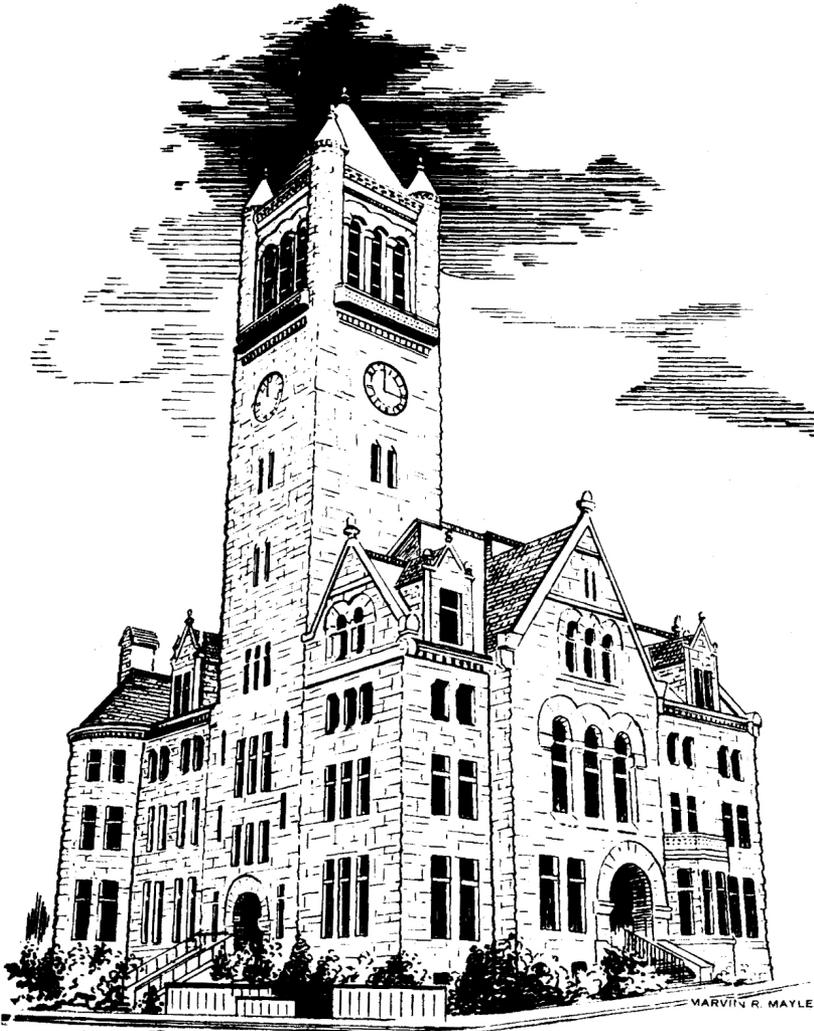


# FAYETTE LEGAL JOURNAL

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NO. 11



## FAYETTE LEGAL JOURNAL

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**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

**BENJAMIN F. BREAKIRON, SR., a/k/a  
BENJAMIN F. BREAKIRON**, late of Bullskin Township, Fayette County, PA (3)  
*Executor:* Albert R. Breakiron  
c/o Molinaro Law Offices  
P.O. Box 799  
Connellsville, Pa 15425  
*Attorney:* Carmine V. Molinaro, Jr.

**IDA MAE BUFFALO**, late of Point Marion Borough, Fayette County, PA (3)  
*Executrix:* Margaret Burns  
216 Fayette Avenue  
Point Marion, PA 15474  
c/o 84 East Main Street  
Uniontown, PA 15401  
*Attorney:* Vincent M. Tiberi

**KATHERINE FAY DEANS, a/k/a FAY  
KATHERINE DEANS**, late of Springhill Township, Fayette County, PA (3)  
*Administrator:* Jane Elizabeth Fitzpatrick  
c/o Proden & O'Brien  
99 East Main Street  
Uniontown, PA 15401  
*Attorney:* Wendy O'Brien

**DONNA L. DELUCA**, late of Upper Tyrone Township, Fayette County, PA (3)  
*Executor:* Guy C. Deluca  
109 Trestle Lane Scottdale, PA 15683  
c/o 231 South Main Street, Suite 402  
Greensburg, PA 15601  
*Attorney:* Marilyn M. Gaut

**EUGENE EVERLY SR.**, late of Georges Township, Fayette County, PA (3)  
*Executor:* Eugene Everly Jr.  
138 Prison Camp Road  
Smithfield, PA 15478

**SANDRA FARIS**, late of Uniontown, Fayette County, PA (3)  
*Executor:* Barry E. Faris  
125 Regency Drive  
Uniontown, PA 15401  
c/o 9 Court Street  
Uniontown, PA 15401  
*Attorney:* Kimberly D. Kovach

**ROBERT B. GIGLIOTTI**, late of Connellsville, Fayette County, PA (3)  
*Co-Executor:* Lionel Giliotti  
*Co-Executor:* Carmine V. Molinaro, Jr.  
c/o Molinaro Law Offices  
P.O. Box 799  
Connellsville, PA 15425  
*Attorney:* Carmine V. Molinaro, Jr.

**ROBERT SCOTT, a/k/a ROBERT A.  
SCOTT**, late of North Union Township, Fayette County, PA (3)  
*Administrator:* Robert F. Scott  
c/o Kovach Law Office  
9 Court Street  
Uniontown, PA 15401  
*Attorney:* Kimberly D. Kovach

### Second Publication

**JOANNE BRYNER**, late of Dunbar Township, Fayette County, PA (2)  
*Executor:* Alan R. Bryner  
c/o Riverfront Professional Center  
208 South Arch Street, Suite 2  
Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**JOHN GARLOW**, late of Dunbar Township, Fayette County, PA (2)  
*Co-Executors:* Johnathan M. Garlow  
and Michael D. DeMarco  
P.O. Box 38667

Pittsburgh, PA 15238  
 c/o DeMarco, Negle & Lane, LLP  
 P.O. Box 38667  
 Pittsburgh, PA 15238  
 Attorney: Michael D. DeMarco

**RICHARD M. GUYNN**, late of Dunbar Township, Fayette County, PA (2)  
*Executrix:* Stephanie Marie Shultz, a/k/a Stephanie M. DeForrest  
 c/o Riverfront Professional Center  
 208 Arch Street, Suite 2  
 Connellsville, PA 15425  
 Attorney: Richard A. Husband

**EDWARD A. KROL**, late of Uniontown, Fayette County, PA (2)  
*Personal Representative:* David Dzurnak  
 c/o Watson Mundorff Brooks & Sepic, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15425  
 Attorney: Charles W. Watson

## First Publication

**REBECCA JANE COSTA**, late of Connellsville, Fayette County, PA (1)  
 Administrator: Patricia A. Mandola  
 c/o Proden & O'Brien  
 99 East Main Street  
 Uniontown, PA 15401  
 Attorney: Wendy L. O'Brien

**CAROLE M. EKAS, a/k/a CAROLE STEINHAGEN EKAS**, late of Uniontown, Fayette County, PA (1)  
 Personal Representative: John K. Ekas  
 c/o Dehaas Law, LLC  
 51 East South Street  
 Uniontown, PA 15401  
 Attorney: Ernest P. DeHaas, III

**GEORGE GERBER**, late of Menallen Township, Fayette County, PA (1)  
 Personal Representatives:  
 George A. Gerber and Terry L. Gerber  
 c/o 815 A Memorial Boulevard  
 Connellsville, PA 15425  
 Attorney: Margaret Zylka House

**HOWARD L. GOUCHER, JR., a/k/a HOWARD LESLIE GOUCHER, JR.**, late of South Connellsville, Fayette County, PA (1)  
 Personal Representatives:  
 Howard L. Goucher, III and  
 Rayna Dawn Gaydos  
 c/o 815 A Memorial Boulevard  
 Connellsville, PA 15425  
 Attorney: Margaret Zylka House

**BEATRICE J. KINNEER, a/k/a BEATRICE JEANE KINNEER**, late of Connellsville, Fayette County, PA (1)  
 Personal Representative: Debra J. Gaudiello  
 402 E. Francis Avenue  
 Connellsville, PA 15425  
 c/o 815 A Memorial Boulevard  
 Connellsville, PA 15425  
 Attorney: Margaret Zylka House

**ROBERT J. KUKAN**, late of North Union Township, Fayette County, PA (1)  
 Administrator: Bobbi Jo Chapman  
 c/o Monaghan & Monaghan, LLP  
 57 East Main Street  
 Uniontown, PA 15401  
 Attorney: Gary D. Monaghan

**BERNICE MORRISON**, late of South Union Township, Fayette County, PA (1)  
 Executor: William D. Bennett  
 13708 South Avenue  
 Columbiana, OH 44408  
 c/o 300 Fallowfield Avenue  
 Charleroi, PA 15022  
 Attorney: Richard C. Mudrick

**KATHLEEN G. SWEITZER**, Fayette County, PA (1)  
 Co-Administrators:  
 David A. Sweitzer  
 230 Sweitzer Road  
 Mt. Pleasant, PA 15666  
 Amanda L. Stoner  
 109 Suncrest Court  
 Canonsburg, PA 15317  
 c/o 314 Porter Avenue, Suite C  
 Scottdale, PA 15683  
 Attorney: David G. Petonic

---

**DIANA D. VINOSKI**, late of Dunbar Township, Fayette County, PA (1)  
 Personal Representative:  
 Cecilia M. Kokot-Kessler  
 c/o Watson Mundorff Brooks & Sepic, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15425  
 Attorney: Charles W. Watson

---

**DONALD KEITH WISE, SR.**, late of Smithfield Borough, Fayette County, PA (1)  
 Administrator: Anna Rose Wise  
 641 Balfour Road  
 Winston-Salem, NC 27104  
 c/o 101 North Green Lane  
 Zelenople, PA 16063  
 Attorney: Sarah G. Hancher

---

**LYNN ANN WHITE, a/k/a LYNN A. WHITE**, late of North Union Township, Fayette County, PA (1)  
 Personal Representative: Maria Mackelprang  
 c/o 107 East Main Street  
 Uniontown, PA 15401  
 Attorney: Gary J. Frankhouser

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**DOLLIE M. ZAHRON**, late of Dunbar Township, Fayette County, PA (1)  
 Executor: Harold R. Pritts, Jr.  
 c/o P.O. Box 760  
 Connellsville, PA 15425  
 Attorney: Carolyn W. Maricondi

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## LEGAL NOTICES

### NOTICE

BM Electric LLC hereby gives notice that the Articles of Incorporation was filed with the Department of the State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, on or about March 5, 2018. The purpose for which the corporation is to be organized is for electrical services and repairs.

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### FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania November 17, 2017 for ALMOST FAMOUS gourmet cupcakes at 20 Linden Place Uniontown, PA 15401. The name and address of each individual interested in the business is Jackie Weaver at 20 Linden Place Uniontown, PA 15401. This was filed in accordance with 54 Pa.C.S. 311.

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IN THE COURT OF COMMON PLEAS OF  
 FAYETTE COUNTY, PENNSYLVANIA  
 CIVIL ACTION -LAW  
 NO. 171 of2018, G.D.

IN RE: NAME CHANGE OF  
 SARENA M. CURTIS

### NOTICE

NOTICE is hereby given that on the 26th day of January, 2018, the Petition of Sarena M. Curtis was filed with the above-named Court, requesting an Order of Court to change the name of Sarena M. Curtis to Sarena Ann Marie Foster.

The Court has fixed the 9th day of April, 2018 at 9:30 o'clock a.m. in Court Room No. 2, of the Fayette County Courthouse, Union town, Pennsylvania, as the time and place for the hearing on the matter when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Herbert G. Mitchell, Jr., Attorney 902 First Street  
 P.O. Box 310  
 Hiller, PA 15444

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## SHERIFF'S SALE

Date of Sale: May 3, 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, May 3, 2018, at 2:00 p.m. in Courtroom Number Five at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

Ten percent of the purchase price, or a sufficient amount to pay all costs if the ten percent is not enough for that purpose. Same must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money is due before twelve o'clock noon on the fourth day thereafter. Otherwise, the property may be resold without further notice at the risk and expense of the person to whom it is struck off at this sale who in case of deficiency in the price bid at any resale will be required to make good the same. Should the bidder fail to comply with conditions of sale money deposited by him at the time the property is struck off shall be forfeited and applied to the cost and judgments. All payments must be made in cash or by certified check. The schedule of distribution will be filed the third Tuesday after date of sale. If no petition has been filed to set aside the sale within 10 days, the Sheriff will execute and acknowledge before the Prothonotary a deed to the property sold. (2 of 3)

James Custer  
Sheriff Of Fayette County

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

No. 1968 of 2017 GD  
No. 34 of 2018 ED

**DITECH FINANCIAL LLC**  
**3000 Bayport Drive, Suite 880**  
**Tampa, FL 33607,**  
**Plaintiff,**

**vs.**

**THERESA COKE n/k/a TERESA KOCH as**  
**Executrix of the Estate of Carol J. Bailes,**  
**Deceased**  
**Mortgagor(s) and Record Owner(s)**  
**124 & 128 Jones Street**  
**Everson, PA 15631,**  
**Defendant(s).**

ALL that piece of land situate in the Borough of Everson, formerly Upper Tyrone Township, situate in the County of Fayette and Commonwealth of Pennsylvania.

ALL those pieces or parcels of land situate in the Borough of Everson, formerly Upper Tyrone Township, County of Fayette, Commonwealth of Pennsylvania, being Lot Nos. 561,562, 563 and 564 in Livingood's Addition to Everson, Graff & Macrum's Plan of Lots known as their Plan "A" bounded and described as follows:

TAX PARCEL # 10-03-0207 & 10-03-0208

PROPERTY ADDRESS: 124 & 128 Jones Street Everson, PA 15631

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:  
THERESA COKE n/k/a TERESA KOCH as  
Executrix of the Estate of Carol Bailes,  
Deceased

Phelan Hallinan Diamond & Jones, LLP

No. 1406 of 2017 GD  
No. 35 of 2018 ED

**Bayview Loan Servicing, LLC,  
Plaintiff,  
V.**

**Cecil Barnhart Sr. in His Capacity as Heir of  
Lydia N. Barnhart a/k/a Lydia Barnhart a/k/  
a Lydia M. Barnhart. Deceased  
Kimberly Barnhart in Her Capacity as Heir  
of Lydia N. Barnhart a/k/a Lydia Barnhart a/  
k/a Lydia M. Barnhart, Deceased  
Unknown Heirs, Successors, Assigns, and All  
Persons, Firms, or Associations Claiming  
Right, Title or Interest From or Under Lydia  
N. Barnhart a/k/a Lydia Barnhart a/k/a  
Lydia M. Barnhart, Deceased,  
Defendant(s)**

By virtue of a Writ of Execution No. 1406 OF 2017 Bayview Loan Servicing, LLC v. Cecil Barnhart, Sr, in His Capacity as Heir of Lydia N. Barnhart a/k/a Lydia Barnhart a/k/a Lydia M. Barnhart, Deceased; Kimberly Barnhart, in Her Capacity as Heir of Lydia N. Barnhart a/k/a Lydia Barnhart a/k/a Lydia M. Barnhart, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lydia N. Barnhart a/k/a Lydia Barnhart a/k/a Lydia M. Barnhart, Deceased, owner(s) of property situate in the CONNELLSVILLE TOWNSHIP, Fayette County, Pennsylvania, being 111 West Blake Avenue, Connellsville, PA 15425-1607

Parcel No.: 06040022

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 2212 of 2017 GD  
No. 7 of 2018 ED

**Bayview Loan Servicing, LLC, A Delaware  
Limited Liability Company,  
Plaintiff,  
V.**

**Lorraine Bryner, in Her Capacity as  
Executrix of The Estate of Philip M. Brocco**

**a/k/a Phillip Martin Brocco Vanderbilt  
Philip Martin Brocco, Jr a/k/a Philip M.  
Bracco, Jr, in His Capacity as Devisee of The  
Estate of Philip M. Brocco a/k/a Phillip  
Martin Brocco Vanderbilt,  
Defendant(s).**

By virtue of a Writ of Execution No. 2212 OF 2017 GD, Bayview Loan Servicing, LLC, A Delaware Limited Liability Company v. Lorraine Bryner, in Her Capacity as Executrix of The Estate of Philip M. Brocco a/k/a Phillip Martin Brocco Vanderbilt; Phillip Martin Brocco, Jr a/k/a Philip M. Brocco, Jr, in His Capacity as Devisee of The Estate of Philip M. Brocco a/k/a Phillip Martin Brocco Vanderbilt, owner(s) of property situate in the VANDERBILT BOROUGH, Fayette County, Pennsylvania, being 349 Center Street, A/K/A 518 Center Street, Vanderbilt, PA 15486

Parcel No.: 40-04-000101

Improvements thereon: RESIDENTIAL DWELLING

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. 2043 of 2017 GD  
No. 42 of 2018 ED

**KeyBank, N.A. successor by merger to First  
Niagara Bank,  
Plaintiff,  
V.**

**CLIFFORD BOWSER, KNOWN HEIR  
OF EVELYN BROADWATER A/K/A  
EVELYN R. BROADWATER, ROY M.  
BROADWATER A/K/A ROY M.  
BROADWATER, JR., KNOWN HEIR OF  
EVELYN BROADWATER A/K/A EVELYN  
R. BROADWATER, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER EVELYN  
BROADWATER A/K/A EVELYN R.  
BROADWATER,  
Defendant(s).**

ALL THAT CERTAIN LOT OF LAND  
 SITUATE IN FRANKLIN TOWNSHIP,  
 FAYETTE COUNTY, PENNSYLVANIA:  
 BEING KNOWN AS 19 Old Pittsburgh  
 Ln, Franklin n/k/a Smock, PA 15480-0000  
 PARCEL NUMBER: 13080019  
 IMPROVEMENTS: Residential Property

No. 1594 of 2014 GD  
 No. 58 of 2018 ED

**Wells Fargo Bank, N.A.,  
 Plaintiff,  
 vs.  
 Todd E. Brothers,  
 Defendant.**

ALL that certain parcel of land lying and  
 being situate in the Township of Connellsville,  
 County of Fayette, and Commonwealth of  
 Pennsylvania, known as 911 Springfield Pike,  
 Connellsville, PA 15425 having erected thereon  
 a dwelling house.

Being known and designated as Tax ID  
 No.: 06-09-0023

BEING the same premises which Laurie E.  
 Antoon, unmarried, by Deed dated May 31,  
 2005 and recorded in and for Fayette County,  
 Pennsylvania in Deed Book 2950, Page 585,  
 granted and conveyed unto Todd E. Brothers,  
 married.

STERN AND EISENBERG, PC  
 ANDREW J. MARLEY, ESQ.

No. 2438 of 2017 GD  
 No. 372 of 2017 ED

**Deutsche Bank National Trust Company, as  
 Trustee for American Home Mortgage Assets  
 Trust 2007-3 Mortgage- Backed Pass-  
 Through Certificates Series 2007-3 c/o Ocwen  
 Loan Servicing, LLC,  
 Plaintiff,  
 V.  
 Janice E. Bryner and  
 Michael A. Nicholson,  
 Defendant(s).**

SITUATE IN THE THIRD WARD OF  
 THE BOROUGH OF MASONTOWN,  
 FAYETTE COUNTY, PENNSYLVANIA,

BEING KNOWN AS 20 Center Street,  
 Masontown, PA 15461 PARCEL NO. 21-6-93-1  
 IMPROVEMENTS - RESIDENTIAL  
 REAL ESTATE  
 SOLD AS THE PROPERTY OF- Janice E.  
 Bryner and Michael A. Nicholson

Phelan Hallinan Diamond & Jones, LLP

No. 362 of 2011 GD  
 No. 9 of 2018 ED

**PHH Mortgage Corporation,  
 Plaintiff,  
 v.  
 Carl Diggs,  
 Defendant(s)**

By virtue of a Writ of Execution No. 362-  
 OF-2011-GD, PHH Mortgage Corporation v.  
 Carl Diggs, owner(s) of property situate in the  
 BELLE VERNON BOROUGH, Fayette County,  
 Pennsylvania, being 3 Eggers Avenue, Belle  
 Vernon, PA 15012-1311

Parcel No.: 01-04-0070, 01-04-0069  
 Improvements thereon: RESIDENTIAL  
 DWELLING

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

No. 2501 of 2010 GD  
 No. 36 of 2018 ED

**PNC Bank, National Association,  
 Plaintiff,  
 V.  
 LINDA P. DONKERS A/K/A LINDA  
 PATRICIA DONKERS,  
 Defendant(s)**

ALL THAT CERTAIN LOT OF LAND  
 SITUATE IN TOWNSHIP OF LUZERNE,  
 FAYETTE COUNTY, PENNSYLVANIA:  
 BEING KNOWN AS 306 Telegraph Road,  
 Brownsville, PA 15417  
 PARCEL NUMBER: 19-06-0037  
 IMPROVEMENTS: Residential Property

No. 1020 of 2017 GD  
 No. 57 of 2018 ED

**PENNSYLVANIA HOUSING FINANCE  
 AGENCY,**  
**PLAINTIFF,**  
**vs.**  
**LYN A. FEDRICK AND WAYNE M.  
 FEDRICK,**  
**DEFENDANT(S).**

ALL THAT CERTAIN piece, parcel or tract of land being located in the Borough of Belle Vernon, Fayette County, Pennsylvania, being 100' x 60' and having thereon erected a residential dwelling house known and numbered as: 20 MULBERRY STREET, BELLE VERNON, PA 15012.

Tax Parcel# 01-04-0116  
 Reference Fayette County Deed Book 2242, Page 120.

TO BE SOLD AS THE PROPERTY OF WAYNE M. FEDRICK AND LYN A. FEDRICK, UNDER JUDGMENT NO. 1020 OF 2017 GD.

No. 2322 of 2017 GD  
 No. 6 of 2018 ED

**Metropolitan Life Insurance Company,**  
**PLAINTIFF,**  
**vs.**  
**Carrie Lynn Forsythe,**  
**DEFENDANT.**

ALL THAT CERTAIN piece or parcel of land, lying and situated in Jefferson Township, County of Fayette and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the public road, corner to lands of Edward Maxwell and others, and running thence by land of said Maxwell, South thirty-eight degrees, fifteen minutes West, two hundred sixty-six and five-tenths (266.5) feet to a stake; then by land now or formerly of Chas H. Nutt, North seventy-two degrees, forty-five minutes West, two hundred seventeen (217) feet to a stake; thence North forty-seven degrees, thirty minutes West, one hundred ninety-four (194) feet to a stake; thence by land now or formerly of Mary E. Dannels, North eighty-eight

degrees, thirty minutes East five hundred sixteen and two-tenths (516.2) feet to the place of beginning, containing one acre and sixty-seven perches of land strict measure.

EXCEPTING AND RESERVING, thereout and therefrom, all of the Pittsburgh or Monongahela River Vein of coal and Freeport Vein of coal or any other coal underlying the above described tract of land, with the rights to mine, remove and carry away said coal without being liable for damage to second parties.

COMMONLY KNOWN AS: 428 Grindstone Road, Grindstone, PA 15442

TAX PARCEL NO. 17100006 (17-10-0006)

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. 31 of 2016 GD  
 No. 371 of 2017 ED

**Green Tree Servicing LLC,**  
**Plaintiff,**  
**v.**

**DEBORAH HAWK, KNOWN HEIR OF  
 ELEANOR R. GREENAWALT  
 ESTATE OF ELEANOR R. GREENAWALT  
 KELLY LEE KINGMAN, KNOWN HEIR  
 OF CAROLYN S. KINGMAN, KNOWN  
 HEIR OF ELEANOR R. GREENAWALT  
 KEVIN BUTLER, KNOWN HEIR OF  
 ELEANOR R. GREENAWALT  
 NEIL BUTLER, KNOWN HEIR OF  
 ELEANOR R. GREENAWALT  
 ROBERT KINGMAN, KNOWN HEIR OF  
 CAROLYN S. KINGMAN, KNOWN HEIR  
 OF ELEANOR R. GREENAWALT  
 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  
 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  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
ELEANOR R. GREENAWALT,  
DECEASED,**

**Defendant(s).**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN BOROUGH OF SOUTH  
CONNELLSVILLE, FAYETTE  
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1710 South  
Pittsburgh Street, Connellsville, PA 15425  
PARCEL NUMBER: 33-06-0099  
IMPROVEMENTS: Residential Property

No. 2333 of 2017 GD  
No. 33 of 2018 ED

**PENNSYLVANIA HOUSING FINANCE  
AGENCY,**

**PLAINTIFF,  
VS.**

**ABRAH M. HAINES,  
DEFENDANT.**

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

Tax Parcel# 34-16-0253-01  
Fayette Deed Book 2939, page 783.

TO BE SOLD AS THE PROPERTY OF  
ABRAH M. HAINES UNDER JUDGMENT  
NO. 2017- 02333.

McCABE, WEISBERG & CONWAY, LLC  
BY: JACOB M. OTTLEY, ESQUIRE  
ID # 319404  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109  
215-790-1010

No. 2072 of 2017 GD  
No. 11 of 2018 ED

**The Huntington National Bank,**

**Plaintiff,  
V.**

**Delmar Hlatky a/k/a Delmar Hlatky, Sr.,  
Denise Hlatky and Delmar F. Hlatky, Jr.,  
Defendants.**

ALL THAT CERTAIN LOT OR PARCEL  
OF LAND SITUATE IN NICHOLSON  
TOWNSHIP, FAYETTE COUNTY,  
PENNSYLVANIA, BOUNDED AND  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE  
CENTER LINE OF TOWNSHIP ROAD 360,  
CORNER OF THE LAND CONVEYED AND  
OTHER LAND OF THE GRANTOR; THENCE  
ALONG THE BOUNDARY LINE BETWEEN  
THESE LANDS NORTH 13 DEGREES 22' 30"  
EAST, 212 FEET TO AN IRON PIN; THENCE  
ALONG SAME NORTH 87 DEGREES 49' 30"  
EAST, 398.75 FEET TO AN IRON PIN;  
THENCE ALONG SAME COURSE 74.84  
FEET TO AN IRON PIN; THENCE SOUTH 4  
DEGREES 30' WEST, 138.55 FEET TO AN  
EXISTING CONCRETE MONUMENT;  
THENCE ALONG LAND NOW OR  
FORMERLY OF ROBERT J. SWIFT NORTH  
77 DEGREES 07' 30" WEST, 197.89 FEET TO  
AP. K. NAIL; AND THENCE ALONG  
CENTER LINE OF SAID ROAD NORTH 77  
DEGREES 07' 30" WEST 408.50 FEET TO  
THE P. K. NAIL, PLACE OF BEGINNING.

EXCEPTING AND RESERVING FROM  
THE ABOVE DESCRIBED PARCEL THE  
FOLLOWING LOT OF LAND CONVEYED  
TO DELMAR HLATKY, SR., AND DELMAR  
F. HLATKY, JR., BY DEED OF DELMAR  
HLATKY, SR., ALSO KNOWN AS DELMAR  
HLATKY AND DENISE HLATKY, HIS  
WIFE, DATED JULY 22, 2002, AND  
RECORDED ON JULY 24, 2002 IN THE  
OFFICE OF THE RECORDER OF DEEDS OF  
FAYETTE COUNTY, PENNSYLVANIA, AS  
INSTRUMENT NUMBER 200200013683 OR  
BOOK 2828, PAGE 721 AND BEING MORE  
FULLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN NICHOLSON TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA,  
KNOWN AND DESIGNATED AS LOT NO. 1  
IN THE HLATKY PLAN OF LOTS WHICH  
PLAN IS RECORDED IN THE RECORDER'S  
OFFICE OF FAYETTE COUNTY IN PLAN  
BOOK VOLUME 66, PAGE 54.

All that certain piece or parcel or Tract of

land situate in the Township of Nicholson, Fayette County, Pennsylvania, and being known as 231 Morris Buncic Road a/k/a 277 Morris Buncic Road, Smithfield, Pennsylvania 15478.

Being known as: 23 I Morris Buncic Road a/k/a 277 Morris Buncic Road, Smithfield, Pennsylvania 15478.

Title vesting in Delmar Hlatky a/k/a Delmar Hlatky, Sr., Denise Hlatky, and Delmar F. Hlatky, Jr. by deed from Delmar Hlatky, Sr. a/k/a Delmar Hlatky and Denise Hlatky, husband and wife, dated July 22, 2002 and recorded July 24, 2002 in Deed Book 2828, Page 721 Instrument Number 200200013683.

Tax Parcel Number: 24-18-005701

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No. 2295 of 2016 GD  
No. 358 of 2017 ED

**U.S. Bank, National Association, successor Trustee to Bank Of America, N.A. as Successor To LaSalle Bank, N.A. as Trustee, for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3,**

**PLAINTIFF,**

**vs.**

**Evonne B. Kelly,**  
**DEFENDANT.**

ALL THAT CERTAIN piece or parcel of land situate in Jefferson Township, Fayette County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point marked by a stake, which said point of beginning is a comer common to property of the grantor herein and property now or formerly of Stephen M. Hela et ux., thence from said point of beginning north 52 degrees 27 minutes east, a distance of 225 feet to a point in the middle of the Old Grindstone-Fayette City Road leading to Route 201; thence in the middle of the Old Grindstone-Fayette City Road, north 48 degrees 45 minutes west, a distance of 200 feet to a point located in the Old Grindstone-Fayette City Road, thence along other lands of the grantors herein, south 52 degrees 27 minutes west, a distance of 225 feet to a point marked by a stake, thence by other lands of the grantors herein, south 48 degrees 45 minutes east a distance of 200 feet to a point marked by a stake, to the place of beginning. Containing an area of 1.013 acres more or less,

as per survey of William J. Walter, dated October 9, 1971, as attached hereto and made a part hereof.

SUBJECT to the exceptions, reservations, easements, rights of ways, rights and privileges as set forth in prior instruments of record.

COMMONLY KNOWN AS: 270 Perry Road RR 2 Box 125, Perryopolis, PA 15473  
TAX PARCEL NO. 17-08-0098

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No. 2436 of 2017 GD  
No. 1 of 2018 ED

**UNITED BANK, INC.,**  
**Plaintiff,**  
**vs.**  
**KICK BACK & RELAX, LLC,**  
**Defendant.**

ALL those certain three tracts situate in Wharton Township, Fayette County, Pennsylvania, described as Tax Parcel No. 42-16 -0069 and more particularly described in a deed recorded in the Office of the Recorder of Deeds for Fayette County in Record Book 3166, page 1424.

The street address of the property is 674 Nelson Road, Farmington, Pennsylvania 15437.

Seized and taken in execution as the property of Kick Back & Relax, LLC, owner or reputed owner of the property, at the suit of United Bank, Inc. in the Court of Common Pleas of Fayette County, Pennsylvania at No. 2436 of 2017, G.D.

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Phelan Hallinan Diamond & Jones, LLP

No. 2517 of 2017 GD  
No. 31 of 2018 ED

**Metropolitan Life Insurance Company,**  
**Plaintiff,**  
**V.**  
**Veronica D. Lasko**  
**Gerard Lasko a/k/a Gerard A. Lasko,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 2517 OF 2017 GD, Metropolitan Life Insurance Company V. Veronica D. Lasko, Gerard Lasko a/k/a Gerard A. Lasko, owner(s) of property situate in the NORTH UNION TOWNSHIP,

Fayette County, Pennsylvania, being 36 West Wine Street, A/K/A Wine St., Uniontown, PA 15401-2346

Parcel No.: 25-26-0018 and 25-26-0019-01  
Improvements thereon: RESIDENTIAL DWELLING

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Phelan Hallinan Diamond & Jones, LLP

No. 1931 of 2013 GD  
No. 51 of 2018 ED

**PNC Bank, National Association Successor by Merger to National City Bank, Successor by Merger to National City Bank of Pennsylvania,**  
**Plaintiff,**  
**V.**  
**Lesa L. Major,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 1931-OF-2013-GD, PNC Bank, National Association Successor by Merger to National City Bank, Successor by Merger to National City Bank of Pennsylvania Vs. Lesa L. Major, owner(s) of property situate in the FAYETTE CITY BOROUGH, Fayette County, Pennsylvania, being 211 Market Street, Fayette City, PA 15438 -1092

Parcel No.: 12030267  
Improvements there on: RESIDENTIAL DWELLING

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KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
70I Market Street Philadelphia, PA 19106

No. 112 of 2014 GD  
No. 365 of 2017 ED

**NATIONSTAR MORTGAGE, LLC**  
**350 Highland Drive**  
**Lewisville, TX 75067,**  
**Plaintiff,**  
**Vs.**

**JAMIE D. MARSIGLIA**  
**MATTHEW P. MARSIGLIA JR.**  
**207 Bull Run Road Brownsville, PA 15417,**  
**Defendant.**

ALL THAT CERTAIN lot of land situate

in the Township of Luzerne, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL # 19-09-0069  
PROPERTY ADDRESS: 207 Bull Run Road Brownsville, PA 15417  
IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: JAMIE D. MARSIGLIA and MATTHEW P. MARSIGLIA JR.

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No. 1811 of 2017 GD  
No. 3 of 2018 ED

**PNC BANK, NATIONAL ASSOCIATION,**  
**Plaintiff,**  
**VS.**  
**STANLEY MATEOSKY AND ALVERA MATEOSKY,**  
**Defendants.**

ALL THE RIGHT TITLE, INTEREST AND CLAIMS OF STANLEY MATEOSKY AND ALVERA MATEOSKY, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE SOUTH UNION TOWNSHIP, FAYETTE COUNTY, PA, BEING PARCEL 34-01-002902, MORE FULLY DESCRIBED IN DEED BOOK 52, PAGE 11.

BEING KNOWN AS 443 DUCK HOLLOW ROAD, UNIONTOWN, PA 15401.  
TAX PARCEL NO. 34-01-002902

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No. 1619 of 2017 GD  
No. 367 of 2017 ED

**LSF9 MASTER PARTICIPATION TRUST,**  
**Plaintiff,**  
**V.**  
**JOHN MARTIN JR, KNOWN HEIR OF FREEDA MARTIN AND ANY UNKNOWN HEIRS OF FREEDA MARTIN,**  
**Defendants.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOHN MARTIN JR., KNOWN HEIR OF FREEDA MARTIN AND ANY UNKNOWN HEIRS OF FREEDA MARTIN OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED

REAL ESTATE SITUATED IN THE BOROUGH OF BELLE VERNON, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 245 MAIN STREET, BELLE VERNON, PA 15012. DEED BOOK VOLUME 1263, PAGE 122, PARCEL NUMBER 01030014.

McCABE, WEISBERG & CONWAY, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

No. 2520 of 2014 GD  
No. 356 of 2017 ED

**LSF10 Master Participation Trust,  
Plaintiff,  
V.**

**Robert J. Michael, Sr. and Vera J. Michael,  
Defendants.**

ALL THAT PARCEL OR TRACT OF LAND SITUATE ON THE NORTHEASTERN SIDE OF THE WHARTON FURNACE ROAD IN WHARTON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHEASTERN SIDE OF THE WHARTON FURNACE ROAD, WHICH IRON PIN IS NORTH 57 DEGREES 30 MINUTES WEST IO FEET FROM THE PLACE OF BEGINNING IN THE DEED OF THE GRANTORS TO JOHN H. HULL, JR., ET UX., DATED APRIL 26, 1969, WHICH DEED IS OF RECORD IN DEED BOOK 1077, PAGE 1087; THENCE IN SAID ROAD NORTH 57 DEGREES 30 MINUTES WEST 140 FEET TO AN IRON PIN IN SAID ROAD; THENCE BY LANDS OF CHARLES ROCKWELL NORTH 25 DEGREES 30 MINUTES EAST 193 FEET TO AN IRON PIPE CORNER OF OTHER LANDS OF THE GRANTORS; THENCE BY SAID LANDS SOUTH 57 DEGREES 30 MINUTES EAST 140 FEET TO AN IRON PIPE CORNER OF LANDS OF JOHN HULL, JR., ET UX.: THENCE BY SAID LANDS SOUTH 25 DEGREES 30 MINUTES WEST 193 FEET TO THE PLACE OF BEGINNING..

CONTAINING 0.620 OF AN ACRE AS PER SURVEY OF WALTER R. HAGER, A PLOT OF SAME BEING HERETO ATTACHED AND MADE A PART HEREOF.

EXCEPTING AND RESERVING, THEREFROM, HOWEVER, ALL MINERAL RIGHTS AND APPURTENANT MINING RIGHTS AS HERETOFORE CONVEYED OR EXCEPTED BY DEED OR DEEDS OF CONVEYANCE, AND ALL OIL AND GAS TOGETHER WITH ALL APPURTENANT

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

No. 2435 of 2016 GD  
No. 369 of 2017 ED

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

**Plaintiff,  
vs.**

**CATHERINE MATWAY RUBIS A/K/A  
CATHERINE M. RUBIS A/K/A  
CATHERINE RUBIS  
GREGORY P. RUBIS A/K/A GREGORY  
RUBIS  
134 Strawn Road A/K/A 140 Strawn Road  
Perryopolis, PA 15473,  
Defendant(s).**

ALL THAT CERTAIN parcel of land situate in the Borough of Perryopolis (formerly Perry Township), County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL# 28-07-0035

PROPERTY ADDRESS: 134 Strawn Road A/K/A 140 Strawn Road Perryopolis, PA 15473  
134 Strawn Road Perryopolis, PA 15473

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:  
CATHERINE MATWAY RUBIS A/K/A  
CATHERINE M. RUBIS A/K/A  
CATHERINE RUBIS and GREGORY P.  
RUBIS A/K/A GREGORY RUBIS

**DRILLING RIGHTS.**

Being known as: 488 Wharton Furnace Road, Farmington, Pennsylvania 15437

Title vesting in Robert J. Michael, Sr. and Vera J. Michael, husband and wife, by deed from John W. Hull and Mary E. Hull, husband and wife, dated December 2, 1976 and recorded December 2, 1976 in Deed Book 1209, Page 185  
Tax Parcel Number: 42-15-0005

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Phelan Hallinan Diamond & Jones, LLP

No. 2527 of 2017 GD  
No. 12 of 2018 ED

**Branch Banking and Trust Company,  
Plaintiff,  
v.  
William Nedley,  
Defendant(s).**

By virtue of a Writ of Execution No. 2527-OF-2017-GD, Branch Banking and Trust Company v. William Nedley, owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 12 Daniel Street, Uniontown, PA 15401-2704  
Parcel No.: 38-05-0171  
Improvements thereon: RESIDENTIAL DWELLING

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McCABE, WEISBERG & CONWAY, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

No. 2283 of 2017 GD  
No. 10 of 2018 ED

**Citizens Bank, N.A. f/k/a RBS Citizens, N.A.,  
Plaintiff,  
v.  
Danielle Palermo,  
Defendant.**

All that certain piece or parcel or Tract of land situate in the City of Uniontown, Fayette County, Pennsylvania, and being known as 74 Downer Avenue, Uniontown, Pennsylvania 15401.

Being known as: 74 Downer Avenue, Uniontown, Pennsylvania 15401  
Title vesting in Danielle Palermo by deed

from Ralph Regis Riggen dated March 4, 2013 and recorded March 6, 2013 in Deed Book 3213, Page 702 Instrument Number 201300002434.  
Tax Parcel Number: 38-05-0106

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No. 1388 of 2017 GD  
No. 359 of 2017 ED

**Nationstar Mortgage LLC,  
PLAINTIFF,  
vs.  
Jonelle Price a/k/a Jonelle Zeiler,  
DEFENDANT.**

COMMONLY KNOWN AS: 325  
Wickhaven Road, Wickhaven, PA 15492  
TAX PARCEL NO. 27-01-0089

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

No. 1989 of 2017 GD  
No. 44 of 2018 ED

**Home Point Financial Corporation,  
Plaintiff,  
vs.  
Blane E. Prinkey, Jr. and Kierstin B. Prinkey,  
Defendants.**

Property Address: 108 Hess Lane,  
Connellsville, PA 15425  
Parcel I.D. No. 06-02-0048  
Improvements thereon consist of a  
residential dwelling.  
Judgment Amount: \$114,895.24 (1 of 3)

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EWING D. NEWCOMER  
ATTORNEY AT LAW

No. 1245 of 2017 DSB  
No. 54 of 2018 ED

**VILLAS AT KEYSTONE ESTATES  
HOMEOWNERS' ASSOCIATION,  
Plaintiff,  
vs.  
GEORGE RATTAY,  
Defendant.**

ALL THAT CERTAIN unit in the property known, named, and identified in the Declaration of Condominium of The Villas at Keystone Estates, located in South Union Township, Fayette County, Pennsylvania, which has heretofore been submitted pursuant to the provisions of the Pennsylvania Uniform Condominium Act, by the recording of such Declaration in the Official Records of Fayette County on August 12, 2004 in O.R. Book 2915, Pages 901-939, as the same may be supplemented or amended from time to time, and submitted pursuant to the provisions of the Pennsylvania Uniform Condominium Act by the recording of the Keystone Estates Master Declaration of Covenants, Conditions and Restrictions in the Official Records of Fayette County on August 12, 2004 in O.R. Book 2915, Pages 857-900, as the same may be supplemented or amended from time to time, being designated on the Declaration of Condominium Plan as UNIT NO. 1017, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

SEE Record Book Volume 2969, Page 732.

UPON which is erected a residential dwelling condominium and known locally as 1017 Lafayette Street, Uniontown, PA 15401.

Assessment Map No.: 34-22-0003-01-02-D.

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McCABE, WEISBERG & CONWAY, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

No. 2513 of 2017 GD  
No. 53 of 2018 ED

**Lakeview Loan Servicing, LLC,**  
**Plaintiff,**

**V.**

**Terry Lee Richter and Lori M. Dillinger,**  
**Defendants.**

All that certain piece or parcel or Tract of land situate in the City of Connellsville, Fayette County, Pennsylvania, and being known as 1122 Oak Street, Connellsville, Pennsylvania 15425.

Being known as: 1122 Oak Street, Connellsville, Pennsylvania 15425

Title vesting in Terry Lee Richter and Lori

M. Dillinger by deed from Candice S. Bell, now by marriage, Candice S. Hiles-Wallace and Shaun E. Wallace, husband and wife, dated March 6, 2015 and recorded April 14, 2015 in Deed Book 3274, Page 2005 Instrument Number 201500003661.

Tax Parcel Number: 05120139

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Phelan Hallinan Diamond & Jones, LLP

No. 1538 of 2017 GD  
No. 5 of 2018 ED

**Deutsche Bank Trust Company Americas as Indenture Trustee for The Registered Holders of Saxon Asset Securities Trust 2004-1 Mortgage Loan Asset Backed Notes and Certificates, Series 2004-1,**

**Plaintiff,**

**v.**

**Rebecca E. Rugg**  
**Timothy R. Rugg,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 1538-OF-2017-GD, Deutsche Bank Trust Company Americas as Indenture Trustee for The Registered Holders of Saxon Asset Securities Trust 2004-1 Mortgage Loan Asset Backed Notes and Certificates, Series 2004-1 v. Rebecca E. Rugg and Timothy R. Rugg, owner(s) of property situate in the HENRY CLAY TOWNSHIP, Fayette County, Pennsylvania, being 190 Caney Vallev Road, Marklevsburg, PA 15459-1020

Parcel No.: 16-16-0063

Improvements thereon: RESIDENTIAL DWELLING

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Phelan Hallinan Diamond & Jones, LLP

No. 1832 of 2017 GD  
No. 368 of 2017 ED

**The Bank of New York Mellon Trust Company, N.A., as Trustee for Gmacm Home Equity Loan Trust 2006 -He5,**

**Plaintiff,**

**v.**

**Karen Jane Rutherford,**  
**Defendant(s)**

The Bank of New York Mellon Trust Company, N.A., as Trustee for Gmacm Home Equity Loan Trust 2006-He5 v. Karen Jane Rutherford, owner(s) of property situate in the LUZERNE TOWNSHIP, Fayette County, Pennsylvania, being 1009 2nd Street, Hiller, PA 15444

Parcel No.: 19-08-0123

Improvements thereon: RESIDENTIAL DWELLING

No. 2262 of 2016 GD  
No. 40 of 2018 ED

**The Bank of New York Mellon, as Trustee for Mortgage Loan Trust 2007-1,**  
**Plaintiff,**  
**vs.**  
**Patrick E. Seese, AKA Patrick Seese; Kanya K. Knox, AKA Kanya Knox**  
**Defendants.**

ALL that certain parcel of land lying and being situate in the Township of Wharton, County of Fayette, and Commonwealth of Pennsylvania, known as 154 Dinnerbell Ohiopyle Road, Farmington, PA 15437 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 42-22-0045

BEING the same premises which Patrick E. Seese, no marital status shown, by Deed dated December 8, 2006 and recorded in and for Fayette County, Pennsylvania in Deed Book 3022, Page 1102, granted and conveyed unto Patrick E. Seese, unmarried and Kanya K. Knox, unmarried.

Phelan Hallinan Diamond & Jones, LLP

No. 2177 of 2017 GD  
No. 39 of 2018 ED

**Wells Fargo Bank, N.A.,**  
**Plaintiff,**  
**V.**  
**Mark E. Snyder, Sr.**  
**Jennifer D. Snyder,**  
**Defendant(s)**

By virtue of a Writ of Execution No. 2177-OF-2017-GD, Wells Fargo Bank, N.A. V. Mark

E. Snyder, Sr Jennifer D. Snyder, owner(s) of property situate in the BULLSKIN TOWNSHIP, Fayette County, Pennsylvania, being 215 Barbara Lane, Connellsville, PA 15425-1802

Parcel No.: 04-33-0094

Improvements thereon: RESIDENTIAL DWELLING

No. 2516 of 2017 GD  
No. 32 of 2018 ED

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,**  
**PLAINTIFF,**  
**Vs.**  
**SHERRIE L. SNYDER AND DAVID W. SNYDER,**  
**DEFENDANTS.**

ALL those lots of ground in the Township of Bullskin, County of Fayette, Pennsylvania, being Lot Nos. 1297 and 1298, Bear Rocks Plan No. 8, Fayette Plan Book 10, pages 150 and 151. HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 786 WEST MOUNTAINVIEW ROAD ACME, PA 15610.

Tax Parcel# 04-07-0101

Fayette Deed Book 3083, page 1127.

TO BE SOLD AS THE PROPERTY OF DAVID W. SNYDER AND SHERRIE L. SNYDER UNDER JUDGMENT NO. CD-2516-2017.

No. 1940 of 2017 GD  
No. 27 of 2018 ED

**PNC BANK, NATIONAL ASSOCIATION,**  
**PLAINTIFF,**  
**Vs.**  
**JACK J. SWEITZER, ADMINISTRATOR OF THE ESTATE OF ROSS A. GIRARD,**  
**DEFENDANTS.**

ALL THE RIGHT TITLE, INTEREST AND CLAIMS OF JACK J. SWEITZER, ADMINISTRATOR OF THE ESTATE OF ROSS A. GIRARD, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OF LAND SITUATE IN NORTH UNION TOWNSHIP, FAYETTE COUNTY, PA, BEING PARCEL 25

-53-0056, MORE FULLY DESCRIBED IN DEED BOOK 147, PAGE 162.  
 BEING KNOWN AS 220 MADISON AVENUE, HOPWOOD, PA 15445.  
 TAX PARCEL NO. 25-53-0056

No. 2201 of 2017 GD  
 No. 45 of 2018 ED

**FIRST NATIONAL BANK OF PENNSYLVANIA,**  
**Plaintiff,**  
**vs.**  
**UNKNOWN EXECUTOR AND HEIRS OF THE ESTATE OF THOMAS TULLY,**  
**Defendants.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF UNKNOWN EXECUTOR AND HEIRS OF THE ESTATE OF THOMAS TULLY, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN THE TOWNSHIP OF SALTICK, FAYETTE COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AS 162 DRIVE HOWDER ROAD, CHAMPION, PA 15622. DEED BOOK VOLUME 223, PAGE 119 AND PARCEL NUMBER 31-12-0056.

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

No. 2457 of 2017 GD  
 No. 55 of 2018 ED

**BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY**  
**4425 Ponce de Leon Blvd**  
**Coral Gables, FL 33146,**  
**Plaintiff,**  
**vs.**  
**PATRICIA ANN TEETS**  
**402 North Gallatin Avenue**  
**Uniontown, PA 15401,**  
**Defendant.**

ALL THAT CERTAIN tract or parcel of

land situate in the North Union Township, County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL #25-23-0025  
 PROPERTY ADDRESS: 402 North Gallatin Avenue Uniontown, PA 15401  
 IMPROVEMENTS: A residential dwelling.  
 SOLD AS THE PROPERTY OF:  
 PATRICIA ANN TEETS

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

No. 2595 of 2017 GD  
 No. 30 of 2018 ED

**HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3,**  
**Plaintiff,**  
**V.**  
**DIANE VALENTINE**  
**ROSCOE VALENTINE,**  
**Defendant(s).**

ALL THAT CERTAIN LOT OF LAND SITUATE IN GERMAN TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA:  
 BEING KNOWN AS 367 Lambert Footdale Road, McClellandtown, PA 15458  
 PARCEL NUMBER: 15-14-8  
 IMPROVEMENTS : Residential Property

No. 1002 of 2017 GD  
 No. 43 of 2018 ED

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK,**  
**Plaintiff,**  
**Vs.**  
**ALL KNOWN AND UNKNOWN HEIRS OF ERIKA I. WARD A/K/A ERIKA WARD, AND JAMES EARL WARD, JOYCE GRIMM, MICHAEL R. WARD, AND CHRISTINE IRENE FIONO, SOLELY IN**

**THEIR CAPACITY AS POSSIBLE HEIRS OF ERIKA I. WARD A/K/A ERIKA WARD,**  
**Defendants.**

ALL THE RIGHT TITLE, INTEREST AND CLAIMS OF JACK J. S WEITZER, ADMINISTRATOR OF THE ESTATE OF ROSS A. GIRARD, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN TRACT OF LAND SITUATE IN SOUTH CONNELLSVILLE, FORMERLY CONNELLSVILLE TOWNSHIP, FAYETTE COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING PARCEL 33-07-0101, MORE FULLY DESCRIBED IN DEED BOOK VOLUME 112 0, PAGE 841.

BEING KNOWN AS 2208 2ND STREET, CONNELLSVILLE, PA 15425.  
TAX PARCEL NO. 33-07-0101

No. 1835 of 2017 GD  
No. 29 of 2018 ED

**THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1,**  
**Plaintiff,**  
**V.**  
**WHITNEY L. WATKINS,**  
**Defendant.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF WHITNEY L. WATKINS 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 17 LEMON STREET, UNIONTOWN, PA 15401. DEED BOOK VOLUME 3040, PAGE 527, PARCEL NUMBER 38010290.

McCABE, WEISBERG & CONWAY, LLC  
BY: ANDREW L. MARKOWITZ, ESQUIRE  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

No. 792 of 2015 GD  
No. 374 of 2017 ED

**Ditech Financial LLC,**  
**Plaintiff,**  
**V.**

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

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

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

Title is vested in Denise M. Watson and Betty Watson by deed from Denise M. Watson dated September 16, 2004 and recorded October 4, 2004 in Deed Book 292I, Page 1449 Instrument Number 200400017355. The said Betty Watson died on December 18, 2004 without a will or appointment of an Administrator, thereby vesting her interest in her surviving heirs by operation of law.

Tax Parcel Number: 09-24-0157

## 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, April 2, 2018 at 9:30 A.M.**

| <u>Estate Number</u> | <u>Estate Name</u>                                 | <u>Accountant</u>                       |
|----------------------|--|---|
| 2611-0545            | JAMES W. CARTWRIGHT, SR.                           | Tina Marie Cartwright, Executrix        |
| 2613-0883            | LOIS COSTELLA a/k/a<br>LOIS C. COSTELLA            | Jennifer Liston Vilella, Administratrix |
| 2616-0085            | CLAYTON THEODORE RIGGIN<br>a/k/a CLAYTON T. RIGGIN | Mark D. Riggini, Executor               |
| 2615-0397            | ELSIE L. ADAMS                                     | Betty L. Strawn, Administratrix         |

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

**Monday, April 16, 2018 at 9:30 A.M.**

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

Notice is also 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, April 2, 2018 at 9:30 A.M.**

| <u>Estate Number</u> | <u>Estate Name</u>    | <u>Accountant</u>             |
|----------------------|-----------------------|-------------------------------|
| 2616-0804            | RANDY S. BURRELL      | Paul D. Burrell, Executor     |
| 2615-0396            | EVA B. MARCINEK       | Anna Grace Volpe, Executrix   |
| 2615-0716            | CHARLES JOHN KORMANIK | John David Kormanik, Executor |

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

**Monday, April 16, 2018 at 9:30 A.M.**

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

JEFFREY L. REDMAN

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

**JUDICIAL OPINION**

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

|                       |   |                             |
|-----------------------|---|-----------------------------|
| COMMONWEALTH OF       | : |                             |
| PENNSYLVANIA,         | : |                             |
|                       | : |                             |
| vs.                   | : |                             |
|                       | : |                             |
| JAMES SIMON THOMPSON, | : | No. 1761 of 2009            |
| Defendant.            | : | Honorable Steve P. Leskinen |

**OPINION AND ORDER**

William Manin, Esq., Assistant District Attorney  
Jeremy Davis, Esq., for Defendant

LESKINEN, J.

July 14, 2017

Before the Court is an Amended Post-Conviction Relief Act Petition (hereinafter "PCRA"). An evidentiary hearing was held on January 30, 2017, and the parties filed briefs in support of their respective positions. After careful review of the evidence and the applicable law, the Court hereby denies Defendant's Petition for the reasons set forth herein.

**BACKGROUND**

On April 14, 2009, Defendant was arrested and charged with Possession with Intent to Deliver, Possession of Drug Paraphernalia, and two counts of Persons not Possess a Firearm. According to the criminal complaint drafted by former Connellsville police officer and Fayette County Drug Task Force detective Ryan Reese, Defendant made a full confession {1}. On May 16, 2011, Defendant pled guilty to all of the charges. He was sentenced to four to eight years of incarceration in a "global" plea offer {2} and did not file a direct appeal of his sentence. Instead, he filed a PCRA based on newly discovered evidence in the form of a letter from Ms. Dawn Millholland, who claimed that the drugs and firearms belonged to her then-boyfriend, Robert "Hoppy" Williams. He also alleged newly discovered evidence stemming from the corruption charges against Reese and alleged that Reese falsified the criminal complaint to include Defendant's confession; an allegation that Defendant vehemently denied.

{1} At the present time, Mr. Reese has been convicted of corruption of minors and has two additional pending criminal cases where he is charged with various sexually-based and corruption offenses. He is no longer a police officer or detective, and the Fayette County Drug Task Force was disbanded in 2016.

{2} The instant case was to run concurrent with Nos. 527 of 2008, 187 of 2009, 272 of 2009, and 422 of 2009. At the time of his plea in the instant case, Defendant also entered a guilty plea in No. 1393 of 2010 and was sentenced to one to two years' incarceration to run consecutive with the instant case.

On June 19, 2015, the Court ultimately dismissed all of Defendant's Amended PCRA's, and he filed a direct appeal. On July 29, 2016, the Superior Court reversed this Court's dismissal and remanded the matter for Defendant to be appointed new counsel to file yet another amended Petition and for this Court to hold an evidentiary hearing.

On January 30, 2017, an evidentiary hearing was held. Defendant testified that he pled guilty because Reese stated that Defendant confessed to the crimes; specifically, Defendant testified, "It was my word against an officer as decorated as [Reese] was at the time. I had no choice." Notes of Testimony (N.T.), 1/30/17, at 17. In addition to Defendant, Ms. Millholland testified as to the aforementioned letter, which was also admitted into evidence. Ms. Millholland claimed to have first-hand knowledge of the drugs and guns in question, even though she was frequently under the influence of drugs at the time Defendant was charged. N.T. at 52, 61. Her reason for the delay in coming forward with this information was fear of retaliation by Williams, who is currently incarcerated. N.T. at 55. In an effort to corroborate Ms. Millholland's testimony, Samantha Brown also testified that the drugs and firearms in question belonged to Williams. N.T. at 91-92.

With regard to the criminal charges against Reese, Defendant offered testimony from Thelma Friday, who stated that she was asked to assist Reese in implicating Defendant, which she did not do. N.T. at 76. She did, however, offer Reese sexual favors from herself and assisted him in soliciting sex from other females in order to protect herself from criminal prosecution. {3} N.T. at 71, 78.

After the hearing, both the Commonwealth and defense filed briefs in support of their respective positions, and a transcript of the proceedings was prepared. This matter is now ripe for disposition.

## DISCUSSION

Defendant argues that he is entitled to relief because his conviction resulted from "[t]he unavailability at the time of trial of exculpatory evidence that has subsequently become available and would have changed the outcome of the trial if it had been introduced." 42 Pa.C.S. § 9543(a)(2)(vi).

The Pennsylvania Supreme Court developed a four-prong test wherein a petitioner must establish that the evidence: "(1) could not have been obtained prior to the conclusion of the trial by the exercise of reasonable diligence; (2) is not merely corroborative or cumulative; (3) will not be used solely to impeach the credibility of a witness; and (4) would likely result in a different verdict if a new trial were granted." *Commonwealth v. Pagan*, 950 A.2d 270, 292 (Pa.2008) (citations omitted).

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{3} Although Ms. Friday alleged that she exchanged sexual favors for immunity from prosecution with Reese, she is not one of the accusers in any of Reese's criminal cases.

With regard to the issue of credibility it has been long-established that "issues of credibility are within the sole domain of the trier of fact since it is the trier of fact who had the opportunity to personally observe the demeanor of the witnesses .... Additionally, the law regards recanting testimony such as that presented here as exceedingly unreliable. Indeed, this court has commented that 'there is no less reliable form of proof, especially when it involves an admission of perjury'" .... Commonwealth v. Abu- Jamal, 720 A.2d 79, 99 (Pa.Super. 1998) (citations omitted).

Instantly, it is undisputed that Defendant entered a guilty plea, which was accepted by this Court as knowing, intelligent, and voluntary. He did not enter a plea of *nolo contendere*, and he did not request a trial. Furthermore, he did not move to withdraw his plea and did not file a post-sentence motion or direct appeal to the Superior Court. Instead, he came forward over three years after he was sentenced and stated that Reese, who was later charged with corruption-related offenses unrelated to Defendant's case, knowingly falsified a criminal complaint to include a confession that never occurred. He also alleged that Ms. Millholland's letter was sufficient to exonerate him.

Defendant's arguments fail for several reasons. First, with regard to his own testimony during the PCRA proceeding, Defendant recanted what he stated under oath at his original guilty plea proceeding; essentially, Defendant admitted to lying under oath during his plea. As the appellate courts have held, this Court is to consider this type of testimony unreliable, and we do.

Second, with regard to Ms. Millholland's testimony and accompanying letter, the Court cannot find that this letter sufficiently exonerates Defendant. Ms. Millholland's letter states that the drugs and firearms were owned by Williams; Defendant was charged with only possessing them. Furthermore, Defendant entered a guilty plea, instead of proceeding to trial; therefore, it is unknown if this evidence would have changed the outcome of the trial since there was not one. Finally, if there had been a trial, this new evidence would have been used "solely to impeach the credibility" of the Commonwealth's witnesses. The same can be said about the testimony of Ms. Brown, who attempted to corroborate Ms. Millholland.

Third, with regard to Ms. Friday's testimony, the Court finds that testimony to be highly suspect since she openly admitted to soliciting other women to have sex with Reese, and she used Reese's alleged statements to her in support thereof. The bulk of her testimony was hearsay, and even if it had been admissible at trial, its only purpose would have been to challenge the credibility of Reese.

Fourth, we regard to the charges against Reese, they are unrelated to Defendant's case; therefore, no nexus exists between the instant case and the criminal charges against Reese. See, Commonwealth v. Foreman, 55 A.3d 532 (Pa.Super. 2012). Furthermore, the allegation that Reese falsified the criminal complaint against Defendant is not "new" evidence since Defendant admitted that he was always aware that Reese alleged having obtained a confession from Defendant.

For the aforementioned reasons, Defendant's arguments fail, and he is not entitled to a new trial or resentencing. Since four other cases were part of the same guilty plea proceeding and "global" sentencing, any resentencing proceeding would allow the Court to reconsider all of the sentences. See, *Commonwealth v. Sutton*, 583 A.2d 500 (Pa.Super. 1990).

WHEREFORE, the Court issues the following Order:

ORDER

AND NOW, this 14th day of July, 2017, after a hearing on Defendant's PCRA, it is hereby ORDERED and DECREED that the Petition is DENIED and is therefore DISMISSED WITH PREJUDICE.

Defendant shall have thirty (30) days from the date of this Order to file an appeal to the Superior Court. His counsel, Jeremy Davis, Esq., is hereby appointed to handle any and all appeals in this matter.

BY THE COURT,  
LESKINEN, JUDGE

ATTEST:  
CLERK OF COURTS



**CLE****The Importance of the ALTA/NSPS Land Title Survey**

Tuesday, March 20, 2018

9:00 AM - 12:00 PM

Penn State Fayette, The Eberly Campus

Room: CTC Eberly 116

This workshop was designed to provide insight into why these surveys are needed and would be beneficial to the legal community, bankers, surveyors, engineers, and developers.

Presenter:

Gary Kent, PS

Cost:

Attendance only - Free

3.0 Substantive CLE credits - \$40.00

Registration:

Due by March 14th

Terry McMillen Jr.

[btmcmillen@mcmilleng.com](mailto:btmcmillen@mcmilleng.com)

**SAVE - THE - DATE**

**Fayette County Bar Banquet**

Friday, April 20, 2018

5:30 PM

Aaron's Building  
Connellsville, PA

**MARCH CRIMINAL PRETRIAL CONFERENCES**

The Court has rescheduled the starting time for the Criminal Pretrial Conferences scheduled for the morning of Monday, March 26, 2018, in Courtroom No. 2. The conferences will now commence at 10:00 AM.

John F. Wagner, Jr.  
President Judge

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& ASSOCIATES

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