B
Yetsconish Jay	Cramer Mary Gene
	Crawford Gerald Jr
15247	Cronk Ruby L
Nemacolin Woodlands Resort	Cupp John S Jr
	Dehaas Ernest P III, Kathleen N, Ernest P
15401	Deli Steve P Jr
Acklin Patricia	Dicenzo Land Co
Adams David L	Dickerson Taylor
Adams Richard S	Dickinson Ralph
Ainsley William T	Dolan Louise H
Alexander Thomas	Domen Sonja J
Angelo Chelsea C	Dominion Transmission
Azar Marshall	Duley Frederick W
Bannasch Dawan	Dupej Mechaline
Barran John	Edde Pierre Khoury
Barrett Daniel W	Elias George J
Basher Michael	Faust Julie
Best Daniel	Fayette Specialty Assoc
Bhatt Aakash, Naresh	Fayette Specialty Obgyn
Biumaiwai Emosi	Fee Arthur O
Bootz John S Jr	Firman Anthony Dante, Kevin David
Boring William	Flaherty Kelley
Brajdic Edward	Flaherty Natalie F
Buckelew Colin T	Flynn Michelle
Burns Kris	Frances Betty
Butwin Paul	Franko William C
Callaghan Leah	Franks Douglas H
Campbell Harry Estate	Gallard Guillermo Olaf
Carter Zakia M	Gallo Eye Surgical Assoc
Catalano Rebekah L	Gavorcik Edna J
Cehula Stephen E, Doris D	Gordon Scott R
Chapman Brian S, Amy L	Gray James O
Cherry Tree Nursing Center	Gregor David P
Chiado Kathryn	Hanzes John G
Chretien Vanessa	Harper R S
Claim Peter H	Harris Ashley
Clemens Brady A	Hartman Patricia
Cnac Pm Acceptance Corp	Helmick Helen
Cochran Joseph, Anna	Henry & Stewart Audiology
Collins Ruth	High Point Furniture
Colortyme Rentals	Hill Arnold W
Constantine Larry	

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Hilldrup Mary Eileen	Mullen H M
Hilton Brenda G	Mundel Mark J
Hinsey Helen M	Myers Elinore L
Hogan Harriett E	Nedd Charles
Hooper Tamra J	Nestarec Paul
Hudock Gloria O	Newlon Wendy
Infectious Dis Assoc of Sw	Nicklow John W
Inuller Dale G	Old William K Estate
James Christopher	Ozanich Eugene
Jellick Dorothy	Palmer Kristie
Jenkins Minnie Estate	Pegg Sara B, H
Johnson Cee Cee	Penn Development
Johnson Linnea	Perry John Killebrew
Johnson Mary	Pittman Vearl Estate
Jones Homer	Posinak Mark
Jordan Shawna	Ptak Christina
Joshi Kishor E, Usha K	Respite Care 4 Special Kids
Kanar James P	Richards Edward C Jr
Kell Matthew X, Francis	Riley Samantha Kay
Keteles Paul W	Romero Karen H
King Joshua	Romesburg D R
Kissinger Helen Estate	Roskos Charles A
Kodric Nancy	Ross Monique
Lack Kelly	Ross Richard D
Laurel Pediatrics	Rotruck Jerrold D, Caryn J
Laurel Pharmacy	Rozzell Jack
Lavery Shiela	Rugged Warehouse Inc
Lewis Ashley C	Sakaguchi Jeffrey E Cust, Jonathan R
Lieb Beryl C	Schuj Frank
Lilley Pauline	Sharp Sonia
Lutz Dorothy	Sheperd Madelyn Estate
Madden Brandon J	Shipley Mildred L
Martin James E	Sisler Barry W
Matthews Keith L	Skowronek Eugene S
Mcfadden Eldia R	Smith Roxanne N
Mcfadden Rickey	Spaw Mary K
Mckeever Allen	Squeeze N Go
Mcs Notary Service	Stewart Becky A
Mcshane James	Stover Mark
Metts Arthur P Sr, Samantha D	Superior Ford Inc
Monaco Stephen	Susa Michael
Morgan Samanatha, Matthew	Sutton Edward J
Mortichesky Blanche	Swope Henry Jr, Dylen
Mounayar Judy A	Ted Sova Body & Fender
Mountaineer Wireline Corp	Ten James P

Vaselenak Estate Veronica, Veronica M	Jenkins Esther
W H Farwell Company	Johnson Timothy L
Ward Parren E	Kinney Felecia
Watkins Audrey, John	Kovaly Neil Estate
West Karen J	Lamberg Thelma A
Weston Kenneth	Laporte Cheri L
Whitt Davis Martha M	Layton Dealva
Williams Margaret P, Raymond	Lilak Damon L
Wilson Miriam	Losko Susan M
Wingrove Jarrett	Lyncavage Megan
Witt Walter W	Mccune Helen M
Yowler Nancy J	Miller Wayne
	Mutual Benefit Ins
15410	Pace Bobbie
Blannon Margaret	Peshko Walter J
Kurnot Darlene	Petty Travis P
Poole Daniel	Pryor Irene P
Swetz Rita	Rayburn Lewis
	Revi Robert
15416	Rhoads Rayn
Summers Wilma L	Ruffcorn Harry D
Williams Brian K	Russin Katherine Ann
Yanik Robert	Rymarchek Bonita L
	Sadler Linda L
15417	South Pointe Automotive
Bilitski Mary E	Steele Tillie
Browning Patricia E	Weld Lisa
Brownsville Prop Corp	Williams Shane
Childs Tara	
Clark Justina H	15420
Conti Farms Inc	Gaggiani Inez
Crawford Oliver Estate	
Dandrea Michael J	15421
Divil Helen A	Krawczyk Eileen
Dowdell Calvin	Niesslein Karen G
Dzurnak John J	Peters Barbara
Ehrgood Albert	
Gattian Roy,	15422
Hallal George	Locke Joseph A Estate
Hamilton Henry N	
Hardoby John	15425
Heistan Jessica, John	Anderson Robert E Jr, Kaylinn D
Hough Genevieve M	Baker Thomas R Jr
Hughes Gladys	Bauernfeind Robert
Hustava Sandra	Bettters Tyrone Grant

Beucher Gregory A	Workman Lee E
Bloom Heather J	Yekel Ralph
Burnsworth Donald J	Young Chelsea B
Clark David	
Cochran Joseph D	15428
Cook Keri	Bordas Althea
Cook Laurie	Peterson Delwyn T
Cornelius George	Pruden Wallace M
Duaria Michael Jr	Rimel Dorothy, Joseph
Duppelheuer Virginia	
Erwin Harry	15430
Estate of Malcolm J Austin	Keeney Ellie
Fetsko Suzi	
Franks Evelyn M	15431
Fremd Mark	Daaboul Georges G
Hatter Melvin E	Franks Timothy P Jr
Helinsky Edmund J	Hagner Gary Est
Henry Jarod J	Kanar Dalphenia, Louise P
Hernandez Maria	Murphy Williams Melissa Sue
Horewitz Beatrice E	Reagan Kevin D
Humbert Marsha, Ryan	Sanchez Erik
Lewis Sanford G	Sines Amanda J
Livingstone Joan	Siple Dawn
Martin George, Ruth	Small Donald P
Mclaughlin Craig	Suzannem Lacey
Mongelluzzo John A	
Ohler Helen Estate	15433
Onell Richard L	Cash Angela
Piern Sarah G	Doane Margie E
Provance Phillip	Robinson Louis R
Ridge Blvd Apartments	Tonkavitch Dorothy R
Rose April Dawn	
Rugg Mark	15435
Sabat Michael	Decarlo Frank Jr
Schrock Edgar	Novak Sarah R
Sharkey Gertrude	Young Kathy
Shoemaker James	
Spence Virginia	15436
Stewart Mollie G	Gates Bernice J Estate
Stickel Scott A	Helinsky Edmund J
Swallop Robert A	Kelley Jeffery H
Swank Esther B	Mahoney Shirley B, Guy E
Thomas Pamela S	Marcinko Charles R III
Triggs Tristan S, Susan M	Mcnutt Mary E
Trump Ronald	Piwowar Aaragon

Shop N Save	Chippo Brittany E
Wright Maria A	Fike Melvin
	Golden Kimberly A
15437	Hittie Gary L
Boris Ellen Jean	Lining Ed
Cancino Fabiola A	Mcnamara Florence V, Rita L
Hendrix Michelle R	Menarcheck William III, Janet
Hobbs Margaret E	Newberry Jere Lewis
Mccracken Clarence	Roby Jacqueline Estate
Mills Caroline Reed, Erin Beam	Spano Steven
Valentine Ewan	Springer Eric D, David
Zavala Karen Anco	
	15446
15438	Potenziani Carl
Anderson Robert T	Yealey William L
Askey Robert F, Sherry A	
Gishnock Edward J	15447
Hough Patricia C	Lloyd Keith W
Jodon Joan F Estate	
Mcafee Carrie	15450
Vegas Brian	Kavulic Andrew
15442	15451
Genevieve Marciniak	Evans Leon Q
Lewis Alicia	Shaffer Stephanie L
Marmol Kathryn	
Maust Robyn L	15454
Mayers Tyler Dominic	Swartz Jennie L
Papincak Mary J	
Tait Beryl B Estate	15456
	Androsik Jamie L
15443	Auto Trakk/Lyco Auto
Girolami Albert C Estate	Davison Danielle
Onesko Helen D	Exeter Finance Corp
	Fayette Home Care
15444	Galderisi Aurberrie, Frank
Bugai Edward A	Hanan Darlene
Chew Robert M	Hawk Barbara A
Cutlip Russell H	Jose David Louise
Smith Gary M	Lobash Michael Wayne
Walton Aaron A	Matthews Robert N
	Perez Gilbert B
15445	Regina Regina
Altizer Preston E	Scott Mary J
Boord Marie M	Shawley Bonnie

Smith Paul W	15464
Sweet Peas	May Evan R
Talaman Rachel J	Sankey James M
Watson Betty, James	Sankey Winona E
	Tressler Zachary W
15458	
Lesnick Betty	15465
Mcginnis Jimmie R	Holland Catherine E
Palmer Anna	Matthews Emmett
Prah Mark A	McNutt Mary E
Townsend Michele M, James	
	15466
15459	Adkins Kenneth E, Melba A
Fike Orville B, Twila	Finfrock Tammi W
Frye Charles E Estate	Girl Scouts of South Western
Hajduk and Assoc Uro Pro	
Humberston James F	15467
Humberston Jeffrey S	Bezjak Land Management Corp
Kerns Robert L	Stevenson Edwin E, Louise
Minnick Deborah	
Patsys DbA Glisans	15468
Savage Nancy	Brangard Wanda F
Tesauro Jan R	Bryan Leroy, Jean
Villa Henry C	Bryson Fred Jr
	Cropp Frank Lee
15461	Dantzler Charles L
Alexander Valerie S	Heider Harry
Aunt Jeans	Jacobson Victor
Balaz William P, Grace	Mcshane Patrick P
Ciaramella Carl, Cynthia	Moore William O, Karen A
Clark Pauline	Mountaineer Land Management
Guzman Tony	Shimko Mary
Hersh Randy A	Shiner Donna
Lapp Kevin S	Tausel Gertrude E Estate
Michalec John R	Wihite Dorthie
O Brien Irene E	
Pleban Steve	15469
Spruell Darell M	Brown Lorna
Sterling Sally	Nicholson Wilma F
Szerensci Thomas	Pirl Rickey D
Taylor Allen	Prinkey Isaac L
	Ritenour John F Jr
15463	Shroyer James
Lilley Joyce	

	15470	Ritchey Annabelle
Perne Irene		
Thunder K Enterprise		15478
	15472	Alexander Michael E
Stepanik Debra		Bobincheck Susan
	15473	Clark Warren D
Babich Deborah		Conway Alice
Bates Reginald C		Costello Christophe M
Bordas Helen L		Demaske Charles
Burkland Richard A		Dice Marlene, Robert
Carocci Frank		Gibbs Linda
Centennial Chevrolet		Groover Sheri D
Curran Ronald		Hagner Michael
Decarlo Victoria		Hainzer Frank
Evans Keenan S		Holland Ashley N
Farquhar Allen		Koller Robert S
Hostetler Ronald		Leech Margaret P
Kennedy Joshua		Mccourt James
Lape Ronald D		Miller Eleanor
Larry P Rathway Trucking		Opinsky Paul
Lawrence P Rathway Trk		Pappas Theodore E
Lawrence P Rathway Trucking		Rhome Thomas R Jr
Martin Bernard F, Kathryn M		Roberts Randall
Martin Joseph G, Nancy L		Skala Andrew J
Mike Olexa Auto Body		Smith David W
Morgan Aaron M		Steve Joseph A J
Onusko John		Stevulak Courtney
Pato Ryan J		Swaney Colleen R
Sager Emma E		Townsend Chelsea
Schultz Steven M		Weller John W
Toth William R		Wilson Jodie
Young Caroline M		15480
	15474	Baker Elizabeth
Degardyn Delores, John		Baker George M
Newton Donna		Bill Vaughn F Jr
Reynolds James		Center Independent Oil
Smith Jess W		Mullen Patrick W Estate
	15475	Rebidas Michael A
Hall Gloria B		Sullivan Earl Estate
Hart Justin		15482
Oliver James		Manack Collin M
		Matta Elmer J
		Varga Frank J



## Registers' Notice

Notice by JEFFREY L. 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 2, 2018 at 9:30 A.M.**

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2615-0809	DONALD R. ANDERSON	Maryellen Anderson, Administratrix CTA
2616-0405	ERNESTINE ALBERTS	Fred C. Adams, Executor
2616-0285	ALBERT LEE FIRESTONE	Tammy S. Cavanaugh and Deborah L. Chaney, Administratrices

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

**Monday, July 16, 2018 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.

JEFFREY L. REDMAN

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division (1 of 2)

**JUDICIAL OPINION**

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY, PENNSYLVANIA  
CRIMINAL DIVISION

COMMONWEALTH OF	:
PENNSYLVANIA	:
	:
VS.	:
	:
BRENNAN NIKOS MARTIN,	:
	:
Defendant.	: No. 1758 OF 2017
	: Senior Judge Gerald R. Solomon

**OPINION AND ORDER**

SOLOMON, SJ.

May 30, 2018

Before the Court is the Omnibus Pre-trial Motion of Brennan Nikos Martin, (hereinafter “Defendant”), in the nature of a Motion to Suppress Blood Test Results. A full hearing on the Motion was held on March 19, 2018, and, thereafter both the Defendant and the Commonwealth submitted a Memorandum of Law in support of their respective positions.

STATEMENT OF THE CASE

On June 15, 2017, Trooper Robert C. Hughes III, while on routine patrol, observed one vehicle, a black Honda, sitting in the parking lot of an unoccupied building. After he passed the parking lot, Trooper Hughes observed the same vehicle in his rear view mirror. He then pulled off the road to obtain a vehicle registration and the vehicle passed at a high rate of speed. Pulling behind the vehicle, Trooper Hughes observed that it was travelling at a rate of 63 miles per hour in a 45 miles per hour zone. He then initiated a traffic stop.

Approaching the driver’s side of the vehicle, he observed that the operator was Defendant. After making contact with Defendant, Trooper Hughes observed that Defendant was visibly intoxicated, with an odor of alcohol, bloodshot eyes, and slurred speech. Defendant admitted that he had been drinking. He then had Defendant perform field sobriety tests, which tests Defendant failed.

Defendant was then placed under arrest for driving while under the influence of alcohol. The Trooper then asked Defendant if he would consent to a test of Defendant’s breath, and Defendant consented. The warnings known as the “O’Connell Warnings” found in 75 Pa.C.S. Section 1547 (b)(2) were not read to Defendant by Trooper Hughes.

## DISCUSSION

The issue in this matter, as set forth in his Memorandum and Supplemental Memorandum of Defendant is that an arresting officer has the obligation, by statute and/or by the Constitution, to advise a motorist placed under arrest for driving under the influence of the warnings set forth in 75 Pa.C.S. Section 1547 (b)(2). The crux of the Motion of Defendant is that since he was not read the language set forth in form DL-26B, his consent to submit to a blood test was unconstitutionally obtained. However, Defendant's contention is misplaced since he was asked if he would submit to a breath test, not for a draw of his blood. N.T. 3/19/18 at 7.

Blood tests constitute searches under the Fourth Amendment as they implicate privacy concerns. *Birchfield v. North Dakota*, 136 S.Ct. 2160 (2016). See also, *Commonwealth v. Ellis*, 608 A.2d 1090, 1091 (Pa.Super. 1992) (providing that "the administration of a blood test is a search within the meaning of the Fourth Amendment if it is performed by an agent of the government"). However, *Birchfield* distinguished blood tests from breath tests, concluding that blood tests are much more intrusive, under a Fourth Amendment analysis, than breath tests and concluded that a blood test may be administered as a search incident to a lawful arrest. *Birchfield*, supra.; *Boseman v. Commonwealth, Department of Transportation*, 157 A.3d 10 (Cmwlth. Ct. 2017). There is no Constitutional right to refuse a breath test. *State of Washington v. Baird*, 386 P. 239, 245 (2016).

Instantly, after determining that Defendant showed signs of impairment in performing field sobriety tests, the Trooper asked Defendant if he would consent to a breath test, to which Defendant voluntarily agreed. N.T. 3/19/18 at 7. Although Defendant testified at the hearing, he offered no testimony that his consent was given under duress or involuntarily.

WHEREFORE, we will enter the following order.

## ORDER

AND NOW, this 30th day of May, 2018, after full hearing, it is hereby ORDERED and DECREED that the Omnibus Pretrial Motion of Defendant, Brennan Nikos Martin, is DENIED.

BY THE COURT,  
SOLOMON, SJ

ATTEST:  
Clerk of Courts

**D'Andrea Collision Investigation and Reconstruction LLC****D'Andrea Collision Investigation and  
Reconstruction LLC**

Pennsylvania State Police Lieutenant Joseph D'Andrea with over 30 years of experience and former collision Analysis and Reconstruction Specialist recently retired and is now conducting investigations. Investigations range from: obtain/review police crash report through collision reconstruction primarily for civil litigation. Criminal defense work done on case by case basis.

**Contacts:**

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Cell (724) 984-3908

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Joseph D'Andrea  
144 Regency Drive  
Uniontown PA 15401

**SENTENCING UPDATE CLE**

Sentencing Updates  
Presented by  
Pennsylvania Commission on Sentencing

**Thursday, June 28, 2018**

2.0 CLE Credits

This seminar will provide an overview of recent amendments to the 7th Edition Sentencing Guidelines (amendments 1, 2, 3 and 4). It will include updates related to specific sentencing related statutes as well as an update on the development of the Commission's risk assessment tool.

Target Audience - This seminar targets individuals who already have a comprehensive understanding of sentencing guidelines and sentencing statutes and only need current updates.

The seminars are approved for CLE credits. Certificates of attendance and CLE forms will be distributed at the completion of the training sessions. Attorneys must directly return the CLE Request Form to the Pennsylvania CLE Board along with their payment.

Seminars are free of charge to anyone involved in Pennsylvania's criminal justice system. To register, please complete the online registration at <http://pasentencing.us>. You will be emailed a confirmation approximately one week prior to the seminar date. If you require special assistance, please inform the PA Commission on Sentencing prior to the seminar.

**PRE-REGISTRATION IS REQUIRED**

**with PA Commission on Sentencing**

Online Registration: <http://pasentencing.us>

Thursday, June 28, 2018

1:00 p.m. to 3:15 p.m.

Fayette County Public Service Building

First Floor Conference Room


22 East Main Street, Uniontown

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# Young Lawyer Summer Summit

**July 18-20 • State College**  
The Penn Stater Hotel and Conference Center

 #PBAYLDSummit18

**YOUNG LAWYER DIVISION CONFERENCE****Young Lawyer Summer Summit**

4.0 CLE Credits

July 18-20, 2018

The Penn Stater Hotel

State College, PA

Notice to Fayette County Lawyers Admitted After January 1, 2012:

The Fayette County Bar Association will sponsor five lawyers admitted after January 1, 2012 and who practice or have clerkships in Fayette County to attend the 2018 PBA/YLD Young Lawyer Summer Summit in State College on July 18-20.

The program brochure is available on the Bar Association website, [www.fcbar.org](http://www.fcbar.org). The conference provides practical tips in several practice areas, in addition to 4 CLE credits. The FCBA is offering a full sponsorship for the fees in attending the conference. Please contact the Bar Association office by email to [cindy@fcbar.org](mailto:cindy@fcbar.org) no later than Wednesday, June 20th if interested in attending and provide your PA Attorney ID No. The sponsorships will be provided to the five newest admittees who express an interest. Thank you. Fayette County Bar Association.

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