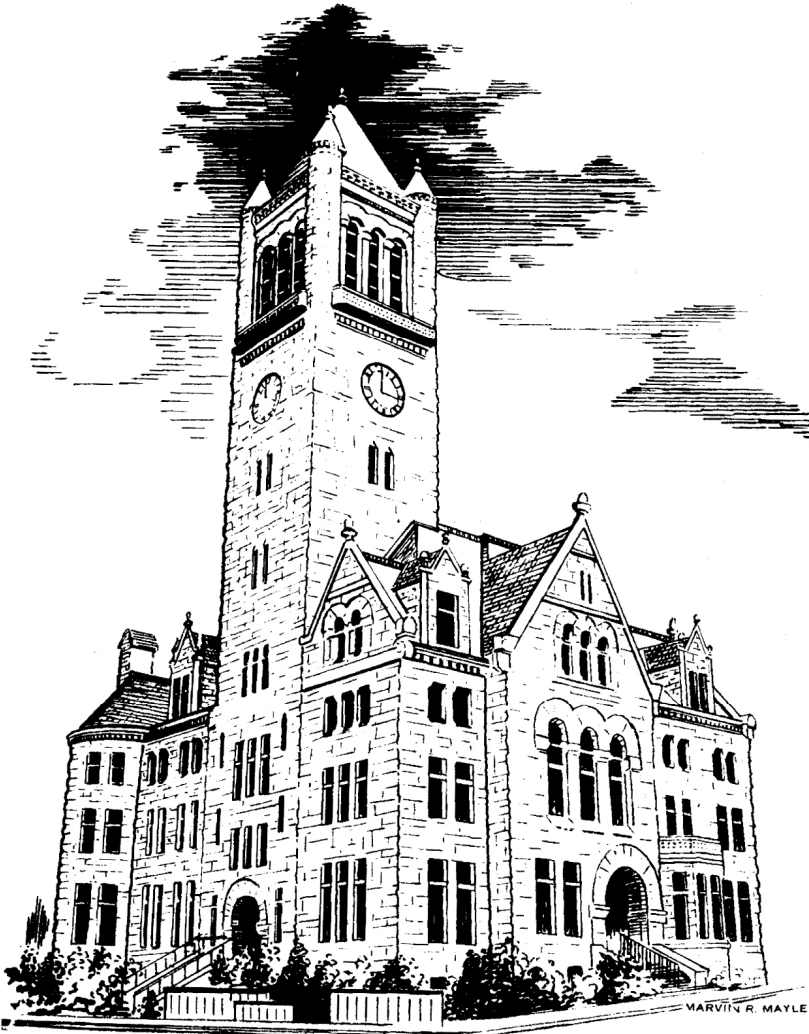


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FAYETTE LEGAL JOURNAL

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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

GEROME A. GARBUTT, late of Smock,
Fayette County, PA (3)

Administrators: Gary L. Garbutt and
Gerald R. Garbutt
c/o DeHaas Law, LLC
51 East South Street
Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III

IRA WADE MURPHY, late of Dawson,
Fayette County, PA (3)

Executor: Robert Murphy
c/o Fieschko & Associates, Inc.
436 7th. Avenue, Suite 2230
Pittsburgh, PA 15219
Attorney: Joseph E. Fieschko, Jr.

PAUL D. WILLIAMS, late of Uniontown,
Fayette County, PA (3)

Executor: Kristen A. Williams
167 Hague Lane
Uniontown, PA 15401
c/o 310 Grant Street, Suite 11009
Pittsburgh, PA 15219
Attorney: Rosalie P. Wisotzki

Second Publication

SCOTT EDWARD ECKLES, a/k/a SCOTT E. ECKLES, a/k/a SCOTT ECKLES, late of Point Marion, Fayette County, PA (2)

Administratrix: Wilma J. Lincoln
c/o John & John
96 East Main Street
Uniontown, PA 15401
Attorney: Simon B. John

MARIE E. FERRANTI, late of Masontown,
Fayette County, PA (2)

Executrix: Joann Bernadette Young
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Anthony S. Dedola

ELAINE LACLAIR, late of Uniontown,
Fayette County, PA (2)

Administrator: Scott LaClair
c/o Proden & O'Brien
99 East Main Street
Uniontown, PA 15401
Attorney: Wendy L. O'Brien

GERALD MALCOM MELENIA, a/k/a GERALD M. MELENIA, late of Luzerne Township, Fayette County, PA (2)

Executor: Brian M. Melenia
c/o 339 Old Haymaker Road, Suite 1101
Monroeville, PA 15146
Attorney: Brenda B. Sebring

ENRICO VENINCASA, late of South Union Township, Fayette County, PA (2)

Personal Representative: Donald L. Williams
c/o 2 West Main Street, Suite 110
Uniontown, PA 15401
Attorney: Ricardo J. Cicconi

First Publication

HELEN G. MOON, a/k/a HELEN GRACE MOON, late of Connellsville, Fayette County, PA (1)

Personal Representative: James E. Moon
c/o Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

ROBERT L. MOSIER, late of Franklin Township, Fayette County, PA (1)

Executrix: Barbara L. Mosier
475 Morris Hollow Road
Smock, PA 15480
c/o P.O. Box 275
Hopwood, PA 15445
Attorney: Emilie J. Cupp

RAYMOND WOZNIAK, late of Washington Township, Fayette County, PA (1)

Executrix: Susan A. Crea, n/k/a
Susan A. Wozniak
421 Wozniak Street
Belle Vernon, PA 15012
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

LEGAL NOTICES

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 Pennsylvania Department of State, on or about June 25, 2018, to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of "Monarch Meadow", with the principal place of business at 480 Coolspring Street, Uniontown, Fayette County, Pennsylvania, 15401. The initial names of persons owning and interested were: Daniel T. Vivian and Katie A. Vivian.

On October 24, 2018, a Fictitious Name Amendment was filed with the Pennsylvania Department of State, whereby Monarch Meadow, LLC, was added as the entity owning the fictitious name "Monarch Meadow", withdrawing Daniel T. Vivian and Katie A. Vivian as owners of the said fictitious name, and changing the principal place of business to 490 Coolspring Street, Uniontown, Fayette County, Pennsylvania, 15401.

WATSON MUNDORFF & SEPIC, LLP
720 Vanderbilt Road
Connellsville, PA 15425-6218
Phone: (724) 626-8882

NOTICE

IN THE COURT OF COMMON PLEAS
OF FAYETTE COUNTY, PENNSYLVANIA
No. 2261 of 2018, G. D.

Fred Pounds,
Plaintiff
vs.

Mable M. Hileman, and her heirs, successors,
beneficiaries and assigns, generally,
Defendants.

TO: Mable M. Hileman, and her heirs, successors, beneficiaries and assigns, generally, Defendants.

TAKE NOTICE that Fred Pounds filed a Complaint in an Action to Quiet Title at No. 261 of 2018, G.D., in the Court of Common Pleas of Fayette County, Pennsylvania, averring that he is the owner in fee and in possession of:

ALL those four certain lots of ground in Dunbar Township, Fayette County, Pennsylvania, known and numbered as Lots No. 33, 34, 35, and 36 in the A.J. Fairchild Plan of Lots as recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Plan Book No. 1, page 25 ½ more particularly bounded and described as follows:

Tract 1 – Fayette County Tax Map No. 09-03-0147

Tract 2 – Fayette County Tax Map No. 06-07-0148

For a more complete recital of the chain of title concerning the premises, refer to the Complaint filed in the within action.

That the defendants above named appear to have interest in said premises which creates a cloud upon plaintiff’s title, whereupon the plaintiff has filed its Complaint as aforesaid asking the Court to enter a decree terminating all rights which defendants may have in said premises and decreeing that plaintiff has the full and free use and occupation of said premises, released and forever discharged of any right, lien, title or interest of defendants herein.

The service of this Complaint by publication is made pursuant to an Order of Court dated October 23, 2018 and filed at the above number and term.

You are hereby notified to plead to the complaint in this case, of which the above is a brief summary, within twenty (20) days from this date. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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 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 OR NO FEE.

PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
P. O. BOX 186
HARRISBURG, PA 17108
PHONE: 1-800-692-7375

WATSON MUNDORFF & SEPIC, LLP
720 Vanderbilt Road
Connellsville, PA 15425-6218
Phone: (724) 626-8882

IN THE COURT OF COMMON PLEAS
FAYETTE COUNTY, PENNSYLVANIA
ACTION TO QUIET TITLE
CIVIL ACTION - LAW
No. 2042 of 2018, G.D.
Judge Linda R. Cordaro

BECKY YOWLER,
Plaintiff,
vs.

SAM GEARY, SUSIE GEARY, his wife,
WALTER THOMAS JR. and SUSIE T.
THOMAS also known as, SUSIE THOMAS
SMITH, and their heirs, successors and/or
assigns,
Defendants.

NOTICE

TO: Walter Thomas Jr. and Susie T. Thomas also known as Susie Thomas Smith and their heirs, successors and/or assigns, generally, or any other person or persons having any right, interest or claim whatsoever in and to that certain tract of land situate in the City of Uniontown, Fayette County, Pennsylvania, more particularly bounded and described as follows:

ALL those two certain lots of ground situate in the McCormick & Ewing Addition to Uniontown, Fayette County, Pennsylvania, on the East side of Park Avenue and known as Lots Nos. 170 and 171, each fronting forty (40) feet on said Park Avenue and extending back one hundred and thirty (130) feet to a twenty (20) foot alley.

Tax Parcel Identification Number: 38-14-0042. The street address of the subject property is 131 Park Street, Uniontown, Pennsylvania, 15401.

For a more complete recital of the chain of title concerning the premises, refer to the Complaint filed in the within action.

That the Defendants above named appears to have interest in said premises which creates a cloud upon Plaintiffs title, whereupon the Plaintiff has filed her Complaint as aforesaid asking the Court to enter a decree terminating all rights which Defendants may have in said premises and decreeing that Plaintiff has the full and free use and occupation of said premises, released and forever discharged of any right, lien, title or interest of Defendants herein.

By Order entered October 23, 2018 at the above number, the Court granted Plaintiff leave to serve the Complaint on you by publication of this Notice once in the Herald Standard, a newspaper of general circulation, and in the Fayette County Legal Journal.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defense or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

PENNSYLVANIA LAWYER REFERRAL
100 South Street
P.O. Box 186 Harrisburg, PA 17108
800-692-7375

EWING D. NEWCOMER, ESQUIRE
Attorney for Plaintiff

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 801 Lawn Avenue, Connellsville, PA 15425 more particularly described in Fayette County Record Book 1764, Page 124. SAID SALE to be held in the Fayette County Courthouse, 61 East Main Street, Uniontown, PA 15401 at 10:00 a.m. prevailing, standard time, on December 13, 2018. All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 0514016501 recorded in Fayette County, Pennsylvania. Seized and taken in execution as the property of Robin C. King, at the suit of the United States of America, acting through the Farmers Home Administration, on behalf of United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:18-CV-00844. 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. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

CIVIL ACTION LAW
COURT OF COMMON PLEAS
FAYETTE COUNTY

Number 2018-01009

loanDepot.com, LLC
v.
David Rugg

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: David Rugg

Your house (real estate) at 2645 Springfield Pike, Connellsville, Pennsylvania 15425 is scheduled to be sold at Sheriff's Sale on January 17, 2018 at 2:00 p.m. at Fayette County Courthouse, 61 East Main Street, Uniontown, Pennsylvania 15401 to enforce the court judgment of \$107,511.27 obtained by loanDepot.com, LLC against the above premises.

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

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

1. The sale will be canceled if you pay to loanDepot.com, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

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

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

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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

**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 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.**

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Pennsylvania Bar Association**

100 South Street

**P.O. Box 186 Harrisburg, Pennsylvania 17108
(800) 692-7375**

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400, Phila., PA 19109,
215-790-1010

SHERIFF'S SALE

Date of Sale: January 17, 2019

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, January 17, 2019, 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. 1028 of 2011 GD
No. 323 of 2018 ED

**THE BANK OF NEW YORK MELLON, AS
TRUSTEE FOR CIT MORTGAGE LOAN
TRUST 2007-1, BY VERICREST
FINANCIAL, INC. AS ATTORNEY-IN-
FACT**

vs.

**Rodney A. Basinger as Executor of the Estate
of Gerald H. Darrell
Heather D. Basinger as Executrix of the
Estate of Gerald H. Darrell**

ALL THAT CERTAIN tract of land situate in German Township, Fayette County, Pennsylvania, known as Lot No. 2 in a Subdivision of property of James C. and Yvonne Solomon as recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Plan Book 20, page 2.

BEING THE SAME PREMISES which James C. Solomon and Yvonne Solomon, his wife, by Deed dated September 23, 1986 and recorded September 23, 1986 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 203, Page 209 granted and conveyed unto Gerald H. Darrel and Joyce K. Darrel, his wife.

BEING KNOWN AS: 178 Mary Hall
Road, McClellandtown, PA 15458
PARCEL #15-11-0028-01

Phelan Hallinan Diamond & Jones, LLP

No. 1649 of 2018 GD
No. 328 of 2018 ED

**PNC Bank, National Association, Successor
by Merger to National City Mortgage A
Division of National City Bank,**

Plaintiff,

v.

**Brian C. Bensen
Jennifer Bensen,
Defendant(s)**

By virtue of a Writ of Execution No. 1649-OF-2018-GD, PNC Bank, National Association, Successor by Merger to National City Mortgage A Division of National City Bank v. Brian C. Bensen Jennifer Bensen, owner(s) of property situate in the BULLSKIN TOWNSHIP, Fayette

County, Pennsylvania, being 315 Johnson Lane,
Connellsville, PA 15425-9702
Parcel No.: 04330030
Improvements thereon: RESIDENTIAL
DWELLING

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

No. 784 of 2016 GD
No. 357 of 2018 ED

**PNC BANK NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO
NATIONAL CITY BANK, SUCCESSOR BY
MERGER TO NATIONAL CITY
MORTGAGE, A DIVISION OF NATIONAL
CITY BANK OF INDIANA**
3232 Newmark Drive
Miamisburg, OH 45342,

Plaintiff,

vs.

**GINA M. CAROMANO a/k/a GINA
CAROMANO**
Mortgagor(s) and Record Owner(s)
12 Brooke Street
Uniontown, PA 15401,
Defendant(s).

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

TAX PARCEL #34-15-0144

PROPERTY ADDRESS: 12 Brooke Street
Uniontown, PA 15401

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: GINA
M. CAROMANO a/k/a GINA CAROMANO

McCABE, WEISBERG & CONWAY, LLC
JOSEPH I. FOLEY, ESQUIRE - ID# 314675
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

No. 792 of 2015 GD
No. 360 of 2018 ED

Ditech Financial, LLC
Plaintiff
v.

**Alberta Marie Chronowski a/k/a Alberta M.
Chronowski a/k/a Alberta Chronowski,
Known Surviving Heir of Betty Watson,
Deceased Mortgagor and Real Owner,
Audrey C. Maddas a/k/a Audrey Watson
Maddas a/k/a Audrey Maddas, Known
Surviving Heir of Betty Watson, Deceased
Mortgagor and Real Owner, Cullen B.
Watson, Known Surviving Heir of Betty
Watson, Deceased Mortgagor and Real
Owner, Denise Watson a/k/a Denise M.
Watson, George Watson a/k/a George
Watson III, Known Surviving Heir of Betty
Watson, Deceased Mortgagor and Real
Owner, Georgia Brown, Known Surviving
Heir of Betty Watson, Deceased Mortgagor
and Real Owner, Herbert Watson, Known
Surviving Heir of Betty Watson, Deceased
Mortgagor and Real Owner, Marynee R.
Robaugh a/k/a Marynee Robaugh, Known
Surviving Heir of Betty Watson, Deceased
Mortgagor and Real Owner, Roger K.
Watson, Known Surviving Heir of Betty
Watson, Deceased Mortgagor and Real
Owner, Scott A. Watson, Known Surviving
Heir of Betty Watson, Deceased Mortgagor
and Real Owner and Unknown Surviving
Heirs of Betty Watson, Deceased Mortgagor
and Real Owner**
Defendants

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

BEGINNING AT A POINT ON THE
NORTHERLY SIDE OF A NEW TWENTY
(20) FOOT TOWNSHIP ROAD LAID OUT
FROM THE SOUTHERN EDGE OF THE
ORIGINAL TRACT OF LAND OF WHICH
THAT HEREBY CONVEYED IS PART,
WHICH POINT IS THE SOUTHEASTERN
CORNER OF A TRACT OF LAND SOLD BY
MARY MORGAN, ONE OF THE
GRANTORS, TO JACK MCGARRITY AND
BETTY MCGARRITY, HIS WIFE; THENCE
ALONG SAID MCGARRITY LAND
NORTHERLY ONE HUNDRED EIGHTY
FIVE (185) FEET TO A POINT ON THE
ORIGINAL LINE OF SAID LARGER TRACT;

THENCE BY SAME SOUTH 82 DEGREES EAST, FIFTY-FIVE (55) FEET TO A POINT ON OTHER LANDS OF MARY MORGAN, NOW MARY MARFONGELLA; THENCE IN A SOUTHWESTERLY DIRECTION, TWO HUNDRED THREE (203) FEET TO A NEW TWENTY (20) FOOT TOWNSHIP ROAD FIRST MENTIONED; THENCE ALONG THE ROAD NORTH 60 DEGREES 45 MINUTES WEST, FIFTY-TWO (52) FEET TO A POINT, THE PLACE OF BEGINNING.

All that certain piece or parcel or Tract of land situate in the Township of Dunbar, Fayette County, Pennsylvania, and being known as 133 Green Street, Dunbar, Pennsylvania 15431.

Being known as: 133 Green Street, Dunbar, Pennsylvania 15431

Title vesting in Betty Watson and Denise W. Watson by deed from Denise M. Watson dated September 16, 2004 and recorded October 4, 2004 in Deed Book 2921, Page 1449 Instrument Number 200400017355. The said Betty Watson died on December 18, 2004 without a will or appointment of an Administrator.

Tax Parcel Number: 09-24-0157

BEGINNING AT A POST IN THE SAND SPRING ROAD; THENCE BY LAND OF MICHAEL CROW, S 37 1/2° W, 37.3 PERCHES TO A POST; THENCE BY LAND OF ALFRED LUCAS, N 70° W, 4.2 PERCHES TO A POST; THENCE BY LAND OF LEBAUS B. CLEMMER, N 25 1/4° E, 34 PERCHES TO A POST IN THE SAND SPRING ROAD; THENCE ALONG SAID ROAD, S 78° E, 12.4 PERCHES TO THE PLACE OF BEGINNING.

Being known as: 197 Fallen Timbers Road, Point Marion, Pennsylvania 15474

Title vesting in Barry W. Clemmer, and Barry W. Clemmer, Jr., as tenants in common by Deed from Barry W. Clemmer dated July 29, 2004 and recorded February 16, 2005 in Deed Book 2936, Page 112. The said Barry W. Clemmer, Sr. died on April 20, 2011 and thereby on May 9, 2011 Brian K. Clemmer was nominated and appointed by the Register of Wills in and for Fayette County as the Executor of the Estate of Barry W. Clemmer a/k/a Barry W. Clemmer, Sr.

Tax Parcel Number: 36070185

McCABE, WEISBERG & CONWAY, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

No. 1919 of 2014 GD
No. 359 of 2018 ED

U.S. Bank, NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2005-4, Plaintiff,
v.

Barry W. Clemmer, Jr. and Brian K. Clemmer, Administrator of the Estate of Barry W. Clemmer, Sr., Deceased Mortgagor and Real Owner,
Defendants.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SPRINGHILL TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOW:

No. 2203 of 2016 GD
No. 315 of 2018 ED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF
vs.
RICHARD C. COLE JR.,
DEFENDANT

ALL those two lots of ground in the Township of Dunbar, County of Fayette, Pennsylvania, known as Lots 1 and 2 in Plan of Lots plotted by Thomas M. Zimmerman, Civil Engineer, in May 1910 for Alfred W. Hair. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 207 Edwards Street, Vanderbilt, PA 15486.

Parcel ID: 09-03-0180

Fayette County Deed Book 3155, page 1887.

TO BE SOLD AS THE PROPERTY OF RICHARD C. COLE, JR. UNDER FAYETTE COUNTY JUDGMENT NO. 2016-02203.

No. 1592 of 2017 GD
 No. 352 of 2018 ED

Improvements thereon: RESIDENTIAL
 DWELLING

**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 Nationstar Home
 Equity Loan Trust 2006-B,
 Plaintiff,
 Vs.
 Debra K. Conner aka Debra Conner
 Claude F. Conner, Jr.,
 Defendants**

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

No. 880 of 2018 GD
 No. 324 of 2018 ED

ALL THAT RIGHT, TITLE, INTEREST
 AND CLAIMS OF DEBRA K. CONNER AKA
 DEBRA CONNER AND CLAUDE F.
 CONNER, JR. 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
 2461 PAGE 207

BEING KNOWN AS 412 PENN STREET,
 CONNELLSVILLE, PA 15425
 TAX MAP NO. 05-09-0033

**DITECH FINANCIAL LLC
 3000 Bayport Drive, Suite 880
 Tampa, FL 33607,
 Plaintiff,
 vs.
 THOMAS J. DAILEY JR
 Mortgagor(s) and Record Owner(s)
 13 Peary Street
 Uniontown, PA 15401,
 Defendant(s).**

ALL the following piece or parcel of land
 situate in South Union Township, Fayette
 County, Pennsylvania

TAX PARCEL# 34-15-0201
 PROPERTY ADDRESS: 13 Peary Street
 Uniontown, PA 15401

IMPROVEMENTS: A residential
 dwelling.

SOLD AS THE PROPERTY OF:
 THOMAS J. DAILEY JR

Phelan Hallinan Diamond & Jones, LLP

No. 1265 of 2018 GD
 No. 287 of 2018 ED

**PNC Bank, National Association, Successor
 by Merger to National City Bank, Successor
 by Merger to National City Bank of
 Pennsylvania
 Plaintiff
 v.
 Vincent P. Cresi a/k/a Vincent P. Cresi
 Defendant(s)**

By virtue of a Writ of Execution No. 1265
 OF 2018 GD, PNC Bank, National Association,
 Successor by Merger to National City Bank,
 Successor by Merger to National City Bank of
 Pennsylvania v. Vincent P. Cresi a/k/a Vincent
 P. Cresi, owner(s) of property situate in the
 FAYETTE CITY BOROUGH, Fayette County,
 Pennsylvania, being 431 Main Street, a/k/a 431
 Second Street, Fayette City, PA 15438-1051

Parcel No.: 12-04-0022

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

No. 1886 of 2018 GD
No. 356 of 2018 ED

Improvements: House
D.B.V. 2149, PG# 001
TAX MAP # 19-17-0050

STERN & EISENBERG PC
JESSICA N. MANIS, ESQUIRE

No. 1377 of 2018 GD
No. 285 of 2018 ED

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146,
Plaintiff,
vs.

KENNY J. DINGLER
Mortgagor(s) and Record Owner(s)
510 Independence Street
Perryopolis, PA 15473
Defendant(s).

ALL that certain lot or tract of land situate in the Borough of Perryopolis, County of Fayette and Commonwealth of Pennsylvania TAX PARCEL # 2809018202 PROPERTY ADDRESS: 510 Independence Street Perryopolis, PA 15473 IMPROVEMENTS: A residential dwelling.
SOLD AS THE PROPERTY OF: KENNY J. DINGLER

Lakeview Loan Servicing, LLC
Plaintiff

v.
Robert Gallagher and Ashli M. Thomas-Gallagher
Defendant(s).

SITUATE IN THE SOUTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 356 BROWNFIELD LANE, UNIONTOWN, PA 15401.

PARCEL NO. 34-21-0065
IMPROVEMENTS- RESIDENTIAL REAL ESTATE
SOLD AS THE PROPERTY OF- ROBERT GALLAGHER AND ASHLI M. THOMAS- GALLAGHER

No. 945 of 2018 GD
No. 355 of 2018 ED

Glass Cap Federal Credit Union
vs.
Broce A. Fowler and Judith A. Fowler

Property of: BRUCE A. FOWLER and JUDITH A. FOWLER
Execution No.: 945 of 2018 GD
Judgment Amount: \$25,130.46, Plus Costs
Attorney: Covelli Law Offices. P.C.
Address: 357 Regis Avenue Pittsburgh, PA 15236

ALL right, title, interest and claim of: BRUCE A. FOWLER AND JUDITH A. FOWLER of, in and to:
Property located in:
TOWNSHIP OF LUZERNE, BOROUGH OF BROWNSVILLE, FAYETTE COUNTY, PA:
K/A 426 Thornton Road, Brownsville, PA 15417

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

No. 1028 of 2018 GD
No. 293 of 2018 ED

LOANDEPOT.COM, LLC
425 Phillips Blvd
Ewing, NJ 08618,
Plaintiff,
vs.

DOUGLAS E. GALLETINE JR.
Mortgagor(s) and Record Owner
600 Dry Hill Road
Connellsville, PA 15425,
Defendant(s).

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

TAX PARCEL# 39130010
 PROPERTY ADDRESS: 600 Dry Hill
 Road Connellsville, PA 15425
 IMPROVEMENTS: A residential
 dwelling.
 SOLD AS THE PROPERTY OF:
 DOUGLAS E. GALLENTE JR.

Phelan Hallinan Diamond & Jones, LLP
 No. 1521 of 2018 GD
 No. 333 of 2018 ED

McGrath McCall P.C.
 Four Gateway Center, Suite 1040
 444 Liberty Avenue, Pittsburgh, PA 15222

No. 1533 of 2018 GD
 No. 325 of 2018 ED

FIRST COMMONWEALTH BANK,
Plaintiff,
vs.

ROBERT J. GLOWACKI and MELANIE J.
GLOWACKI,
Defendants.

All that certain lot of land situate in Upper
 Tyrone Township, Fayette County,
 Pennsylvania, Being 1298 Mount Pleasant Road,
 Mount Pleasant, PA 15666, Tax Parcel ID No.
 39-05-007801.

No. 2333 of 2017 GD
 No. 305 of 2018 ED

PENNSYLVANIA HOUSING FINANCE
AGENCY,
PLAINTIFF
vs.

ABRAH M. HAINES,
DEFENDANT

ALL that certain parcel of land in South
 Union Township, Fayette County, Pennsylvania,
 being approximately 65 x 61 x 59 x 83.85.
 HAVING THEREON ERECTED DWELLING
 KNOWN AND NUMBERED AS: 404 SOUTH
 MOUNT VERNON AVENUE EXT
 UNIONTOWN, PA 15401.

Tax Parcel # 34-16-0253-01
 Fayette Deed Book 2939, page 783.
 TO BE SOLD AS THE PROPERTY OF
 ABRAH M. HAINES UNDER JUDGMENT
 NO. 2017-02333.

The Bank of New York Mellon Trust
Company, National Association fka The Bank
of New York Trust Company, N.A. as
Successor to JPMorgan Chase Bank, N.A., as
Trustee for Residential Asset Mortgage
Products, Inc., Mortgage Asset-Backed Pass-
Through Certificates Series 2005-Rs8

Plaintiff
v.

Diana L. Hileman
Charles E. Hileman, Sr A/k/a Charles E.
Hileman
Defendant(s)

By virtue of a Writ of Execution No. 1521-
 OF-2018-GD, The Bank of New York Mellon
 Trust Company, National Association fka The
 Bank of New York Trust Company, N.A. as
 Successor to JPMorgan Chase Bank, N.A., as
 Trustee for Residential Asset Mortgage
 Products, Inc., Mortgage Asset-Backed Pass-
 Through Certificates Series 2005-Rs8 v. Diana
 L. Hileman, Charles E. Hileman, Sr A/k/a
 Charles E. Hileman, owner(s) of property situate
 in the UPPER TYRONE TOWNSHIP, Fayette
 County, Pennsylvania, being 713 Broadford
 Road, Connellsville, PA 15425-6107

Parcel No.: 39-07-0035
 Improvements thereon: RESIDENTIAL
 DWELLING

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

No. 2593 of 2017 GD
 No. 310 of 2018 ED

NATIONSTAR MORTGAGE LLC D/B/A
MR. COOPER
8950 Cypress Waters Boulevard
Coppell, TX 75019

Plaintiff
vs.

PAUL HILTERBRICK
BEVERLY A HILTERBRICK

Mortgagor(s) and Record Owner(s)
114 Highland Circle
Confluence, PA 15424
Defendant(s)

ALL THAT CERTAIN piece, parcel or lot of ground situate in Henry Clay Township, Fayette County, Pennsylvania

TAX PARCEL # 16-09-0237

PROPERTY ADDRESS: 114 Highland Circle Confluence, PA 15424

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: PAUL HILTERBRICK and BEVERLY A. HILTERBRICK

GEORGE & GEORGE, LLP
ATTORNEYS AT LAW

No. 1177 of 2018 GD
No. 313 of 2018 ED

UNITED BANK, A Virginia Corporation,
Plaintiff,
vs.
Douglas A. Holland and Heather C. Holland,
a/k/a Heather C. McKlveen, n/k/a Heather C. Javornick,
Defendants.

All that certain lot, piece, or parcel of ground situate in Menallen Township, Fayette Pennsylvania, being identified as Assessment Map No. 22-03-0044 known locally as 104 Smock Hill Street, Smock, PA 15480.

See Record Book 3099, page 1800.

No. 1370 of 2018 GD
No. 321 of 2018 ED

J.P. Morgan Mortgage Acquisition Corp.,
PLAINTIFF
VS.
Bruce J. Kantorik, Jr.,
DEFENDANT

ALL THAT CERTAIN lot or piece of ground situate in the Township of Bullskin, County of Fayette and Commonwealth of Pennsylvania, being Lot No. 148 in the Yezbak Plan of Lots as recorded in the Office of the

Recorder of Deeds of Fayette County, Pennsylvania in Plan Book Volume 12, Page(s) 4.

COMMONLY KNOWN AS: 148 Van Drive, Connellsville, PA 15425
TAX PARCEL NO. 04-35-005901

Phelan Hallinan Diamond & Jones, LLP

No. 1599 of 2018 GD
No. 322 of 2018 ED

Lakeview Loan Servicing, LLC,
Plaintiff
v.
Bryan K. Kelly,
Defendant(s)

By virtue of a Writ of Execution No. 1599-OF-2018-GD, Lakeview Loan Servicing, LLC v. Bryan K. Kelly, owner(s) of property situate in the BELLE VERNON BOROUGH, Fayette County, Pennsylvania, being 514 Washington Street a/k/a 514 Washington Avenue, Belle Vernon, PA 15012-1230

Parcel No.: 01-04-0065, 01-04-0226

Improvements thereon: RESIDENTIAL DWELLING

STERN & EISENBERG PC
ANDREW J. MARLEY, ESQUIRE

No. 2059 of 2017 GD
No. 314 of 2018 ED

Specialized Loan Servicing, LLC
Plaintiff
v.
Stephen M. Klotz
Defendants

SITUATE IN THE TOWNSHIP OF CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 1202 VINE STREET, CONNELLSVILLE, PA 15425.

PARCEL NO. 05-15-0302
IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF- STEPHEN M. KLOTZ

STERN & EISENBERG PC
 JESSICA N. MANIS, ESQUIRE

No. 1165 of 2018 GD
 No. 295 of 2018 ED

Phelan Hallinan Diamond & Jones, LLP

No. 851 of 2018 GD
 No. 330 of 2018 ED

Amerisave Mortgage Corporation
Plaintiff
 v.
Angela M. Lee
Defendant(s)

SITUATE IN THE TOWNSHIP OF
 BROWNSVILLE, FAYETTE COUNTY,
 PENNSYLVANIA, BEING KNOWN AS 301
 BROWN STREET, BROWNSVILLE, PA
 15417.

PARCEL NO. 03-06-0003
 IMPROVEMENTS- RESIDENTIAL
 REAL ESTATE
 SOLD AS THE PROPERTY OF -
 ANGELA M. LEE

No. 1775 of 2018 GD
 No. 347 of 2018 ED

PENNSYLVANIA HOUSING FINANCE
AGENCY,
PLAINTIFF
 Vs.
MISTY R. MCFADDEN AND EUGENE R.
MCFADDEN JR.,
DEFENDANTS

ALL that parcel of ground in Dunbar
 Township, Fayette County, Pennsylvania, being
 Lot No. 1, Paul McBeth Plan No. 2. Containing
 0.50 acre, Robert Allen Lohr survey dated
 December 3, 2000.

HAVING THEREON ERECTED
 DWELLING KNOWN AND NUMBERED AS:
 162 LEISENRING VANDERBILT ROAD
 VANDERBILT, PA 15486.

Tax Parcel # 09-11-0028-01
 Fayette Deed Book 3025, page 824
 TO BE SOLD AS THE PROPERTY OF
 EUGENE R. MCFADDEN, JR. AND MISTY
 R. MCFADDEN UNDER JUDGMENT NO.
 2017-1775.

Wells Fargo Bank, NA
Plaintiff
 v.
Anthony L. Milan
Nur H. Milan
Defendant(s)

By virtue of a Writ of Execution No. 851
 OF 2018 GD, Wells Fargo Bank, NA v.
 Anthony L. Milan, Nur H. Milan owner(s) of
 property situate in the LUZERNE TOWNSHIP,
 Fayette County, Pennsylvania, being 811 Green
 Street, A/K/A 811 Green ST-Hiller,
 Brownsville, PA 15417-2201

Parcel No.: 19-13-0080
 Improvements thereon: RESIDENTIAL
 DWELLING

No. 624 of 2017 GD
 No. 351 of 2018 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 SALTCLICK
 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

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

No. 1058 of 2017 GD
No. 331 of 2018 ED

CITIZENS BANK OF PENNSYLVANIA
10561 Telegraph Road
Glen Allen, VA 23059

Plaintiff,
vs.

JOANN NELSON AKA JOANN S. NELSON
Mortgagor(s) and Record Owner(s)
1175 Main Street
Fayette City, PA 15438
Defendant

ALL THAT CERTAIN lot of ground
situate in the County of Fayette and
Commonwealth of Pennsylvania.

TAX PARCEL# 41-16-0093

PROPERTY ADDRESS: 1175 Main Street
Fayette City, PA 15438

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: JOANN
NELSON AKA JOANN S. NELSON

McCABE, WEISBERG & CONWAY, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

No. 1416 of 2012 GD
No. 316 of 2018 ED

M&T Bank
Plaintiff
v.

Michael G. Pasqua
Defendant

ALL THAT CERTAIN LOT OF LAND
WITH BUILDINGS AND IMPROVEMENTS
THEREON, SITUATE, LYING AND BEING
IN MASONTOWN, FAYETTE COUNTY,
PENNSYLVANIA, ON THE WEST SIDE OF
MAIN STREET, MORE PARTICULARLY
BOUNDED AND DESCRIBED AS
FOLLOWS:

ON THE NORTH BY THE LOT OF
JESSE MOSIER, FORMERLY JAMES OTIS
LONGNECKER, ON THE EAST BY MAIN
STREET, ON THE SOUTH BY THE LOT OF
PAYTON GIROD, FORMERLY, ELIZABETH
M. FARMER AND ON THE WEST BY
GREEN ALLEY, MEASURING SIXTY (60)
FEET ON THE NORTH AND SOUTH SIDES,
BEING A PART OF LOT NO. 65 IN THE
GENERAL PLAN OF MASONTOWN,
FAYETTE COUNTY, PENNSYLVANIA.

All that certain piece or parcel or Tract of
land situate in the Borough of Masontown,
Fayette County, Pennsylvania, and being known
as 117 North Main Street, Masontown,
Pennsylvania 15461.

Being known as: 117 North Main Street,
Masontown, Pennsylvania 15461

Title vesting in Michael G. Pasqua by deed
from Michael G. Pasqua and Melissa Pasqua
dated March 1, 2011 and recorded March 25,
2011 in Deed Book 3149, Page 2402 Instrument
Number 201100003435.

Tax Parcel Number: 21-07-0267

No. 2252 of 2011 GD
No. 286 of 2018 ED

U.S. BANK NATIONAL ASSOCIATION
(TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PURSUANT TO A TRUST INDENTURE
DATED AS OF APRIL 1, 1982),

Plaintiff,
vs

MARCI S. PROTOS,
Defendant.

Twp of Jefferson, Cty of Fayette &
Cmwlth of PA. HET a dwg k/a 248 Cope Road,
Perryopolis, PA 15473. Parcel No. 17-5-18.

Phelan Hallinan Diamond & Jones, LLP

No. 1988 of 2010 GD
No. 326 of 2018 ED

Lsf9 Master Participation Trust
Plaintiff

v.

Clinton L. Riggen, III
Defendant(s)

By virtue of a Writ of Execution No. 1988-OF-2010-GD, Lsf9 Master Participation Trust v. Clinton L. Riggen, III, owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 95 Chaffee Street, Uniontown, PA 15401-4647.

Parcel No.: 25-47-0179

Improvements thereon: RESIDENTIAL DWELLING

McCABE, WEISBERG & CONWAY, LLC
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 (215) 790-1010

No. 1009 of 2018 GD
 No. 358 of 2018 ED

loanDepot.com, LLC

Plaintiff

v.

David Rugg

Defendant

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

BEGINNING AT A POINT ON THE STATE HIGHWAY AND THE PROPERTY NOW OR FORMERLY OF PEARL STONE, THENCE NORTH TWENTY (20) RODS TO A CORNER BETWEEN THE PROPERTY NOW OR FORMERLY OF FREEMAN P. EICHER AND PEARL STONE; THENCE WEST EIGHT (8) RODS TO A CORNER; THENCE SOUTH TWENTY (20) RODS TO STATE HIGHWAY; THENCE EAST EIGHT (8) RODS ALONG SAID HIGHWAY TO PLACE OF BEGINNING. CONTAINING ONE (1) ACRE. EXCEPTING AND RESERVING ALL GRANTS, RESERVATIONS, CONVEYANCES OR LEASES OF COAL, GAS, OIL OR MINERAL RIGHT WITH THE PRIVILEGES TO MINE THE SAME AS CONTAINED IN PRIOR INSTRUMENTS OF RECORD.

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CONTAINED IN PRIOR

INSTRUMENTS OF RECORD.

Being known as: 2645 Springfield Pike, Connellsville, Pennsylvania 15425

Title vesting in David Rugg by deed from Gary D. Miner Jr. dated November 28 and recorded December 1, 2014 in Deed Book 3265, Page 288

Tax Parcel Number: 35-04-0008

No. 1971 of 2015 GD

No. 329 of 2018 ED

**JPMorgan Chase Bank, National Association
 successor by merger to Chase Home Finance
 LLC**

PLAINTIFF

vs.

Peter Salko and Susan L. Salko

DEFENDANTS

All that certain parcel of land and improvements therein situate in the Borough of Newell, County Fayette, and Commonwealth of Pennsylvania, and designated as Parcel No. 23-01-0032 and more fully described in a Deed dated June 26, 1997 and recorded July 2, 1997 in Fayette County in Deed Book 1917, Page 275, granted and conveyed unto Peter Salko and Susan L. Salko husband and wife.

COMMONLY KNOWN AS: 809 Newell Road, Fayette City, PA 15438

TAX PARCEL NO. 23-01-0032

No. 1651 of 2015 GD

No. 283 of 2018 ED

**U.S. Bank National Association, as Trustee
 for MASTR Asset Backed Securities Trust
 2004-HE1, Mortgage Pass-Through
 Certificates, Series 2004-HE1,**

Plaintiff,

Vs.

Russell A. Sanner,

Melanie J. Sanner,

Defendants

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF RUSSELL A. SANNER AND MELANIE J. SANNER OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN FAYETTE CITY

BOROUGH, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2811 PAGE 2184

BEING KNOWN AS 105 CONNELLSVILLE STREET, FAYETTE CITY, PA 15438
TAX MAP NO. 12030073

No. 268 of 2018 GD
No. 292 of 2018 ED

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

vs.

REGINA S. SHIPP AND HARVEY A. SHIPP JR.,
DEFENDANTS

ALL that certain piece of ground in the Township of Georges, County of Fayette, of Pennsylvania, being Lot No. 1, Patchen Plan of Lots No. 2, Fayette Plan Book Volume 58, page 84. HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 371 SMITHFIELD HIGHHOUSE ROAD SMITHFIELD, PA 15478.
Tax Parcel # 14-11-005202
Fayette Deed Book 3126, page 1865
TO BE SOLD AS THE PROPERTY OF REGINA S. SHIPP AND HARVEY A. SHIPP, JR. UNDER JUDGMENT NO. 2018-00268.

No. 1588 of 2018 GD
No. 344 of 2018 ED

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-C

PLAINTIFF
vs.

Michael C. Snyder and Joyce Ann Novak and DEFENDANTS

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Springfield, County of Fayette and Commonwealth of Pennsylvania, bounded and described more fully as follows, to-wit:

COMMONLY KNOWN AS: 145 Mill Run

Road, Normalville, PA 15469
TAX PARCEL NO. 35-10-0086

No. 1457 of 2018 GD
No. 306 of 2018 ED

JPMorgan Chase Bank, National Association
PLAINTIFF
VS.

Michelle L. Swickey
DEFENDANT

ALL those two lots of land situate in the Borough of Vanderbilt, County of Fayette and Commonwealth of Pennsylvania, bounded and described as follows:

COMMONLY KNOWN AS: 601 1st Street f/k/a 318 1st Street f/k/a 318 1st Street, Vanderbilt, PA 15486
TAX PARCEL NO. 40-01-0028

Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

No. 269 of 2018 GD
No. 332 of 2018 ED

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

PLAINTIFF
v.

Myrna Maxine Talbot, solely as Heir of the Estate of Kathryn Davis a/k/a Kathryn M. Davis, deceased
DEFENDANT(S).

TAX PARCEL NO.: 31-15-159-01
PROPERTY ADDRESS: 281 Back Creed Road, Champion, PA 15622
IMPROVEMENTS: Single Family Dwelling

SEIZED AND TAKEN in execution as the property of Kathryn Davis and John D. Davis
LEGAL DESCRIPTION

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

described as follows:

BEGINNING at a point at the intersection of the Northeasterly side of an 18 foot, unnamed roadway and the Back Creek Road; said 18 foot, unnamed roadway is adjacent to the Easterly side of property now or formerly of Donald Hendry and the Westerly side of the within described parcel; thence from the place of beginning and along the Northeasterly side of said roadway, North 40 degrees West, a distance of 321.5 feet to a point on line of land now or formerly of Douglas Swan; thence along lands now or formerly of Douglas Swan, North 44 degrees East, a distance of 150 feet to a point on line of other lands of the Grantors herein of which the within described parcel was formerly a part; thence South 40 degrees East, a distance of 301.4 feet to a point in the Back Creek Road; thence along and through the Back Creek Road, South 36 degrees, 30 minutes West, a distance of 153.4 feet to a point on the Northeasterly side of the 18 foot, unnamed roadway, the place of beginning.

No. 1322 of 2018 GD
 No. 335 of 2018 ED

BANK OF AMERICA, N.A.
 vs.
JEFFREY S. THOMPSON
MELINDA R. HUGHES

ALL THAT CERTAIN PIECE, LOT OR PARCEL OF LAND SITUATE IN SOUTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA

BEING THE SAME PREMISES which Stenson B. Edenfield, an unmarried individual, by Deed dated February 25, 2004 and recorded March 23, 2004 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 2898, Page 1366, granted and conveyed unto JEFFREY S. THOMPSON and MELINDA R. HUGHES, as joint tenants with right of survivorship.

BEING KNOWN AS: 261 REDSTONE FURNACE ROAD, UNIONTOWN, PA 15401 PARCEL #34-27-0155

No. 1358 of 2018 GD
 No. 291 of 2018 ED

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF
 Vs.
STACY THOMPSON AND TIMOTHY THOMPSON,
DEFENDANTS

All that tract of land in the Township of Dunbar, County of Fayette, Pennsylvania, being known as Lot No. 2 (residue), Visnosky Simple Subdivision, Fayette Plan Book 91, page 74. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 120 PERSHING DRIVE CONNELLSVILLE, PA 15425.

Tax Parcel# 09-11-007801
 Fayette Deed Book 3280, page 1255
 TO BE SOLD AS THE PROPERTY OF STACY THOMPSON AND TIMOTHY THOMPSON UNDER JUDGMENT NO. 2018-01358.

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

No. 1520 of 2018 GD
 No. 309 of 2018 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 pieces, parcels or tracts of land situate in the German Township, County of Fayette and Commonwealth of

Pennsylvania.

TAX PARCEL# 15-05-0013

PROPERTY ADDRESS: 164 Casey Drive
New Salem, PA 15468

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: DENISE
A. WARNICK and SHIRLEY A. WARNICK

No. 1732 of 2017 GD
No. 308 of 2018 ED

**PNC Bank, National Association, successor
by merger to National City Bank
Plaintiff,**

vs.

**William G. and Betty J. Tokish Family Trust;
All Unknown Successor Trustees
Defendants.**

ALL that certain parcel of land lying and
being situate in the Township of German,
County of Fayette, and Commonwealth of
Pennsylvania, known as 838 Main Street,
McClellandtown, PA 15458 having erected
thereon a dwelling house.

Being known and designated as Tax ID
No.: 15-24-0027, 15-22-0137

BEING the same premises which Estate of
Mike Tippet, by Deed dated November 8, 1996
and recorded in and for Fayette County,
Pennsylvania in Deed Book 1815, Page 322,
granted and conveyed unto William G. and
Betty J. Tokish Family Trust.

John S. Toohey, Esquire

No. 2297 of 2017 GD
No. 354 of 2018 ED

**THE SCOTDDALE BANK & TRUST
COMPANY
Plaintiff**

vs.

**KIMBERLY SUE YEZEK and DONALD M.
DAVIES,
Defendants**

Property of: Kimberly Sue Yezek and
Donald M. Davies
Civil Action No.: 2297 of 2017
Attorney for Plaintiff: John S. Toohey,

Esquire

ALL the right, title, interest and claim of
Kimberly Sue Yezek and Donald M. Davies, of,
in and to:

Municipality: Dunbar Township

Address: 2333 Ridge Boulevard,
Connellsville, Fayette County, Pennsylvania,
15425.

Lot 1 in the Ralph E. and Rebecca Jean
Yezek Plan of Subdivision

Improvements: Double wide mobile home
and basement.

RBV: 2978, Page 1532.

Parcel ID No. 09-09-002504

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

No. 1306 of 2018 GD
No. 294 of 2018 ED

**REVERSE MORTGAGE SOLUTIONS,
INC.**

**14405 Walters Road, Suite 200
Houston, TX 77014**

Plaintiff

vs.

**MARTIN D. YURCHISON
Mortgagor(s) and Record Owner(s)
300 Mohawk Road Extension
Champion, PA 15622
Defendant(s)**

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

TAX PARCEL # 3120006807

PROPERTY ADDRESS: 300 Mohawk
Road Extension Champion, PA 15622

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF:
MARTIN D. YURCHISON

*** END SHERIFF SALES ***

JUDICIAL OPINION

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

DENNIS OLSZEWSKI,	:	
Petitioner,	:	
	:	
vs.	:	
	:	
FAYETTE COUNTY TAX CLAIM BUREAU,	:	No. 1580 of 2018, G.D.
Respondent.	:	Honorable Steve P. Leskinen

OPINION & ORDER

LESKINEN, J. October 31, 2018

AND NOW, this 31st day of October 2018, upon consideration of the Petition to Set Aside the Tax Sale of the property located at 114 Mud Pike Road, Markleysburg, Fayette County, Pennsylvania, with the parcel ID# 31-08-0108-07 (hereinafter Parcel), prepared by Dennis Olszewski (hereinafter Petitioner), the Court HEREBY GRANTS the Petition in its entirety.

BACKGROUND

The Petitioner resides at 1 Victoria Mews, Bayford Bury, Hertfordshire, United Kingdom, SG13-8SP. The Parcel was owned by Petitioner. The Parcel is a wooded lot with no structures. The Parcel was placed on the Upset Sale list as a result of the non-payment of school district taxes for the year 2015. On September 18, 2017, the Parcel was sold at an Upset Sale to Jason Leonard (hereinafter Purchaser) for a sum of \$586.01.

The Petitioner claims he did not receive notice of the Upset Sale from the Fayette County Tax Claim Bureau (hereinafter Bureau). The Bureau claims it sent the notice of sale on April 20, 2016, via certified mail, to the Petitioner's address listed supra. However, the Bureau did not receive a return receipt. The "ten-day notice" was placed in regular mail and sent on August 23, 2017. The notice was not returned as undelivered.

No further efforts were made to contact the Petitioner because the letter did not come back as undeliverable. The Petitioner's counsel represented to the Court that the United Kingdom only recognizes registered mail, not certified mail, and they will not return undelivered mail.

The Upset Sale was confirmed on October 18, 2017. The Petitioner filed this action on July 26, 2018, over nine (9) months after the confirmation.

DISCUSSION

The law is well settled in Pennsylvania that a valid tax sale requires strict compliance with all three of the notice provisions of Section 602 of the Law, 72 P.S. §

5860.602: publication, certified mail, and posting. In re Upset Price Tax Sale of September 25, 1989, 615 A.2d 870, 872 (Pa.Cmwlt. 1992). The purpose behind the notice requirements is to ensure compliance with the Due Process Clause of the Fourteenth Amendment to the United States Constitution. *Rice v. Compro Distrib., Inc.*, 901 A.2d 570, 574-75 (Pa.Cmwlt. 2006). If any of the three notices are defective, the tax sale is void. In re Upset Sale Tax Claim Bureau of McKean Cnty. on Sept. 10, 2007, 965 A.2d 1244, 1246-47 (Pa.Cmwlt. 2009).

Section 607.1(a) imposes additional obligations on a bureau in the event the mailed notice is unclaimed. Specifically, it provides:

When any notification of a pending tax sale or a tax sale subject to court confirmation is required to be mailed to any owner, mortgagee, lienholder or other person or entity whose property interests are likely to be significantly affected by such tax sale, and such mailed notification is either returned without the required receipted personal signature of the addressee or under other circumstances raising a significant doubt as to the actual receipt of such notification by the named addressee or is not returned or acknowledged at all, then, before the tax sale can be conducted or confirmed, the bureau must exercise reasonable efforts to discover the whereabouts of such person or entity and notify him. The bureau's efforts shall include, but not necessarily be restricted to, a search of current telephone directories for the county and of the dockets and indices of the county tax assessment offices, recorder of deeds office and prothonotary's office, as well as contacts made to any apparent alternate address or telephone number which may have been written on or in the file pertinent to such property. When such reasonable efforts have been exhausted, regardless of whether or not the notification efforts have been successful, a notation shall be placed in the property file describing the efforts made and the results thereof, and the property may be rescheduled for sale or the sale may be confirmed as provided in this act.

72 P.S. § 5860.607a(a).

A taxing bureau's duty to investigate such matters is confined to determining the owners of record and then to use ordinary common-sense business practices to ascertain proper addresses where notice of the tax sale may be given. Where notice is obviously not effectively reaching the owners of record, the taxing bureau must go beyond the mere ceremonial act of notice by certified mail. However, due process does not require the taxing bureau to perform the equivalent of a title search or to make decisions to quiet title.

In re Tax Sale of Real Property Situated in Jefferson Twp., 828 A.2d 475, 479 (Pa.Cmwlt. 2003).

To satisfy due process, a tax claim bureau must provide "notice reasonably calculated, under all the circumstances, to apprise interested parties of the pendency of the

action and afford them an opportunity to present their objections. *Jones v. Flowers*, 547 U.S. 220, 234 (2006).

Where notice is at issue, the proper focus "is not on the alleged negligence of the owner, which is often present in some degree, but on whether the activities of the tax claim bureau comply with the requirements of the statute." *Smith v. Tax Claim Bureau of Pike Cnty.*, 834 A.2d 1247, 1251 (Pa.Cmwlt. 2003).

In this case, the Petitioner did not receive the notices that were mailed to him by the Bureau. These undelivered notices were never returned to the Bureau. Section 5860.607a(a) provides for the process in which the Bureau is to follow when notices are not returned.

An internet search by the Bureau should have shown that certified mail is not recognized internationally. However, registered mail is recognized internationally. Notice sent via certified mail was ineffective for notifying this Petitioner. The Bureau did not make any reasonable efforts to find or notify the Petitioner after it should have had significant doubts as to his actual receipt of the notice sent.

It was not possible for the Petitioner to file an objection to the Upset Sale of his property within thirty (30) days of said sale. Case law provides that when notice is at issue, you must look to whether or not a tax bureau complied with statutory requirements. The Bureau did not comply with statutory requirements. The failure of the Petitioner to file a timely objection to the Upset Sale was not due to his own negligence and should not be detrimental to his claim.

Therefore the Court enters the following:

ORDER

AND NOW, this 31st day of October 2018, upon consideration of the Petition to Set Aside the Tax Sale of the property located at 114 Mud Pike Road, Markleysburg, Fayette County, Pennsylvania, with the parcel ID# 31-08-0108-07 prepared on behalf of Dennis Olszewski, the Court HEREBY GRANTS the Petition in its entirety.

The Upset Sale for the listed property will be voided, the purchase price paid by Jason Leonard shall be returned to him, and all outstanding taxes be paid by Dennis Olszewski within forty-five (45) days.

BY THE COURT:
LESKINEN, J.

ATTEST:
Nina Capuzzi Frankhouser
Prothonotary

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