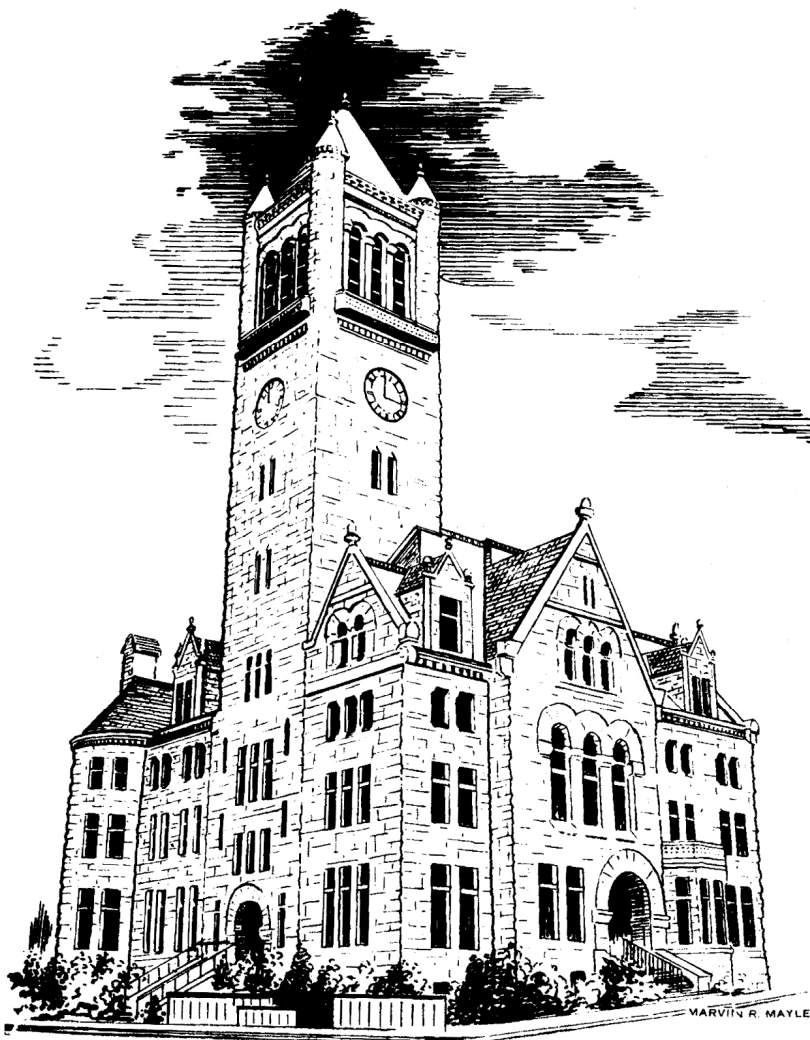


FAYETTE LEGAL JOURNAL

VOL. 82

NOVEMBER 23, 2019

NO. 47



FAYETTE LEGAL JOURNAL

The FAYETTE LEGAL JOURNAL is published weekly by the Fayette County Bar Association, 45 East Main Street, Suite 100, Uniontown, Pennsylvania 15401, 724-437-7994. Legal advertisements should be submitted online at www.fcbar.org no later than 12:00 noon on Friday for publication the following Saturday. No date of publication is promised, however. Legal notices are published exactly as submitted by the advertiser. Copyright 2001 Fayette County Bar Association. All rights reserved.

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

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

FAYETTE COUNTY BAR ASSOCIATION Board of Directors

President: James E. Higinbotham, Jr.
President Elect: Louise D. Monaghan
Vice-President: Gretchen A. Mundorff
Secretary: Timothy J. Witt
Treasurer: Vincent J. Roskovensky, II
Past President: Gary N. Altman

Executive Director: Garnet L. Crossland

Jennifer M. Casini
 Jeremy J. Davis
 Benjamin F. Goodwin
 Robert A. Gordon
 Sheryl R. Heid
 Margaret Zylka House
 Wendy L. O'Brien
 Douglas S. Sholtis
 Charles O. Zebley, Jr.

Directors

ETHICS HOTLINE

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

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

LAWYERS CONCERNED FOR LAWYERS

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

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

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

BENJAMIN J. HAILE, late of Vanderbilt, Fayette County, PA (3)

Executrix: Robin O'Nell
c/o Molinaro Law Offices
141 West Peach Street
P.O. Box 799
Connellsville, PA 15425
Attorney: Carmine V. Molinaro, Jr.

EDWARD FRANCIS HUNTER, a/k/a EDWARD F. HUNTER, late of Luzerne Township, Fayette County, PA (3)

Executrix: Roberta Hunter
c/o Zebley Mehalov & White, P.C.
18 Mill Street Square
P.O. Box 2123
Uniontown, PA 15401
Attorney: Mark M. Mehalov

Second Publication

BEATRICE J. BALABAN, late of South Union Township, Fayette County, PA (2)

Co-Executrices: Margaret Hurst and Eileen McDowell
c/o Molinaro Law Offices
P.O. Box 799
Connellsville, PA 15425
Attorney: Carmine V. Molinaro, Jr.

ROY CUSTER, a/k/a ROY CUSTER, JR., late of North Union Township, Fayette County, PA (2)

Executor: Stacy Meyers
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Anthony Dedola

HAYDEN FIELD, late of Connellsville, Fayette County, PA (2)

Administrator: Harvey Field and Jennifer Field
702 Cummings Avenue
Connellsville, PA 15425
c/o Tremba, Kinney, Greiner & Kerr, LLC
120 South Third Street
Connellsville, PA 15425
Attorney: Mark Brooks

MYRTLE IRENE FIRESTONE, a/k/a M. IRENE FIRESTONE, IRENE FIRESTONE, late of Connellsville, Fayette County, PA (2)

Administrator: Rodger L. Firestone, Jr.
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.

GEORGE RUSSELL MALENOCK, late of North Union Township, Fayette County, PA (2)

Executor: Dana L. Malenock
106 Malenock Lane
Uniontown, PA 15401
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Anthony Dedola

WILLIAM H. MILLER, late of Menallen Township, Fayette County, PA (2)

Personal Representative: Cathy J. Frost
c/o Davis and Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Samuel J. Davis

KATHY A. PARNELL, a/k/a KATHY ANNETTE PARNELL, late of Henry Clay Township, Fayette County, PA (2)

Personal Representative: Katilee Zychowski, a/k/a Katilee Parnell
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

**THEODORE THOMAS TURNEY, JR. a/k/a
THEODORE TURNEY**, late of Bullskin
Township, Fayette County, PA (2)
Executrix: Jody Turney
c/o Casini & Geibig, LLC
815B Memorial Blvd.
Connellsville, PA 15425
Attorney: Jennifer M. Casini

ALL UNKNOWN HEIRS OF SYLVIA JANE
SEALY, DECEASED

Defendants

NOTICE

To ALL UNKNOWN HEIRS OF SYLVIA
JANE SEALY, DECEASED

First Publication

ROSITA F. NEGA, late of Belle Vernon,
Fayette County, PA (1)
Executrix: Allison R. Barajas
10 Graham Avenue
Belle Vernon, PA 15012
c/o 33 Colonial Drive
Monessen, PA 15062
Attorney: Jack L. Bergstein

You are hereby notified that on April 22,
2019, Plaintiff, LSF8 MASTER
PARTICIPATION TRUST, filed a Mortgage
Foreclosure Complaint endorsed with a Notice
to Defend, against you in the Court of Common
Pleas of FAYETTE County Pennsylvania,
docketed to No. 831 OF 2019 GD. Wherein
Plaintiff seeks to foreclose on the mortgage
secured on your property located at 419 FRONT
STREET, BROWNSVILLE, PA 15417-1938
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 days from
the date of this publication or a Judgment will be
entered against you.

THOMAS D. SCHOMER, late of
Connellsville, Fayette County, PA (1)
Executrix: Mary E. Shugarts
c/o Molinaro Law Offices
P.O. Box 799
Connellsville, PA 15425
Attorney: Carmine V. Molinaro, Jr.

NOTICE

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

LEGAL NOTICES

**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. 831 OF 2019 GD

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

LSF8 MASTER PARTICIPATION TRUST
Plaintiff

vs.

CYNTHIA L. JOHNSON, in her capacity as
Executrix and Devisee of the Estate of SYLVIA
JANE SEALY, Deceased
EVELYN POTCHYNOK, Known Heir of
SYLVIA JANE SEALY, Deceased

Lawyer Referral Service:
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street.
P.O. Box 186
Harrisburg, PA 17108
Telephone (800) 692-7375

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 42 ADOPT 2019

IN RE: ADOPTION OF
CHARLES RUSSMAN JR

NOTICE

TO: Unknown Father

A petition has been filed asking the Court to put an end to all rights you have to your child, Charles Russman Jr.. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 4 of the Fayette County Courthouse, Uniontown, Fayette County, Pennsylvania, on Thursday, December 5, 2019 at 1:30 p.m. You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the court without your being there.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
PO BOX 186
HARRISBURG, PA 17108
(800) 932-0313

IN THE COURT OF COMMON PLEAS OF
WASHINGTON COUNTY,
PENNSYLVANIA

ORPHAN'S COURT DIVISION

IN RE: JUSTIN McCLELLAN
D.O.B. 09/16/2002
CHILD OF: DIANA McCOY, MATTHEW
PEQUENO and ANY UNKOWN FATHER

NO: 63-19-0964

Take notice that a Petition for Involuntary Termination of Parental Rights of Diana McCoy, mother, Matthew Pequeno, father, and any unknown father, of Justin McClellan will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert their parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on December 5, 2019 at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Pam Geruschat, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884

SHERIFF'S SALE

Date of Sale: January 16, 2020

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, January 16, 2020, at 2:00 p.m. in Courtroom Number One at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

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

James Custer
Sheriff Of Fayette County

No. 620 of 2019 GD
No. 320 of 2019 ED

**THE UNITED FEDERAL CREDIT UNION,
Plaintiff,
vs.
B & T INVESTMENTS, LLC, Defendant and
ELIG, LLC, Garnishee**

ALL those two certain lots located in South Union Township, Fayette County, Pennsylvania, described as Tax Parcel No. 34-38-0014 and more particularly described in deeds recorded in the Office of the Recorder of Deeds for Fayette County in Record Book 3371, page 1989 and Record Book 3407, page 1306.

The street address of the property is 1214 National Pike, Hopwood, South Union Township, Fayette County, Pennsylvania 15445.

Seized and taken in execution as the property formerly of B & T Investments, LLC, defendant and now owned by the garnishee, ELIG, LLC, at the suit of The United Federal Credit Union, in the Court of Common Pleas of Fayette County, Pennsylvania at No. 620 of 2019, G.D.

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

No. 1442 of 2019 GD
No. 289 of 2019 ED

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

vs.

**ANNA L. BARREIRO aka ANNA
BARREIRO
Mortgagor(s) and Record Owner(s)
4022 Pittsburgh Road
Belle Vernon, PA 15012
Defendant(s)**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN TOWNSHIP OF PERRY,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 4022
PITTSBURGH ROAD, BELLE VERNON, PA
15012
TAX PARCEL #27-01-0023

IMPROVEMENTS: A RESIDENTIAL DWELLING
 SOLD AS THE PROPERTY OF: ANNA L. BARREIRO aka ANNA BARREIRO

RAS Citron, LLC
 Attorneys for Plaintiff
 Robert Crawley, Esq. ID No. 319712
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
 855-225-6906

No. 64 of 2019 GD
 No. 315 of 2019 ED

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

Plaintiff
 v.

**RAECYNE BECHTOLD A/K/A RAECYNE
 W. BECHTOLD; TIMOTHY BECHTOLD
 A/K/A TIMOTHY J. BECHTOLD**

Defendant(s)

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

BEING KNOWN AS: 504 SOUTH
 PITTSBURGH STREET, CONNELLSVILLE
 PA 15425

BEING PARCEL NUMBER: 05-07-0209
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY

RAS Citron, LLC
 Attorneys for Plaintiff
 Robert Crawley, Esq. ID No. 319712
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
 855-225-6906

No. 255 of 2019 GD
 No. 337 of 2019 ED

REVERSE MORTGAGE SOLUTIONS INC.

Plaintiff
 v.

**JOSEPH EDWARD BOLLIBON, JR., IN
 HIS CAPACITY AS HEIR OF JOSEPH E.
 BOLLIBON A/K/A JOSEPH BOLLIBON,
 SR.; KAREN TURNER, IN HER**

**CAPACITY AS HEIR OF JOSEPH E.
 BOLLIBON A/K/A JOSEPH BOLLIBON,
 SR.; UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS AND ALL PERSONS, FIRMS OR
 ASSOCIATIONS CLAIMING RIGHT,
 TITLE OR INTEREST FROM OR UNDER
 JOSEPH E. BOLLIBON A/K/A JOSEPH
 BOLLIBON, SR.**

Defendant(s)

ALL THOSE CERTAIN LOTS OR
 PIECES OF GROUND SITUATE IN
 FRANKLIN AND DUNBAR TOWNSHIPS,
 FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 151 ELM GROVE
 RD DUNBAR, PA 15431

BEING PARCEL NUMBER: 13-18-0017
 IMPROVEMENTS: RESIDENTIAL
 PROPERTY

No. 1614 of 2019 GD
 No. 325 of 2019 ED

PNC Bank, National Association
Plaintiff,

vs.

**Lester Cottom, Jr., AKA Lester A. Cottom,
 Jr.**

Defendant.

ALL that certain parcel of land lying and
 being situate in the Borough of Everson, County
 of Fayette, and Commonwealth of Pennsylvania,
 known as 516 Brown Street, Everson, PA 15631
 having erected thereon a dwelling house.

Being known and designated as Tax ID
 No.: 10-03-0155

BEING the same premises which Lester A.
 Cottom and Gloria Cottom, his wife, by Deed
 dated February 28, 2006 and recorded in and for
 Fayette County, Pennsylvania in Instrument
 Number 200600003023 Deed Book 2978, Page
 2039, granted and conveyed unto Lester A.
 Cottom, Jr., unmarried.

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

No. 2623 of 2018 GD
 No. 288 of 2019 ED

USAA FEDERAL SAVINGS BANK
 c/o Nationstar Mortgage LLC dba Mr.
 Cooper 8950 Cypress Waters Boulevard

Coppell, TX 75019
Plaintiff

vs.

EILEEN FELKER Solely in her Capacity as Heir of Michael Joseph Felker Deceased
WILLIAM FELKER Solely in his Capacity as Heir of Michael Joseph Felker Deceased
The Unknown Heirs of Michael Joseph Felker Deceased
249 McConnell Road
Mount Pleasant, PA 15666
Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF BULLSKIN, COUNTY OF FAYEITE AND COMMONWEAL TH OF PENNSYLVANIA.

BEING KNOWN AS: 249 MCCONNELL ROAD, MOUNT PLEASANT, PA 15666
TAX PARCEL #04-03-0154 & 04-03-0153-02

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: EILEEN FELKER Solely in her Capacity as Heir of Michael Joseph Felker Deceased, WILLIAM FELKER Solely in his Capacity as Heir of Michael Joseph Felker Deceased and The Unknown Heirs of Michael Joseph Felker Deceased

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

No. 1625 of 2019 GD
No. 340 of 2019 ED

Lakeview Loan Servicing, LLC
Plaintiff

v.

Christopher L. Fouch
Defendant

All that certain piece or parcel or Tract of land situate in Perry Township, Fayette County, Pennsylvania, and being known as 47 Old Route 51, Perryopolis, Pennsylvania 15473.

Being known as: 47 Old Route 51, Perryopolis, Pennsylvania 15473

Title vesting in Christopher L. Fouch by deed from Timothy Ray Sleasman, unmarried dated October 7, 2005 and recorded October 7, 2005 in Deed Book 2963, Page 685.

Tax Parcel Number: 27040014

Phelan Hallinan Diamond & Jones, LLP

No. 1401 of 2015 GD
No. 273 of 2019 ED

The Bank of New York Mellon, fka The Bank of New York as Successor in Interest to JP Morgan Chase Bank, NA as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD2, Asset-Backed Certificates, Series 2005-SD2

Plaintiff

v.

April L. Franks
Defendant(s)

By virtue of a Writ of Execution No. 1401-OF - 2015 - GD

The Bank of New York Mellon, fka The Bank of New York as Successor in Interest to JP Morgan Chase Bank, NA as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD2, Asset-Backed Certificates, Series 2005-SD2 v. April L. Franks

owner (s) of property situate in the UNIONTOWN CITY, 4TH, Fayette County, Pennsylvania, being 44 Carson Street. Uniontown, PA 15401-3826

Parcel No.: 38180023

Improvements thereon: RESIDENTIAL DWELLING

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

No. 1984 of 2019 GD
No. 345 of 2019 ED

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

vs.

RODNEY L. GALLAGHER,
DEFENDANT

By virtue of a Writ of Execution No. 2019-01984

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIAHOUSING FINANCE AGENCY

Plaintiff

vs

RODNEY L. GALLAGHER

Defendant

Real Estate: 241 S. MT VERNON AVENUE, UNIONTOWN, PA 15401
 Municipality: SOUTH UNION TOWNSHIP
 Dimensions: 77.00 X 175.00 X 45.50 X 253.80 X 43.30
 See Instrument: 201200001263
 Tax Parcel #: 34-14-0040
 Control #: 344020
 Improvement thereon: a residential dwelling house as identified above

Phelan Hallinan Diamond & Jones, LLP

No. 202 of 2018 GD
 No. 278 of 2019 ED

Pennymac Loan Services, LLC

Plaintiff
 v.

Vincent B. Griglack
Defendant(s)

By virtue of a Writ of Execution o. 202-OF-2018-GD
 Pennymac Loan Services, LLC
 v.
 Vincent B. Griglack
 owner(s) of property situate in the MENALLEN TOWNSHIP, Fayette County, Pennsylvania, being 161 Dearth Road, Uniontown, PA 15401-5153.

Parcel No.: 22-17-0179
 Improvements thereon: RESIDENTIAL DWELLING

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

No. 1316 of 2019 GD
 No. 316 of 2019 ED

Lakeview Loan Servicing, LLC

Plaintiff
 v.

Erika Harris
Defendant

All that certain piece or parcel or Tract of land situate in the city of Uniontown, Fayette County, Pennsylvania, and being known as 352 Morgantown Street, Uniontown, Pennsylvania 15401.

Being known as: 352 Morgantown Street, Uniontown, Pennsylvania 15401

Being the same premises conveyed to Ericka Harris, unmarried from GERALYN A. RYDQUIST and Peter Rydquist, wife and husband and Matthew J. Fazio, unmarried by deed dated 6/29/2018 and recorded 7/30/2018 in book 3379 page 1334.

Tax Parcel Number: 38110122

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

No. 1389 of 2019 GD
 No. 335 of 2019 ED

American Advisors Group

Plaintiff
 v.

Sara Hriscisce Executrix of the Estate of Peter Casini,
Defendant

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN THE SOUTH CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 2020 4TH STREET, SOUTH CONNELLSVILLE, PENNSYLVANIA 15425.

BEING KNOWN AS: 2020 4TH STREET, SOUTH CONNELLSVILLE, PENNSYLVANIA 15425

TITLE VESTING IN PETER CASINI AKA PETER M. CASINI BY DEED FROM LONNIE CASINI, DECEASED AND PETER CASINI, HER HUSBAND DATED OCTOBER 15, 2017 AND RECORDED NOVEMBER 15, 2017 IN DEED BOOK 3356, PAGE 2333 INSTRUMENT NUMBER 201700012393. THE SAID PETER CASINI AKA PETER M. CASINI DIED ON OCTOBER 24, 2018. ON NOVEMBER 8, 2018, LETTERS OF TESTAMENTARY WERE GRANTED TO SARA HRISCISCE, NOMINATING AND APPOINTING HER AS THE EXECUTRIX OF THE ESTATE OF PETER CASINI AKA PETER M. CASINI.

TAX PARCEL NUMBER: 33-09-0030

STERN & EISENBERG PC
DANIEL JONES, ESQUIRE

No. 1224 of 2019 GD
No. 294 of 2019 ED

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

Plaintiff

v.

**Rebecca Ann Keefer, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased**

and

**Patricia Ann King, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased**

and

**Evelyn Kay Mitchell, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased**

and

**John Earl Myers, Jr., solely as Beneficiary of
the Estate of Nancy J. Myers, deceased**

and

**Michael Steven Myers, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased**

and

**Brenda Lee Obenstine, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased**

and

**Cynthia Rae Patton, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased**

and

**Tammy Lynn Pedro, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased**

and

Norma Jean McFarland

Defendants

SITUATE IN THE TOWNSHIP OF
SOUTH UNION, FAYETTE COUNTY,
COMMONWEALTH OF PENNSYLVANIA,
BEING KNOWN AS 463 MORGANTOWN
STREET, UNIONTOWN, PA 15401

PARCEL NO. 34-23-0020

IMPROVEMENTS - RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF-
REBECCA ANN KEEFER, SOLELY AS
BENEFICIARY OF THE ESTATE OF NANCY
J. MYERS, DECEASED, PATRICIA ANN
KING, SOLELY AS BENEFICIARY OF THE
ESTATE OF NANCY J. MYERS, DECEASED,
EVELYN KAY MITCHELL, SOLELY AS
BENEFICIARY OF THE ESTATE OF NANCY
J. MYERS, DECEASED, JOHN EARL
MYERS, JR., SOLELY AS BENEFICIARY OF
THE ESTATE OF NANCY J. MYERS,
DECEASED, MICHAEL STEVEN MYERS,
SOLELY AS BENEFICIARY OF THE
ESTATE OF NANCY. I. MYERS,

DECEASED, BRENDA LEE OBENSTINE,
SOLELY AS BENEFICIARY OF THE
ESTATE OF NANCY J. MYERS, DECEASED,
CYNTHIA RAE PATTON, SOLELY AS
BENEFICIARY OF THE ESTATE OF NANCY
J. MYERS, DECEASED, TAMMY LYNN
PEDRO, SOLELY AS BENEFICIARY OF
THE ESTATE OF NANCY J. MYERS,
DECEASED AND NORMA JEAN
MCFARLAND

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 1390 of 2019 GD

No. 287 of 2019 ED

**KEY BANK, NA S/B/M TO FIRST
NIAGARA BANK, NA**

4224 Ridge Lea Road

Amherst, NY 14226

Plaintiff

vs.

BETTY LOUISE MARTIN

Mortgagor(s) and Record Owner(s)

4 Mayflower Drive

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: 4 MAYFLOWER
DRIVE, UNIONTOWN, PA 15401

TAX PARCEL #34-24-0244

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF: BETTY
LOUISE MARTIN

Phelan Hallinan Diamond & Jones, LLP

No. 1378 of 2019 GD
 No. 275 of 2019 ED

CitiMortgage, Inc. s/b/m to Abn Amro Mortgage Group, Inc.

Plaintiff

v.

Donna K. Mcdougale, Individually and in Her Capacity as Executrix of The Estate of Richard G. Mcdougale a/k/a Richard Gene Mcdougale

Defendant(s)

By virtue of a Writ of Execution No. 2019-01378

CitiMortgage, Inc. s/b/m to Abn Amro Mortgage Group, Inc.

v.

Donna K. Mcdougale, Individually and in Her Capacity as Executrix of The Estate of Richard G. Mcdougale a/k/a Richard Gene Mcdougale

owner(s) of property situate in the SOUTH CONNELLSVILLE BOROUGH, Fayette County, Pennsylvania, being 1625 South Pittsburg Street, a/k/a 1625 South Pittsburgh Street Connellsville, PA 15425-4845

Parcel No.: 33-06-0116

Improvements thereon: RESIDENTIAL DWELLING

STERN AND EISENBERG, PC

Jessica N. Manis, ESQ.

No. 2307 of 2018 GD
 No. 296 of 2019 ED

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

Plaintiff

v.

Crystal K. Miller and Timothy B. Miller

Defendant(s)

SITUATE IN THE THIRD WARD OF THE BULLSKIN TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 814 Breakneck Road, Connellsville, PA 15425

PARCEL NO. 04-36-0125

IMPROVEMENTS - RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF - Crystal K. Miller and Timothy B. Miller

STERN & EISENBERG PC
 EDWARD J. MCKEE, ESQUIRE

No. 1108 of 2019 GD
 No. 276 of 2019 ED

Plaza Home Mortgage Inc. c/o PHH Mortgage Corporation

Plaintiff

v.

Todd A. Morrison, Jr. a/k/a Todd A. Morrison a/k/a Todd Morrison and

Kamry L. Morrison

Defendants

SITUATE IN THE TOWNSHIP OF CONNELLSVILLE, FAYETTE COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS 202 E. GEORGIA AVENUE, CONNELLSVILLE, PA 15425

PARCELNO. 06-04-0046

IMPROVEMENTS - RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF - TODD A. MORRISON, JR. A/K/A TODD A. MORRISON A/K/A TODD MORRISON AND KAMRY L. MORRISON

McCABE, WEISBERG & CONWAY, LLC

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

No. 1604 of 2019 GD
 No. 317 of 2019 ED

Citizens Bank, N.A. f/k/a RBS Citizens, N.A.

Plaintiff

v.

Danielle Palermo

Defendant

All that certain piece or parcel or Tract of land situate in the CITY OF UNIONTOWN, Fayette County, Pennsylvania, and being known as 74 Downer Avenue, Uniontown, Pennsylvania 15401.

Being known as: 74 Downer Avenue, Uniontown, Pennsylvania 15401

Title vesting in Danielle Palermo by Deed from Ralph Regis Riggen Dated March 4, 2013, And Recorded On March 6, 2013, As Instrument Number: 201300002434 in Book: 3213, Page: 702.

Tax Parcel Number: 38-05-0106

RAS Citron, LLC
Walter Gouldsbury, Esq.
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

No. 1202 of 2019 GD
No. 285 of 2019 ED

Jill M. Fein, Esquire
Hill Wallack LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

No. 2801 of 2018 GD
No. 338 of 2019 ED

**NATIONSTAR MORTGAGE LLC D/B/A
MR. COOPER
Plaintiff
v.
RICHARD J. PETUCK; ALISA H. PETUCK
Defendant(s)**

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN
JEFFERSON TOWNSHIP, FAYETTE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 359
BROWNSVILLE ROAD FAYETIE CITY, PA
15438
BEING PARCEL NUMBER: 17-02-0100
IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 486 of 2019 GD
No. 305 of 2019 ED

**Wells Fargo Bank, N.A.
Plaintiff,
vs.
Dan M. Sabatini
Defendant.**

ALL that certain parcel of land lying and
being situate in the Township of Washington,
County of Fayette, and Commonwealth of
Pennsylvania, known as 121 Lynnwood Avenue,
Belle Vernon, PA 15012 having erected thereon
a dwelling house.
Being known and designated as Tax ID
No.: 41050039
BEING the same premises which Dan M.
Sabatini and Melissa Sabatini, husband and
wife, by Deed dated January 26, 2015 and
recorded in and for Fayette County,
Pennsylvania in Deed Book 3270, Page 119,
granted and conveyed unto Dan M. Sabatini.

**Carrington Mortgage Services, LLC
Plaintiff
v.
Geraldine Saluga
Defendant**

By virtue of a writ of execution case
number: 2018-02801 Plaintiff: Carrington
Mortgage Services, LLC
v.
Defendant: Geraldine Saluga
owners of property situate in the South Union
Township, Fayette County, Pennsylvania, being
pin number 34-27-0203
Property being known as: 235 Mountain
View Road, Uniontown, PA 15401
Improvements thereon: Residential
Property

Phelan Hallinan Diamond & Jones, LLP

No. 241 of 2017 GD
No. 301 of 2019 ED

**Deutsche Bank Trust Company Americas, as
Trustee, f/k/a Bankers Trust Company, as
Trustee of Ameresco Residential Securities
Corporation Mortgage Loan Trust 1998-1,
Under Pooling and Servicing Agreement
Dated as February 1, 1998
Plaintiff
v.
Steven Sandoval
Julie Sandoval N/K/A Julie Brown
Defendant (s)**

By virtue of a Writ or Execution No. 241-
OF-2017 -GD

Deutsche Bank Trust Company Americas, as
Trustee, f/k/a Hankers Trust Company, as
Trustee of Ameresco Residential Securities
Corporation Mortgage Loan Trust 1998-1,
Under Pooling and Servicing Agreement Dated
as February 1, 1998
v.
Steven Sandoval
Julie Sandoval N/K/A Julie Brown

owner(s) of properly situate in the EVERSON BOROUGH, Fayette County, Pennsylvania, being 200 Jones Street, Everson, PA 15631-1144

Parcel No.: 10-03-021101

Improvements thereon: RESIDENTIAL DWELLING

No. 1161 of 2019 GD
 No. 279 of 2019 ED

Wells Fargo Bank, N.A.
Plaintiff,
vs.

Tanja Shumar, AKA Tanja Breckenridge;
Claude W. Shumar
Defendants.

ALL that certain parcel of land lying and being situate in the Township of Jefferson, County of Fayette, and Commonwealth of Pennsylvania, known as 1017 West Third Street, Grindstone, PA 15442 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 17-11-0001

BEING the same premises which Shirley Wolfe, an unmarried widow, by Deed dated September 2, 2009 and recorded in and for Fayette County, Pennsylvania in Deed Book 3121, Page 1, granted and conveyed unto Tanja Breckenridge and Claude W. Shumar.

Phelan Hallinan Diamond & Jones, LLP

No. 1652 of 2019 GD
 No. 318 of 2019 ED

The Bank of New York Mellon, f/k/a, The Bank of New York as Successor to JPMorgan Chase Bank, National Association as Indenture Trustee for Noteholders and The Note Insurer of Abfs Mortgage Loan Trust 2000-3

Plaintiff

v.

Shyrl-An Stoots a/k/a Shyrlan Stoots
Harold B. Stoots a/k/a Harold B. Stoots, Sr
Defendant(s)

By virtue of a Writ of Execution No. 2019-01652

The Bank of New York Mellon, f/k/a, The Bank of New York as Successor to JPMorgan Chase Bank, National Association as Indenture Trustee for Noteholders and The Note Insurer of Abfs Mortgage Loan Trust 2000-3

v.

Shyrl-An Stoots a/k/a Shyrlan Stoots Harold B. Stoot a/k/a Harold B. Stoots, Sr owner(s) of property situate in the DAWSON BOROUGH, Fayette County, Pennsylvania. Being 207 Cochran Street, A/K/A PO Box 506, 207 Cochran Street, Dawson, PA 15428

Parcel No.: 07-03-0022

Improvements thereon: RESIDENTIAL DWELLING

No. 2679 of 2018 GD
 No. 290 of 2019 ED

Wilmington Savings Fund Society, FSB, D/B/ A Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust,

Plaintiff,

Vs.

Fred W. Tate, Jr., Individually and as known heir of Fred W. Tate Sr., Deceased Michelle Tate

Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Fred W. Tate, Sr., Deceased,

Defendants

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF FRED W. TATE, JR., INDIVIDUALLY AND AS KNOWN HEIR OF FRED W. TATE SR., DECEASED, MICHELLE TATE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRED W. TATE, SR., DECEASED OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN UNIONTOWN CITY, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2567 PAGE 149

BEING KNOWN AS 228 LENOX STREET, UNIONTOWN, PA 15401
 TAX MAP NO. 38-03-0194

No. 2785 of 2018 GD
No. 280 of 2019 ED

PNC Bank, National Association
Plaintiff,
vs.
Unknown Heirs and/or Administrators of the
Estate of James L. Stephenson; James Carl
Stephenson, as believed Heir and/or
Administrator to the Estate of James L.
Stephenson
Defendants.

ALL that certain parcel of land lying and being situate in the Borough of Brownsville, County of Fayette, and Commonwealth of Pennsylvania, known as 1015 Water Street, Brownsville, PA 15417 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 02070080

BEING the same premises which Curtis A. Nichols and Angela L. Nichols, his wife, by Deed dated February 15, 2010 and recorded in and for Fayette County, Pennsylvania in Deed Book 3116, Page 2309, granted and conveyed unto James L. Stephenson, single.

Phelan Hallinan Diamond & Jones, LLP

No. 1635 of 2019 GD
No. 308 of 2019 ED

JPMorgan Chase Bank, National Association
Plaintiff
v.
Kenneth A. Yauger
Defendant(s)

By virtue of a Writ of Execution No. 1635-OF-2019-GD

JPMorgan Chase Bank, National Association
v.

Kenn eth A. Yauger
owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 120 Fernwood Road, Lemont Furnace, PA 15456-1202

Parcel No.: 25-27-0126-04

Improvements thereon: RESIDENTIAL DWELLING

*** END SHERIFF SALES***

Registers' Notice

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

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

Monday, December 2, 2019, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2618-0442	RICHARD J. RUGGIERI	Richard Palko and Darryl Gesso, Co-Executors

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Monday, December 16, 2019, at 9:30 A.M.

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

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

JUDICIAL OPINION

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

ROY and NICHOLLE KNOX and	:	
ALEX and ANGELA POUNDS, on	:	
Behalf of themselves and all others	:	
similarly situated,	:	
	:	
Plaintiffs,	:	
	:	
vs.	:	
	:	
NANCY HOLSING, d/b/a M&N	:	
MOBILE HOME PARK and	:	
DUNBAR ESTATES MHP, LLC,	:	
	:	No. 510 of 2018, G.D.
Defendants.	:	Honorable Nancy D. Vernon

OPINION AND ORDER

VERNON, J.

October 29, 2019

Before the Court is the Petition for Certification of Class Action, filed by Plaintiffs, Roy Knox and Nicholle Knox and Alex Pounds and Angela Pounds, on behalf of themselves and all others similarly situated, seeking to declare unlawful and enjoin certain policies of the Defendants which they allege result in the charging and collecting of rent and fees in violation of the Manufactured Home Community Rights Act and the Unfair Trade Practices and Consumer Protection Law.

Plaintiffs seek to certify the proposed class defined as, “All residents of M&N Mobile Home Park and/or Dunbar Estates MHP, LLC who were improperly charged rent, fees, and other charges from March 2017 to the present.” See, Second Amended Class Action Complaint ¶ 59.

The criteria that must be met for class certification are as follows:

- (1) the class is so numerous that joinder of all members is impracticable;
- (2) there are questions of law or fact common to the class;
- (3) the claims or defenses of the representative parties are typical of the claims or defenses of the class;
- (4) the representative parties will fairly and adequately assert and protect the interests of the class under the criteria set forth in Rule 1709; and
- (5) a class action provides a fair and efficient method for adjudication of the controversy under the criteria set forth in Rule 1708.

Initially, we point out that a petitioner for class certification has the burden of proving the prerequisites of Pa. R.C.P. No. 1702 by presenting facts from which the trial court can conclude that each of the prerequisites is met before a class can be certified. *Janicik v. Prudential Insurance Co. of America*, 451 A.2d 451 (Pa. Super. 1982). Although this burden is not heavy, more than a mere conjecture or conclusory allegations are required, particularly if other facts of record tend to contradict the propriety of the class action. *Cook v. Highland Water and Sewer Authority*, 530 A.2d 499 (Pa. Cmwlth. 1987).

We will address the prerequisites for class certification. In their Second Amended Complaint, Plaintiffs allege there are approximately sixty individuals, including children, living in the mobile home park. See, Second Amended Class Action Complaint ¶ 26. In the pleadings, Plaintiffs further allege that there are approximately 30 members of the class. *Id.* at ¶ 64. At the time set for hearing on class certification, Plaintiffs' counsel requested leave to brief the legal questions, including numerosity. N.T., 12/28/2018, at 6. After an extended briefing schedule, the Court received the briefs of all parties. Plaintiffs identify 39 potential adult class members residing in 26 occupied mobile home parks. See, Plaintiffs' Brief on Class Certification.

The party seeking class certification need not plead or prove the actual number of class members, so long as the party is able to define the class with some precision and provide sufficient indicia to the court that more members exist than it would be practicable to join. *Baldassari v. Suburban Cable TV Co., Inc.*, 808 A.2d 184 (Pa. Super. 2002). The numerosity requirement is satisfied when the number of potential members of the class would “pose a grave imposition on the resources of the Court and an unnecessary drain on the energies and resources of the litigants should such potential plaintiffs sue individually.” *Temple Univ. of Com. Sys. of Higher Ed. v. Pennsylvania Dept of Pub. Welfare*, 374 A.2d 991, 995 (Pa. Cmwlth. 1977). Whether the class is sufficiently numerous is not dependent upon any arbitrary limit, but upon the facts of each case. In *re Sheriff's Excess Proceeds Litigation*, 98 A.3d 706 (Pa. Cmwlth. 2014).

Plaintiffs posit that although potential class members fails to reach the “presumptive standard of 40 people,” that the number of potential plaintiffs does create a significant burden on the court's resources. Because of the potential for inconvenience and varying results, Plaintiffs argue they have met the numerosity requirement.

Here, the Court finds that the proposed class is identifiable – being those adult residents of the mobile home park identified in discovery during this litigation. However, the Court finds, as a matter of law, that it is not impractical to litigate the claims individually. Specifically, adults residing at the same address in the mobile home park and subject to the same lease would necessarily derive identical claims. Thus, at most, 26 individual claims could be pursued. Accordingly, Plaintiffs have failed to meet their burden that the proposed class is so numerous that joinder of all members is impracticable.

In order for an action to be certified as a class action, there must be questions of law or fact that are common to all the members of the putative class. For commonality to be met, there must be a question involving facts that are substantially the same, so that proof as to one claimant would be proof as to all. *Weismer by Weismer v. Beech-*

Nut Nutrition Corp., 615 A.2d 428 (Pa. Super. 1992).

The claims of the representative parties must be typical of the proposed class, although they need not be identical. *Walsh v. Pittsburgh Press Co.*, 160 F.R.D. 527, 530 (W.D. Pa. 1994). The purpose of the typicality requirement is to determine “whether the class representative’s position on the common issues is sufficiently aligned with that of the absent class members to ensure that her pursuit of her own interests will advance those of the proposed class members.” *Janicik v. Prudential Ins. Co. of Am.*, 451 A.2d 451, 457 (Pa. Super. 1982).

The Knox plaintiffs moved into the mobile home park in March of 2017 alleging that they did not receive a written lease at that time. N.T., 12/28/2018, at 35-36. Because of that move-in date, the Knox plaintiffs could not have suffered the alleged rental increase that occurred in March 2017. As such, the Knox plaintiffs have no self-interest to pursue and cannot represent the class members for the allegedly improper March 2017 rent increase.

The Pounds plaintiffs moved out of the mobile home park in December 2018. *Id.* at 7.

“The common question of fact means precisely that the facts must be substantially the same so that proof as to one claimant would be proof as to all. This is what gives the class action its legal viability.” *Cook v. Highland Water & Sewer Auth.*, 530 A.2d 499, 504 (Pa. Cmwlth. 1987). These proposed class representatives are not representative of the claims alleged as each proposed class member will be required to offer individualized proof of his or her individual alleged damages – specifically, some received written leases whereas others did not and some were allegedly charged improper rent increases while others were not. As such, Plaintiffs have failed to establish that common issues of law and fact predominate the issues affecting individual class members. These factual issues are unique to these Plaintiffs and to the proposed individual class members such that this matter is not suitable for class certification.

WHEREFORE, we will enter the following Order.

ORDER

AND NOW, this 29th day of October, 2019, upon consideration of the Petition for Certification of Class Action, filed Plaintiffs, Roy Knox and Nicholle Knox and Alex Pounds and Angela Pounds, on behalf of themselves and all others similarly situated, and the Record, it is hereby ORDERED and DECREED that the Petition is DENIED.

BY THE COURT:
NANCY D. VERNON, JUDGE

ATTEST:
Prothonotary



Pennsylvania Bar Institute

UPCOMING CLEFor more information and to register: www.pbi.org | 1-800-932-4637

Upcoming live simulcast and video replay continuing legal education courses at the Fayette County Bar Association, 45 East Main Street, Suite 100, Uniontown.

Registration: <http://www.pbi.org/fayette-county>

December 5 **Family Law 101 2019**
8:30 a.m. to 4 p.m.
5 substantive/1 ethics

December 12 **Criminal Law Update 2019**
12 p.m. to 4:15 p.m.
3 substantive/1 ethics

December 18 **The Year in Review for the General Practitioner 2019**
8:30 a.m. to 3:45 p.m.
5 substantive/1 ethics

December 19 **Essential Ethics 2019**
9 a.m. to 4:15 p.m.
6 ethics



ANNUAL MEMBERSHIP MEETING

The regular annual meeting of the full membership of the Fayette County Bar Association shall be held on **Wednesday, December 4, 2019**, at 1:30 pm in Courtroom One, Fayette County Courthouse, 61 East Main Street, Uniontown, PA 15401.

Committees are invited to present topics of concern or interest to the Association.

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

Save-the-Date

Fayette County Bar Association Winter Social
Cocktails and Appetizers
Thursday, December 12th
Uniontown Country Club
5:00 pm
Guests welcome

LUNCH & LEARN SERIES

FCBA LUNCH & LEARN SERIES

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

- Date: **Wednesday, December 4th from 12:00 p.m. to 1:30 p.m.**
- Location: Courtroom No. 1 of the Fayette County Courthouse
- Discussion topic: **Conviction Integrity and Related Issues**
Forms will be provided
- Presenter: Judge Steve P. Leskinen and Michael A. Aubele, Esquire

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.

RSVP

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 Monday, December 2nd

please join us



thank
YOU
OPEN HOUSE

FAYETTE COUNTY BAR ASSOCIATION
TUESDAY, NOVEMBER 26TH
11:30AM - 1:30PM

45 East Main Street, Suite 100 • Uniontown, PA 15401

Stop by and join your FCBA colleagues at our Open House
as thanks for your Bar Association membership

Angelina's catered lunch will be provided
All FCBA members will receive a free T-shirt

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

Medical Malpractice • Auto Accidents • Personal Injury



GISMONDI

& ASSOCIATES

412-281-2200

www.gislaw.com

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