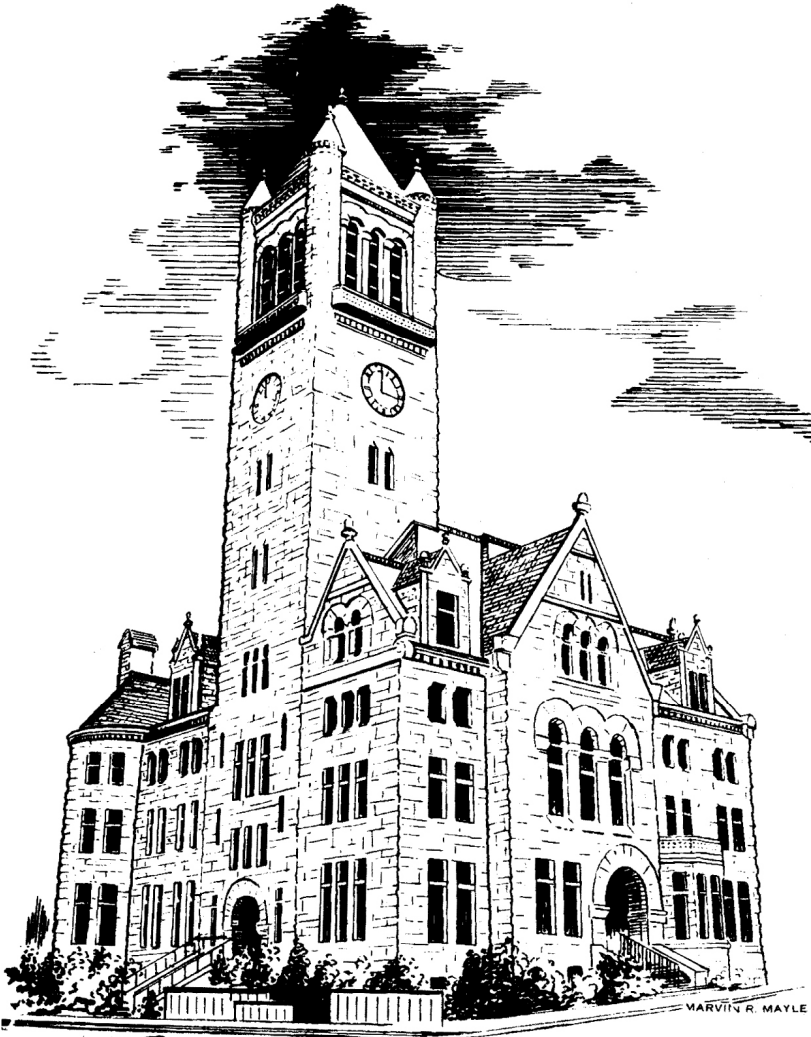


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FAYETTE LEGAL JOURNAL

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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

CLYDE G. BURD, late of Connellsville,
Fayette County, PA (3)

Personal Representatives: James Tanner
Burd, Jacob Travis Burd & Jon Tyler Burd
c/o Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

EILEEN M. ENDSLEY, late of North Union
Township, Fayette County, PA (3)

Administrator: Jay W. Endsley, Jr.
c/o 9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

MARY FOSHEE, late of Redstone Township,
Fayette County, PA (3)

Executor: Leandra Shonts
982 Millroad
Schellsburg, PA 15559
c/o Goodwin Como, P.C.
92 East Main Street
Uniontown, PA 15401
Attorney: Benjamin Goodwin

MARGARET GRAY, late of Isabella, Fayette
County, PA (3)

Administratrix: Tina Gray
P.O. Box 136
Isabella, PA 15447
c/o P.O. Box 488
California, PA 15419
Attorney: Lisa Buday

RITA J. GRIGLAK, a/k/a **RITA GRIGLAK**,
late of Connellsville, Fayette County, PA (3)

Executrix: Nancy A. Radlosky
c/o Donald McCue Law Firm, P. C.
Colonial Law Building
813 Blackstone Road
Connellsville, PA 15425
Attorney: Donald J. McCue, J.D., P.C.

**ELLA CATHERINE LAWRENCE
MATTIE**, a/k/a **ELLA CATHERINE
LAWRENCE**, late of South Union Township,
Fayette County, PA (3)

Executor: David Edward Lawrence
1924 Breen Lane
Superior, CO 80027
c/o Fitzsimmons & Barclay
55 East Church Street, Suite 102
Uniontown, PA 15401
Attorney: Ralph K. Barclay, Jr.

HELEN R. MCCLURE, a/k/a **HELEN
MCCLURE**, late of Connellsville, Fayette
County, PA (3)

Executor: Dr. William L. Sheperd
c/o Donald McCue Law Firm, P.C.
Colonial Law Building
813 Blackstone Road
Connellsville, PA 15425
Attorney: Donald J. McCue, J.D., P.E.

RICHARD MCAFEE, a/k/a **RICHARD
JOHN MCAFEE**, late of Uniontown, Fayette
County, PA (3)

Administrator: Owen T. McAfee
142 Homestead Street
Pittsburgh, PA 15218
c/o McGrail & Associates, LLC
1714 Lincoln Way
White Oak, PA 15131
Attorney: Weston Pesillo

MARGARET E. MOODY, late of Wharton
Township, Fayette County, PA (3)

Executor: Stanley R. Moody
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

ROBERT PACE, late of Brownsville, Fayette County, PA (3)

Administratrix: Bonnie Pace
5 Huron Street
Brownsville, PA 15417
c/o Matzus Law LLC
310 Grant Street, Suite 3210
Pittsburgh, PA 15219
Attorney: Jason Matzus

GERARD SABOLIK, late of Washington Township, Fayette County, PA (3)

Executor: Drew Z. Sabolek
2242 Route 88
Dunlevy, PA 15432
c/o Buday Law Firm
422 Wilkins Avenue
California, PA 15419
Attorney: Lisa Buday

WILLIAM EDWARD TATE, late of Georges Township, Fayette County, PA (3)

Executor: Dottie Wallace
c/o Proden & O'Brien
99 East Main Street
Uniontown, PA 15410
Attorney: Wendy L. O'Brien

Second Publication

**LORRAINE SANDUSKY GRIFFITHS, a/k/a
BARBARA LORRAINE GRIFFITHS**, late of Connellsville, Fayette County, PA (2)

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

**CHRISTOPHER MARTIN, a/k/a
CHRISTOPHER JON MARTIN**, late of Dunbar, Fayette County, PA (2)

Administrator: Kelly Martin
34 Walnut Street
Dunbar, PA 15431
c/o Rowan Law Office
890 Vanderbilt Road
Connellsville, PA 15425
Attorney: Davina Burd

O. CAROL ZUNDEL, late of Washington Township, Fayette County, PA (2)

Executor: Earl Douglas Zundel
924 Fayette Avenue
Belle Vernon, PA 15012
c/o 300 Fallowfield Avenue
Charleroi, PA 15022
Attorney: Richard C. Mudrick

First Publication

FRANKIE G. COLUCCI, late of Uniontown, Fayette County, PA (1)

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

**VERDELLA L. DAVISON, a/k/a
VERDELLA RITENOUR**, late of Saltlick Township, Fayette County, PA (1)

Co-Administrator: Richard K. Ritenour
3334 State Route 31
Acme, PA 15610
Co-Administrator: Pamela Zagorski
357 Coltart Avenue
Pittsburgh, PA 15213
Co-Administrator: Kimberly Rodgers
213 N. First Street
Lindsborg, KS 67456
c/o Mears, Smith, Houser & Boyle, P.C.
127 North Main Street
Greensburg, PA 15601
Attorney: Kim Ross Houser

J. RITTENHOUSE, SR., late of Uniontown, Fayette County, PA (1)

Executor: J. William Rittenhouse, Jr.
48 West Fayette Street
Uniontown, PA 15401
c/o 310 Grant Street, Suite 1109
Pittsburgh, PA 15219
Attorney: Rosalie P. Wisotzki

LEGAL NOTICES

RECEIVER'S SALE
 UNITED STATES DISTRICT COURT
 FOR THE WESTERN DISTRICT OF
 PENNSYLVANIA
 DOCKET # 2:18-cv-01155-RCM (the "Action")

Wherein, U.S. Bank National Association, as Trustee for the Registered Holders of GE Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2007 – C-1 is the plaintiff (the "Plaintiff") and Spirit SPE Portfolio 2006-4, LLC is the defendant ("Defendant").

Execution for Sale of Premises and other things

Dinsmore & Shohl LLP
 Attorney Richard A. O'Halloran
 (610) 408-6035

By virtue of the Consent Judgment in Mortgage Foreclosure in favor of Plaintiff and against Defendant entered on October 30, 2018, and the Consent Order Appointing Receiver entered on October 30, 2018, Gina M. Zumpella, Esquire, the Court-appointed Receiver (the "Receiver") in the Action, shall conduct a sale (the "Sale") by public venue, pursuant to 28 U.S.C. § 2001, et seq.

The Sale will take place on April 2, 2019 (the "Sale Date") at 2:00 P.M., prevailing time, at 55 Wedding Lane, Township of Upper Tyrone, Fayette County, PA. The premises being sold is Parcel ID 39-5-2-1 (the "Mortgaged Premises").

The Receiver shall sell the Mortgaged Premises, and Defendant's interest, rights and other property, identified in the Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Mortgage") and the UCC Financing Statements (the "UCC-1s") in favor of Plaintiff and as more fully described in the Complaint filed in the Action (the aforementioned interests, rights and other property, together with the Mortgaged Premises, collectively, the "Mortgaged Property"), to the highest bidder.

**DELBERT RAY ROMESBURG, a/k/a
 DELBERT R. ROMESBURG**, late of South Union Township, Fayette County, PA (1)
Personal Representatives: Freeda Pace and Richard Romesburg
 c/o Davis & Davis
 107 East Main Street
 Uniontown, PA 15401
Attorney: Samuel J. Davis

**CURTIS THARPE, a/k/a CURTIS W.
 THARPE, a/k/a CURTIS WAYNE THARPE**, late of South Union Township, Fayette County, PA (1)
Executrix: Susan Baron, a/k/a Sue Baron
 c/o 9 Court Street
 Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

**MARK ADRIAN WASLER, a/k/a MARK A.
 WASLER**, late of South Union Township, Fayette County, PA (1)
Personal Representative: Lori Wasler
 c/o Davis & Davis
 107 East Main Street
 Uniontown, PA 15401
Attorney: Samuel J. Davis

**MARIE E. WOODWARD, a/k/a MARIE
 WOODWARD**, late of Masontown Borough, Fayette County, PA (1)
Executor: Donald R. Woodward
 c/o John & John
 96 East Main Street
 Uniontown, PA 15401
Attorney: Simon B. John

The above concise description of the Mortgaged Premises and Mortgaged Property does not constitute a legal description of the real estate. A full legal description can be found at the offices of Dinsmore & Shohl LLP.

Depending upon the nature and amount of the successful bid, surplus money may be generated from the Sale. Claims must be filed at the offices of Dinsmore & Shohl LLP, Attn: Nicholas Godfrey, Esquire, 1300 Six PPG Place, Pittsburgh PA 15222, (412) 288-5861, nicholas.godfrey@dinsmore.com not later than three (3) days before the Sale Date. A schedule of distribution will be filed with the Court by the Receiver no later than thirty (30) days from the date of the passing of the deed to the Mortgaged Property to the successful bidder, unless Plaintiff is the successful bidder by way of a credit bid that does not exceed the amount of the indebtedness evidenced by the judgment order, and funds, if any, shall be distributed not more than ten (10) days following the posting of the schedule of distribution. Claims to the proceeds from the Sale, if any, must be made with the offices of Dinsmore & Shohl LLP, to the attention of Nicholas Godfrey, before distribution. Plaintiff will not be required to make a cash bid, but rather will be permitted to credit bid against its judgment. Any sums in the Receiver's estate as of the date of passing of title following the foreclosure sale shall, after payment of all costs associated with the receivership, be the property of Plaintiff.

Approximate amount due to Plaintiff on the execution is \$6,727,925.22, with continuing interest and costs thereafter.

Receiver makes no representations or warranties (expressed or implied) as to the existence or validity of any liens and encumbrances on the Mortgaged Property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Mortgaged Property will be divested as a result of the Sale, unless lienholders or claimants take necessary steps to protect their rights.

Twenty percent (20%) of the amount bid will be required as a non-refundable deposit at time of Sale, in cash or Certified Check to be held by the Receiver, balance to be paid within thirty (30)

days following the date of the Sale. Plaintiff will not be required to post a deposit or tender cash on any credit bid it makes. The Sale may also be subject to additional terms and conditions which may be announced on the date of the Sale.

Receiver hereby reserves the right to adjourn this Sale from time to time on its own initiative or at the request of Plaintiff. Any adjournment or adjournments will be announced at the Sale date or adjourned Sale date, and Receiver will not be required to advertise any such new date(s).

For questions, contact Richard A. O'Halloran, Esquire at (610) 408-6035 or richard.ohalloran@dinsmore.com.

_____(2 of 4)____

NOTICE is hereby given that Articles of Amendment were filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about January 17, 2019, under the provisions of the Pennsylvania Nonprofit Corporation Act.

The Articles of Incorporation of Dunbar Fire Company No. 1 have been amended to provide for tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Phone: 724-626-8882

NOTICE is hereby given that Articles of Incorporation were filed on February 8, 2019 with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a domestic nonprofit corporation which was organized under the Business Corporation law of 1988 of the Commonwealth of Pennsylvania (15 Pa. C. S. A. Section 5306, et sec.) The name of the corporation is "Mill Run Recreation".

Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Phone: 724-626-8882

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 February 8, 2019, to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of Schmitz Tire Service with the principal place of business at: 149 South Eighth Street, Connellsville, PA 15425. The name or names and addresses of persons owning and interested are:

James T. Burd, 1820 Rock Street,
Connellsville, PA 15425

Jacob T. Burd, 502 East Francis Avenue,
Connellsville, PA 15425

Jon T. Burd, 144 South Eighth Street,
Connellsville, PA 15425

Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Phone: 724-626-8882

NOTICE OF CERTIFICATE OF
ORGANIZATION -
LIMITED LIABILITY COMPANY

Notice is hereby given that Certificate of Organization was filed and approved with the Department of State of the Commonwealth of Pennsylvania for a limited liability company formed under the Limited Liability Company Law of 1994 on the 12th day of April, 2018. The name of the company is Miller Land Holdings, Limited Liability Company.

Margaret Zylka House, Esq.
815A Memorial Boulevard
Connellsville PA 15425
724-628-4955

Court of Common Pleas
Fayette County
Civil Action – Law
No. 1570 of 2018 GD
Notice of Action in Mortgage Foreclosure

Bayview Loan Servicing, LLC, A Delaware Limited Liability Company, Plaintiff vs. The Unknown Heirs of Anita L. Harvey, Deceased, George Harvey, Solely in His Capacity as Heir

of Anita L. Harvey, Deceased, James Harvey, Solely in His Capacity as Heir of Anita L. Harvey, Deceased, Mickey Harvey, Solely in His Capacity as Heir of Anita L. Harvey, Deceased & Terri A. Harvey, Individually, and in her capacity as Heir of Anita L. Harvey, Deceased, Mortgagor and Real Owner, Defendants

To: The Unknown Heirs of Anita L. Harvey, Deceased & Terri A. Harvey, Individually, and in her capacity as Heir of Anita L. Harvey, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 444 High Street, Brownsville, PA 15417. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Bayview Loan Servicing, LLC, A Delaware Limited Liability Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Fayette County, PA, docketed to No. 1570 of 2018 GD, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 444 High Street, Brownsville, PA 15417, whereupon your property will be sold by the Sheriff of Fayette County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. PA Lawyer Referral Service, PA Bar Assn., 100 South St., P.O. Box

186, Harrisburg, PA 17108, 800.692.7375. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106, 215.627.1322.

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
No. 153 of 2019, G.D.
COMPLAINT IN QUIET TITLE

MIDFIELD PROPERTIES, LLC, a
Pennsylvania Limited Liability Company,
Plaintiff,
vs.

THE COOLSPRING ATHLETIC CLUB A/K/A
COOLSPRING ATHLETIC CLUB
A/K/A COOLSPRING A.C. CLUB, A/K/A
COOLSPRING ATHLETIC CLUB CO.,
A Pennsylvania Non-Profit Corporation, its
heirs, successors, and assigns, generally,
Defendant.

TO: THE COOLSPRING ATHLETIC CLUB
A/K/A COOLSPRING ATHLETIC CLUB
A/K/A COOLSPRING A.C. CLUB, A/K/A
COOLSPRING ATHLETIC CLUB CO.,
A Pennsylvania Non-Profit Corporation, its
heirs, successors, and assigns, generally:

You are hereby notified that Midfield Properties, LLC has filed a complaint at the above number and term in the above mentioned court in an action to quiet title where it is alleged that the Plaintiff is the owner in fee and in possession of all rights, title and interest in and to that certain tract of land situate in North Union Township, Fayette County, Pennsylvania, having a tax parcel number of 22-46-0060 and more particularly bounded and described in Deed dated February 23, 1965 and recorded in the Office of the Recorder of Deeds, Fayette County, Pennsylvania at Deed Book 1016 Page 363; deed dated October 23, 1965 and recorded in the Office of the Recorder of Deeds, Fayette County, Pennsylvania at Deed Book 1016 Page 366; and deed dated December 7, 1966 and recorded in the Office of the Recorder of Deeds, Fayette County, Pennsylvania at Deed Book 1035 Page 833.

Said complaint sets forth that plaintiff, Midfield Properties, LLC, is the owner in fee

simple of the above- described premises. The complaint was filed for the purpose of barring all of your right, title and interest, or claim in and to said premises.

NOTICE TO DEFEND

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 plaintiffs. 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.

PENNSYLVANIA LAWYER
REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
100 South Street
P. O. Box 186
Harrisburg, PA 17108
(800) 692-7375

By G.T. George, Esquire
George & George, LLP
92 East Main Street
Uniontown, PA 15401
724-438-2544

SHERIFF'S SALE

Date of Sale: May 16, 2019

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, May 16, 2019, 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. 2500 of 2018 GD
No. 44 of 2019 ED

PENNSYLVANIA HOUSING FINANCE AGENCY,

PLAINTIFF,

v.

CHARLES W. ANDERSON,
DEFENDANT.

ALL that tract of land in Springhill Township, Fayette County, Pennsylvania, being Lots Nos. 4, 5 and 6, Greater Point Marion Plan of Lots, Fayette Plan Book No. 5, page 44. HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 102 TITUS AVENUE POINT MARION, PA 15474.

Tax Parcel # 36-11-0055

Fayette Deed Book 3253, page 253

TO BE SOLD AS THE PROPERTY OF
CHARLES W. ANDERSON UNDER
JUDGMENT NO. 2018-2500.

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887

No. 2520 of 2018 GD
No. 49 of 2019 ED

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"),

Plaintiff,

v.

DEVON ATTAMA AND TERRY ATTAMA,
Defendant(s).

ALL that certain lot, piece or parcel of land situate, lying and being in Luzerne Township, Fayette County, Pennsylvania, and bounded and described as follows:

BEGINNING at a point in line of right of way of Monongahela Railroad near run leading from "Old Davies" Spring and running thence North 37° East, 142 feet to a point near large walnut tree; thence South 47 1/2° East, 157 feet to a street line; thence by said street line South 37° West, 136 feet to said line of right of way of Monogahela Railroad; thence along said right of

way line, North 50° West, 157 feet to the place of beginning, CONTAINING one-half acre, strict measure.

AND

ALL those certain lots or pieces of ground, situate in Luzerne Township, Fayette County, Pennsylvania, bounded and described as follows:

FIRST: BEGINNING at a point on the Northerly line of a right of way for a road heretofore laid out and on the Easterly line of land now or late of Arensburg; thence North 30° 19' East, 192.40 feet to a point in a public road; thence South 67° 01' East, 63.97 feet to a point; thence South 26° 21' East, 305.93 feet to a point; thence South 37° 08' East, 161.12 feet to a point; thence South 25° 32' East, 60.71 feet to a point on the Northern line of said right of way aforesaid; thence along said Northern line of said right of way, North 52° 40' West, 522.30 feet to a point at the place of beginning. CONTAINING 1.2975 acres.

SECOND: BEGINNING at a point in or near the middle of a public road, which road divides this property and the land known as the "Wood Farm", thence South 67° 01' East, 198.96 feet to a point; thence South 47° 33' East, 349.90 feet to a point; thence South 54° 33' East, 56.63 feet to a point; thence South 37° 20' West, 41.79 feet to a point; thence North 52° 40' West, 122.70 feet to a point; thence South 34° 15' West, 186 feet to a point; thence North 25° 32' West, 75.28 feet to a point; thence North 37° 08' West, 161.12 feet to a point; thence North 26° 21' West, 293.27 feet to a point at the place of beginning. CONTAINING 1.6641 acres.

TAX PARCEL# 19-24-0057

PROPERTY: 753 Arensburg Road Extension, East Millsboro, PA 15433

IMPROVEMENTS: Residential Dwelling
TO BE SOLD AS THE PROPERTY OF:
Devon Attama and Terry Attama

Phelan Hallinan Diamond & Jones, LLP

No. 2721 of 2018 GD
No. 47 of 2019 ED

United Bank, Inc.
Plaintiff

v.

Brandon Bowers a/k/a Brandon J. Bowers,
Defendant(s).

By virtue of a Writ of Execution No. 2721-OF-2018-GD United Bank, Inc. v. Brandon Bowers a/k/a Brandon J. Bowers, owner(s) of property situate in the SOUTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 1 Loch Lomond Street, Uniontown, PA 15401-4007

Parcel No.: 34-13-0018

Improvements thereon: RESIDENTIAL DWELLING

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

No. 2317 of 2018 GD
No. 408 of 2018 ED

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1,

Plaintiff,

v.

ALBERT RAYMOND BREAKIRON A/K/A ALBERT R. BREAKIRON A/K/A RAY BREAKIRON, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF BENJAMIN F. BREAKIRON A/K/A BENJAMIN BREAKIRON A/K/A BENJAMIN F. BREAKIRON, SR., DECEASED,

Defendant(s).

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

BEING KNOWN AS: 414 BREAKIRON ROAD BULLSKIN (CONNELLSVILLE), PA 15425

BEING PARCEL NUMBER: 04-36-0035
IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 801 of 2018 GD
 No. 25 of 2019 ED

Wells Fargo Bank, NA
Plaintiff,
 vs.
Sherri L. Brunner; Timothy S. Brunner,
Defendants.

ALL that certain parcel of land lying and being situate in the Township of Washington, County of Fayette, and Commonwealth of Pennsylvania, known as 104 Summers Street, Belle Vernon, PA 15012 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 41070282

BEING the same premises which Vicki C. Beckman, with joinder of Donald Beckman, her husband, by Deed dated November 30, 2012 and recorded in and for Fayette County, Pennsylvania in Deed Book 3206, Page 582, granted and conveyed unto Timothy S. Brunner and Sherri L. Brunner, husband and wife.

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

No. 2678 of 2018 GD
 No. 33 of 2019 ED

LSF8 Master Participation Trust c/o Caliber Home Loans,
13801 Wireless Way, Oklahoma City, OK 73134,
PLAINTIFF,
 v.
Bobbi Jo Davis aka Bobbi Davis,
1204 S. Pittsburgh St.
Connellsville, PA 15425

Brad A. Davis
1204 S. Pittsburgh St.
Connellsville, PA 15425,
DEFENDANT(S).

TAX PARCEL NO.: 05-15-0244
 PROPERTY ADDRESS: 1204 S. Pittsburgh St., Connellsville, PA 15425

IMPROVEMENTS: Single Family Dwelling

SEIZED AND TAKEN in execution as the property of

LEGAL DESCRIPTION

ALL THOSE TWO ADJOINING tracts of land situate in Connellsville, Fayette County, Pennsylvania, known and designated as Lots 1 and 2 in Block 20 of the Davidson and Newmyer Addition to Connellsville, a plot whereof is recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 01, Page 119

No. 2129 of 2018 GD
 No. 415 of 2018 ED

Nationstar Mortgage LLC d/b/a Mr. Cooper,
PLAINTIFF,
 vs.
Richard M. Deemer and Amy B. Deemer,
DEFENDANTS.

ALL that certain lot of land situate in South Union Township, Fayette County, Pennsylvania, being Lot No. 6 in a Plan of Lots laid out by Amzi Beal as shown by survey of M.B. Gans dated July 31, 1939 and said lot is more particularly bounded and described as follows:

COMMONLY KNOWN AS: 113 Township Drive, Uniontown, PA 15401
 TAX PARCEL NO. 34120056

No. 2258 of 2018 GD
 No. 45 of 2019 ED

UNITED BANK,
Plaintiff,
 vs.
ERIC M. DOLFI and STACEY A. DOLFI,
his wife,
Defendants.

All the following lots located in the City of Uniontown, Fayette County, Pennsylvania:

FIRST: ALL those two (2) certain contiguous lots of ground being Lots Nos. 9 and 10 in the plan of lots laid out by C. E. Boyle, J.H. McClelland and W.H. Playford and described as follows:

(a) LOT NO. 9: FRONTING 51 2/3 feet on Gallatin Avenue and running Eastwardly 165

feet to an alley.

(b) LOT NO. 10: FRONTING 51 2/3 feet on Gallatin Avenue and running 165 feet Eastwardly to an alley.

SECOND: ALL that certain lot being part of Lot No. 11 in the plan of lots laid out by McClelland, Playford and Boyle fronting 51 2/3 feet on the east side of North Gallatin Avenue running back 11-0 feet to land now or formerly of Nicola Fabrizi, et ux.

Tax Parcel No. 38-04-0316

THIRD: ALL that certain piece, parcel or lot being part of Lots Nos. 6, 7 and 8 in the McClelland, Playford and Boyle Addition to Uniontown, CONTAINING an area of 0.386 of an acre as per survey of Defino & Sons, dated September, 1982.

Tax Parcel No. 38-04-0285-01

The street address of the subject property is 136 N. Gallatin Avenue, Uniontown, Pennsylvania 15401.

Seized and taken in execution as the property of Eric M. Dolfi and Stacey A. Dolfi, owners, at the suit of United Bank in the Court of Common Pleas of Fayette County, Pennsylvania at No. 2258 of 2018, G.D.

No. 966 of 2018 GD
No. 28 of 2019 ED

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF,
Vs.
STEVEN J. DOLJAC,
DEFENDANT.

ALL that certain lot of land in the Sixth Ward, City of Uniontown, Fayette County, Pennsylvania, designated as Lot No. 6 in the plan of lots laid out by David Gans, containing 5,000 square feet. HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 37 BYRER AVENUE UNIONTOWN, PA 15401.

Tax Parcel # 38-15-0113

Fayette Deed Book 2937, page 1039

TO BE SOLD AS THE PROPERTY OF STEVEN J. DOLJAC UNDER JUDGMENT NO. 2018-966.

Daniel Jones, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

No. 2487 of 2018 GD
No. 1 of 2019 ED

Wells Fargo Bank, National Association,
Plaintiff,
v.
James D. Emery and Loretta J. Emery,
Defendants.

By virtue of Writ of Execution No. 2487 of 2018 GD, Wells Fargo Bank, National Association v. James D. Emery and Loretta J. Emery, 216 Baer Road, Menallen Township, Smock, PA 15480, Tax Parcel No. 22-6-124-1. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$45,573.36.

BARLEY SNYDER
Shawn M. Long, Esquire
Court I.D. No. 83774
126 E. King Street
Lancaster, PA 17602
717.299.5201

No. 2526 of 2018 GD
No. 56 of 2019 ED

MID PENN BANK, SUCCESSOR BY MERGER TO THE SCOTTTDALE BANK & TRUST COMPANY,
Plaintiff
v.
WILLIAM F. FARRELL, JR. AND MELISSA A. FARRELL,
Defendants

Property Address: 1108 Chestnut Street, Connellsville, Fayette County, Pennsylvania
Parcel ID Number: 05-12-0157
Judgment Amount: \$106,966.46
BEING the same premises which Peter R. Damico and Cynthia S. Damico by deed dated December 7, 2011 and recorded December 7, 2011 in the Office of the Recorder of Deeds in and for Fayette County Pennsylvania in Record

Book 3171, Page 2268, granted and conveyed unto William F. Farrell, Jr. and Melissa A. Farrell.

No. 2622 of 2018 GD
No. 57 of 2019 ED

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

No. 2344 of 2018 GD
No. 6 of 2019 ED

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

**PAULA G. FIKE
DONALD W. FIKE
Mortgagor(s) and Record Owner(s)
306 Otto Street
Belle Vernon, PA
Defendant(s).**

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND KNOWN AND DESIGNATED AS PARTS OF LOTS NOS. 12 AND 13 IN THE STEPHEN M. SPEERS PLAN OF LOTS AS LAID OUT BY MCDONALD AND BIGLER, REGISTERED ENGINEERS, ON JANUARY 26, 1955, AND TO BE RECORDED, AND SITUATE IN WASHINGTON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA

TAX PARCEL # 41-02-0005
PROPERTY ADDRESS: 306 Otto Street
Belle Vernon, PA 15012
IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: PAULA G. FIKE and DONALD W. FIKE

**PNC Bank, National Association
Plaintiff,
vs.**

**Lizabeth Gober, as Executrix to the Estate of
Frances E. Scoglietti,
Defendant.**

ALL that certain parcel of land lying and being situate in the Township of South Union, County of Fayette, and Commonwealth of Pennsylvania, known as 167 Hopwood Fairchance, Hopwood, PA 15445 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 34-34-0018

BEING the same premises which Eugene R. Smith and Elizabeth L. Smith, his wife, by Deed dated July 10, 1974 and recorded in and for Fayette County, Pennsylvania in Deed Book 1167, Page 161, granted and conveyed unto Richard C. Scoglietti and Frances E. Scoglietti, his wife. Richard C. Scoglietti and Frances E. Scoglietti departed this world.

No. 2570 of 2018 GD
No. 43 of 2019 ED

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PLAINTIFF**
vs.

**BRANDON J. HARRIS,
DEFENDANT**

ALL that piece of ground in the City of Uniontown, Fayette County, Pennsylvania, being Lot No. 34, Patterson Heirs Plan of Lots, Fayette Plan Book 2, page 62. HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 252 BRADDOCK AVENUE UNIONTOWN, PA 15401.

Tax Parcel# 38-11-0017

Fayette Deed Book 3027, page 1436

TO BE SOLD AS THE PROPERTY OF BRANDON J. HARRIS UNDER JUDGMENT NO. 2018-02570.

No. 72 of 2017 GD
No. 26 of 2019 ED

No. 1493 of 2017 GD
No. 417 of 2018 ED

LSF10 Master Participation Trust,
Plaintiff,
vs.
Christina D. Intorre A/K/A Christine D.
Intorre,
Defendants.

ALL that certain parcel of land lying and being situate in the Township of Nicholas, County of Fayette, and Commonwealth of Pennsylvania, known as 496 Broadway Street, Masontown, PA 15461 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 24070022, 24070023, 24070024

BEING the same premises which William J. Raho, JR., unmarried, Robert A. Raho, widow, and Kenneth E. Raho and Katheryn Raho, his wife, by Deed dated August 30, 2002 and recorded in and for Fayette County, Pennsylvania in Deed Book 2832, Page 1510, granted and conveyed unto Keith E. Intorre and Christina D. Intorre, husband and wife.

STERN & EISENBERG PC
M. TROY FREEDMAN, ESQUIRE

No. 1998 of 2018 GD
No. 409 of 2018 ED

Quicken Loans Inc.
Plaintiff
V.
Steven Jenkins
Defendant(s)

SITUATE IN REDSTONE TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 610 DAVIDSON ROAD, GRINDSTONE, PA 15442.

PARCEL NO. 30-06-0244
IMPROVEMENTS- RESIDENTIAL
REAL ESTATE
SOLD AS THE PROPERTY OF -
STEVEN JENKINS

Phelan Hallinan Diamond & Jones, LLP
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, 8TH, Fayette County, Pennsylvania, being 64 Lawn Avenue, Uniontown, PA 15401-4742

Parcel No.: 38-15-0014
Improvements thereon: RESIDENTIAL DWELLING

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

No. 2022 of 2018 GD
No. 3 of 2019 ED

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226
Plaintiff
vs.
JAMES H. MARIAN JR.
Mortgagor(s) and Record Owner(s)
8 Vance Street
Uniontown, PA 15401
Defendant(s)

All that certain lot of land situate in the Second Ward of the City of Uniontown, Fayette County, Pennsylvania

TAX PARCEL # 38040224
PROPERTY ADDRESS: 8 Vance Street
Uniontown, PA 15401
IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: JAMES
H. MARIAN JR.

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq/ No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887

No. 1470 of 2018 GD
No. 27 of 2019 ED

FIRST HERITAGE FINANCIAL LLC

Plaintiff,

v.

RONALD H. OLEXA AND MICHELE L.

OPALENIK

Defendant(s).

DOCKET # 1470 of 2018

ALL those certain pieces, parcels or lots of ground situate in Washington Township, Fayette County, Pennsylvania, being Lots Nos. 14 and 15 in Plan of Lots laid out by the Naomi Coal Company and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 4, Page 164

TAX PARCEL# 41-07-0229

PROPERTY: 120 Long Avenue, Belle Vernon, PA 15012

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF:

Ronald H. Olexa and Michele L. Opalenik

No. 2760 of 2018 GD
No. 60 of 2019 ED

PENNYMAC LOAN SERVICES, LLC

vs.

RYAN E. O'REAR A/K/A RYAN O'REAR

NICOLE J. O'REAR A/K/A NICOLE

O'REAR

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN UPPER TYRONE TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA.

BEING THE SAME PREMISES which Anthony R. Younkin and Jacqueline C. Younkin, his wife, by Deed dated October 28,

2015 and recorded November 6, 2015 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3292, Page 2484, granted and conveyed unto RYAN E. O'REAR and NICOLE J. O'REAR, his wife.

BEING KNOWN AS: 1155 VALLEY VIEW DRIVE, SCOTTDALE (UPPER TYRONE TOWNSHP), PA 15683 A/K/A 1155 VALLEY VIEW DRIVE SCOTTDALE, PA 15683

PARCEL #39-07-0119-01

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

No. 2514 of 2018 GD
No. 22 of 2019 ED

**PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO
NATIONAL CITY REAL ESTATE
SERVICES, LLC, SUCCESSOR BY
MERGER TO NATIONAL CITY
MORTGAGE, INC., FORMERLY KNOWN
AS NATIONAL CITY MORTGAGE CO.**

**3232 Newmark Drive
Miamisburg, OH 45342**

Plaintiff

vs.

TROY PELLICK

Mortgagor(s) and Record Owner(s)

1024 West First Street

Grindstone, PA 15442

Defendant(s)

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN JEFFERSON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA

TAX PARCEL # 17-12-0029

PROPERTY ADDRESS: 1024 West First Street Grindstone, PA 15442

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: TROY PELLICK

No. 2486 of 2018 GD
No. 4 of 2019 ED

BEING PARCEL NUMBER:18-01-0010
IMPROVEMENTS: RESIDENTIAL
PROPERTY

PENNYMAC LOAN SERVICES, LLC
vs.
GREGORY S. RICHTER, JR.
JESSICA M. RICHTER

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

ALL THAT CERTAIN piece, parcel or lot of land situate in the City of Connellsville, Fayette County, Pennsylvania.

No. 2270 of 2018 GD
No. 42 of 2019 ED

BEING THE SAME PREMISES which Jennifer L. Cole-Pastorius and Jeremie M. Pastorius, wife and husband, by Deed dated December 22, 2016 and recorded January 5, 2017 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3329, Page 786, granted and conveyed unto GREGORY S. RICHTER, JR. and JESSICA M. RICHTER, husband and wife.

Lakeview Loan Servicing, LLC.
Plaintiff
v.
Charles R. Shaw, Successor Trustee of the John T. Shaw Revocable Trust
Defendant

BEING KNOWN AS: 504 EAST MURPHY AVENUE, CONNELLSVILLE, PA 15425
PARCEL #05-09-0009

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE CITY OF CONNELLSVILLE, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NOS. ELEVEN (11) AND TWELVE (12) IN BLOCK NO. TWENTY-ONE (21) IN THE DAVIDSON AND NEWMYER ADDITION TO CONNELLSVILLE, THE PLAN WHEREOF IS RECORDED IN THE RECORDER'S OFFICE OF FAYETTE COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME I, PAGES 119 AND 120, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

FRONTING EIGHTY (80) FEET ON THE WEST SIDE OF VINET STREET AND EXTENDING BACK OF UNIFORM WIDTH THROUGHOUT, A DISTANCE OF ONE HUNDRED THIRTY (130) FEET TO AN ALLEY. HAVING ERECTED ON LOT NO. 11 A TWO (2) STORY DWELLING AND A ONE -CAR GARAGE.

All that certain piece or parcel or Tract of land situate in the City of Connellsville, Fayette County, Pennsylvania, and being known as 1122 Vine Street, Connellsville, Pennsylvania 15425. Being known as: 1122 Vine Street, Connellsville, Pennsylvania 15425

Title vesting in John T. Shaw, as Initial Trustee of the John T. Shaw Revocable Trust, under Instrument dated 10/ 12/2012 by deed from John T. Shaw, Widowed dated October 12, 2012 and recorded October 22, 2012 in Deed

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

No. 1468 of 2015 GD
No. 46 of 2019 ED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC7

Plaintiff
v.
NANCY ROSE
Defendant(s)

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

BEING KNOWN AS: 1002 BANNING ROAD A/K/A 1048 BANNING ROAD CONNELLSVILLE, PA 15425

Book 3202, Page 745 Instrument Number 201200014471. The said John T. Shaw, as Initial Trustee of the John T. Shaw Revocable Trust, under Instrument dated 10/12/2012 died on December 1, 2017 without a will or appointment of an Administrator, thereby vesting title in Charles R. Shaw by operation of law.

Tax Parcel Number: 05-15-0306

No. 2169 of 2018 GD
 No. 32 of 2019 ED

Nationstar Mortgage LLC d/b/a Mr. Cooper,
Plaintiff,
Vs.
Julius Earl Smith, III
Bobbi A. Smith,
Defendants

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF JULIUS EARL SMITH, III AND BOBBI A. SMITH OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN LUZERNE TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2287 PAGE 154

BEING KNOWN AS 1112 5TH STREET A/K/A 1114 5TH STREET, LUZERNE, PA 15444

TAX MAP NO. 19-08-0011

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

No. 2280 of 2018 GD
 No. 422 of 2018 ED

New Penn Financial, LLC d/b/a Shellpoint
Mortgage Servicing
PLAINTIFF
v.
Gregory W Snyder;
Brenda K Snyder;
DEFENDANT(S).

TAX PARCEL NO.: 04-29-018702
 PROPERTY ADDRESS: 346 Englishman Hill Lane, Connellsville, PA 15425
 IMPROVEMENTS: Single Family Dwelling

SEIZED AND TAKEN in execution as the property of Gregory W Snyder and Brenda K Snyder

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF BULLSKIN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 2 IN THE BUTTERMORE PLAN NO.2, AS RECORDED IN THE RECORDER'S OFFICE OF FAYETTE COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 37, PAGE 56.

BEING KNOWN AND NUMBERED AS 346 ENGLISHMAN HILL ROAD, CONNELLSVILLE, PA 15425.

BEING PARCEL NUMBER 04-29-018702

BEING THE SAME PREMISES CONVEYED TO BRENDA K. SNYDER AND GREGORY W. SNYDER, HER HUSBAND, FROM BRENDA K. SANTYMER, N/K/A BRENDA K. SNYDER, BY DEED DATED SEPTEMBER 13TH, 2001 AND RECORDED SEPTEMBER 26, 2001 BOOK: 2796 PAGE: 295 AS

INSTRUMENT NUMBER: 200100017420

No. 1345 of 2018 GD
 No. 34 of 2019 ED

UNITED BANK
Plaintiff,
vs.
JAMES E. STAMBAUGH, II and CONNIE
J. STAMBAUGH, his wife
Defendant.

The following four tracts located in the City of Uniontown, Fayette County, Pennsylvania:

TRACT FIRST: ALL that certain lot of land situate in the City of Uniontown, fronting 40 feet on Fayette Street and containing 6320 square feet.

TRACT SECOND: ALL that certain lot of land situate in the City of Uniontown, fronting 75 feet on Fayette Street and containing about

one-fourth of an acre.

TRACT THIRD: ALL that certain lot of land situate in the City of Uniontown, fronting 65 feet on Fayette Street and containing a parallelogram 158 feet long by 65 feet wide.

Said three tracts being known as Tax Parcel No. 38-12-0473.

TRACT FOURTH: ALL that certain lot of land situate in the City of Uniontown, containing 1880.59 square feet.

Said lot identified as Tax Parcel No. 38-12-0472-01.

The street address of the subject property is 211-213 East Fayette Street, Uniontown, Pennsylvania 15401.

Seized and taken in execution as the property of James E. Stambaugh, II and Connie J. Stambaugh, owners, at the suit of United Bank in the Court of Common Pleas of Fayette County, Pennsylvania at No. 1345 of 2018, G.D.

Phelan Hallinan Diamond & Jones, LLP

No. 1288 of 2018 GD
No. 8 of 2019 ED

Wells Fargo Bank, N.A.

Plaintiff

v.

Carole Jean Susano

Kathryn Morris, in Her Capacity as Executrix and Devisee of The Estate of

Katherine E. Susano a/k/a Katherine Susano a/k/a Katherine Ethel Susano

Ronald Susano, in His Capacity as Devisee of The Estate of Katherine E. Susano a/k/a

Katherine Susano a/k/a Katherine Ethel Susano

Deborah Clements, in Her Capacity as Devisee of The Estate of Katherine E. Susano a/k/a Katherine Susano a/k/a Katherine Ethel Susano

Defendant(s)

By virtue of a Writ of Execution No. 1288-OF-2018-GD Wells Fargo Bank, N.A. v.

Carole Jean Susano

Kathryn Morris, in Her Capacity as Executrix and Devisee of The Estate of Katherine E. Susano a/k/a Katherine Susano a/k/a Katherine Ethel Susano

Ronald Susano, in His Capacity as Devisee of The Estate of Katherine E. Susano a/k/a

Katherine Susano a/k/a Katherine Ethel Susano Deborah Clements, in Her Capacity as Devisee of The Estate of Katherine E. Susano a/k/a Katherine Susano a/k/a Katherine Ethel Susano, owner(s) of property situate in the MENALLEN TOWNSHIP, Fayette County, Pennsylvania, being 200 Stoney Point Road, Uniontown, PA 15401-5185

Parcel No.: 22-21-001002

Improvements thereon: RESIDENTIAL DWELLING

MARTHA E. VON ROSENSTIEL, P.C.

649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887

No. 1650 of 2018 GD

No. 51 of 2019 ED

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

Plaintiff,

v.

THELMA JEAN THOMAS

Defendant(s).

DOCKET #2018-01650

ALL that certain parcel of land located in Perry Township, Fayette County, Pennsylvania which is more particularly bounded and described as follows:

BEGINNING at a point, said point being located in Township Road 499 and the and corner of property herein conveyed and corner of property now or formerly of Rebottoni; thence North 69° 22' 00" West 563.42 feet to an iron pin; thence North 20° 16' 30" East 363.22 feet to an iron pin; thence South 84° 28' 40" East 275.35 feet to an iron pin; thence South 21° 28' 20" West 148 feet to an iron pin; thence South 65° 34' East 290.40 feet to a point; thence South 24° 26' West 150.00 feet to a point; thence South 24° 19' West 13.57 feet to a point; thence South 15° 06' 30" West 86.12 feet to a point; thence South 09° 45' 30" West 34.11 feet to a point, the place of beginning. Containing an area of 4.31 acres as per the survey of Phillip F. Harris dated May 29, 1994.

TAX PARCEL# 27-15-001701

PROPERTY: 122 Church Street, Star Junction, PA 15482

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF:
Thelma Jean Thomas

PARKER McCAY P.A.
By: Patrick J Wesner, Esquire
Attorney ID# 203145
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815

No. 2384 of 2018 GD
No. 412 of 2018 ED

**U.S. ROF III Legal Title Trust 2015-1, by
U.S. Bank National Association, as Legal Title
Trustee**
Plaintiff,
v.
Lisa A. Ulery
Scott D. Ulery,
Defendants.

By virtue of a Writ of Execution, No. 2018
-02384, U.S. ROF III Legal Title Trust 2015-1,
et al vs. Lisa A. Ulery and Scott D. Ulery, owner
of property situate in the TOWNSHIP OF
SALTCLICK, Fayette County, Pennsylvania
133 Ulery Road, Acme, PA 15610
Parcel No. 31-03-0071-02
Improvements thereon: FARMS WITH
RESIDENTIAL

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

No. 2377 of 2018 GD
No. 7 of 2019 ED

**REVERSE MORTGAGE SOLUTIONS,
INC.**
14405 Walters Road, Suite 200
Houston, TX 77014
Plaintiff
vs.
DONNA M. WELCH
Mortgagor(s) and Record Owner(s)
106 Welch Lane
Markleysburg, PA 15459

Defendant(s)

ALL THAT CERTAIN PIECE, PARCEL
OR TRACT OF LAND SITUATE IN THE
BOROUGH OF MARKLEYSBURG,
FAYETTE COUNTY, PENNSYLVANIA
TAX PARCEL# 20-01-000701
PROPERTY ADDRESS: 106 Welch Lane
Markleysburg, PA 15459
IMPROVEMENTS: A residential
dwelling.
SOLD AS THE PROPERTY OF: DONNA
M. WELCH

No. 1689 of 2014 GD
No. 36 of 2019 ED

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,**
PLAINTIFF
vs.
JOHN A. YOUNGER,
DEFENDANT

PARCEL A:
ALL that parcel of land in Jefferson Township,
Fayette County, Pennsylvania, containing 0.114
of an acre and having thereon erected the eastern
half, comprising No. 269, Colonial No. 4 Mining
Village, now Grindstone, Inc.

PARCEL B:
ALL that certain parcel of land in Jefferson
Township, Fayette County, Pennsylvania,
containing 0.115 of an acre and having erected
thereon the western half comprising No. 267,
Colonial No. 4 Mining Village, now Grindstone,
Inc.,

HAVING THEREON ERECTED
DWELLING KNOWN AND NUMBERED AS:
111 EAST SECOND STREET GRINDSTONE,
PA 15442.

Tax Parcel # 17-11-0012

Fayette Deed Book 3154, page 807

TO BE SOLD AS THE PROPERTY OF
JOHN YOUNGER UNDER JUDGMENT NO.
2014-1689.

*** END SHERIFF'S SALE ***

JUDICIAL OPINION

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

COMMONWEALTH OF
PENNSYLVANIA

:
:
:
:

vs.

ISAIAH MICHAEL STEVENS,
Defendant.

: No. 473 of 2018
: Honorable Linda R. Cordaro

OPINION

CORDARO, J.

November 13, 2018

SUMMARY

Appellant, Isaiah Stevens, was tried before a jury of his peers on July 9-10, 2018.

He was found guilty of three counts of robbery, one count of terroristic threats, one count of theft, one count of receiving stolen property, and one count of recklessly endangering another person. Mr. Stevens was sentenced to four-and-one-half to nine years of incarceration. He now appeals his conviction.

BACKGROUND

As a result of an incident that took place on February 7, 2018, Isaiah Stevens was arrested and charged with various counts of robbery, assault, and other crimes. At trial, the testimony and evidence established the following.

Yvonne Ramsey testified that she is 60 years old and works at a Long John Silver's establishment in Uniontown. She had been employed there for over 40 years and is currently a shift manager. Her duties include hiring staff, making food orders, overseeing audits, and taking care of bank deposits.

Ms. Ramsey knew the Appellant, Isaiah Stevens, because Mr. Stevens went to school with her youngest son. Mr. Stevens also worked at Long John Silver's on two occasions. Most recently, he had worked there for about one year-from 2016 to 2017. Ms. Ramsey stated that she was the one who hired Mr. Stevens, and that they worked side-by-side in the back. She even considered him a family friend.

While working at Long John Silver's, Mr. Stevens was the fry cook. He worked varying shifts, but normally worked from 9 AM to 4 PM, or from 4 to 11 PM. Mr. Stevens was terminated from his employment early in 2017.

About a year after Mr. Stevens was terminated, on February 7, 2018, Ms. Ramsey

arrived for work at about 8:45 AM. She proceeded to go to the safe and set the safe because it has a time delay of ten minutes. She then opened up the different stations of Long John Silver's. At around 9 AM, two other employees arrived; Ms. Ramsey let them in.

After that, the safe started beeping-signaling it was ready-so Ms. Ramsey went back to the safe. She then began to count the money and deposit it into a red envelope. There was \$1,090.86. She placed the red envelope into her purse and told her employees she was going to the bank. This was all part of her normal, daily routine.

Ms. Ramsey then went to her car, which was parked in the drive-thru lane on the side of the restaurant-right next to the exit door. She got into her car and put her purse on the passenger seat. The purse still contained the red envelope; the envelope contained the cash.

Ms. Ramsey heard footsteps. The next thing she knew, Ms. Ramsey was being pushed back against her seat by Isaiah Stevens-the former fry cook and family friend. Mr. Stevens said, "Give me your fuckin' purse." As he reached for the purse, the two of them struggled briefly for control and Ms. Ramsey suffered a cut to her thumb. When Ms. Ramsey saw that Mr. Stevens was holding a silver, six-inch steak knife with serrated edges, she feared for her life and then just handed Mr. Stevens the purse. He exited the car, went around the vehicle, and started to run off.

Ms. Ramsey knew who the assailant was while the heist was unfolding; she could see his face and his hazel eyes. She also knew him by the sound of his voice. Mr. Stevens was laying across her body in the car as he stretched to get the purse. His face was six inches from hers. Ms. Ramsey remembered Mr. Stevens's attire that day: he was wearing a black, hooded sweatshirt with the hood up, black pants, dark shoes, and a red belt. He also wore latex gloves.

After Mr. Stevens took the purse and began running off, Ms. Ramsey screamed at him, "Isaiah, please don't do this." Ms. Ramsey ran back inside the store and immediately called her husband. She then called the police and told them what happened. The state police arrived. Ms. Ramsey gave a statement and told the investigating trooper that Isaiah Stevens was the assailant.

Ms. Ramsey testified that her purse also had her wallet, sunglasses, medication, and other items inside. The cost of those items totaled approximately \$800. She never got those back.

The Commonwealth also called Trooper Jason Ashton of the Pennsylvania State Police to testify. Trooper Ashton was the investigating officer in this case. After talking with the victim, Trooper Ashton got an arrest warrant for Isaiah Stevens. The Trooper also went to search the residence of Mr. Stevens, located at 13 Front Street, Apartment 3 in Dunbar, Pennsylvania.

When he arrived at the residence, Trooper Ashton made contact with Ms. Ashley Breakiron, who also lived there. Ms. Breakiron was the girlfriend of Mr. Stevens. She gave written consent for Trooper Ashton to search the residence. Trooper Ashton proceeded to the kitchen where he found a variety of knives. There were six knives that fit into a butcher block. One slot in the block was missing a knife. The Trooper took pictures of the knife set with the missing knife.

There was other evidence in the testimony that corroborated Mr. Stevens's culpability in the theft. For example, Ms. Ramsey testified that when Mr. Stevens worked at Long John Silver's, he worked about three feet away from where she counted and deposited money each morning and that he had an opportunity to observe her. Trooper Ashton testified that right before this incident, Mr. Stevens had a vehicle impounded. Right after the incident, Mr. Stevens was able to get his car back for \$230, paid for with cash by Ms. Breakiron.

At the conclusion of trial, the jury found Mr. Stevens guilty of three counts of Robbery (18 Pa.C.S.A. §3701(a)(1)(ii)(iv) and (v)), one count of Terroristic Threats (18 Pa.C.S.A. §2706(a)(1)), one count of Theft by Unlawful Taking (18 Pa.C.S.A. §3921(a)), one count of Receiving Stolen Property (18 Pa.C.S.A. §3925(a)), and one count of Recklessly Endangering Another Person (18 Pa.C.S.A. §2705). The Court also found Mr. Stevens guilty of one count of Harassment (18 Pa.C.S.A. §2709(a)(1)). Mr. Stevens was sentenced to four-and-one-half to nine years of incarceration.

Mr. Stevens filed a timely Notice of Appeal on August 1, 2018. That same day, in accordance with Pa.R.A.P. 1925(b)(2), this Court ordered Appellant to file a Statement of Errors Complained of on Appeal. {1}

On August 7, Mr. Stevens's trial counsel, Attorney Shane Gannon, petitioned this Court to withdraw as counsel because Mr. Stevens filed a complaint against Attorney Gannon regarding Mr. Stevens's representation at trial. On August 13, this Court granted the petition and appointed Attorney James Natale to represent Mr. Stevens.

On September 11, this Court ordered Appellant to file a Concise Statement of Errors Complained of on Appeal within 21 days, in accordance with Pa.R.A.P. 1925(b)(2). Attorney Natale applied for an extension of time to file the Statement of Errors; this Court granted the application on September 24 and gave Appellant until October 15 to file the Statement. Attorney Natale filed Appellant's Concise Statement of Errors Complained of on Appeal on October 15, 2018.

{1} This Order was signed on August 1, 2018 and taken to the Clerk of Courts for filing on August 3, 2018. However, for reasons that are unclear, the Order was never filed.

ISSUE ON APPEAL

Appellant raises one issue in his Concise Statement of Errors Complained of on Appeal:

Whether the Court erred in allowing the Commonwealth to introduce photographs and testimony regarding a missing knife from a knife set found in Defendant's girlfriend's, Ashley Breakiron's, residence?

DISCUSSION

The admissibility of evidence is a matter directed to the sound discretion of the trial court. *Commonwealth v. Robinson*, 721 A.2d 344, 350 (Pa. 1998) (citing *Commonwealth v. Wallace*, 561A.2d 719, 725 n.15 (Pa.1989)). Evidence must be relevant to be admissible. *Robinson* at 350; Pa.R.E. 40 2. Evidence is relevant if it has a tendency to make a fact more or less probable than it would be without the evidence and the fact is of consequence in determining the action. Pa.R.E. 401.

Relevant evidence may be excluded when its probative value is outweighed by a danger of unfair prejudice, confusing the issues, misleading the jury, undue delay, wasting time, or needlessly presenting cumulative evidence. Pa.R.E. 403.

Notably, in *Commonwealth v. Miller*, 897 A.2d 1281, 1287-88 (Pa. Super. Ct. 2006), the Superior Court upheld the admission of photographs of a knife set with a knife missing. In *Miller*, during the execution of a search warrant, police discovered a knife set in the trunk of the appellant's vehicle; one of the knives was missing. *Id.* at 1288. Police took photographs of the incomplete knife set. *Id.* The knife set and the photographs of the knife set were admitted as exhibits at trial, used as circumstantial evidence that the appellate committed murder with the missing knife. *Id.* In holding that the evidence was admissible, the Superior Court stated,

Clearly, testimony presented with regard to a knife set, minus one, found in the trunk of appellant's car, was relevant, to show that the appellant was in possession of a knife [that] could have been one of the murder weapons.

Id. (Internal quotation marks and brackets omitted.)

The issue at hand is analogous to that in *Miller*. Here, Ms. Ramsey testified to being robbed at knifepoint by Isaiah Stevens. She described the knife in detail, saying that it was a silver, six-inch blade with serrated edges. When Trooper Ashton searched Mr. Stevens's kitchen, the trooper found a knife set and butcher block for the knives. All of the knives were located except for one. Further, the Trooper testified that he looked everywhere in the kitchen-the sink, the drawers-for the missing knife that would have fit with the knife set. He did not find it. The Trooper also testified that the knife missing from the set should have been a six-inch blade.

Like in Miller, the absence of one of the knives in Mr. Stevens's kitchen makes it more or less probable that the missing knife was used in the commission of the robbery. It is up to the jury to determine the weight and credibility of that evidence. See, e.g., *Commonwealth v. Champney*, 832 A.2d 403,408 (Pa. 2003).

Further, Appellant states in his Concise Statement that the knife set was found in the residence of his girlfriend, Ashley Breakiron. However, this description of where the knife set was found omits the fact that Appellant also lived in the same residence with Ms. Breakiron. The location of where Trooper Ashton found the knife set with one missing knife further supports the Commonwealth's case against Mr. Stevens.

There was also no unfair prejudice to Appellant in the admission of the photograph of the knife set. There is nothing inherently disturbing about a kitchen knife set that would inflame the minds and passions of a jury. Pennsylvania courts have upheld the admission of much more disturbing photographs in murder cases. See, e.g., *Commonwealth v. Ballard*, Bo A.3d 380, 391-94 (Pa. 2013).

Finally, the Commonwealth laid a proper foundation for admitting the photograph of the knife set. See, Pa.RE. 901; see also, *Commonwealth v. Ford*, 301 A.2d 856, 857-58 (Pa. 1973) (where admission of a knife into evidence was proper, even though the knife could not be identified as the actual weapon used in the crime).

The photograph of the knife set was relevant, was not unduly prejudicial to the Appellant, and was properly authenticated. Appellant does not challenge any other aspect of his trial.

CONCLUSION

For the foregoing reasons, it is respectfully submitted that the judgment and sentence of Isaiah Stevens should be AFFIRMED.

BY THE COURT:
Linda R. Cordaro, Judge

ATTEST:
Clerk of Courts

CONFERENCE ROOM RENTAL

The Fayette County Bar Association announces the availability of a conference room for rent located at the FCBA Office, 45 East Main Street, Suite 100, Uniontown. Seating is available for 16 persons. Contact Cindy at 724-437-7994 or cindy@fcbar.org to reserve.

Fayette County Bar Association Conference Room Rental Policy

FCBA Members

FCBA members may utilize the FCBA's conference room at no charge one time per calendar month for a maximum of four hours; afterwards, the member will be charged half the non-member rate. The reserving member must be present throughout the rental or the non-member rate will apply.

Non-Members

FCBA's conference room rental fee for non-members is \$50 for reservations up to four hours and \$100 for reservations of four hours up to eight hours during the hours of 9:00 a.m. to 5:00 p.m. Reservations that begin before 9:00 a.m. or continue after 5:00 p.m. will be charged \$25 per hour and extended rentals must be reserved two weeks in advance. A deposit of \$25 is required to reserve the conference room. Reserving non-members who do not show or do not cancel the room with twenty-four hours' notice will forfeit the \$25 deposit.

LUNCH & LEARN SERIES

FCBA LUNCH & LEARN SERIES

The Fayette County Bar Association's next presentation in its Lunch & Learn Series will be:

- Date: **Friday, March 22nd from 12:00 p.m. to 1:30 p.m.**
- Location: Courtroom No. 1 of the Fayette County Courthouse
- Discussion topic: **Pennsylvania's New Guardianship Tracking System ("GTS") Workshop**
- Presenter: Rich Ammons, Systems Trainer at the Administrative Office of Pennsylvania Courts

Topics will include: overview of the GTS, how to log in to the GTS and navigate the GTS Dashboard, how to submit guardianship reports online, how to determine if a report was accepted by the Court, and additional support for GTS submissions

CLE Credit

1.5 hours of Substantive CLE credit for the program. The fees are as follows:

Members of the FCBA

- No charge for attendance without CLE Credit
- \$10 fee for attendance with CLE Credit

Attorneys admitted to practice in Pennsylvania after January 1, 2012

- No charge for attendance with CLE Credit

Non-members of the FCBA

- \$10 fee for attendance without CLE Credit
- \$20 fee for attendance with CLE Credit

**** All fees to be paid at the door ****

A light lunch will be provided.

If interested in attending, please call Cindy at the Bar office at 724-437-7994 or by email to cindy@fcbar.org on or before Wednesday, March 20th.

-Professional Ethics/CLE Committee

SAVE THE DATE

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