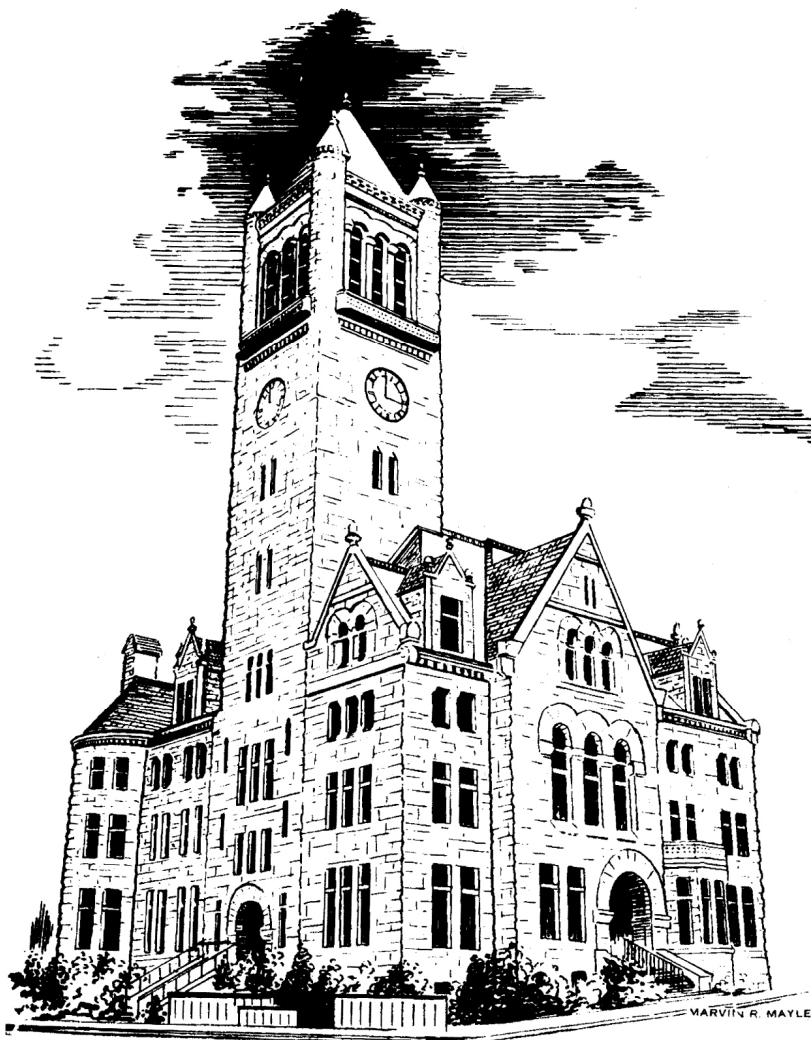


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The Ethics Hotline provides free advisory opinions to PBA members based upon review of a member's prospective conduct by members of the PBA Committee on Legal Ethics and Professional Responsibility. The committee responds to requests regarding, the 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

JEAN J. MCKEEVER, late of Perryopolis,
Fayette County, PA ⁽³⁾

Executrix: Linda M. Olsen
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

ELIAS EDWARD NICKMAN, JR., a/k/a
ELIAS E. NICKMAN, JR., a/k/a ELIAS
NICKMAN, JR., late of Uniontown, Fayette
County, PA ⁽³⁾

Administratrix: Stephanie Triplett
25 Vances Mill Road
Uniontown, PA 15401
c/o 1035 Boyce Road, Suite 121
Pittsburgh, PA 15241
Attorney: Donald Mazzotta

Second Publication

EDNA J. MATHIAS, a/k/a JOYCE
MATHIAS, late of Chalk Hill, Fayette County,
PA ⁽²⁾

Executrix: Holly J. Lear
c/o 2944 National Pike Road
P.O. Box 245
Chalk Hill, PA 15421
Attorney: Charles C. Gentile

MARGARET LOUISE RINGER, a/k/a
MARGARET L. RINGER, late of Uniontown,
Fayette County, PA ⁽²⁾

Personal Representative:
Jeanne Louise Zavatchen
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

HELENE WOZNIAK, late of Washington
Township, Fayette County, PA ⁽²⁾

Executor: Richard Wozniak
7191 Hawksbeard Drive
Westerville, Ohio 43082

First Publication

PHYLLIS J. BAKEWELL, late of Belle
Vernon, Fayette County, PA ⁽¹⁾

Executrix: Debra B. Blair, f/k/a
Debra Bakewell
c/o Radcliffe Law, LLC
648 Morgantown Road, Suite B
Uniontown, PA 15401
Attorney: William M. Martin

HAROLD J. BETTERS, late of Connellsville,
Fayette County, PA ⁽¹⁾

Personal Representative:
Cheryl Betters Kelly
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

DAVID WAYNE EASTER, a/k/a DAVID W.
EASTER, late of North Union, Fayette County,
PA ⁽¹⁾

Administratrix: Judi R. Easter
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

LEGAL NOTICES**Decedent's Trust Administration Notice**

The following decedent died with no probate estate. At the time of death, the decedent maintained a Revocable Living Trust, in which administration proceedings commenced. The named Trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Tiberi, Eda N. Revocable Trust, deceased October 9th, 2020, of Rancho Palos Verdes, Los Angeles County, California. John V. Tiberi, Jr., Co-Trustee, and PNC Bank N.A., Co-Trustee c/o Paul J. Palko, The Tower at PNC Plaza, 300 Fifth Avenue, 31st Floor, Mail Stop PT-PTWR-31-1, Pittsburgh, PA 15222.

(1 of 3)

NOTICE

NOTICE is hereby given pursuant to the provisions of Act 295 of December 16, 1982, P.L. 1309, that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about December 29, 2020, to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of Line of Fire Laser Designs, LLC, with the principal place of business at: 124 Opals Drive, McClellandtown, PA 15458.

The name or names and addresses of persons owning and interested are: Kari Parsons.

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
Judge Vernon
No: 2149 of 2020, G.D.

IN RE: Change of Name of:
SAVANNAH ROSE SMITH

NOTICE

Notice is hereby given to all interested parties, that a petition styled as above has been filed in the Court of Common Pleas, Fayette County, Pennsylvania, seeking Change of Name of Savannah Rose Smith.

Hearing to consider such Petition shall be held in Court Room Number 4, of the Fayette County Courthouse, 61 East Main Street, Uniontown, Fayette County, Pennsylvania, on February 16, 2021, at 1:30 o'clock P.M., before the Honorable Judge Nancy Vernon.

Patrick C. McDaniel
Attorney for Petitioner
PA I.D. #42125
50 East Main Street
Uniontown, PA 15401
(724) 437-4211
FAX: (724) 437-4245

SHERIFF'S SALE

Date of Sale: March 18, 2021

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, March 18, 2021, at 2:00 p.m. in Courtroom Number One at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

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

James Custer
Sheriff Of Fayette County

No. 624 of 2017 GD
No. 183 of 2020 ED

**Wilmington Savings Fund Society, FSB, D/B/
A Christiana Trust, Not Individually but as
Trustee for Pretium Mortgage Acquisition
Trust,**

Plaintiff,

Vs.

**Ann Miller,
Defendant**

ALL THAT RIGHT, TITLE, INTEREST
AND CLAIMS OF ANN MILLER OF, IN AND
TO THE FOLLOWING DESCRIBED
PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL
OF LAND SITUATE IN SALTICK
TOWNSHIP, COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA,
BEING MORE FULLY DESCRIBED AT DBV
2975 PAGE 1409

BEING KNOWN AS 2279 INDIAN
HEAD ROAD, CHAMPION, PA 15622
TAX MAP NO. 31-19-0068

DWALDMANLAW, P.C.,
ATTORNEY FOR PLAINTIFF
BY: JENNIE C. SHNAYDER, ESQUIRE -
ID #315213
4900 CARLISLE PIKE, #182
MECHANICSBURG, PA 17050
TELEPHONE: (844) 899-4162
FACSIMILE: (844) 882-4703

No. 617 of 2020 GD
No. 202 of 2020 ED

**AMERICAN CAPITAL GROUP, LLC
vs.
Charles L. Murphy, Sr.**

All that certain two (2) pieces, parcels or
lots of land situate in the City of Connellsville,
County of Fayette and Commonwealth of
Pennsylvania

TAX PARCEL# 05-11-0045 and 05-11-
0046

PROPERTY ADDRESS: 250 E. Fairview
Avenue, Connellsville, PA 15425

RAS Citron, LLC - Attorneys for Plaintiff
Robert Flacco, Esquire ID No . 325024
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rflacco@rasnj.com

No. 1468 of 2015 GD
No. 199 of 2020 ED

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC.,
MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2005-
EFC7**

**Plaintiff
v.
NANCY ROSE
Defendant(s)**

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN THE
TOWNSHIP OF LOWER TYRONE,
FAYETTE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 1002 BANNING
ROAD A/K/A 1048 BANNING ROAD
CONNELLSVILLE, PA 15425
BEING PARCEL NUMBER: 18-01-0010
IMPROVEMENTS: RESIDENTIAL
PROPERTY

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

No. 1520 of 2018 GD
No. 197 of 2020 ED

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE CIM
TRUST 2016-2, MORTGAGE-BACKED
NOTES, SERIES 2016-2
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
Plaintiff**

**vs.
DENISE A. WARNICK
SHIRLEY A. WARNICK
Mortgagor(s) and Record Owner(s)
164 Casey Drive
New Salem, PA 15468
Defendant(s)**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN GERMAN TOWNSHIP,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 164 CASEY
DRIVE, NEW SALEM, PA 15468
TAX PARCEL #15-05-0013
IMPROVEMENTS: A RESIDENTIAL
DWELLING
SOLD AS THE PROPERTY OF: DENISE
A. WARNICK AND SHIRLEY A. WARNICK
ATTORNEY: KML LAW GROUP, P.C.

*** END SHERIFF SALES***

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, February 1, 2021, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2620-0174	JOYCE A. DOPPELHEUER	Daniel Doppelheuer, Administrator
2619-0832	JENNIE P. GRADOS	Jennifer L. Russo and Kathy M. Hawker, Co-Executors
2620-0174	JUSTINA SANTORO	Ronald J. Santoro, Executor

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

Tuesday, February 16, 2021, at 9:30 A.M.

in Courtroom No. 1 of the **Honorable Steve P. Leskinen** or his chambers, 2nd Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

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

NOTICE OF PROPOSED TERMINATION

Notice of Proposed Termination of Court Case

Pursuant to Rule 1901 of the Rules of Judicial Administration, the court intends to terminate the following cases without further notice because the docket shows no activity in the case for at least two years. You may stop the court from terminating the case by filing a Statement of Intention to Proceed. The Statement of Intention to proceed should be filed along with a \$25 filing fee to the Prothonotary of the Court at the Fayette County Courthouse, 61 E Main Street, Uniontown, Pennsylvania 15401 on or before March 17, 2021.

IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED, THE CASE WILL BE TERMINATED.

File Number	Type	Plaintiff	Defendant
2018-1230	GD	Ryan & Tanesha Reed	Triple C. Auto Plex LLC
2017-1095	GD	Bradley Thomas	Delsandro Correction Officers
2015-870	GD	Patricia Moorhead	Donald Moorhead
2017-1617	GD	Citibank N.A.	Benjamin A. Shreck

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN
518 Madison Drive
Smithfield, PA 15478
724-322-6529
johnfranciswarman@gmail.com

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