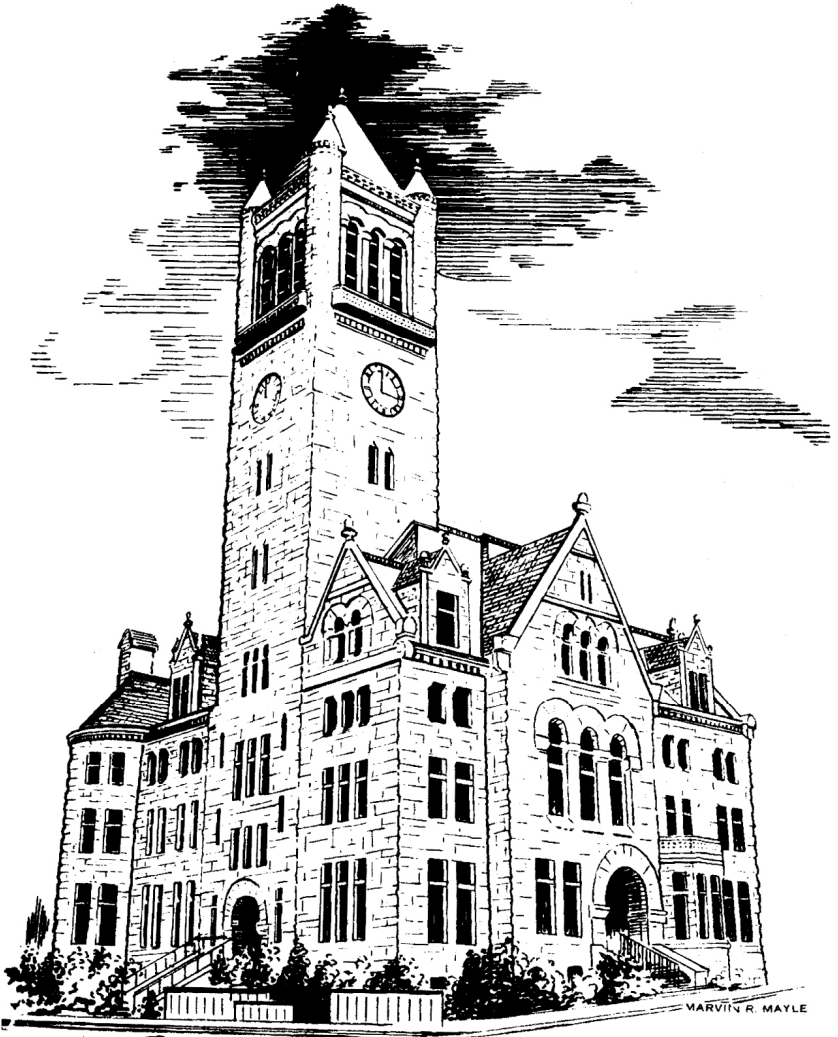


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FAYETTE LEGAL JOURNAL

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The Ethics Hotline provides free advisory opinions to PBA members based upon review of a member's prospective conduct by members of the PBA Committee on Legal Ethics and Professional Responsibility. The committee responds to requests regarding, the impact of the provisions of the Rules of Professional Conduct or the Code of Judicial Conduct upon the inquiring member's proposed activity. All inquiries are confidential.

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ESTATE NOTICES

Notice is hereby given that letters testamentary or of administration have been granted to the following estates. All persons indebted to said estates are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors named.

Third Publication

JUSTIN ANTHONY BOWSER, a/k/a JUSTIN BOWSER, late of Adah, Fayette County, PA ⁽³⁾

Administrator: David Bowser
369 First Street
Adah, PA 15410
c/o Shenderovich, Shenderovich & Fishman, P.C.
429 Fourth Avenue
1100 Law & Finance Building
Pittsburgh, PA 15219
Attorney: Amber Archer

DAVID EARL BRADLEY, a/k/a DAVID E. BRADLEY, late of Menallen Township, Fayette County, PA ⁽³⁾

Personal Representative:
Rose Marie Bradley
c/o Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Douglas S. Sepic

MICHAEL VINCENT BRIENZA, a/k/a MICHAEL BRIENZA, late of Bullskin Township, Fayette County, PA ⁽³⁾

Personal Representative: Diana L. Brienza
c/o Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

JOYCE A. DOPPELHEUER, late of Bullskin Township, Fayette County, PA ⁽³⁾

Administrator: Daniel Doppelheuer
c/o P.O. Box 760
Connellsville, PA 15425
Attorney: Carolyn W. Maricondi

TILER GUTH, a/k/a TILER MIKAL GUTH, late of Vanderbilt, Fayette County, PA ⁽³⁾

Administratrix: Melissa Ann Nicholson
408 East Gibson Avenue
Connellsville, PA 15425
c/o 986 Brodhead Avenue
Moon, PA 15108
Attorney: Michele Conti

CARTER HIGBEE, a/k/a EDWARD HIGBEE, a/k/a EDWARD CARTER HIGBEE, a/k/a CARTER HIGBE, late of Connellsville, Fayette County, PA ⁽³⁾

Personal Representative: Tina Gross
c/o Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

CONNIE L. HONSAKER, a/k/a CONNIE LOU HONSAKER, late of Masontown, Fayette County, PA ⁽³⁾

Personal Representative: Tabitha Corradi
c/o Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

DONALD K. KISSLER, late of Belle Vernon, Fayette County, PA ⁽³⁾

Executor: Brian Anderson
26 Mulberry Street
Belle Vernon, PA 15012
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

DIANA L. KRICHBAUM, late of Masontown, Fayette County, PA ⁽³⁾

Administrator: Kristle Krichbaum and Devon Krichbaum
84 Kyle Avenue
Fairchance, PA 15436
c/o 76 East Main Street
Uniontown, PA 15401
Attorney: Douglas S. Sholtis

NANCY L. MCGILL, a/k/a NANCY MCGILL, late of Connellsville, Fayette County, PA (3)

Executor: Lisa Kornhaus
c/o P.O. Box 760
Connellsville, PA 15425
Attorney: Carolyn W. Maricondi

PAUL L. MULLIGAN, late of Springfield Township, Fayette County, PA (3)

Co-Executor: Pamela L. Mulligan and Derek P. Mulligan
15445 State Highway 198
Meadville, PA 16335
c/o Barbera, Melvin & Svnavec, LLP
146 West Main Street
P.O. Box 775
Somerset, PA 15501-0774
Attorney: Matthew G. Melvin

ANN RELICH, late of Washington Township, Fayette County, PA (3)

Executor: Richard Relich
305 Overdale Road
Pittsburgh, PA 15221
c/o 1310 Freeport Road
Pittsburgh, PA 15238
Attorney: Anthony R. Sosso, Jr.

Second Publication

RONALD A. BEGGS, a/k/a RONALD BEGGS, late of Masontown, Fayette County, PA (2)

Administratrix: Patricia Walters
213 Air Shaft Road
Rices Landing, PA 15357
c/o 76 East Main Street
Uniontown, Pa 15401
Attorney: Douglas S. Sholtis

EDWARD P. BUBNASH, a/k/a EDWARD PAUL BUBNASH, late of Perryopolis, Fayette County, PA (2)

Executor: Edward Thomas Bubnash
101 Swartz Lane
P.O. Box 703
Perryopolis, PA 15012
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

DOLORES DEEMS, a/k/a DOLORES J. BOOZER DEEMS, late of Uniontown, Fayette County, PA (2)

Co-Executors: Ronald N. Deems and Debra J. Deems
123 Haddenville Road
Uniontown, PA 15401

RANDALL LEONARD, late of Ohiopyle, Fayette County, PA (2)

Personal Representative: Brandon Leonard and Kelly R. Leonard
c/o Davis and Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

MOLLY R. MILLER, a/k/a MOLLY PATRICIA MILLER, late of Georges Township, Fayette County, PA (2)

Executor: Earl Sennett Miller
c/o 18 Mill Street Square
P.O. Box 2123
Uniontown, PA 15401
Attorney: Mark M. Mehalov

First Publication

JENNIE BUKOVAC, late of Dunbar Township, Fayette County, PA (1)

Executor: Edward J. Bukovac, Jr.
297 Jopewell Road
White, PA 15490
c/o 203 West Union Street
Somerset, PA 15501
Attorney: Robert Boose

ROSEMARY CAPITONI, a/k/a ROSEMARY P. CAPITONI, late of Masontown, Fayette County, PA (1)

Personal Representatives: Geno R. Capitoni and Sandralynn G. LeDonne, f/k/a Sandralynn G. Capitoni
c/o Davis and Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

NORMA JEAN HOGAN, a/k/a NORMA CRAFT HOGAN, a/k/a NORMA J. HOGAN, late of Connellsville, Fayette County, PA (1)

Executrix: Loretta C. Tanehill

9600 S. Ocean Drive
507 Jensen Beach, FL
c/o 165 McClelland Road
Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou

DONNA KAYOR, late of North Union Township, Fayette County, PA (1)
Administratrix: Paula Hall
c/o Adams and Adams
55 East Church Street, Suite 101
Uniontown, Pa 15401
Attorney: Jason Adams

DONALD J. MARIETTA, late of Ohiopyle, Fayette County, PA (1)
Administratrix: Sue Marietta
c/o Adams and Adams
55 East Church Street, Suite 101
Uniontown, PA 15401
Attorney: Jason Adams

THOMAS E. RUSNACK, a/k/a THOMAS EDWARD RUSNACK, late of Connellsville, Fayette County, PA (1)
Personal Representative: Priscilla S. Uram
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

ROBERT SAMUEL TURNER, late of North Union Township, Fayette County, PA (1)
Personal Representative: Bobbi Turner
c/o Davis and Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

FRANCES T. ZAFFINA, a/k/a FRANCES M. ZAFFINA, late of Upper Tyrone Township, Fayette County, PA (1)
Executor: Felix A. Zaffina, Jr.
4394 Garvers Ferry Road
Lower Burrell, PA 15068
c/o 314C Porter Avenue
Scottdale, PA 15683
Attorney: David G. Petonic

LEGAL NOTICES

NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on February 10, 2020, 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 Quest for Health ~ Natural Wellness Solutions, LLC, having an address of 547 Dunbar Road, Dunbar, Pennsylvania, 15431.

James E. Higinbotham, Jr., Esq.
HIGINBOTHAM LAW OFFICES
45 East Main Street, Suite 500
Uniontown, PA 15401
Telephone: 724-437-2800

NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State on January 27, 2020, 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 Cindy's Ice Cream Cafe, LLC, having an address of 3099 Pittsburgh Street, Perryopolis, Pennsylvania, 15473.

James E. Higinbotham, Jr., Esq.
HIGINBOTHAM LAW OFFICES
45 East Main Street, Suite 500
Uniontown, PA 15401
Telephone: 724-437-2800

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
NO 56 ADOPT 2019

**IN RE: ADOPTION OF
WILLIAM DALLAS CARTER JR.**

NOTICE

TO: William Dallas Carter

A petition has been filed asking the Court to put an end to all rights you have to your child, William Dallas Carter Jr.. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 4 of the Fayette County Courthouse, Uniontown, Fayette County, Pennsylvania, on Thursday, April 2, 2020 at 1:30 p.m.. You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the court without your being there.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. 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. 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 BAR ASSOCIATION
100 SOUTH STREET
PO BOX 186
HARRISBURG, PA 17108
(800) 932-0313

IN THE COURT OF COMMON PLEAS
Fayette COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 2711of2019GD
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY
Plaintiff

vs.

FRANK FAUST Solely in His Capacity as Heir of John G. Faust Deceased, JOHN FAUST Solely in His Capacity as Heir of John G. Faust Deceased, NANCY I. FAUST Solely in Her Capacity as Heir of John G. Faust Deceased, The Unknown Heirs of John G. Faust Deceased & VICKI ROSENSTEEL Solely in Her Capacity as Heir of John G. Faust Deceased
Mortgagor and Real Owner
Defendant

TO JOHN FAUST Solely in His Capacity as Heir of John G. Faust Deceased & The Unknown Heirs of John G. Faust Deceased, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 1320 Hawthorne Street Connellsville, PA 15425.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Fayette County, Pennsylvania, docketed to No. 2711of2019GD wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1320 Hawthorne Street Connellsville, PA 15425 whereupon your property will be sold by the Sheriff of Fayette.

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 the 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 claim in the Complaint of 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. 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, PO Box 186
Harrisburg, PA 17108
800-692-7375

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

SHERIFF'S SALE

Date of Sale: May 21, 2020

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 21, 2020, at 2:00 p.m. in Courtroom Number One at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

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

James Custer
Sheriff Of Fayette County

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

No. 2261 of 2019 GD
No. 409 of 2019 ED

NBKC Bank
Plaintiff
v.
Jeffrey E. Able
Defendant

All that certain piece or parcel or Tract of land situate in Lower Tyrone Township, Fayette County, Pennsylvania, and being known as 448 Dawson Scottdale Road, Dawson, Pennsylvania 15428.

Being known as: 448 Dawson Scottdale Road, Dawson, Pennsylvania 15428

Title vesting in Jeffrey E. Able by deed from Clay E. Schoaf, Unmarried and Candy D. Valentino, Unmarried, dated January 5, 2007 and recorded January 31, 2007 in Deed Book 3015, Page 101 Instrument Number 200700001455.

Tax Parcel Number: 18080045

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

No. 2583 of 2019 GD
No. 38 of 2020 ED

ANTHIUM, LLC
9990 Richmond Avenue, Suite 400
Houston, TX 77042
Plaintiff
Vs.
BRIAN K. ADAMS
TAMMY S. ADAMS
Mortgagor(s) and Record Owner(s)
707 Willow Street
Connellsville, PA 15425
Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF CONNELLSVILLE, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA. BEING KNOWN AS: 707 WILLOW STREET, CONNELLSVILLE, PA 15425 TAX PARCEL #05-10-0010

IMPROVEMENTS: A RESIDENTIAL DWELLING
 SOLD AS THE PROPERTY OF: BRIAN K. ADAMS AND TAMMY S. ADAMS

McCABE, WEISBERG & CONWAY, LLC
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19 109
 (215) 790-1010

No. 1568 of 2019 GD
 No. 414 of 2019 ED

No. 1602 of 2019 GD
 No. 403 of 2019 ED

PNC Bank, National Association
Plaintiff,
 vs.

Roger Albaugh, AKA Roger W. Albaugh;
Joanna Albaugh, AKA Joanna R. Albaugh
Defendants.

LSF10 Master Participation Trust
Plaintiff

v.

Richetrina L. Fullard aka Trina L. Fullard
Known Surviving Heir of Millicent Sellers,
Jeanette L. Sellers Known Surviving Heir of
Millicent Sellers, and Unknown Surviving
Heirs of Millicent Sellers

ALL that certain parcel of land lying and being situate in the Township of Washington, County of Fayette, and Commonwealth of Pennsylvania, known as 302 Center Street, Belle Vernon, PA 15012 having erected thereon a dwelling house.

All that certain piece or parcel or Tract of land situate in the Township of Washington, Fayette County, Pennsylvania, and being known as 120 Brant Hoover Street, Belle Vernon, Pennsylvania 15012.

Being known and designated as Tax ID No.: 41-05-0329

Being known as: 120 Brant Hoover Street, Belle Vernon, Pennsylvania 15012

BEING the same premises which Joanna R. Cerini, an individual, married, by Deed dated January 7, 2012 and recorded in and for Fayette County, Pennsylvania in Deed Book 3174, Page 1956, granted and conveyed unto Roger W. Albaugh, married.

Title vesting in Millicent Sellers and Samuel P. Sellers by deed from Millicent Sellers and Samuel P. Sellers, husband and wife, dated December 1, 2005 and recorded March 10, 2006 in Deed Book 2979, Page 1566 Instrument Number 200600003436. The said Samuel P. Sellers died on May 26, 2007, thereby vesting title solely in Millicent Sellers, by operation of law. The said Millicent Sellers died on June 21, 2015 without a will or appointment of an Administrator, thereby vesting title in Richetrina L. Fullard aka Trina L. Fullard Known Surviving Heir of Millicent Sellers, Jeanette L. Sellers Known Surviving Heir of Millicent Sellers, and Unknown Surviving Heirs of Millicent Sellers by operation of law.

No. 2495 of 2019 GD
 No. 48 of 2020 ED

Tax Parcel Number: 41-15-0085

KeyBank s/b/m First Niagara Bank, NA
Plaintiff
 vs.

Dedra Dillinger, as Administratrix of the
Estate of Louise Rosano
Defendant.

Phelan Hallinan Diamond & Jones. LLP

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 487 Main Street, Lemont Furnace, AKA North Union, PA 15456 having erected thereon a dwelling house.

No. 1411 of 2019 GD
 No. 39 of 2020 ED

Being known and designated as Tax ID No.: 25-27-0297

Ditech Financial LLC f/k/a Green Tree
Servicing LLC

Plaintiff

v.

Alice B. Glawinski
Defendant(s)

BEING the same premises which Robert E. Crews and Marva J. Crews, his wife, by Deed dated June 21, 1991 and recorded in and for Fayette County, Pennsylvania in Deed Book 0842, Page 0150, granted and conveyed unto Albert Rosano and Louise Rosano, his wife.

By virtue of a Writ of Execution No. 2019-01411

Ditech Financial LLC f/k/a Green Tree

Servicing LLC
 v.
 Alice B. Glawinski
 owner(s) of property situate in the
 PERRYOPOLIS BOROUGH, Fayette County,
 Pennsylvania, being 617 Columbia Street, a/k/a
 615 Columbia Street, Perryopolis, PA 15473
 Parcel No.: 28-09-0212
 Improvements thereon: RESIDENTIAL
 DWELLING

John S. Toohey, Esquire

No. 1289 of 2018 GD
 No. 390 of 2019 ED

SCOTSDALE BANK AND TRUST CO.,
A division of Mid Penn Bank,
Plaintiff

vs.

ESTATE OF DONNA FAYE HALFHILL
A/K/A DONNA F. HALFHILL A/K/A
DONNA HALFHILL, TODD HALFHILL AS
ADMINISTRATOR, TODD HALFHILL,
Known Surviving Heir of Donna F. Halfhill,
and Unknown Surviving Heirs of Donna F.
Halfhill, Deceased Mortgagor,
Defendant

Property of: Estate of Donna Faye Halfhill
 a/k/a Donna F. Halfhill a/k/a Donna Halfhill,
 Todd Halfhill, as Administrator, Todd Halfhill,
 known surviving Heir of Donna F. Halfhill, and
 Unknown Surviving Heirs of Donna F. Halfhill,
 Deceased Mortgagor

Civil Action No.: 1289 of 2018 GD

ALL the right, title, interest and claim of
 Estate of Donna Faye Halfhill a/k/a Donna F.
 Halfhill a/k/a Donna Halfhill, Todd Halfhill, as
 Administrator, Todd Halfhill, known surviving
 Heir of Donna F. Halfhill, and Unknown
 Surviving Heirs of Donna F. Halfhill. Deceased
 Mortgagor, of, in and to:

Municipality: Bullsken Township

Address: 2336 Moyer Road, Connellsville,
 Fayette County, Pennsylvania, 15425.

Part of Lot 6 in the Plan of Lots of Henry
 N. Freed

Improvements: Ranch home and frame
 utility shed

RBV: 1299, Page 1025.

Parcel ID No. 04-28-0064

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

No. 2710 of 2019 GD
 No. 50 of 2020 ED

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

Plaintiff

vs.

VERONICA L. HILL
Mortgagor(s) and Record Owner(s)

1077 Flatwoods Road
Vanderbilt, PA 15486

Defendant(s)

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

BEING KNOWN AS: 1077
 FLATWOODS ROAD, VANDERBILT, PA
 15486

TAX PARCEL #13-05-0078

IMPROVEMENTS: A RESIDENTIAL
 DWELLING

SOLD AS THE PROPERTY OF:
 VERONICA L. HILL

Phelan Hallinan Diamond & Jones, LLP

No. 831 of 2019 GD
 No. 5 of 2020 ED

Lsf8 Master Participation Trust
Plaintiff

v.

Cynthia L. Johnson, in Her Capacity as
Executrix and Devisee of The Estate of Sylvia
Jane Sealy a/k/a Sylvia J. Sealy

Evelyn Potchynok, in Her Capacity as Heir of
Sylvia Jane Sealy a/k/a Sylvia J. Sealy,
Deceased

All Unknown Heirs of Sylvia Jane Sealy,
Deceased

Defendant(s)

By virtue of a Writ of Execution No. 831
 OF 2019 GD

Lsf8 Master Participation Trust v.
 Cynthia L. Johnson, in Her Capacity as
 Executrix and Devisee of The Estate of Sylvia
 Jane Sealy a/k/a Sylvia J. Sealy
 Evelyn Potchynok, in Her Capacity as Heir of

Sylvia Jane Sealy a/k/a Sylvia J. Sealy, Deceased All Unknown Heirs of Sylvia Jane Sealy, Deceased
 owner(s) of property situate in the BROWNSVILLE TOWNSHIP, 6TH, Fayette County, Pennsylvania, being 419 Front Street, Brownsville, PA 15417-1938
 Parcel No.: 02-06-0258
 Improvements thereon: RESIDENTIAL DWELLING

No. 1566 of 2019 GD
 No. 393 of 2020 ED

PENNYMAC LOAN SERVICES, LLC
 vs.
JASON A. KOPEC
JANAE M. KOPEC

ALL that certain lot of land in South Union Township, Fayette County, Pennsylvania
 BEING THE SAME PREMISES which Raymond James Trust, N.A. by Carol Kirst, Trust Real Estate Manager, as Executor of the Estate of Constance C. Dillow, deceased, by Deed dated August 15, 2014 and recorded August 18, 2014 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3256, Page 2322, granted and conveyed unto JASON A. KOPEC and JANAE M. KOPEC, his wife.
 BEING KNOWN AS: 6 CLOVER LANE, UNIONTOWN, PA 15401
 PARCEL #34-05-0183-01

Richard M. Squire & Associates, LLC
 One Jenkintown Station, Suite 104
 115 West Avenue
 Jenkintown, PA 19046

No. 2476 of 2019 GD
 No. 47 of 2020 ED

UMB BANK NATIONAL ASSOCIATION,
not in its individual capacity but solely as legal title trustee of LVS Title Trust XI
PLAINTIFF
 v.
JAMIE L. KULICK
DEFENDANT(S).

TAX PARCEL NO. 1417000102
 PROPERTY ADDRESS: 21 Skyler View Lane, Uniontown, PA 15401
 IMPROVEMENTS: Single Family Dwelling

SEIZED AND TAKEN in execution as the property of Jamie L. Kulick
 ALL THAT CERTAIN piece, parcel, or tract of land situate in Georges Township, Fayette County, Commonwealth of Pennsylvania, known as Lot No. 1 in the Adams Moncheck subdivision, a plan which is recorded in Plan Book Volume 35, Page 76, said Lot No. 1 being more specifically bounded and described

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

No. 2570 of 2019 GD
 No. 51 of 2020 ED

J.P. Morgan Mortgage Acquisition Corp. (Plaintiff)
 vs.
Francis E. Laws and Kimberly S. Laws (Defendants)

By virtue of Writ of Execution No. 2019-02570
 J.P. Morgan Mortgage Acquisition Corp. (Plaintiff) vs. Francis E. Laws and Kimberly S. Laws (Defendants)
 Property Address 2111 First Street, South Connellsville, PA 15425
 Parcel I.D. No. 33-07-0045
 Improvements thereon consist of a residential dwelling.
 Judgment Amount: \$47,277.37

No. 863 of 2019 GD
 No. 49 of 2020 ED

PENNYMAC LOAN SERVICES, LLC
 vs.
GREGORY A. MANDICH

ALL THAT CERTAIN piece or parcel of land, situated in Franklin Township, Fayette County, Pennsylvania
 BEING KNOWN AS: 484 FLATWOODS ROAD, VANDERBILT, PA 15486
 BEING THE SAME PREMISES which Raymond J. Grote, by Deed dated January 17, 2014 and recorded January 22, 2014 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3240, Page 2287, granted and conveyed unto GREGORY A. MANDICH, a married man.
 PARCEL# 13-06-0088

Phelan Hallinan Diamond & Jones, LLP

No. 851 of 2018 GD
No. 17 of 2020 ED

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

By virtue of a Writ of Execution No. 851 OF 2018 GD
Wells Fargo Bank, NA
v.
Anthony L. Milan
Nur H. Milan
owner(s) of property situate in the LUZERNE TOWNSHIP, Fayette County, Pennsylvania, being 811 Green Street, A/K/A 811 Green ST-Hiller, Brownsville, PA 15417-2201
Parcel No.: 19-13-0080
Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 2527 of 2017 GD
No. 56 of 2020 ED

Truist Bank, Formerly Known as Branch Banking and Trust Company
Plaintiff
v.
William Nedley
Defendant(s)

By virtue of a Writ of Execution No. 2527-OF-2017-GD
Truist Bank, Formerly Known as 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

Phelan Hallinan Diamond & Jones, LLP

No. 1972 of 2019 GD
No. 407 of 2019 ED

Freedom Mortgage Corporation
Plaintiff
v.
Julie A. Paull a/k/a Julie Paull
Defendant(s)

By virtue of a Writ of Execution No. 1972 OF 2019 GD
Freedom Mortgage Corporation
v.
Julie A. Paull a/k/a Julie Paull
owner(s) of property situate in the SOUTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 51 Virginia Avenue, Uniontown, PA 15401-4919
Parcel No.: 34-18-0037
Improvements thereon: RESIDENTIAL DWELLING

No. 1626 of 2018 GD
No. 33 of 2020 ED

Wells Fargo Bank, N.A.
Plaintiff,
vs.
Elizabeth Richter, AKA Elizabeth A. Richter;
Alan W. Richter
Defendants.

ALL that certain parcel of land lying and being situate in the Township of Perry, County of Fayette, and Commonwealth of Pennsylvania, known as 1576 Banning Road, Dawson, PA 15428 having erected thereon a dwelling house.
Being known and designated as Tax ID No.: 2705003705
BEING the same premises which Elizabeth A. Moore, now by remarriage known as Elizabeth A. Richter, and Alan W. Richter, her husband, by Deed dated February 22, 1999 and recorded in and for Fayette County, Pennsylvania in Deed Book 2269, Page 199, granted and conveyed unto Alan W. Richter and Elizabeth A. Richter, his wife.

Phelan Hallinan Diamond & Jones, LLP

No. 1334 of 2016 GD
No. 10 of 2020 ED

Wilmington Savings Fund Society, FSB, as

**Trustee of Stanwich Mortgage Loan Trust A
Plaintiff**
v.

**Serena R. Richter A/K/A Serena Richter
Defendant(s)**

By virtue of a Writ of Execution No. 1334-OF-2016-GD
Wilmington Savings Fund Society, FSB, as
Trustee of Stanwich Mortgage Loan Trust A
v.

Serena R. Richter A/K/A Serena Richter
owner(s) of property situate in the
UNIONTOWN CITY, Fayette County,
Pennsylvania, being 44 Union Street,
Uniontown, PA 15401-4218

Parcel No.: 38-12-0078
Improvements thereon: RESIDENTIAL
DWELLING

200800011688.

Tax Parcel Number: 25-47-0179

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

No. 2435 of 2016 GD
No. 411 of 2019 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**

**Mortgagor(s) and Record Owner(s)
134 Strawn Road A/K/A 140 Strawn Road
Perryopolis, PA 15473
Defendant(s)**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN BOROUGH OF PERRYOPOLIS,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 134 STRAWN
ROAD A/K/A 140 STRAWN ROAD,
PERRYOPOLIS, PA 15473

TAX PARCEL #28-07-0035

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

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

No. 2608 of 2019 GD
No. 16 of 2020 ED

**LSF9 Master Participation Trust
Plaintiff**
v.

**Clinton L Rigger A/K/A
Clinton L. Rigger III
Defendant**

ALL THOSE CERTAIN LOTS OR
PIECES OF LAND SITUATE IN THE
TOWNSHIP OF NORTH UNION, COUNTY
OF FAYETTE AND COMMONWEALTH OF
PENNSYLVANIA, BEING DESIGNATED AS
LOT NOS. 166 AND 167 IN THE
HOMWOOD TERRACE PLAN OF LOTS,
AS RECORDED IN THE RECORDER OF
DEEDS OFFICE OF FAYETTE COUNTY,
PENNSYLVANIA, IN PLAN BOOK
VOLUME 4, PAGE 208.

BEING KNOWN AS: 95 CHAFFEE
STREET, UNIONTOWN, PENNSYLVANIA
15401

TITLE VESTING IN CLINTON L
RIGGEN A/K/A CLINTON L. RIGGEN III BY
DEED FROM JASON J. MILLER AND
CANDICE MILLER, A/K/A CANDICE
CONCHILLA, HUSBAND AND WIFE,
DATED AUGUST 29, 2008 AND RECORDED
SEPTEMBER 3, 2008 IN DEED BOOK 3071,
PAGE 2286 INSTRUMENT NUMBER

Phelan Hallinan Diamond & Jones, LLP

No. 2857 of 2019 GD
No. 64 of 2020 ED

**Home Point Financial Corporation
Plaintiff**
v.

**Anthony M. Russell
Bethany M. Russell
Defendant(s)**

By virtue of a Writ of Execution No. 2019-02857
 Home Point Financial Corporation
 v.
 Anthony M. Russell
 Bethany M. Russell
 owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 344 Craig Lane, Hopwood, PA 15445-2502
 Parcel No.: 25-46-0004
 Improvements thereon: RESIDENTIAL DWELLING

Gary Altman, Esquire
 206 Derrick Ave
 Uniontown, Pa 15401

No. 1816 of 2019 GD
 No. 9 of 2020 ED

Louis E. Scheggia,
Plaintiff,
vs.
Carolyn A. Scheggia, an individual, and the United States Department of Housing and Urban Development,
Defendants.

By virtue of a Writ of Execution No. 1816 of 2019 G.D.
 House and lot at 39 Stewart Avenue in the City of Uniontown. Being Fayette County Parcel ID# 38-12-0449.

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

No. 2223 of 2019 GD
 No. 24 of 2020 ED

FIRST NATIONAL BANK OF PENNSYLVANIA,
Plaintiff,
vs.
CHRISTINE A. SCHOCK,
Defendant.

WRIT NO. 2223 of 2019 GD
 All that certain land known as Lots 18, 19 and 20 in the Mt. Vernon Avenue Plan of Lots recorded in the Recorder's office in Plan Book Volume 1, Page 96, situate in South Union

Township, Fayette County, Pennsylvania, being known as 470 S. Mount Vernon Avenue Ext., Uniontown, PA 15401, Tax Parcel ID No. 34-16-0267.

Phelan Hallinan Diamond & Jones, LLP

No. 1942 of 2019 GD
 No. 406 of 2019 ED

PNC Bank, National Association
Plaintiff
v.
Jason L. Smith, II
Defendant(s)

By virtue of a Writ of Execution No. 1942 OF 2019
 PNC Bank, National Association
 v.
 Jason L. Smith, II
 owner(s) of property situate in the CONNELLSVILLE TOWNSHIP, Fayette County, Pennsylvania, being 407 West Blake Avenue, Connellsville, PA 15425-1612
 Parcel No.: 06-03-0021
 Improvements thereon: RESIDENTIAL DWELLING

No. 600 of 2019 GD
 No. 8 of 2020 ED

WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK OF DELAWARE, N.A. F/K/A FIRST UNION NATIONAL BANK OF DELAWARE
vs.
DONNA L. TAYLOR A/K/A
DONNA LYNN TAYLOR

ALL THAT CERTAIN TRACT OF LAND SITUATE AT ALLISON NO. 1, REDSTONE TOWNSHIP, FAYETTE COUNTY AND STATE OF PENNSYLVANIA.

BEING THE SAME PREMISES which Ella Kochis, an unmarried widow, and Donna Marie David, an unmarried widow, by Deed dated May 28, 2002 and recorded May 31, 2002 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 2822, Page 2262, granted and conveyed unto DONNA MARIE DAVID, an unmarried widow, and DONNA L. TAYLOR, her daughter, as joint tenants with the right of survivorship and not as tenants in common.

And the said Donna Marie David departed

this life on November 19, 2018. Title to the property passed to Donna L. Taylor by operation of law.

BEING KNOWN AS: 260 SECOND STREET A/K/A 259 2ND STREET, APT #1 A/K/A 259-260 2ND STREET, APT #1, ALISON, PA 15413 A/K/A TOWNSHIP OF REDSTONE, PA 15413 A/K/A BROWNSVILLE, PA 15417
 PARCEL #30-15-0076

Phelan Hallinan Diamond & Jones LLP

No. 1870 of 2019 GD
 No. 63 of 2020 ED

Suntrust Bank s/b/m Suntrust Mortgage Inc.
Plaintiff
 v.
Candie R. Tringes
Defendant(s)

By virtue of a Writ of Execution No. 2019-01870
 Suntrust Bank s/b/m Suntrust Mortgage Inc.
 v.
 Candie R. Tringes
 owner(s) of property situate in the REDSTONE TOWNSHIP, Fayette County, Pennsylvania, being 1032 Main Street, Republic, PA 15475
 Parcel No.: 30-24-0199
 Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 2187 of 2019 GD
 No. 42 of 2020 ED

Home Point Financial Corporation
Plaintiff
 v.
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James A. Shockley, Deceased
Defendant(s)

By virtue of a Writ of Execution No. 2019-02187
 Home Point Financial Corporation
 v.
 Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James A. Shockley, Deceased

owner(s) of property situate in the JEFFERSON TOWNSHIP, Fayette County, Pennsylvania, being 461 Brownsville Road, Fayette City, PA 15438-1107

Parcel No.: 17-07-0006

Improvements thereon: RESIDENTIAL DWELLING

KML LAW GROUP, P.C.
 Suite 5000

701 Market Street
 Philadelphia, PA 19106-1532
 (215) 627-1322

No. 2511 of 2019 GD
 No. 34 of 2020 ED

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

JOHN R. WASHABAUGH
Mortgagor(s) and Record Owner(s)
630 Leisenring Vanderbilt Road
Vanderbilt, PA 15486
Defendant(s)

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

BEING KNOWN AS: 630 LEISENRING VANDERBILT ROAD, VANDERBILT, PA 15486

TAX PARCEL #09-05-0271

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: JOHN R. WASHABAUGH

*** END SHERIFF'S SALES***

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Advising Your Business-Owner Clients

Presenter: Brian Bohn/Merrill Lynch
2 substantive credits / 1 ethics - \$79

April 29, 2020 - 1 PM-4:15 PM

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Mark Sullivan & John Heurich /Lynch Law Group
2 Substantive Credits/1 Ethics - \$79

April 30, 2020 - 9 AM-12:15 PM

Student Discipline in Pennsylvania's Public Schools

Joe Zupancic/ Zupancic Law
3 Substantive Credits - \$75

April 30, 2020 - 1 PM-4:15 PM

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Steve Emery, Frank Kosir, Derek Ferace and Eric Rosenberg/Chicago Title Insurance
3 Substantive Credits - \$75

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