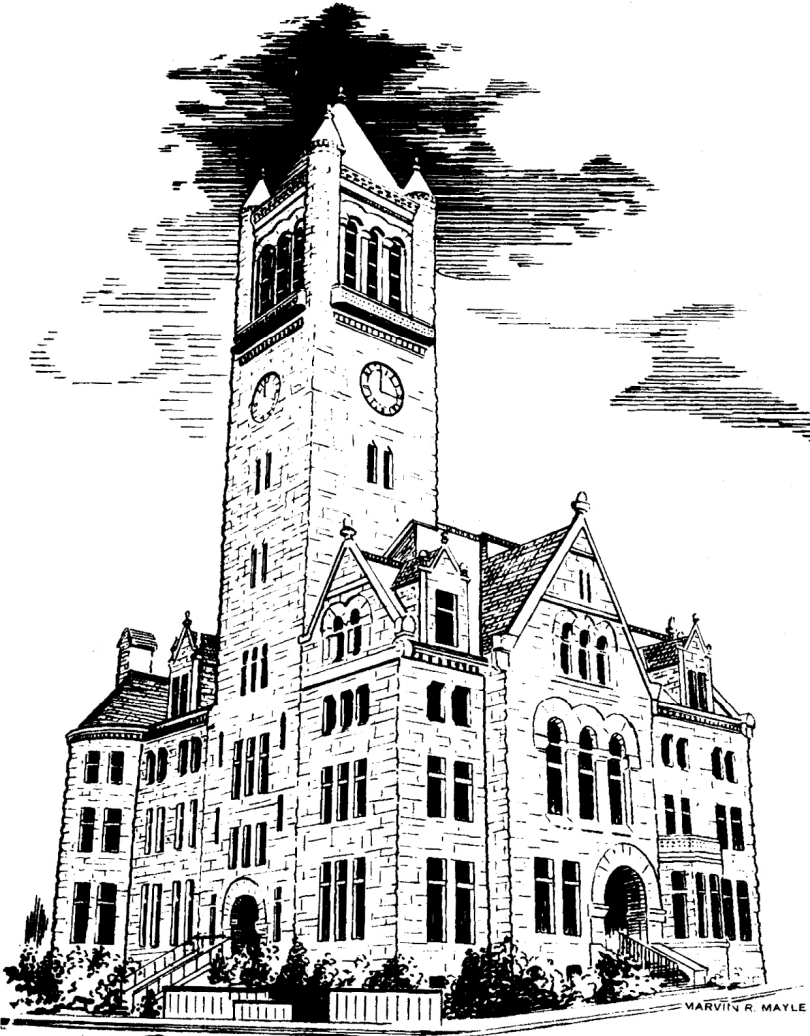


FAYETTE LEGAL JOURNAL

VOL. 82

AUGUST 24, 2019

NO. 34



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.

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

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ESTATE NOTICES

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

Third Publication

**CHARLOTTE RENAE FRANKS, a/k/a
CHARLOTTE R. FRANKS, a/k/a
CHARLOTTE FRANKS**, late of Uniontown,
Fayette County, PA (3)

Executor: Vergil Hendrickson
c/o Monaghan & Monaghan, LLP
57 East Main Street
Uniontown, PA 15401
Attorney: Gary D. Monaghan

MARY E. GRIMM, late of North Union
Township, Fayette County, PA (3)

Administrator: Matthew D. Grimm
109 Grimm Road
Lemont Furnace, PA 15456
c/o Newcomer Law Offices
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

**VICTOR RAY SYKES, a/k/a VICTOR
SYKES, a/k/a VICTOR R. SYKES**, late of
Dunbar Township, Fayette County, PA (3)

Administrator CTA: Dennis Sykes
c/o 9 Court Street
Uniontown, Pa 15401
Attorney: Vincent J. Roskovensky, II

Second Publication

**SARAH BARTUCH, SARAH KATHERINE
BARTUCH, a/k/a SARAH K. BARTUCH, a/
k/a SALLY BARTUCH**, late of Masontown,
Fayette County, PA (2)

Executor: Gina G. Barrett
15 Bayberry Terrace
Morgantown, WV 26508
c/o Rowan Law Offices
890 Vanderbilt Road
Connellsville, PA 15425
Attorney: Davina Burd

RONALD BURWELL, JR., late of German
Township, Fayette County, PA (2)

Administrator: Bryan Burwell
53 Saint Clair Village
Morgantown, WV 26505
c/o 986 Brodhead Road
Moon Township, PA 15108
Attorney: Michele Conti

CARL THOMAS GASKILL, late of North
Union Township, Fayette County, PA (2)

Personal Representative: Dewayne Gaskill
c/o Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

HAZEL HIXON, a/k/a HAZEL M. HIXON,
late of Lower Tyrone Township, Fayette
County, PA (2)

Personal Representative: Donna F. Hixon,
f/n/a Donna McBee
c/o River Front Professional Center
208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

**CLARISSA HULET, a/k/a CLARISSA C.
HULET**, late of Saltlick Township, Fayette
County, PA (2)

Executor: Julie Hoffer
1137 Buchanan Road
White, PA 15490
c/o John A. Cochran, Esquire/CPA
140 South Main Street #301

Greensburg, PA 15601
Attorney: John Cochran

WILLIAM FRANK JOHNSON, JR., a/k/a WILLIAM F. JOHNSON, a/k/a WILLIAM F. JOHNSON, JR., late of Brownsville, Fayette County, PA (2)

Executor: William F. Johnson, III
 c/o Zebley Mehalov & White, P.C.
 18 Mill Street Square
 P.O. Box 2123
 Uniontown, PA 15401
Attorney: Charles O. Zebley, Jr.

CHERYL LOUISE MORRIS, a/k/a CHERYL MORRIS, late of Stewart Township, Fayette County, PA (2)

Executrix: Kristie Metts
 c/o Zebley Mehalov & White, P.C.
 18 Mill Street Square
 P.O. Box 2123
 Uniontown, PA 15401
Attorney: Daniel R. White

CLAIRE S. PROVANCE, late of South Union Township, Fayette County, PA (2)

Personal Representative: James L. Provance
 c/o George & George, LLP
 92 East Main Street
 Uniontown, PA 15401
Attorney: Joseph M. George

GEORGE D. PUSKAR, late of Dunbar Township, Fayette County, PA (2)

Personal Representative: Janet R. Puskar
 c/o Watson Mundorff & Sepic, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Michelle L. Dietz

LOUISE S. SZWED (SMITH), late of Upper Tyrone Township, Fayette County, PA (2)

Administratrix: Marilyn L. Cassady
 c/o Adams & Adams
 55 East Church Street, Suite 101
 Uniontown, PA 15401
Attorney: Jason Adams

JOHN J. VARHACH, a/k/a JOHN VARHACH, late of Redstone Township, Fayette County, PA (2)

Personal Representative: Theresa Hemp-Hall
 c/o Davis and Davis
 107 East Main Street
 Uniontown, PA 15401
Attorney: James T. Davis

First Publication

WENDY BLOOM, late of German Township, Fayette County, PA (1)

Administrator: David A. Bowser
 c/o Adams & Adams
 55 East Church Street, Suite 101
 Uniontown, PA 15401
Attorney: Jason Adams

IRENE E. MERRILL, late of South Union Township, Fayette County, PA (1)

Personal Representative: Lenora Brady
 c/o Watson Mundorff & Sepic, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Michelle L. Dietz

VIRGINIA RUTH RAVENSCROFT, late of Ohiopyle, Fayette County, PA (1)

Executor: Marke Ravencroft
 c/o Adams & Adams
 55 East Church Street, Suite 101
 Uniontown, PA 15401
Attorney: Jason Adams

ELIZABETH M. SALLY, a/k/a BETTY M. SALLY, late of Luzerne Township, Fayette County, PA (1)

Personal Representative: Melvin J. Sally, II
 c/o Davis & Davis
 107 East Main Street
 Uniontown, PA 15401
Attorney: Jeremy J. Davis

ELMER J. SASKO, a/k/a ELMER JOHN SASKO, late of South Union Township, Fayette County, PA (1)

Personal Representative: Douglas S. Sepic

c/o Watson Mundorff & Sepic, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Douglas S. Sepic

NOTICE

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 July 15, 2019, to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of Touched By An Angel with the principal place of business at: 414 Perry Road, Perryopolis, PA 15473.

The name or names and addresses of persons owning and interested are: RYAN H. PERUMAL, 820 Jane Ave., Charleroi, PA 15022.

DANIEL WALTERS, a/k/a DANIEL WAYNE WALTERS, late of Nicholson Township, Fayette County, PA (1)

Personal Representative: Sabine Gaskill
 181 Bowood Road
 Smithfield, PA 15478
 c/o P.O. Box 622
 Smithfield, PA 15478
Attorney: Charity Grimm Krupa

LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY, PENNSYLVANIA
 CIVIL DIVISION
 No. 1321 of 2019 G.D.
 (Judge Nancy D. Vernon)

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY, PENNSYLVANIA

No. 1657 of 2019, G.D.

In the matter of Petition of Name Change of Valyn Naomi Ozorowski to Valyn Naomi Crossland.

IN RE: CHANGE OF NAME OF KRISTIEN ALEXANDER CARR

NOTICE OF CHANGE OF NAME

NOTICE IS HEREBY GIVEN, that on June 20, 2019, the Petition of Kristien Alexander Carr was filed in the above-named Court, praying for a decree to change the name of KRISTIEN ALEXANDER CARR.

The Court has fixed Friday, September 6, 2019 at 10:00 o'clock a.m. in Courtroom No. 4 of the Fayette County Courthouse, Uniontown, Pennsylvania, as the time and place for a hearing on the merits of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Kindly be advised that the Petition of Valyn Naomi Ozorowski has been filed at the above reference number and term requesting that the name Valyn Naomi Ozorowski be forever changed to Valyn Naomi Crossland. The Court has a fixed the 25th day of September, 2019, at 1:30 p.m., in Courtroom Number 3 for a hearing on this matter. All interested persons may appear and show cause why the Petition should not be granted.

Simon B. John, Esquire
 96 East Main Street
 Uniontown, PA 15401
 (724) 438-8560

SHERIFF'S SALE

Date of Sale: October 17, 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, October 17, 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. (2 of 3)

James Custer
Sheriff Of Fayette County

No. 500 of 2017 GD
No. 231 of 2019 ED

Property of: CHARLES BAILEY

Execution No.: 500 of 2017

Judgment Amount: \$45,284.11, Plus Costs

Attorney: Covelli Law Offices, P.C.

Address: 357 Regis Avenue Pittsburgh, PA 15236

ALL right, title, interest and claim of: CHARLES BAILEY of, in and to:

Property located in:
TOWNSHIP OF LUZERNE, BOROUGH OF HILLER, FAYETTE COUNTY, PA:

K/A 231-232 Frick Street, Hiller, PA 15444

Improvements: House

D.B.V. 2642, PG# 158

TAX MAP# 19-07-0015

Phelan Hallinan Diamond & Jones, LLP

No. 2219 of 2018 GD
No. 178 of 2019 ED

Wells Fargo Bank, N.A.

Plaintiff

v.

Deborah Davis a/k/a Deborah Bock Davis a/k/a Deborah M. Bock, in Her Capacity as Executrix and Devisee of The Estate of Janice M. Bock

a/k/a Janice Marie Bock a/k/a Janice Marie Fisher Bock a/k/a Janice Bock Thomas Bock, Jr a/k/a Thomas B. Bock, Jr, in His Capacity as Devisee of The Estate of Janice M. Bock a/k/a Janice Marie Bock a/k/a Janice Marie Fisher Bock a/k/a Janice Bock Brandon J. Bock a/k/a Brandon Bock, in His Capacity as Devisee of The Estate of Janice M. Bock a/k/a Janice Marie Bock a/k/a Janice Marie Fisher Bock a/k/a Janice Bock

Defendant(s)

By virtue of a Writ of Execution No. 2219 OF 2018 GD

Wells Fargo Bank, N.A.

v.

Deborah Davis a/k/a Deborah Bock Davis a/k/a Deborah M. Bock, in Her Capacity as Executrix and Devisee of The Estate of Janice M. Bock a/k/a Janice Marie Bock a/k/a Janice Marie Fisher Bock a/k/a Janice Bock

Thomas Bock, Jr a/k/a Thomas B. Bock, Jr, in His Capacity as Devisee of The Estate of Janice M. Bock a/k/a Janice Marie Bock a/k/a Janice Marie Fisher Bock a/k/a Janice Bock

Brandon J. Bock a/k/a Brandon Bock, in His Capacity as Devisee of The Estate of Janice M. Bock a/k/a Janice Marie Bock a/k/a Janice Marie Fisher Bock a/k/a Janice Bock

owner(s) of property situate in the BROWNSVILLE BOROUGH, Fayette County, Pennsylvania, being 317 WATER STREET, BROWNSVILLE, PA 15417-1632

Parcel No.: 02-07-0043

Improvements thereon: RESIDENTIAL DWELLING

WATSON MUNDORFF& SEPIC, LLP
720 VANDERBILT ROAD
CONNELLSVILLE, PA 15425

No. 396 of 2018 GD

No. 156 of 2019 ED

SOMERSET TRUST COMPANY

Plaintiff,

V.

MILISSA A. CHOMIAK, AN INDIVIDUAL, AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MICHAEL E. CHOMIAK AND OF THE ESTATE OF JOSEPHINE L. CHOMIAK; ESTATE OF MICHAEL E. CHOMIAK, DECEASED; AND ESTATE OF JOSEPHINE L. CHOMIAK, DECEASED.

By virtue of a Writ of Execution No. 156 of 2019, E.D.

Somerset Trust Company

v.

Milissa A. Chomiak, an individual, and in her capacity as administratrix of the estate of Michael E. Chomiak and of the Estate of

Josephine L. Chomiak; Estate of Michael E. Chomiak, deceased; and Estate of Josephine L. Chomiak, deceased.

Owner of property situate in REDSTONE TOWNSHIP, Fayette County, Pennsylvania being 48 Park Street, Republic, Pennsylvania 15475

Parcel No: 30240063

Improvements thereon: FRAME OR CB DETACHED GARAGE

BARLEY SNYDER
Joseph P. Schalk, Esquire
Court I.D. No. 91656
126 E. King Street
Lancaster, PA 17602
717.299.5201

No. 519 of 2019 GD

No. 221 of 2019 ED

MID PENN BANK, SUCCESSOR BY MERGER TO THE SCOTTDALE BANK & TRUST COMPANY,

Plaintiff

v.

RONALD S. CRAIG, II,

Defendant

Property Address: 3393 Springfield Pike, Normalville, Fayette County, Pennsylvania

Parcel ID Number: 05-10-0053

Judgment Amount: \$63,486.97

BEING the same premises which Ronald Craig a/k/a Ronald S. Craig, a single man by deed dated April 19, 2010 and recorded April 21, 2010 in the Office of the Recorder of Deeds in and for Fayette County Pennsylvania in Record Book 3120, Page 711, granted and conveyed unto Ronald S. Craig and Ronald S. Craig, II, a single man, son of Ronald S. Craig, as joint tenants with right of survivorship and not as tenants in common.

No. 401 of 2019 GD

No. 215 of 2019 ED

U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-1, Mortgage-Backed Notes, Series 2016-1,

Plaintiff,

Vs.

**Barry W. Darr
Linda M. Darr,
Defendants**

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF BARRY W. DARR AND LINDA M. DARR OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN SPRINGFIELD TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 3006 PAGE 756

BEING KNOWN AS 724 MILL RUN ROAD, MILL RUN, PA 15464
TAX MAP NO. 35150058

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

No. 654 of 2019 GD
No. 155 of 2019 ED

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-3
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806
Plaintiff**

vs.

**LEA ANN DRISCOLL
Mortgagor(s) and Record Owner(s)
214 East Apple Street
Connellsville, PA 15425
Defendant(s)**

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

BEING KNOWN AS: 214 EAST APPLE STREET, CONNELLSVILLE, PA 15425

TAX PARCEL # 05-06-0399
IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: LEA ANN DRISCOLL

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

No. 358 of 2019 GD
No. 222 of 2019 ED

**Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A
Plaintiff**

v.

**Juanita Harris and Geary Harris
Defendant**

By virtue of a writ of execution case number: 2019-00358

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A

v.

Defendant: Juanita Harris and Geary Harris

owners of property situate in the German Township, Fayette County, Pennsylvania, being pin number 15-26-0040

Property being known as: 57 Main Street, McClennandtown, PA 15458

Improvements thereon: Residential Property

STERN AND EISENBERG, PC
EDWARD J. MCKEE, ESQ.

No. 2168 of 2018 GD
No. 230 of 2019 ED

The Bank of New York Mellon as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Ce1iificates Series 2006-B c/o Ocwen Loan Servicing, LLC

Plaintiff

v.

**Mark A. Herring
and
Pamela L. Custer
Defendant(s)**

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN HENRY CLAY TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 416 Braddock Road, Township of Clay a/k/a Markleysburg, PA 15459

PARCEL NO. 16-15-001708
 IMPROVEMENTS - RESIDENTIAL REAL ESTATE
 SOLD AS THE PROPERTY OF- Mark A. Herring and Pamela L. Custer

No. 1958 of 2014 GD
 No. 157 of 2019 ED

LSF9 Master Participation Trust
PLAINTIFF

vs.

Giancarlo Langeri, Sr. and Terri Langeri
DEFENDANTS

ALL that lot of land situate in South Union Township, Fayette County, Pennsylvania, upon which is erected a double frame dwelling numbered 103-104 as shown by plan of lots at Continental No. 1, laid out by Louis Kamansky and Gera Lux, a plot of which plan is of record in the Office of the Recorder of Deeds of said Fayette County in plan book volume 9 at page 1, said lot is more particularly bounded and described as follows:

BEGINNING at a point in the center line of Garner Street, comer with lot occupied by House N. 105/106 as shown on said recorded lot plan; thence along a line of said lots, North 60 degrees 41' West, a distance of 121.41 feet to a point in the center line of a 12.0 foot alley; thence in the center of said 12.0 foot alley, North 29 degrees 19' East, a distance of 79.5 feet to a point comers on Cross Street upon which is erected House No. 1 03-104; thence along Cross Street South 60 degrees 41' east, a distance of 123.41 feet to a point in the center line of Garner Street; thence in the comer line of said Gamer Street, south 29 degrees 19' West, a distance of 79.5 feet to the place of beginning.

THIS CONVEYANCE is made subject to all exceptions, reservations, easements, restrictions, limitations, rights of law, etc. as heretofore granted or excepted and reserved in prior instruments of record.

COMMONLY KNOWN AS: 507 Garner Street, Uniontown, PA 15401
 TAX PARCEL NO. 34-16-0297

No. 253 of 2017 GD
 No. 229 of 2019 ED

Wells Fargo Bank, NA
Plaintiff,
 vs.

Rebecca L. Lycett
Defendant.

ALL that certain parcel of land lying and being situate in the City of Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 503 South Arch Street, Connellsville, PA 15425 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 05070219

BEING the same premises which Joseph Pratt, Jr. and Margaret R. Pratt, husband and wife, by Deed dated October 19, 1979 and recorded in and for Fayette County, Pennsylvania in Deed Book 1262, Page 844, granted and conveyed unto James T. Lycett and Rebecca I. Lycett, husband and wife.

No. 863 of 2019 GD
 No. 220 of 2019 ED

PENNYMAC LOAN SERVICES, LLC

vs.

GREGORY A. MANDICH

ALL THAT CERTAIN piece or parcel of land, situated in Franklin Township, Fayette County, Pennsylvania

BEING KNOWN AS: 484 FLATWOODS ROAD, VANDERBILT, PA 15486

BEING THE SAME PREMISES which Raymond J. Grote, by Deed dated January 17, 2014 and recorded January 22, 2014 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3240, Page 2287, granted and conveyed unto GREGORY A. MANDICH, a married man.

PARCEL #13-06-0088

Phelan Hallinan Diamond & Jones, LLP

No. 1076 of 2018 GD
No. 225 of 2019 ED

**U.S. Bank National Association s/b/m to U.S.
Bank National Association nd
Plaintiff
v.
Judith L. Mcallister
Dean F. Mcallister
Defendant(s)**

By virtue of a Writ of Execution No. 1076
OF 2018 GD

U.S. Bank National Association s/b/m to U.S.
Bank National Association nd
v.
Judith L. Mcallister Dean F. Mcallister

owner(s) of property situate in the SALTICK
TOWNSHIP, Fayette County, Pennsylvania,
being 249 Alpine Heights Road, Champion, PA
15622-3026
Parcel No.: 31-18-0029
Improvements thereon: RESIDENTIAL
DWELLING

No. 1631 of 2018 GD
No. 224 of 2019 ED

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PLAINTIFF
VS.
JENNIFER M. MILLER AND
RICHARD C. MILLER JR.
DEFENDANTS**

ALL that tract of land in Redstone
Township, Fayette County, Pennsylvania, being
approximately 203 x 79 x 234 x 82.38; Survey at
Book 1097, page 819. HAVING THEREON
ERECTED DWELLING KNOWN AND
NUMBERED AS: 727 BRAZNELL ROAD
GRINDSTONE, PA 15442
TAX MAP#: 30-06-0004
Fayette Record Book 2913, Page 1498
TO BE SOLD AS THE PROPERTY OF
JENNIFER M. MILLER AND RICHARD C.
MILLER, JR.

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
One Jenkintown Station , Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790

No. 335 of 2019 GD
No. 223 of 2019 ED

**J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF
v.
ADRIENNE RUSSELL;
DEFENDANT(S).**

TAX PARCEL NO.: 19070023
PROPERTY ADDRESS: 241 FRICK
STREET, HILLER, PA 15444
IMPROVEMENTS: Single Family
Dwelling
SEIZED AND TAKEN in execution as the
property of ADRIENNE RUSSELL

PARCEL ONE: ALL that certain lot or
piece of land situate in Luzerne Township,
Fayette County, Commonwealth of
Pennsylvania, being Lot No. 113 in a Plan of
Lots recorded by John W. Galbreath, doing
business as John W. Galbreath & Co., in the
Recorder's Office of Fayette County,
Pennsylvania, in Plan Book 9, Page 34.

PARCEL TWO: ALL that certain lot or
piece of land situate in the Township of Luzerne,
Fayette County, Commonwealth of
Pennsylvanian, being Lot No. 112 in a Plan of
Lots recorded by John W. Galbreath d/b/a John
W. Galbreath & Co. in the Recorder's Office of
Fayette County, Pennsylvania, in Plan Book 9,
Page 34.

BEING jointly identified and assessed as
Tax ID No. 19070023.

BEING known as 241 Frick Street, Hiller,
Pennsylvania 15444.

BEING the same premises which Marie A.
Gardner conveyed unto Adrienne Russell by
deed dated October 17, 2008 and recorded with
the Fayette County Recorder on October 22,
2008 in Deed Book 3076, Page 1973 and
Instrument no 200800014281.

Stephen M. Hladik, Esquire
 Hladik, Onorato & Federman, LLP
 298 Wissahickon Avenue
 North Wales, PA 19454

No. 1116 of 2019 GD
 No. 235 of 2019 ED

**First Guaranty Mortgage Corporation
 (Plaintiff)**

vs.

**Tammy M. Shipley,
 (Defendant)**

By virtue of Writ of Execution No. 2019-01116

First Guaranty Mortgage Corporation
 (Plaintiff) vs. Tammy M. Shipley, (Defendant)
 Property Address 309 Locust Street,
 Masontown, PA 15461

Parcel I.D. No. 21-08-0110

Improvements thereon consist of a
 residential dwelling.

Judgment Amount: \$88,158.53

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

No. 1641 of 2018 GD
 No. 234 of 2019 ED

BAYVIEW LOAN SERVICING, LLC

4425 Ponce de Leon Blvd

Coral Gables, FL 33146

Plaintiff

vs.

AMANDA J. STILLWAGON

Mortgagor(s) and Record Owner(s)

101 East Church Avenue

Masontown, PA 15461

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

BEING KNOWN AS: 101 EAST
 CHURCH AVENUE, MASON TOWN, PA

15461

TAX PARCEL# 21-07-0405

IMPROVEMENTS: A RESIDENTIAL
 DWELLING

SOLD AS THE PROPERTY OF:
 AMANDA J. STILLWAGON

STERN AND EISENBERG, PC
 EDWARD J. MCKEE, ESQ.

No. 2307 of 2018 GD

No. 195 of 2019 ED

**The Bank of New York Mellon as Trustee for
 NovaStar Mortgage Funding Trust, Series
 2004-2, NovaStar Home Equity Loan Asset-
 Backed Certificates, Series 2004-2 c/o Ocwen
 Loan Servicing, LLC**

Plaintiff

v.

Crissy Stimmel a/k/a Chrissy L. Stimmel

Defendant(s)

SITUATE IN THE THIRD WARD OF
 THE BOROUGH OF DAWSON, FAYETTE
 COUNTY, PENNSYLVANIA, BEING
 KNOWN AS 206 Cochran Street, Dawson, PA
 15428

PARCEL NO. 07-03-0015

IMPROVEMENTS - RESIDENTIAL
 REAL ESTATE

SOLD AS THE PROPERTY OF- Crissy
 Stimmel a/k/a Chrissy L. Stimmel

No. 990 of 2018 GD

No. 232 of 2019 ED

**U.S. Bank National Association, as Trustee
 for SASCO Mortgage Loan Trust 2006-WF3**

Plaintiff,

vs.

Anna M. Toth, AKA Anna Marie Toth

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 264 Gillespie Hollow
 Road, Fayette City, PA 15438 having erected
 thereon a dwelling house.

Being known and designated as Tax ID
 No.: 41220059

BEING the same premises which David J. Serra and Sherry A. Serra, his wife, by Deed dated June 26, 2006 and recorded in and for Fayette County, Pennsylvania in Deed Book 3000, Page 1648, granted and conveyed unto Anna Marie Toth.

No. 616 of 2019 GD
No. 228 of 2019 ED

U.S. Bank National Association
Plaintiff,
vs.
Melissa Weibl, AKA Melissa Sue Mancuso
Defendant.

ALL that certain parcel of land lying and being situate in the Township of North Union, County of Fayette, and Commonwealth of Pennsylvania, known as 27 Forbes Street, Uniontown, PA 1540 I having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 25-47-0062

BEING the same premises which Tracy Lynn Anderson, formerly known as Tracy Lann Richardson and Brian K. Anderson, her husband, by Deed dated May 16, 2013 and recorded in and for Fayette County, Pennsylvania in Deed Book 3219, Page 1979, granted and conveyed unto Melissa Sue Mancuso.

Phelan Hallinan Diamond & Jones, LLP

No. 937 of 2019 GD
No. 196 of 2019 ED

PHH Mortgage Corporation
Plaintiff
v.
Joseph G. Yeagley, Sr
Defendant(s)

By virtue of a Writ of Execution No. 937 OF 2019 GD

PHH Mortgage Corporation

v.

Joseph G. Yeagley, Sr
owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 21 Lemon Street,

Uniontown, PA 15401-2949

Parcel No.: 38-01-0291

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 740 of 2019 GD
No. 186 of 2019 ED

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Plaintiff
v.

Thomas S. Zahand
Janine Zahand
Defendant(s)

By virtue of a Writ of Execution No. 740 OF 2019 GD

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP

v.

Thomas S. Zahand
Janine Zahand

owner(s) of property situate in the BROWNSVILLE BOROUGH, 1ST, Fayette County, Pennsylvania, being 246 Bank Street, Brownsville, PA 15417-2045

Parcel No.: 02-06-0105

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

Tuesday, September 3, 2019, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2617-0826	THOMAS D. HEFFNER	Dennis R. Heffner, Administrator

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

Monday, September 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.

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

Tuesday, September 3, 2019, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2614-0115	SONDRA H. RUSSELL	Jack A. Hann, Administrator
2617-0765	CAROL ANN MIHALLIK a/k/a CAROL A. MIHALLIK	Andrea Sue Mihallik, Executrix

Accounts filed in the Office of the Clerk of the Orphan's Court Division of the
Court of Common Pleas of Fayette County, Pennsylvania

2681-0623	MARY LOUISE KOVAL, an alleged incapacitated person	PNC Bank National Association (Guardian)
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Notice is also hereby given that all of the foregoing Accounts will be called for Audit on

Monday, September 16, 2019, at 9:30 A.M.

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

JUDICIAL OPINION

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

COMMONWEALTH OF	:	
PENNSYLVANIA,	:	
	:	
vs.	:	
	:	
MELLONZO BEY,	:	No. 2058 of 2018
Defendant.	:	Honorable Linda R. Cordaro

OPINION AND ORDER

CORDARO, J.

July 31, 2019

AND NOW, this 31st day of July, 2019, upon consideration of Defendant's "Motion to Dismiss (Rule 600)" filed on July 8, 2019, and the hearing held on July 30, 2019; the Court hereby finds that the Commonwealth established that it acted in due diligence to bring the defendant to trial within 365 days of his arrest. Any delays were the result of motions filed by or on behalf of the Defendant, or of excusable circumstances beyond the reasonable control of the Commonwealth.

Rule 600 normally provides that a trial must commence no later than 365 days from the date on which the criminal complaint is filed unless there is "excludable time." However, a defendant is not entitled to a dismissal of charges after 365 days if the Commonwealth exercises due diligence in attempting to proceed with trial. Commonwealth v. Cook, 676 A.2d 639 (Pa. 1996).

"Rule 600 was neither designed nor intended to insulate a criminal accused from good faith prosecution. In the absence of actual misconduct on the part of the Commonwealth specifically calculated to evade the fundamental speedy trial rights of an accused, the applicable speedy trial rule must be construed in a manner 'consistent with society's right to punish and deter crime.'" Commonwealth v. Preston, 904 A.2d at 9-10. See also Commonwealth v. Murray, 879 A.2d 309 (Pa.Super. 2005), Commonwealth v. Hunt, 858 A.2d at 1241-1242; and Commonwealth v. DeBlase, 665 A.2d 427 (Pa. 1995).

The Court finds no misconduct, and no specifically calculated effort by the Commonwealth to evade the Defendant's speedy trial rights. The Complaint was filed in this case on June 18, 2018. On January 22, 2019, the Defendant filed a Motion to Dismiss, which was denied by Opinion and Order of the Honorable Judge Steve P.

Leskinen on February 20, 2019, thereby extending the Rule 600 run date by 29 days. {1} On June 3, 2019, the Commonwealth was prepared to call this case for trial during the June term of criminal jury trials; however, the affiant, Trooper Matthew Gavrish, also an essential witness, was unavailable due to a prepaid and previously scheduled vacation. The Commonwealth stated on the record during the June 2019 trial term that its essential witness was unavailable. The next term of criminal jury trials commenced Monday, July 8, 2019, on which date a Motion to Dismiss was filed on behalf of the Defendant, thereby delaying the start of trial.

Defense counsel relies on the Superior Court holding in *Commonwealth v. Delpiano*, 434 A.2d 1260 (Pa.Super. Ct. 1981), to advance the argument that the Trooper's unavailability for trial due to a vacation is not sufficient reason to extend the Rule 600 run date. However, that case is distinguishable on its facts. In *Delpiano*, the Commonwealth filed four separate petitions for extensions of time. In one of its petitions, the Commonwealth asserted that the arresting officer was on vacation. The Superior Court stated that "assertions and unproven facts do not establish cause for a [Rule 600] extension." *Id.* In the instant case, the Commonwealth elicited testimony from Trooper Matthew Gavrish that he personally observed the drug deal which is the subject of the charges in this case, and he believes his testimony is essential to this case. Additionally, Trooper Gavrish testified that he was on a preplanned, prepaid vacation during the June 2019 term of criminal jury trials.

The Commonwealth made reasonable and diligent efforts to bring the defendant to trial in a timely manner.

For the reasons set forth above, the Motion to Dismiss is DENIED. The Commonwealth is directed to list this matter for trial.

ORDER

AND NOW, this 31st day of July, 2019, after full consideration of the arguments of counsel and pertinent case law, it is hereby ORDERED and DIRECTED that the Defendant's Motion to Dismiss is DENIED in accordance with the preceding Opinion. The District Attorney is directed to bring this matter to trial at the next available court session.

BY THE COURT:
LINDA R. CORDARO, JUDGE

ATTEST:
Clerk of Courts

{1} The first Motion to Dismiss was filed pro se by the Defendant on January 22, 2019. The Fayette County Public Defender's Office entered an Appearance for the Defendant on February 21, 2019. On May 7, 2019, Attorney McCague entered an Appearance on behalf of the Defendant, and on May 28, 2019, President Judge John F. Wagner entered an Order directing that the Public Defender's Office is appointed to represent the Defendant. It is undeterminable why the Public Defender was appointed after private counsel entered an Appearance for the Defendant; however, it is evident to this Court that the Defendant is being represented by the Public Defender's office.

Evan's Destination Day Camp 5k Run/Walk

Dear Colleagues:

As part of a new community outreach initiative, the Bar Association will be a major sponsor of this year's Evan's Destination Day Camp 5K Walk/Run for Autism which will take place on Saturday, September 14th at Sheepskin Trail, Hutchinson Park, Hopwood. 100% of all funds raised go to the students at the Highlands Hospital Regional Center for Autism in Connellsville. A brochure for the Walk/Run is attached and for more information regarding Evan's Destination Day Camp please go to: <https://www.facebook.com/EvansDestinationDayCamp/>.

In support of our sponsorship, the FCBA would encourage you, your family and friends to participate in this fun (non-timed) Walk/Run to benefit local children with Autism. I had the privilege of participating in last year's event; and, it was a lot of fun. It was especially rewarding to see the local children with Autism who participated in the event. The joy on their faces was heartwarming and contagious.

If you would like to participate, please mail the completed registration form, along with a check made payable to "Highlands Hospital Regional Center for Autism" for the registration fee, to John Carom, c/o Abby's, 197 Morgantown Street, Uniontown, PA 15401.

Let's join together and have a great showing. Thank you very much for your support of this worthy endeavor. I'm looking forward to seeing you on the 14th!

Jim Higinbotham
FCBA President

EVAN'S DESTINATION DAY CAMP
5K RUN/WALK FOR AUTISM

Benefits
The Highlands Hospital Regional Center for Autism

SATURDAY, SEPTEMBER 14, 2019

www.evansdestinationdaycamp.com

[EvansDestinationDayCamp](https://www.facebook.com/EvansDestinationDayCamp)

Highlands HOSPITAL

LUNCH & LEARN SERIES

FCBA LUNCH & LEARN SERIES

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

- Date: **Wednesday, September 18th from 12:00 p.m. to 1:30 p.m.**
- Location: Courtroom No. 1 of the Fayette County Courthouse
- Discussion topic: **Basics of Powers of Attorney and Living Wills**
Form POA and Living Will will be provided
- Presenter: Timothy J. Witt, 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, September 16th

BENCH BAR SAVE THE DATE



FAYETTE COUNTY

BAR ASSOCIATION

LOCAL LAWYERS SERVING OUR COMMUNITY | FCBAR.ORG

SAVE THE DATE

Bench Bar Conference

Wednesday, October 16th

8:30 a.m. - 1:00 p.m.

The Historic Summit Inn

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

Medical Malpractice • Auto Accidents • Personal Injury



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& ASSOCIATES

412-281-2200

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