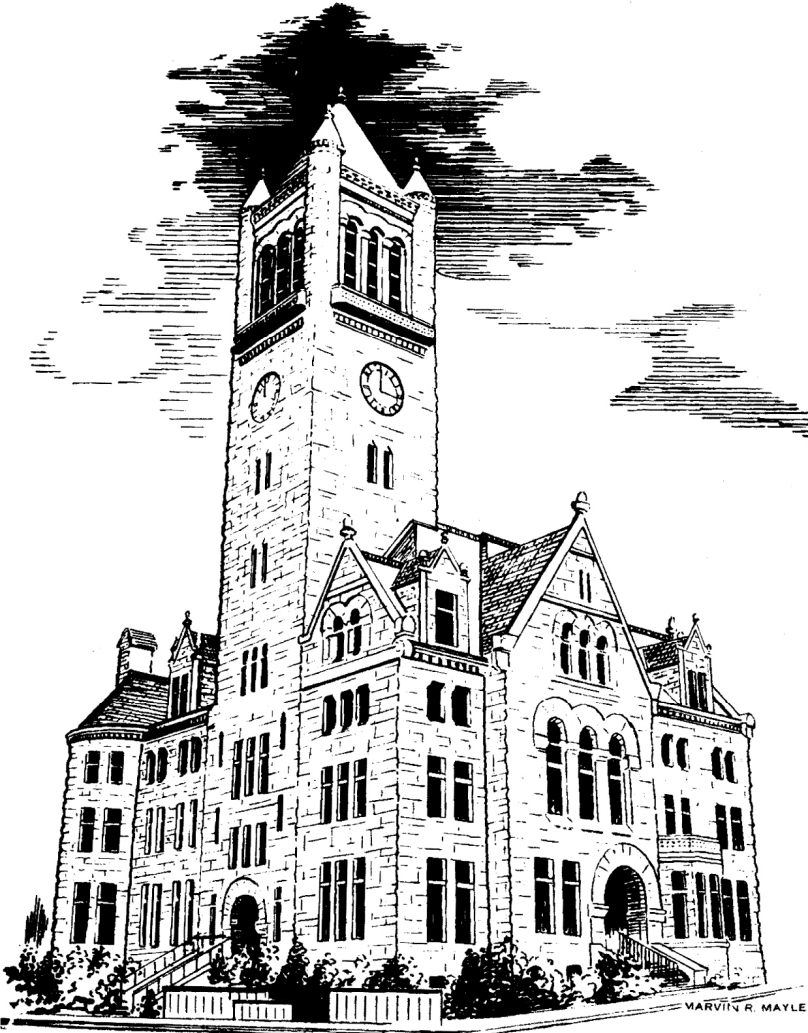


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FAYETTE LEGAL JOURNAL

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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

SCOTT EDWARD ECKLES, a/k/a SCOTT E. ECKLES, a/k/a SCOTT ECKLES, late of Point Marion, Fayette County, PA ⁽³⁾

Administratrix: Wilma J. Lincoln
c/o John & John
96 East Main Street
Uniontown, PA 15401
Attorney: Simon B. John

MARIE E. FERRANTI, late of Masontown, Fayette County, PA ⁽³⁾

Executrix: Joann Bernadette Young
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Anthony S. Dedola

ELAINE LACLAIR, late of Uniontown, Fayette County, PA ⁽³⁾

Administrator: Scott LaClair
c/o Proden & O'Brien
99 East Main Street
Uniontown, PA 15401
Attorney: Wendy L. O'Brien

GERALD MALCOM MELENIA, a/k/a GERALD M. MELENIA, late of Luzerne Township, Fayette County, PA ⁽³⁾

Executor: Brian M. Melenia
c/o 339 Old Haymaker Road, Suite 1101
Monroeville, PA 15146
Attorney: Brenda B. Sebring

ENRICO VENINCASA, late of South Union Township, Fayette County, PA ⁽³⁾

Personal Representative: Donald L. Williams
c/o 2 West Main Street, Suite 110
Uniontown, PA 15401
Attorney: Ricardo J. Cicconi

Second Publication

HELEN G. MOON, a/k/a HELEN GRACE MOON, late of Connellsville, Fayette County, PA ⁽²⁾

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

ROBERT L. MOSIER, late of Franklin Township, Fayette County, PA ⁽²⁾

Executrix: Barbara L. Mosier
475 Morris Hollow Road
Smock, PA 15480
c/o P.O. Box 275
Hopwood, PA 15445
Attorney: Emilie J. Cupp

RAYMOND WOZNIAK, late of Washington Township, Fayette County, PA ⁽²⁾

Executrix: Susan A. Crea, n/k/a
Susan A. Wozniak
421 Wozniak Street
Belle Vernon, PA 15012
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

First Publication

JACQUELYN A. BAKER, late of Dunbar Township, Fayette County, PA ⁽¹⁾

Co-Executors: Terence T. Baker and
Susan Ann Mohokey
c/o Proden & O'Brien
99 East Main Street
Uniontown, PA 15401
Attorney: Wendy L. O'Brien

JANET M. GORETSKY, late of Dunbar Township, Fayette County, PA (1)
Administrator: Lawrence T. Goretsky
 c/o Davis & Davis
 107 East Main Street
 Uniontown, PA 15401
Attorney: Gary J. Frankhouser

CECELIA A. KLIMKO, a/k/a CECELIA KLIMKO, late of North Union Township, Fayette County, PA (1)

Personal Representative: David C. Klimko
 c/o Davis & Davis
 107 East Main Street
 Uniontown, PA 15401
Attorney: Gary J. Frankhouser

RITA C. MORROW, a/k/a RITA MORROW, late of Belle Vernon, Fayette County, PA (1)

Executor: Keith Allen Morrow
 71 Sampson Street
 Belle Vernon, PA 15012
 c/o 823 Broad Avenue
 Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

AMBER WITT, a/k/a AMBER DAWN WITT, late of Henry Clay Township, Fayette County, PA (1)

Administratrix: Kimberly Glisan
 472 Braddock Road
 Markleysburg, PA 15459
 c/o 986 Brodhead Road
 Moon Township, PA 15108
Attorney: Michele P. Conti

LEGAL NOTICES

NOTICE OF DISBARMENT

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated November 2, 2018, MICHAEL CHRISTOPHER GALLO, (#206972), of Connellsville, PA, has been DISBARRED from the Bar of this Commonwealth effective December 2, 2018.

Marcee D. Sloan
 Board Prothonotary
 The Disciplinary Board of the
 Supreme Court of Pennsylvania

NOTICE

NOTICE is hereby given pursuant to the provisions of Act 295 of December 16, 1982, P.L. 1309, that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about 11/04/2018 to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of BrineStarr, with the principal place of business at 542 High Street Dunbar PA 15431. The name or names and addresses of persons owning and interested are Tadd Richer 542 High Street Dunbar PA 15431.

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name PARADISE LAKES, 125 Paradise Ln, Cardale, PA 15420 has been filed in the Department of State at Harrisburg, PA, File Date 10/1/18 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is James Erjavec, 125 Paradise Ln, Cardale, PA 15420

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 801 Lawn Avenue, Connellsville, PA 15425 more particularly described in Fayette County Record Book 1764, Page 124. SAID SALE to be held in the Fayette County Courthouse, 61 East Main Street, Uniontown, PA 15401 at 10:00 a.m. prevailing, standard time, on December 13, 2018. All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 0514016501 recorded in Fayette County, Pennsylvania. Seized and taken in execution as the property of Robin C. King, at the suit of the United States of America, acting through the Farmers Home Administration, on behalf of United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:18-CV-00844.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

SHERIFF'S SALE

Date of Sale: January 17, 2019

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, January 17, 2019, 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. (1 of 3)

James Custer
Sheriff Of Fayette County

No. 1028 of 2011 GD
No. 323 of 2018 ED

THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1, BY VERICREST FINANCIAL, INC. AS ATTORNEY-IN-FACT

vs.

Rodney A. Basinger as Executor of the Estate of Gerald H. Darrell

Heather D. Basinger as Executrix of the Estate of Gerald H. Darrell

ALL THAT CERTAIN tract of land situate in German Township, Fayette County, Pennsylvania, known as Lot No. 2 in a Subdivision of property of James C. and Yvonne Solomon as recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Plan Book 20, page 2.

BEING THE SAME PREMISES which James C. Solomon and Yvonne Solomon, his wife, by Deed dated September 23, 1986 and recorded September 23, 1986 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 203, Page 209 granted and conveyed unto Gerald H. Darrel and Joyce K. Darrel, his wife.

BEING KNOWN AS: 178 Mary Hall Road, McClellandtown, PA 15458

PARCEL #15-11-0028-01

Phelan Hallinan Diamond & Jones, LLP

No. 1649 of 2018 GD
No. 328 of 2018 ED

PNC Bank, National Association, Successor by Merger to National City Mortgage A Division of National City Bank,

Plaintiff,

v.

Brian C. Bensen

Jennifer Bensen,

Defendant(s)

By virtue of a Writ of Execution No. 1649-OF-2018-GD, PNC Bank, National Association, Successor by Merger to National City Mortgage A Division of National City Bank v. Brian C. Bensen Jennifer Bensen, owner(s) of property situate in the BULLSKIN TOWNSHIP, Fayette

County, Pennsylvania, being 315 Johnson Lane,
Connellsville, PA 15425-9702
Parcel No.: 04330030
Improvements thereon: RESIDENTIAL
DWELLING

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

No. 784 of 2016 GD
No. 357 of 2018 ED

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

Plaintiff,

vs.

**GINA M. CAROMANO a/k/a GINA
CAROMANO**
Mortgagor(s) and Record Owner(s)
12 Brooke Street
Uniontown, PA 15401,
Defendant(s).

ALL THAT CERTAIN lot of land situate
in the South Union Township, County of Fayette
and Commonwealth of Pennsylvania.

TAX PARCEL #34-15-0144

PROPERTY ADDRESS: 12 Brooke Street
Uniontown, PA 15401

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: GINA
M. CAROMANO a/k/a GINA CAROMANO

McCABE, WEISBERG & CONWAY, LLC
JOSEPH I. FOLEY, ESQUIRE - ID# 314675
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

No. 792 of 2015 GD
No. 360 of 2018 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 Mortgagor and Real Owner,
Audrey C. Maddas a/k/a Audrey Watson
Maddas a/k/a Audrey Maddas, Known
Surviving Heir of Betty Watson, Deceased
Mortgagor and Real Owner, Cullen B.
Watson, Known Surviving Heir of Betty
Watson, Deceased Mortgagor 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 Mortgagor and Real
Owner, Georgia Brown, Known Surviving
Heir of Betty Watson, Deceased Mortgagor
and Real Owner, Herbert Watson, Known
Surviving Heir of Betty Watson, Deceased
Mortgagor and Real Owner, Marynee R.
Robaugh a/k/a Marynee Robaugh, Known
Surviving Heir of Betty Watson, Deceased
Mortgagor and Real Owner, Roger K.
Watson, Known Surviving Heir of Betty
Watson, Deceased Mortgagor and Real
Owner, Scott A. Watson, Known Surviving
Heir of Betty Watson, Deceased Mortgagor
and Real Owner and Unknown Surviving
Heirs of Betty Watson, Deceased Mortgagor
and Real Owner**
Defendants

ALL THAT CERTAIN TRACT OF LAND
SITUATE IN DUNBAR TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,
BOUNDED AND DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE
NORTHERLY SIDE OF A NEW TWENTY
(20) FOOT TOWNSHIP ROAD LAID OUT
FROM THE SOUTHERN EDGE OF THE
ORIGINAL TRACT OF LAND OF WHICH
THAT HEREBY CONVEYED IS PART,
WHICH POINT IS THE SOUTHEASTERN
CORNER OF A TRACT OF LAND SOLD BY
MARY MORGAN, ONE OF THE
GRANTORS, TO JACK MCGARRITY AND
BETTY MCGARRITY, HIS WIFE; THENCE
ALONG SAID MCGARRITY LAND
NORTHERLY ONE HUNDRED EIGHTY
FIVE (185) FEET TO A POINT ON THE
ORIGINAL LINE OF SAID LARGER TRACT;

THENCE BY SAME SOUTH 82 DEGREES EAST, FIFTY-FIVE (55) FEET TO A POINT ON OTHER LANDS OF MARY MORGAN, NOW MARY MARFONGELLA; THENCE IN A SOUTHWESTERLY DIRECTION, TWO HUNDRED THREE (203) FEET TO A NEW TWENTY (20) FOOT TOWNSHIP ROAD FIRST MENTIONED; THENCE ALONG THE ROAD NORTH 60 DEGREES 45 MINUTES WEST, FIFTY-TWO (52) FEET TO A POINT, THE PLACE OF BEGINNING.

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 vesting in Betty Watson and Denise W. Watson by deed from Denise M. Watson dated September 16, 2004 and recorded October 4, 2004 in Deed Book 2921, Page 1449 Instrument Number 200400017355. The said Betty Watson died on December 18, 2004 without a will or appointment of an Administrator.

Tax Parcel Number: 09-24-0157

BEGINNING AT A POST IN THE SAND SPRING ROAD; THENCE BY LAND OF MICHAEL CROW, S 37 1/2° W, 37.3 PERCHES TO A POST; THENCE BY LAND OF ALFRED LUCAS, N 70° W, 4.2 PERCHES TO A POST; THENCE BY LAND OF LEBAUS B. CLEMMER, N 25 1/4° E, 34 PERCHES TO A POST IN THE SAND SPRING ROAD; THENCE ALONG SAID ROAD, S 78° E, 12.4 PERCHES TO THE PLACE OF BEGINNING.

Being known as: 197 Fallen Timbers Road, Point Marion, Pennsylvania 15474

Title vesting in Barry W. Clemmer, and Barry W. Clemmer, Jr., as tenants in common by Deed from Barry W. Clemmer dated July 29, 2004 and recorded February 16, 2005 in Deed Book 2936, Page 112. The said Barry W. Clemmer, Sr. died on April 20, 2011 and thereby on May 9, 2011 Brian K. Clemmer was nominated and appointed by the Register of Wills in and for Fayette County as the Executor of the Estate of Barry W. Clemmer a/k/a Barry W. Clemmer, Sr.

Tax Parcel Number: 36070185

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

No. 1919 of 2014 GD
No. 359 of 2018 ED

U.S. Bank, NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2005-4, Plaintiff,
v.

Barry W. Clemmer, Jr. and Brian K. Clemmer, Administrator of the Estate of Barry W. Clemmer, Sr., Deceased Mortgagor and Real Owner,
Defendants.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SPRINGHILL TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOW:

No. 2203 of 2016 GD
No. 315 of 2018 ED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF
vs.
RICHARD C. COLE JR.,
DEFENDANT

ALL those two lots of ground in the Township of Dunbar, County of Fayette, Pennsylvania, known as Lots 1 and 2 in Plan of Lots plotted by Thomas M. Zimmerman, Civil Engineer, in May 1910 for Alfred W. Hair. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 207 Edwards Street, Vanderbilt, PA 15486.

Parcel ID: 09-03-0180

Fayette County Deed Book 3155, page 1887.

TO BE SOLD AS THE PROPERTY OF RICHARD C. COLE, JR. UNDER FAYETTE COUNTY JUDGMENT NO. 2016-02203.

No. 1592 of 2017 GD
 No. 352 of 2018 ED

Improvements thereon: RESIDENTIAL
 DWELLING

**THE BANK OF NEW YORK MELLON
 F/K/A THE BANK OF NEW YORK as
 successor in interest to JP Morgan Chase
 Bank, N.A. as Trustee for Nationstar Home
 Equity Loan Trust 2006-B,
 Plaintiff,
 Vs.
 Debra K. Conner aka Debra Conner
 Claude F. Conner, Jr.,
 Defendants**

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

No. 880 of 2018 GD
 No. 324 of 2018 ED

ALL THAT RIGHT, TITLE, INTEREST
 AND CLAIMS OF DEBRA K. CONNER AKA
 DEBRA CONNER AND CLAUDE F.
 CONNER, JR. OF, IN AND TO THE
 FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL
 OF LAND SITUATE IN CONNELLSVILLE
 CITY, COUNTY OF FAYETTE AND
 COMMONWEALTH OF PENNSYLVANIA,
 BEING MORE FULLY DESCRIBED AT DBV
 2461 PAGE 207

BEING KNOWN AS 412 PENN STREET,
 CONNELLSVILLE, PA 15425
 TAX MAP NO. 05-09-0033

**DITECH FINANCIAL LLC
 3000 Bayport Drive, Suite 880
 Tampa, FL 33607,
 Plaintiff,
 vs.
 THOMAS J. DAILEY JR
 Mortgagor(s) and Record Owner(s)
 13 Peary Street
 Uniontown, PA 15401,
 Defendant(s).**

ALL the following piece or parcel of land
 situate in South Union Township, Fayette
 County, Pennsylvania

TAX PARCEL# 34-15-0201
 PROPERTY ADDRESS: 13 Peary Street
 Uniontown, PA 15401

IMPROVEMENTS: A residential
 dwelling.

SOLD AS THE PROPERTY OF:
 THOMAS J. DAILEY JR

Phelan Hallinan Diamond & Jones, LLP

No. 1265 of 2018 GD
 No. 287 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.
 Vincent P. Cresi a/k/a Vincent P. Cresi
 Defendant(s)**

By virtue of a Writ of Execution No. 1265
 OF 2018 GD, PNC Bank, National Association,
 Successor by Merger to National City Bank,
 Successor by Merger to National City Bank of
 Pennsylvania v. Vincent P. Cresi a/k/a Vincent
 P. Cresi, owner(s) of property situate in the
 FAYETTE CITY BOROUGH, Fayette County,
 Pennsylvania, being 431 Main Street, a/k/a 431
 Second Street, Fayette City, PA 15438-1051

Parcel No.: 12-04-0022

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

Improvements: House
D.B.V. 2149, PG# 001
TAX MAP # 19-17-0050

No. 1886 of 2018 GD
No. 356 of 2018 ED

STERN & EISENBERG PC
JESSICA N. MANIS, ESQUIRE

No. 1377 of 2018 GD
No. 285 of 2018 ED

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146,
Plaintiff,
vs.

Lakeview Loan Servicing, LLC
Plaintiff

v.
Robert Gallagher and Ashli M. Thomas-
Gallagher
Defendant(s).

KENNY J. DINGLER
Mortgagor(s) and Record Owner(s)
510 Independence Street
Perryopolis, PA 15473
Defendant(s).

SITUATE IN THE SOUTH UNION
TOWNSHIP, FAYETTE COUNTY,
PENNSYLVANIA, BEING KNOWN AS 356
BROWNFIELD LANE, UNIONTOWN, PA
15401.

ALL that certain lot or tract of land situate
in the Borough of Perryopolis, County of
Fayette and Commonwealth of Pennsylvania
TAX PARCEL # 2809018202
PROPERTY ADDRESS: 510
Independence Street Perryopolis, PA 15473
IMPROVEMENTS: A residential
dwelling.

PARCEL NO. 34-21-0065
IMPROVEMENTS- RESIDENTIAL
REAL ESTATE
SOLD AS THE PROPERTY OF-
ROBERT GALLAGHER AND ASHLI M.
THOMAS- GALLAGHER

SOLD AS THE PROPERTY OF: KENNY
J. DINGLER

No. 945 of 2018 GD
No. 355 of 2018 ED

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

Glass Cap Federal Credit Union
vs.
Broce A. Fowler and Judith A. Fowler

No. 1028 of 2018 GD
No. 293 of 2018 ED

Property of: BRUCE A. FOWLER and
JUDITH A. FOWLER
Execution No.: 945 of 2018 GD
Judgment Amount: \$25,130.46, Plus Costs
Attorney: Covelli Law Offices. P.C.
Address: 357 Regis Avenue Pittsburgh, PA
15236

LOANDEPOT.COM, LLC
425 Phillips Blvd
Ewing, NJ 08618,
Plaintiff,
vs.

ALL right, title, interest and claim of:
BRUCE A. FOWLER AND JUDITH A.
FOWLER of, in and to:

DOUGLAS E. GALLETINE JR.
Mortgagor(s) and Record Owner
600 Dry Hill Road
Connellsville, PA 15425,
Defendant(s).

Property located in:
TOWNSHIP OF LUZERNE, BOROUGH
OF BROWNSVILLE, FAYETTE COUNTY,
PA:

K/A 426 Thornton Road, Brownsville, PA
15417

ALL THAT CERTAIN lot or piece of
ground, situate in the County of Fayette and
Commonwealth of Pennsylvania.

TAX PARCEL# 39130010
 PROPERTY ADDRESS: 600 Dry Hill
 Road Connellsville, PA 15425
 IMPROVEMENTS: A residential
 dwelling.
 SOLD AS THE PROPERTY OF:
 DOUGLAS E. GALLENTE JR.

Phelan Hallinan Diamond & Jones, LLP
 No. 1521 of 2018 GD
 No. 333 of 2018 ED

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

No. 1533 of 2018 GD
 No. 325 of 2018 ED

FIRST COMMONWEALTH BANK,
Plaintiff,
 vs.

ROBERT J. GLOWACKI and MELANIE J.
GLOWACKI,
Defendants.

All that certain lot of land situate in Upper
 Tyrone Township, Fayette County,
 Pennsylvania, Being 1298 Mount Pleasant Road,
 Mount Pleasant, PA 15666, Tax Parcel ID No.
 39-05-007801.

No. 2333 of 2017 GD
 No. 305 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.

The Bank of New York Mellon Trust
Company, National Association fka The Bank
of New York Trust Company, N.A. as
Successor to JPMorgan Chase Bank, N.A., as
Trustee for Residential Asset Mortgage
Products, Inc., Mortgage Asset-Backed Pass-
Through Certificates Series 2005-Rs8

Plaintiff
 v.
Diana L. Hileman
Charles E. Hileman, Sr A/k/a Charles E.
Hileman
Defendant(s)

By virtue of a Writ of Execution No. 1521-
 OF-2018-GD, The Bank of New York Mellon
 Trust Company, National Association fka The
 Bank of New York Trust Company, N.A. as
 Successor to JPMorgan Chase Bank, N.A., as
 Trustee for Residential Asset Mortgage
 Products, Inc., Mortgage Asset-Backed Pass-
 Through Certificates Series 2005-Rs8 v. Diana
 L. Hileman, Charles E. Hileman, Sr A/k/a
 Charles E. Hileman, owner(s) of property situate
 in the UPPER TYRONE TOWNSHIP, Fayette
 County, Pennsylvania, being 713 Broadford
 Road, Connellsville, PA 15425-6107
 Parcel No.: 39-07-0035
 Improvements thereon: RESIDENTIAL
 DWELLING

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

No. 2593 of 2017 GD
 No. 310 of 2018 ED

NATIONSTAR MORTGAGE LLC D/B/A
MR. COOPER
8950 Cypress Waters Boulevard
Coppell, TX 75019
Plaintiff
 vs.
PAUL HILTERBRICK
BEVERLY A HILTERBRICK

Mortgagor(s) and Record Owner(s)
114 Highland Circle
Confluence, PA 15424
Defendant(s)

ALL THAT CERTAIN piece, parcel or lot of ground situate in Henry Clay Township, Fayette County, Pennsylvania

TAX PARCEL # 16-09-0237

PROPERTY ADDRESS: 114 Highland Circle Confluence, PA 15424

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: PAUL HILTERBRICK and BEVERLY A. HILTERBRICK

GEORGE & GEORGE, LLP
ATTORNEYS AT LAW

No. 1177 of 2018 GD
No. 313 of 2018 ED

UNITED BANK, A Virginia Corporation,
Plaintiff,
vs.
Douglas A. Holland and Heather C. Holland,
a/k/a Heather C. McKlveen, n/k/a Heather C. Javornick,
Defendants.

All that certain lot, piece, or parcel of ground situate in Menallen Township, Fayette Pennsylvania, being identified as Assessment Map No. 22-03-0044 known locally as 104 Smock Hill Street, Smock, PA 15480.

See Record Book 3099, page 1800.

No. 1370 of 2018 GD
No. 321 of 2018 ED

J.P. Morgan Mortgage Acquisition Corp.,
PLAINTIFF
VS.
Bruce J. Kantorik, Jr.,
DEFENDANT

ALL THAT CERTAIN lot or piece of ground situate in the Township of Bullskin, County of Fayette and Commonwealth of Pennsylvania, being Lot No. 148 in the Yezbak Plan of Lots as recorded in the Office of the

Recorder of Deeds of Fayette County, Pennsylvania in Plan Book Volume 12, Page(s) 4.

COMMONLY KNOWN AS: 148 Van Drive, Connellsville, PA 15425
TAX PARCEL NO. 04-35-005901

Phelan Hallinan Diamond & Jones, LLP

No. 1599 of 2018 GD
No. 322 of 2018 ED

Lakeview Loan Servicing, LLC,
Plaintiff
v.
Bryan K. Kelly,
Defendant(s)

By virtue of a Writ of Execution No. 1599-OF-2018-GD, Lakeview Loan Servicing, LLC v. Bryan K. Kelly, owner(s) of property situate in the BELLE VERNON BOROUGH, Fayette County, Pennsylvania, being 514 Washington Street a/k/a 514 Washington Avenue, Belle Vernon, PA 15012-1230

Parcel No.: 01-04-0065, 01-04-0226

Improvements thereon: RESIDENTIAL DWELLING

STERN & EISENBERG PC
ANDREW J. MARLEY, ESQUIRE

No. 2059 of 2017 GD
No. 314 of 2018 ED

Specialized Loan Servicing, LLC
Plaintiff
v.
Stephen M. Klotz
Defendants

SITUATE IN THE TOWNSHIP OF CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 1202 VINE STREET, CONNELLSVILLE, PA 15425.

PARCEL NO. 05-15-0302
IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF-STEPHEN M. KLOTZ

STERN & EISENBERG PC
JESSICA N. MANIS, ESQUIRE

No. 1165 of 2018 GD
 No. 295 of 2018 ED

Phelan Hallinan Diamond & Jones, LLP

No. 851 of 2018 GD
 No. 330 of 2018 ED

Amerisave Mortgage Corporation
Plaintiff
 v.
Angela M. Lee
Defendant(s)

SITUATE IN THE TOWNSHIP OF
 BROWNSVILLE, FAYETTE COUNTY,
 PENNSYLVANIA, BEING KNOWN AS 301
 BROWN STREET, BROWNSVILLE, PA
 15417.

PARCEL NO. 03-06-0003
 IMPROVEMENTS- RESIDENTIAL
 REAL ESTATE
 SOLD AS THE PROPERTY OF -
 ANGELA M. LEE

No. 1775 of 2018 GD
 No. 347 of 2018 ED

PENNSYLVANIA HOUSING FINANCE
AGENCY,
PLAINTIFF
 Vs.
MISTY R. MCFADDEN AND EUGENE R.
MCFADDEN JR.,
DEFENDANTS

ALL that parcel of ground in Dunbar
 Township, Fayette County, Pennsylvania, being
 Lot No. 1, Paul McBeth Plan No. 2. Containing
 0.50 acre, Robert Allen Lohr survey dated
 December 3, 2000.

HAVING THEREON ERECTED
 DWELLING KNOWN AND NUMBERED AS:
 162 LEISENRING VANDERBILT ROAD
 VANDERBILT, PA 15486.

Tax Parcel # 09-11-0028-01
 Fayette Deed Book 3025, page 824
 TO BE SOLD AS THE PROPERTY OF
 EUGENE R. MCFADDEN, JR. AND MISTY
 R. MCFADDEN UNDER JUDGMENT NO.
 2017-1775.

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

No. 624 of 2017 GD
 No. 351 of 2018 ED

Wilmington Savings Fund Society, FSB, D/B/
A Christiana Trust, Not Individually but as
Trustee for Pretium Mortgage Acquisition
Trust,
Plaintiff,
 Vs.
Ann Miller,
Defendant

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

ALL THAT CERTAIN LOT OR PARCEL
 OF LAND SITUATE IN SALTCLICK
 TOWNSHIP, COUNTY OF FAYETTE AND
 COMMONWEALTH OF PENNSYLVANIA,
 BEING MORE FULLY DESCRIBED AT DBV
 2975 PAGE 1409

BEING KNOWN AS 2279 INDIAN
 HEAD ROAD, CHAMPION, PA 15622
 TAX MAP NO. 31-19-0068

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

No. 1058 of 2017 GD
No. 331 of 2018 ED

CITIZENS BANK OF PENNSYLVANIA
10561 Telegraph Road
Glen Allen, VA 23059

Plaintiff,
vs.

JOANN NELSON AKA JOANN S. NELSON
Mortgagor(s) and Record Owner(s)
1175 Main Street
Fayette City, PA 15438
Defendant

ALL THAT CERTAIN lot of ground
situate in the County of Fayette and
Commonwealth of Pennsylvania.

TAX PARCEL# 41-16-0093

PROPERTY ADDRESS: 1175 Main Street
Fayette City, PA 15438

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: JOANN
NELSON AKA JOANN S. NELSON

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

No. 1416 of 2012 GD
No. 316 of 2018 ED

M&T Bank
Plaintiff
v.

Michael G. Pasqua
Defendant

ALL THAT CERTAIN LOT OF LAND
WITH BUILDINGS AND IMPROVEMENTS
THEREON, SITUATE, LYING AND BEING
IN MASONTOWN, FAYETTE COUNTY,
PENNSYLVANIA, ON THE WEST SIDE OF
MAIN STREET, MORE PARTICULARLY
BOUNDED AND DESCRIBED AS
FOLLOWS:

ON THE NORTH BY THE LOT OF
JESSE MOSIER, FORMERLY JAMES OTIS
LONGNECKER, ON THE EAST BY MAIN
STREET, ON THE SOUTH BY THE LOT OF
PAYTON GIROD, FORMERLY, ELIZABETH
M. FARMER AND ON THE WEST BY
GREEN ALLEY, MEASURING SIXTY (60)
FEET ON THE NORTH AND SOUTH SIDES,
BEING A PART OF LOT NO. 65 IN THE
GENERAL PLAN OF MASONTOWN,
FAYETTE COUNTY, PENNSYLVANIA.

All that certain piece or parcel or Tract of
land situate in the Borough of Masontown,
Fayette County, Pennsylvania, and being known
as 117 North Main Street, Masontown,
Pennsylvania 15461.

Being known as: 117 North Main Street,
Masontown, Pennsylvania 15461

Title vesting in Michael G. Pasqua by deed
from Michael G. Pasqua and Melissa Pasqua
dated March 1, 2011 and recorded March 25,
2011 in Deed Book 3149, Page 2402 Instrument
Number 201100003435.

Tax Parcel Number: 21-07-0267

No. 2252 of 2011 GD
No. 286 of 2018 ED

U.S. BANK NATIONAL ASSOCIATION
(TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PURSUANT TO A TRUST INDENTURE
DATED AS OF APRIL 1, 1982),

Plaintiff,
vs

MARCI S. PROTOS,
Defendant.

Twp of Jefferson, Cty of Fayette &
Cmwlth of PA. HET a dwg k/a 248 Cope Road,
Perryopolis, PA 15473. Parcel No. 17-5-18.

Phelan Hallinan Diamond & Jones, LLP

No. 1988 of 2010 GD
No. 326 of 2018 ED

Lsf9 Master Participation Trust
Plaintiff

v.

Clinton L. Riggen, III
Defendant(s)

By virtue of a Writ of Execution No. 1988-OF-2010-GD, Lsf9 Master Participation Trust v. Clinton L. Riggen, III, owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 95 Chaffee Street, Uniontown, PA 15401-4647.

Parcel No.: 25-47-0179

Improvements thereon: RESIDENTIAL DWELLING

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

No. 1009 of 2018 GD
 No. 358 of 2018 ED

loanDepot.com, LLC
Plaintiff
 v.
David Rugg
Defendant

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SPRINGFIELD TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE STATE HIGHWAY AND THE PROPERTY NOW OR FORMERLY OF PEARL STONE, THENCE NORTH TWENTY (20) RODS TO A CORNER BETWEEN THE PROPERTY NOW OR FORMERLY OF FREEMAN P. EICHER AND PEARL STONE; THENCE WEST EIGHT (8) RODS TO A CORNER; THENCE SOUTH TWENTY (20) RODS TO STATE HIGHWAY; THENCE EAST EIGHT (8) RODS ALONG SAID HIGHWAY TO PLACE OF BEGINNING. CONTAINING ONE (1) ACRE. EXCEPTING AND RESERVING ALL GRANTS, RESERVATIONS, CONVEYANCES OR LEASES OF COAL, GAS, OIL OR MINERAL RIGHT WITH THE PRIVILEGES TO MINE THE SAME AS CONTAINED IN PRIOR INSTRUMENTS OF RECORD.

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CONTAINED IN PRIOR

INSTRUMENTS OF RECORD.

Being known as: 2645 Springfield Pike, Connellsville, Pennsylvania 15425

Title vesting in David Rugg by deed from Gary D. Miner Jr. dated November 28 and recorded December 1, 2014 in Deed Book 3265, Page 288

Tax Parcel Number: 35-04-0008

No. 1971 of 2015 GD
 No. 329 of 2018 ED

**JPMorgan Chase Bank, National Association
 successor by merger to Chase Home Finance
 LLC**

PLAINTIFF

vs.

Peter Salko and Susan L. Salko

DEFENDANTS

All that certain parcel of land and improvements therein situate in the Borough of Newell, County Fayette, and Commonwealth of Pennsylvania, and designated as Parcel No. 23-01-0032 and more fully described in a Deed dated June 26, 1997 and recorded July 2, 1997 in Fayette County in Deed Book 1917, Page 275, granted and conveyed unto Peter Salko and Susan L. Salko husband and wife.

COMMONLY KNOWN AS: 809 Newell Road, Fayette City, PA 15438

TAX PARCEL NO. 23-01-0032

No. 1651 of 2015 GD
 No. 283 of 2018 ED

**U.S. Bank National Association, as Trustee
 for MASTR Asset Backed Securities Trust
 2004-HE1, Mortgage Pass-Through
 Certificates, Series 2004-HE1,**

Plaintiff,

Vs.

**Russell A. Sanner,
 Melanie J. Sanner,
 Defendants**

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF RUSSELL A. SANNER AND MELANIE J. SANNER OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN FAYETTE CITY

BOROUGH, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2811 PAGE 2184

BEING KNOWN AS 105 CONNELLSVILLE STREET, FAYETTE CITY, PA 15438
TAX MAP NO. 12030073

No. 268 of 2018 GD
No. 292 of 2018 ED

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

vs.

REGINA S. SHIPP AND HARVEY A. SHIPP JR.,
DEFENDANTS

ALL that certain piece of ground in the Township of Georges, County of Fayette, of Pennsylvania, being Lot No. 1, Patchen Plan of Lots No. 2, Fayette Plan Book Volume 58, page 84. HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 371 SMITHFIELD HIGHHOUSE ROAD SMITHFIELD, PA 15478.

Tax Parcel # 14-11-005202

Fayette Deed Book 3126, page 1865

TO BE SOLD AS THE PROPERTY OF REGINA S. SHIPP AND HARVEY A. SHIPP, JR. UNDER JUDGMENT NO. 2018-00268.

No. 1588 of 2018 GD
No. 344 of 2018 ED

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-C

PLAINTIFF

vs.

Michael C. Snyder and Joyce Ann Novak and DEFENDANTS

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Springfield, County of Fayette and Commonwealth of Pennsylvania, bounded and described more fully as follows, to-wit:

COMMONLY KNOWN AS: 145 Mill Run

Road, Normalville, PA 15469
TAX PARCEL NO. 35-10-0086

No. 1457 of 2018 GD
No. 306 of 2018 ED

JPMorgan Chase Bank, National Association
PLAINTIFF

VS.

Michelle L. Swickey
DEFENDANT

ALL those two lots of land situate in the Borough of Vanderbilt, County of Fayette and Commonwealth of Pennsylvania, bounded and described as follows:

COMMONLY KNOWN AS: 601 1st Street f/k/a 318 1st Street f/k/a 318 1st Street, Vanderbilt, PA 15486

TAX PARCEL NO. 40-01-0028

Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

No. 269 of 2018 GD
No. 332 of 2018 ED

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

PLAINTIFF

v.

Myrna Maxine Talbot, solely as Heir of the Estate of Kathryn Davis a/k/a Kathryn M. Davis, deceased
DEFENDANT(S).

TAX PARCEL NO.: 31-15-159-01
PROPERTY ADDRESS: 281 Back Creed Road, Champion, PA 15622
IMPROVEMENTS: Single Family Dwelling

SEIZED AND TAKEN in execution as the property of Kathryn Davis and John D. Davis
LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Saltlick Township, Fayette County, Pennsylvania, bounded and

described as follows:

BEGINNING at a point at the intersection of the Northeasterly side of an 18 foot, unnamed roadway and the Back Creek Road; said 18 foot, unnamed roadway is adjacent to the Easterly side of property now or formerly of Donald Hendry and the Westerly side of the within described parcel; thence from the place of beginning and along the Northeasterly side of said roadway, North 40 degrees West, a distance of 321.5 feet to a point on line of land now or formerly of Douglas Swan; thence along lands now or formerly of Douglas Swan, North 44 degrees East, a distance of 150 feet to a point on line of other lands of the Grantors herein of which the within described parcel was formerly a part; thence South 40 degrees East, a distance of 301.4 feet to a point in the Back Creek Road; thence along and through the Back Creek Road, South 36 degrees, 30 minutes West, a distance of 153.4 feet to a point on the Northeasterly side of the 18 foot, unnamed roadway, the place of beginning.

No. 1322 of 2018 GD
 No. 335 of 2018 ED

BANK OF AMERICA, N.A.
vs.
JEFFREY S. THOMPSON
MELINDA R. HUGHES

ALL THAT CERTAIN PIECE, LOT OR PARCEL OF LAND SITUATE IN SOUTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA

BEING THE SAME PREMISES which Stenson B. Edenfield, an unmarried individual, by Deed dated February 25, 2004 and recorded March 23, 2004 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 2898, Page 1366, granted and conveyed unto JEFFREY S. THOMPSON and MELINDA R. HUGHES, as joint tenants with right of survivorship.

BEING KNOWN AS: 261 REDSTONE FURNACE ROAD, UNIONTOWN, PA 15401 PARCEL #34-27-0155

No. 1358 of 2018 GD
 No. 291 of 2018 ED

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF
vs.
STACY THOMPSON AND TIMOTHY THOMPSON,
DEFENDANTS

All that tract of land in the Township of Dunbar, County of Fayette, Pennsylvania, being known as Lot No. 2 (residue), Visnosky Simple Subdivision, Fayette Plan Book 91, page 74. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 120 PERSHING DRIVE CONNELLSVILLE, PA 15425.

Tax Parcel# 09-11-007801
 Fayette Deed Book 3280, page 1255
 TO BE SOLD AS THE PROPERTY OF STACY THOMPSON AND TIMOTHY THOMPSON UNDER JUDGMENT NO. 2018-01358.

No. 1732 of 2017 GD
 No. 308 of 2018 ED

PNC Bank, National Association, successor by merger to National City Bank
Plaintiff,
vs.
William G. and Betty J. Tokish Family Trust;
All Unknown Successor Trustees
Defendants.

ALL that certain parcel of land lying and being situate in the Township of German, County of Fayette, and Commonwealth of Pennsylvania, known as 838 Main Street, Mccllellandtown, PA 15458 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 15-24-0027, 15-22-0137

BEING the same premises which Estate of Mike Tippet, by Deed dated November 8, 1996 and recorded in and for Fayette County, Pennsylvania in Deed Book 1815, Page 322, granted and conveyed unto William G. and Betty J. Tokish Family Trust.

John S. Toohey, Esquire

No. 2297 of 2017 GD
No. 354 of 2018 ED

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

**THE SCOTTDALE BANK & TRUST
COMPANY**

Plaintiff
vs.

**KIMBERLY SUE YEZEK and DONALD M.
DAVIES,**

Defendants

Property of: Kimberly Sue Yezek and
Donald M. Davies

Civil Action No.: 2297 of 2017

Attorney for Plaintiff: John S. Toohey,
Esquire

ALL the right, title, interest and claim of
Kimberly Sue Yezek and Donald M. Davies, of,
in and to:

Municipality: Dunbar Township

Address: 2333 Ridge Boulevard,
Connellsville, Fayette County, Pennsylvania,
15425.

Lot 1 in the Ralph E. and Rebecca Jean
Yezek Plan of Subdivision

Improvements: Double wide mobile home
and basement.

RBV: 2978, Page 1532.

Parcel ID No. 09-09-002504

No. 1306 of 2018 GD
No. 294 of 2018 ED

**REVERSE MORTGAGE SOLUTIONS,
INC.**

**14405 Walters Road, Suite 200
Houston, TX 77014**

Plaintiff
vs.

MARTIN D. YURCHISON
Mortgagor(s) and Record Owner(s)

**300 Mohawk Road Extension
Champion, PA 15622**

Defendant(s)

ALL THAT CERTAIN PIECE, PARCEL
OR TRACT OF LAND situate in the County of
Fayette and Commonwealth of Pennsylvania.

TAX PARCEL # 3120006807

PROPERTY ADDRESS: 300 Mohawk
Road Extension Champion, PA 15622

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF:
MARTIN D. YURCHISON

*** END SHERIFF SALES ***

Registers' Notice

Notice by JEFFREY L. REDMAN, Register of Wills and
Ex-Officio Clerk of the Orphans' Court Division of the Court of Common Pleas

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas as the case may be, on the dates stated and that the same will be presented for confirmation to the Orphans' Court Division of Fayette County on

Monday, December 3, 2018, at 9:30 A.M.

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

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2618-0164	DOLLIE M. ZAHRON	Harold R. Pritts Jr., Executor

Monday, December 17, 2018, at 9:30 A.M.

in Courtroom 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, December 3, 2018, at 9:30 A.M.

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

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2617-0916	JOSEPH H. WEISMAN JR also known as JOSEPH WEISMAN JR.	Paul S. Bilohlavek, Executor
2617-0425	ERMINIA LASCALA	Jason F. Adams, Esquire, Executor
2616-0379	KATHRYN V. SEIGHMAN also known as KATHERINE SEIGHMAN also known as KATHRYN SEIGHMAN	Thomas A. Novak, Executor

Monday, December 17, 2018, at 9:30 A.M.

in Courtroom No. 5 of the **Honorable JOSEPH M. GEORGE, JR.** or his chambers, 3rd 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.

JUDICIAL OPINION

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

COMMONWEALTH OF PENNSYLVANIA,	:	
	:	
vs.	:	
	:	
RACHEL AAROLD EUTSEY,	:	No. 1478 of 2018, G.D.
Defendant.	:	Honorable Joseph M. George, Jr.

OPINION & ORDER

GEORGE, J.

October 29, 2018

This matter comes before the Court on Defendant's Omnibus Pre-trial Motion in the form of Petition for Writ of Habeas Corpus, a Motion to Suppress Statements, and a Motion to Suppress Evidence {1}. Defendant is charged with Attempted Criminal Homicide {2}, Aggravated Assault {3}, Endangering Welfare of Children-Parent/Guardian {4}, Simple Assault {5}, and Recklessly Endangering Another Person {6}. A Preliminary Hearing was held at Central Court on June 25, 2018. On October 9, 2018, an Omnibus Pretrial Hearing was held at which time the parties stipulated to submit this Motion for consideration based on the four corners of the search warrant, the transcript from the Preliminary Hearing, and the interrogation room videos. Upon careful review, the Court will DENY the Motion in its entirety.

DISCUSSION

Petitioner files a Petition for Writ of Habeas Corpus alleging that the Commonwealth failed to establish a prima facie case at the Preliminary Hearing for the charges referenced above. In an Omnibus Pre -Trial Motion for Petition for Habeas Corpus relief, the Court must determine whether the Commonwealth established a prima facie case for the charged offenses. Commonwealth v. Packard, 767 A.2d 1068, 1070 (Pa. Super. 2001). "When deciding whether a prima facie case was established, [the Court] must view the evidence in the light most favorable to the Commonwealth, and consider all reasonable inferences based on that evidence which could support a guilty verdict." Commonwealth

{1} During the Omnibus Pretrial Hearing on October 9, 2018, the Court DENIED Defendant's Motion to Change Venue, without Prejudice. Should the issue become ripe due to the inability to select a jury panel, the Court may reconsider.

{2} 18 § 901 §§ A

{3} 18 § 2702 §§ A4

{4} 18 § 4304 §§ A1

{5} 18 § 2701 §§ A2

{6} 18 § 2705

v. James, 863 A.2d 1179, 1182 (Pa. Super. 2004) (citation omitted). Unlike the beyond a reasonable doubt standard, a prima facie case is merely a degree of evidence "that if presented at the trial in court, and accepted as true, the judge would be warranted in allowing the case to go to the jury." Commonwealth v. Wojdak, 502 Pa. 359, 368, 466 A.2d 991, 996 (1983) (emphasis original); see James, 863 A.2d at 1182.

Under 18 Pa C.S.A. § 901 §§ A, a person is guilty of Attempted Criminal Homicide when one, with the intent to commit a homicide, does any act which constitutes a substantial step toward the commission of that crime. Under 18 Pa. C.S.A. § 2702 §§ A4, one is guilty of Aggravated Assault when he or she attempt s to cause, or intentionally or knowingly causes bodily injury to the person of another with a deadly weapon. Pursuant to 18 Pa. C.S.A. § 4304 §§ A1, one is guilty of Endangering the Welfare of Children-Parent or Guardian Commits Offense, when he or she, being a parent, guardian, or other person supervising the welfare of a minor child, knowingly endangers the welfare of the minor child by violating a duty of care, protection, or support. One is guilty of Simple Assault, 18 Pa. C.S.A. § 2701 §§ A2, where one negligently causes bodily injury to the person of another with a deadly weapon. Lastly, pursuant to 18 Pa. C.S.A. § 2705, one is guilty of Recklessly Endangering Another Person where one recklessly engages in conduct which places, or may place, another person in danger of death or serious bodily injury.

During the Preliminary Hearing in this matter, Trooper Tony Anthony, of the Pennsylvania State Police, testified that on or about April 5, 2018, he was dispatched to a possible gunshot wound to the head of someone on Imel Road, in Saltlick Township, Fayette County, Pennsylvania. (PT, pg. 4-5). Trooper Anthony testified that upon arrival at the scene of 318 Imel Road, he observed Trooper Moskal, who had arrived just prior to Trooper Anthony. The Troopers were informed that there was an individual who had been shot in the head inside the residence and that the shooter was still inside. (PT. pg. 5). Trooper Anthony testified that he observed a female individual exit the home. Trooper Anthony identified the Defendant as this individual (PT. pg. 6). Trooper Anthony observed that the Defendant appeared to be shaken and was yelling. (PT. pg. 6). She also was holding a phone in her hand and was still on the line with 911. The Defendant had blood on her hands and face. (PT. pg. 6). Trooper Anthony testified that the Defendant stated to him "I didn't mean to shoot him" (TT. Pg. 6-7). Trooper Anthony testified that upon entering the home, he observed the victim on the ground. (PT. pg. 7). The victim was laying on the floor with half of his torso in the living room area and the other half in the hall. (PT. pg. 7). Trooper Anthony testified that the victim was laying in a large pool of blood and had a circular round wound above his right eye on his head. This wound appeared to be consistent with a gunshot wound (PT. pg. 7).

Upon consideration of the testimony presented at the preliminary hearing, the Court finds that the Commonwealth has established a prima facie case against the Defendant on all counts.

Defendant next raises a Motion to Suppress Statements alleging that she was not properly advised of her Miranda Rights. A law enforcement officer is required to administer Miranda Rights prior to any custodial interrogation. *Commonwealth v. Johnson*, 373 Pa. Super. 312, 541 A.2d 332, 336 (1988). The standard for determining whether an interrogation is custodial is an objective one based on a totality of the circumstances. *Commonwealth v. Gwynn*, 555 Pa. 86, 723 A.2d 143, 148 (1998).

Trooper Richard Sizer of the Pennsylvania State Police testified that upon his interview of Defendant, he read Defendant her Miranda Rights word for word, which Defendant signed and acknowledged. (PT. pg. 14-15). After this, Defendant made a waiver of her rights and consented to giving the police a statement. (PT. pg. 15). This is evidenced by the video recording. Thus, the Court finds that while a custodial interrogation of the Defendant occurred, Defendant was properly advised of her Miranda rights and gave a knowing and intelligent waiver of the same. The Court finds nothing in the record to the contrary.

Next, Defendant raises a Motion to Suppress Evidence alleging that there was no probable cause to search the Defendant. Where a Defendant challenges the validity of a search warrant, as here, the Supreme Court of Pennsylvania has directed the following standards of review apply,

A search warrant may issue only upon a demonstration of probable cause by an affiant. *Commonwealth v. Gary*, 625 Pa. 183, 191, 91 A.3d 102, 107 (2014). The existence of probable cause is measured by examining the totality of the circumstances. *Illinois v. Gates*, 462 U.S. 213, 238, 103 S.Ct. 2317 (1983). "Probable cause exists where the facts and circumstances within the affiant's knowledge and of which he [or she] has reasonably trustworthy information are sufficient in and of themselves to warrant a [person] of reasonable caution in the belief that a search should be conducted." *Commonwealth v. Johnson* 615 Pa. 354, 379, 42 A.3d 1017, 1031 (2012) (internal quotation marks and citation omitted).

Commonwealth v. Jacoby, 170 A.3d 1065, 1082 (Pa. 2017). Both the Fourth Amendment of the United States Constitution and Article I, Section 8 of the Pennsylvania Constitution require search warrants to be supported by probable cause. *Commonwealth u. Jones*, 605 Pa. 188, 199, 988 A. 2d 649, 655 (2010). The Court must look at the totality of the circumstances to determine whether probable cause existed for the issuance of a search warrant. *Commonwealth v. Huntingdon*, 924 A. 2d 1252 (Pa. Super 2007). Under this standard, there must be a fair probability based on the facts stated in the affidavit of probable cause that evidence of a crime will be found in a particular place. *Commonwealth v. Murphy*, 916 A. 2d 679, 682 (Pa. Super 2007). Lastly, probable cause is based on a finding of the probability, not a prima facie showing of criminal activity, and the magistrate, who may not consider evidence outside the four corners of the affidavit, is to be accorded deference in a finding of probable cause. *Commonwealth v. Ryerson*, 817 A.2d 510, 513-14 (Pa. Super 2003).

In the instant case, the Court took judicial notice of the search warrant which is made a part of the record. Initially, we note that the challenge is vague and general and does not direct the attention of the Court to any specific area of concern. Therefore, this issue is waived {7}.

Wherefore, we will enter the following Order:

ORDER

And now, this 29th day of October, 2018, upon consideration of the Defendant's Omnibus Pre-Trial Motion for Petition of Writ of Habeas Corpus, Motion to Suppress Statements, and Motion to Suppress Evidence, it is hereby ORDERED and DECREED that the motion is DENIED in its Entirety.

The Commonwealth is DIRECTED to list this matter for trial.

BY THE COURT:
JOSEPH M. GEORGE, JR., JUDGE

ATTEST:
Janice Snyder
Clerk of Courts

{7} Although the issue is waived the Court reviewed the application and in applying the four corners test concludes that the search warrant was issued properly.

The regular annual meeting of the full membership of the Fayette County Bar Association shall be held on **Wednesday, December 5, 2018, at 1:30 pm in Courtroom One, Fayette County Courthouse, 61 East Main Street, Uniontown, PA 15401.**

Committees are invited to present topics of concern or interest to the Association.

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

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