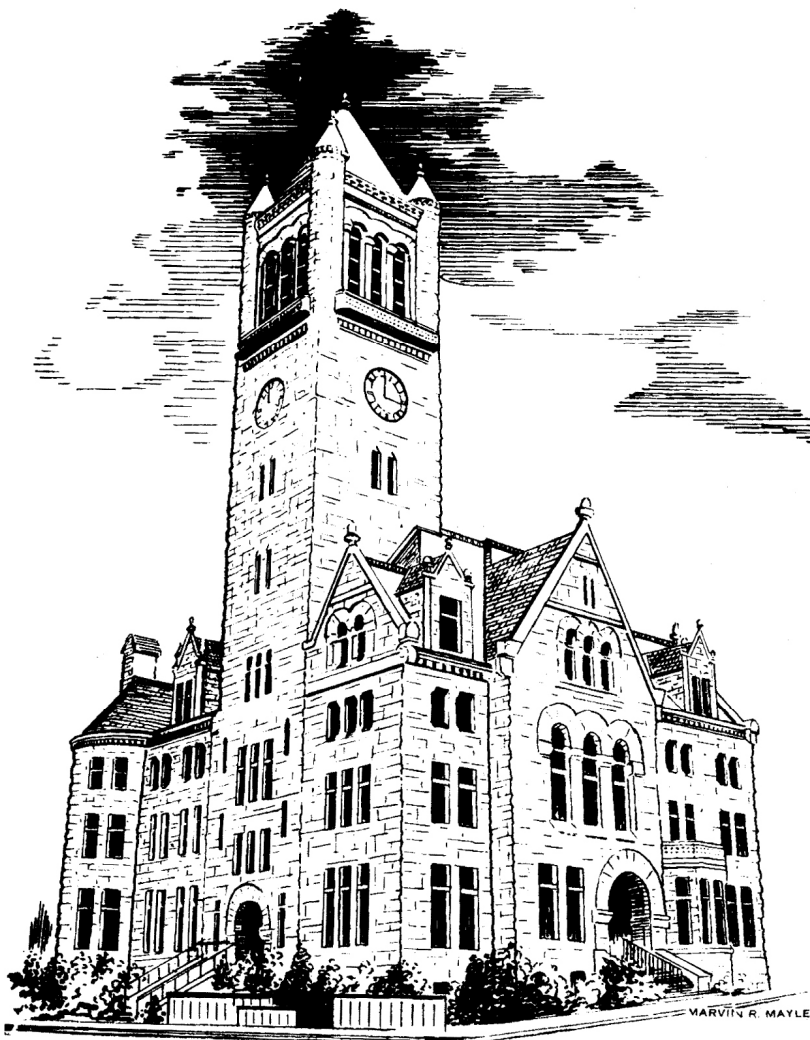


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FAYETTE LEGAL JOURNAL

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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

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

Second 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
Scottsdale, PA 15683
Attorney: David G. Petonic

First Publication

VIRGINIA LEE BENDIK, late of Perryopolis, Fayette County, PA (1)

Executor: Gary Bendik
c/o John P. Donovan & Associates, LLC
434 Allegheny River Boulevard, Suite 200
Oakmont, PA 15139
Attorney: John Donovan

MARY P. BOYD, a/k/a MARY PEARLE BOYD, late of Jefferson Township, Fayette County, PA (1)

Co-Executors: Glenn W. Boyd, Jr. and Sandra J. Davidson
c/o 382 West Chestnut Street, Suite 102
Washington, PA 15301
Attorney: Frank C. Roney, Jr.

THERESA M. POLITO BUSH, late of North Union Township, Fayette County, PA (1)

Personal Representative: Ricardo J. Cicconi
c/o P.O. Box 953
Uniontown, PA 15401
Attorney: Ricardo J. Cicconi

JANET S. GASPARATZ, a/k/a JANET SELMA GASPARATZ, late of Hopwood, Fayette County, PA (1)

Executors: Faith A. Burton and James S. Hall
c/o Radcliffe Law, LLC
648 Morgantown Road, Suite B
Uniontown, PA 15401
Attorney: William M. Radcliffe

PATRICIA L. GLEASON, late of South Union Township, Fayette County, PA (1)

Personal Representative: Helen G. Anderson
70 East Highland Avenue
Uniontown, Pa 15401
c/o Moore Becker Smarto & Ciszek, P.C.
121 West Second Street
Greensburg, PA 15601
Attorney: Judith K. Ciszek

CHRISTINA MAE HARDING, late of Masontown, Fayette County, PA (1)

Personal Representative: Angel M. Jordon
c/o Davis and Davis
107 East Main Street
Uniontown, Pa 15401
Attorney: Gary J. Frankhouser

ROY E. STARR, late of Bullskin Township, Fayette County, PA (1)

Executor: M. Bridget Starr
137 East Lake Road
Acme, PA 15610
c/o 32 West Third Street
Greensburg, PA 15601
Attorney: Peter P. Cherellia

DEWEY LEVI STILLWAGON, a/k/a DEWEY L. STILLWAGON, late of Sycamore, Fayette County, PA (1)

Personal Representative: Pauline E. Stillwagon
c/o Davis and Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

LEGAL NOTICES

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

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

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. (3 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

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

PNC Bank, National Association
Plaintiff,
vs.

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

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.

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

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.

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

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

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

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.

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

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.

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

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

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

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.

Tax Parcel Number: 41-15-0085

Phelan Hallinan Diamond & Jones. LLP

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

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

v.
Alice B. Glawinski
Defendant(s)

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

SCOTTDAL 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: Bullskin 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

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)**

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 Rikken A/K/A
Clinton L. Rikken 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

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 unremarried widow, and Donna Marie David, an unremarried 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 unremarried 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 FAYETTE 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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