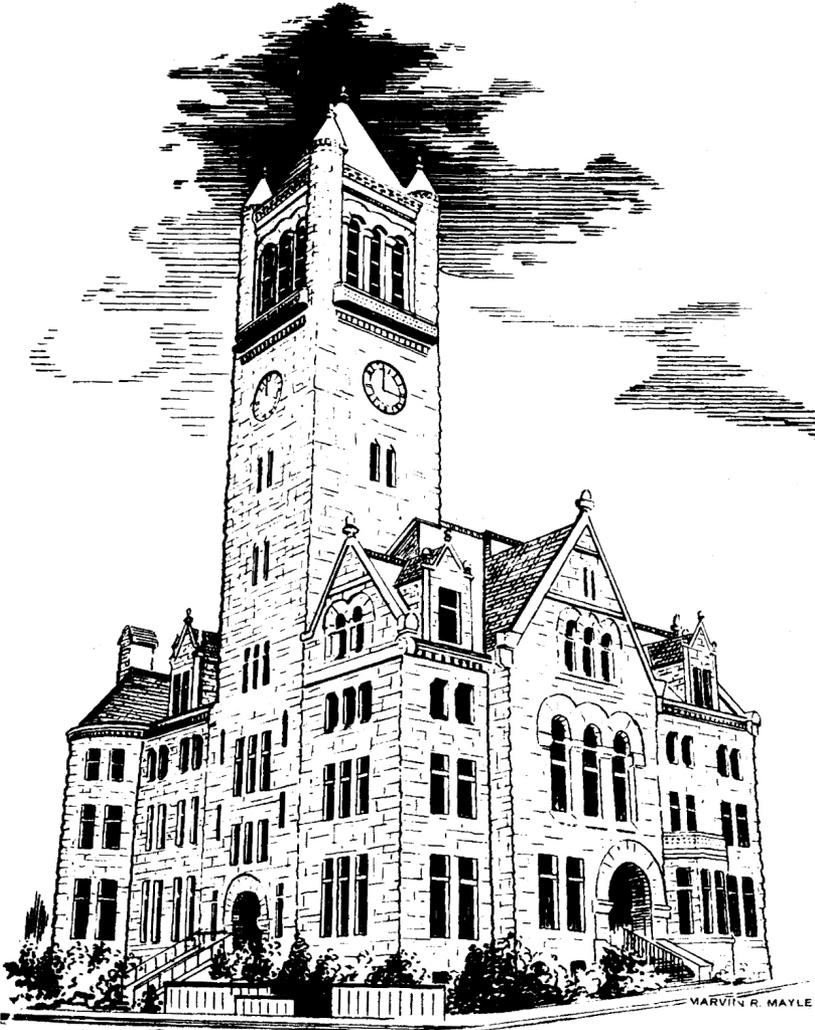


# FAYETTE LEGAL JOURNAL

VOL. 80

NOVEMBER 25, 2017

NO. 47



## FAYETTE LEGAL JOURNAL

The FAYETTE LEGAL JOURNAL is published weekly by the Fayette County Bar Association, 2 West Main Street, Suite 711, Uniontown, Pennsylvania 15401, 724-437-7994. Legal advertisements should be submitted online at [www.fcbar.org](http://www.fcbar.org) no later than 12:00 noon on Friday for publication the following Saturday. No date of publication is promised, however. Legal notices are published exactly as submitted by the advertiser. Copyright 2001 Fayette County Bar Association. All rights reserved.

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

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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

**JENNIE I. CLARK, a/k/a ISABELL CLARK**, late of Bullskin Township, Fayette County, PA (3)  
*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 (3)  
*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 (3)  
*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 (3)  
*Executor:* Todd A. Swaney  
 c/o 556 Morgantown Road  
 Uniontown, PA 15401  
*Attorney:* John A. Kopas, III

## Second Publication

**CAROL ANN CHILDS, a/k/a CAROL A. CHILDS**, late of North Union Township, Fayette County, PA (2)  
*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 (2)  
*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 (2)  
*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 (2)  
*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 (2)  
*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 (2)

*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 (2)

*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 (2)

*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 (2)

*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

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## First Publication

**MARGARET M. AVERY, a/k/a MARGARET MAE AVERY**, late of Fairchance, Fayette County, PA (1)

*Executrix:* Dale Jean Weslowsky  
168 Edenborn Road  
Masontown, Pa 15461  
c/o Newcomer Law Office  
4 North Beeson Boulevard  
Uniontown, PA 15401  
*Attorney* Ewing D. Newcomer

---

**STEVE A. BRICKER, a/k/a STEVE BRICKER, a/k/a STEVE ANDREW BRICKER**, late of Georges Township, Fayette County, PA (1)

*Administrator:* Steve A. Bricker, II  
c/o John & John  
96 East Main Street  
Uniontown, PA 15401  
*Attorney:* Simon B. Simon

---

**RUTH NICKLOW**, late of Bullskin Township, Fayette County, PA (1)

*Co-Executors:* Donald E. Nicklow and Dawn E. Miller  
c/o Molinaro Law Offices  
P.O. Box 799  
Connellsville, PA 15425  
*Attorney:* Carmine V. Molinaro, Jr.

---

**KATHRYN VANNOSDEIN**, late of Stewart Township, Fayette County, PA (1)

*Personal Representatives:*  
David VanNosdein and Daniel VanNosdein  
c/o Higinbotham Law Office  
45 East Main Street, Suite 500  
Uniontown, PA 15401  
*Attorney:* James E. Higinbotham, Jr.

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## LEGAL NOTICES

### NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on October 30, 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 AET Holdings, LLC, having an address of 3105 Ridgeview Drive, Connellsville, PA 15425.

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

### NOTICE

Notice is hereby given that the Articles of Incorporation for RDMJ Enterprises, Inc. was filed on November 6, 2017 with the Pennsylvania Department of State under the provisions of the Business Corporation Law of 1988.

Jason F. Adams, Esq.  
ADAMS & ADAMS  
55 East Church Street, Suite 101  
Uniontown, PA 15401  
724-437-2711

### NOTICE

NOTICE is hereby given pursuant to the provisions of Act 295 of December 16, 1982, P.L. 1309, that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about November 9, 2017 to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of The Lab by Dr. Juice, with the principal place of business at 326 Pittsburgh Street, Uniontown, PA 15401. The name or names and addresses of persons owning and interested are Cameron Holdings Ltd. 326 Pittsburgh Street Uniontown, PA 15401.

### NOTICE

David A. York, Esq., P.O. Box 9036, Pittsburgh, PA 15224. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on October 13, 2017, with respect to a nonprofit corporation, Belle Vernon Assembly of God, which has been incorporated under the Nonprofit Corporation Law of 1988. The purposes for which it was organized are as follows: Religious, Charitable, Social, Literary, and Educational purposes, including the operation of a Christian Church.

David York  
PO Box 9036  
Pittsburgh, Pennsylvania 15224

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2091 OF 2014 GD

**WELLS FARGO BANK, N.A.,**

**Plaintiff,**

**vs.**

**Donya Petrock, AKA Donya L. Petrock; Greg Petrock,**  
**Defendants.**

TO: Greg Petrock

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Fayette County, Pennsylvania, docketed to No. 2091 OF 2014 GD, seeking to foreclose the mortgage secured by the real estate located at 518 Third Street, Isabella Luzerne, PA 15447.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after

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

LAWYER REFERRAL SERVICE

Pennsylvania Lawyer Referral Service  
 Pennsylvania Bar Association  
 P.O. Box 186  
 Harrisburg, PA 17108  
 (800) 692-7375

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Milstead & Associates, LLC  
 BY: Roger Fay, Esquire  
 ID No. 315987  
 1 E. Stow Road  
 Marlton, NJ 08053  
 (856) 482-1400  
 Attorneys for Plaintiff  
 File No. 210033-1

COURT OF COMMON PLEAS  
 FAYETTE COUNTY

No.: 2015-01018

**NOTICE OF SHERIFF'S SALE OF  
 REAL PROPERTY PURSUANT  
 TO P.A.R.C.P. 3129**

**U.S. Bank National Association, as trustee for  
 Structured Asset Investment Loan Trust  
 Mortgage Pass-Through Certificates, Series  
 2006-3,**

**Plaintiff,  
 Vs.**

**Sylvester K. Conaway, Jr.  
 Sabrina Conaway,  
 Defendants.**

TAKE NOTICE:

Your house (real estate) at 237-238 Frick Street, Hiller, PA 15444 aka 237 Frick Row, Hiller, PA 15444 aka 238 Frick Row, Hiller, PA 15444 aka 237 Frick Street, Hiller, PA 15444 aka 238 Frick Street, Hiller, PA 15444, is scheduled to be sold at sheriff's sale on January 11, 2018 at 02:00 PM in the Hallway of the Fayette County Courthouse, 61 E. Main Street, Uniontown, PA 15401 to enforce the Court Judgment of \$22,397.56 obtained by U.S. Bank National Association, as trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3.

**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 cancelled if you pay to Milstead & Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (856) 482-1400.

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 notice on following page 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 bid price by calling Milstead & Associates, LLC at (856) 482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market 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 Milstead & Associates, LLC at (856) 482-1400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of

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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 house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after 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 distribution is wrong) are filed with the Sheriff within ten (10) days after.

7. You may also have other rights and defenses, or ways of getting your house 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Fayette County Notice to Defend

Pennsylvania Bar Association

100 South Street

P.O. Box 186

Harrisburg, PA 17108

800-692-7375

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## 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. (3 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 corner to land now or formerly of Duane Clark; thence from said corner 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 corner to Lot No. 2; thence from said corner and by lot No. 2 North 12 degrees 48 minutes West 850.50 feet to corner of lot hereby conveyed and land now or formerly of Margaret Boyd; thence from said corner 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

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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

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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

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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.

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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.

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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

---

GRENE & 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

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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

GRENEEN & BIRSIC, P.C.  
By: Kristine M. Anthon, 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.

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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

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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

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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

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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

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

**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 corner 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.

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.

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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

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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

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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. Rikken, III,  
 Defendant(s)**

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

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  
 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

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

**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  
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

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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.

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Phelan Hallinan Diamond & Jones, LLP

No. 824 of 2017 GD  
 No. 279 of 2017 ED

Phelan Hallinan Diamond & Jones, LLP

No. 772 of 2017 GD  
 No. 269 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.

**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

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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

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## 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  
(2 of 2)



**JUDICIAL OPINION**

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

COMMONWEALTH OF :  
 PENNSYLVANIA :  
 V. :  
 JASON GLENN DAUGHERTY, : No. 1972 of 2016  
 Defendant. : Honorable Steve P. Leskinen

**OPINION & ORDER**

LESKINEN, J.

June 20, 2017

Before the Court is Defendant's Omnibus Pretrial Motion in the nature of a Motion to Suppress. An evidentiary hearing was held on May 17, 2017. After careful review of the evidence and applicable law, the Court hereby denies the Motion.

**BACKGROUND**

Defendant is charged with DUI: General Impairment {1}, DUI: Highest Rate of Alcohol {2}, Exceeding Maximum Speed Limit {3}, Careless Driving {4}, and Restrictions on Alcoholic Beverages {5}. The incident giving rise to these charges occurred on or about August 19, 2016 at 7:49 p.m. on Airport Road in Dunbar Township, Fayette County, Pennsylvania. While on routine patrol in a marked unit, Pennsylvania State Police Trooper Joshua Janosko noticed a 2006 Toyota Camry traveling 76 mph in a 45 mph zone. {6} Trooper Janosko initiated a traffic stop, which was videotaped on his dashboard camera and admitted as Commonwealth 's Exhibit 1. During the routine stop, Trooper Janosko identified the driver as Defendant and obtained his license, registration, and proof of insurance.

When he returned to the vehicle to hand Defendant a written citation for speeding and further explain the legal procedure surrounding it, Trooper Janosko took a half-step away from the vehicle and observed Defendant to have a "moderate odor of an alcoholic beverage emanating from his breath." See, Affidavit of Probable Cause. Trooper Janosko questioned him about whether he had imbibed any alcohol, which he denied. See, Cwltth. Ex. 1. He also asked Defendant about a cooler in his vehicle and noticed a bottle of alcohol contained in it. Id. Defendant was then asked to exit the vehicle and submit to field sobriety testing, namely the horizontal gaze nystagmus, walk and turn, and one-legged stand tests. Id. After observing signs of impairment during the tests,

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{1} 75 Pa.C.S. § 3802(a)(1).

{2} 75 Pa.C.S. § 3802(c).

{3} 75 Pa.C.S. § 3362(a)(3).

{4} 75 Pa.C.S. § 3714(a).

{5} 75 Pa.C.S. § 3809(a).

{6} A transcript of the Omnibus Pretrial Motion proceedings was not prepared, so the undersigned is relying upon admitted exhibits, the record, and notes.

Trooper Janosko placed Defendant under arrest for suspicion of DUI and asked him to consent to a breath test. *Id.* Defendant was then transported to the State Police Barracks in Uniontown for the test. See, Affidavit of Probable Cause. Upon arrival, Defendant informed Trooper Janosko that he is a suboxone user and requested to be transported to the nearest hospital for a blood draw. *Id.* At 10:04 p.m., his blood was drawn at Uniontown Hospital where his BAC was measured to be .172%. *Id.* The aforementioned charges were then filed.

### DISCUSSION

Defendant argues that when Trooper Janosko "re-approached" his vehicle after issuing the traffic citation, it constituted a second "investigatory detention without reasonable suspicion, probable cause, nor any constitutionally justified basis."

Pennsylvania case law has defined three separate and distinct categories of interactions between individuals and police officers:

The first is a "mere encounter," which need not be supported by any level of suspicion .... The second is an "investigative detention," which must be supported by reasonable suspicion ... This interaction "subjects a suspect to a stop and a period of detention, but does not involve such coercive conditions as to constitute the functional equivalent of an arrest" ..... The third category, a "custodial detention," must be supported by probable cause .... "The police have probable cause where the facts and circumstances within the officer's knowledge are sufficient to warrant a person of reasonable caution in the belief that an offense has been or is being committed" .....

*Commonwealth v. Caban*, 60 A.3d 120, 127 (Pa.Super.2012) (citations omitted).

Additionally, the appellate courts have set forth a non-exhaustive list of factors to determine whether the interaction was a mere encounter or an investigative detention:

(1) the presence or absence of police excesses; (2) whether there was physical contact; (3) whether police directed the citizen's movements ; (4) police demeanor and manner of expression; (5) the location and time of the interdiction; (6) the content of the questions and statements; (7) the existence and character of the initial investigative detention, including its degree of coerciveness; (8) 'the degree to which the transition between the traffic stop/ investigative detention and the subsequent encounter can be viewed as seamless, ... thus suggesting to a citizen that his movements may remain subject to police restraint,' ... and (9) whether there was an express admonition to the effect that the citizen-subject is free to depart, which 'is a potent, objective factor.'

*Id.* at 127-28 (citations omitted).

Instantly, Defendant was stopped by a single officer in the early evening hours for a blatant violation of the Motor Vehicle Code: exceeding the speed limit by 31 mph. Trooper Janosko never told Defendant that he was free to leave because he was being detained for said violation and being issued a citation. Within seconds of issuing the

citation, and while Trooper Janosko was still standing within inches of the driver's side window of the vehicle, he observed indicia that Defendant was driving while intoxicated. At no point did Trooper Janosko tell Defendant that he was free to leave. Furthermore, it should be noted that based on the video, Defendant probably did not have an opportunity to put his vehicle in "drive" to leave, as his four-way flashing lights were still illuminated during the entirety of the traffic stop. Based on those facts, this Court finds that Defendant was still subject to an investigative detention.

In continuing the analysis as to whether Trooper Janosko had the requisite reasonable suspicion beyond the initial traffic stop, the Pennsylvania appellate courts have held:

A police officer may detain an individual in order to conduct an investigation if that officer reasonably suspects that the individual is engaging in criminal conduct ..... "This standard, less stringent than probable cause, is commonly known as reasonable suspicion" ..... In order to determine whether the police officer had reasonable suspicion, the totality of the circumstances must be considered ..... In making this determination, we must give "due weight ... to the specific reasonable inferences [the police officer] is entitled to draw from the facts in light of his experience" ... . Also, the totality of the circumstances test does not limit our inquiry to an examination of only those facts that clearly indicate criminal conduct. Rather, "even a combination of innocent facts, when taken together, may warrant further investigation by the police officer" ....

Commonwealth v. Kemp, 961 A.2d 1247, 1255 (Pa.Super.2008) (citations omitted).

Herein, after handing Defendant a written citation for speeding, Trooper Janosko observed Defendant to have an odor of alcohol emanating from his breath, and upon further questioning, observed Defendant to have alcohol in a cooler in the vehicle. Defendant adamantly denied imbibing any alcohol. Those events then prompted Trooper Janosko to ask Defendant to step out of his vehicle and perform three different field sobriety tests. Upon exhibiting signs of impairment during the performance of said tests, Defendant was placed under arrest for suspicion of DUI. Accordingly, this Court finds that Trooper Janosko had reasonable suspicion to detain Defendant's vehicle beyond the initial traffic stop.

WHEREFORE, the Court issues the following Order:

### **ORDER**

AND NOW, this 20th day of June, 2017, upon consideration of Defendant's Omnibus Pretrial Motion, it is hereby ORDERED and DECREED that it is DENIED.

The District Attorney's Office is hereby ORDERED to list this matter for trial.

BY THE COURT:  
LESKINEN, JUDGE

ATTEST:  
Clerk of Courts

**SAVE-THE-DATE**

Winter Social  
Thursday, December 14th  
Marilyn's on Main  
4:30 pm - 6:30 pm

## 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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