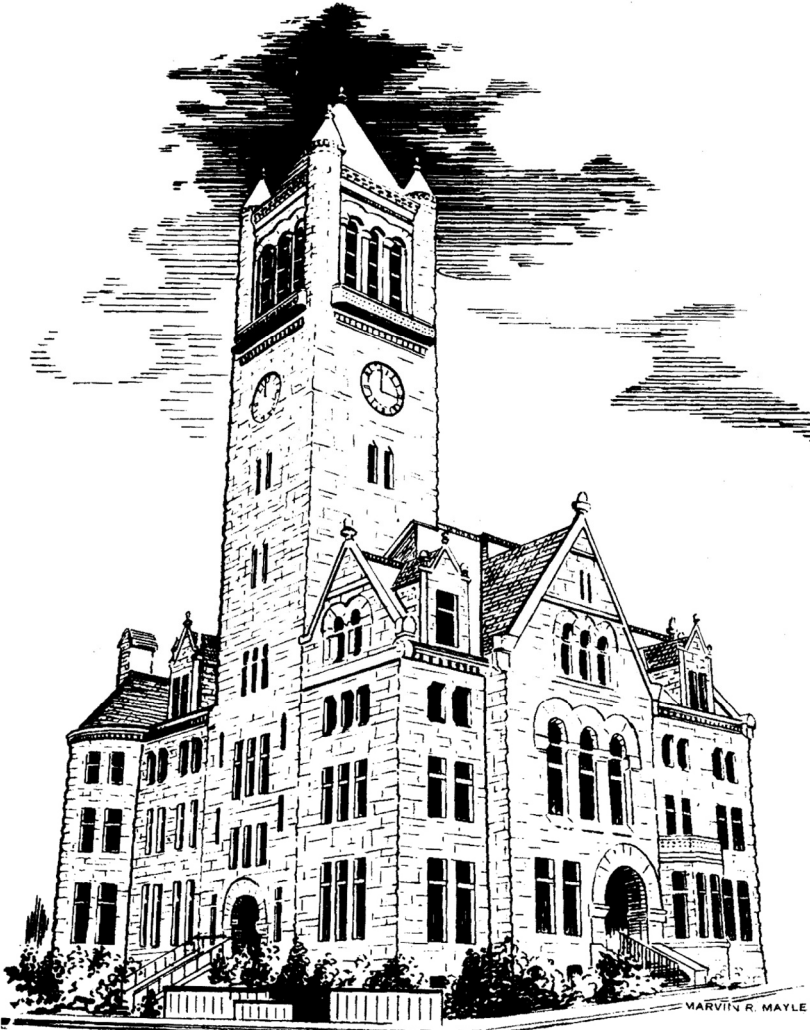


FAYETTE LEGAL JOURNAL

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FAYETTE LEGAL JOURNAL

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

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ESTATE NOTICES

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

Third Publication

TIMOTHY M. BEEMAN, a/k/a TIMOTHY MARK BEEMAN, late of South Connellsville Borough, Fayette County, PA ⁽³⁾

Personal Representative:

Clarence Donald Beeman
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

KIRK GIOVANNELLI, a/k/a KIRK ALLEN GIOVANNELLI, late of Jefferson Township, Fayette County, PA ⁽³⁾

Administratrix: Tia Giovannelli
404 Columbia Street
P.O. Box 464
Perryopolis, PA 15473
c/o 4660 State Route 51 S
Belle Vernon, PA 15012
Attorney: Jill Devine

IDA HARRIS, a/k/a IDA MAE HARRIS, late of Monongahela, Fayette County, PA ⁽³⁾

Administratrix: Yvonne E. Massey
P.O. Box 70
Hiller, PA 15444
c/o P.O. Box 488
California, PA 15419
Attorney: Lisa Buday

RENNE KREMPOSKY, late of Luzerne Township, Fayette County, PA ⁽³⁾

Administrator: Gerald J. Kremposky, Jr.
P.O. Box 124
LaBelle, PA 15450
c/o P.O. Box 488
California, PA 15419
Attorney: Lisa Buday

JODY LATTANZO, late of Connellsville, Fayette County, PA ⁽³⁾

Administrator: Lewis Lattanzo
c/o Casini & Geibig, LLC
815B Memorial Boulevard
Connellsville, PA 15425
Attorney: Jennifer M. Casini

JANET L. STEYER, late of Springfield Township, Fayette County, PA ⁽³⁾

Executrix: Kelly Jo Steyer-Burnsworth
882 Maple Summit Road
Mill Run, PA 15464
c/o Moore Becker Smarto & Acosta, P.C.
121 West Second Street
Greensburg, PA 15601
Attorney: Elizabeth A. Becker

Second Publication

DONNA BITONTI, late of Belle Vernon Borough, Fayette County, PA ⁽²⁾

Executors: James A. Bitonti
49 Sampson Street
Belle Vernon, PA 15012
Toni Lynn Breakwell
430 Hill Street
Belle Vernon, PA 15012
c/o P.O. Box 718
1310 Cross Street
Rostraver, PA 15012
Attorney: Brian Pirilla

KATHRYN CAHN, a/k/a KATHRYN ELAINE CAHN, late of South Union Township, Fayette County, PA ⁽²⁾

Executor: William Marvin Cahn
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

MARY A. CAROLLA, late of North Union Township, Fayette County, PA ⁽²⁾

Executrix: Sheila C. Peters
c/o DeHaas Law, LLC
51 East South Street
Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III

PATRICIA A. MACHO, late of North Union Township, Fayette County, PA (2)
Executrix: Jennifer F. Watson
 c/o 51 East South Street
 Uniontown, PA 15401
Attorney: Webster & Webster

**PATRICIA DIANNE WAGNER, a/k/a
 PATRICIA D. WAGNER, a/k/a DIANNE
 BRIDEGUM WAGNER, a/k/a DIANNE B.
 WAGNER**, late of Connellsville, Fayette County, PA (2)

Executrix: Merry Dawn Witt
 c/o Watson Mundorff, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Timothy J. Witt

First Publication

REYNOLD E. BELL, late of North Union Township, Fayette County, PA (1)
Executor: Donald E. Bell, Jr.
 c/o 51 East South Street
 Uniontown, PA 15401
Attorney: Webster & Webster

PATTY J. BOREK, late of Connellsville, Fayette County, PA (1)
Executor: Thomas Borek, Jr.
 c/o 815A Memorial Boulevard
 Connellsville, PA 15425
Attorney: Margaret Zylka House

THERESA G. FOLEY, late of Connellsville, Fayette County, PA (1)
Administrator: William P. Foley
 P.O. Box 2091
 Connellsville, PA 15425
 c/o Hergenroeder Rega Ewing & Kennedy, LLC
 Centre City Tower, Suite 1700
 650 Smithfield Street
 Pittsburgh, PA 15222
Attorney: Patrick J. Rega

**VERONICA HANYO, a/k/a VERONICA M.
 HANYO**, late of South Township, Fayette County, PA (1)
Executor: John L. Musial
 c/o Fitzsimmons & Barclay
 55 East Church Street, Suite 102
 Uniontown, PA 15401

Attorney: James N. Fitzsimmons, Jr.

THOMAS HATFIELD, late of Dunbar Township, Fayette County, PA (1)
Administratrix: Alicia Lee Weinrich
 c/o Adams Law Offices, PC
 55 East Church Street, Suite 101
 Uniontown, PA 15401
Attorney: Jason Adams

JOHN HELA, JR., late of Jefferson Township, Fayette County, PA (1)
Executrix: Marcia Ann Hela
 c/o Higinbotham Law Offices
 68 South Beeson Boulevard
 Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

**SANDRA SUE HOWELL, a/k/a SANDRA S.
 HOWELL**, late of Dunbar Township, Fayette County, PA (1)
Personal Representative:
 Melanie D. Klepsky
 c/o Watson Mundorff, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Robert A. Gordon

IRENE KEENER, late of Point Marion, Fayette County, PA (1)
Executrix: Sue Ann Malinsky
 c/o 96 East Main Street
 Uniontown, PA 15401
Attorney: Anne N. John

MARGARET MERMON, late of South Union Township, Fayette County, PA (1)
Executrix: Judith Foreman
 c/o Higinbotham Law Offices
 68 South Beeson Boulevard
 Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

SUZANNE M. MILLER, late of Saltlick Township, Fayette County, PA (1)
Personal Representative:
 Lawrence Murray Tong
 726 Colorado Avenue
 Baltimore, Maryland 21210
 c/o 527 Austin Street
 Greensburg, PA 15601
Attorney: Melissa Guiddy

LEGAL NOTICES

WILLIAM E. NULL, SR., late of Borough of Fairchance, Fayette County, PA ⁽¹⁾

Executor: William E. Null, Jr.
c/o Fitzsimmons & Barclay
55 East Church Street, Suite 102
Uniontown, PA 15401
Attorney: James N. Fitzsimmons, Jr.

EDGAR WILLIAM PRICE, a/k/a EDGAR W. PRICE, JR., late of South Union Township, Fayette County, PA ⁽¹⁾

Executor: Maurice Carter Crossland
c/o 208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

JANICE M. RITCHER, late of Jefferson Township, Fayette County, PA ⁽¹⁾

Executrix: Lauretta J. Nemetz
c/o 45 East Main Street, Suite 400
Uniontown, PA 15401
Attorney: Charles C. Gentile

WILLIAM R. RODGERS, late of Bullskin Township, Fayette County, PA ⁽¹⁾

Administratrix: Lois Rodgers
c/o 815A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret Zylka House

HELEN SZELC, late of Dunbar Township, Fayette County, PA ⁽¹⁾

Administratrix: Cynthia Rulli
c/o 815A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret Zylka House

In Re: Dorothy P. Friend a/k/a Dorothy Friend, deceased and Dorothy P. Friend-deceased, Trustee of the Revocable Trust Agreement of Earl W. Friend and Dorothy P. Friend late of 1103 Kentuck Road, Ohiopyle, PA 15470

Administrator of the Dorothy P. Friend estate and final Trustee of the Revocable Trust Agreement of Earl W. Friend and Dorothy P. Friend was appointed to the respected offices by the Register of Wills of Fayette County, Pennsylvania and is the Trustee dissolving the Revocable Trust. Notice is hereby given to all persons having claims or demands against said Estate or against the Revocable Trust and all persons owing funds to the Estate or to the Revocable Trust shall make claims or make payments thereof to the respective entity, Revocable Trust or Estate or to the Administrator, Trustee Attorney.

Garry Sproul, Administrator and Trustee
c/o Donald J. McCue, J.D., P.E.
Donald McCue Law Firm P.C.
Colonial Law Building
813 Blackstone Road
Connellsville, PA 15425

(3 of 3)

NOTICE is hereby given pursuant to the provisions of Act 295 of December 16, 1982, P.L. 1309, that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about March 5, 2024, to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of Town Seafood & Chicken with the principal place of business at: 100 South Mt. Vernon, Unit 15 Uniontown, PA 15401.

The name or names and addresses of persons owning and interested are: Rayne 1106 Holdings, LLC, 110 Lynn Road, Apt B Brownsville, PA 15417-9701

The Nichols Law Group
560 Rugh Street Suite 150
Greensburg, Pennsylvania 15601

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 207 OF 2024 G.D.
JUDGE LINDA R. CORDARO

REDSTONE EXCAVATING LLC,
Plaintiff,
vs.

RUSSELL A. CRESCINI AND GARNETT M.
CRESCINI, their estates heirs, successors and/or
assigns generally,
Defendants.

TO: RUSSELL A. CRESCINI AND
GARNETT M. CRESCINI, their estates heirs,
successors and/or assigns generally,

Take notice that on January 30, 2024, the
Plaintiff, above mentioned, by and through its
attorneys, Davis & Davis, filed their Complaint
averring that they are the owners of the
following described parcel of real estate. Said
Complaint being filed in Quiet Title.

ALL that certain lot land situate and lying
in Redstone Township, Fayette County,
Pennsylvania, being more particularly bounded
and described as follows:

See attached Exhibit A

Tax Parcel No.: 30-04-0132

The within named Defendants appear to
have an interest in said premises which creates a
cloud upon Plaintiff's title, whereupon the
Plaintiff has filed their Complaint as aforesaid
asking the Court to enter a Decree terminating
all rights that the Defendants may have in said
premises and decree that the Plaintiff has the full
and free use and occupancy of said premises,
released and forever discharged on any right,
lien title or interest of said Defendants herein.

The service of this Complaint by
publication is made pursuant to an Order of
Court dated March 4, 2024, and filed at the
above number and term.

NOTICE

You have been sued in Court. If you wish
to defend against the claims set forth in the
following pages, you must take action within
twenty (20) days after this complaint and notice
are served, by entering a written appearance
personally or by attorney and filing in writing

with the Court your defenses or objections to the
claims set forth against you. You are warned that
if you fail to do so the case may proceed without
you and a judgment may be entered against you
by the Court without further notice for any
money claimed in the complaint or for any other
claim or relief requested by the plaintiff. You
may lose money or property or other rights
important to you.

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL HELP.

THE FAYETTE COUNTY BAR
ASSOCIATION OF LAWYER REFERRAL
84 East Main Street
Uniontown, PA 15401

**EXHIBIT A: LEGAL DESCRIPTION OF
PROPERTY**

All that certain lot of land situate and lying
in Redstone Township, Fayette County,
Pennsylvania, being more particularly bounded
and described as follows:

BEGINNING at the corner of the lot now
or formerly of Klimko and U.S. Highway Route
40; thence along the said lot now or formerly of
Klimko, South 27 degrees 13 minutes West, 200
feet to a point; thence at right angles, North 57
degrees 07 minutes West, 120 feet to a
point; thence at right angles, North 27 degrees
13 minutes East, 200 feet to a point at said road;
and thence along the said road, U.S. Highway
Route 40, South 57 degrees 07 minutes East,
120 feet to the point and place of beginning.

SUBJECT to any and all exceptions,
reservations, rights and conditions contained in
prior instruments of record affecting the above-
described lot of land.

TOGETHER with all and singular the
buildings, improvements, ways, waters, water
courses, rights, liberties, privileges,
hereditaments and appurtenances what- soever
thereunto belonging. or in anywise appertaining,
and the reversions and reminders, rents, issues
and profits thereof; and also all the estate, right,
title and interest, property, claim and demand
whatsoever, as well on law as in equity, of the
Grantors of, in or to the above-described
premises and every part and parcel thereof, with
the appurtenances.

BEING the same premises conveyed to the Grantor herein by deed of Russell A. Crescini et ux., dated November 14, 1996, and recorded in the Recorder of Deeds Office, Fayette County, Pennsylvania, in Record Book 1801, Page 269.

IN THE UNITED STATES BANKRUPTCY
COURT FOR THE WESTERN DISTRICT OF
PENNSYLVANIA

Bankruptcy Case No. 22-22418 GLT
Chapter 13

IN RE: Shirley A. Parshall,
Debtor.

Property to be sold: 35 Hill Top Road,
Wickhaven, Pennsylvania

Initial Offer: \$12,000.00/\$500.00 deposit

Terms of Sale: NO Contingency, \$500.00 in
cash or certified funds at the time of sale.

Contact: Daniel R. White, Esquire, 1310
Morrell Avenue, Suite C, Connellsville, PA
15425, 724-628-7955,
dwhite@westpalawyers.com

An in-person hearing will be held on April 3, 2024 at 9:00 a.m. before Judge Gregory L. Taddonio in Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA, 15219. In accordance with Judge Taddonio's procedures, parties may appear for non-evidentiary matters remotely by utilizing the Zoom video conference platform. Parties seeking to appear remotely must register for the hearing by submitting a registration form via the link published on Judge Taddonio's website by no later than 4 p.m. on the business day prior to the scheduled hearing. All parties participating remotely shall comply with Judge Taddonio's General Procedures. Only a limited time of ten (10) minutes is being provided on the calendar. No witnesses will be heard. If there is an issue of fact, an evidentiary hearing will be scheduled by the Court for a later date.

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
FAYETTE COUNTY
No. 2023-01125

PennyMac Loan Services, LLC
Plaintiff

vs.

Erica T. Mickens
Defendant

TO: Erica T. Mickens

NOTICE

You are hereby notified that on June 9, 2023, Plaintiff, PennyMac Loan Services, LLC filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Fayette County Pennsylvania, docket to TERM, No. 2023-01125. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 59 Madison Avenue, Uniontown, PA 15401 whereupon your property would be sold by the Sheriff of Fayette County.

You are hereby notified to plead to the above referenced Complaint on or before 20 day from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. you may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW TO FIND OUT

WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA LAWYER
REFERRAL SERVICE
Pennsylvania Bar Association
100 South Street, P.O. Box 186
Harrisburg, PA 17101
Telephone (800) 692-7375

Powers Kirn, LLC
8 Neshaminy Interplex, Suite 215
Trevose, PA 19152
215-942-2090

48 on the East, a distance of One Hundred (100) feet to a ten foot Alley on the North.

FAYETTE COUNTY TAX
ASSESSMENT MAP NO. 29-02-0172

SUBJECT to all Rights of Ways, Exceptions, Reservations and prior conveyances as excepted and reserved or conveyed in this or prior conveyances of record, and excepting all prior conveyances of real estate as the same are recorded, Description obtained from Deed Book Volume 636 Page 192, recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania.

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 an 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 plaintiffs. You may lose money or property or other rights important to you.

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

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA NO.
2106 OF 2023, G.D.

THE BOROUGH OF POINT MARION,
FAYETTE COUNY, PA,
PLAINTIFF,
vs.

DALTON BLOSSER, his heirs and assigns,
DEFENDANTS.

NOTICE TO DEFEND

TO: DALTON BLOSSER, his heirs and assigns,:

You have been named as Defendants in an action to DECLARATION OF TAKING filed by the above Plaintiff against you wherein the Plaintiff alleges that they have acquired all of the interest in and to the surface, coal, oil and gas, mining, drilling and appurtenant rights of the following parcel of property unless otherwise of record in previous deeds:

All those certain lots or parcels of land situate in Point Marion, Fayette County, Pennsylvania, bounded and described as follows:

FIRST:

BEGINNING at a point on the corner of Boulevard and Keiser Street, thence along Keiser Street South forty nine and one-half (49 ½) feet to center of Lot No. 40, thence West fifty eight (58) feet to place of beginning.

SECOND:

BEING Lot No. 47 in Keiser Addition to Point Marion, Pennsylvania, being in Block "B" of said Addition and fronts thirty five (35) feet on Boulevard on the South and extends along Keiser Avenue on the West and along Lot No.

SHERIFF'S SALE

Date of Sale: May 16, 2024

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday May 16, 2024, at 2:00 pm at <https://fayette.pa.realforeclose.com>.

The Conditions of sale are as follows:

All bidders must complete the Realauction on-line registration process at <https://fayette.pa.realforeclose.com> to participate in the auction.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

(1 of 3)

James Custer
 Sheriff of Fayette County

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

No. 2257 of 2022 GD
 No. 26 of 2024 ED

LAKEVIEW LOAN SERVICING, LLC
c/o Nationstar Mortgage LLC
8950 Cypress Waters Boulevard
Corpus, TX 75019

Plaintiff

vs.

B.D. A MINOR c/o their natural guardian Breanna Lynch, as Heir of Brandon Donley, Deceased

C.D. A MINOR c/o their natural guardian, Arianna Haky, as Heir of Brandon Donley, Deceased

THE UNKNOWN HEIRS OF BRANDON DONLEY, DECEASED

28 Wilmac Street
Uniontown, PA 15401
Defendant(s)

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

BEING KNOWN AS: 28 WILMAC STREET, UNIONTOWN, PA 15401

TAX PARCEL #34-16-0176

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: B.D. A MINOR C/O THEIR NATURAL GUARDIAN BREANNA LYNCH, AS HEIR OF BRANDON DONLEY, DECEASED, C.D. A MINOR C/O THEIR NATURAL GUARDIAN, ARIANNA HAKY, AS HEIR OF BRANDON DONLEY, DECEASED AND THE UNKNOWN HEIRS OF BRANDON DONLEY, DECEASED

Dana Marks, Esq.
 1325 Franklin Avenue, Suite 160
 Garden City, NY 11530
 (212) 471-5100

No. 930 of 2023 GD
 No. 39 of 2024 ED

U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust

v.

Sheila J. Bowers, Aaron K. Bowers, Eric T. Bowers

By virtue of Writ of Execution No. 39 of 2024 ED, U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust v Sheila J. Bowers, Aaron K. Bowers, Eric T. Bowers
Docket Number: 2023-930

Property to be sold is situated in the borough/township of Georges, County of Fayette and State of Pennsylvania.

Commonly known as: 21 Hazel Street, Fairchance, PA 15436

Parcel Number: 14-27-0001

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: 72,479.67

No. 1074 of 2022 GD
No. 62 of 2024 ED

**Allied First Bank, SB DBA Servbank
Plaintiff,
vs.**

**Edward A. Bugai; Damara J. Bugai
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 810 York Street, Brownsville, PA 15417 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 19-13-0112

BEING the same premises which Edward A. Bugai, by Deed dated March 8, 2017 and recorded in and for Fayette County, Pennsylvania in Deed Book 3335, Page 161, granted and conveyed unto Edward A. Bugai and Damara J. Bugai, father and daughter.

Brock & Scott, PLLC

No. 1696 of 2023 GD
No. 24 of 2024 ED

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR THE
REGISTERED HOLDERS OF MORGAN
STANLEY ABS CAPITAL I INC. TRUST
2007-HE7 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-HE7**

V.

DENNIS A. CALVERT

By virtue of a Writ of Execution No. 1696 OF 2023

DEUTSCHE BANK NATIONAL TRUST

COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7

V.

DENNIS A. CALVERT owner(s) of property situate in the CITY OF CONNELLSVILLE, FAYETTE County, Pennsylvania, being 524 RACE STREET, CONNELLSVILLE, PA 15425

Tax ID No. 05-07-0369

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$56,361.55

Padgett Law Group
Jacqueline F. McNally, Esq.
700 Darby Road, Suite 100
Havertown, PA 19083
(850) 422-2520

No. 2263 of 2023 GD
No. 59 of 2024 ED

**Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust as Trustee for PNPMS
Trust IV**

v.

Chris Coughenour and Lori Coughenour

By virtue of Writ of Execution No. 2263 of 2023 GD

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust IV v. Chris Coughenour and Lori Coughenour.

Property Address: 540 Pleasant Valley Road, Connelssville, PA 15425 Township of Bullskin, County of Fayette, Commonwealth of Pennsylvania

Tax Parcel Number: 0425027201

Improvements thereon: Single family residential dwelling

Judgment Amount: \$8,433.27

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

No. 977 of 2021 GD
No. 61 of 2024 ED

**RESOLVE EQUITY INVESTMENTS, LLC
C/O Madison Management Services, LLC**

**4600 Kietzke Ln Suite K-225
Reno, NV 89502**

Plaintiff

vs.

**EUGENE CRANDLE AKA EUGENE
WILBUR CRANDLE WILLIAM JOSEPH
CRANDLE**

Mortgagor(s) and Record Owner(s)

294 Little Summit Road

Dunbar, PA 15431

Defendant(s)

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

BEING KNOWN AS: 294 LITTLE
SUMMIT ROAD, DUNBAR, PA 15431

TAX PARCEL #09-20-0118

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
EUGENE CRANDLE AKA EUGENE
WILBUR CRANDLE AND WILLIAM
JOSEPH CRANDLE

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

No. 1310 of 2023 GD

No. 65 of 2024 ED

PNC BANK, NATIONAL ASSOCIATION

Plaintiff

v.

**DANNY R. DANIELS, IN HIS CAPACITY
AS EXECUTOR AND HEIR OF THE
ESTATE OF MERLE A. DANIELS.;
ANGELA CROSS, IN HER CAPACITY AS
HEIR OF MERLE A. DANIELS;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
MERLE A. DANIELS.**

Defendant(s)

ALL THAT CERTAIN PARCEL OF
LAND SITUATE IN STEWART TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,

BEING KNOWN AS: 449 MAPLE
SUMMIT RD MILL RUN, PA 15464

BEING PARCEL NUMBER: 37080033

IMPROVEMENTS: RESIDENTIAL
PROPERTY

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 390 of 2023 GD

No. 20 of 2024 ED

PNC BANK, NATIONAL ASSOCIATION

3232 Newmark Drive

Miamisburg, OH 45342

Plaintiff

vs.

**DOLLY DANIELS AKA DOLLY E.
DANIELS**

**LARRY DANIELS AKA LARRY K.
DANIELS**

Mortgagor(s) and Record Owner(s)

842 Walnut Hill Road

Uniontown, PA 15401

Defendant(s)

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

BEING KNOWN AS: 842 WALNUT
HILL ROAD, UNIONTOWN, PA 15401

TAX PARCEL #14-01-0035

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF: DOLLY
DANIELS AKA DOLLY E. DANIELS AND
LARRY DANIELS AKA LARRY K.
DANIELS

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 614 of 2023 GD

No. 60 of 2024 ED

**FIRSTKEY MASTER FUNDING 2021-A
COLLATERAL TRUST**

3217 S. Decker Lake Drive

Salt Lake City, UT 84119

Plaintiff

vs.

DEBRA D. DAVISON

Mortgagor(s) and Record Owner(s)

45 Grant Street

New Salem, PA 15468

Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MENALLEN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA. BEING KNOWN AS: 45 GRANT STREET, NEW SALEM, PA 15468
 TAX PARCEL #22-16-0047
 IMPROVEMENTS: A RESIDENTIAL DWELLING
 SOLD AS THE PROPERTY OF: DEBRA D. DAVISON

No. 465 of 2017 GD
 No. 22 of 2024 ED

Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC c/o Nationstar Mortgage LLC d/b/a Mr. Cooper,
Plaintiff,
vs.
Raymond I Fallecker, Jr. and James Benford Defendants

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF RAYMOND I FALLECKER, JR. INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF JOSEPH E. GEORGE, DECEASED, ANGELA GEORGE INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF JOSEPH E. GEORGE, DECEASED, JAMES BENFORD, DEANNA MILLIRON, MELANIE GOOD, JOSEPH A GEORGE, TIMOTHY GEORGE AND CHRISTOPHER ALAN GEORGE OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

All the following premises situate in Redstone Township, Fayette County, Pennsylvania:

Beginning at a point in the center of a 30 foot street, said point being located South 88 degrees 14' West, a distance of 992.86 feet and North 2 degrees 06' West, a distance of 405.84 feet from a property corner common to lands of Robert Johnson and Allison Land Company (formerly W.J. Rainey, Inc) thence North 2 degrees 06' West, a distance of 127.52 feet to the center of a 12 foot alley; thence in the center of said Alley, South 87 degrees, 47' West, a distance of 60.00 feet, thence South 2 degrees 06' East, a distance of 127.39 feet to the center of a 30 foot street; thence in the center of said street, North 87 degrees, 54' East, a distance of 60.00 feet to the place of beginning.

Under and subject to all exceptions, reservation, conditions, easements, rights of way etc contained in prior instruments of record.

Title to said Premises vested in James Benford by Deed from Raymond I Fallecker Jr dated June 30, 2017, and recorded on June 30, 2017 in the Fayette County Recorder of Deeds in/at Book RB3344 Page 1814.

Parcel No. 30-20- 0080
 BEING KNOWN AS 480 2ND ST, CHESTNUT RIDGE, PA 15422

Perry Russell, Esq.
 1325 Franklin Avenue, Suite 160
 Garden City, NY 11530
 (212) 471-5100

No. 261 of 2022 GD
 No. 17 of 2024 ED

U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust v Lori Fisch, Brian C. Fisch

By virtue of Writ of Execution No.-----
 U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust v Lori Fisch, Brian C. Fisch

Docket Number: 261 of 2022

Property to be sold is situated in the Bullskin Township, County of Fayette and State of Pennsylvania.

Commonly known as: 234 Rural Lane, Connellsville, PA 15425

Parcel Number: 04-36-0012-07

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount:78,041.49

No. 2158 of 2023 GD
 No. 41 of 2024 ED

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF
vs.
SCOTT J. FRANKS, II, EXECUTOR OF THE ESTATE OF SCOTT J. FRANKS, DECEASED,
DEFENDANT

ALL THAT CERTAIN parcel of land in Dunbar Township, Fayette County, Pennsylvania, being Lot No. 1 in the Harold R. Garlick, et ux. plan of lots, Fayette County Plan

Book 10, Page 91.

HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 1017 BLAIR STREET, CONNELLSVILLE, PA 15425.

TAX PARCEL # 09-05-0185
Deed Book 3142, page 174

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

No. 33 of 2023 GD
No. 4 of 2024 ED

**PNC BANK, NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO
NATIONAL CITY BANK
3232 Newmark Drive
Miamisburg, OH 45342
Plaintiff**

vs.

**CHARLES GALLAHER, Solely in their
capacity as heir of MARTHA GALLAHER
AKA MARTHA A. GALLAHER, Deceased
UNKNOWN HEIRS OF MARTHA
GALLAHER AKA MARTHA A.
GALLAHER
KENNETH GALLAHER, Solely in their
capacity as heir of MARTHA GALLAHER
AKA MARTHA A. GALLAHER, Deceased
12 Circle Street
Brownsville PA 15417
Defendant(s)**

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

BEING KNOWN AS: 12 CIRCLE STREET, BROWNSVILLE, PA 15417

TAX PARCEL #30-13-0111
IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: CHARLES GALLAHER, Solely in their capacity as heir of MARTHA GALLAHER AKA MARTHA A. GALLAHER, Deceased, UNKNOWN HEIRS OF MARTHA GALLAHER AKA MARTHA A. GALLAHER AND KENNETH GALLAHER, Solely in their capacity as heir of MARTHA GALLAHER AKA MARTHA A. GALLAHER, Deceased

Brock & Scott, PLLC

No. 2147 of 2023 GD
No. 312 of 2023 ED

**FREEDOM MORTGAGE CORPORATION
v.
PAUL WILSON LONG III**

By virtue of a Writ of Execution No. 2023-02147

FREEDOM MORTGAGE CORPORATION v. PAUL WILSON LONG III owner(s) of property situate in the BOROUGH OF POINT MARION, FAYETTE County, Pennsylvania, being 1093 MORGANTOWN RD, POINT MARION, PA 15474

Tax ID No. 29030104 aka 29-03-0104
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$167,124.53

Brock & Scott, PLLC

No. 2255 of 2023 GD
No. 6 of 2024 ED

**NATIONSTAR MORTGAGE LLC D/B/A
MR. COOPER
v.
BRYAN MCKAHAN; LISA MCKAHAN**

By virtue of a Writ of Execution No. 2023-02255 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER v. BRYAN MCKAHAN; LISA MCKAHAN owner(s) of property situate in the MASONTOWN BOROUGH, FAYETTE County, Pennsylvania, being 231 SANGSTON AYE, MASONTOWN, PA 15461

Tax ID No. 21-03-0108
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$69,035.13

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

No. 2051 of 2022 GD
No. 9 of 2024 ED

PENNYMAC LOAN SERVICES, LLC

**3043 Townsgate Road
Suite 200
Westlake Village, CA 91361
Plaintiff**

**vs.
ANTHONY R. MIKULAK
Mortgagor(s) and Record Owner(s)
779 New Geneva Road
Point Marion, PA 15474
Defendant(s)**

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

BEING KNOWN AS: 779 NEW
GENEVA ROAD, POINT MARION, PA 15474
TAX PARCEL #36-06-0082

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
ANTHONY R. MIKULAK

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

No. 209 of 2023 GD
No. 57 of 2024 ED

**NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019
Plaintiff**

**vs.
JENNIFER MINOR AKA JENNIFER
PRATT, Solely in Her Capacity as Heir of
Vincent Pratt, Deceased
VINCENT PRATT, JR., Solely in His
Capacity as Heir of Vincent Pratt, Deceased
KEVIN PRATT, Solely in His Capacity as
Heir of Vincent Pratt, Deceased
TERRANCE PRATT, Solely in His Capacity
as Heir of Vincent Pratt, Deceased
ANTHONY PRATT, Solely in His Capacity
as Heir of Vincent Pratt, Deceased
12 Collins Avenue
Uniontown, PA 15401
Defendant(s)**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN CITY OF UNIONTOWN,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 12 COLLINS
AVENUE, UNIONTOWN, PA 15401

TAX PARCEL #38-13-0354
IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
JENNIFER MINOR AKA JENNIFER PRATT,
Solely in Her Capacity as Heir of Vincent Pratt,
Deceased, VINCENT PRATT, JR., Solely in
His Capacity as Heir of Vincent Pratt, Deceased,
KEVIN PRATT, Solely in His Capacity as Heir
of Vincent Pratt, Deceased, TERRANCE
PRATT, Solely in His Capacity as Heir of
Vincent Pratt, Deceased AND ANTHONY
PRATT, Solely in His Capacity as Heir of
Vincent Pratt, Deceased

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

No. 1710 of 2023 GD
No. 25 of 2024 ED

**PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road
Suite 200
Westlake Village, CA 91361
Plaintiff**

**vs.
KAITLIN OWENS
WILLIAM OWENS
Mortgagor(s) and Record Owner(s)
26 Mulberry Street
Belle Vernon, PA 15012
Defendant(s)**

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

BEING KNOWN AS: 26 MULBERRY
STREET, BELLE VERNON, PA 15012

TAX PARCEL #01-04-0114
IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
KAITLIN OWENS AND WILLIAM OWENS

FEIN, SUCH, KAHN & SHEPARD, P.C.

No. 2460 of 2023 GD
No. 56 of 2024 ED

Judgment Amount: \$32,150.33
Being County Parcel No. 38-13-0007

All that certain lot of land situate in the Third Ward of the City of Uniontown, Fayette County, Pennsylvania, being lot no. 15 and the southern half of lot no. 16, both contiguous and forming one lot, in Murray Place Plan, as recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 2, page 26, said lot and one half being bounded and described as follows: Fronting 51 1/2 feet on the Western side of Cleveland Avenue and extending back of equal width 69.8 feet to a ten foot alley, being bounded on the south by Lot No. 14 and on the north by the Northern half of Lot No. 16.

Parcel No.: 38-13-7

Current/Prior Deed Reference: Deed from Mary Bennett and Frances E. Belford to Duane B. Pratt, Jr. dated 4/30/2001 recorded on 3/1/2001 at DBV 2734, Page 41.

TO BE SOLD AS THE PREMISES OF TODD A. ROBINSON.

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

No. 1667 of 2023 GD
No. 325 of 2023 ED

NATIONSTAR MORTGAGE LLC

Plaintiff

v.

KATHLEEN J. SCARMAZZI

Defendant(s)

ALL THOSE CERTAIN TRACTS OF LAND SITUATE IN REDSTONE TOWNSHIP, FAYETTE COUNTY, COMMONWEALTH OF PENNSYLVANIA,

BEING KNOWN AS: 600 BELL STREET FAIRBANK, PA 15435

BEING PARCEL NUMBER: 30390017, 30390018

IMPROVEMENTS: RESIDENTIAL PROPERTY

Jill M. Fein, Esquire
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

No. 618 of 2019 GD
No. 18 of 2024 ED

Wilmington Trust, National Association, not in its Individual Capacity, but solely as Trustee for MFRA Trust 2014-1

Plaintiff

v.

Charles Samuel Smith and Valerie Suzanne Smith

Defendant

By virtue of a writ of execution case number: 2019-618

Plaintiff: Wilmington Trust, National Association, not in its Individual Capacity, but solely as Trustee for MFRA Trust 2014-1 v. Defendant: Charles Samuel Smith and Valerie Suzanne Smith

Owners of property situate on the South side of Georges Creek in Springhill Township, Fayette County, Pennsylvania, being pin number 36-05-0029

Property being known as: 126 Georges Creek Road, Smithfield, PA 15478

Improvements thereon:- Residential Property

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

No. 2005 of 2023 GD
No. 21 of 2024 ED

PENNYMAC LOAN SERVICES, LLC

**3043 Townsgate Road
Suite 200**

Westlake Village, CA 91361

Plaintiff

vs.

SAMUEL D. SNYDER

Mortgagor(s) and Record Owner(s)

102 South Liberty Street

Masontown, PA 15461

Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN MASONTOWN BORO, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 102 SOUTH LIBERTY STREET, MASONTOWN, PA 15461

TAX PARCEL #21-07-0067

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: SAMUEL D. SNYDER

No. 1889 of 2023 GD
No. 10 of 2024 ED

Wells Fargo Bank, N.A.
Plaintiff

vs.

Christopher Swink
Defendant(s)

All those two adjoining tracts of land situate in South Connellsville Borough, formerly Connellsville Township, Fayette County, Pennsylvania.

BEING THE SAME PREMISES which Constance P. McMahon and Leslie V. McMahon, Jr., Spouses to each other; Eric Cable, a single man; and Lachelle Kyte and Mark Kyte, spouses to each other, by Deed dated 3/21/2009 and recorded in the Office of the Recorder of Deeds of Fayette County on 4/21/2009 in Deed Book Volume 3091, Page 882, Instrument No. 200900004366 granted and conveyed unto Christopher Swink.

BEING known as 1121 East Gibson Avenue, Connellsville, Pennsylvania 15425
PARCEL #33-04-0189

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

No. 2123 of 2023 GD
No. 44 of 2024 ED

MIDFIRST BANK
999 N.W. Grand Boulevard
Suite 100
Oklahoma City, OK 73118-6116
Plaintiff

vs.

The Unknown Heirs of Brandon J. Davis
Deceased
115 Palmer Road
Adah, PA 15410
Defendant(s)

ALL THAT CERTAIN LOT OF LA.ND SITUATE IN GERMAN TOWNSHIP, COUNTY OF FAYETIEAND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 115 PALMER ROAD, ADAH, PA 15410
TAX PARCEL #15-22-001-02
IMPROVEMENTS: A RESIDENTIAL

DWELLING

SOLD AS THE PROPERTY OF: The Unknown Heirs of Brandon J. Davis Deceased

No. 2012 of 2023 GD
No. 314 of 2023 ED

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

vs.

The Unknown Heirs of LINDA L. SHULTZ
Deceased
Mortgagor(s) and Record Owner(s)
34 Walnut Avenue
Dunbar, PA 15431
Defendant(s)

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

BEING KNOWN AS: 34 WALNUT AVENUE, DUNBAR, PA 15431
TAX PARCEL #08-03-0203
IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: THE UNKNOWN HEIRS OF LINDA L. SHULTZ DECEASED

Vitti Law Group, Inc.
BY: Lois M. Vitti, Esquire
PA ID #209865
663 Fifth Street
Oakmont PA 15139
(412) 281-1725

No. 1942 of 2023 GD
No. 69 of 2024 ED

Pennsylvania Housing Finance Agency,
Plaintiff,

vs.

Carlee Jo Tolnai,
Defendant.

Menallen Twp, Cty of Fayette, CmwltH of PA, HET a dwg k/a 24 Grant Avenue, New Salem, PA 15468. Parcel ID 22-16-0063

Perry Russell, Esq. (202929)
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

No. 2242 of 2022 GD
No. 35 of 2024 ED

**U.S. Bank Trust National Association, as
Trustee of Igloo Series III Trust**
v.

**John A. Triggiani, Individually in his
capacity as heir of the Estate of Lora Lee
Triggiani a/k/a Lora Triggiani, deceased, and
in his capacity as Personal Representative of
the Estate of Lora Lee Triggiani a/k/a Lora
Triggiani, deceased**

By virtue of Writ of Execution No. 35 of
2024 ED

U.S. Bank Trust National Association, as
Trustee of Igloo Series III Trust v John A.
Triggiani, Individually in his capacity as heir of
the Estate of Lora Lee Triggiani a/k/a Lora
Triggiani, deceased, and in his capacity as
Personal Representative of the Estate of Lora
Lee Triggiani a/k/a Lora Triggiani, deceased

Docket Number: 2242-2022-GD

Property to be sold is situated in the
borough/township of Belle Vernon, County of
Fayette and State of Pennsylvania.

Commonly known as: 301 Wood St, Belle
Vernon, PA 15012

Parcel Number: 01-02-0077

Improvements thereon of the residential
dwelling or lot (if applicable):

Judgment Amount: \$113,514.81

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

No. 1669 of 2023 GD
No. 35 of 2024 ED

**TOWD POINT MORTGAGE TRUST 2019-
4, U.S. BANK NATIONAL ASSOCIATION,
AS INDENTURE TRUSTEE**
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
Plaintiff

vs.

**JEFFREY L. WILFONG
LISA L. WILFONG**
Mortgagor(s) and Record Owner(s)
423 Yaeger Hollow Road

Lemont Furnace, PA 15456
Defendant(s)

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

BEING KNOWN AS: 423 YAUGER
HOLLOW ROAD, LEMONT FURNACE, PA
15456

TAX PARCEL #25-16-0367

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
JEFFREY L. WILFONG AND LISA L.
WILFONG

*** END SHERIFF'S SALE ***

**JOB OPENING
EXECUTIVE DIRECTOR
WESTMORELAND COUNTY LA WYERS
ABSTRACT COMPANY, INC.
GREENSBURG, PA**

The Board of Directors of Lawyers
Abstract Company is seeking applications from
attorneys interested in the position of Executive
Director of the Company upon the retirement of
its Executive Director, Phil Shelapinsky, at or
near the end of 2024. Requirements include
experience in real estate law, title searches,
closings, deeds, and office management.
Interested parties may send their resume and/or a
letter of interest outlining their experience to:

Attn: Philip N. Shelapinsky, Executive Director
Lawyers Abstract Company
35 West Otterman Street
Greensburg, PA 15601
Email: pnshepinsky@lacwest.com

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, April 1, 2024, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2620-0086	SHERMAN WAYNE FRIEND	James E. Higinbotham, Administrator DBNCTA
30-OC-2021	CHARLES A. KESSLER	Federated Guardians

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

Monday, April 15, 2024, at 9:30 A.M.

in Courtroom No. 1 of the **Honorable President Judge Steve P. Leskinen** or his chambers, Second 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.

JEFFREY L. REDMAN
Register of Wills and Ex-Officio Clerk of the Orphans' Court Division (1 of 2)

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



DiBella Weinheimer

Geer McAllister Best Coco Lloyd Whalen



Holly Whalen ◊ Amy Coco ◊ Bethann Lloyd

INSIST UPON OUR EXPERIENCED TEAM

LAWYERS DEFENDING LAWYERS

- Disciplinary Board
- Legal Malpractice
- Security Fund / IOLTA
- Ethics & Conflict Analysis
- Subpoena Assistance
- Licensure
- Conflict Resolution

WWW.DIBELLA-WEINHEIMER.COM 412 261-2900

JUDICIAL OPINION

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

DALE L. MALINZAK, :
Plaintiff, :
v. :
WEST PENN POWER, :
Defendant, :
v. :
ITRON, INC., : No. 2110 of 2019, G.D.
Additional Defendant. : Honorable Linda R. Cordaro

OPINION AND ORDER

Linda R. Cordaro, J.

February 12, 2024

Currently before this Court is a Motion for Summary Judgment filed by Additional Defendant Itron {1} and a Motion for Summary Judgment filed by Defendant West Penn Power. After consideration of the pleadings, briefs, and oral arguments presented by the parties, both motions are denied for the reasons set forth below.

BACKGROUND

Plaintiffs Complaint was filed on September 27, 2019. According to the Complaint, on or about November 15, 2018, Defendant West Penn Power ("Defendant") installed a new power meter on a mobile home owned by Plaintiff. The Complaint then alleged that on or about January 10, 2019, the power meter malfunctioned, causing the mobile home to lose power. As a result of the loss of power, the water pipes froze and burst, flooding the mobile home. The Complaint raised one claim in negligence against Defendant for failure to properly install and maintain a functioning meter and for failing to notice there was a sudden reduction in power usage. The Complaint requested relief in an amount less than \$50,000 plus interest and costs of suit, and demanded arbitration.

On March 2, 2020, Defendant filed a Complaint to Join Additional Defendant Itron ("Additional Defendant"), the supplier of the power meter. The Complaint to Join raised claims of negligence and contractual indemnity.

Discovery was undertaken, {2} and on July 11, 2022, Plaintiff filed a motion for jury trial, averring that further investigation had revealed damages in excess of \$50,000. That motion was granted on July 15, 2022.

{1}This is Additional Defendant's second motion for summary judgment. The first was filed on August 19, 2022 and scheduled for presentation during motions court on September 9, 2022. Counsel for Additional Defendant then filed for a continuance believing that the time for presentation of the motion was when oral argument was scheduled. On September 21, 2022, judicial staff informed counsel for Additional Defendant that the motion for summary judgment had not been properly filed under local rule F.C.R. 1035.2(a), and therefore, oral argument had not been scheduled. Counsel indicated she would re-file the motion but did not do so. On November 23, 2022, the motion was denied, without prejudice, for failure to comply with the local rule.

Plaintiff filed several motions to compel against Defendant between May 31, 2022 and July 28, 2022. This Court scheduled a hearing on those motions for September 9, 2022. Defendant's counsel did not appear, and, accordingly, Plaintiff's motions were granted. Defendant's counsel subsequently filed a motion for reconsideration on October 4, 2022 on the grounds that a clerical error in his office caused him to be unaware of the date and time of the hearing. Reconsideration was granted, an evidentiary hearing was held on December 2, 2022, and this Court issued an amended order on December 5, 2022. Defendant also had filed its own motion to compel responses against Plaintiff on November 30, 2022, and the matter was referred to discovery mediation on December 5, 2022.

This Court scheduled a pre-trial conference for October 27, 2023, which was continued to December 11, 2023 on Additional Defendant's uncontested motion. On October 31, 2023, Additional Defendant filed the instant Motion for Summary Judgment. This Court then scheduled oral argument on the Motion to be held at the date and time originally set for the pre-trial conference and directing that the conference would be rescheduled upon disposition of the Motion.

Defendant subsequently filed its Motion for Summary Judgment on November 30, 2023 but did not comply with local rule F.C.R. 1035.2(a). To allow sufficient time for all parties to respond, on December 5, 2023, this Court issued an order establishing a briefing schedule, setting oral argument on Defendant's Motion to be held January 17, 2024, and sua sponte re-scheduling oral argument on Additional Defendant's Motion for same January date and time. Counsel for all parties appeared on January 17, 2024 and presented oral arguments.

DISCUSSION

Any party may move for summary judgment after the relevant pleadings are closed when: 1) there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery, or 2) if, after relevant discovery is complete, an adverse party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense that in a jury trial would require the issues be submitted to a jury. Pa.R.Civ.P. 1035.2. "Summary judgment may be granted only where there is no genuine issue of material fact, and the moving party is entitled to judgment as a matter of law." *Belden & Blake Corp. v. Com., Dep't of Conservation & Nat. Res.*, 969 A.2d 528,531 (Pa. 2009). The court views the record in the light most favorable to the non-moving party, resolving all doubts as to the existence of a genuine issue of material fact against the moving party. *Id.*

Additional Defendant's Motion challenges that (1) Plaintiff does not have standing because the property in question is owned by the Dale Malinzak Trust, not Plaintiff; and (2) there is no evidence that Additional Defendant caused failure or damage. Defendant's Motion raises the sole issue of standing on the same grounds as Additional Defendant's Motion.

{2} As stated above, the Complaint in this matter was filed on September 27, 2019, and Defendant's Complaint to Join was filed on March 2, 2020. As late as October 18, 2023, Additional Defendant filed notice of service of its first request for admissions and second set of interrogatories directed to Plaintiff. The discovery period in this case therefore has far exceeded the time limit set by F.C.R. 212.1 (240 days from the filing of the complaint except by court order for good cause shown).

As to Plaintiffs lack of standing, both Additional Defendant and Defendant presented copies of Fayette County tax records showing that the Trust is listed as owner of the property. However, Plaintiff provided an affidavit attesting that the owner of the mobile home is the individual, Dale Malinzak. Plaintiffs explanation is that the land is owned by the Trust but that the mobile home itself, which is the subject of the action, is owned by the individual Dale Malinzak. The affidavit further attests that rental income earned from the mobile home is reported on Plaintiffs individual tax returns, any taxes are paid from his personal bank account, the homeowner's insurance policy on the home was issued to him, and that the Trust does not own any mobile homes.

A party must have direct interest in the matter being litigated, the interest must be immediate and pecuniary, and it must be substantial (that is, there must be some discernible adverse effect); a person that is not adversely affected in any way has no standing to obtain judicial resolution. *Wm. Penn Parking Garage, Inc. v. City of Pittsburgh*, 346 A.2d 269, 280-81 (Pa. 1975). Additional Defendant cited to *Witt v. Commonwealth, Dep't of Banking* in its Motion, pointing out that a party has standing if it has been aggrieved by another and so has cause to recover damages, but a party that has suffered no losses or damages lacks standing. 425 A.2d 374,377 n.7 (Pa. 1981).

Here, there still remains a question as to whether the mobile home is owned by Plaintiff or the Trust since the issue has not been sufficiently established. However, regardless, Plaintiff attested to his direct interest in the mobile home, including that his income includes rent earned from the home and that he holds the policy for the homeowner's insurance. Because Plaintiffs interest was affected by damage caused to the mobile home, he has standing to attempt to recover for those damages. The issue of standing therefore is denied as to both Motions.

As to Additional Defendant's contention that there is no evidence of causation attributable to it, the element of causation is normally a question of fact for a jury to determine and may be removed from a jury's consideration only if it is clear that reasonable minds could not differ on the issue. *Hamil v. Bashline*, 392 A.2d 1280, 1285 (Pa. 1978).

Here, discovery indicates that power was shut off either by: (1) direct signal sent via a physical connection (potentially attributable to Defendant); (2) remote signal (potentially attributable to Additional Defendant); (3) a malfunction of the meter itself (potentially attributable to Defendant, Additional Defendant, or both). The question of causation remains unresolved and reasonable minds could differ on the issue, which precludes a grant of summary judgment in Additional Defendant's favor.

Therefore, the Court enters the following:

ORDER

AND NOW, this 12th of February, 2024, after consideration of Additional Defendant's Motion for Summary Judgment and Defendant's Motion for Summary Judgment, as well as the pleadings, briefs, and oral argument of the parties, it is hereby ORDERED and DIRECTED that the Motions are DENIED.

BY THE COURT:
Linda R. Cordaro, Judge

ATTEST:
Prothonotary

BAR BANQUET SAVE THE DATE

Fayette County Bar Association
129th Annual Bar Banquet

Friday, April 26, 2024
Grayson House

Save the date for a relaxed evening with
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