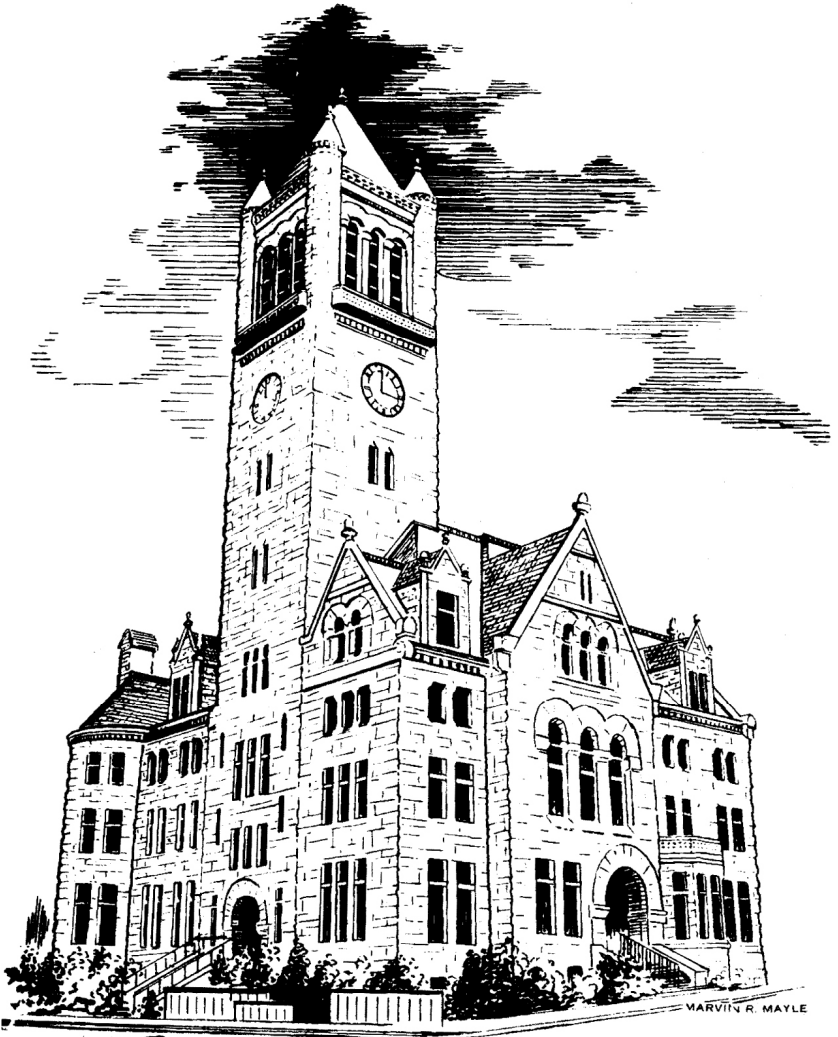


# FAYETTE LEGAL JOURNAL

VOL. 82

MARCH 16, 2019

NO. 11



## 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](http://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

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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

**LORRAINE SANDUSKY GRIFFITHS, a/k/a  
BARBARA LORRAINE GRIFFITHS**, late of  
Connellsville, Fayette County, PA <sup>(3)</sup>

*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 <sup>(3)</sup>

*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 <sup>(3)</sup>

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

## Second Publication

**FRANKIE G. COLUCCI**, late of Uniontown,  
Fayette County, PA <sup>(2)</sup>

*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 <sup>(2)</sup>

*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 <sup>(2)</sup>

*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

**DELBERT RAY ROMESBURG, a/k/a  
DELBERT R. ROMESBURG**, late of South  
Union Township, Fayette County, PA <sup>(2)</sup>

*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 (2)

*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 (2)

*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 (2)

*Executor:* Donald R. Woodward  
c/o John & John  
96 East Main Street  
Uniontown, PA 15401  
*Attorney:* Simon B. John

## First Publication

**EDWARD HUSSAR**, late of Fayette City Borough, Fayette County, PA (1)

*Executor:* Barbara Weible  
748 Skurkay Avenue  
Monessen, PA 15062  
c/o 823 Broad Avenue  
Belle Vernon, PA 15012  
*Attorney:* Mark Ramsier

**STELLA M. MCALLISTER, a/k/a STELLA MCALLISTER**, late of Masontown, Fayette County, PA (1)

*Executor:* Joseph Takacs  
c/o John & John  
96 East Main Street  
Uniontown, PA 15401  
*Attorney:* Simon B. John

**DIANE E. PARIS**, late of Washington Township, Fayette County, PA (1)

*Administrator:* Neil Paris  
231 Van Meter Road  
Rostraver, PA 15062  
c/o Shire Law Firm  
1711 Grand Boulevard  
Park Centre  
Monessen, PA 15062  
*Attorney:* Mark J. Shire

**EMILIE F. SMITH**, late of Belle Vernon, Fayette County, PA (1)

*Executrix:* Regina B. Flanner  
1177 Connellsville Road  
Fayette City, PA 15438  
c/o 300 Fallowfield Avenue  
Charleroi, PA 15022  
*Attorney:* Richard C. Mudrick

**CONNIE L. WILSON**, late of North Union Township, Fayette County, PA (1)

*Personal Representative:* Harry J. Nedley  
c/o George & George, LLP  
92 East Main Street  
Uniontown, PA 15401  
*Attorney:* Joseph M. George

## LEGAL NOTICES

### NOTICE

Notice is hereby given that a Certificate of Organization has been approved and filed with the Department of State for the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania on February 4, 2019 for a Limited Liability Company known as ALL-GREEN Services, L.L.C.

Said Limited Liability Company has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose and purposes of the Limited Liability Company are collecting and hauling recycled materials to landfill and any or all lawful purposes related thereto, for which a limited liability company may be organized under the Business Corporation Law, as amended.

Donald McCue Law Finn, P.C.  
813 Blackstone Road  
Connellsville, PA 15425

#### 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.

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.

(3 of 4)

COURT OF COMMON PLEAS  
FAYETTE COUNTY  
CIVIL ACTION/MORTGAGE  
FORECLOSURE  
NO. 2392 of 2016

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8, Plaintiff vs. Teresa D. Jenkins a/k/a Teresa D. Barnhart, Individually and Teresa D. Jenkins a/k/a Teresa D. Barnhart, Known Heir to the Estate of Arnold E. Jenkins and Verna M. Jenkins, Deceased, Real Owners and Mortgagors; Arnold Jenkins, Known Heir to the Estate of Arnold E. Jenkins and Verna M. Jenkins, Deceased, Real Owners and Mortgagors; Michelle Jenkins, Known Heir to the Estate of Arnold E. Jenkins and Verna M. Jenkins, Deceased, Real Owners and Mortgagors; The Unknown Heirs of the Estate of Arnold E. Jenkins and Verna M. Jenkins, Deceased, Real Owners and Mortgagors, Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: The Unknown Heirs of the Estate of Arnold E. Jenkins and Verna M. Jenkins, Deceased, Real Owners and Mortgagors, 116 Whye Avenue Uniontown, PA 15401; Teresa D. Jenkins a/k/a Teresa D. Barnhart, Individually and Teresa D. Jenkins aka Teresa D. Barnhart, Known Heir to the Estate of Arnold E. Jenkins and Verna M. Jenkins, Deceased, Real Owners, 127 E. Askren Street Uniontown, PA 15401; Arnold Jenkins, Known Heir to the Estate of Arnold E. Jenkins and Verna M. Jenkins, Deceased Real Owners and Mortgagors, 152 Eicher Street, Uniontown, PA 15401 and Michelle Jenkins, Known Heir to the Estate of Arnold E. Jenkins and Verna M. Jenkins, Deceased, Real Owners and Mortgagors, 9552 Tollgate Road SW, Apt. K, Pataskala, OH 43062, Defendants

The real estate located at 116 Whye Avenue, Uniontown, PA 15401 is scheduled to be sold at Sheriff's Sale on 5/16/19 at 10:30 am Fayette County Courthouse, 61 E. Main St., Hallway, 1st Fl., Uniontown, PA 15401, to enforce the court judgment of \$69,703.65, plus fees, costs and other charges obtained by The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series

2007-8 against you. NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE 1. This sale will be canceled if you pay the judgment to Patrick J. Wesner, Esq., 9000 Midlantic Dr., Ste. 300, P.O. Box 5054, Mt. Laurel, NJ 08054. To find out how much you must pay, you may call 856.810.5815. 2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause. 3. You may also be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at 724.430.1295 or Patrick J. Wesner, Esq. at 856.810.5815. 2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at 724-430-1295 or Patrick J. Wesner, Esq. at 856.810.5815. 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution. 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH

BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. PA Lawyer Referral Service, PA Bar Assn., 100 South St. P. O. Box 186, Harrisburg, PA 17108, 800.692.7375. Patrick J. Wesner, Atty. for Plaintiff, PARKER McCAY P.A., 9000 Midlantic Dr., Ste. 300, P.O. Box 5054, Mt. Laurel, NJ 08054, 856.810.5815.

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IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
No. 152 of 2019, G.D.  
COMPLAINT IN QUIET TITLE

MIDFIELD HOLDINGS, 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 Holdings, 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 22-46-0059 and more particularly bounded and described in Deed dated December 18, 1997 and recorded in the Office of the Recorder of Deeds, Fayette County, Pennsylvania at Record Book 2052



Page 204.

Said complaint sets forth that plaintiff, Midfield Holdings, 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. (2 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 Arensberg; 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

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.

---

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

---

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.

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 SCOTSDALE 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.

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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

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

**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

**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

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

**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.

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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

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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 Jacquelline 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, SCOTTDAL (UPPER  
TYRONE TOWNSHP), PA 15683 A/K/A 1155  
VALLEY VIEW DRIVE SCOTTDAL, PA  
15683

PARCEL #39-07-0119-01

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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

**PENNYMAC LOAN SERVICES, LLC**  
**vs.**

**GREGORY S. RICHTER, JR.**  
**JESSICA M. RICHTER**

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

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.

BEING KNOWN AS: 504 EAST MURPHY AVENUE, CONNELLSVILLE, PA 15425

PARCEL #05-09-0009

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

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

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

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

**Lakeview Loan Servicing, LLC.**

**Plaintiff**

v.

**Charles R. Shaw, Successor Trustee of the John T. Shaw Revocable Trust**

**Defendant**

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 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 Katheline 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

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

**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 Rebottini; 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

**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 SALTICK, 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.

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\*\*\* END SHERIFF'S SALE \*\*\*

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## Registers' Notice

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

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

**Monday, April 1, 2019, at 9:30 A.M.**

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2617-0702	VERNA CULLEN a/k/a VERNA W. CULLEN a/k/a VERNA WOZNIAK CULLEN	Colleen Ann Cullen, Administratrix DBNCTA
2617-0910	CONNIE M. SWALIN a/k/a CONSTANCE M. SWALIN	Adele Dzadyk, Executrix

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

**Monday, April 15, 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

**Monday, April 1, 2019, at 9:30 A.M.**

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2617-0923	RICHARD A. VARGO	Angela Stiner, Executrix

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

**Monday, April 15, 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.

JEFFREY L. REDMAN

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

**JUDICIAL OPINION**

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

COMMONWEALTH OF :  
PENNSYLVANIA :  
 :  
vs. :  
CORNELL DANTE NEAL, : No. 1037 of 2017  
Defendant. : Honorable Steve P. Leskinen

**OPINION AND ORDER**

LESKINEN, J. November 21, 2018

AND NOW, this 21st day of November 2018, upon review the Motion to Suppress Evidence because the Defendant was removed from his residence without a warrant, prepared on behalf of Cornell Dante Neal (hereinafter Defendant), the Court HEREBY DENIES the Motion in its entirety.

**BACKGROUND**

On May 3, 2017 at approximately 2130 hours, Trooper Kezmarsky was on patrol in full uniform and in a marked police vehicle. Trooper Kezmarsky was parked in the marked patrol unit, with his partner Trooper Hughes, on Liberty Street in Uniontown City. On a well-lit portion of the street the Troopers observed a white male exit a vehicle and walk to 90 Pershing Court Uniontown City, Fayette County, Pennsylvania. The white male knocked on the door of 90 Pershing Court and a black male opened the door. Trooper Kezmarsky testified that he witnessed a hand-to-hand transaction between the two (2) males. Trooper Kezmarsky witnessed the white male walk away, slip the item into his right front pocket, and reenter the vehicle on the rear passenger side.

The Troopers performed a traffic stop on the vehicle. As the Troopers approached the vehicle, they smelled the odor of marijuana. The white male was identified as Damon John Hubscher. Hubscher stated to Troopers that he purchased a small bag of marijuana from the Defendant and identified the Defendant by name. A picture of the Defendant was acquired from PennDot records and shown to Hubscher, he positively identified the Defendant. Hubscher was unsure of the Defendant's house number but identified it as the last residence on the right, where the Troopers saw the transaction take place.

The affidavit of probable cause states that the Troopers went to the Defendant's residence to perform a "knock and talk". Trooper Kezmarsky testified that it was his intention to arrest the Defendant on this night. The Troopers then knocked on the Defendant's door. There was not initially an answer and they could hear a lot of movement from within the residence. Eventually, after several attempts to knock, the

Defendant finally answered the door. Once the Defendant opened the door, the Troopers could smell the odor of marijuana emanating from inside the residence.

The Troopers asked the Defendant if they could enter the residence, the Defendant declined. The Defendant also refused to step outside the residence. After these questions, as the Defendant was standing within the doorway of his home, he began to reach into his pocket. At this point, the Defendant was placed under arrest.

The Troopers immediately performed a protective sweep of the house to ensure their safety and to preserve any evidence that might have been present. The Troopers did not find anyone present or any evidence in plain view during the sweep. A search incident to the Defendant's arrest was then performed. It was discovered that the Defendant had \$1,260.80 in his left front pocket.

The Troopers applied for and received a search warrant for the Defendant's residence. They found a large bag of a green leafy substance in the dryer drum in the kitchen and in a storage bin in the upstairs; a loaded firearm inside a computer case; a scale; and packages of a green leafy substance, ready for distribution. In total, the Troopers found 2.98 pounds of marijuana inside the Defendant's home.

The Defendant was a person not to possess a firearm. He was convicted of possession with intent to deliver in 2007.

An interview of the Defendant was conducted at the Uniontown State Police Barracks. The Defendant was read his Miranda rights. When asked if he had a job the Defendant said "No, my women bring me money". The Defendant was asked how long he was selling marijuana and he responded, "Long enough to survive".

## DISCUSSION

The probable cause requirement attached to searches and seizures applies where the citizen possesses a reasonable expectation of privacy in the object of the search and seizure. *Commonwealth v. Rekasie*, 778 A.2d 624 (Pa. 2001). An officer may make an arrest in the absence of a warrant where probable cause exists. *Commonwealth v. Lynch*, 773 A.2d 1240 (Pa.Super. 2001). In determining the existence of probable cause to justify a warrantless arrest, the court will consider the totality of the circumstances. *Id.* "Probable cause exists where the facts and circumstances within the officer's knowledge are sufficient to warrant a person of reasonable caution in the belief that an offense has been or is being committed." *Id.*

"The law of search and seizure remains focused on the delicate balance of protecting the right of citizens to be free from unreasonable searches and seizures and protecting the safety of our citizens and police officers by allowing police to make limited intrusions on citizens while investigating crime." *Commonwealth v. Bostick*, 958 A.2d 543, 556 (Pa.Super. 2008). It is well established that "probable cause alone will not



support a warrantless search or arrest in a residence... unless some exception to the warrant requirement is also present... absent consent or exigent circumstances, private homes may not be constitutionally entered to conduct a search or to effectuate an arrest without a warrant, even where probable cause exists." *Commonwealth v. Santiago*, 736 A.2d 624, 631 (Pa.Super. 1999) quoting *Commonwealth v. Govens*, 632 A.2d 1316, 1322 (Pa.Super. 1993) (en banc); *Commonwealth v. Gibbs*, 981 A.2d 274, 280 (Pa.Super. 2009) (absent probable cause or exigent circumstances, a warrantless search and seizure in a private home violates both the Fourth Amendment of the United States Constitution and Article 1 § 8 of the Pennsylvania Constitution).

Various factors need to be taken into account to assess the presence of exigent circumstances; for example: (1) the gravity of the offense; (2) whether the suspect is reasonably believed to be armed; (3) whether there is a clear showing of probable cause; (4) whether there is a strong reason to believe that the suspect is within the premises being entered; (5) whether there is a likelihood that the suspect will escape if not swiftly apprehended; (6) whether the entry is peaceable; (7) the timing of the entry; (8) whether there is hot pursuit of a fleeing felon; (9) whether there is a likelihood that evidence will be destroyed if police take the time to obtain a warrant; and (10) whether there is a danger to police or other persons inside or outside of the dwelling to require immediate and swift action.

*Commonwealth v. Dean*, 940 A.2d 514, 522 (Pa.Super. 2008). "Essentially, the exigent circumstances exception involves balancing the needs of law enforcement against individual liberties and/or rights. Some factors will outweigh others in a given case." *Commonwealth v. Williams*, 602 A.2d 350, 354 (Pa.Super. 1992).

In this case, probable cause was present for the officers to arrest the Defendant. The Troopers witnessed a hand-to-hand transaction between the Defendant and Hubscher. Hubscher provided that he purchased marijuana from the Defendant. The Troopers detected a strong odor of marijuana emanating from the interior of the Defendant's residence.

Exigent circumstances existed for the police to arrest the Defendant without a warrant and to sweep his residence. When the Troopers knocked on the Defendant's door there was a lengthy delay and they heard a lot of movement within the residence. Once the Defendant answered the door, he refused to exit the residence or allow the Troopers inside. However, the Defendant did reach toward his pocket. A reasonable officer in the same or similar situation would presume that the Defendant could be reaching for a weapon. The Defendant was then arrested in order to ensure the safety of the officers or anyone who might be present in the immediate area. A search incident to the Defendant's arrest was performed and a large amount of money was found in his pants pocket.

Further, the Troopers feared that multiple people could be present, and evidence could be destroyed if they did not take swift action and sweep the residence. The sweep of the house did not yield any evidence that was in plain view. The Troopers applied for and received a valid search warrant for the Defendant's residence. After obtaining the search warrant, all evidence found in the Defendant's residence, listed supra, was legally collected and will be admissible at trial.

ORDER

AND NOW, this 21st day of November 2018, upon review the Motion to Suppress Evidence because the Defendant was removed from his evidence without a warrant, the Court HEREBY DENIES the Motion in its entirety.

BY THE COURT:  
STEVE P. LESKINEN, JUDGE

ATTEST:  
Janice Snyder  
Clerk of Courts



**LOCAL RULES RESCINDED**

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY, PENNSYLVANIA

IN RE: FAYETTE COUNTY :  
 LOCAL RULES OF CIVIL :  
 PROCEDURE 1920.3, 1920.31, :  
 1920.52, 1920.53(a)(1), :  
 1920.53(a)(2) and 1920.76 : NO. 374 of 2019, G.D.

**ORDER**

AND NOW, this 19th day of February, 2019, pursuant to Pennsylvania Rule of Judicial Administration 103(d), it is hereby ordered that Fayette County Local Rules of Civil Procedure 1920.3, 1920.31, 1920.52, 1920.53(a)(1), 1920.53(a)(2) and 1920.76 are rescinded, effective 30 days after publication in the Pennsylvania Bulletin.

The Prothonotary is directed as follows:

- (1) One copy of this order shall be filed with the Administrative Office of Pennsylvania Courts.
- (2) Two copies and CD-ROM of this order shall be distributed to the Legislative Reference Bureau for publication in the Pennsylvania Bulletin.
- (3) One copy shall be sent to the Fayette County Law Library and the Editor of the Fayette Legal Journal.

The Administrative Office of Fayette County Courts is directed as follows:

- (1) Publish a copy of this order on the website of Administrative Office of Fayette County Courts.
- (2) Amend the complete set of Fayette County Local Rules no later than 30 days following the publication in the Pennsylvania Bulletin.

BY THE COURT,  
John F. Wagner, Jr.  
President Judge

ATTEST:  
Nina Capuzzi Frankhouser

## LOCAL RULE 1920.51(a) and (b) AMENDED

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY, PENNSYLVANIA

IN RE: FAYETTE COUNTY                   :  
       LOCAL RULE OF CIVIL               :  
       PROCEDURE 1920.51(a)           :  
       and 1920.51(b)                    :     NO. 374 of 2019, G.D.

### ORDER

AND NOW, this 19th day of February, 2019, pursuant to Pennsylvania Rule of Judicial Administration 103(d), it is hereby ordered that Fayette County Local Rules of Civil Procedure 1920.51(a) and 1920.51(b) are hereby amended as attached, effective 30 days after publication in the Pennsylvania Bulletin.

The Prothonotary is directed as follows:

- (1) One copy of this order shall be filed with the Administrative Office of Pennsylvania Courts.
- (2) Two copies and CD-ROM of this order shall be distributed to the Legislative Reference Bureau for publication in the Pennsylvania Bulletin.
- (3) One copy shall be sent to the Fayette County Law Library and the Editor of the Fayette Legal Journal.

The Administrative Office of Fayette County Courts is directed as follows:

- (1) Publish a copy of this order on the website of Administrative Office of Fayette County Courts.
- (2) Amend the complete set of Fayette County Local Rules no later than 30 days following the publication in the Pennsylvania Bulletin.

BY THE COURT,  
 John F. Wagner, Jr.  
 President Judge

ATTEST:  
 Nina Capuzzi Frankhouser

**RULE 1920.51(a)**  
**APPOINTMENT OF MASTER, MASTER'S FEE,  
TRANSCRIPT COSTS**

(a) The moving party shall file a Motion for Appointment of Master and deposit the sum of \$750.00 for the master's services with the Prothonotary prior to the time that a master is appointed.

(b) Subject to the direction of the court, the master shall have procedural and administrative control of the proceedings in regard to the detention of witnesses for examination and the general course of the proceedings. The master shall rule on objections to competency, relevancy of testimony, and admissibility of evidence. If the master sustains an objection, the testimony shall not be heard or reported. Parties may file exceptions to the master's rulings.

(c) The master shall satisfy himself or herself of the jurisdiction of the Court and of the formal sufficiency and regularity of the record. If not so satisfied, the master shall afford the parties an opportunity to make the necessary corrections, and if they are not made within a reasonable time, shall report to the Court for its instruction.

(d) The master shall receive one hundred fifty dollars (\$150.00) per hour for all services including conducting hearings, researching, and writing reports.

(e) To receive compensation, the master shall file:

- (1) the report and recommendation or a marital settlement agreement with a statement that the matter has settled;
- (2) a proposed order for equitable distribution, if warranted;
- (3) a decree for divorce, if divorce is recommended; and
- (4) an invoice for services detailing the date and time expended in quarter-hour increments.

(f) Should the master's services exceed the deposit, the master shall petition the Court by routine motion for additional compensation for actual time worked detailing the date and time expended in quarter-hour increments. A petition for additional compensation shall not toll the deadline for the master to file the report.

(g) Unless otherwise ordered by Court, the Prothonotary shall pay no master's fee until the master files the report.

(h) The court reporter or transcriptionist shall abide by the format of transcripts and be paid transcript costs in accordance with Pennsylvania Rules of Judicial Administration Rules 4001 et seq.

(i) In the event that a hearing is canceled by the master with less than twenty-four hours' notice, an appearance fee of seventy-five dollars (\$75.00) shall be paid to the court reporter.

(j) Should the master's services and transcription costs not exceed the deposit, the Prothonotary shall return the balance to the paying party.

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**RULE 1920.51(b)**  
**NOTICE OF AND TIME FOR MASTER'S HEARING**

(a) The master shall establish a hearing date and give at least ten (10) days written notice of the time and place of all hearings to attorneys of record and unrepresented parties in accordance with Pennsylvania Rules of Civil Procedure Rule 1920.51(b).

(b) Additional hearings before a master shall be concluded within thirty (30) days of the initial date of hearing unless the time is extended by written consent of the parties filed of record in the Prothonotary or by Court Order.

(c) The master shall promptly file notice of all hearing dates and continuances with the Prothonotary.



## LOCAL RULE 1920.55-2 ADOPTED

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY, PENNSYLVANIA

IN RE: FAYETTE COUNTY                   :  
       LOCAL RULE OF CIVIL            :  
       PROCEDURE 1920.55-2         :    NO. 374 of 2019, G.D.

### ORDER

AND NOW, this 19th day of February, 2019, pursuant to Pennsylvania Rule of Judicial Administration 103(d), it is hereby ordered that Fayette County Local Rule of Civil Procedure 1920.55-2 is hereby adopted as attached, effective 30 days after publication in the Pennsylvania Bulletin.

The Prothonotary is directed as follows:

- (1) One copy of this order shall be filed with the Administrative Office of Pennsylvania Courts.
- (2) Two copies and CD-ROM of this order shall be distributed to the Legislative Reference Bureau for publication in the Pennsylvania Bulletin.
- (3) One copy shall be sent to the Fayette County Law Library and the Editor of the Fayette Legal Journal.

The Administrative Office of Fayette County Courts is directed as follows:

- (1) Publish a copy of this order on the website of Administrative Office of Fayette County Courts.
- (2) Amend the complete set of Fayette County Local Rules no later than 30 days following the publication in the Pennsylvania Bulletin.

BY THE COURT,  
 John F. Wagner, Jr.  
 President Judge

ATTEST:  
 Nina Capuzzi Frankhouser

**RULE 1920.55-2**  
**MASTER'S REPORT. NOTICE.**  
**EXCEPTIONS. FINAL DECREE.**

The master's report, notice, exceptions, and final decree shall be governed by Pennsylvania Rules of Civil Procedure Rule 1920.55-2.

(a) After conclusion of the hearing, the master shall file the record and the report within (i) twenty days in uncontested actions or (ii) thirty days from the last to occur of the receipt of the transcript by the master or close of the record in contested actions; and immediately serve upon counsel for each party, or, if unrepresented, upon the party, a copy of the report and recommendation and written notice of the right to file exceptions.

(b) The timeframe for filing a master's report may be extended only by Court Order.

(c) If the master requires a transcript to aid in the preparation of the report, the master shall file of record in the Prothonotary a notice within five (5) business days from the date of hearing which identifies the assigned court reporter or transcriptionist and the dates of testimony requested.

(d) The court reporter or transcriptionist shall deliver transcripts to the master within thirty (30) days of the hearing.

(e) If a transcript is not delivered within thirty (30) days, the master shall notify the District Court Administrator.

(f) The District Court Administrator or designee shall monitor compliance with the timeframe for transcript preparation and for the filing of the master's report. The District Court Administrator shall notify the appointing Judge of delinquent transcripts or master's reports.

(g) Failure of the master to timely file the report may result in a forfeiture of the master's fee or contempt proceedings.

## 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](mailto: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](mailto:cindy@fcbar.org) on or before Wednesday, March 20th.

-Professional Ethics/CLE Committee



**BAR BANQUET INVITATION****THE 126TH ANNUAL  
FAYETTE COUNTY BAR BANQUET**

The Fayette County Bar Association invites you to an  
Evening of Fellowship and Gaming

**FRIDAY, APRIL 12, 2019**

**AARON'S BUILDING  
139 Pittsburgh Street  
Connellsville, PA 15425**

**Hors d'œuvres and Open Bar at 5:30 p.m.  
Dinner at 6:30 p.m.**

**Honoree:**

**ANNE N. JOHN, ESQUIRE  
125th PBA President**

*Here's the deal, take a chance  
Roll the dice, spin the wheel  
Or mix it up . . .  
Join us for Casino Night  
Following dinner  
With prizes for the  
Big winners!*



**KINDLY REPLY BY FRIDAY, MARCH 29, 2019**

**Please Specify Entree Selection:**

**Peppered Bacon Wrapped Filet  
Candied Pecan Crusted Salmon  
Eggplant cakes**

**RSVP TO THE ASSOCIATION**

**724-437-7994 or [cindy@fcbar.org](mailto:cindy@fcbar.org)  
No Charge for FCBA Members**

*Law-related Guests Welcome - \$100 per Guest*

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

***Medical Malpractice • Auto Accidents • Personal Injury***



# GISMONDI

& ASSOCIATES

412-281-2200

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