

# FAYETTE LEGAL JOURNAL

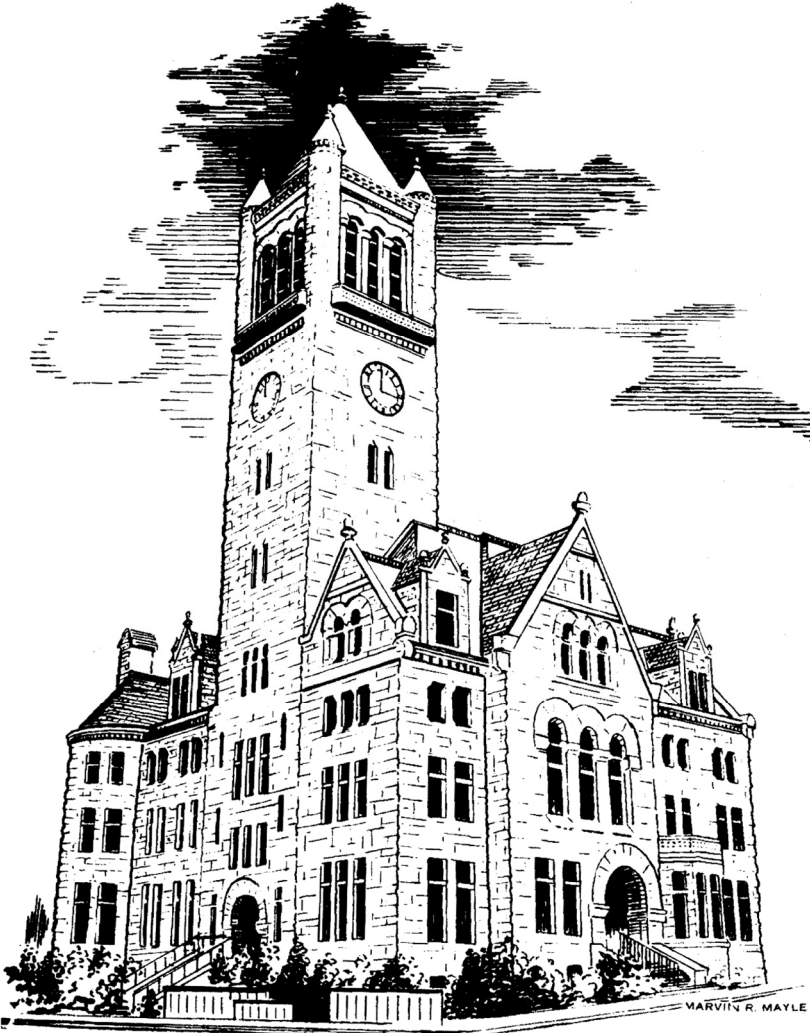
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## FAYETTE LEGAL JOURNAL

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**Co-Editors:** Garnet L. Gordon 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

**KAHLANI BROWN, a/k/a KAHLANI MARIE BROWN**, late of Brownsville, Fayette County, PA (3)

*Administrators:*

Mariah Rafail and Tryvon Brown  
1024 2nd Street  
Brownsville, PA 15417  
c/o Kontow Mengine Killion and Hassen  
603 Stanwix Street  
Two Gateway Center 1228  
Pittsburgh, PA 15222  
*Attorney:* Katie Killion

**ASHLEY CARRIS**, late of Normalville, Fayette County, PA (3)

*Administrator:* John Carris  
2441 Broadlawn Drive  
Pittsburgh, PA 15241  
c/o 1330 Arrowood Drive  
Pittsburgh, PA 15241  
*Attorney:* Chris Buda

**PHYLLIS DAVID, a/k/a PHYLLIS M. DAVID**, late of South Union Township, Fayette County, PA (3)

*Executor:* Joseph M. David  
c/o Fitsimmons and Barclay  
55 East Church Street, Suite 102  
Uniontown, PA 15401  
*Attorney:* Ralph K. Barclay, Jr.

**JAMES W. FLOWERS**, late of Ohiopyle, Fayette County, PA (3)

*Administrator:* Steven Flowers  
101 Ruth Drive  
Hunker, PA 15639  
c/o Allerton Bell, P.C.  
1095 Ben Franklin Highway E  
Douglassville, PA 19518  
*Attorney:* Cheryl J. Allerton

**CLAIR E. MCFADDEN, JR.**, late of Bullskin Township, Fayette County, PA (3)

*Executrix:* Corinna Grubbs  
13 Pennsville Street  
Connellsville, PA 15425  
c/o Moore Becker Smarto & Acosta, P.C.  
121 West Second Street  
Greensburg, PA 15601  
*Attorney:* Lawrence F. Becker, III

**IMA JUNE MURPHY**, late of Uniontown, Fayette County, PA (3)

*Executor:* Mark A. Murphy  
c/o 45 East Main Street, Suite 400  
Uniontown, Pa 15401  
*Attorney:* Charles C. Gentile

**MARION ROZZO, a/k/a MARION G. ROZZO**, late of South Union Township, Fayette County, PA (3)

*Personal Representatives:* Susan A. Luick and Marc Ryon Rozzo  
c/o Higinbotham Law Offices  
68 South Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* James Higinbotham

**SUSAN ROZZO, a/k/a SUSAN A. ROZZO**, late of South Union Township, Fayette County, PA (3)

*Personal Representatives:*  
Synthia A. Luick and Marc Ryon Rozzo  
c/o Higinbotham Law Offices  
68 South Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* James Higinbotham

**JOHN M. SARGENT, a/k/a JOHN MICHAEL SARGENT, JR.**, late of German Township, Fayette County, PA (3)  
*Executrix:* Sheri L. Bergman  
 c/o Adams Law Office, PC  
 55 East Church Street, Suite 10  
 Uniontown, PA 15401  
*Attorney:* Jason Adams

---

**FRANCIS A. TROSIEK**, late of Footdale, Fayette County, PA (3)  
*Executrix:* Barbara J. Kett  
 c/o 45 East Main Street, Suite 400  
 Uniontown, PA 15401  
*Attorney:* Charles C. Gentile

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**TRACY LYNN WALKER, a/k/a TRACY L. WALKER**, late of Bullskin Township, Fayette County, PA (3)  
*Administratrix:* Corinna Grubbs  
 13 Pennsville Street  
 Connellsville, PA 15425  
 c/o Moore Becker Smarto & Acosta, P.C.  
 121 West Second Street  
 Greensburg, PA 15601  
*Attorney:* Lawrence F. Becker, III

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## Second Publication

**BETTY JEAN ACKLIN, a/k/a BETTY J. ACKLIN**, late of Newell Borough, Fayette County, PA (2)  
*Executor:* Gregory A. Acklin  
 c/o Goodwin Como, P.C.  
 108 North Beeson Boulevard, Suite 400  
 Uniontown, PA 15401  
*Attorney:* Amanda M. Como

---

**SUSAN L. ALESANTRINO, a/k/a SUSAN LEE ALESANTRINO**, late of South Connellsville Borough, Fayette County, PA (2)  
*Personal Representative:*  
 Julie F. Alesantrino  
 c/o Watson Mundorff, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15401  
*Attorney:* Robert A. Gordon

---

**MURIEL J. BOOHER**, late of Bullskin Township, Fayette County, PA (2)  
*Co-Executors:* Dennis Booher and Gilbert E. Booher, Jr.  
 1806 West Loucks Avenue  
 Scottdale, PA 15683  
 c/o 231 South Main Street, Suite 402  
 Greensburg, PA 15601  
*Attorney:* Marilyn M. Gaut

---

**RUTH ANN HANZES**, late of North Union Township, Fayette County, PA (2)  
*Administrator:* Gregory Allen Hanzes  
 107 East Main Street  
 Uniontown, PA 15401  
 c/o Davis & Davis  
 107 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Gary J. Frankhouser

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**CLARENCE ELLSWORTH OLIVER**, late of Uniontown, Fayette County, PA (2)  
*Executrix:* Tonya Copeland  
 c/o 11 Pittsburgh Street  
 Uniontown, PA 15401  
*Attorney:* Thomas W. Shaffer

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**CHARLES R. PAPKE**, late of Uniontown, Fayette County, PA (2)  
*Executrix:* Lida R. Harshbarger  
 c/o 51 East South Street  
 Uniontown, PA 15401  
*Attorney:* Webster & Webster

---

**JOEL RUGG, a/k/a JOEL JAMES RUGG**, late of Markleysburg, Fayette County, PA (2)  
*Administrator:* Janelle Rugg  
 165 Clover Top Road  
 Markleysburg, PA 15459  
 c/o Conti Law  
 986 Brodhead Road  
 Moon Township, PA 15108  
*Attorney:* Michele Conti

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## First Publication

**ANN CARDENAS**, late of South Union Township, Fayette County, PA (1)  
*Executrix:* Mera Cardenas  
 c/o 4 North Beeson Boulevard  
 Uniontown, PA 15401  
*Attorney:* Sheryl R. Heid

**DOLORES FISHER, a/k/a DOLORES I. FISHER**, late of Washington Township, Fayette County, PA (1)  
*Executor:* Allen L. Fisher  
 113 Green Commons Drive  
 Pittsburgh, PA 15243  
 c/o Willman & Silvaggio, LLP  
 5500 Corporate Drive, Suite 150  
 Pittsburgh, PA 15237  
*Attorney:* Joseph Silvaggio

**ERNEST W. FRANKS**, late of Nicholson Township, Fayette County, PA (1)  
*Co-Executrix:* Diane Patterson  
*Co-Executor:* Donald Franks  
 18 Highhouse Street  
 Smithfield, PA 15478  
 c/o 76 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Douglas S. Sholtis

**TERRY KATKO**, late of South Union Township, Fayette County, PA (1)  
*Administrator:* Dona Rae Shupe McGukin  
 225 Half King Colony Road  
 Farmington, PA 15437  
 c/o Mitchell Law Office  
 902 First Street  
 P.O. Box 310  
 Hiller, PA 15444  
*Attorney:* Herbert G. Mitchell, Jr.

**WILLIAM H. KAYLOR, a/k/a WILLIAM HERMAN KAYLOR**, late of South Connellsville Borough, Fayette County, PA (1)  
*Personal Representative:* Bart Lee Kaylor  
 c/o Watson Mundorff, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15425  
*Attorney:* Robert A. Gordon

**MYRNA D. MALIK, a/k/a MYRNA DOLORES MALIK**, late of Upper Tyrone Township, Fayette County, PA (1)  
*Co-Executrix:* Lori L. Wiltrout and Darla K. Loucks  
 c/o Proden & O'Brien  
 99 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Wendy L. O'Brien

**FLORENCE J. MYERS**, late of Connellsville, Fayette County, PA (1)  
*Personal Representatives:* Mary Koontz and Kathleen Schott  
 c/o Watson Mundorff, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15425  
*Attorney:* Timothy J. Witt

**GENEVIEVE A. OPALINSKI, a/k/a GENEVIEVE OPALINSKI**, late of Scottdale, Fayette County, PA (1)  
*Personal Representatives:* Sandra Younkin and Vincent J. Opalinski  
 c/o George & George  
 92 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Joseph M. George

**GEORGE EARL REESE**, late of Saltlick Township, Fayette County, PA (1)  
*Executrix:* 133 North Carroll Street  
 Bruceton, Tennessee 38317  
 c/o King Legal Group  
 114 North Maple Avenue  
 Greensburg, PA 15601  
*Attorney:* Robert W. King

**RONALD E. SHOW**, late of Masontown, Fayette County, PA (1)  
*Executrix:* Paula Weidel  
 c/o 11 Pittsburgh Street  
 Uniontown, PA 15401  
*Attorney:* Thomas W. Shaffer

**MATTHEW TATE, a/k/a MATTHEW ALLEN TATE**, late of Springhill Township, Fayette County, PA (1)  
*Administratrix:* Shelly Tate  
 c/o Kopas Law Office  
 556 Morgantown Road  
 Uniontown, PA 15401  
*Attorney:* John Kopas

**VERLAINE WILSON**, late of Dunbar Township, Fayette County, PA (1)  
*Executrix:* Diane Hillen  
 301 Upper Sandy Hollow Road  
 Vanderbilt, PA 15486  
 c/o 68 Old Clairton Road  
 Pittsburgh, PA 15236  
*Attorney:* D. Scott Lautner

**MAE M. WISE**, late of McClellandtown, Fayette County, PA (1)  
*Administratrix:* Susan A. Parsons  
 c/o Monaghan & Monaghan, LLP  
 57 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Gary D. Monaghan

**LORNA P. YAUGER**, late of Lemont Furnace, Fayette County, PA (1)  
*Executrix:* Tresa L. Lowman  
 c/o 45 East Main Street, Suite 400  
 Uniontown, PA 15401  
*Attorney:* Charles C. Gentile

**LEGAL NOTICES**

**NOTICE**

Notice is hereby given that the Certificate of Organization has been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 25, 2023, for a limited liability company known as Fat Angelo's Fayette City LLC.

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

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

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

**NOTICE**

Notice is hereby given that the Certificate of Organization has been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 25, 2023, for a limited liability company known as Richards Holdings LLC.

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

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

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

**NOTICE**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on April 12, 2023, 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 Woodline Resin, LLC having an address of 505 Jumonville Road, Hopwood, PA 15445.

Cody Adams  
 1252 Connellsville Road  
 Lemont Furnace, PA 15456  
 724-963-9968

**NOTICE**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on April 10, 2023, 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 Elevated Growth, LLC having an address of 9 Sterling Street, Uniontown, PA 15401.

Cody Adams  
 1252 Connellsville Road  
 Lemont Furnace, PA 15456  
 724-963-9968

**NOTICE**

IN THE COURT OF COMMON PLEAS OF  
 FAYETTE COUNTY, PENNSYLVANIA  
 No. 445 of 2023, G. D.,

Andrew Hominsky and Britney Hominsky, his  
 wife,

Plaintiffs

vs.

Estate of John W. Long, Jr., Estate of John E.  
 Long, Estate of Thomas L. Long, Estate of  
 Ronald David Long, Estate of Deborah K. Long,  
 Diana Long, Brandi Long, Destiny Kibe their  
 heirs, successors, and/or assigns generally,  
 Defendants

TAKE NOTICE that Plaintiffs filed a  
 Complaint in an Action to Quiet Title in the  
 Court of Common Pleas of Fayette County,  
 Pennsylvania, averring that they are the owner in  
 fee and in possession of, all rights title and  
 interest, in and to:

A tract of land situated in Dunbar  
 Township, Fayette County, Pennsylvania, and  
 which premises are described as containing  
 10.0533 acres according to the survey plat of  
 Reid Pendleton, R.P.E., dated September 27,  
 1996, and identified as Tax Parcel No. 09-11-  
 0135-01 and known as 212 Bell Drive.

Plaintiffs acquired said land by deed of the  
 Fayette County Tax Claim Bureau, dated  
 November 17, 2022, and recorded in the  
 Recorder of Deeds Office of Fayette County,  
 Pennsylvania, in Record Book 3533, Page 475.

The service of this Complaint by  
 publication is made pursuant to an Order of  
 Court dated April 26, 2023 and filed at the  
 above number and term.

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

YOU SHOULD TAKE THIS PAPER TO  
 YOUR LAWYER AT ONCE. IF YOU DO  
 NOT HAVE A LAWYER, GO TO OR  
 TELEPHONE THE OFFICE SET FORTH  
 BELOW. THIS OFFICE CAN PROVIDE YOU  
 WITH INFORMATION ABOUT HIRING A  
 LAWYER.

IF YOU CANNOT AFFORD TO HIRE A  
 LAWYER, THIS OFFICE MAY BE ABLE TO  
 PROVIDE YOU WITH INFORMATION  
 ABOUT AGENCIES THAT MAY OFFER  
 LEGAL SERVICES TO ELIGIBLE PERSONS  
 AT A REDUCED OR NO FEE.

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

WATSON MUNDORFF, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15425-6218  
 Phone: (724) 626-88824

IN THE COURT OF COMMON PLEAS OF  
 FAYETTE COUNTY, PENNSYLVANIA  
 CIVIL DIVISION  
 NO. 541 of 2023G.D.  
 JUDGE Joseph M. George, Jr.

Daniel J. Nelson and Tricia M. Nelson,  
 Plaintiffs,  
 vs.

Rose Ironworks, Inc., its successors and/or  
 assigns generally,  
 Defendant.

TO: Rose Ironworks, Inc. its successors and/or  
 assigns generally,

Take notice that on March 17, 2023, the  
 Plaintiffs, above mentioned, by and through her  
 attorneys, Davis & Davis, filed their Complaint  
 averring that they are the owners of the  
 following described parcel of real estate. Said  
 Complaint being filed in Quiet Title.

ALL that certain tract of land with  
 appurtenances situate in Wharton Township,  
 Fayette County, Pennsylvania, described as Lot  
 465 in the Deer Lake Plan No. 2-A as recorded  
 in the Recorder of Deeds Office of Fayette  
 County, Pennsylvania in Plan Book Volume 9,  
 page 30 and contained in that Deed dated  
 October 3, 1996, and identified as:

**Tax Parcel No.: 42-10-0019**

The within named Defendant appear to  
 have had an interest in said premises which  
 creates a cloud upon Plaintiff's title, whereupon  
 the Plaintiffs have filed their Complaint as  
 aforesaid asking the Court to enter a Decree  
 terminating all rights that the Defendant may  
 have in said premises and decree that the  
 Plaintiffs have the full and free use and

occupancy of said premises, released and forever discharged on any right, lien title or interest of said Defendant, or its successors and or assigns.

The service of this Complaint by publication is made pursuant to an Order of Court dated April 4, 2023, and filed at the above number and term.

**NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

THE FAYETTE COUNTY BAR  
ASSOCIATION OF LAWYER REFERRAL  
84 East Main Street  
Uniontown, PA 15401

IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
No. 1466 of 2022, G.D.  
COMPLAINT IN QUIET TITLE

Francis A. Banko and Rebecca L. Banko, his wife,  
Plaintiffs,  
vs.

Peggy A. Hospodavis, Anthony P. Hospodavis, the unknown heirs of Sarah Woodruff, the unknown heirs of Genaive Woodruff, a/k/a Genaive Thompson, a/k/a Genevieve Johnson, the unknown heirs of Katherine Hill, the unknown heirs of Helen Woodruff Woods, the unknown heirs of Mary Jones, Randi Woodruff Gilliam and John Y. Woodruff, Jr, their heirs, personal representatives, successors and assigns, generally,  
Defendants.

TO: Peggy A. Hospodavis, Sarah Woodruff, Genaive Woodruff, a/k/a Genaive Thompson, a/k/a Genevieve Johnson, Katherine Hill, Helen Woodruff Woods, and Mary Jones, and their known or unknown heirs, successors and assigns, generally,

You are hereby notified that the Plaintiffs, Francis A. Banko and Rebecca L. Banko, have filed a Complaint at the above number and term in the above-mentioned court in an action to quiet title wherein it is alleged that the Plaintiffs are the owners in possession of all rights, title and interest in and to those certain lots of land situate in the Borough of South Connellsville, Fayette County, Pennsylvania, known as Lots 1-4 in the unrecorded plan of lots laid out for Smith Pierce on August 5, 1909, by J.B. Hogg situate in the Borough of South Connellsville, Fayette County, Pennsylvania, (hereinafter referred to as the "Pierce Plan of Lots") more particularly bounded and described as follows:

BEGINNING at a point marked by a 5/8" iron pin set located along lands now or formerly of Earl E. Hartman as described in Record Book Volume 749, Page 74 and which beginning point is also located along the southernmost edge of Pierce Lane, a 25 foot street, at the northwesternmost corner of Lot 1 of the aforesaid Pierce Plan of Lots; thence North 87° 49' 00" East along Pierce Lane and also along Lots 1, 2, 3 and 4 of the aforesaid Pierce Plan of Lots, a distance of 151.10 feet to a point marked by a 5/8" iron pin set at the northwesternmost corner of Lot 5 of the aforesaid Pierce Plan of Lots; thence South 2° 11' 00" East along the westernmost line of Lot 5, a distance of 120.00 feet to a point, being the southwesternmost corner of Lot 5; thence South 87° 49' 00" West along Lot 4, 3 and a portion of Lot 2 of the aforesaid Pierce Plan of Lots, a distance of 95 feet to a point marked a 5/8" iron pin set; thence North 57° 50' 00" West along Lot 2 and Lot 1 of the aforesaid Pierce Plan of Lots, a distance of 89.24 feet to a point marked by a 5/8" iron pin set at the westernmost corner of Lot 1 of the aforesaid Pierce Plan of Lots along the aforementioned lands now or formerly of Earl E. Hartman; thence North 11° 59' 00" East along said lands now or formerly of Earl E. Hartman, a distance of 71.83 feet to a point marked by a 5/8" iron pin set, the place of beginning.

Plaintiffs' Complaint sets forth that Plaintiffs are the owners in fee simple of the above-described premises by virtue of adverse possession of the above-described for a period in excess of twenty-one (21) years. The Complaint was filed for the purpose of establishing title to



the above-described premises in Plaintiffs and barring all of your right, title and interest, claim or demand in and to all or any portion of the premises.

**NOTICE TO DEFEND**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses and 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 any further notice for the money claimed in this complaint or for any other claim for relief requested by the plaintiffs. You may lose money or property or other rights which are important to you.

**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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Pennsylvania Lawyer Referral Service  
 Pennsylvania Bar Association  
 100 South Street, P. O. Box 186  
 Harrisburg, PA 17108  
 Telephone: 1-800-692-7375

Richard A. Husband, Esquire  
 Attorney for Plaintiffs  
 Riverfront Professional Center  
 208 South Arch Street, Suite 2  
 Connellsville, PA 15425  
 724-620-2990

IN THE COURT OF COMMON PLEAS  
 OF FAYETTE COUNTY, PENNSYLVANIA  
 CIVIL DIVISION  
 No.: 655 OF 2022-GD

FREEDOM MORTGAGE CORPORATION  
 Plaintiff  
 v.  
 LAUREN E PETTEY; ROBERT B RITENOUR  
 Defendant(s)

NOTICE

NOTICE TO:  
 Robert B Ritenour

You are hereby notified on that on April 14, 2022, Plaintiff, FREEDOM MORTGAGE CORPORATION filed a Complaint against you in the Court of Common Pleas of FAYETTE County, Pennsylvania, Docket No. 655 OF 2022 -GD, wherein Plaintiff seeks to enforce its rights under its loan documents.

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

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Pennsylvania Lawyer Referral Service -  
 Pennsylvania Bar Association  
 100 South Street, P.O. Box 186  
 Harrisburg, PA 17108  
 Telephone: 800-692-7375

BROCK & SCOTT, PLLC  
 Attorney for Plaintiff  
 (844) 856-6646

IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
No. 575 of 2023, G.D.

**SHERIFF'S SALE**

Date of Sale: July 20, 2023

WILLIAM A. BUSH,  
Plaintiff,  
v.  
TARIN BUSH,  
Defendant.

**NOTICE TO DEFEND AND  
CLAIM RIGHTS**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretriev-able breakdown of the marriage, you may request marriage counsel-ing. A list of marriage counselors is available in the Office of the Prothonotary at: The Fayette County Courthouse.

**IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROP-ERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.**

**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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**Pennsylvania Lawyer Referral Service,  
Pennsylvania Bar Association  
100 South Street, P.O. Box 186  
Harrisburg, PA 17108  
Telephone: 1-800-692-7375**

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 July 20, 2023, at 2:00 pm at <https://fayette.pa.realforeclose.com>.

The Conditions of sale are as follows:

All bidders must complete the Realauction on-line registration process at <https://fayette.pa.realforeclose.com> to participate in the auction.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

(3 of 3)

James Custer  
Sheriff of Fayette County

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

No. 901 of 2021 GD  
 No. 99 of 2023 ED

**MTGLQ INVESTORS, L.P.**

**75 Beattie Place  
 Suite 300  
 Greenville, SC 29601  
 Plaintiff,**  
 vs.

**MARJORIE AULTZ  
 BENNY J. AULTZ  
 Mortgagor(s) and Record Owner(s)  
 259 Dawson Road  
 Dickerson Run, PA 15430  
 Defendant.**

ALL THAT CERTAIN LOT OF LAND  
 SITUATE IN DUNBAR TOWNSHIP,  
 COUNTY OF FAYETTE AND  
 COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 259 DAWSON  
 ROAD, DICKERSON RUN, PA 15430  
 TAX PARCEL #09-03-0102  
 IMPROVEMENTS: A RESIDENTIAL  
 DWELLING

SOLD AS THE PROPERTY OF:  
 MARJORIE AULTZ AND BENNY J. AULTZ  
 ATTORNEY: KML LAW GROUP, P.C.

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

No. 1442 of 2019 GD  
 No. 68 of 2023 ED

**PNC BANK, NATIONAL ASSOCIATION,  
 SUCCESSOR BY MERGER TO  
 NATIONAL CITY BANK  
 3232 Newmark Drive  
 Miamisburg, OH 45342  
 Plaintiff**

**vs.  
 ANNA L. BARREIRO aka ANNA  
 BARREIRO  
 Mortgagor(s) and Record Owner(s)  
 4022 Pittsburgh Road  
 Belle Vernon, PA 15012  
 Defendant(s)**

ALL THAT CERTAIN LOT OF LAND  
 SITUATE IN TOWNSHIP OF PERRY,  
 COUNTY OF FAYETTE AND  
 COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 4022  
 PITTSBURGH ROAD, BELLE VERNON, PA  
 15012 4022 PITTSBURGH ROAD

TAX PARCEL #27-01-0023  
 IMPROVEMENTS: A RESIDENTIAL  
 DWELLING

SOLD AS THE PROPERTY OF: ANNA  
 L. BARREIRO aka ANNA BARREIRO  
 ATTORNEY: KML LAW GROUP, P.C.

No. 575 of 2022 GD  
 No. 88 of 2023 ED

**NewRez LLC d/b/a Shellpoint Mortgage  
 Servicing  
 Plaintiff,**  
 vs.

**Sara Marie Fike, as Administratrix of the  
 Estate of John Albert Fike  
 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 35 Lemon Street, Uniontown, PA  
 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID  
 No.: 38-01-0294

BEING the same premises which Kathleen  
 A. Ofsanik, single, by Deed dated November 4,  
 2019 and recorded in and for Fayette County,  
 Pennsylvania in Deed Book 3418, Page 1726,  
 granted and conveyed unto John Albert Fike,  
 single.

No. 156 of 2023 GD  
 No. 102 of 2023 ED

**Nationstar Mortgage LLC  
 PLAINTIFF**  
 vs.

**Scott Allen Hayden a/k/a Scott A. Hayden  
 Crystal Lynn Hayden  
 DEFENDANT(S)**

THE LAND REFERRED TO HEREIN  
 BELOW IS SITUATED IN THE CITY OF  
 MARKLEYSBURG, COUNTY OF FAYETTE,  
 STATE OF PENNSYLVANIA, AND IS  
 DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR  
 PARCEL OF LAND SITUATE ON THE

NORTH SIDE OF U.S. ROUTE 40 APPROXIMATELY 2 MILES NORTHWEST OF MARKLEYSBURG, PENNSYLVANIA, IN HENRY CLAY TOWNSHIP, FAYETTE COUNTY ACCORDING TO A PLOT OR SURVEY OF RANDALL MYERS, R.S. DATED JUNE 1981, A PLOT OF WHICH IS ATTACHED HERETO, MADE PART HEREOF AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMONLY KNOWN AS: 5035 NATIONAL PIKE A/K/A 5033 NATIONAL PIKE, MARKLEYSBURG, PA 15459  
TAX PARCEL NO. 16110058

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

No. 231 of 2023 GD  
No. 78 of 2023 ED

**PNC BANK, NATIONAL ASSOCIATION**  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

vs.

**CATHY L. HILLEN**  
Mortgagor(s) and Record Owner(s)  
89 Old 51 Road  
Perryopolis, PA 15473  
Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN PERRY TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 89 OLD 51 ROAD, PERRYOPOLIS, PA 15473

TAX PARCEL #27-01-0100

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: CATHY L. HILLEN

ATTORNEY: KML LAW GROUP,P.C.

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Brock & Scott, PLLC

No. 1721 of 2022 GD  
No. 45 of 2023 ED

**PENNSYLVANIA EQUITY RESOURCES, INC.**

v.

**JOSEPH T HILLIARD; IRIS M. HILLIARD**

By virtue of a Writ of Execution No. 2022-01721

PENNSYLVANIA EQUITY RESOURCES, INC. V. JOSEPH T HILLIARD; IRIS M. HILLIARD owner(s) of property situate in the CITY OF UNIONTOWN (FORMERLY NORTH UNION TOWNSHIP), FAYETTE County, Pennsylvania, being  
41 DOWNER AVE, UNIONTOWN, PA 15401

Tax ID No, 38-01-0068

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$158,890.40

Attorneys for Plaintiff Brock & Scott, PLLC

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No. 911 of 2021 GD  
No. 92 of 2023 ED

**The Huntington National Bank**  
Plaintiff,

vs.

**Teresa R. Hughes (deceased); James D. Hughes; Pamela S. Hughes, as Administratrix of the Estate of Dennis P. Hughes, AKA Dennis Paul Hughes, AKA Dennis Hughes**  
Defendants.

ALL that certain parcel of land lying and being situate in the Township of Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 705 Petersburg Road, Connellsville, PA 15425-4349 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 06-15-001901, 06-15-001902

BEING the same premises which Dennis P. Hughes and Teresa R. Hughes, his wife, by Deed dated March 21, 2011 and recorded in and for Fayette County, Pennsylvania in Deed Book 3150, Page 572, granted and conveyed unto Dennis P. Hughes and James D. Hughes, his son.

Being the same property conveyed to Dennis P. Hughes and Teresa R. Hughes, his wife who acquired title by virtue of a deed from

Dennis P. Hughes, a/k/a Dennis Paul Hughes, and Teresa R. Hughes, his wife, dated October 19, 2009, recorded October 23, 2009, at Instrument Number 200900012646, and recorded in Book 3107, Page 1849, Office of the Recorder of Deeds, Fayette County, Pennsylvania.

No. 41 of 2023 GD  
No. 100 of 2023 ED

**PNC BANK, NATIONAL ASSOCIATION,  
Plaintiff  
vs.  
KNOWN AND UNKNOWN HEIRS OF THE  
ESTATE OF TONY C. SHULTZ,  
Defendant.**

McCABE, WEISBERG & CONWAY, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102  
215 790-1010

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF KNOWN AND UNKNOWN HEIRS OF THE ESTATE OF TONY C. SHULTZ, OF, IN AND TO:

No. 2151 of 2022 GD  
No. 60 of 2023 ED

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE GERMAN TOWNSHIP, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA. HAYING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 330 LECKRONE HIGHHOU, MCCLELLANDTWN, PA 15458. DEED BOOK VOLUME 3078, PAGE 526, PARCEL NUMBER 15-35-0045.

**Village Capital & Investment, LLC  
Plaintiff  
v.  
Joan L. Jones  
Defendant**

Property Address: 330 Leckrone Highhou, McClellandtwn, PA 15458  
Judgment Amount: \$14,795.40

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN WASHINGTON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 504 PERRY AVENUE, BELLE VERNON, PENNSYLVANIA 15012.

No. 165 of 2023 GD  
No. 95 of 2023 ED

**Nationstar Mortgage LLC  
PLAINTIFF  
vs.  
Alexa Lavaie, Executrix of the Estate of  
Nasser G. Lavaie, deceased  
DEFENDANT**

TITLE VESTING IN EDGAR F. JONES JR. AND JOAN L. JONES, HUSBAND AND WIFE BY DEED FROM JOAN L. JONES, FORMERLY KNOWN AS JOAN LEE MACKEY, A REMARRIED WOMAN, JOINED BY HER CURRENT HUSBAND EDGAR F. JONES, JR., AND TERRY LEE MACKEY, AN UNMARRIED MAN, JOAN LEE MACKEY AND TERRY LEE MACKEY, TOOK TITLE AS WIFE AND HUSBAND AS TENANTS BY THE ENTIRETIES DATED MARCH 19, 2014 AND RECORDED MARCH 19, 2014 IN DEED BOOK 3244, PAGE 1667 INSTRUMENT NUMBER 201400002475. THE SAID EDGAR F. JONES JR. DIED ON DECEMBER 29, 2018 THEREBY VESTING TITLE IN HIS SURVIVING SPOUSE JOAN L. JONES BY OPERATION OF LAW.

ALL those four certain lots of land situate in Wharton Township, Fayette County, Pennsylvania, being numbered and designated as Lot Nos. 217, 218, 219, and 220 in the Deer Lake Plan No. 1, a plat whereof is of record in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Plan Book Volume 6, Page 149, each bounded and described as follows:

TAX PARCEL NUMBER: 41150014

Parcel IDs- 42-12-0006, 42-12-0007, 42-12-000602

BEING THE SAME PREMISES which Nasser G. Lavaie and Barbara J. Lavaie, by Deed dated March 21, 2006 recorded April 4, 2006 in Book 2982, page 883 in the Office of the Recorder of Deeds in and for the County of Fayette, granted and conveyed unto Nasser G. Lavaie, in fee.

AND THE SAID Nasser G. Lavaie passed

away on or about May 10, 2020, thereby passing their interest unto Alexa Lavaie, Executrix of the Estate of Nasser G. Lavaie, deceased.

Property Address (for informational purposes only): 218 Chestnut Lane, Chalk Hill, PA 15421

B  
COMMONLY KNOWN AS: 218 Chestnut Lane, Chalk Hill, PA 15421

TAX PARCEL NO. 42-12-0006, 42-12-0007, 42-12-000602

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No. 2378 of 2022 GD  
No. 96 of 2023 ED

**PNC BANK. NATIONAL ASSOCIATION.**  
**Plaintiff,**  
**vs.**  
**JOSEPH NOSCHESI JR A/K/A JOSEPH A. NOSCHESI, JR.,**  
**Defendant.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOSEPH NOSCHESI JR A/ KIA JOSEPH A. NOSCHESI, JR. OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE HENRY CLAY TOWNSHIP, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 5169 NATIONAL PIKE, MARKLEYSBURG, PA 15459. DEED BOOK VOLUME 3180, PAGE 649, PARCEL NUMBER 16-12-0042.

Property Address: 5169 National Pike, Markleysburg, PA 15459

Assessment Number: 16-12-0042

Judgment Amount: \$82,501.33

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No. 2045 of 2022 GD  
No. 65 of 2023 ED

**Wells Fargo Bank, N.A.**  
**Plaintiff,**  
**vs.**  
**Edward Peck, Jr., as Believed Heir and/or Administrator of the Estate of Mary M. Peck; Denise Kessler, as Believed Heir and/or Administrator of the Estate of Mary M. Peck; George Peck, as Believed Heir and/or Administrator of the Estate of Mary M. Peck; Unknown Heirs and/or Administrators of the Estate of Mary M. Peck (if any)**  
**Defendants.**

ALL that certain parcel of land lying and being situate in the Township of North Union, County of Fayette, and Commonwealth of Pennsylvania, known as 235 Shady Grove Road, Lemont Furnace, PA 15456 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 25160043 25-16-0043

BEING the same premises which Frederick S. Mullins, a divorced and unremarried person, by Deed dated April 26, 1995 and recorded in and for Fayette County, Pennsylvania in Deed Book 1521, Page 44, granted and conveyed unto Edward M. Peck and Mary M. Peck, his wife.

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No. 1866 of 2022 GD  
No. 77 of 2023 ED

**KeyBank, NA, s/b/m First Niagara Bank, NA**  
**Plaintiff,**  
**vs.**  
**Antoinette Pilato Cichocki, as Believed Heir and/or Administrator of the Estate of Edward Cichocki; Unknown Heirs and/or Administrators of the Estate of Edward Cichocki (if any)**  
**Defendants.**

ALL that certain parcel of land lying and being situate in the Borough of Everson, County of Fayette, and Commonwealth of Pennsylvania, known as 230 Maple Street, Everson, AKA Scottdale, PA 15631 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 10-03-0095

BEING the same premises which Edward H. Cichocki and Antoinette Cichocki, his wife, by Deed dated May 12, 2005 and recorded in and for Fayette County, Pennsylvania in Deed Book 2947, Page 295, granted and conveyed unto Edward Cichocki, a single man.

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

No. 209 of 2023 GD  
 No. 63 of 2023 ED

**Nationstar Mortgage LLC**  
**8950 Cypress Waters Boulevard**  
**Coppell, TX 75019**

**Plaintiff**

vs.

**VINCENT PRATT**  
**Mortgagor(s) and Record Owner(s)**  
**12 Collins Avenue**  
**Uniontown, PA 15401**

**Defendant**

ALL THAT CERTAIN LOT OF LAND  
 SITUATE IN UNIONTOWN CITY, COUNTY  
 OF FAYEITE AND COMMONWEALTH OF  
 PENNSYLVANIA.

BEING KNOWN AS: 12 COLLINS  
 AVENUE, UNIONTOWN, PA 15401

TAX PARCEL #38130354

IMPROVEMENTS: A RESIDENTIAL  
 DWELLING

SOLD AS THE PROPERTY OF:  
 VINCENT PRATT

ATTORNEY: KML LAW GROUP, P.C.

No. 1055 of 2022 GD  
 No. 89 of 2023 ED

**Bank of America, N.A**

**PLAINTIFF**

vs.

**Smith R. Rakestraw and Pamela S.**  
**Rakestraw**

**DEFENDANTS**

ALL that certain lot or tract of ground  
 situate in North Union Township, Fayette  
 County, Pennsylvania, and known as Lot No.  
 270 in a certain Plan of Lots, designated as  
 "Beeson Heights" and recorded in the Recorder's  
 Office of Fayette County, Pennsylvania, in Plan  
 Book Volume 4, Page 183, bounded and  
 described as follows:

BEGINNING at the Southwest corner of  
 Cavanaugh Street and Fairview Avenue; thence  
 North along said Cavanaugh Street, 140 feet to a  
 20 foot alley; thence West along said alley, 40

feet to the Northeast corner of Lot No. 271;  
 thence South along the division line between  
 Lots Nos. 270 and 271, 140 feet to Fairview  
 Avenue; thence East along said Fairview  
 Avenue, 40 feet to the place of beginning.

PARCEL# 25-47-0129

FOR INFORMATIONAL PURPOSES  
 ONLY: Being known as 2 Cavanaugh Street,  
 Uniontown, PA 15401

BEING THE SAME PREMISES which  
 Richard T. Hawkins and Janice E. Hawkins, his  
 wife, by Deed dated September 11, 2006 and  
 recorded September 15, 2006 in the Office of the  
 Recorder of Deeds in and for the County of  
 Fayette, Pennsylvania in Book 3000, Page 1176,  
 Instrument No. 200600013861 granted and  
 conveyed unto Smith R. Rakestraw and Pamela  
 S. Rakestraw in fee.

B

COMMONLY KNOWN AS: 2 Cavanaugh  
 Street, Uniontown, PA 15401

TAX PARCEL NO. 25470129

KML LAW GROUP, P.C.  
 Suite 5000

701 Market Street Philadelphia, PA  
 19106-1532

(215) 627-1322

No. 1519 of 2018 GD

No. 98 of 2023 ED

**WILMINGTON TRUST, NATIONAL**  
**ASSOCIATION, NOT IN ITS INDIVIDUAL**  
**CAPACITY, BUT SOLELY AS TRUSTEE**

**FOR MFRA TRUST 2015-1**

**c/o FAY SERVICING, LLC**

**440 S. LaSalle Street, Suite 2000**

**Chicago, IL 60605**

**Plaintiff**

vs.

**PAMELA ROSE**  
**LEONARD J. ROSE**

**Mortgagor(s) and Record Owner(s)**  
**763 West Mountain View Road AKA**

**238 Sycamore Road**

**Acme, PA 15610**

**Defendant(s)**

ALL THAT CERTAIN LOT OF LAND  
 SITUATE IN TOWNSHIP OF BULLSKIN,  
 COUNTY OF FAYETTE AND  
 COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 763 WEST  
 MOUNTAIN VIEW ROAD AKA 238  
 SYCAMORE ROAD, ACME, PA 15610

TAX PARCEL #04070259; 04070258

IMPROVEMENTS: A RESIDENTIAL DWELLING  
SOLD AS THE PROPERTY OF:  
PAMELA ROSE AND LEONARD J. ROSE  
ATTORNEY: KML LAW GROUP, P.C.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906  
Fax: (866) 381-9549

No. 1792 of 2022 GD  
No. 66 of 2023 ED

No. 101 of 2023 GD  
No. 61 of 2023 ED

**Finance of America Reverse LLC  
PLAINTIFF**

vs.

**Beth Ross, known Heir of Carol A. Nicholas,  
deceased Unknown Heirs, Successors, Assigns  
and All Persons, Firms or Associations  
Claiming Right, Title or Interest from or  
under Carol A. Nicholas, deceased  
DEFENDANTS**

**LEGACY MORTGAGE ASSET TRUST  
2020-SLI MORTGAGE-BACKED NOTES,  
SERIES 2020-SLI, U.S. BANK TRUST  
NATIONAL ASSOCIATION, AS TRUSTEE  
Plaintiff**

v.

**LARRY SHOW  
Defendant(s)**

ALL THOSE TWO CERTAIN LOTS OF LAND SITUATE IN NORTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING NUMBERED AND DESIGNATED AS LOTS NOS. 176 AND 177 IN THE "EVANS MANOR CITY ADDITION" PLAN OF LOTS, A PLOT WHEREOF IS OF RECORD IN THE RECORDER'S OFFICE OF SAID FAYETTE COUNTY, IN PLAN BOOK VOLUME 4 AT PAGE 226; SAID LOTS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ:

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE FARMINGTON, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 2041 DINNER BELL 5 FORKS RD FARMINGTON, PA 15437

BEING PARCEL NUMBER: 42220067  
IMPROVEMENTS: RESIDENTIAL PROPERTY

PARCEL# 25380065  
FOR INFORMATIONAL PURPOSES ONLY: Being known as 36 Milton Street, Uniontown, PA 15401  
B

Kaitlin D. Shire, Esquire  
Hill Wallack LLP  
777 Township Line Road, Suite 250  
Yardley, PA 19067  
(215) 579-7700

COMMONLY KNOWN AS: 36 Milton Street, Uniontown, PA 15401  
TAX PARCEL NO. 25380065

No. 2104 of 2022 GD  
No. 101 of 2023 ED

**Carrington Mortgage Services, LLC  
Plaintiff**

v.

**THE UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
DORIS J. WESTWOOD, DECEASED  
Defendant**

By virtue of a writ of execution case number: 2104 of 2022 GD

Plaintiff: Carrington Mortgage Services, LLC v. Defendant: THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DORIS J. WESTWOOD, DECEASED owners of property situate in the



City of Uniontown, Fayette County,  
 Pennsylvania, being pin number 38-13-0522  
 Property being known as: 223 Searight  
 Ave, Uniontown, PA 15401  
 Improvements thereon: Residential  
 Property  
 Attorney:  
 Kaitlin D. Shire, Esquire  
 Hill Wallack LLP  
 777 Township Line Road, Suite 250  
 Yardley, PA 19067  
 (215) 579-7700

ROMANO, GARUBO & ARGENTIERI  
 52 Newton Avenue, P.O. Box 456  
 Woodbury, NJ 08096  
 (856) 384-1515  
 Attorney for Plaintiff

No. 933 of 2022 GD  
 No. 79 of 2023 ED

**U.S. Bank National Association as legal title trustee for Truman 2016 SC6 Title Trust vs. Marvin Wedge Jr. and Marvin Andrew Wedge; The United States of America**

As the attorney for the Plaintiff, in the matter of U.S. Bank National Association as legal title trustee for Truman 2016 SC6 Title Trust vs. Marvin Wedge Jr. and Marvin Andrew Wedge; The United States of America, I submit the following information with the request that it be used FOR ADVERTISEMENT PURPOSES.  
 No. 933 of 2022 GD

ALL THAT CERTAIN tract of land situate in Bullskin Township, Fayette County, Pennsylvania

BEING Tax ID No: 04-29-0165-69

BEING Known As: 642 Englishman Hill Road, Connellsville, PA 15425

TITLE TO SAID PREMISES IS VESTED IN Marvin Dale Wedge, Jr. and Marvin Andrew Wedge, as Joint Tenants with Right of Survivorship and not as Tenants in Common, by deed from Sue Ann Wedge also known as Sue A. Wedge, an unremarried widow, dated November 5, 2010, recorded October 7, 2011 in the Fayette County Clerk's/Register's Office in Deed Book 3166, Page 1767.

Sold as the property of Marvin Wedge Jr. and Marvin Andrew Wedge

\*\*\* END SHERIFF SALES \*\*\*

## SEARCH UNCLAIMED PROPERTY

**Fayette County** has unclaimed property waiting to be claimed.

For information about the nature and value of the property, or to check for additional names, visit [www.patresury.gov](http://www.patresury.gov)

Pennsylvania Treasury Department

Notice of Names of Persons Appearing to be Owners of Abandoned and Unclaimed Property

### Fayette County

Listed in Alphabetical Order by Last Known Reported Zip Code

15012  
 Adams Malaysia S  
 Barbe David Sr  
 Bertagnoli Ava Marie  
 Bickerton Kenneth E  
 Bradshaw Donna R  
 Brazzon Charlotte R  
 Brewer Barry  
 Brooks Anthony W  
 Chaybin Barbara M  
 Chovan Louis J  
 Clark Faye L  
 Clausi William  
 Croftcheck Jennifer L  
 Debsky Alex Jr  
 Dickey Kevin  
 Estate of Sophie N Carini  
 Exxon 70  
 Ferretti Delfine  
 Ferris Jennifer  
 Fike Donald W  
 Fine Michael J  
 Fonte Jon  
 Garcia Luis Miguel  
 Gaudio Albert C  
 Gregg Kathleen K  
 Guthrie Matthew  
 Haines Karen M  
 Halkias Gwyn  
 Haney Packaging  
 Hester Eugene J  
 Hester Rusell  
 Holbrooks Exxon 70 Shop  
 Hrabik Brian  
 Indof Jeffrey

Joyce John F  
Kallam Karen L  
Karr Meghan  
Keefer Theresa  
Kennedy Charles  
Kennedy Joseph F  
Kuma Timothy A  
Martin Kimberle A  
McCreary Jeffrey S  
McLaughlin Garrett, Cheryl  
Miller Eugene  
Miller Robert Allen  
Mon Vale Primary Care  
Moore Victoria  
Mueller Thomas R, Stacy G  
Orthopedic Group P C  
Peters Joan Est  
Prime Rentals Belle Vernon  
Riskey Gloria Est  
Robertson Muriel Estate  
Rostraver Drug Store  
Rostraver Pharmacy Inc  
Ruoizzi Nicholas C  
Rydbom Stacy  
Schmeltz Brian  
Skobel Jeffrey, Shannon  
Snyder Nicole  
Sokol Bernadette M  
Sokol Emily  
Stratigos Harry G  
Suppa Jean  
Valent Nina  
Vanard Brian K  
Vo Ha Thu  
Vrastyak Stephen Jr  
Wainauskis Lauren  
Walker Emma  
Walker James Est  
Yoder Natasha  
Yurkovich David  
Zeppenfeld Shane  
Zimmario Wendy

15401

Albert Gallatin Home Care  
All Hand Car Wash and Des  
Alyson Snyder  
Andersen Teresa  
Anthony Mark  
Azare Robert Jr  
Bakewell Pauline J  
Balajadia Ken J  
Bardin Jesse J  
Beattie Ruth A  
Bell Kathleen  
Bennett Rose  
Bieniek Virginia  
Bill Snoddy Construction

Bishop Versie  
Black Diamond Equip  
Blout Richard  
Bobish Rebecca A  
Bosley Adam J  
Braxton Shon Lee  
Brown Delberta M  
Bryte Jack  
Buncic Kelly Jean  
Cabot Florann  
Camara Papa  
Campbell Shirley  
Carrigan Dorothy  
Cherry Tree Tobacco  
Chobirko Timothy D  
Clark Clair H  
Clark Joseph  
Clipper Danita Ann  
Coddington Kimberly  
Cohen Brandon  
Cole Marian E  
Cooley Dylan  
Correal Jeffrey  
Cospser Danny  
Cuppert Paul P  
Day Centennial Chevrolet  
Defrank Barbara A  
Dickison Jacobs Gail D  
Eddy Daniel T  
Elias Tara J  
Estate of Woodrow A Shaffer  
Etling Joseph  
Fagan Bifford R  
Fairchance Construct  
Fayette Parts Service  
Fayette Physician Network  
Fayette Pulmonary Medicine  
Fayette Specialty Assc Surg  
Fedor Katherine  
Ferrari Barry L  
Feuster Ruth Est  
Fillini Lorraine J Est  
Flores Medical Assoc  
Forensic 4 Justice  
Foy Eric  
Franko William C  
Frazee Geraldine  
Frey Amanda  
Friend Allen Reed  
Friend Jamey, Wade  
Frost Nancy  
Gablers Drug  
Gallaher Janet L  
Gallardosigut Mara Jo  
Gaskill Charlotte, Paul F  
Gaspar Robin L  
Gaydos Mark D  
Georgiana Samuel C

Glass Evelyn  
Goldsmith Darlene  
Greater Pittsburgh Heart  
Grimes Michael F  
Grimm George E  
Grooms Lillian  
Halapy Jacqueline  
Hamaker Melissa Hama  
Hammond George  
Hanyo Veronica M  
Hensel Andrew  
Herring William  
Hess Thomas Lee  
Hoban Yvette K  
Hoferka Adam, John T  
Hoffman Elizabeth Gabriel  
Hojat Rod A  
Holt Travis  
Houck Dorothy Mae  
Huckaby Amy  
Hughes James R  
Hurd William A  
Hynek Margaret  
Janosik James M  
Jefferson Specialty Grp  
Johnston Margaret G  
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Laurel Technical Inst  
Lavery Elzie E  
Lavitsky Cindy  
Leapline Brenan  
Lewis Khalies  
Lincoln Eugene R Est  
Lindsay Robert  
Lovett Jones Cheryl  
Luckey Jr Ray Melvin  
Marker Grounds Manage  
Mayolo Regina A  
Mcclain Frederick L  
Mcfarland Dorothy J  
Meade Energy Corp  
Mental Health Assoc  
Michaux Ryan J  
Mickens Lamar  
Mihok Ronald  
Miller Lonnie J  
Montoya Cristian Uriel  
Morrell Joseph  
Morris Kathryn E  
Murphy Ima J  
Murray Roebert Est  
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Nicholas Caromano  
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Novak Anna F  
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Opel Zachary  
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Ransaw Tushon  
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Snyder Aaron  
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Tedesco Leah M  
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Tomasek Frank, Elizabeth  
Trent Irma A  
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 Veresa Ratu  
 Vignali Lawrence E Est  
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 William M Solomon II  
 Williams Patricia A  
 Willingham Norman  
 Wilson Aleda  
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 Wilson Robert  
 Wolff Barbara  
 Woods Arthur S, Ella Mae  
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 Yauger Carl  
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 Zawelensky John  
 Zebarth Zachary  
 Zelenick Edward L  
 Zemo Thomas

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 Paranoid Eric  
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 Prekrel John E  
 Sich Estate of Carl  
 Standard Auto Supply  
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 Gabonay William J  
 Galie Gloria A  
 Gaskill Conner  
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 Bukovinsky Joseph  
 Burkholder Kenneth  
 Butler Holly  
 Campbell Steven  
 Capehart Csx Police Agent  
 Castelli Lida Est  
 City of Connellsville  
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 Coutts Dorothy  
 Cramer Ronald S  
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 Fox Rosemary Schuler  
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 Gordon Eric D  
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 Hall Grace L  
 Harvey Brian  
 Hatter Melvin E  
 Heffner Vanessa J, Melanie M  
 Holden Mark  
 Hollister Geraldine  
 Horewitz Cordaro Dietz  
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 Jennings Naomi F  
 John Meegan Ford  
 Karen L Stasko Agency  
 Keys Mary Elaine  
 Lambie Levi  
 Leighty Felicia Renee  
 Lesniak Scott  
 Lynch Ronald J  
 Magnus Wilson W  
 Mancuso Daniel R  
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 Meloni Bonnie A  
 Meyers James  
 Miles Myra  
 Miller Jeffrey  
 Mongeluzzo Cathy A, John A  
 Moser Charles W  
 Nicklow Shawnee, Donald  
 Pallini Amerigo P, Hazel  
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 Provance Dale R  
 Ray Demetrius  
 Reagan Jeffrey A  
 Reese James C Est  
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 Stafford Ralph W, Alice H

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 Redman Jennifer D  
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15431  
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 Dunstan Carolyn  
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 Kountry Club Convenience  
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 Dunlevy Robert S  
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 Dugas Edward A  
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 Kay Clifford  
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 Drake Joyce  
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 Everitt Anthony  
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 Hopwood Foodland  
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 Merti Elizabeth Est  
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 Pitts Michael D  
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 Beck Kenneth C Jr

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 Salamanca Abel

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 Foy Eric J  
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 Baker Nicholas J, Hailey  
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 Crum Danielle  
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 Solesky Paul A

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Morgan Ruth E	Bennett Roseann
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Skiles John A	Carr Theresa
Veolia Waste Serv	Cropp Frank L
Winkler Kathleen	Cummings Evelyn N
Wynn Thomas A	Dodson Corey
15459	James Clugsten Cabinetry
Axton Rosetta	Serafin Eleanor
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Seeman Richard D	Laws Larry
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15460	Ohler Henry B
Kalfut Stephen W	Porche Seth P
Lloyd Mckay Sr and Becky	Pritts Alfred R
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Serock Gary M	Lewis Caroll L
15462	Ortlip Lynda S
Solomon Ronald R	Perryopolis Area Amb

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 Roberts Christine  
 Stewart Gerald R  
 Svec Helen  
 Vargo Thomas  
 W W Irwin Estate

15474  
 Fry Daniel  
 Hall Jill  
 Loriaux Roger E  
 St Lawrence Holdings

15475  
 Crawley Sherry  
 Estate of Bernadette Sereda  
 Mitchell Mark  
 Thompson James

15478  
 Bos Solutions Inc  
 Conaway Charles C  
 Dekowski Marion G  
 Deshields Micah  
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 Engelhardt Jack Steven  
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15480  
 Devault Helen  
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 Emilio Ralph S  
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15482  
 Beregi Eleanor  
 Franklin Shawn  
 Franks Mildred  
 Hollingshead Timothy  
 Slovene Natl Benefit Soc  
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 Klinger Kirk R  
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 Wardle Betty D

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 Cochran Susan M  
 Huffine Jesse L, Joyce A

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 Allman Bettyjane

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 Barch Tammee S

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**JUDICIAL OPINION**

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

COMMONWEALTH OF	:	
PENNSYLVANIA,	:	
	:	
vs.	:	
	:	
NANCY MILLER,	:	No. 585 of 2022
Defendant.	:	Honorable Nancy D. Vernon

**ORDER**

AND NOW, this 8th day of May, 2023, upon consideration of the Omnibus Pretrial Motion filed by Defendant, Nancy Miller, and after review of the Record, from October 12, 2021, through February 2, 2022, Defendant stayed at the Comfort Inn Suites in Connellsville, Fayette County with her hotel room being paid for by a social service agency through January 15, 2022. After January 15, 2022, through February 2, 2022, Defendant remained in the hotel room without paying, until she was removed by the Connellsville Police Department and charged with theft of services, defiant trespass, and disorderly conduct.

By way of her Motion, Defendant alleges pursuant to 61 Pa. Code § 38.3 that she became a “permanent resident” of the hotel, that her removal by the police was illegal, that criminal charges must be dismissed, and that the hotel’s only recourse was to evict her through civil proceedings.

61 Pa. Code § 38.3 is a section of the Pennsylvania Code regarding Hotel Occupancy Tax which defines when a hotel occupant achieves permanent residency. This Pennsylvania Department of Revenue Administrative Code section does not usurp the ability of the Commonwealth to charge Defendant criminally for her actions and Defendant cites no legal authority for her proposition. WHEREFORE, it is hereby ORDERED and DECREED that the Motion is DENIED.

BY THE COURT:  
NANCY D. VERNON, JUDGE

ATTEST:  
CLERK OF COURTS

## LUNCH & LEARN SERIES

The Fayette County Bar Association's next presentation in its Lunch & Learn Series will be:

- Date: **Wednesday, May 17th from 12:00 p.m. to 1:30 p.m.**
- Location: **Courtroom No. 3 of the Fayette County Courthouse**
- Discussion topics: **Estate Planning Basics: Implementing Best Practice and Avoiding Common Pitfalls**
- Presenters: **Margaret Zylka House, Esquire and Timothy Witt, Esquire**

### CLE Credit

1.5 hours of Substantive CLE credit for the program. The fees are as follows:

#### Members of the FCBA

- \$5 fee for attendance without CLE Credit
- \$15 fee for attendance with CLE Credit

#### Attorneys admitted to practice in Pennsylvania after January 1, 2018

- \$5 fee for attendance with CLE Credit

#### Non-members of the FCBA

- \$15 fee for attendance without CLE Credit
- \$40 fee for attendance with CLE Credit

**\*\* All fees to be paid at the door \*\***  
A light lunch will be provided.

### RSVP

If interested in attending, please call Cindy at the Bar office at 724-437-7994 or email to [cindy@fcbbar.org](mailto:cindy@fcbbar.org) on or before Monday, May 15th.

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