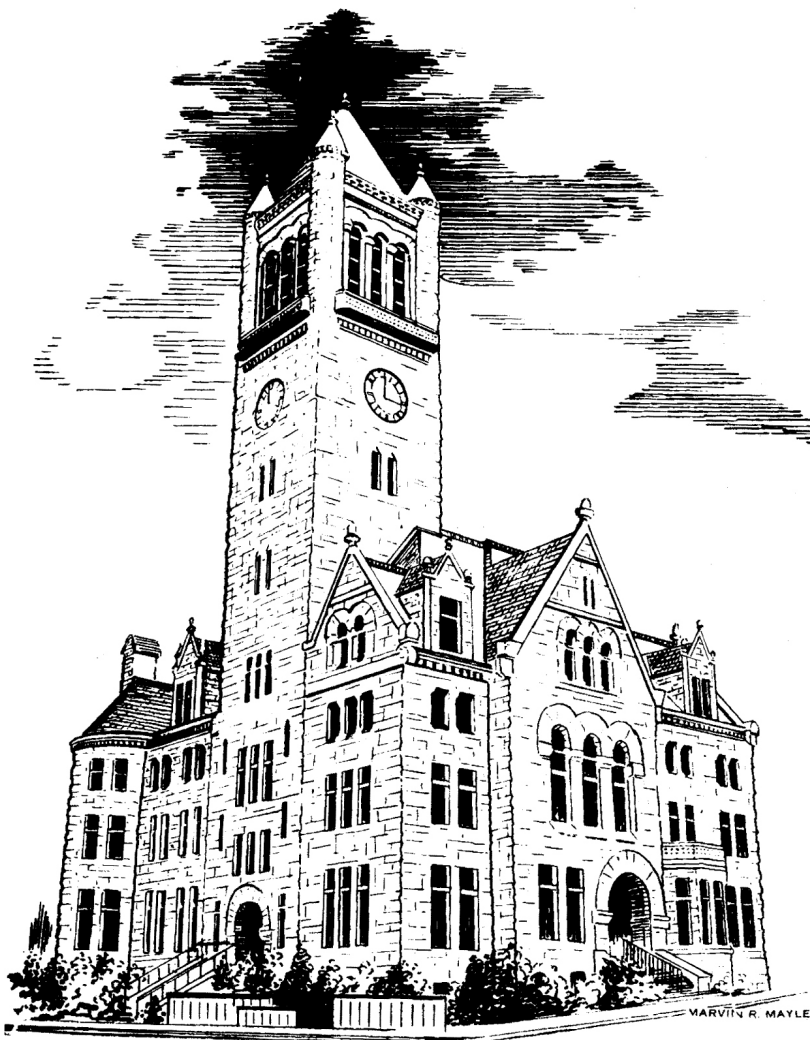


FAYETTE LEGAL JOURNAL

VOL. 80

NOVEMBER 11, 2017

NO. 45



FAYETTE LEGAL JOURNAL

The FAYETTE LEGAL JOURNAL is published weekly by the Fayette County Bar Association, 2 West Main Street, Suite 711, Uniontown, Pennsylvania 15401, 724-437-7994. Legal advertisements should be submitted online at www.fcbar.org no later than 12:00 noon on Friday for publication the following Saturday. No date of publication is promised, however. Legal notices are published exactly as submitted by the advertiser. Copyright 2001 Fayette County Bar Association. All rights reserved.

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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

JOHN M. JONES, late of South Union Township, Fayette County, PA (3)

Executrix: Terral K. Armstrong
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: James T. Davis

ANNE J. KNOEBEL, late of Bullsken Township, Fayette County, PA (3)

Executor: L. William Knoebel, Jr.
4166 LaTache Court
Allison Park, PA 15101
c/o Houston Harbaugh, P.C.
Three Gateway Center
401 Liberty Avenue, 22nd Floor
Pittsburgh, PA 15222-1005
Attorney: Heidi Rai Stewart

Second Publication

MARY ANN BOSHINSKY, a/k/a MARY BOSHINSKY, late of Everson Borough, Fayette County, PA (2)

Executrix: John R. Boshinsky
225 Pritts Town Road
Mount Pleasant, PA 15666
c/o 201 North Chestnut Street
P.O. Box 342
Scottdale, PA 15683
Attorney: James S. Lederach

BESSIE A. GABELT, a/k/a BESSIE GABELT, late of Connellsville, Fayette County, PA (2)

Administratrix: Mary Ann Baysinger
c/o Zebley Mehalov & White, P.C.
18 Mill Street Square
P.O. Box 2123
Uniontown, PA 15401
Attorney: Daniel R. White

MARY R. GEORGE, late of South Union Township, Fayette County, PA (2)

Co-Executors: Larrie C. George and Victoria George
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

LESTER E. MARTIN, late of Dunbar Township, Fayette County, PA (2)

Administratrix: Samantha D. Yokes
312 Kingin Hill Road
Dunbar, PA 15431
c/o 39 Francis Street
Uniontown, PA 15401
Attorney: Jack R. Heneks, Jr.

LOUISE MASTOWSKI, late of Saltlick Township, Fayette County, PA (2)

Personal Representatives: Cynthia A. Frye and Clarence M. Mastowski, Jr.
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

VERDA P. MILLER, late of Bullsken Township, Fayette County, PA (2)

Personal Representative: Bently D. Miller
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

GENEVIEVE M. MYERS, late of
McClellandtown, Fayette County, PA (2)

Executrix: Linda J. Franczyk
c/o 84 East Main Street
Uniontown, PA 15401
Attorney: Vincent M. Tiberi

PATRICIA A. PIERNO, late of Uniontown,
Fayette County, PA (2)

Executrix: Shawn A. Goralzick
627 Glowood Drive
Pittsburgh, PA 15227

JAMES R. SHANABERGER, late of
Perryopolis, Fayette County, PA (2)

Personal Representative: Bonnie S. Pasquale
c/o George Port & George
92 East Main Street
Uniontown, PA 15401
Attorney: Joseph M. George

GUY B. SNYDER, late of Connellsville,
Fayette County, PA (2)

Personal Representative: Suzanne Clevenger
c/o Watson Mundorff Brooks & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

First Publication

**JENNIE I. CLARK, a/k/a ISABELL
CLARK**, late of Bullskin Township, Fayette
County, PA (1)

Personal Representative: Ronald J. Clark
c/o Riverfront Professional Center
208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

**LORENA E. GRIMM, a/k/a LORENA
ELIZABETH GRIMM**, late of South Union
Township, Fayette County, PA (1)

Executrix: Stacey E. Szewczyk
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

**SHIRLEY GEARING, a/k/a SHIRLEY A
GEARING**, late of Wharton Township, Fayette
County, PA (1)

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

EARL GRAFT, a/k/a EARL LEE GRAFT,
late of Menallen Township, Fayette County, PA
(1)

Executor: Todd A. Swaney
c/o 556 Morgantown Road
Uniontown, PA 15401
Attorney: John A. Kopas, III

LEGAL NOTICES

NOTICE

IN THE COURT OF COMMON PLEAS
OF FAYETTE COUNTY, PENNSYLVANIA
No. 2010 of 2017, G. D.

**Michael Miller and Kelly Miller, his wife,
Plaintiff,**

vs.

**Warren A. Sphar, his heirs, successors and/or
assigns,
Defendants**

TO: Warren A. Sphar, his heirs, successors
and/or and assigns, generally, Defendants.

TAKE NOTICE that Michael Miller and
Kelly Miller, his wife, filed a Complaint in an
Action to Quiet Title at No. 2010 of 2017, G.D.,
in the Court of Common Pleas of Fayette
County, Pennsylvania, averring that they are the
owners in fee and in possession of:

ALL that certain piece, parcel or tract of
land situate in Franklin Township, Fayette
County, Pennsylvania, more particularly
bounded and described as follows:

Beginning at a point located along the
northeastern right of way line of SR 1043
(Zitney Road) at corner of land n/f Lisa Zitney
Sezawich; thence North 67 degrees 13 minutes

06 seconds East a distance of 41.32 feet along said land of Sezawich (through a ½ inch rebar marker located 13.25 feet from said corner) to a ½ inch rebar marker; thence along land n/f Danielle L. Etling the following courses and distances: South 42 degrees 40 minutes 09 seconds East a distance of 247.63 feet to a ½ inch rebar marker; continuing South 62 degrees 02 minutes 39 seconds East a distance of 349.80 feet to a ½ inch rebar marker; continuing South 82 degrees 10 minutes 09 seconds East a distance of 362.34 feet to a point; continuing South 67 degrees 54 minutes 10 seconds East a distance of 96.42 feet to a ½ inch rebar marker; continuing South 22 degrees 29 minutes 21 seconds East a distance of 45.59 feet to a ½ inch rebar marker along the right of way line of SR 1043 the following courses and distances: along an arc curve to the left with a radius of 266.50 feet, an arc of 177.78 feet and a chord bearing South 80 degrees, 45 minutes 55 seconds West a distance of 174.50 feet to a point; continuing on an arc curve to the right having a radius of 458.50 feet, an arc of 160.09 feet and a chord bearing South 71 degrees 39 minutes 27 seconds West a distance of 159.28 feet to a point; continuing South 81 degrees 39 minutes 37 seconds West a distance of 177.36 feet to a point; continuing along an arc curve to the right having a radius of 278.50 feet, an arc of 394.37 feet and a chord bearing North 57 degrees 46 minutes 21 seconds West a distance of 362.24 feet to a point; continuing North 17 degrees 12 minutes 18 seconds West a distance of 637.07 feet to a point; continuing along an arc curve to the left having a radius of 166.50 feet an arc of 36.18 feet and a chord bearing North 23 degrees 25 minutes 48 seconds West a distance of 36.11 feet to a point, the place of beginning.

Containing 7.58 acres.

For a more complete recital of the chain of title concerning the premises, refer to the Complaint filed in the within action.

That the defendant above named appears to have interest in said premises which creates a cloud upon plaintiffs' title, whereupon the plaintiffs have filed their Complaint as aforesaid asking the Court to enter a decree terminating all rights which defendant may have in said premises and decreeing that plaintiffs have the full and free use and occupation of said premises, released and forever discharged of any right, lien, title or interest of defendants herein.

The service of this Complaint by publication is made pursuant to an Order of Court dated October 23, 2017 and filed at the above number and term.

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

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

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

PENNSYLVANIA BAR ASSOCIATION
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WATSON MUNDORFF BROOKS & SEPIC, LLP
720 Vanderbilt Road
Connellsville, PA 15425-6218
Phone: (724) 626-8882

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of
Fayette County, Pennsylvania
Civil Action – Law
NO. 1057 of 2017 GD

**PNC Bank, National Association,
Plaintiff**

vs.

**Deanna K. Lynn and Stephen Lynn a/k/a
Stephen J. Lynn,
Defendants**

Notice of Sale of Real Property

To: Deanna K. Lynn and Stephen Lynn a/
k/a Stephen J. Lynn, Defendants, whose last
known addresses are 204 Grove Avenue, Belle
Vernon, PA 15012; 421 Rusche Street, Creve
Coeur, IL 61610 and 656 Roosevelt, Creve
Coeur, IL 61610.

Your house (real estate) at 204 Grove
Avenue, Belle Vernon, PA 15012, is scheduled
to be sold at the Sheriff's Sale on January 11,
2018 at 2:00 p.m. in the Fayette County
Courthouse, 61 Main St., Uniontown, PA 15401,
to enforce the court judgment of \$68,556.24,
obtained by Plaintiff above (the mortgagee)
against you. If the sale is postponed, the
property will be relisted for the Next Available
Sale. Property Description: ALL THAT
CERTAIN LOT OF LAND SITUATE IN
WASHINGTON TOWNSHIP, FAYETTE
COUNTY, PENNSYLVANIA: BEING
KNOWN AS: 204 Grove Avenue, Belle Vernon,
PA 15012. PROPERTY ID NO.: 41-05-0129.
IMPROVEMENTS: Residential Property.
TITLE TO SAID PREMISES IS VESTED IN
Stephen J. Lynn and Deanna K. Lynn, His Wife
BY DEED FROM Kenneth James Klanchar and
Henrietta Klanchar, His Wife DATED
03/06/2012, RECORDED 03/09/2012, IN
DEED BOOK 3181, PAGE 63. UDREN LAW
OFFICES, P.C. IS A DEBT COLLECTOR
AND THIS IS AN ATTEMPT TO COLLECT A
DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. IF
YOU ARE NOT OBLIGATED UNDER THE
NOTE OR YOU ARE IN BANKRUPTCY OR
YOU RECEIVED A DISCHARGE OF YOUR
PERSONAL LIABILITY UNDER THE NOTE
IN BANKRUPTCY, THIS
COMMUNICATION IS NOT SENT TO
COLLECT THE DEBT; RATHER, IT IS SENT
ONLY TO PROVIDE INFORMATION WITH
REGARD TO THE LENDER'S RIGHT TO
ENFORCE THE LIEN OF MORTGAGE.
Udren Law Offices, P.C., Attys. for Plaintiff,
111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ
08003, 856.669.5400.

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO.: 2201 OF 2017 GD

**FIRST NATIONAL BANK OF
PENNSYLVANIA,**

Plaintiff,
vs.

**UNKNOWN EXECUTOR AND HEIRS OF
THE ESTATE OF THOMAS TULLY,**
Defendants.

NOTICE

A Complaint in Mortgage Foreclosure in
the above-captioned matter has been filed
against you to foreclose on property known as
162 Drive Howder Road, Champion, PA 15622.

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

YOU SHOULD TAKE THIS NOTICE TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER, GO TO OR
TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE YOU
WITH INFORMATION ABOUT HIRING A
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Grenen & Birsic, P.C.
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SHERIFF'S SALE

Date of Sale: January 11, 2018

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, January 11, 2018, at 2:00 p.m. in Courtroom Number Five at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

Ten percent of the purchase price, or a sufficient amount to pay all costs if the ten percent is not enough for that purpose. Same must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money is due before twelve o'clock noon on the fourth day thereafter. Otherwise, the property may be resold without further notice at the risk and expense of the person to whom it is struck off at this sale who in case of deficiency in the price bid at any resale will be required to make good the same. Should the bidder fail to comply with conditions of sale money deposited by him at the time the property is struck off shall be forfeited and applied to the cost and judgments. All payments must be made in cash or by certified check. The schedule of distribution will be filed the third Tuesday after date of sale. If no petition has been filed to set aside the sale within 10 days, the Sheriff will execute and acknowledge before the Prothonotary a deed to the property sold. (1 of 3)

James Custer
Sheriff Of Fayette County

No. 1408 of 2017 GD
No. 270 of 2017 ED

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PLAINTIFF,
VS.
DAVID L. ANSEL,
DEFENDANT.**

ALL those three parcels of land in German Township, Fayette County, Pennsylvania, containing 2.0532 acres, John Patrick Logan, Jr. survey, Fayette DBV 1958, page 226. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 258 RONCO ROAD MASONTOWN, PA 15461.

TAX PARCEL#: 15-30-28

TOGETHER WITH THE LOT AND OUTBUILDINGS IDENTIFIED AS "TR332-NR RONCO" ADJOINING 258 RONCO ROAD, MASONTOWN, PA 15461.

TAX PARCEL#: 15-30-29

Fayette Deed Book 2447, page 212.

TO BE SOLD AS THE PROPERTY OF DAVID L. ANSEL UNDER JUDGMENT NO. 2017-01408.

No. 1215 of 2017 GD
No. 271 of 2017 ED

**Bayview Loan Servicing, LLC, a Delaware
Limited Liability Company,
PLAINTIFF,
vs.**

**Brenda M. Beck and Timothy C. Beck and
United States of America
DEFENDANTS.**

BEGINNING at a point in the center of the public road leading to Route 711, corner of lot hereby conveyed and comer to land now or formerly of Duane Clark; thence from said comer and by the center of said public road South 73 degrees 20 minutes West 150 feet to a point in the center of said road and comer to Lot No. 2; thence from said comer and by lot No. 2 North 12 degrees 48 minutes West 850.50 feet to comer of lot hereby conveyed and land now or formerly of Margaret Boyd; thence from said comer and by land now or formerly of Margaret Boyd, North 59 degrees 12 minutes East 159.36

feet to comer of lot hereby conveyed and land of said Duane Clark; thence from said comer and by land of said Clark, South 12 degrees 48 minutes East 689.04 feet to the place of beginning, known as Lot No. 1, and containing 2.99 acres, as per survey of R. P. Chester.

EXCEPTING AND RESERVING, however, thereout and therefrom all the coal within and underlying the foregoing tract of land, together with the same mining rights and privileges as were conveyed by James M. Clark and wife to Washington Coal and Coke Company, a corporation, by deed dated March 3, 1913, and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Volume 331, Page 124.

EXCEPTING AND RESERVING, all the oil and gas in hand underlying the above described premises, together with the right to drill and bore for the same, and excepting all other rights and privileges as are set forth in the agreement from James M. Clark and wife to Carnegie Natural Gas Company, dated September 24, 1929, and recorded in the Recorder's Office of Fayette County, in Agreement Book 58, page 83.

EXCEPTING AND RESERVING a right of way or a pipe line on and over the above described premises granted by James M. Clark and wife to Carnegie Natural Gas Company by agreement dated October 8, 1931, and recorded in the Recorder's Office in Agreement Book 62, Page 147.

Also, EXCEPTING AND RESERVING a right of way on and over the premises for an electric power line and a telephone line as heretofore granted.

COMMONLY KNOWN AS: Road 2 Box 117 Assessed as 189 Clark Road, Perryopolis, PA 15473

TAX PARCEL NO. 17-08-0018

No. 1822 of 2017 GD
No. 296 of 2017 ED

Bayview Loan Servicing, LLC,
PLAINTIFF,

vs.

Larry J. Berish and Robin E. Berish,
DEFENDANTS.

ALL THAT CERTAIN property situated in the Township of Jefferson in the County of

Fayette, Commonwealth of Pennsylvania, known as Lot No. 5 in the Frank and Victoria Kokoszka Plan of Lots, and being more fully bounded and described as follows:

BEGINNING at a point in the center of a public road leading to Lobar and thence, by said road, South 72 degrees 15 minutes West, a distance of 98.59 to a point in the center of said road; thence, by Lot No. 4, North 12 degrees 53 minutes West, for a distance of 890.29 feet to a stage in line of lands now or formerly owned by William Gaskill; thence, by land of Gaskill, North 76 degrees 21 minutes East, for a distance of 98.25 feet to a stake; thence, by Lot No. 6, South 12 degrees 53 minutes East, for a distance of 883.24 feet to the place of BEGINNING.

This Lot contains 2.00 acres.

SUBJECT TO all exceptions and reservations heretofore made by previous owners by other deeds.

BEING Parcel ID 17-08-0012.

BEING known as 219 Clark Rd., Perryopolis, PA.

COMMONLY KNOWN AS: 219 Clark Road, Perryopolis, PA 15473

TAX PARCEL NO. 17-08-0012

No. 1324 of 2017 GD
No. 288 of 2017 ED

U.S. BANK NATIONAL ASSOCIATION,
AS INDENTURE TRUSTEE, FOR CIM
TRUST 2016-4, MORTGAGE-BACKED
NOTES, SERIES 2016-4,

Plaintiff,

vs.

Dianna Boyd,
Defendant.

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN UNIONTOWN CITY, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 3119 PAGE 294

BEING KNOWN AS 18 DANIEL STREET, UNIONTOWN, PA 15401
TAX MAP NO. 38-05-0170

Phelan Hallinan Diamond & Jones, LLP

No. 316 of 2017 GD
 No. 261 of 2017 ED

**Deutsche Bank National Trust Company, as
 Indenture Trustee of The Aames Mortgage
 Investment Trust 2004-1,
 Plaintiff,
 vs.
 Goldie J. Brown,
 Defendant(s).**

By virtue of a Writ of Execution No. 316
 OF 2017 GD, Deutsche Bank National Trust
 Company, as Indenture Trustee of The Aames
 Mortgage Investment Trust 2004-1 v. Goldie J.
 Brown, owner(s) of property situate in the
 CONNELLSVILLE CITY, Fayette County,
 Pennsylvania, 212 North Jefferson Street, a/k/a
 212 Jefferson Street, Connellsville, PA 15425-
 3310

Parcel No.: 05-09-0097
 Improvements thereon: RESIDENTIAL
 DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 147 of 2014 GD
 No. 278 of 2017 ED

**CitiMortgage, Inc.,
 Plaintiff,
 vs.
 Lori A. Brundege,
 Defendant(s).**

By virtue of a Writ of Execution No. 147-
 2014- GD, CitiMortgage, Inc. v. Lori A.
 Brundege, owner(s) of property situate in the
 SMITHFIELD BOROUGH Fayette County,
 Pennsylvania, being 72 Liberty Street,
 Smithfield, PA 15478-9704

Parcel No.: 32-06-0101
 Improvements thereon: RESIDENTIAL
 DWELLING

GRENE & BIRSIC, P.C.

By: Kristine M. Anthou, Esquire
 Attorneys for Plaintiff
 One Gateway Center, Ninth Floor
 Pittsburgh, PA 15222
 (412) 281-7650

No. 1358 of 2017 GD
 No. 290 of 2017 ED

**FIRST NATIONAL BANK OF
 PENNSYLVANIA,
 Plaintiff,
 vs.
 JAMES R. CALLOWAY, SR. a/k/a JAMES
 R. CALLOWAY,
 Defendant.**

ALL THE RIGHT, TITLE, INTEREST
 AND CLAIM OF JAMES R. CALLOWAY,
 SR. A/K/A JAMES R. CALLOWAY, OF, IN
 AND TO THE FOLLOWING DESCRIBED
 PROPERTY:

ALL THAT CERTAIN REAL ESTATE
 SITUATED IN THE FOURTH WARD OF
 THE CITY OF UNIONTOWN, FAYETTE
 COUNTY, PENNSYLVANIA, BEING LOT
 NO. 18 IN SECTION B, IN HIGHLAND PARK
 PLAN. HAVING ERECTED THEREON A
 DWELLING KNOWN AS 185 LIBERTY
 STREET, UNIONTOWN, PENNSYLVANIA
 15401. DEED BOOK VOLUME 3029, PAGE
 542, TAX I.D. NO. 38-13-0544.

No. 578 of 2016 GD
 No. 243 of 2017 ED

**LSF9 Master Participation Trust,
 Plaintiff,
 vs.
 Rosemarie Christopher,
 Defendant.**

ALL that certain parcel of land lying and
 being situate in the City of Uniontown, County
 of Fayette, and Commonwealth of Pennsylvania,
 known as 79 Lenox Street, Uniontown, PA
 15401 having erected thereon a single dwelling
 house.

Being known and designated as Tax ID
 No.: 38040478

BEING the same premises which Wayne
 A. Youger and Sally L. Youger, his wife, by

Deed dated August 28, 2001 and recorded in and for Fayette County, Pennsylvania in Deed Book 2793, Page 966, granted and conveyed unto Rosemarie Christopher, no marital status shown.

No. 1519 of 2017 GD
No. 299 of 2017 ED

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company,

**PLAINTIFF,
VS.**

**William Lee Clemmer,
DEFENDANT.**

ALL that certain lot or parcel of land, together with the improvements thereon, situate in Springhill Township, Fayette County, Pennsylvania, bounded and described as follows:

BEGINNING at the center of U.S. Highway 119 and the corner of land deeded to Wade Grimes and Ethel Grimes, his wife, by Nathan Corder and Adda M. Corder, his wife, now owned by John Satterfield and Agnes Satterfield, his wife; thence in an easterly direction on U.S. Highway 119, a distance of 118 feet; then at right angles to the first course, in a southerly direction, a distance of 138 feet from center of the above-mentioned highway to the edge of creek; thence in a westerly direction to the line of John Satterfield and Agnes Satterfield, his wife, a distance of 118 feet, to a point on the above-mentioned creek; thence along the line of the Satterfield property, North 175 feet to the center of the U.S. Highway 119 at the place of beginning. Said lot of land is bounded on the east, south and west by lands formerly of Nathan Corder and on the north by U.S. Highway 119.

EXCEPTING AND RESERVING the right to maintain, remove or repair the gas line now laid on the property.

TOGETHER with such rights and SUBJECT to any exceptions, restrictions, reservations and conditions as exist by virtue of prior recorded instruments, deeds or conveyances.

COMMONLY KNOWN AS: 4527 Morgantown Road, Lake Lynn, PA 15451
TAX PARCEL NO. 36070107

GRENE & BIRSIC, P.C.
By: Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

No. 1810 of 2017 GD
No. 306 of 2017 ED

FIRST NATIONAL BANK OF PENNSYLVANIA, successor to PARKVALE SAVINGS BANK,

**Plaintiff,
vs.**

**RONALD L. CONAWAY, JR. a/k/a
RONALD L. CONAWAY and REBECCA L. CONAWAY,
Defendants.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF RONALD L. CONAWAY, JR. A/K/A RONALD L. CONAWAY AND REBECCA L. CONAWAY, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN THE TOWNSHIP OF LUZERNE, FAYETTE COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AS 409 EAST AVENUE, ALLISON, PENNSYLVANIA 15413. DEED BOOK VOLUME 2832, PAGE 1731, TAX ID NO. 19-19-0019.

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

No. 1520 of 2017 GD
No. 249 of 2017 ED

**PNC Bank, National Association,
Plaintiff,**

vs.

**JACQUELINE D. COPELAND,
Defendant(s).**

ALL THAT CERTAIN LOT OF LAND

SITUATE IN LUZERNE TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 225 Hopewell Road
a/k/a 223-225 Hopewell Road, Brownsville, PA
15417

PARCEL NUMBER : 19-29-0062
IMPROVEMENTS: Residential Property

No. 2271 of 2016 GD
No. 256 of 2017 ED

**PNC BANK, NATIONAL ASSOCIATION,
successor by merger to NATIONAL CITY
BANK,**

Plaintiff,

vs.

**ALL KNOWN AND UNKNOWN HEIRS OF
RUTH L. DECARLO,**

Defendant.

ALL THE RIGHT TITLE, INTEREST
AND CLAIMS OF ALL KNOWN AND
UNKNOWN HEIRS OF RUTH L. DECARLO,
OF, IN AND TO THE FOLLOWING
DESCRIBED PROPERTY:

ALL THAT LOT OF LAND SITUATE IN
THE CITY OF UNIONTOWN FORMERLY
NORTH UNION TOWNSHIP, FAYETTE
COUNTY, PA, BEING PARCEL 38-05-0017,
MORE FULLY DESCRIBED IN DEED BOOK
575, PAGE 230.

BEING KNOWN AS 181 DOWNER
AVENUE, UNIONTOWN, PA 15401.

TAX PARCEL NO. 38-05-0017

No. 1282 of 2017 GD
No. 253 of 2017 ED

LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

V.

**TERESA M. FURNIER AND ROB L.
FRITZ,**

Defendants.

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF TERESA M. FURNIER AND
ROB L. FRITZ OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED
REAL ESTATE SITUATED IN THE CITY OF
UNIONTOWN, COUNTY OF FAYETTE,
COMMONWEALTH OF PENNSYLVANIA.

HAVING ERECTED THEREON A
DWELLING KNOWN AND NUMBERED AS
120 EVANS STREET, UNIONTOWN, PA
15401. DEED BOOK VOLUME 2979, PAGE
2325, PARCEL NUMBER 38-13-0106.

No. 18-OC-2014
No. 191 of 2017 ED

**IN RE: THE THOMAS G. GOODWIN
REVOCABLE LIVING TRUST**

The Honorable Judge Leskinen

ALL OF THE RIGHT, TITLE ,
INTEREST AND CLAIM OF MARIE A.
GOODWIN, IN AND TO THE FOLLOWING
DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED
REAL ESTATE SITUATED IN THE
TOWNSHIP OF CONNELLSVILLE,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA,
BEING IMPROVED LAND, LOCATED AT
1311 HAWTHORNE STREET,
CONNELLSVILLE, FAYETTE COUNTY,
PENNSYLVANIA 15425, LAST DEEDED AT
INSTRUMENT NUMBER 201100005920 AND
DEED BOOK 3154, PAGE NUMBER 2191.

TAX PARCEL ID NO. 06-03-0052.

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

856-669-5400

pleadings@udren.com

No. 1106 of 2017 CD
No. 250 of 2017 ED

Bank of America, N.A.,

Plaintiff,

v.

**CHERYL A. DAGY, KNOWN HEIR OF
STEVE C. HARTSEK
JOHN J. HARTSEK, KNOWN HEIR OF
STEVE C. HARTSEK**

**ROBERT S. HARTSEK, KNOWN HEIR
OF STEVE C. HARTSEK**

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,**

**TITLE OR INTEREST FROM OR UNDER
STEVE C. HARTSEK, VICTORIA D.
HARTSEK, KNOWN HEIR OF STEVE C.
HARTSEK,
Defendant(s).**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN NORTH UNION TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 112 Wayside Dr.,
Uniontown, PA 15401
PARCEL NUMBER: 25-12-0061-07
IMPROVEMENTS: Residential Property

GRENEN & BIRSIC, P.C.
By: Kristine M. Anthon, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

No. 1389 of 2017 GD
No. 289 of 2017 ED

**FIRST NATIONAL BANK OF
PENNSYLVANIA,
Plaintiff,
vs.
ETHAN T. HODGSON and KATHRYN
E. MUSCARI a/k/a KATHRYN
MUSCARI,
Defendants.**

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF ETHAN T. HODGSON AND
KATHRYN E. MUSCARI A/K/A KATHRYN
MUSCARI, OF, IN AND TO THE
FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE
SITUATED IN UNIONTOWN, FAYETTE
COUNTY, PENNSYLVANIA, BEING PARTS
OF LOT 6 AND LOT 7 IN A PLAN OF LOTS
LAID OUT BY BREMLER AND COOPER.
HAVING ERECTED THEREON A
DWELLING KNOWN AS 124 CLEVELAND
AVENUE, UNIONTOWN, PENNSYLVANIA
15401. DEED BOOK VOLUME 3256, PAGE
1949, TAX I.D. NO. 38-03-0258.

Phelan Hallinan Diamond & Jones, LLP
No. 9 of 2016 GD
No. 272 of 2017 ED

**Wells Fargo Bank, National Association,
Successor by Merger to Wells Fargo Bank
Minnesota, National Association, Solely in Its
Capacity as Trustee for Provident Bank
Home Equity Loan Asset-Backed Certificates,
Series 2000-1,
Plaintiff,
vs.
Ann Hoff
Cornelius Hoff,
Defendant(s).**

By virtue of a Writ of Execution No. 9-OF
-2016-GD, Wells Fargo Bank, National
Association, Successor by Merger to Wells
Fargo Bank Minnesota, National Association,
Solely in Its Capacity as Trustee for Provident
Bank Home Equity Loan Asset-Backed
Certificates, Series 2000-1 v. Ann Hoff,
Cornelius Hoff, owner(s) of property situate in
the UNIONTOWN CITY, Fayette County,
Pennsylvania, being 62 Lawn Avenue,
Uniontown, PA 15401-4742
Parcel No.: 38-15-0013
Improvements thereon: RESIDENTIAL
DWELLING

Phelan Hallinan Diamond & Jones, LLP
No. 1493 of 2017 GD
No. 254 of 2017 ED

**Deutsche Bank National Trust Company, as
Trustee for Argent Securities Inc., Asset-
Backed Pass-Through Certificates, Series
2006-M1,
Plaintiff,
v.
Linnea Johnson,
Defendant(s).**

By virtue of a Writ of Execution No.
1493-OF-2017-GD, Deutsche Bank National
Trust Company, as Trustee for Argent
Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2006-M1 v. Linnea Johnson,
owner(s) of property situate in the
UNIONTOWN CITY, Fayette County,

Pennsylvania, being 64 Lawn Avenue,
 Uniontown, PA 15401-4742
 Parcel No.: 38-15-0014
 Improvements thereon: RESIDENTIAL
 DWELLING

No. 2210 of 2016 GD
 No. 241 of 2017 ED

JPMorgan Chase Bank, National Association,
PLAINTIFF,
vs.
April S. Knox,
DEFENDANT.

All that certain lot or piece of ground
 situate in the Borough of South Connellsville,
 County of Fayette, Commonwealth of
 Pennsylvania, being more bounded and
 described as follows, to-wit:

COMMONLY KNOWN AS: 1127 West
 Gibson Avenue, Connellsville, PA 15425
 TAX PARCEL NO. 33-04-0055

Richard M. Squire & Associates, LLC
 By: Richard M. Squire, Esquire
 Bradley J. Osborne, Esquire
 Sarah K. McCaffery, Esquire
 ID. Nos. 04267 / 312169 / 311728
 One Jenkintown Station, Suite 104
 115 West Avenue
 Jenkintown, PA 19046
 Telephone: 215-886-8790
 Fax: 215-886-8791

No. 1271 of 2017 GD
 No. 267 of 2017 ED

LSF9 Master Participation Trust,
PLAINTIFF,
V.
Frank J. Koon IV and Theresa L. Koon,
DEFENDANT(S).

TAX PARCEL NO.: 17-13-002001
 PROPERTY ADDRESS: 303 Laureldale
 Road Perryopolis, PA 15473
 IMPROVEMENTS: Single Family
 Dwelling

SEIZED AND TAKEN in execution as the
 property of: Frank J. Koon IV and Theresa L.
 Koon

All that certain piece of parcel of land
 situated in the Township of Jefferson, County of
 Fayette and Commonwealth of Pennsylvania,
 being Lot No. 1 in the Farrow Plan, said plan is
 recorded at the Recorder's Office of Fayette
 County, Pennsylvania, at Plan Book 80, Page 27,
 being Instrument Number 200600016965, more
 particularly bounded and described as follows,
 to wit:

BEGINNING at a set iron pin off of State
 Route 4011 (Laureldale Road) at the far
 Southeast comer of the property herein
 conveyed; thence from said set iron pin South 37
 degrees 02' 00" West a distance of 154.00 feet
 along State Route 4011 (Laureldale Road) to a
 set iron pin; thence from said set iron pin North
 49 degrees 41' 00" West a distance of 234.64
 feet to a set iron pin, then from said set iron pin
 North 39 degrees 19' 00" East, a distance of
 114.00 feet to a set iron pin; thence from said set
 iron pin, South 59 degrees 35' 00" East a
 distance of 231.26 feet to a set iron pin off of
 State Route 4011 (Laureldale Road), the place
 of BEGINNING.

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

No. 75 of 2017 GD
 No. 297 of 2017 ED

PNC Bank, National Association,
Plaintiff,
V.
SHELIA A. LOCKE,
Defendant(s).

ALL THAT CERTAIN LOT OF LAND
 SITUATE IN CITY OF UNIONTOWN,
 FAYETTE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 109 W Berkeley St.,
 Uniontown, PA 15401
 PARCEL NUMBER: 38-10-0378
 IMPROVEMENTS: Residential Property

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

No. 1057 of 2017 GD
No. 304 of 2017 ED

JAY STREET, LEMONT FURNACE,
PENNSYLVANIA 15456. DEED BOOK
VOLUME 3128, PAGE 140, TAX I.D. NO. 25-
16-0236-01.

Phelan Hallinan Diamond & Jones, LLP

No. 879 of 2017 GD
No. 284 of 2017 ED

PNC Bank, National Association,
Plaintiff,
V.
DEANNA K. LYNN
STEPHEN LYNN A/K/A STEPHEN J.
LYNN,
Defendant(s)

Pingora Loan Servicing, LLC,
Plaintiff,
V.
Katy Joyce Matulay, in Her Capacity as
Executrix and Devisee of The Estate of Daniel
K. Matulay a/k/a Daniel Keith Matulay,
Defendant(s).

ALL THAT CERTAIN LOT OF LAND
SITUATE IN WASHINGTON TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 204 Grove Avenue,
Belle Vernon, PA 15012
PARCEL NUMBER: 41-05-0129
IMPROVEMENTS: Residential Property

By virtue of a Writ of Execution No. 879-
OF-2017-GD Pingora Loan Servicing, LLC v.
Katy Joyce Matulay, in Her Capacity as
Executrix and Devisee of The Estate of Daniel
K. Matulay a/k/a Daniel Keith Matulay, owner
(s) of property situate in the BULLSKIN
TOWNSHIP, Fayette County, Pennsylvania,
being 113 Rear E End Road, A/K/A 113 East
End Road, Connellsville, PA 15425
Parcel No.: 04-32-0009, 04-32-0006
Improvements thereon: RESIDENTIAL
DWELLING

GRENE & BIRSIC, P.C.
By: Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

No. 1429 of 2017 GD
No. 291 of 2017 ED

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

No. 2568 of 2015 GD
No. 252 of 2017 ED

FIRST NATIONAL BANK OF
PENNSYLVANIA,
Plaintiff,
vs.
WILLIAM H. MATTHEWS, III,
Defendant.

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR NRZ PASS- THROUGH
TRUST VII NPL
425 Walnut Street
Cincinnati, OH 45202
Plaintiff,
vs.
TEANE A. MOATS as Administratrix of the
Estate of Arthur J. Moats Sr. Deceased
Mortgagor(s) and Record Owner(s)
305 Clark Road
Smithfield, PA 15478

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF WILLIAM H. MATTHEWS,
III, OF, IN AND TO THE FOLLOWING
DESCRIBED PROPERTY:
ALL THAT CERTAIN REAL ESTATE
SITUATED IN NORTH UNION TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,
BEING LOT NO. 1 IN THE MATTHEWS
SUBDIVISION. HAVING ERECTED
THEREON A DWELLING KNOWN AS 104

Defendant(s).

TAX PARCEL # 14-40-0090
 PROPERTY ADDRESS: 305 Clark Road
 Smithfield, PA 15478

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: TEANE A. MOATS as Administratrix of the Estate of Arthur J. Moats Sr. Deceased

Phelan Hallinan Diamond & Jones, LLP

No. 1361 of 2017 GD
 No. 275 of 2017 ED

Bank of America, N.A.,

Plaintiff,

V.

Donald Moore,

Defendant(s).

By virtue of a Writ of Execution No. 1361 OF 2017, Bank of America, N.A. v. Donald Moore, owner(s) of property situate in the POINT MARION BOROUGH, Fayette County, Pennsylvania, being 301 S Main ST a/k/a 301 Main ST, Point Marion, PA 15474-1225

Parcel No.: 29-02-0379

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 617 of 2016 GD
 No. 251 of 2017 ED

Bank of America, N.A.,

Plaintiff,

V.

Keith M. Newcomer a/k/a Keith Newcomer

Kelly S. Newcomer a/k/a Kelly Newcomer,

Defendant(s).

By virtue of a Writ of Execution No. 617 OF 2016 GD Bank of America, N.A. v. Keith M. Newcomer a/k/a Keith Newcomer Kelly S. Newcomer a/k/a Kelly Newcomer, owner(s) of property situate in the Fayette County, Pennsylvania, being PO Box 201,300 Morgan Street a/k/a, 300 Morgan Street, Newell, PA 15466-0201

Parcel No.: 23-04-0023
 Improvements thereon: RESIDENTIAL DWELLING

No. 2091 of 2014 GD

No. 303 of 2017 ED

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Donya Petrock, AKA Donya L. Petrock; Greg

Petrock,

Defendants.

ALL that certain parcel of land lying and being situate in the Township of Luzerne, County of Fayette, and Commonwealth of Pennsylvania, known as 518 Third Street, Isabella Luzerne, PA 15447 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 19260037

BEING the same premises which Joseph F. Kopacka, III and Rebecca A. Kopacka, his wife, by Deed dated April 23, 2007 and recorded in and for Fayette County, Pennsylvania in Deed Book 3023, Page 460, granted and conveyed unto Donya L. Petrock.

Phelan Hallinan Diamond & Jones, LLP

No. 1248 of 2017 GD

No. 245 of 2017 ED

Wells Fargo Bank, NA,

Plaintiff,

V.

Jason L. Porter,

Defendant(s).

By virtue of a Writ of Execution No. 1248 OF 2017 GD, Wells Fargo Bank, NA v. Jason L. Porter, owner(s) of property situate in the LUZERNE TOWNSHIP, Fayette County, Pennsylvania, being 267 East Riverside Road, East Millsboro, PA 15433-1230

Parcel No.: 19-25-0130-01

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 1988 of 2010 GD
No. 305 of 2017 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

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

No. 654 of 2017 GD
No. 280 of 2017 ED

VANDERBILT MORTGAGE AND FINANCE, INC.
500 Alcoa Trail
Maryville, TN 37804
Plaintiff,
vs.
JONATHAN J. ROSSELL
Mortgagor(s) and Record Owner(s)
919 Fayette Avenue
Belle Vernon, PA 15012
Defendant(s).

ALL THAT CERTAIN LOT OF GROUND situate in the County of Fayette and Commonwealth of Pennsylvania.
TAX PARCEL#
PROPERTY ADDRESS: 919 Fayette Avenue Belle Vernon, PA 15012 919 Fayette Avenue Belle Vernon, PA 15012
IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:
JONATHAN J. ROSSELL

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

No. 1339 of 2017 GD
No. 242 of 2017 ED

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
4425 Ponce de Leon Blvd
Coral Gables, FL 33146
Plaintiff,
vs.
PAULA M. SOROKA as Administratrix of the Estate of AGNES SOROKA, Deceased
Mortgagor(s) and Record Owner(s)
629 Lewis Street
Brownsville, PA 15417,
Defendant(s).

ALL THAT CERTAIN parcel of land situate in the Borough of South Brownsville, County of Fayette and Commonwealth of Pennsylvania.
TAX PARCEL# 02-10-0341
PROPERTY ADDRESS: 629 Lewis Street Brownsville, PA 15417
IMPROVEMENTS: A residential dwelling.
SOLD AS THE PROPERTY OF: PAULA M. SOROKA as Administratrix of the Estate of AGNES SOROKA, Deceased

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

No. 579 of 2016 GD
 No. 307 of 2017 ED

**THE BANK OF NEW YORK MELLON
 F/K/A THE BANK OF NEW YORK,
 SUCCESSOR TO JPMORGAN CHASE
 BANK, N.A., AS TRUSTEE FOR CENTEX
 HOME EQUITY LOAN TRUST 2005-A C/O
 NATIONSTAR MORTGAGE LLC
 8950 Cypress Waters Boulevard
 Coppell, TX 75019**

Plaintiff,
 vs.

**DAVID STONE JR. Solely in His Capacity as
 Heir of David Stone Deceased
 KATHERINE GAUGHAN a/k/a
 KATHERINE HAYDEN a/k/a
 KATHERINE REINHART, Solely in Her
 Capacity as Heir of David T. Stone, Deceased
 Amy Nicholson f/k/a Amy Stone, Solely in
 Her Capacity as Heir of David Stone,
 Deceased**

**AMANDA STONE Solely in Her Capacity as
 Heir of David Stone, Deceased
 JOHN STONE in His Capacity as Heir of
 David T. Stone, Deceased
 RONALD STONE as Heir of David T. Stone,
 Deceased
 DOROTHY ELLEN STONE
 Mortgagor(s) and Record Owner(s)
 113 Wall Street
 Everson, PA 15631
Defendant(s).**

ALL THAT CERTAIN lot, parcel or piece
 of ground lying and situate in the Township of
 Upper Tyrone, County of Fayette and
 Commonwealth of Pennsylvania.

TAX PARCEL# 39110051
 PROPERTY ADDRESS: 113 Wall Street
 Everson, PA 15631
 IMPROVEMENTS: A residential
 dwelling.

SOLD AS THE PROPERTY OF: DAVID
 STONE JR. Solely in His Capacity as Heir of
 David Stone Deceased, KATHERINE
 GAUGHAN KATHERINE HAYDEN a/k/a
 KATHERINE REINHART, Solely in Her

Capacity as Heir of David T. Stone, Deceased,
 Amy Nicholson f/k/a Amy Stone, Solely in Her
 Capacity as Heir of David Stone, Deceased,
 AMANDA STONE Solely in Her Capacity as
 Heir of David Stone, Deceased, JOHN STONE
 n His Capacity as Heir of David T. Stone,
 Deceased, RONALD STONE as Heir of David
 T. Stone, Deceased and DOROTHY ELLEN
 STONE

ANNE N. JOHN
 ATTORNEY AT LAW

No. 1554 of 2014 GD
 No. 259 of 2017 ED

**FIRST FEDERAL SAVINGS AND LOAN
 ASSOCIATION OF GREENE COUNTY, a
 corporation,
 Plaintiff,
 vs.
 FRANK S. SWARTZ, a/k/a FRANK S.
 SWARTZ, JR. and DOREEN E. SWARTZ,
 his wife,
 Defendants and Real Owners.**

ALL that certain piece or parcel of property
 situate in North Union Township, Fayette
 County, Pennsylvania designated as Lot No. 4 in
 the Evans, Nuccetelli & Houck, Marshall
 Height, Phase 2 Plan of Lots, which is of record
 in the Recorder of Deeds Office of Fayette
 County, Pennsylvania, in Plan Book Volume 57,
 page 30; Said parcel being more particularly
 bounded and described in Record Book 2802
 page 614.

SEE Record Book 2802 at page 614.

UPON which there is erected a split entry
 brick and sided dwelling known locally as 106
 Colonial Lane, Uniontown, PA 15401.

Assessment Map No.: 25-29-0055-04.

Phelan Hallinan Diamond & Jones, LLP

No. 824 of 2017 GD
No. 279 of 2017 ED

Phelan Hallinan Diamond & Jones, LLP

No. 772 of 2017 GD
No. 269 of 2017 ED

PHH Mortgage Corporation,
Plaintiff,
vs.
Heather D. Thomas
Donald L. Stoneking, Jr.,
Defendant(s).

By virtue of a Writ of Execution No. 824 OF 2017 GD, PHH Mortgage Corporation v. Heather D. Thomas Donald L. Stoneking, Jr., owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 125 Hopwood Coolspring Road, Hopwood, PA 15445
Parcel No.: 25-54-0062
Improvements thereon: RESIDENTIAL DWELLING

No. 1103 of 2017 GD
No. 244 of 2017 ED

Nationstar Mortgage LLC,
Plaintiff,
vs.
Jeanene B. Topper,
Defendant.

ALL that certain parcel of land lying and being situate in the City of Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 202 East Francis Avenue, Connellsville, PA 15425 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 05-03-0151

BEING the same premises which Eileen Falco, widow and Lisa Falco, now by marriage Lisa Antkiewicz and Eric Antkiewicz, her husband, by Deed dated July 17, 2003 and recorded in and for Fayette County, Pennsylvania in Deed Book 28570, Page 2379, granted and conveyed unto Jeanene B. Topper, no marital status shown.

Pennymac Loan Services, LLC,
Plaintiff,
vs.
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Rodney E. Wolfe, Deceased,
Defendant(s).

By virtue of a Writ of Execution No. 772-OF-2017-GD Pennymac Loan Services, LLC v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Rodney E. Wolfe, Deceased, owner(s) of property situate in the EVERSON BOROUGH, Fayette County, Pennsylvania, being 117 Chestnut Street, Everson, PA 15631

Parcel No.: 10-03-0192
Improvements thereon: RESIDENTIAL DWELLING

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

No. 1604 of 2017 GD
No. 265 of 2017 ED

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
c/o 3415 Vision Drive
Columbus, OH 43219
Plaintiff,
vs.
TIFFANY D. VRABEL
Mortgagor(s) and Record Owner(s)
411 East Washington Avenue
Connellsville, PA 15425
Defendant(s).

ALL THAT CERTAIN lot or piece of ground situate in the CITY of CONNELLSVILLE, County of Fayette and Commonwealth of Pennsylvania.
TAX PARCEL #05-12-0018

PROPERTY ADDRESS: 411 East
Washington Avenue Connellsville, PA 15425

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF:
TIFFANY D. VRABEL

No. 1644 of 2017 GD

No. 308 of 2017 ED

BANK OF AMERICA, N.A.,

Plaintiff,

vs.

DONALD YAUGER LAURA YAUGER,

Defendant.

ALL THAT CERTAIN LOT OR PIECE
OF GROUND SITUATE AS A PARCEL OR
LOT OF GROUND LOCATED NEAR THE
VILLAGE OF COOLSPRING, NORTH
UNION TOWNSHIP, FAYETTE COUNTY,
PENNSYLVANIA.

BEING THE SAME PREMISES which
Earnest E. Yauger and Patricia S. Yauger, by
Deed dated January 29, 2008 and recorded
January 29, 2008 in the Office of the Recorder
of Deeds in and for Fayette County in Deed
Book Volume 3051, Page 2237, granted and
conveyed unto DONALD YAUGER, their son.

BEING KNOWN AS: 129 PINE RIDGE
ROAD, LEMONT FURNACE, PA 15456

PARCEL #25-27-0253

JUDICIAL OPINION

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

N.A.H., :
Plaintiff, :
vs. :
J.S., : No. 1398 of 2017
Defendant. : Honorable Nancy D. Vernon

OPINION PURSUANT TO Pa.R.A.P. 1925

VERNON, J.

November 7, 2017

Before the Court is the appeal of Defendant J.S. (“Mother”) to the Order for Genetic Testing of this Court, dated September 21, 2017, filed September 25, 2017, granting Plaintiff N.A.H.’s Petition to Establish Paternity and for Genetic Testing.

N.A.H. filed a Complaint to Establish Paternity and for Genetic Testing alleging that J.S. is the natural mother of E.S. and that he, N.A.H., may be the natural father of E.S. Upon receipt of the Complaint, Mother filed Preliminary Objections arguing the Complaint was legally insufficient since “Pennsylvania Courts have long upheld the doctrine of presumption of paternity of a child born during wedlock.” Mother also argued the Complaint failed to conform to law or rule of court in that N.A.H. did not allege how conception occurred. See, Preliminary Objections and N.T., 9/21/2017, at 3.

At the time set for hearing, counsel for Mother amended the Preliminary Objections to read as an Answer to the Complaint and the Court then proceeded to take testimony. Id. at 3, 42. Following testimony, the Court granted the Petition for Genetic Testing and Mother has appealed to the Superior Court of Pennsylvania upon the following grounds:

1. The Honorable Trial Court erred and abused its discretion by finding that there was no enforceable verbal contract between the parties relating to sperm donation.
2. The Honorable Trial Court erred and abused its discretion by entering an order for genetic testing that is contrary to applicable Pennsylvania Law finding that sperm donors are not parents with standing in custody actions.
3. The Honorable Trial Court erred by finding that the Plaintiff has legal standing in a custody action.

FACTUAL BACKGROUND

N.A.H. is a 27 year old male who resided with his female friend J.S. “off and on a month or two trying to conceive in a new modern way [... via] an at home insemination kit that [Mother] had ordered off the Internet [... using] a syringe that had a new design where it wouldn’t damage the semen for conception.” Id. at 4-5. Roughly a dozen times N.A.H. provided samples of his semen for use in the “Mosie” kit to inseminate

Mother. *Id.* at 5. For the act of insemination, N.A.H. would be present in the house and hand his sperm to Mother or would leave his sperm beside Mother's bed in an attempt to make it "less awkward." *Id.* at 20. N.A.H. testified that Mother communicated about the pregnancy by telling him in person and by texting a picture of the positive test. *Id.* at 6. N.A.H. further testified that during the first trimester Mother would text message him calling him "Poppy and Dad." *Id.* at 10. To his knowledge, N.A.H. did not believe that Mother had used any other semen to conceive the child. *Id.* Once Mother became pregnant "everything started being denied." *Id.* at 6.

In response to the question about his understanding of the arrangement, N.A.H. testified that he and Mother "would more or less be the new modern family. With her being gay and me being gay, we figured that this would be the best way that we can start a new generation as surrounding this child with love from her family and my family." *Id.* at 6. Following a vacation with her "assumed to be wife [P.K.]," Mother served [N.A.H.] with "more or less a pre-restraining Order to not come in contact with her." *Id.* at 7. N.A.H. elaborated what he described as an "Order" was actually a letter sent regular mail, FedEx mail, and certified mail from Mother's attorney that included a Notice of Defiant Trespass and directed him to contact Mother's attorney if he had any questions or legal issues with Mother. *Id.* at 25, 27. N.A.H. testified that Mother and P.K. became engaged to be married during that vacation, after Mother was already pregnant, and that P.K. and Mother were not married at the time of conception. *Id.* at 8.

N.A.H., Mother, and P.K. decided to meet in an attorney's office to "sign some paperwork to have everything set in sand regarding the birth of the child." *Id.* at 9. It was at this meeting that N.A.H. learned the proposal excluded him from the child's life except by permission of Mother and that he would not be "known as dad" to the child. *Id.* On this basis, and with his own counsel representing his interest, N.A.H. refused to execute the document. *Id.*

Under cross-examination, N.A.H. explained that he and Mother were friends for several years, that he moved out of state and upon returning asked whether Mother was still interested in starting a family with P.K. *Id.* at 12-17. N.A.H. and Mother had previously talked about starting a family ever since they had become friends. *Id.* at 17. In 2016, aware that Mother was exploring options to conceive, N.A.H. testified that she "chose" him because she knew him. *Id.* at 18. N.A.H. testified that he, Mother, and P.K. discussed the family dynamic and that they would be the "mothers and [he] was going to be father." *Id.*

N.A.H. testified that based on the discussion with Mother and P.K. that they "were going to have shared [the child] and work with the child and do what's right for the child" and that he "was going to be in the child's life." *Id.* Based upon those discussions, N.A.H. agreed to provide his sperm. *Id.*

N.A.H. admitted they discussed P.K. adopting the child, but they "never moved forward on that." *Id.* at 20. N.A.H. denied agreeing to terminate his parental rights upon the child's birth. *Id.* at 19. N.A.H., Mother, and P.K. "attempted" to draft a three party contract between donor, recipient, and recipient's partner, but it was never "finalized or finished." *Id.* at 22. Counsel for Mother then inquired about the parties'

plan to get the document notarized, but N.A.H. testified that it was not notarized because the drafting was never finished. *Id.* at 23. N.A.H. further testified that the three wanted to keep the pregnancy a secret but did not intend to keep secret N.A.H. as being the child's father. *Id.* at 24.

N.A.H. and Mother never signed a written contract. *Id.* at 29. According to N.A.H., the understanding between him and Mother and P.K. was that they "were going to be the mothers and the child would more or less remain at their property, their residence, as primary. [N.A.H.] being the father, [he] was going to be in the child's life and still have [his] legal rights over the child to [...] have vacations with as well as them, have holidays, have time to actually spend with the child and actually help grow the child." *Id.* at 29.

Mother also testified at the time of hearing stating that she and N.A.H. were friends for several years when he left her a voicemail one day asking whether she still wanted to have a baby and offering to help her. *Id.* at 33. Mother and P.K. had been exploring options to conceive including the Cryobank in Pittsburgh, but felt that "it was not as personable." *Id.* at 33. Mother wanted to "have that connection" with P.K. and did not "want to do it at the doctor's office" nor did she "feel like shipping it through the mail was a great idea." *Id.* Mother also considered adoption. *Id.* at 34.

To proceed with using N.A.H.'s sperm, Mother found an insemination kit online that had "a higher success rate because of the design" and that she could use with the assistance of P.K. and she did actually use the kit eight times to conceive. *Id.* Mother did not watch N.A.H. make the donation of sperm. *Id.* at 35.

Mother testified that she and P.K. were to be the "parents of the child" and that the discussion was that N.A.H. would "relinquish his parental rights and be involved in the child's life." *Id.* at 35. Mother stated that N.A.H. agreed that P.K. could adopt the child. *Id.* Mother further testified that the three agreed that she and P.K. would be financially responsible for the child and they would not accept any support from N.A.H. *Id.* at 36. Mother admitted that they agreed to N.A.H. being involved in the child's life and would know the child. *Id.*

Mother denied that N.A.H. lived with her, rather stating he would spend a few nights when he was leaving his sperm donations. *Id.* at 37. Mother married P.K. in March 2017, two months prior to the child's birth. *Id.* at 30. N.A.H. was not present for the birth and was not included on any paperwork identifying him as the father. *Id.* at 37. Mother testified it was never her intention to include N.A.H. in the pregnancy. *Id.*

With regards to a written contract, Mother explained the three were drafting the agreement, but they were "all working a lot" and were not rushing it. *Id.* at 38. Mother testified that she and N.A.H. "finalized" the agreement and discussed using a notary but did not want to use one who knew her family. *Id.* Mother said the agreement was never signed and taken to a notary because they "just couldn't agree on a time and place." *Id.*

Regarding prenatal doctor's appointments, Mother admitted that N.A.H. wanted to go but she was not comfortable and she wanted only P.K. to attend. *Id.* at 39. Mother stated that N.A.H. changed his phone number and she was only able to reach him on

Facebook during a month and a half of the pregnancy, but N.A.H. explained this was because he updated his number by changing it from an Arkansas number to Pennsylvania. *Id.* at 40.

Mother testified she and N.A.H. discussed that he would relinquish his rights so that P.K. could adopt the baby but that she and P.K. wanted N.A.H. to be involved in the child's life. *Id.* at 40. Mother did not deny that N.A.H. is the father of the child. *Id.* at 41. Mother identified the child as E.B.K. with a date of birth of May 17, 2017. *Id.* at 41-42.

Based upon this testimony and evidence, this Court made a factual finding that "there [was] no meeting of the minds" and "that there was no oral agreement because there certainly is evidence according to [N.A.H.] that [this Court believed] that there was no final agreement reached." *Id.* at 45. Upon this determination, the Court granted the Petition for Genetic Testing.

DISCUSSION

Mother raises three issues for consideration. First, that this Court abused its discretion in finding that there was no enforceable verbal contract between the parties relating to sperm donation. The record belies this assertion. The determination of whether or not Mother and N.A.H. entered into an oral contract for sperm donation is a factual decision.

When oral contracts are disputed, the issues of what was said, done, and agreed upon by the parties are ones of fact to be determined by the fact finder. *Yaros v. Trustees of the University of Pennsylvania*, 742 A.2d 1118, 1122 (Pa.Super. 1999). The question of the intent of the parties is a factual one reserved to the province of the fact finder. *McDonnell v. Ford Motor Company*, 643 A.2d 1102, 1105-06 (Pa.Super. 1994).

Enforcing an oral agreement when the parties have failed to execute a written agreement can only occur if the parties have agreed upon the essential terms of the agreement. *McDonnell*, *supra*. We would also note that for a contract to be enforceable, the nature and extent of the mutual obligations must be certain, and the parties must have agreed on the material and necessary details of their bargain. *Peck v. Delaware County Board of Prison Inspectors*, 814 A.2d 185, 191 (Pa. 2002). When performance under a contract is uncertain, the court will not write the contract for the parties. *Turner v. Hostetler*, 518 A.2d 833, 836 (Pa.Super. 1986).

The Court was presented no credible testimony that N.A.H. had agreed to relinquish his parental rights or that he was not the intended father of the child. Mother requested N.A.H. to terminate his legal connection to the child in a meeting in her attorney's office and he refused to do so. N.A.H. testified credibly that he intended for himself, Mother, and P.K. to be the "new modern family" with Mother and P.K. serving as the child's mothers and he the child's father. N.A.H.'s intention, as believed by this Court, was evidenced by his testimony that he planned to serve as father in the child's life and envisioned future holidays, vacations, helping "grow" the child, and spending time with her.

By her responsive pleadings and testimony, Mother is requesting this court to find N.A.H. acted only as a sperm donor and cites *Ferguson v. McKiernan*, 940 A.2d 1236 (Pa. 2007) as controlling precedent regarding the enforceability of oral agreements for sperm donation. However, *Ferguson* is not controlling in a situation such as this, when as a factual determination, this Court has found that no oral agreement was entered between the parties. As counsel for Mother argued in closing, “[t]here was an attempt to validify (sic) this agreement, these terms, to writing.” N.T., 9/21/2017, at 44. The alleged agreement never manifested, rather remained only in negotiations. This conclusion is evidenced by the testimony throughout referring to N.A.H. or Mother’s “understanding” of the agreement, or the “discussions” between the parties best highlighted by N.A.H.’s description as the agreement being set in “sand.”

In support of this Court’s conclusion that no oral agreement existed to find N.A.H. acted only as a sperm donor, the attempt by Mother to render her alleged agreement to writing to effectuate the relinquishment of rights to the child was specifically denied by N.A.H. in person and in the presence of each of their attorneys. Mother’s testimony that the agreement was not executed because she and N.A.H. were “working a lot” or that they could not agree on a notary to witness their signatures is not credible and was not believed by this Court. Accordingly, the Court has found as a factual determination that Mother and N.A.H. had “no meeting of the minds” to sever his paternal relationship with the child and as such, will not “write the contract for the parties.”

In her second issue, Mother alleges that this Court erred and abused its discretion by entering an order for genetic testing that is contrary to applicable Pennsylvania Law finding that sperm donors are not parents with standing in custody actions. In her last issue, Mother alleges error in this Court finding that N.A.H. has legal standing in this custody action. In accordance with the Court’s factual finding, *supra*, that N.A.H. was intended to be a “father” and not a “sperm donor,” and upon Mother not denying that N.A.H. is the biological father of her child, the proper resolution in accordance with the laws of this Commonwealth was to grant the Petition for Genetic Testing on behalf of N.A.H., the believed biological father.

WHEREFORE, this appeal is without merit and should be DENIED.

BY THE COURT:
NANCY D. VERNON, JUDGE

ATTEST:
Prothonotary

ANNUAL MEMBERSHIP MEETING

The regular annual meeting of the full membership of the Fayette County Bar Association will be held on **Thursday, November 30, 2017, at 12:00 pm** at the Bar Association's Office Building in the basement conference room located at 2 West Main Street, Uniontown, PA 15401.

Committees are invited to present topics of concern or interest to the Association. Lunch will be provided to attendees who register in advance.

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

NOTE OF APPRECIATION

I want to express my sincere appreciation to all who attended my recent retirement ceremony for the kind words and thoughtful gifts presented.

I also wish to extend my gratitude to the members of our Bar Association for the beautiful gavel which will be prominently displayed in my home as a reminder of the Bar and the respectful, courteous and professional manner displayed when appearing before me and the members of the Bench.

Further, recognition and thanks is due to our Court Administrator, Karen Kuhn, and all who helped in the planning, preparation and management of the occasion. Additionally, I want to assure the members of my personal staff, past and present, and the Court related employees that I will be forever grateful for their proficient and skillful assistance in the performance of my judicial duties.

Lastly, to my colleagues on the Bench, I have been extremely fortunate to have shared your company and I hereby acknowledge my heartfelt appreciation for the cooperation, support and comradery afforded.

Capuzzi, J. (Ret)

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