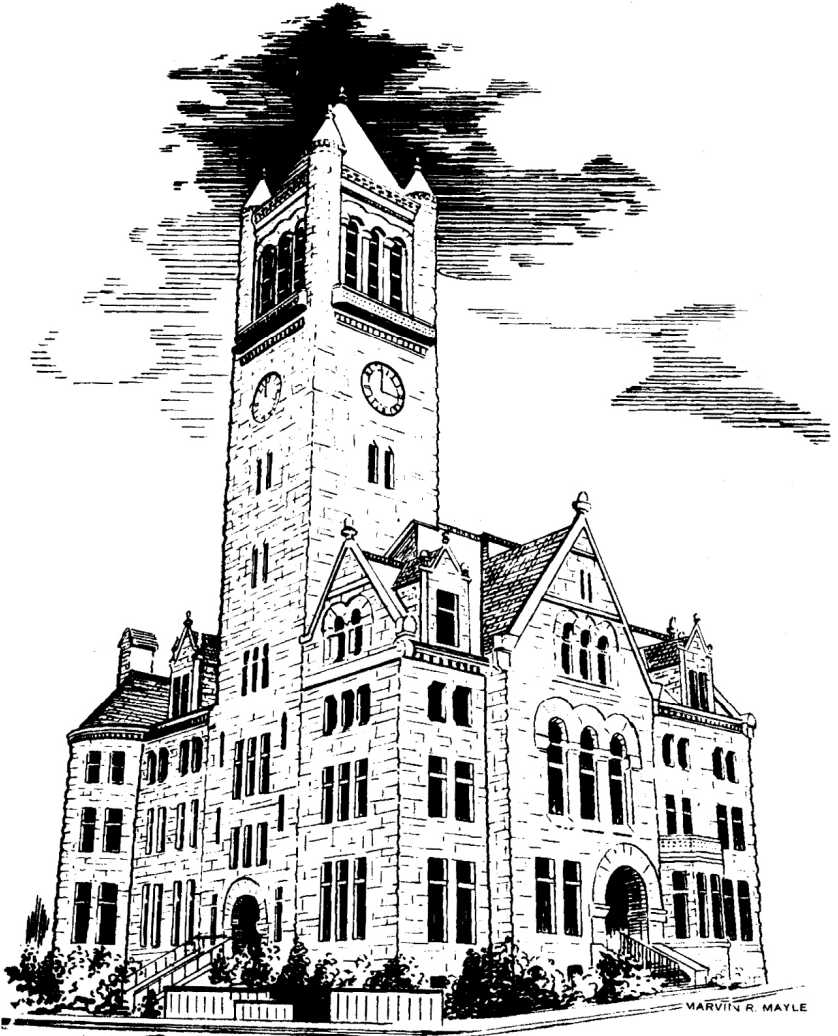


FAYETTE LEGAL JOURNAL

VOL. 84

MAY 22, 2021

NO. 21



FAYETTE LEGAL JOURNAL

The FAYETTE LEGAL JOURNAL is published weekly by the Fayette County Bar Association, 45 East Main Street, Suite 100, 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.

Co-Editors: Garnet L. Gordon and Melinda Deal Dellarose

Cover Design by Marvin R. Mayle, 207 Lick Hollow Road, Hopwood, PA

FAYETTE COUNTY BAR ASSOCIATION Board of Directors

President: Charles O. Zebley, Jr.
President Elect: Gretchen A. Mundorff
Vice-President: Mark D. Brooks
Secretary: Anne N. John
Treasurer: Louise D. Monaghan
Past President: Louise D. Monaghan
Executive Director: Garnet L. Gordon

Directors
 Jennifer M. Casini
 Rachel A. Clark
 Jeremy J. Davis
 Robert A. Gordon
 Sheryl R. Heid
 James E. Higinbotham, Jr.
 Margaret Zylka House
 John A. Kopas, III
 Wendy L. O'Brien
 Douglas S. Sholtis

ETHICS HOTLINE

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.

LAWYERS CONCERNED FOR LAWYERS

Our assistance is confidential,
non-judgmental, safe, and effective

To talk to a lawyer today, call:
 1-888-999-1941
 717-541-4360

Call (800) 932-0311, ext. 2214.

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

THOMAS S. ADDIS, JR., a/k/a THOMAS SEARIGHT ADDIS, JR., late of Masontown, Fayette County, PA (3)

Administrator: Tonya L. Halbert
124 Hillman Street
Greensboro, PA 15338
c/o 189 West High Street
Waynesburg, PA 15370
Attorney: Gregory C. Hook

PAUL MCKINLEY CARROLL, a/k/a PAUL M. CARROLL, late of New Salem, Fayette County, PA (3)

Executrix: Roxanne J. Gmutza
P.O. Box 614
New Salem, PA 15468
c/o 1725 Washington Road, Suite 503
Pittsburgh, PA 15241
Attorney: Betty Dillon

EDWARD D. DAVIS, late of Uniontown, Fayette County, PA (3)

Personal Representative: Ann Breech
c/o Davis & Davis
107 East Main Street
Uniontown, Pa 15401
Attorney: Gary J. Frankhouser

EUGENE STANLEY EDWARDS, a/k/a EUGENE S. EDWARDS, a/k/a EUGENE EDWARDS, late of Uniontown, Fayette County, PA (3)

Personal Representative: Lottie Edwards
c/o George & George
92 East Main Street
Uniontown, PA 15401
Attorney: Joseph M. George, Sr.

JAMES HAMMACK, late of Point Marion, Fayette County, PA (3)
Administrator: Rich Hammack
5 Allamong Lane
Morgantown, WV 26508

ROSALIE HAMMACK, late of Point Marion, Fayette County, PA (3)

Administrator:
Christopher Dwayne Hammack
42 Broadway, Apt.#1
Hagerstown, MD 21740

DOROTHY D. HUGHS, late of Fairchance, Fayette County, PA (3)

Executor: Larry B. Wilson
c/o 11 Pittsburgh Street
Uniontown, PA 15401
Attorney: Thomas W. Shaffer

LILA KRUKOWSKY, a/k/a LILA R. FERENCY KRUKOWSKY, late of

Perryopolis, Fayette County, PA (3)
Personal Representative:
Robert Krukowsky
c/o Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James Higinbotham

FRANCES LIVINGSTONE, a/k/a FRANCES E. LIVINGSTONE, late of Washington Township, Fayette County, PA (3)

Personal Representative:
James C. Livingstone
c/o 902 First Street
P.O. Box 310
Hiller, PA 15444
Attorney: Herbert G. Mitchell, Jr.

GRACE L. NICHOLS, a/k/a GRACE T. NICHOLS, late of Washington Township, Fayette County, PA (3)

Executor: Carl L. Trader
115 Beach Drive
Charleroi, PA 15022
c/o 300 Fallowfield Avenue
Charleroi, PA 15022
Attorney: Richard C. Mudrick

CAROL SHULTZ, late of South Union Township, Fayette County, PA (3)
Executrix: Georgina Herilla
 c/o Adams & Adams
 55 East Church Street, Suite 101
 Uniontown, PA 15401
Attorney: Jason Adams

KAREN L. WISE, late of Monessen, Fayette County, PA (3)
Administratrix: Stacey Madzey
 1435 Lincoln Street
 Monessen, PA 15062
 c/o 300 Fallowfield Avenue
 Charleroi, PA 15022
Attorney: Richard C. Mudrick

Second Publication

NANCY DONLEY, late of Hopwood, Fayette County, PA (2)
Executor: Starlet Nestor
 5 Route 21 Estates
 Carmichaels, PA 15320
 c/o Fieschko & Associates, Inc.
 Suite 2230 436 7th. Avenue
 Pittsburgh, PA 15219
Attorney: Joseph Fieschko

EDGAR J. ROSENBERRY, late of Springfield Township, Fayette County, PA (2)
Personal Representative:
 Joseph E. Rosenberry
 c/o Watson Mundorff, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Robert A. Gordon

MARGARET SALANSKY, a/k/a MARGARET H. SALANSKY, late of North Union Township, Fayette County, PA (2)
Executrix: Carol Zackal
 c/o Proden & O'Brien
 99 East Main Street
 Uniontown, PA 15401
Attorney: Wendy L. O'Brien

TIMOTHY J. SEDLAK, SR., a/k/a TIMOTHY JAMES SEDLAK, SR., late of Belle Vernon, Fayette County, PA (2)
Executrix: Kimberly Ann Sedlak Hart
 189 Naugle Drive

Falls Creek, PA 15840
 c/o Fiffik Law Group, PC
 661 Andersen Drive
 Foster Plaza 7, Suite 315
 Pittsburgh, PA 15220
Attorney: Matthew A. Bole

IRIS L. STEYER, late of Springfield Township, Fayette County, PA (2)
Co-Executors: Ray Steyer and Frances Collins
 c/o P.O. Box 760
 Connellsville, PA 15425
Attorney: Carolyn W. Maricondi

NANCY WAYNE, late of Markleysburg, Fayette County, PA (2)
Administratrix: Leah Stemple
 c/o 2944 National Pike Road
 P.O. Box 245
 Chalk Hill, PA 15421
Attorney: Charles C. Gentile

First Publication

EDWARD BUBASH, a/k/a EDWARD J. BUBASH, late of Masontown Borough, Fayette County, PA (1)
Executrix: Marcia B. Santini
 c/o Higinbotham Law Offices
 45 East Main Street, Suite 500
 Uniontown, PA 15401
Attorney: James Higinbotham

HARRY EUGENE JENKINS, late of Uniontown, Fayette County, PA (1)
Administratrix: Angela L. Beck
 1822 W. Cobblestone Lane
 St. Augustine, FL 32092
 c/o 18 W. Cherry Avenue
 Washington, PA 15301
Attorney: P. Chad Schneider

RICHARD B. KIETA, late of Franklin Township, Fayette County, PA (1)
Personal Representative:
 Tammie L. Nelson
 c/o P.O. Box 953
 Uniontown, PA 15401
Attorney: Ricardo J. Cicconi

**RODNEY CRAIG KING, SR., a/k/a
RODNEY C. KING**, late of Springfield
Township, Fayette County, PA (1)
Administratrix: Vickie L. King
3350 Springfield Pike
Normalville, PA 15469
c/o King Legal Group, LLC
114 North Maple Avenue
Greensburg, PA 15601
Attorney: Robert W. King

JAMES L. KRAMER, late of Washington
Township, Fayette County, PA (1)
Administratrix: Tracy Molnar
116 Elwell Street
Fayette City, PA 15438
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

ROBERT LENT, a/k/a ROBERT L. LENT,
late of Luzerne Township, Fayette County, PA (1)
Executor: Gregory Ritsko, Jr.
c/o Goodwin Como, P.C.
108 North Beeson Boulevard, Suite 400
Uniontown, PA 15401
Attorney: Benjamin Goodwin

DIANE E. LINT, late of Dunbar Township,
Fayette County, PA (1)
Personal Representative: Brain E. Soltis
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

LARRY PAVTIS, late of Washington
Township, Fayette County, PA (1)
Administratrix: Samantha Pavtis
1550 21st. Street East, Apt. 51
Bradenton, FL 34208
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

**CATHERINE POPOVICH, a/k/a
CATHERINE M. POPOVICH, a/k/a
KATHRYN M. POPOVICH**, late of
Masontown, Fayette County, PA (1)
Executrix: Sonya M. Cofone, formerly
Sonya Popovich
111 River Avenue
Masontown, PA 15461

c/o Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James Higinbotham

SHIRLEY MAE RUEBSTECK, late of
Smithfield, Fayette County, PA (1)
Administrator: Joseph Nastasi
c/o 2944 National Pike Road
P.O. Box 245
Chalk Hill, PA 15421
Attorney: Charles C. Gentile

DEBORAH ANN STEELE, late of South
Union Township, Fayette County, PA (1)
Personal Representative: Mark C. Steele
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

TIMOTHY SZEPESI, late of Connellsville,
Fayette County, PA (1)
Personal Representative:
Matthew K. Minerff
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

**JOSEPH VALENTOVICH, a/k/a JOSEPH
M. VALENTOVICH**, late of North Union
Township, Fayette County, PA (1)
Executor: Benjamin J. Pramuk
c/o Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James Higinbotham

**ROGER LEE WILES, a/k/a ROGER L.
WILES, a/k/a ROGER WILES**, late of
Springhill Township, Fayette County, PA (1)
Administrator: Terry J. Wiles
c/o John & John
96 East Main Street
Uniontown, PA 15401
Attorney: Simon B. John

LEGAL NOTICES

NOTICE

The Albert Gallatin Area School District will receive sealed bids for the purchase of a vacant parcel of ground located in Point Marion Borough. The property is an estimated land area of 0.63 acres, located on Union Street, Point Marion Borough, Fayette County, Pennsylvania. This property is designated by the Fayette County Assessment office as Parcel ID No. 29-02-0279.

Bids must be received on or before 3:00 p.m., June 1, 2021. Bids shall be submitted to Vincent M. Belczyk, Business Manager, at the Albert Gallatin Area School District Administrative Offices, 2625 Morgantown Road, Uniontown, Pennsylvania, 15401-6703. Bids will be publicly opened at said time and place. Sealed bids must be submitted on bid forms provided by the School District. Copies of the sale conditions and bid forms may be obtained by contacting Mr. Belczyk at the Administrative Offices, or at (724) 564-7185 Ext. 8112 or vincent.belczyk@agasd.org. The Albert Gallatin Area School District reserves the right to reject any and all bids.

Vincent M. Belczyk, Business Manager (3 of 3)

NOTICE

Notice is hereby given that the Certificate of Organization has been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 19, 2021, for a limited liability company known as Par 5 LLC.

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

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

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

STERN & EISENBERG, PC
1581 MAIN ST., STE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY
CIVIL ACTION – LAW

Deutsche Bank National Trust Company, as
Trustee for Ameriquest Mortgage Securities
Inc., Asset-Backed Pass-Through Certificates,
Series 2005-R3

v.
Clair Kistner, Lennette Kistner
Defendant(s)

Civil Action Number: 2020-01980

TO: Clair Kistner, Lennette Kistner

You have been sued in mortgage foreclosure on premises: 289 Melcroft Road, Melcroft, PA 15462 based on defaults since February 1, 2020. You owe \$25,549.01 plus interest.

NOTICE

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 A 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.

Southwestern Pennsylvania
Legal Aid Society, Inc.
48 E. Main Street
Uniontown, PA 15401
1-724-439-3591

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY, PENNSYLVANIA
 CIVIL DIVISION
 Docket No. 550 of 2021

IN RE: CHANGE OF NAME OF LOIS
 DELLNETTA RECHENBERG

ORDER

AND NOW, this 27th day of April, 2021, a hearing on the Petition for Change of Name is scheduled for the 23rd day of June, 2021, at 1:30 o'clock p.m., in Courtroom No. 2 of the Fayette County Courthouse. Petitioner is directed to give notice of the hearing by publication in two (2) newspapers of general circulation in the county where Petitioner resides, or a county contiguous to that county. One of the publications may be in the official paper for the publication of legal notices in the county. Petitioner shall conduct an official search of the proper offices of the counties where he/she has resided within the past 5 years, including the Fayette County Clerk of Courts, Prothonotary and Recorder of Deeds offices and will obtain certifications dated no more than two (2) days prior to the hearing showing that there are no judgments, decrees of record or other similar matters against the petitioner. Petitioner shall bring all certifications to the hearing.

BY THE COURT:
 Wagner, P.J.

IN THE UNITED STATES DISTRICT COURT
 FOR THE WESTERN DISTRICT OF
 PENNSYLVANIA
 CIVIL ACTION
 NO. 2:20-cv-1720-MJH

WILLIAM SMITH, Plaintiff
 v.
 HANNAH TOSKI, ZACHARY KODRIC,
 ROBERT SMITH, ALVIN SMITH and
 AMBER COFFMAN,
 Defendants

ROBERT SMITH SHOULD TAKE NOTICE that WILLIAM SMITH has filed a federal civil action against this Defendant for conspiracy to violate Plaintiff's rights under the United States Constitution and for malicious prosecution.

NOTICE

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 FEE OR NO FEE.

Pennsylvania Lawyer Referral Service
 Pennsylvania Bar Association
 100 South Street
 PO Box 186
 Harrisburg, PA 17108
 1-800-692-7375

LAW OFFICES OF JOEL SANSONE
 By s/Joel S. Sansone, Esquire
 Joel S. Sansone, Esquire
 Attorney for Plaintiff
 Two Gateway Center, Suite 1290
 603 Stanwix Street
 Pittsburgh, Pennsylvania 15222
 (412) 281-9194

SHERIFF'S SALE

Date of Sale: July 22, 2021

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, July 22, 2021, 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. (2 of 3)

James Custer
Sheriff Of Fayette County

Brock & Scott, PLLC

No. 2400 of 2019 GD
No. 62 of 2021 ED

FREEDOM MORTGAGE CORPORATION
v.
RYAN LEE BUCHHEIT

By virtue of a Writ of Execution No. 2400 of 2019 GD

FREEDOM MORTGAGE CORPORATION

v.
RYAN LEE BUCHHEIT
owner(s) of property situate in the CITY OF UNIONTOWN, FAYETTE County, Pennsylvania, being 100 BAILEY AVENUE, UNIONTOWN, PA 15401

Tax ID No. 38-04-0588

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$76,562.73

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

No. 831 of 2019 GD
No. 68 of 2021 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, and

ALL that certain lot or parcel of ground situate in the Sixth Ward, Brownsville, Fayette County, Pennsylvania, bounded and described as follows:

FRONTING 30 feet on the Northerly side of Front Street and extending back therefrom between property now or formerly of Saul Cazen on the Easterly side and property now or formerly of Jacob H. Sherrard on the Westerly, a distance of 90 feet, more or less, to property now or formerly of the Acklin Estate, upon which is erected a two story frame dwelling, having two apartments.

All that certain piece or parcel or Tract of land situate Brownsville Township, 6th Fayette County, Pennsylvania, and being known as 419 Front Street, Brownsville, Pennsylvania 15417.

Being known as: 419 Front Street, Brownsville, Pennsylvania 15417

Title vesting in Cynthia L. Johnson, in her Capacity as Executrix and Devisee of the Estate of Sylvia Jane Sealy a/k/a Sylvia J. Sealy, Evelyn Potchnok, in her capacity as Heir of Sylvia Jane Sealy A/KIA Sylvia J. Sealy, and Unknown Surviving Heirs of Sylvia Jane Sealy a/k/a Sylvia J. Sealy by deed from Richard Sealy and Sylvia Jane Sealy, husband and wife, dated October 31, 1983 and recorded November 9, 1983 in Deed Book 1329, Page 636.

Tax Parcel Number: 02-06-0258

No. 2112 of 2010 GD
No. 49 of 2021 ED

FAIRPORT ASSET MANAGEMENT LLC
Plaintiff,
vs.
CHRISTY A. KING,
Defendant.

ALL that tract of land situate Perry Township, Fayette County, Pennsylvania, known as 133 Cemetery Road, Vanderbilt, Pennsylvania 15486 having erected thereon a dwelling house.

PARCEL BEING KNOWN AND DESIGNATED AS TAX MAP 27-16-0085-010

BEING the same premises which CMF Industries, Inc., by their Deed Dated December 31, 1987 and recorded in the Recorder's Office of Fayette County on January 25, 1988 in Deed Book Volume 381, Page 114, granted and conveyed unto Christy A. King, the grantor herein.

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

No. 1364 of 2020 GD
No. 64 of 2021 ED

WILMINGTON SAVINGS FUND SOCIETY DBA CHRISTIANA TRUST, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NYMT LOAN TRUST I
Plaintiff

v.
DAVID MIHALSKY, IN HIS CAPACITY AS HEIR OF WALTER R. MIHALSKY;

CARMEL TASSONE, IN HIS CAPACITY AS HEIR OF WALTER R. MIHALSKY; EDWARD MIHALSKY, JR., IN HIS CAPACITY AS HEIR OF WALTER R. MIHALSKY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WALTER R. MIHALSKY

Defendant(s)

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

BEING KNOWN AS: 233 WATER STREET FOOTEDALE, PA 15468

BEING PARCEL NUMBER: 15170010
IMPROVEMENTS: RESIDENTIAL PROPERTY

Brock & Scott, PLLC

No. 1213 of 2019 GD
No. 56 of 2021 ED

WELLS FARGO BANK, N.A.
v.

ERNEST RUGGIERI, IN HIS CAPACITY AS HEIR OF MARY KAY RUGGIERI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY KAY RUGGIERI, DECEASED

By virtue of a Writ of Execution No. 1213 of 2019 GD
WELLS FARGO BANK, N.A.

v.
ERNEST RUGGIERI, IN HIS CAPACITY AS HEIR OF MARY KAY RUGGIERI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY KAY RUGGIERI, DECEASED

owner(s) of property situate in the CONNELLSVILLE, FAYETTE County, Pennsylvania, being 411 N PITTSBURGH STREET, CONNELLSVILLE, PA 15425

Tax ID No. 05-06-0176
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$50,071.84

STERN & EISENBERG PC
ANDREW J. MARLEY, ESQUIRE

No. 296 of 2020 GD
No. 60 of 2021 ED

**U.S. Bank National Association, as Trustee
for BNC Mortgage Loan Trust 2007-2
Mortgage Pass-Through Certificates, Series
2007-2**

Plaintiff

v.

**Marsha Shaffer
Defendants**

SITUATE IN THE TOWNSHIP OF
CONNELLSVILLE, COUNTY OF FAYETTE
AND COMMONWEALTH OF
PENNSYLVANIA, BEING KNOWN AS 825
North Jefferson Street, Connellsville, PA 15425.

PARCEL NO. 06-07-0003

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF-
MARSHA SHAFFER

Brock & Scott, PLLC

No. 156 of 2020 GD
No. 57 of 2021 ED

WELLS FARGO BANK, N.A.

v.

JASON SOMMERFELDT

By virtue of a Writ of Execution No. 156
of 2020 GD

WELLS FARGO BANK, N.A.

v.

JASON SOMMERFELDT

owner(s) of property situate in the
WASHINGTON, FAYETTE County,
Pennsylvania, being 118 CONNELLSVILLE
RD, FAYETTE CITY, PA 15438

Tax ID No. 41-16-0026

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$51,732.55

*** END SHERIFF'S SALES ***

Registers' Notice

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

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

Monday, June 7, 2021, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2611-0718	RUTH SHULTZ	Charles R. Shultz, Executor

Accounts filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Fayette County Pennsylvania:

28 of 1979	EDWARD L. KLIPPI	PNC Bank National Association, Guardian of the Estate
------------	------------------	---

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

Monday, June 21, 2021, at 9:30 A.M.

in Courtroom No. 1 of the **Honorable Steve P. Leskinen** or his chambers, 2nd Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

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

Monday, June 7, 2021, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2619-0827	ROSITA F. NEGA	Allison R. Barajas, Executrix

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

Monday, June 21, 2021, at 9:30 A.M.

in Courtroom No. 5 of the **Honorable Joseph M. George Jr.** or his chambers, 3rd Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

SEARCH UNCLAIMED PROPERTY

Fayette County has unclaimed property waiting to be claimed.

For information about the nature and value of the property, or to check for additional names, visit www.patrealms.gov

Pennsylvania Treasury Department

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

Fayette County
Listed in Alphabetical Order by Last Known Reported Zip Code

Fayette County

15012

- Allen Carolyn J
- Anderson Andrew
- Beaumont Edna M
- Breakiron Dale A
- Brian & Suzanne Bellissimo
- Byrne George Jr Est, George J
- Campbell Vernon M
- Carter Michael
- Cavalier Coach Belle Vernon
- Coccarri James
- Courtley Mark J
- Croes Car Care Cntr
- Delbel Edith E, Elsie
- Dvorchak Ellie E
- Dvorchak Michelle R, Emmie
- Edith E Delbel Trust
- Ero Helen T
- Exita Sed
- Ferrari Frances A
- Francia Frank
- Gladys Gilda
- Gnip Maryjane
- Gush Grant J
- Guttman Realty Co
- Hart Coleen M
- Hoskin Diane C
- Hrutkay Susan E
- Kennedy Charles E, Robyn
- Klebba Justin Timothy
- Krolik Andrew
- Lamanna Jeremy

- Legeion Ian
- Lenhart Robert
- Macik Lillian
- Mahutga Kyle
- Mik Zan
- Morgan Thomas W, Thomas R
- Mun Auth Westmoreland Cty
- Newmeyer Carey T
- Olexa Ronald H
- Orthopedic Group Pc
- Peters David J, Megan J
- Pitts Larue B
- Ragsdale Mike
- Roche Brian F, Dawn R
- Rodaback Rosalie
- Rossell Jonathan J
- Russell Maurice
- Sabatini Dan Ent
- Salizzoni Paul D
- Sedlak Joseph Son, Mary
- Segin Sarah Elizabeth
- Solar Power Industries
- Stonegate Development
- Stonfer Donald L
- Toth Angeline
- Trujillosepulveda Juan Manuel
- Tunney Doug
- Vaughn Michael
- Vrastyak Stephen Jr
- Weightman Victoria S, Alisha M
- Wells Dawn L
- Whiteko Angela C
- Yoder Natasha

15401

- Abel David, Frances L
- Addiction Specialists
- Alexander Thomas
- Amal Al Fares DDS
- Anderson Davin
- Andrews Carolyn J
- Baker Gladys
- Baran Mary B
- Barnes Alice R
- Barr Beverly
- Bartock Eric
- Beatty Sophie
- Berardinelli Samantha
- Bochnak Lisa M
- Bowland Mark Clay
- Bradmon Delores
- Brown Reed A
- Burkholder Brian P
- Burns Mary
- C and C Backhoe
- Centennial Chevrolet Geo
- Chapman Jerod
- Copney Terrence

Cord Helen P
Cramer Charles, Janet
Css Transport Inc dba Carter S
Curry Cherise
Days Centennial Chevrolet
Dorazio Joseph
Dugan Alex
Dunn Chris M
Dutton Sophie M
Duyava Estelle D
Eddy J W
Eddy Law Office
Elias Paul
Ennis Natasha
Evans Kenneth R
Evans Netani
Fairfax Jamaal
Fayette Obygyn Pc
Ford Anthony
Franko William C
Frankosilbaugh Kimberly
Fugozzotto Mariana
Gadd James
Garcia Adan
Garcia Victor
Garlow John M
Glista Mechelle Y
Gordans Jewelry
Grant Joyce
Grant Vivian E
Hall Danny
Hancheck Connie R
Harris Evelyn
Hart Richard O
Hartzel Cynthia Estate
Hartzell Cynthia M
Hickle Nathan P
Hillard James
Horvath Mark A
Jackson Betty
Jackson Cynthia C
Jackson Emily J
Johnson Michael A
Karnuts Auto Center
King Leroy, Edith O
Kishor E Joshi Family Trust
Kloc Edward E
Knotts Brian
Kornick Nicholas J
Koval Mary L
Krahling Elizabeth
Kubitza Andrew P Jr, Brian S
Lacaffinie Antonio
Lam Donna Lea
Licciardi Michael Lee, Jenny
Lilley Sheena
Litton Randy L
Lucas Jenna R

Mallick George
Mansberry Rebecca A
Martoncik Mary O
Matthews Natalie D
Mcdowell David
Medserv Management
Meegan John Ford Inc
Metro Regina
Mikeo Jerome
Mikluscakmaser Kayla M
Mills Melvin L
Mischisen Katherine Est, Robert
Mountain State Track Club
Mundels Mattres
Murray Joyce
Naber Jean
Naylor Ida
Nguyen Kelly T
Olenik Mary A
Palmar Gustavo
Petrovich Billy J
Phillips Deb
Phillips Scott D
Planiczka Carl
Preferred Financing
Ralph Wilkinson Est
Rankin Robert
Reagan William
Reddobrien Kimberly
Rich Kevin
Riley Eileen J
Rosanna Sylvia
Ross Sr William Edward
Rudinsky Joseph J
Russell Barry D
Russell Eyecare Inc
Sabatini Domineck F
Saradar Riad
Seaman Teresa M
Senior Life
Shannelle Schmuck
Sheba Justin
Shimko Gerald T
Shimko Richard
Shriverelias Wendy S
Sikora Jj
Smallwood William
Smith Charles F Brothe, Mary E
Smith Lisa A Wally M
Smith Sondra
State Theatre Center
Staycer Steven
Stein Robert H
Sterator Eugene A
Stewart James W
Swift David M
Tedesco William K
Tewell Jennifer J, Darryl D

Tewell Patricia, Alfred
 Thomas Cienna
 Thomas Linda K
 Thompson Dylan J
 Torchlight Catering
 Toth Robert Est
 Tran Binh P
 Tricounty Abstract
 Turjanica Michael Charles, Pauline
 Wally Walter E
 Walters George, Kathryn
 Wampler Wayne W
 Wardell William L
 Weisbarth Larry J
 Whitlock Ray
 Wilson Benjamin M Jr
 Wooten Elvin Est
 Yanigakennedy Therese
 Zemo George Est
 Zimmerlink Elizabeth

 Brooks Charles 15410
 Zoretich Eugene

 Kishel Linda 15413

 Brangard John W 15416

 Bowers John P Jr, Leah A Jr 15417
 Castillo Alexander Rene
 Crosskeys Community Center
 Defranks Betty
 Downer Ethel
 Elko Dolores B, Philip
 Gaster Shawn Michael
 Grandeur Royal
 Gregg Nellie
 Hanjorgiris William J
 Harris David
 Hickle William Jr
 Huweart Mary
 Jones William
 Lake Kacey
 Lester Catherine Est
 Martin Levi
 Mcferrin Norma
 Naticity Investments
 Palos Body & Color
 Popovitch Nancy
 Porter Nash G
 Ricco Frank
 Rider Mary J
 Roll Melanie
 Shrelfall Frances

Teslovich Brittany
 Thomas Jacqueline
 Wilkinson Ralph
 Windom Bernice
 Woodard Tyree
 Zurawaski Carl

 Dorsett Cornelius W, Bessie A 15420
 First Church of God

 Collins Philip K 15421
 David P Oneil Elie

 Barczyk Sarah 15425
 Blackstone Kimberly
 Bradish Stanley M
 Brant Elizabeth A, Todd D
 Breckirin Leona
 Bryner Blanch M
 Burnsworth Bessie
 Carlton Stacey
 Carraway Kevin
 Champion Patricia
 Coy Barbara Anne
 D and K Sales and Service
 Dunbar Distributing Co
 Eva White
 Foote Loretta
 Gaborko Sherry
 Halfhill Minnie
 Hanson Aggregates Bmc
 Harvey Kathryn
 Haugh Loretta
 Healy Alexander
 Helms Virginia
 Hutchins Sandy
 Italian Oven
 Kathryn's Jewelers
 Keys Gloria Josephine
 Kimsey Janice Est
 Knabenshue Heather
 Kooser Amber L
 Kosisko Sharon
 Le Anthony
 Little Rita
 Mclaughlin Craig
 Melvin Issac, Edna
 Mongelluzzo John A
 Myers Leo
 Nicholson Debra A
 Onell Rose, John
 Pellish Chelsea L
 Prinkey Charles
 Provance Luella J
 Randolph Donald R Est

Reckner Tanya		Young Johnathan R	
Renze Robert R			
Renzi Robert			15437
Roy Joan D		Adcock Lorna	
Russman Priscilla R		Bontrager Joanna J	
Shallenberger Norma		Cawley Mary A	
Shelton William		Christensen Robert	
Shoop Carol A		Forrester Kimberly	
Showman Richard Lee, Pamela Sue		Kramer Jay B	
Smith Brett W		Mchane Caroline	
Smith Margaret P		Nemacolin Woodlands	
Stagner John		Ortizmontalvo Isaac	
Suter Thomas J			15438
Tate Janet L		Braum Jeffrey W	
Thompson Rashelle		Bullied Tammy	
Wingrove Verna J		Eley Mccrory Fh Busine	
Worely Sonya		Geller Loretta A	
Zebley Minnie		Hamer Mary A	
	15428	Johnson Sara E	
Cochran Eleanor R		Joseph Elsie L	
Eutsey Doris L		Opfar Sarah	
Fosbrink Meredith Ann, Ruth		Roskovich Michael	
Kmetz Thomas		Sommerfeldt Constance N	
Pruden Wallace M			15439
	15430	Bosley Anna B	
Swank Keith R			15440
	15431	Mitchell Adrienne M	
Bassin John			15442
Brooks Beth A		Balensky Design	
Dunbar Sportsmen Club		Blasinsky Ted	
Hiles James E Est		Bosch Automotive Ser	
Jle Industries		Cole Bobby	
Kesslev Lee		Kovach Fred	
Kline Sharon L		Meconnell Erica	
Pitts Nancy F		Seibel Frances R	
Reagan Kevin Est		Stagner Dorothy M	
Weaver James A Sr		Williams Gary	
Zerilla Mary		Zinsser Carolyn C	
	15435	Zoretich Eugene Est	
Fronczek Tracy			15444
Jacobs Christena		Bayne Billie L	
	15436	Childers Betty A	
Balsinger Jessica L		Furlong Marie M	
Brinker Christopher M		Restina Ramona J	
Cramer Mary Gene, Mary G			15445
Davis Joann		Douglass Thompson M	
Hughes Michele		Fields Raymond	
Kessler Joshua		Glover Jacqueline M	
Mckinney Kevin		Harader Jacquelyn M	
Rhodes Terry		Hinchliffe Jacquelyn H	
Sanner Christina L		Iller James	
Thompson Jean A		Johnson Elizabeth Ann	
Wilson Marie			

King Joseph		Younglee Koo	
Lee Tracy		Zwingman Kathryn H	
Miller Evelyn I			
Savage Debra A			15461
Sikora Mary		Angelo Tammy L	
Varndell Anna L		Ciaramella Carl E	
	15447	Clark Heather	
Vernon Jesse		Hall Thomas Jr	
	15450	Jarzynka Brenda S, Mark	
Redshaw Charles		Jarzynka Josh	
Workman Lee		Jordan Lisa L	
	15451	Michalec John L	
Mays Lawrence		Moser Connie	
Perdue Stephanie		Saylor Jack B	
Reynolds Richard		Shrader Family Llc	
	15456	Sopcheck Margaret S	
Boyd James S		Speggan Joseph	
Chaney Jonathan		Szoke Steve	
Chen Yuntao		Union Apparel Inc	
Fabery Robert		Zaiglin John E	
Faris Autobody			15462
Harris Levi W		Miller Randy L	
Matthews Donald P			15464
Meyers Jessica		Miller Nicole Ann	
National Career Scho		Nicklow Patricia Est	
Palaisa Joseph		Savage Elizabeth	
Smith Paul W			15466
Taylor Robert V, Jim		Brundege Gary II	
Thompson Howard S		Colleen Fabriziani Rob	
Tmcc		Lascala Erminia	
Vavrek Auto Body		Musar Charles	
	15458		15467
Advanced Disposal Ser		Presock Frank W	
Cobb Marion L			15468
Freeman Harold		Bilko Gertrud Est, Gertrude V	
Kormanik Charles Jr		Bolen Audrey I	
Kutch Andrew		Breakiron Ashley M	
Laucher Ruth		Devince Rose	
Sanders Betty		Diaz-Rangel Antonio	
	15459	Friend Jerald	
Bontrager Carl A		Hickson Richard H	
Brant James L Est		Homer Dorothy	
Brant Ruth Est, Ruth G		Jackson Linda L	
Danjou Linda		Jacobs Allen	
Degelman Devin M		Marshall Joseph	
Dennis Lumber Co Inc			15470
Faey Delbert		Ccmh San Fran Ap	
First National Bank		Courtyard by Marriott	
Humberston James F		Diamondrock	
Humberston Jeffrey S		Dtrs Laguna L.L.C.	
Marclay Community Ambulance Ser		Durante Bruce Anthony	
Peterman Janet W		Lambie Jamie L	

15472
Silbaugh Constance

15473
Adams Keith J
Alternative Clinical Trials
Backos Margaret
Beers William
Chuboy Christina, Veronica
Chuboy Jessica, Rachael
Coleb Della E Est
Devore Evelina A, Richard
Dice Bruce
Dora Magdalene H
Duff Kathryn A
Etling Shirley
Fisher Richard H
Gourn Charles L
Hess Kay F Est
Hoffman Brenda L
Irwin W W
Johnson Thomas H
Ketchel Pete
Kibe Carol A
Traynor Thelma Est
Vinsick Margaret Est

15474
Armstrong Jenna L
Bodoh William L
Covey Jerry Est of Jr
Dumont Paul W
Goodwin Cassy
Reynolds Marian E
Smitley Judith A
William Bodoh Est

15475
Chrysler Capitol
Marucci Megan N
Mazzocco Thomas G, Leona A
Redstone Pharmacy
Republic Volunteer Fire Co
Shaw Daniel
Wilson Ryan

15478
Blaney Michael A
Bui Tuyen
Cline Cynthia M
Dellefield Kyle R
Gibbs Linda
Guzik Dorothy
Helwig Gale
Hoone Rebecca
Hymes Robert D
Lytle Christopher
Myers Kelly

Rafail Carol
Seven Seventeen Credit Union
Walters Lou Ann

15480
Balsinger Deloris
Franko John E
Murin Thomas E
Newman Daniel
Slovak Catholic Assembly
Thompson Virginia

15482
Rendina Mario
Somers Lindsey N, Angela

15484
Reckner William D

15486
Clark Patricia
Harshman Donald
Liston Dorothy C
Tomasek Charles G Jr
Vinoski Lucinda F

15488
Long Dan
Patterson Transport

15490
Miller Charles R
Shroyer Jessica L

15631
Blatney Truck and Trailer
Hart Carolyn Ann
Kubasky Shirley A
Laurel Art Club
Reese Stephen Lawrence
Tartal Anne P

15842
Polando Martin

Zip Codes Not Reported
Batorsky Paul
Marinelli Rose
Saliba Sunoco A Plus

For information about the nature and value of
the property,
or to check for additional names, visit
www.patrealty.gov

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

johnfranciswarman@gmail.com

COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE

A DECADE OF EXPERIENCE

E&O INSURED

WILL TRAVEL

ACCEPTING NEW CLIENTS

*Quality... Experience... Results...
It's what your clients deserve.*

Medical Malpractice • Auto Accidents • Personal Injury



GISMONDI

& ASSOCIATES

412-281-2200

www.gislaw.com

700 Grant Bldg., 310 Grant St., Pgh., PA 15219