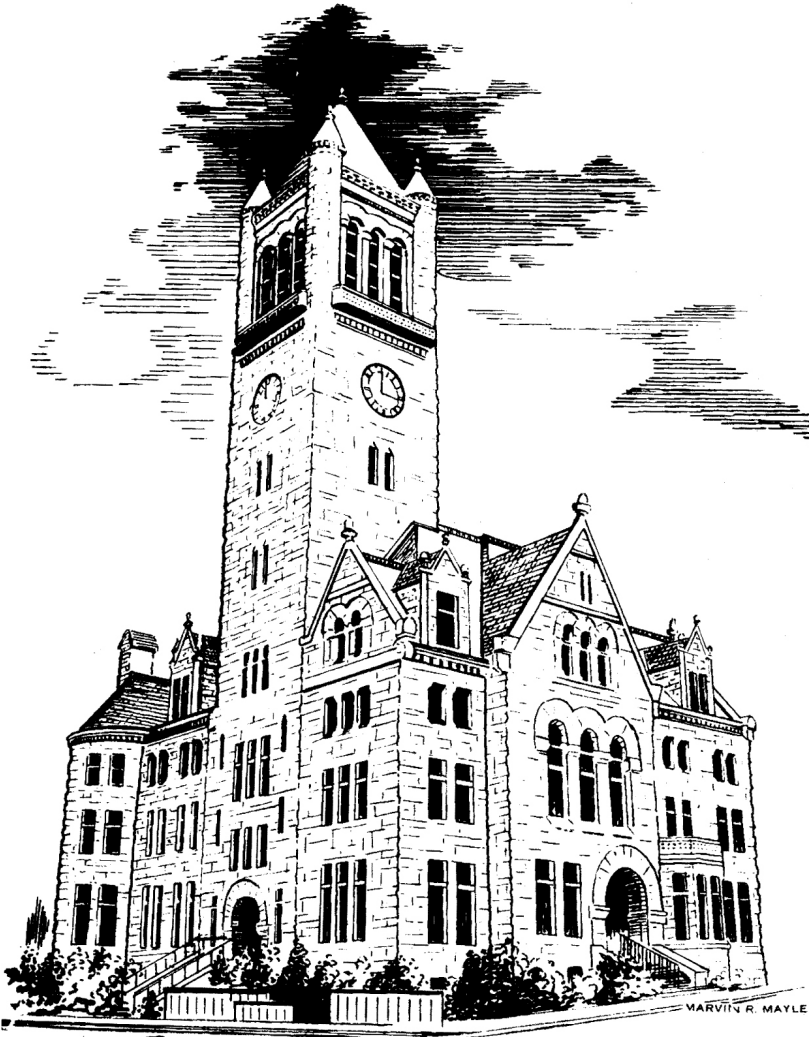


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FAYETTE LEGAL JOURNAL

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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

MARY ANN BOSHINSKY, a/k/a MARY BOSHINSKY, late of Everson Borough, Fayette County, PA (3)

Executrix: John R. Boshinsky
225 Pritts Town Road
Mount Pleasant, PA 15666
c/o 201 North Chestnut Street
P.O. Box 342
Scottdale, PA 15683
Attorney: James S. Lederach

BESSIE A. GABELT, a/k/a BESSIE GABELT, late of Connellsville, Fayette County, PA (3)

Administratrix: Mary Ann Baysinger
c/o Zebley Mehalov & White, P.C.
18 Mill Street Square
P.O. Box 2123
Uniontown, PA 15401
Attorney: Daniel R. White

MARY R. GEORGE, late of South Union Township, Fayette County, PA (3)

Co-Executors: Larrie C. George and Victoria George
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

LESTER E. MARTIN, late of Dunbar Township, Fayette County, PA (3)

Administratrix: Samantha D. Yokes
312 Kingin Hill Road
Dunbar, PA 15431
c/o 39 Francis Street

Uniontown, PA 15401
Attorney: Jack R. Heneks, Jr.

LOUISE MASTOWSKI, late of Saltlick Township, Fayette County, PA (3)
Personal Representative: Cynthia A. Frye and Clarence M. Mastowski, Jr.
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

VERDA P. MILLER, late of Bullskin Township, Fayette County, PA (3)
Personal Representative: Bently D. Miller
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

GENEVIEVE M. MYERS, late of McClellandtown, Fayette County, PA (3)
Executrix: Linda J. Franczyk
c/o 84 East Main Street
Uniontown, PA 15401
Attorney: Vincent M. Tiberi

PATRICIA A. PIERNO, late of Uniontown, Fayette County, PA (3)
Executrix: Shawn A. Goralzick
627 Glowood Drive
Pittsburgh, PA 15227

JAMES R. SHANABERGER, late of Perryopolis, Fayette County, PA (3)
Personal Representative: Bonnie S. Pasquale
c/o George Port & George
92 East Main Street
Uniontown, PA 15401
Attorney: Joseph M. George

GUY B. SNYDER, late of Connellsville, Fayette County, PA (3)
Personal Representative: Suzanne Clevenger
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

Second Publication

JENNIE I. CLARK, a/k/a ISABELL CLARK, late of Bullsken Township, Fayette County, PA (2)

Personal Representative: Ronald J. Clark
c/o Riverfront Professional Center
208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

LORENA E. GRIMM, a/k/a LORENA ELIZABETH GRIMM, late of South Union Township, Fayette County, PA (2)

Executrix: Stacey E. Szweczyk
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

SHIRLEY GEARING, a/k/a SHIRLEY A GEARING, late of Wharton Township, Fayette County, PA (2)

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

EARL GRAFT, a/k/a EARL LEE GRAFT, late of Menallen Township, Fayette County, PA (2)

Executor: Todd A. Swaney
c/o 556 Morgantown Road
Uniontown, PA 15401
Attorney: John A. Kopas, III

First Publication

CAROL ANN CHILDS, a/k/a CAROL A. CHILDS, late of North Union Township, Fayette County, PA (1)

Administrator: Arthur G. Childs
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: James T. Davis

NORMA J. HUNCHUCK, a/k/a NORMA JEAN HUNCHUCK, late of Georges Township, Fayette County, PA (1)

Co-Executors: Matthew A. Hunchuck and Gregory A. Hunchuck
c/o Fitzsimmons and Barclay
55 East Main Street, Suite 102
Uniontown, PA 15401
Attorney: James N. Fitzsimmons

EUGENE E. LEONE, late of Menallen Township, Fayette County, PA (1)

Personal Representative: Joseph D. Leone
c/o 2 West Main Street, Suite 110
Uniontown, PA 15401
Attorney: Ricardo J. Cicconi

RODD LOUGH, a/k/a RODD L. LOOUGH, SR., late of North Union Township, Fayette County, PA (1)

Personal Representative: Judith L. Lough
c/o Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

JACK C. MOORE, late of Luzerne Township, Fayette County, PA (1)

Executor: Jack C. Moore, II
c/o 11 Pittsburgh Street
Uniontown, PA 15401
Attorney: Thomas W. Shaffer

Mary Ann Onusko, a/k/a Mary A. Onusko a/k/a Mary Onusko, late of Perry Borough, Fayette County, PA (1)

Administrator: Allen L. Cohen
100 Greenwood Avenue
Wyncote, PA 19095

HARRY E. PHILLIPS, a/k/a HARRY EDWARD PHILLIPS, late of Franklin Township, Fayette County, PA (1)

Executor: Timothy W. Mattie
c/o Davis & Davis
107 East Main Street
Uniontown, Pa 15401
Attorney: Gary J. Frankhouser

JAMES L. POPOCHOCK, a/k/a JAMES LEO POPOCHOCK, late of Upper Tyrone

Township, Fayette County, PA (1)
Administrator C.T.A.: Robert B. Ferguson, Jr.
 105 Spring Street
 Scottdale, PA 15683
 c/o 201 North Chestnut Street
 P.O. Box 342
 Scottdale, PA 15683
Attorney: James S. Lederach

KENNETH W. VAN SICKLE, a/k/a KENNETH VAN SICKLE, a/k/a KENNETH W. VANSICKLE, a/k/a KENNETH VANSICKLE, late of Menallen Township, Fayette County, PA (1)

Personal Representative: Rebecca A. Meyer
 9973 Route 286W
 Homer City, PA 15748
 c/o 121 West Second Street
 Greensburg, PA 15601
Attorney: Lawrence F. Becker, III

LEGAL NOTICES

NOTICE

Notice is hereby given that the Certificate of Organization has been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on November 6, 2017, for a limited liability company known as MDW Uniontown 2 LLC.

Said limited liability company has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the limited liability company is/are: sales of cars, trucks, automotive parts and accessories and any other lawful purpose related thereto for which the corporation may be organized under the Business Corporation Law.

DAVIS & DAVIS
 BY: Gary J. Frankhouser, Esquire
 107 East Main Street
 Uniontown, PA 15401

NOTICE

Notice is hereby given that Articles of Incorporation - For Profit have been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on November 1, 2017, for a corporation known as C Harper of Connellsville Inc.

Said corporation has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the corporation is/are: sales of cars, trucks, automotive parts and accessories and any other lawful purpose related thereto for which the corporation may be organized under the Business Corporation Law.

DAVIS & DAVIS
 BY: Gary J. Frankhouser, Esquire
 107 East Main Street
 Uniontown, PA 15401

NOTICE

Notice is hereby given that the Certificate of Organization has been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on November 6, 2017, for a limited liability company known as MGT Asset Management LLC.

Said limited liability company has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the limited liability company is/are: real estate holdings and any other lawful purpose related thereto for which the corporation may be organized under the Business Corporation Law.

DAVIS & DAVIS
 BY: Gary J. Frankhouser, Esquire
 107 East Main Street
 Uniontown, PA 15401

NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on October 16, 2017, 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 MGAB, LLC, having an address of 103 Oliver Road, Uniontown, Pennsylvania 15401.

James E. Higinbotham, Jr.
45 East Main Street
Suite 500
Uniontown, Pennsylvania 15401

IN THE COURT OF COMMON PLEAS
OF FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2016-00031
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

**Green Tree Servicing LLC, c/o Ditech
Financial, LLC,
Plaintiff,
vs.**

**Estate of Eleanor R. Greenawalt,
Daniel Stillwagon, Known Heir of Eleanor R.
Greenawalt, Deborah Hawk, Known Heir of
Eleanor R. Greenawalt,
Kevin Butler, Known Heir of Eleanor R.
Greenawalt, Neil Butler, Known Heir of
Eleanor R. Greenawalt,
Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest from or Under
Eleanor R. Greenawalt, Robert Kingman,
Known Heir of Carolyn S. Kingman, Known
Heir of Eleanor R. Greenawalt, Kelly Lee
Kingman, Known Heir of Carolyn S.
Kingman, Known Heir of Eleanor R.
Greenawalt and Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or Interest
from or Under Carolyn S. Kingman, Known
Heir of Eleanor R. Greenawalt, Defendants**

TO: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations Claiming
Right, Title or Interest from or Under Carolyn S.
Kingman, Known Heir of Eleanor R.
Greenawalt and Unknown Heirs, Successors,
Assigns and All Persons, Firms or Associations

Claiming Right, Title or Interest from or Under
Daniel Stillwagon, Known Heir of Eleanor R.
Greenawalt, Defendant(s), whose last known
address is 1710 South Pittsburgh Street,
Connellsville, PA 15425.

**SECOND AMENDED COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff,
Green Tree Servicing LLC, c/o Ditech Financial,
LLC, has filed a Second Amended Mortgage
Foreclosure Complaint endorsed with a Notice
to Defend, against you in the Court of Common
Pleas of Fayette County, Pennsylvania, docketed
to NO. 2016-00031, wherein Plaintiff seeks to
foreclose on the mortgage secured on your
property located at 1710 South Pittsburgh Street,
Connellsville, PA 15425, whereupon your
property would be sold by the Sheriff of Fayette
County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If
you wish to defend against the claims set forth in
the notice above, you must take action within
twenty (20) days after this Complaint and Notice
are served, by entering a written appearance
personally or by attorney and filing in writing
with the Court your defenses or objections to the
claims set forth against you. You are warned
that if you fail to do so the case may proceed
without you and a judgment may be entered
against you by the Court without further notice
for any money claimed in the Complaint or for
any other claim or relief requested by the
Plaintiff. You may lose money or property or
other rights important to you. **YOU SHOULD
TAKE THIS PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A LAWYER
GO TO OR TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH THE INFORMATION
ABOUT HIRING A LAWYER. IF YOU
CANNOT AFFORD TO HIRE A LAWYER,
THIS OFFICE MAY BE ABLE TO PROVIDE
YOU WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER LEGAL
SERVICES TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.** Fayette County
Lawyer Referral Service, PA Bar Assn., 100
South St., P.O. Box 186, Harrisburg, PA 17108,
800.692.7375.
Udren Law Offices, P.C., Attys. For Plaintiff,
111 Woodcrest Rd., Ste. 200,
Cherry Hill, NJ 08003, 856.669.5400.

SHERIFF'S SALE

Date of Sale: January 11, 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, January 11, 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

No. 1408 of 2017 GD
No. 270 of 2017 ED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF,
VS.
DAVID L. ANSEL,
DEFENDANT.

ALL those three parcels of land in German Township, Fayette County, Pennsylvania, containing 2.0532 acres, John Patrick Logan, Jr. survey, Fayette DBV 1958, page 226. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 258 RONCO ROAD MASONTOWN, PA 15461.

TAX PARCEL#: 15-30-28

TOGETHER WITH THE LOT AND OUTBUILDINGS IDENTIFIED AS "TR332-NR RONCO" ADJOINING 258 RONCO ROAD, MASONTOWN, PA 15461.

TAX PARCEL#: 15-30-29

Fayette Deed Book 2447, page 212.

TO BE SOLD AS THE PROPERTY OF DAVID L. ANSEL UNDER JUDGMENT NO. 2017-01408.

No. 1215 of 2017 GD
No. 271 of 2017 ED

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company,
PLAINTIFF,
vs.
Brenda M. Beck and Timothy C. Beck and United States of America
DEFENDANTS.

BEGINNING at a point in the center of the public road leading to Route 711, corner of lot hereby conveyed and comer to land now or formerly of Duane Clark; thence from said comer and by the center of said public road South 73 degrees 20 minutes West 150 feet to a point in the center of said road and comer to Lot No. 2; thence from said comer and by lot No. 2 North 12 degrees 48 minutes West 850.50 feet to comer of lot hereby conveyed and land now or formerly of Margaret Boyd; thence from said comer and by land now or formerly of Margaret Boyd, North 59 degrees 12 minutes East 159.36

feet to comer of lot hereby conveyed and land of said Duane Clark; thence from said comer and by land of said Clark, South 12 degrees 48 minutes East 689.04 feet to the place of beginning, known as Lot No. 1, and containing 2.99 acres, as per survey of R. P. Chester.

EXCEPTING AND RESERVING, however, thereout and therefrom all the coal within and underlying the foregoing tract of land, together with the same mining rights and privileges as were conveyed by James M. Clark and wife to Washington Coal and Coke Company, a corporation, by deed dated March 3, 1913, and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 331, Page 124.

EXCEPTING AND RESERVING, all the oil and gas in hand underlying the above described premises, together with the right to drill and bore for the same, and excepting all other rights and privileges as are set forth in the agreement from James M. Clark and wife to Carnegie Natural Gas Company, dated September 24, 1929, and recorded in the Recorder's Office of Fayette County, in Agreement Book 58, page 83.

EXCEPTING AND RESERVING a right of way or a pipe line on and over the above described premises granted by James M. Clark and wife to Carnegie Natural Gas Company by agreement dated October 8, 1931, and recorded in the Recorder's Office in Agreement Book 62, Page 147.

Also, EXCEPTING AND RESERVING a right of way on and over the premises for an electric power line and a telephone line as heretofore granted.

COMMONLY KNOWN AS: Road 2 Box 117 Assessed as 189 Clark Road, Perryopolis, PA 15473

TAX PARCEL NO. 17-08-0018

No. 1324 of 2017 GD
No. 288 of 2017 ED

**U.S. BANK NATIONAL ASSOCIATION,
AS INDENTURE TRUSTEE, FOR CIM
TRUST 2016-4, MORTGAGE-BACKED
NOTES, SERIES 2016-4,**

Plaintiff,
vs.

Dianna Boyd,
Defendant.

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN UNIONTOWN CITY, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 3119 PAGE 294

BEING KNOWN AS 18 DANIEL STREET, UNIONTOWN, PA 15401
TAX MAP NO. 38-05-0170

Phelan Hallinan Diamond & Jones, LLP

No. 316 of 2017 GD
No. 261 of 2017 ED

**Deutsche Bank National Trust Company, as
Indenture Trustee of The Aames Mortgage
Investment Trust 2004-1,**

Plaintiff,
vs.

Goldie J. Brown,
Defendant(s).

By virtue of a Writ of Execution No. 316 OF 2017 GD, Deutsche Bank National Trust Company, as Indenture Trustee of The Aames Mortgage Investment Trust 2004-1 v. Goldie J. Brown, owner(s) of property situate in the CONNELLSVILLE CITY, Fayette County, Pennsylvania, 212 North Jefferson Street, a/k/a 212 Jefferson Street, Connellsville, PA 15425-3310

Parcel No.: 05-09-0097

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 147 of 2014 GD
 No. 278 of 2017 ED

CitiMortgage, Inc.,
Plaintiff,
 vs.
Lori A. Brundege,
Defendant(s).

By virtue of a Writ of Execution No. 147-2014- GD, CitiMortgage, Inc. v. Lori A. Brundege, owner(s) of property situate in the SMITHFIELD BOROUGH Fayette County, Pennsylvania, being 72 Liberty Street, Smithfield, PA 15478-9704
 Parcel No.: 32-06-0101
 Improvements thereon: RESIDENTIAL DWELLING

GRENE & BIRSIC, P.C.
 By: Kristine M. Anthon, Esquire
 Attorneys for Plaintiff
 One Gateway Center, Ninth Floor
 Pittsburgh, PA 15222
 (412) 281-7650

No. 1358 of 2017 GD
 No. 290 of 2017 ED

FIRST NATIONAL BANK OF PENNSYLVANIA,
Plaintiff,
 vs.
JAMES R. CALLOWAY, SR. a/k/a JAMES R. CALLOWAY,
Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES R. CALLOWAY, SR. A/K/A JAMES R. CALLOWAY, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN THE FOURTH WARD OF THE CITY OF UNIONTOWN, FAYETTE COUNTY, PENNSYLVANIA, BEING LOT NO. 18 IN SECTION B, IN HIGHLAND PARK PLAN. HAVING ERECTED THEREON A DWELLING KNOWN AS 185 LIBERTY STREET, UNIONTOWN, PENNSYLVANIA 15401. DEED BOOK VOLUME 3029, PAGE 542, TAX I.D. NO. 38-13-0544.

No. 578 of 2016 GD
 No. 243 of 2017 ED

LSF9 Master Participation Trust,
Plaintiff,
 vs.
Rosemarie Christopher,
Defendant.

ALL that certain parcel of land lying and being situate in the City of Uniontown, County of Fayette, and Commonwealth of Pennsylvania, known as 79 Lenox Street, Uniontown, PA 15401 having erected thereon a single dwelling house.

Being known and designated as Tax ID No.: 38040478

BEING the same premises which Wayne A. Youger and Sally L. Youger, his wife, by Deed dated August 28, 2001 and recorded in and for Fayette County, Pennsylvania in Deed Book 2793, Page 966, granted and conveyed unto Rosemarie Christopher, no marital status shown.

No. 1519 of 2017 GD
 No. 299 of 2017 ED

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company,
PLAINTIFF,
 VS.
William Lee Clemmer,
DEFENDANT.

ALL that certain lot or parcel of land, together with the improvements thereon, situate in Springhill Township, Fayette County, Pennsylvania, bounded and described as follows:

BEGINNING at the center of U.S. Highway 119 and the corner of land deeded to Wade Grimes and Ethel Grimes, his wife, by Nathan Corder and Adda M. Corder, his wife, now owned by John Satterfield and Agnes Satterfield, his wife; thence in an easterly direction on U.S. Highway 119, a distance of 118 feet; then at right angles to the first course, in a southerly direction, a distance of 138 feet from center of the above-mentioned highway to the edge of creek; thence in a westerly direction to the line of John Satterfield and Agnes Satterfield, his wife, a distance of 118 feet, to a point on the above-mentioned creek; thence

along the line of the Satterfield property, North 175 feet to the center of the U.S. Highway 119 at the place of beginning. Said lot of land is bounded on the east, south and west by lands formerly of Nathan Corder and on the north by U.S. Highway 119.

EXCEPTING AND RESERVING the right to maintain, remove or repair the gas line now laid on the property.

TOGETHER with such rights and SUBJECT to any exceptions, restrictions, reservations and conditions as exist by virtue of prior recorded instruments, deeds or conveyances.

COMMONLY KNOWN AS: 4527 Morgantown Road, Lake Lynn, PA 15451 TAX PARCEL NO. 36070107

GRENEN & BIRSIC, P.C.

By: Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

No. 1810 of 2017 GD
No. 306 of 2017 ED

FIRST NATIONAL BANK OF PENNSYLVANIA, successor to PARKVALE SAVINGS BANK,

Plaintiff,
vs.

RONALD L. CONAWAY, JR. a/k/a RONALD L. CONAWAY and REBECCA L. CONAWAY,
Defendants.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF RONALD L. CONAWAY, JR. A/K/A RONALD L. CONAWAY AND REBECCA L. CONAWAY, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN THE TOWNSHIP OF LUZERNE, FAYETTE COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AS 409 EAST AVENUE, ALLISON, PENNSYLVANIA 15413. DEED BOOK VOLUME 2832, PAGE 1731, TAX ID NO. 19-19-0019.

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. 1520 of 2017 GD
No. 249 of 2017 ED

PNC Bank, National Association,
Plaintiff,
vs.
JACQUELINE D. COPELAND,
Defendant(s).

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

BEING KNOWN AS 225 Hopewell Road a/k/a 223-225 Hopewell Road, Brownsville, PA 15417

PARCEL NUMBER : 19-29-0062
IMPROVEMENTS: Residential Property

No. 2271 of 2016 GD
No. 256 of 2017 ED

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

Plaintiff,
vs.

ALL KNOWN AND UNKNOWN HEIRS OF RUTH L. DECARLO,
Defendant.

ALL THE RIGHT TITLE, INTEREST AND CLAIMS OF ALL KNOWN AND UNKNOWN HEIRS OF RUTH L. DECARLO, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT LOT OF LAND SITUATE IN THE CITY OF UNIONTOWN FORMERLY NORTH UNION TOWNSHIP, FAYETTE COUNTY, PA, BEING PARCEL 38-05-0017, MORE FULLY DESCRIBED IN DEED BOOK 575, PAGE 230.

BEING KNOWN AS 181 DOWNER AVENUE, UNIONTOWN, PA 15401.

TAX PARCEL NO. 38-05-0017

No. 1282 of 2017 GD
 No. 253 of 2017 ED

LSF8 MASTER PARTICIPATION TRUST,
Plaintiff,
V.
TERESA M. FURNIER AND ROB L.
FRITZ,
Defendants.

ALL THE RIGHT, TITLE, INTEREST
 AND CLAIM OF TERESA M. FURNIER AND
 ROB L. FRITZ OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED
 REAL ESTATE SITUATED IN THE CITY OF
 UNIONTOWN, COUNTY OF FAYETTE,
 COMMONWEALTH OF PENNSYLVANIA.

HAVING ERECTED THEREON A
 DWELLING KNOWN AND NUMBERED AS
 120 EVANS STREET, UNIONTOWN, PA
 15401. DEED BOOK VOLUME 2979, PAGE
 2325, PARCEL NUMBER 38-13-0106.

No. 18-OC-2014
 No. 191 of 2017 ED

IN RE: THE THOMAS G. GOODWIN
REVOCABLE LIVING TRUST
 The Honorable Judge Leskinen

ALL OF THE RIGHT, TITLE, INTEREST
 AND CLAIM OF MARIE A. GOODWIN, IN
 AND TO THE FOLLOWING DESCRIBED
 PROPERTY:

ALL THE FOLLOWING DESCRIBED
 REAL ESTATE SITUATED IN THE
 TOWNSHIP OF CONNELLSVILLE,
 COUNTY OF FAYETTE AND
 COMMONWEALTH OF PENNSYLVANIA,
 BEING IMPROVED LAND, LOCATED AT
 1311 HAWTHORNE STREET,
 CONNELLSVILLE, FAYETTE COUNTY,
 PENNSYLVANIA 15425, LAST DEEDED AT
 INSTRUMENT NUMBER 201100005920 AND
 DEED BOOK 3154, PAGE NUMBER 2191.

TAX PARCEL ID NO. 06-03-0052.

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. 1106 of 2017 CD
 No. 250 of 2017 ED

Bank of America, N.A.,
Plaintiff,
v.

CHERYL A. DAGY, KNOWN HEIR OF
STEVE C. HARTSEK
JOHN J. HARTSEK, KNOWN HEIR OF
STEVE C. HARTSEK
ROBERT S. HARTSEK, KNOWN HEIR
OF STEVE C. HARTSEK
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
STEVE C. HARTSEK, VICTORIA D.
HARTSEK, KNOWN HEIR OF STEVE C.
HARTSEK,
Defendant(s).

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

BEING KNOWN AS 112 Wayside Dr.,
 Uniontown, PA 15401

PARCEL NUMBER: 25-12-0061-07

IMPROVEMENTS: Residential Property

GRENEN & BIRSIC, P.C.
By: Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

No. 1389 of 2017 GD
No. 289 of 2017 ED

FIRST NATIONAL BANK OF PENNSYLVANIA,

Plaintiff,
vs.

ETHAN T. HODGSON and KATHRYN E. MUSCARI a/k/a KATHRYN MUSCARI,

Defendants.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ETHAN T. HODGSON AND KATHRYN E. MUSCARI A/K/A KATHRYN MUSCARI, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN UNIONTOWN, FAYETTE COUNTY, PENNSYLVANIA, BEING PARTS OF LOT 6 AND LOT 7 IN A PLAN OF LOTS LAID OUT BY BREMLER AND COOPER. HAVING ERECTED THEREON A DWELLING KNOWN AS 124 CLEVELAND AVENUE, UNIONTOWN, PENNSYLVANIA 15401. DEED BOOK VOLUME 3256, PAGE 1949, TAX I.D. NO. 38-03-0258.

Phelan Hallinan Diamond & Jones, LLP

No. 9 of 2016 GD
No. 272 of 2017 ED

Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, Solely in Its Capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 2000-1,

Plaintiff,
vs.

**Ann Hoff
Cornelius Hoff,**
Defendant(s).

By virtue of a Writ of Execution No. 9-OF

-2016-GD, Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, Solely in Its Capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 2000-1 v. Ann Hoff, Cornelius Hoff, owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 62 Lawn Avenue, Uniontown, PA 15401-4742

Parcel No.: 38-15-0013

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 1493 of 2017 GD
No. 254 of 2017 ED

Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1,

Plaintiff,
V.

Linnea Johnson,
Defendant(s).

By virtue of a Writ of Execution No. 1493-OF-2017-GD, Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1 v. Linnea Johnson, owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 64 Lawn Avenue, Uniontown, PA 15401-4742

Parcel No.: 38-15-0014

Improvements thereon: RESIDENTIAL DWELLING

No. 2210 of 2016 GD
No. 241 of 2017 ED

JPMorgan Chase Bank, National Association, PLAINTIFF,

vs.

April S. Knox,
DEFENDANT.

All that certain lot or piece of ground situate in the Borough of South Connellsville,

County of Fayette, Commonwealth of Pennsylvania, being more bounded and described as follows, to-wit:

COMMONLY KNOWN AS: 1127 West Gibson Avenue, Connellsville, PA 15425
TAX PARCEL NO. 33-04-0055

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. 1271 of 2017 GD

No. 267 of 2017 ED

LSF9 Master Participation Trust,

PLAINTIFF,

V.

Frank J. Koon IV and Theresa L. Koon,

DEFENDANT(S).

TAX PARCEL NO.: 17-13-002001

PROPERTY ADDRESS: 303 Laureldale Road Perryopolis, PA 15473

IMPROVEMENTS: Single Family Dwelling

SEIZED AND TAKEN in execution as the property of: Frank J. Koon IV and Theresa L. Koon

All that certain piece of parcel of land situated in the Township of Jefferson, County of Fayette and Commonwealth of Pennsylvania, being Lot No. 1 in the Farrow Plan, said plan is recorded at the Recorder's Office of Fayette County, Pennsylvania, at Plan Book 80, Page 27, being Instrument Number 200600016965, more particularly bounded and described as follows, to wit:

BEGINNING at a set iron pin off of State Route 4011 (Laureldale Road) at the far Southeast comer of the property herein conveyed; thence from said set iron pin South 37 degrees 02' 00" West a distance of 154.00 feet along State Route 4011 (Laureldale Road) to a set iron pin; thence from said set iron pin North 49 degrees 41' 00" West a distance of 234.64 feet to a set iron pin, then from said set iron pin

North 39 degrees 19' 00" East, a distance of 114.00 feet to a set iron pin; thence from said set iron pin, South 59 degrees 35' 00" East a distance of 231.26 feet to a set iron pin off of State Route 4011 (Laureldale Road), the place of BEGINNING.

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. 75 of 2017 GD

No. 297 of 2017 ED

PNC Bank, National Association,

Plaintiff,

V.

SHELIA A. LOCKE,

Defendant(s).

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF UNIONTOWN, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 109 W Berkeley St., Uniontown, PA 15401

PARCEL NUMBER: 38-10-0378

IMPROVEMENTS: Residential Property

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. 1057 of 2017 GD

No. 304 of 2017 ED

PNC Bank, National Association,

Plaintiff,

V.

DEANNA K. LYNN

STEPHEN LYNN A/K/A STEPHEN J.

LYNN,

Defendant(s)

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

BEING KNOWN AS 204 Grove Avenue,
Belle Vernon, PA 15012
PARCEL NUMBER: 41-05-0129
IMPROVEMENTS: Residential Property

GRENE & BIRSIC, P.C.
By: Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

No. 1429 of 2017 GD
No. 291 of 2017 ED

**FIRST NATIONAL BANK OF
PENNSYLVANIA,**

Plaintiff,
vs.

WILLIAM H. MATTHEWS, III,
Defendant.

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF WILLIAM H. MATTHEWS,
III, OF, IN AND TO THE FOLLOWING
DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE
SITUATED IN NORTH UNION TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,
BEING LOT NO. 1 IN THE MATTHEWS
SUBDIVISION. HAVING ERECTED
THEREON A DWELLING KNOWN AS 104
JAY STREET, LEMONT FURNACE,
PENNSYLVANIA 15456. DEED BOOK
VOLUME 3128, PAGE 140, TAX I.D. NO. 25-
16-0236-01.

Phelan Hallinan Diamond & Jones, LLP

No. 879 of 2017 GD
No. 284 of 2017 ED

Pingora Loan Servicing, LLC,
Plaintiff,
V.

**Katy Joyce Matulay, in Her Capacity as
Executrix and Devisee of The Estate of Daniel
K. Matulay a/k/a Daniel Keith Matulay,**
Defendant(s).

By virtue of a Writ of Execution No. 879-
OF-2017-GD Pingora Loan Servicing, LLC v.

Katy Joyce Matulay, in Her Capacity as
Executrix and Devisee of The Estate of Daniel
K. Matulay a/k/a Daniel Keith Matulay, owner
(s) of property situate in the BULLSKIN
TOWNSHIP, Fayette County, Pennsylvania,
being 113 Rear E End Road, A/K/A 113 East
End Road, Connellsville, PA 15425

Parcel No.: 04-32-0009, 04-32-0006
Improvements thereon: RESIDENTIAL
DWELLING

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

No. 2568 of 2015 GD
No. 252 of 2017 ED

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR NRZ PASS- THROUGH
TRUST VII NPL**

**425 Walnut Street
Cincinnati, OH 45202**
Plaintiff,

vs.

**TEANE A. MOATS as Administratrix of the
Estate of Arthur J. Moats Sr. Deceased
Mortgagor(s) and Record Owner(s)**
**305 Clark Road
Smithfield, PA 15478**
Defendant(s).

TAX PARCEL # 14-40-0090
PROPERTY ADDRESS: 305 Clark Road
Smithfield, PA 15478

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: TEANE
A. MOATS as Administratrix of the Estate of
Arthur J. Moats Sr. Deceased

Phelan Hallinan Diamond & Jones, LLP

No. 1361 of 2017 GD
No. 275 of 2017 ED

Bank of America, N.A.,
Plaintiff,
V.

Donald Moore,

Defendant(s).

By virtue of a Writ of Execution No. 1361 OF 2017, Bank of America, N.A. v. Donald Moore, owner(s) of property situate in the POINT MARION BOROUGH, Fayette County, Pennsylvania, being 301 S Main ST a/k/a 301 Main ST, Point Marion, PA 15474-1225
 Parcel No.: 29-02-0379
 Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 617 of 2016 GD
 No. 251 of 2017 ED

**Bank of America, N.A.,
 Plaintiff,
 V.**

**Keith M. Newcomer a/k/a Keith Newcomer
 Kelly S. Newcomer a/k/a Kelly Newcomer,
 Defendant(s).**

By virtue of a Writ of Execution No. 617 OF 2016 GD Bank of America, N.A. v. Keith M. Newcomer a/k/a Keith Newcomer Kelly S. Newcomer a/k/a Kelly Newcomer, owner(s) of property situate in the Fayette County, Pennsylvania, being PO Box 201,300 Morgan Street a/k/a, 300 Morgan Street, Newell, PA 15466-0201
 Parcel No.: 23-04-0023
 Improvements thereon: RESIDENTIAL DWELLING

No. 2091 of 2014 GD
 No. 303 of 2017 ED

**Wells Fargo Bank, N.A.,
 Plaintiff,
 vs.
 Donya Petrock, AKA Donya L. Petrock; Greg Petrock,
 Defendants.**

ALL that certain parcel of land lying and being situate in the Township of Luzerne, County of Fayette, and Commonwealth of Pennsylvania, known as 518 Third Street, Isabella Luzerne, PA 15447 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 19260037
 BEING the same premises which Joseph F. Kopacka, III and Rebecca A. Kopacka, his wife, by Deed dated April 23, 2007 and recorded in and for Fayette County, Pennsylvania in Deed Book 3023, Page 460, granted and conveyed unto Donya L. Petrock.

Phelan Hallinan Diamond & Jones, LLP

No. 1248 of 2017 GD
 No. 245 of 2017 ED

**Wells Fargo Bank, NA,
 Plaintiff,
 V.
 Jason L. Porter,
 Defendant(s).**

By virtue of a Writ of Execution No. 1248 OF 2017 GD, Wells Fargo Bank, NA v. Jason L. Porter, owner(s) of property situate in the LUZERNE TOWNSHIP, Fayette County, Pennsylvania, being 267 East Riverside Road, East Millsboro, PA 15433-1230
 Parcel No.: 19-25-0130-01
 Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 1988 of 2010 GD
 No. 305 of 2017 ED

**LSF9 Master Participation Trust,
 Plaintiff,
 V.
 Clinton L. Rigger, III,
 Defendant(s)**

By virtue of a Writ of Execution No. 1988 -OF-2010-GD, LSF9 Master Participation Trust v. Clinton L. Rigger, 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

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

No. 654 of 2017 GD
No. 280 of 2017 ED

VANDERBILT MORTGAGE AND FINANCE, INC.

**500 Alcoa Trail
Maryville, TN 37804**

**Plaintiff,
vs.**

JONATHAN J. ROSSELL

**Mortgagor(s) and Record Owner(s)
919 Fayette Avenue
Belle Vernon, PA 15012
Defendant(s).**

ALL THAT CERTAIN LOT OF GROUND situate in the County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL#

PROPERTY ADDRESS: 919 Fayette Avenue Belle Vernon, PA 15012 919 Fayette Avenue Belle Vernon, PA 15012

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: JONATHAN J. ROSSELL

**Brownsville, PA 15417,
Defendant(s).**

ALL THAT CERTAIN parcel of land situate in the Borough of South Brownsville, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL# 02-10-0341

PROPERTY ADDRESS: 629 Lewis Street Brownsville, PA 15417

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: PAULA M. SOROKA as Administratrix of the Estate of AGNES SOROKA, Deceased

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

No. 579 of 2016 GD
No. 307 of 2017 ED

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2005-A C/O NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019**

**Plaintiff,
vs.**

**DAVID STONE JR. Solely in His Capacity as Heir of David Stone Deceased
KATHERINE GAUGHAN a/k/a
KATHERINE HAYDEN a/k/a
KATHERINE REINHART, Solely in Her Capacity as Heir of David T. Stone, Deceased
Amy Nicholson f/k/a Amy Stone, Solely in Her Capacity as Heir of David Stone, Deceased**

**AMANDA STONE Solely in Her Capacity as Heir of David Stone, Deceased
JOHN STONE in His Capacity as Heir of David T. Stone, Deceased
RONALD STONE as Heir of David T. Stone, Deceased
DOROTHY ELLEN STONE
Mortgagor(s) and Record Owner(s)
113 Wall Street**

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

No. 1339 of 2017 GD
No. 242 of 2017 ED

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

**Plaintiff,
vs.**

**PAULA M. SOROKA as Administratrix of the Estate of AGNES SOROKA, Deceased
Mortgagor(s) and Record Owner(s)
629 Lewis Street**

**Everson, PA 15631
Defendant(s).**

ALL THAT CERTAIN lot, parcel or piece of ground lying and situate in the Township of Upper Tyrone, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL# 39110051

PROPERTY ADDRESS: 113 Wall Street

Everson, PA 15631

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: DAVID STONE JR. Solely in His Capacity as Heir of David Stone Deceased, KATHERINE GAUGHAN KATHERINE HAYDEN a/k/a KATHERINE REINHART, Solely in Her Capacity as Heir of David T. Stone, Deceased, Amy Nicholson f/k/a Amy Stone, Solely in Her Capacity as Heir of David Stone, Deceased, AMANDA STONE Solely in Her Capacity as Heir of David Stone, Deceased, JOHN STONE n His Capacity as Heir of David T. Stone, Deceased, RONALD STONE as Heir of David T. Stone, Deceased and DOROTHY ELLEN STONE

ANNE N. JOHN
ATTORNEY AT LAW

No. 1554 of 2014 GD
No. 259 of 2017 ED

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

Plaintiff,

vs.

FRANK S. SWARTZ, a/k/a FRANK S. SWARTZ, JR. and DOREEN E. SWARTZ, his wife,

Defendants and Real Owners.

ALL that certain piece or parcel of property situate in North Union Township, Fayette County, Pennsylvania designated as Lot No. 4 in the Evans, Nuccetelli & Houck, Marshall Height, Phase 2 Plan of Lots, which is of record in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Plan Book Volume 57, page 30; Said parcel being more particularly bounded and described in Record Book 2802 page 614.

SEE Record Book 2802 at page 614.

UPON which there is erected a split entry brick and sided dwelling known locally as 106 Colonial Lane, Uniontown, PA 15401.

Assessment Map No.: 25-29-0055-04.

Phelan Hallinan Diamond & Jones, LLP

No. 824 of 2017 GD

No. 279 of 2017 ED

**PHH Mortgage Corporation,
Plaintiff,**

vs.

**Heather D. Thomas
Donald L. Stoneking, Jr.,
Defendant(s).**

By virtue of a Writ of Execution No. 824 OF 2017 GD, PHH Mortgage Corporation v. Heather D. Thomas Donald L. Stoneking, Jr., owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 125 Hopwood Coolspring Road, Hopwood, PA 15445

Parcel No.: 25-54-0062

Improvements thereon: RESIDENTIAL DWELLING

No. 1103 of 2017 GD

No. 244 of 2017 ED

**Nationstar Mortgage LLC,
Plaintiff,**

vs.

**Jeanene B. Topper,
Defendant.**

ALL that certain parcel of land lying and being situate in the City of Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 202 East Francis Avenue, Connellsville, PA 15425 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 05-03-0151

BEING the same premises which Eileen Falco, widow and Lisa Falco, now by marriage Lisa Antkiewicz and Eric Antkiewicz, her husband, by Deed dated July 17, 2003 and recorded in and for Fayette County, Pennsylvania in Deed Book 28570, Page 2379,

granted and conveyed unto Jeanene B. Topper, no marital status shown.

Phelan Hallinan Diamond & Jones, LLP

No. 772 of 2017 GD

No. 269 of 2017 ED

**Pennymac Loan Services, LLC,
Plaintiff,**

vs.

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

By virtue of a Writ of Execution No. 772-OF-2017-GD Pennymac Loan Services, LLC v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Rodney E. Wolfe, Deceased, owner(s) of property situate in the EVERSON BOROUGH, Fayette County, Pennsylvania, being 117 Chestnut Street, Everson, PA 15631

Parcel No.: 10-03-0192

Improvements thereon: RESIDENTIAL DWELLING

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

No. 1604 of 2017 GD

No. 265 of 2017 ED

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**

**c/o 3415 Vision Drive
Columbus, OH 43219**

Plaintiff,

vs.

**TIFFANY D. VRABEL
Mortgagor(s) and Record Owner(s)**

**411 East Washington Avenue
Connellsville, PA 15425**

Defendant(s).

ALL THAT CERTAIN lot or piece of

ground situate in the CITY of CONNELLSVILLE, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #05-12-0018

PROPERTY ADDRESS: 411 East Washington Avenue Connellsville, PA 15425

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:
TIFFANY D. VRABEL

No. 1644 of 2017 GD

No. 308 of 2017 ED

**BANK OF AMERICA, N.A.,
Plaintiff,**

vs.

**DONALD YAUGER LAURA YAUGER,
Defendant.**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE AS A PARCEL OR LOT OF GROUND LOCATED NEAR THE VILLAGE OF COOLSPRING, NORTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA.

BEING THE SAME PREMISES which Earnest E. Yauger and Patricia S. Yauger, by Deed dated January 29, 2008 and recorded January 29, 2008 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3051, Page 2237, granted and conveyed unto DONALD YAUGER, their son.

BEING KNOWN AS: 129 PINE RIDGE ROAD, LEMONT FURNACE, PA 15456
PARCEL #25-27-0253

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, December 4, 2017
at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2616-0757	ROBERT M. COLLINS, JR. a/k/a ROBERT MELVIN COLLINS	Somerset Trust Company, Executor
2613-0251	MARY DeBORD	Cris DeBord, Executor

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Monday, December 18, 2017 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
CIVIL DIVISION

KEVIN S. SACKETT and	:	
GREG SACKETT,	:	
Appellants,	:	
vs.	:	
FAYETTE COUNTY ZONING	:	
HEARING BOARD	:	
Appellee,	:	
vs.	:	
MICHAEL TODD SACKETT and	:	
BRENDA SACKETT,	:	No. 842 of 2017
Intervenors.	:	Honorable Linda R. Cordaro

OPINION & ORDER

CORDARO, J.

September 12, 2017

This matter comes before the Court on an appeal from the decision of the Zoning Hearing Board, which granted a special exception for the operation of a kennel on property located in Nicholson Township, Fayette County, Pennsylvania, under the terms of the Zoning Ordinance.

BACKGROUND

Intervenors, Michael Todd Sackett and Brenda Sackett, filed a petition before the Fayette County Zoning Hearing Board (hereinafter "ZHB") requesting a special exception for a kennel on property zoned "A-1" Agricultural-Rural.

The Zoning Hearing Board conducted a public hearing on February 8, 2017. The testimony from that hearing was transcribed and has been properly filed with the Prothonotary.

Subsequent to the hearing, a written resolution granting the Petition was prepared and granted. Resolution 17-2 is dated March 22, 2017, and is signed by the Chairperson and Secretary of the ZHB.

A Notice of Appeal was filed on April 21, 2017, by Appellants, who are two of four heirs to property owned by the late Hugh Sackett, which property is adjacent to the property owned by Intervenors, which is subject to the Special Exception.

DISCUSSION

A court reviewing the decision of a Zoning Hearing Board is bound by a narrow standard of review. It is well settled law in Pennsylvania that when a trial court takes no additional evidence the standard of review is limited to determining whether the board "committed an abuse of discretion or an error of law." *Lombardo v. Millcreek Town-*

ship Zoning Hearing Board, 829 A.2d 779, 781 (Pa. Cmwlth. 2003). An abuse of discretion can be established if the ZHB's factual findings are not supported by substantial evidence. *Valley View Civic Association v. Zoning Board of Adjustment*, 462 A.2d 637,639 (Pa. 1983). Substantial evidence is "such relevant evidence as a reasonable mind might accept as adequate to support a conclusion." *Id.*

This case was argued to the Court on August 30, 2017. No one requested to submit additional evidence in this case.

Fayette County Zoning Ordinance §1000-800 provides in subsection A that "All applications for a use by special exception shall demonstrate compliance with the applicable express standards and criteria of this Article and the applicable minimum lot area, maximum lot coverage, maximum building height, setback requirements and bufferyard requirements of the zoning district in which the use is proposed."

The Fayette County Zoning Ordinance permits a special exception for a kennel, as follows:

§1000-842. Kennel, animal. An animal kennel shall be a permitted special exception subject to the following conditions and/or standards.

A. Such uses shall be located at least one hundred (100) feet from any property line adjoining an existing residential lot and at least fifty (50) feet from any other property line or public right of way as defined by this Chapter.

B. The minimum lot area shall be two (2) acres.

C. Outdoor runs and similar facilities shall be constructed for easy cleaning, shall be adequately secured by a fence with a self-latching gate and shall be screened by a six (6) foot high compact hedge or one hundred percent (100%) opaque fence on all sides which are visible from an existing residential lot or a public right of way.

D. If adjacent properties are developed as residential lots, the kennels shall be soundproofed to minimize noise impact on adjacent properties.

E. The kennel shall be licensed by the Commonwealth of Pennsylvania, and compliance with all applicable rules and regulations of the Commonwealth of Pennsylvania and the Fayette County Health Department shall be maintained.

F. At no time shall the animals be permitted to run loose on the lot other than in a completely enclosed area.

G. Approval as a special exception shall be subject to periodic inspections to insure compliance with the conditions of approval. The Zoning Officer shall notify the operator forty eight (48) hours before such inspection shall take place.

H. The Zoning Hearing Board may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

After reviewing the transcript of the hearing before the ZHB, this Court will accept the factual findings of the Zoning Hearing Board and finds that the ZHB did not commit an abuse of discretion or error of law. The ZHB heard testimony from Michael Todd Sackett, who explained the location of and the type of kennel that he intends to construct on his property. He explained the distance of the kennel from the neighboring

properties, and that the kennel will be more than one hundred feet from the next closest property line. He explained the construction of the building, the number of dogs to be kept, the fence to surround the kennel, and the strict compliance he intends to implement to satisfy the state licensing requirements.

The Appellants appeared at the hearing, represented by Attorney Doug Sholtis, and they objected to the proposed Special Exception. They are heirs to the property of Hugh Sackett, deceased, whose property adjoins the property of the Intervenor. Kevin Sackett testified that he is objecting to the kennel because he believes it will lessen the value of the property he expects to inherit from his father's estate. He also testified he is concerned about noise, disruption to the natural spring, odor, and traffic on the road.

Gregory Wayne Sackett also testified as to his objection to the kennel. It was evident through a review of his testimony that his primary objection is that the estate should be finalized first. Appellants both seemed most concerned about getting the estate finalized. Neither Appellant provided evidence that the proposed use will have a detrimental effect on the health and safety of the community.

CONCLUSION

This Court finds that the applicants (Intervenor) met the burden under the Fayette County Ordinance for a special exception for a dog kennel. The objectors (Appellants) did not show any adverse impact that poses a substantial threat to the health, safety, and welfare of the community. Accordingly, after thorough review of the record below, this Court finds that the Zoning Hearing Board did not commit an abuse of discretion or error of law in granting the petition for special exception.

ORDER

AND NOW, this 12th day of September, 2017, upon consideration of the Appellant's appeal from the Fayette County Zoning Hearing Board, and after review of the record, it is hereby ORDERED and DECREED that the decision of the Fayette County Zoning Hearing Board approving Resolution 17-2 for the special exception for a kennel, is AFFIRMED, and the appeal is DISMISSED.

BY THE COURT:
LINDA R. CORDARO, Judge

ATTEST:
Nina Capuzzi Frankhouser
Clerk of Courts

REGISTER OF WILLS FEE NOTICE**NOTICE**

JCS/ATJ/CJEA surcharge
Effective November 30, 2017

Acts 40 and 44 of 2017, recently signed by the Governor, make immediate changes to the Judicial Computer System/ Access to Justice/Criminal Justice Enhancement Account (JCS/ATJ/CJEA) surcharge.

The JCS/ATJ/CJEA surcharge is increased from \$35.50 to \$40.25 on all filings in the Register of Wills of Fayette County effective November 30, 2017.

Jeffrey L. Redman
Register of Wills of Fayette County
61 East Main Street
Uniontown, PA 15401
Phone: 724-430-1206
Fax: 724-430-1275

PROTHONOTARY FEE SCHEDULE

Nina Capuzzi Frankhouser, Prothonotary
Prothonotary's Office Fee Schedule

**JCP Fee Increase Effective

November 20, 2017

All Fee Increases Effective 01/01/2018

§ Personal Checks Not Accepted

§ All professional checks returned for insufficient funds will be assessed a \$30.00 fee.

§ There will be no refunds after filing

§ Please make all checks payable to Fayette County Prothonotary

§ STAFF IS NOT PERMITTED TO PROVIDE LEGAL ADVICE

	Unless JCP Affected Current Fee Effective until January 1, 2018	JCP Fee Increase (\$4.75) November 20, 2017 New Fee	** Tentative CPI Increase by 2.1% January 2018
▪ Per Page	\$0.25		\$0.25
▪ Certified Copies	\$13.50		\$14.00
● FAMILY COURT ACTIVITY			
▪ Complaint in Divorce	\$126.50	\$131.25	\$134.00
♦ Each Additional Count	\$61.75	\$66.50	\$68.00
▪ Divorce w/Custody	\$71.50	\$76.25	\$78.00
▪ Custody Complaint	\$109.50	\$114.25	\$117.00
▪ Custody (Mediation Fee)	\$100.00	\$100.00	\$100.00
▪ Out of State Custody	\$61.75	\$66.50	\$68.00
▪ Out of State/County Divorce Decree	\$54.00	\$58.75	\$60.00
▪ Election to Resume Maiden Name	\$5.50		\$6.00
▪ Change Name-Widow 54 Pa. C.S.A. §70.1	\$46.00	\$50.75	\$52.00
▪ Resume Maiden Name (Out of County Divorce)	\$59.50	\$64.25	\$66.00
▪ Praecipe to Transmit	\$20.00		\$20.00

PROTHONOTARY FEE SCHEDULE

● APPEALS			
▪ MDJ Appeals	\$91.25	\$96.00	\$98.00
▪ License/Registration Suspension	\$102.75	\$107.50	\$110.00
▪ Appoint Board of View	\$102.75	\$107.50	\$110.00
▪ Statement of Objection	\$102.75	\$107.50	\$110.00
▪ Tax Sale Objection	\$102.75	\$107.50	\$110.00
▪ Tax Assessment Objection	\$102.75	\$107.50	\$110.00
▪ Appellate Court			
♦ Fayette County Fee	\$41.00		\$42.00
♦ Appellate Court Fee	\$85.50		Check State Website
▪ Zoning Appeals	\$102.75	\$107.50	\$110.00
▪			
● CIVIL ACTIONS			
▪ Assumpsit	\$109.50	\$114.25	\$117.00
▪ Tort	\$109.50	\$114.25	\$117.00
▪ Ejectment	\$109.50	\$114.25	\$117.00
▪ Equity	\$109.50	\$114.25	\$117.00
▪ Mandamas	\$109.50	\$114.25	\$117.00
▪ Mortgage Foreclosure	\$109.50	\$114.25	\$117.00
▪ Partition	\$109.50	\$114.25	\$117.00
▪ Replevin	\$109.50	\$114.25	\$117.00
▪ Complaints in Confession of Judgment in Ejectment	\$109.50	\$114.25	\$117.00
▪ Writ of Summons	\$109.50	\$114.25	\$117.00
▪ Re-Issue Writ of Summons	\$8.00		\$8.00
▪ Lis Pendens (1st Filing)	\$109.50	\$114.25	\$117.00
▪ Reinstate Complaint	\$8.00		\$8.00
▪ Declaration of Taking/ Condemnation	\$102.75	\$107.50	\$110.00
▪ Foreign Subpoena	\$42.50	\$47.25	\$48.00

PROTHONOTARY FEE SCHEDULE

▪ Quiet Title/ Petition to Appoint Arbitrator	\$102.25	\$107.00	\$110.00
▪ Minor's Compromised Settlement			
▪ Compromised Settlement-Partial Only			
▪ Bill of Costs/Certificate	\$2.50		\$2.50
▪ Change of Venue Motion/Petition	\$102.75	\$107.50	\$110.00
▪ Petition as First Filings and for Abandoned Vehicles	\$102.75	\$107.50	\$110.00
▪ Change of Name unrelated to Divorce	\$102.75	\$107.50	\$110.00
▪ Praecipe to Dismiss/Settle/Withdraw	\$6.75		\$7.00
<u>FEE IS DUE ONLY WHEN NOT PAID PRIOR WITH INITIAL FILING**</u>	**		
● JUDGMENT ACTIVITY			
▪ Judgment: General, Note, or Arrearage from DR	\$21.25		\$22.00
▪ MDJ Transcript	\$21.25		\$22.00
▪ Landlord Tenant Wage Attachment	\$20.25		\$21.00
▪ Exemplification-Triple Seal (out of state)	\$13.50		\$14.00
▪ From Out of State Court/ Abstract of Judgment	\$21.25		\$22.00
▪ To Another Court in State of Pa	\$12.50		\$13.00
▪ Writ of Execution/Possession	\$20.25		\$21.00
▪ Writ of Revival	\$29.00		\$30.00
▪ Agreement to Revive	\$21.25		\$22.00
▪ Assignment of Judgment	\$6.75		\$7.00
▪ Release of Judgment	\$6.75		\$7.00
▪ Satisfaction of Judgment	\$6.75		\$7.00
▪ Satisfaction of Judgment w/ Certificate	\$9.25		\$10.00
▪ Out of County Writ	\$20.25		\$21.00
▪ Default Judgment	\$24.00		\$24.00

PROTHONOTARY FEE SCHEDULE

● MECHANICS/MUNICIPAL LIEN ACTIVITY			
▪ No Lien Agreement	\$20.75		\$21.00
▪ Municipal Lien Claim (satisfaction included)	\$27.50		\$28.00
▪ Mechanics Lien Claim (satisfaction included)	\$27.50		\$28.00
▪ Mechanics Lien Complaint	\$109.50	\$114.25	\$117.00
▪ Writ of Scire Facias	\$109.50	\$114.25	\$117.00
▪ Satisfaction of Lien (lien filed prior to 02/01/2016)	\$6.75		\$7.00
● COMMONWEALTH AND FEDERAL TAX LIENS			
▪ Federal Tax Lien	\$20.75		\$21.00
▪ Commonwealth Lien/Judgment Roll	\$20.75		\$21.00
▪ Suggestion of Non Payment	\$20.75		\$21.00
▪ Satisfaction of Lien	\$6.75		\$7.00
● MISCELLANEOUS			
▪ Subpoenas	\$1.25		\$1.50
▪ Petition to Strike	\$66.50		\$68.00
▪ Notary Signature Registration	\$2.25		\$2.25
▪ Surety Bonds (New)/Certificate of Authority	\$52.00	\$56.75	\$58.00
▪ School Audit Report	\$60.50	\$65.25	\$67.00
▪ Motion to Continue Hearing/ Arbitration	\$27.25		\$27.25
▪ Notarial Seal Certificate	\$2.25		\$2.25
▪ Statement of Intention to Proceed	\$25.00		25.00

CALL OF THE CRIMINAL TRIAL LIST

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

IN RE: :
CALL OF THE CRIMINAL :
TRIAL LIST : No. 36 MD 2017

ORDER

WAGNER, PJ.

AND NOW, November 8, 2017, the Court having canceled the December 2017 Criminal Jury Trial Session, it is hereby Ordered that the Call of the Criminal Trial List scheduled for November 27, 2017, is CANCELED.

BY THE COURT:
John F. Wagner, Jr.
President Judge

DECEMBER CRIMINAL COURT

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

IN RE: :
DECEMBER 2017 SESSION OF :
CRIMINAL JURY TRIALS : No. 9 MD 2017

ORDER

WAGNER, PJ.

AND NOW, November 8, 2017, after consultation with Richard E. Bower, District Attorney of Fayette County and being advised that there are no criminal cases expiring under Pa. R. Crim. 600 prior to January 2, 2018, the Criminal Court Session previously scheduled to commence on December 4, 2017, is hereby CANCELED.

BY THE COURT:
John F. Wagner, Jr.
President Judge

MAGISTERIAL DISTRICT JUDGE - PLEAS

The Magisterial District Judges of the Fourteenth Judicial District in Fayette County shall commence the acceptance of guilty pleas on November 16, 2017, pursuant to Rule 550 of the Pennsylvania Rules of Criminal Procedure regarding “Pleas of Guilty Before Magisterial District Judge in Court Cases.” In a court case in which a magisterial district judge is specifically empowered by statute to exercise jurisdiction, a defendant may plead guilty before a magisterial district judge at any time up to the completion of the preliminary hearing or the waiver thereof. Rule 550(a).

John F. Wagner, Jr.
President Judge

ANNUAL MEMBERSHIP MEETING

The regular annual meeting of the full membership of the Fayette County Bar Association will be held on **Thursday, November 30, 2017, at 12:00 pm** at the Bar Association's Office Building in the basement conference room located at 2 West Main Street, Uniontown, PA 15401.

Committees are invited to present topics of concern or interest to the Association. Lunch will be provided to attendees who register in advance.

RSVP to Cindy
cindy@fcbar.org
724-437-7994

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