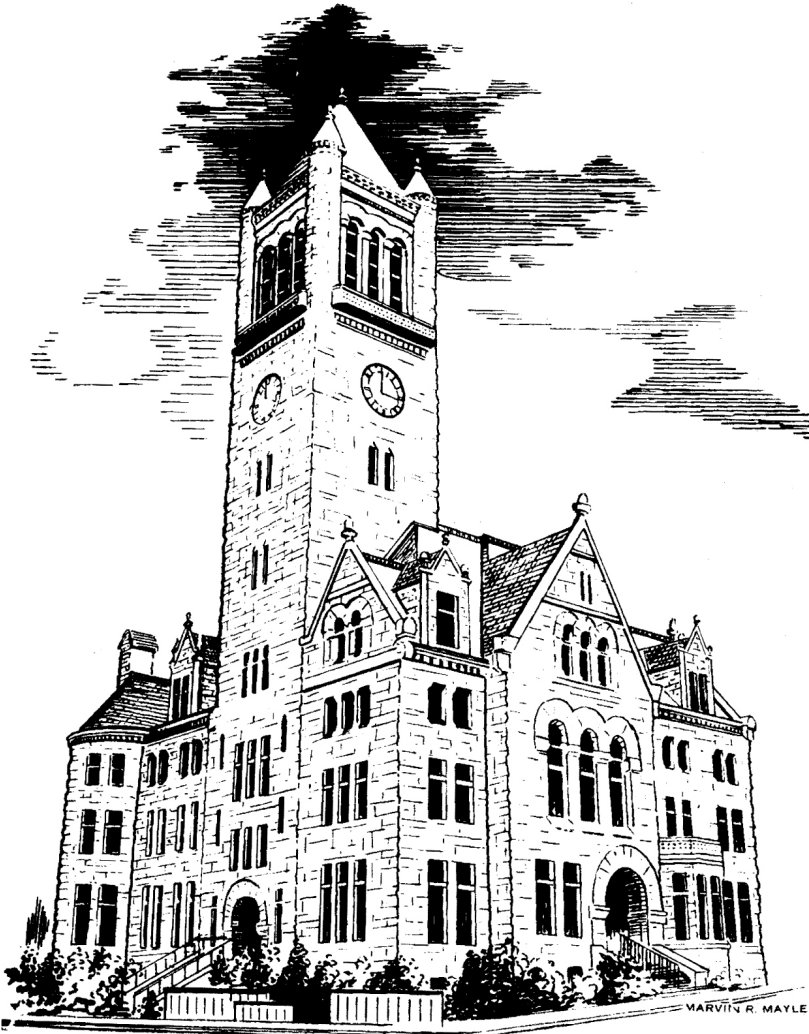


# FAYETTE LEGAL JOURNAL

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## FAYETTE LEGAL JOURNAL

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## ESTATE NOTICES

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

### Third Publication

**JOANNE BRYNER**, late of Dunbar Township, Fayette County, PA (3)

*Executor:* Alan R. Bryner  
c/o Riverfront Professional Center  
208 South Arch Street, Suite 2  
Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**JOHN GARLOW**, late of Dunbar Township, Fayette County, PA (3)

*Co-Executors:* Johnathan M. Garlow and Michael D. DeMarco  
P.O. Box 38667  
Pittsburgh, PA 15238  
c/o DeMarco, Negle & Lane, LLP  
P.O. Box 38667  
Pittsburgh, PA 15238  
*Attorney:* Michael D. DeMarco

**RICHARD M. GUYNN**, late of Dunbar Township, Fayette County, PA (3)

*Executrix:* Stephanie Marie Shultz, a/k/a Stephanie M. DeForrest  
c/o Riverfront Professional Center  
208 Arch Street, Suite 2  
Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**EDWARD A. KROL**, late of Uniontown, Fayette County, PA (3)

*Personal Representative:* David Dzurnak  
c/o Watson Mundorff Brooks & Sepic, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Charles W. Watson

## Second Publication

**REBECCA JANE COSTA**, late of Connellsville, Fayette County, PA (2)  
*Administrator:* Patricia A. Mandola  
c/o Proden & O'Brien  
99 East Main Street  
Uniontown, PA 15401  
*Attorney:* Wendy L. O'Brien

**CAROLE M. EKAS, a/k/a CAROLE STEINHAGEN EKAS**, late of Uniontown, Fayette County, PA (2)

*Personal Representative:* John K. Ekas  
c/o DeHaas Law, LLC  
51 East South Street  
Uniontown, PA 15401  
*Attorney:* Ernest P. DeHaas, III

**GEORGE GERBER**, late of Menallen Township, Fayette County, PA (2)

*Personal Representatives:*  
George A. Gerber and Terry L. Gerber  
c/o 815 A Memorial Boulevard  
Connellsville, PA 15425  
*Attorney:* Margaret Zylka House

**HOWARD L. GOUCHER, JR., a/k/a HOWARD LESLIE GOUCHER, JR.**, late of South Connellsville, Fayette County, PA (2)

*Personal Representatives:*  
Howard L. Goucher, III and Rayna Dawn Gaydos  
c/o 815 A. Memorial Boulevard  
Connellsville, PA 15425  
*Attorney:* Margaret Zylka House

**BEATRICE J. KINNEER, a/k/a BEATRICE JEANE KINNEER**, late of Connellsville, Fayette County, PA (2)

*Personal Representative:* Debra J. Gaudiello  
402 E. Francis Avenue  
Connellsville, PA 15425  
c/o 815 A Memorial Boulevard  
Connellsville, PA 15425  
*Attorney:* Margaret Zylka House

**ROBERT J. KUKAN**, late of North Union Township, Fayette County, PA (2)  
 Administrator: Bobbi Jo Chapman  
 c/o Monaghan & Monaghan, LLP  
 57 East Main Street  
 Uniontown, PA 15401  
 Attorney: Gary D. Monaghan

**BERNICE MORRISON**, late of South Union Township, Fayette County, PA (2)  
 Executor: William D. Bennett  
 13708 South Avenue  
 Columbiana, OH 44408  
 c/o 300 Fallowfield Avenue  
 Charleroi, PA 15022  
 Attorney: Richard C. Mudrick

**KATHLEEN G. SWEITZER**, Fayette County, PA (2)  
 Co-Administrators:  
 David A. Sweitzer  
 230 Sweitzer Road  
 Mt. Pleasant, PA 15666  
 Amanda L. Stoner  
 109 Suncrest Court  
 Canonsburg, PA 15317  
 c/o 314 Porter Avenue, Suite C  
 Scottsdale, PA 15683  
 Attorney: David G. Petonic

**DIANA D. VINOSKI**, late of Dunbar Township, Fayette County, PA (2)  
 Personal Representative:  
 Cecilia M. Kokot-Kessler  
 c/o Watson Mundorff Brooks & Sepic, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15425  
 Attorney: Charles W. Watson

**DONALD KEITH WISE, SR.**, late of Smithfield Borough, Fayette County, PA (2)  
 Administrator: Anna Rose Wise  
 641 Balfour Road  
 Winston-Salem, NC 27104  
 c/o 101 North Green Lane  
 Zelenople, PA 16063  
 Attorney: Sarah G. Hancher

**LYNN ANN WHITE, a/k/a LYNN A. WHITE**, late of North Union Township, Fayette County, PA (2)  
 Personal Representative: Maria Mackelprang  
 c/o 107 East Main Street  
 Uniontown, PA 15401  
 Attorney: Gary J. Frankhouser

**DOLLIE M. ZAHRON**, late of Dunbar Township, Fayette County, PA (2)  
 Executor: Harold R. Pritts, Jr.  
 c/o P.O. Box 760  
 Connellsville, PA 15425  
 Attorney: Carolyn W. Maricondi

## First Publication

**RUTH COUGHENOUR, a/k/a RUTH L. COUGHENOUR**, late of Bullskin Township, Fayette County, PA (1)  
*Executrix:* Cheryl Kelly  
 c/o Donald McCue Law Firm, P.C.  
 Colonial Law Building  
 813 Blackstone Road  
 Connellsville, PA 15425  
*Attorney:* Donald J. McCue

**MARILYN DWYER**, late of Perryopolis Borough, Fayette County, PA (1)  
*Executor:* Allen David Householder  
 c/o 1103 East Carson Street  
 Pittsburgh, PA 15203  
*Attorney:* Amy R. Schrempp

**ANN ELIAS, a/k/a ANN L. ELIAS, a/k/a ANN LOUISE ELIAS**, late of North Union Township, Fayette County, PA (1)  
*Administrator:* Richard J. Silvestro  
 c/o 556 Morgantown Road  
 Uniontown, PA 15401  
*Attorney:* John A. Kopas, III

**ANNA MAE HARRIS**, late of Perryopolis,  
Fayette County, PA (1)

*Executrix:* Audrey Harris  
205 Blue Top Road  
Perryopolis, PA 15473  
c/o France, Lint & Associates, P.C.  
308 Fallowfield Avenue  
Charleroi, PA 15022  
*Attorney:* David N. Lint

**ANN LOUISE NATALE, a/k/a ANNA LOUISE NATALE**, late of Connellsville,  
Fayette County, PA (1)

*Executor:* S. Fred Natale  
c/o P.O. Box 760  
Connellsville, PA 15425  
*Attorney:* Carolyn W. Maricondi

**WILLIAM G. RUSKO**, late of Uniontown,  
Fayette County, PA (1)

*Administrator:* Susan Swartz  
c/o 11 Pittsburgh Street  
Uniontown, PA 15401  
*Attorney:* Thomas W. Shaffer

## LEGAL NOTICES

IN THE COURT OF COMMON PLEAS  
FAYETTE COUNTY, PENNSYLVANIA  
ACTION TO QUIET TITLE  
CIVIL ACTION - LAW  
No. 40 of 2018, G.D.  
President Judge John F. Wagner Jr.

**NATHAN DINUNNO, SR. and  
CARRIE DINUNNO, his wife,**  
**Plaintiffs,**  
**vs.**

**LINDSEY CONSTANTINE and  
her heirs, successors and/or assigns,**  
**Defendants.**

### NOTICE

TO: Lindsey Constantine and her heirs, successors and/or assigns, generally, or any other person or persons having any right, interest or claim whatsoever in and to that certain tract of land situate in the Wharton Township, Fayette

County, Pennsylvania, more particularly bounded and described as follows:

ALL that certain tract of land located in Wharton Township, Fayette County, Pennsylvania, known as Lot No. 150 in Deer Lake Plan No. 1 as recorded in the Office of the Recorder of Deeds for said Fayette County in Plan Book Volume 6, at page 149, and which said Lot No. 150 is further described as follows:

BEGINNING in the center of the William Penn Trail at point common to Lots No. 150, and Nos. 248 and 149; thence with Lot No. 248, North 48 degrees 18 minutes West, 75 feet to a point common to Lots Nos. 150, 248 and 151; thence with Lot No. 151, North 41 degrees 42 minutes East, 300 feet to a point common with Lots Nos. 150, 151, 91 and 92; thence with Lot No. 92, South 48 degrees 18 minutes East, 75 feet to a point common to Lots Nos. 150, 92, 93, and 149; thence by line of Lot No. 149, South 41 degrees 42 minutes West, 300 feet to the place of beginning.

EXCEPTING AND RESERVING therefrom all pipeline rights of way and other easements as shown on the recorded plat above mentioned.

THIS conveyance is made by the Grantors and accepted by the Grantee, subject to all rights of way, easements, exceptions, reservations, and building restrictions created, revived, and extended by Agreement between Marcella M. Berner, et al., and Deer Lake Improvement Association, a non-profit corporation, dated August 15, 1960 and recorded in the Recorder's Office of Fayette County, Pennsylvania in Deed Book Volume, 947, page 678.

Tax Parcel Identification Number: 42-12-0052. The street address of the subject property is William Penn Trail, Lot 150, Wharton Township, Pennsylvania, 15421.

For a more complete recital of the chain of title concerning the premises, refer to the Complaint filed in the within action.

That the Defendant above named appears to have interest in said premises which creates a cloud upon Plaintiffs' title, whereupon the Plaintiffs have filed their Complaint as aforesaid asking the Court to enter a decree terminating all rights which Defendant may have in said premises and decreeing that Plaintiffs have the full and free use and occupation of said premises, released and forever discharged of any right, lien, title or interest of Defendant herein.

By Order entered March 9, 2018 at the

above number, the Court granted Plaintiffs leave to serve the Complaint on you by publication of this Notice once in the Herald Standard, a newspaper of general circulation, and in the Fayette County Legal Journal.

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

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

PENNSYLVANIA LAWYER REFERRAL  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

EWING D. NEWCOMER, ESQUIRE  
Attorney for Plaintiffs

---

**NOTICE**

In the Court of Common Pleas of Fayette  
County, Pennsylvania  
No. 125 of 2018, G.D.

**Richard M. Sherwood,**  
**Plaintiff,**  
**vs.**  
**Jacqueline C. Romanowski,**  
**a/k/a Jackie Stafford,**  
**her heirs, personal representatives,**  
**successors and assigns, generally,**  
**Defendant.**

TO: Jacqueline C. Romanowski, a/k/a Jackie Stafford, her heirs, personal representatives, successors and assigns, generally, Defendant:

TAKE NOTICE that Plaintiff, Richard M. Sherwood, filed a Complaint in an Action to Quiet Title at No. 125 of 2018, G.D., in the

Court of Common Pleas of Fayette County, Pennsylvania, averring that he is the owner in fee and in possession of:

FIRST: ALL that certain tract of land situate in the Fourth Ward of Connellsville, Fayette County, Pennsylvania, more particularly bounded and described as follows:

FRONTING 88 feet, more or less, on the Western side of Jefferson Street, formerly Tenth Street, and extending Westwardly 42.17 feet on the North and approximately 43 feet on the South, to Lot No. 6, now or formerly the property of James C. Washington, and abutting thereon 87.92 feet, bounded on the South by an alley, and on the North by lands now of Pasquale Scardigino and wife, acquired by Deed from Rimonti Galiardi, widower, dated June 30, 1939, and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book 548, Page 341, together with an easement across said lands lying immediately North hereof for keeping and maintaining a certain eight inch vitrified sewer line from the lands hereby conveyed and improvements thereon, in a Northerly direction to Peach Street, upon which is erected a one and one-half story frame dwelling, occupied as a double dwelling, known as 213-215 Jefferson Street.

SECOND: ALL that certain piece, parcel or lot of land situate in the City of Connellsville, Fayette County, Pennsylvania, known and designated as part of Lot No. 6 in Plan of Lots laid out by Harriet Prichard and her children, bounded and described as follows, to-wit:

BEGINNING at a point on Grape Alley, corner to a strip of land 12 feet wide, being the Northwestern part of Lot No. 6, of Samuel A. Nelson and Anna Mae Nelson, his wife, thence along the said 12 foot strip of Lot No. 6 in a Northeastern direction a distance of 88 feet to a point; thence through Lot No. 6 in a Southeastern direction, 28 feet to a point in line of Lot No. 7, corner of the Southern part of Lot No. 7 of Myrtle LaRue; thence along said Lot No. 7 in a Southwestern direction a distance of 88 feet to a point along Grape Alley, corner of Lot No. 6 and Lot No. 7; thence along Grape Alley in a Northwestern direction, a distance of 28 feet to the place of beginning. CONTAINING 2,464 square feet, and being the Southeastern part of Lot No. 6, as outlined in orange on plot attached to Deed recorded in Deed Book 869, Page 442.

IDENTIFIED as Tax Map No. 05-09-0061

on the Fayette County Tax Assessment Maps.

For a more complete recital of the chain of title concerning the premises, refer to the Complaint filed in the within action.

That the Defendant above named appears to have an interest in said premises which creates a cloud upon Plaintiff's title, whereupon the Plaintiff has filed his Complaint as aforesaid asking the Court to enter a decree terminating all rights which Defendant may have in said premises and decreeing that Plaintiff has the full and free use and occupancy of said premises, released and forever discharged of any right, lien, title or interest of Defendant herein.

The service of this Company by publication is made pursuant to an Order of Court dated February 28, 2018 and filed at the above number and term.

**You are hereby notified to plead to the Complaint in this case, of which the above is a brief summary, within twenty (20) days from this date. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.**

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.

PENNSYLVANIA BAR ASSOCIATION  
100 SOUTH STREET  
P.O. BOX 186  
HARRISBURG, PA 17108  
TELEPHONE: 1-800-692-7375

Richard A. Husband, Esquire  
Attorney for Plaintiff  
Riverfront Professional Center

208 South Arch Street, Suite 2  
Connellsville, PA 15425  
Telephone: (724) 620-2990

**TO: CONNELLSVILLE BOOSTER CLUB, ELEANOR LOEB, JEANIE ROSENBAUM GOLDSMITH, ROBERT RUSSELL ROSENBAUM, ALBERT GOLDSMITH, ROBIN R. GOLDSMITH, EDNA FEUERLICHT, STANLEY GOLDSMITH, EDISON GOLDSMITH, HELEN G. MEYER, ELEANOR G. ROSENBAUM, JAY EDISON GOLDSMITH, PETER ABRAHAM STAUFFER, EMILY H. WHITELY, their heirs, successors and assigns:**

You are hereby notified that Dean Soberdash and Andrew Soberdash filed their Complaint at No. 409 of 2018, G.D., in the Court of Common Pleas of Fayette County, Pennsylvania, in an Action to Quiet Title wherein it is alleged that they are the owners in possession of a certain tract of land situate in Connellsville, Fayette County, Pennsylvania, more particularly bounded and described as follows:

ALL those certain four lots or parcels of land situate in the First Ward of Connellsville, Fayette County, Pennsylvania, on the East side of Arch Street, designated as Lots Nos. 101, 102, 103 and 104 of the John T. Hogg Addition, the plot whereof is recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 2, page 30A, more particularly bounded and described as follows:

Lots Nos. 101 and 102 - Beginning at the corner of an alley on Arch Street; thence along Arch Street, North 4° 45' East, 80.2 feet to Lot No. 103; thence along the same eastwardly 125.9 feet to a 15 foot alley; thence by said alley, South 80 feet to a 14 foot alley; thence by the same, West 132.6 feet to a corner, the place of beginning.

Lots Nos. 103 and 104 - Beginning at a corner of said lot on Morton Avenue and Arch Street; thence along said Arch Street, South 4° 54' West, 88.88 feet to Lot No. 102; thence running along said Lot No. 102, East 125 feet to a 15 foot alley; thence along said alley, North 62.38 feet to said Morton Avenue; thence running along Morton Avenue, North 77° 30' West, 121.18 feet to the corner, the place of

beginning.

The Complaint asks the Court to decree that title to said real estate is in the plaintiffs and to enjoin the defendants, their heirs, successors and assigns, from setting up any title to said real estate and from impeaching, denying, or in any way attacking the plaintiffs' title to the same.

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

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

IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
No. 100 of 2018, G.D.  
The Honorable Nancy D. Vernon

**IN RE: CHANGE OF NAME  
SARAH RENEE BROWN-CRAMER**

NOTICE

Notice is hereby given that on January 17, 2018 the petition of Sarah Renee Brown-Cramer was filed in the above named Court, requesting an Order to change the name of Sarah Renee Brown-Cramer to Sarah Renee Brown.

The Court has fixed April 6, 2018 at 9:30 A.M. in Courtroom Number 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 interested parties may appear and show cause, if any, they have, why the prayer of said Petition should not be granted.

Sheryl R. Heid, Esquire  
4 N. Beeson Blvd.  
Uniontown, PA 15401  
(724)437-4700

PENNSYLVANIA LAWYERS  
REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
100 SOUTH STREET  
P.O. BOX 186 HARRISBURG, PA 17108  
TELEPHONE (800) 692-7375

Vincent J. Roskovensky, II  
Attorney for Plaintiffs



## SHERIFF'S SALE

Date of Sale: May 3, 2018

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 3, 2018, 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. (3 of 3)

James Custer  
Sheriff Of Fayette County

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center 701  
MARKET STREET  
Philadelphia, PA 19106-1532  
215-627-1322

No. 1968 of 2017 GD

No. 34 of 2018 ED

**DITECH FINANCIAL LLC**  
**3000 Bayport Drive, Suite 880**  
**Tampa, FL 33607,**

**Plaintiff,**  
**vs.**

**THERESA COKE n/k/a TERESA KOCH as**  
**Executrix of the Estate of Carol J. Bailes,**  
**Deceased**

**Mortgagor(s) and Record Owner(s)**  
**124 & 128 Jones Street**

**Everson, PA 15631,**  
**Defendant(s).**

ALL that piece of land situate in the Borough of Everson, formerly Upper Tyrone Township, situate in the County of Fayette and Commonwealth of Pennsylvania.

ALL those pieces or parcels of land situate in the Borough of Everson, formerly Upper Tyrone Township, County of Fayette, Commonwealth of Pennsylvania, being Lot Nos. 561, 562, 563 and 564 in Livingood's Addition to Everson, Graff & Macrurn's Plan of Lots known as their Plan "A" bounded and described as follows:

TAX PARCEL # 10-03-0207 & 10-03-0208

PROPERTY ADDRESS: 124 & 128 Jones Street Everson, PA 15631

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:  
THERESA COKE n/k/a TERESA KOCH as  
Executrix of the Estate of Carol Bailes,  
Deceased

Phelan Hallinan Diamond & Jones, LLP

No. 1406 of 2017 GD  
No. 35 of 2018 ED

**Bayview Loan Servicing, LLC,**  
**Plaintiff,**  
**V.**  
**Cecil Barnhart Sr. in His Capacity as Heir of**  
**Lydia N. Barnhart a/k/a Lydia Barnhart a/k/**  
**a Lydia M. Barnhart. Deceased**  
**Kimberly Barnhart in Her Capacity as Heir**  
**of Lydia N. Barnhart a/k/a Lydia Barnhart a/**  
**k/a Lydia M. Barnhart, Deceased**  
**Unknown Heirs, Successors, Assigns, and All**  
**Persons, Firms, or Associations Claiming**  
**Right, Title or Interest From or Under Lydia**  
**N. Barnhart a/k/a Lydia Barnhart a/k/a**  
**Lydia M. Barnhart, Deceased,**  
**Defendant(s)**

By virtue of a Writ of Execution No. 1406 OF 2017 Bayview Loan Servicing, LLC v. Cecil Barnhart, Sr, in His Capacity as Heir of Lydia N. Barnhart a/k/a Lydia Barnhart a/k/a Lydia M. Barnhart, Deceased; Kimberly Barnhart, in Her Capacity as Heir of Lydia N. Barnhart a/k/a Lydia Barnhart a/k/a Lydia M. Barnhart, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lydia N. Barnhart a/k/a Lydia Barnhart a/k/a Lydia M. Barnhart, Deceased, owner(s) of property situate in the CONNELLSVILLE TOWNSHIP, Fayette County, Pennsylvania, being 111 West Blake Avenue, Connellsville, PA 15425-1607

Parcel No.: 06040022

Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 2212 of 2017 GD  
No. 7 of 2018 ED

**Bayview Loan Servicing, LLC, A Delaware**  
**Limited Liability Company,**  
**Plaintiff,**  
**V.**  
**Lorraine Bryner, in Her Capacity as**  
**Executrix of The Estate of Philip M. Brocco**  
**a/k/a Phillip Martin Brocco Vanderbilt**

**Philip Martin Brocco, Jr a/k/a Philip M.**  
**Bracco, Jr, in His Capacity as Devisee of The**  
**Estate of Philip M. Brocco a/k/a Phillip**  
**Martin Brocco Vanderbilt,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 2212 OF 2017 GD, Bayview Loan Servicing, LLC, A Delaware Limited Liability Company v. Lorraine Bryner, in Her Capacity as Executrix of The Estate of Philip M. Brocco a/k/a Phillip Martin Brocco Vanderbilt; Philip Martin Brocco, Jr a/k/a Philip M. Brocco, Jr, in His Capacity as Devisee of The Estate of Philip M. Brocco a/k/a Phillip Martin Brocco Vanderbilt, owner(s) of property situate in the VANDERBILT BOROUGH, Fayette County, Pennsylvania, being 349 Center Street, A/K/A 518 Center Street, Vanderbilt, PA 15486

Parcel No.: 40-04-000101

Improvements thereon: RESIDENTIAL DWELLING

---

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

No. 2043 of 2017 GD  
No. 42 of 2018 ED

**KeyBank, N.A. successor by merger to First**  
**Niagara Bank,**  
**Plaintiff,**  
**V.**

**CLIFFORD BOWSER, KNOWN HEIR**  
**OF EVELYN BROADWATER A/K/A**  
**EVELYN R. BROADWATER, ROY M.**  
**BROADWATER A/K/A ROY M.**  
**BROADWATER, JR., KNOWN HEIR OF**  
**EVELYN BROADWATER A/K/A EVELYN**  
**R. BROADWATER, UNKNOWN HEIRS,**  
**SUCCESSORS, ASSIGNS AND ALL**  
**PERSONS, FIRMS OR ASSOCIATIONS**  
**CLAIMING RIGHT, TITLE OR INTEREST**  
**FROM OR UNDER EVELYN**  
**BROADWATER A/K/A EVELYN R.**  
**BROADWATER,**  
**Defendant(s).**

ALL THAT CERTAIN LOT OF LAND

SITUATE IN FRANKLIN TOWNSHIP,  
 FAYETTE COUNTY, PENNSYLVANIA:  
 BEING KNOWN AS 19 Old Pittsburgh  
 Ln, Franklin n/k/a Smock, PA 15480-0000  
 PARCEL NUMBER: 13080019  
 IMPROVEMENTS: Residential Property

No. 1594 of 2014 GD  
 No. 58 of 2018 ED

**Wells Fargo Bank, N.A.,**  
**Plaintiff,**  
**vs.**  
**Todd E. Brothers,**  
**Defendant.**

ALL that certain parcel of land lying and being situate in the Township of Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 911 Springfield Pike, Connellsville, PA 15425 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 06-09-0023

BEING the same premises which Laurie E. Antoon, unmarried, by Deed dated May 31, 2005 and recorded in and for Fayette County, Pennsylvania in Deed Book 2950, Page 585, granted and conveyed unto Todd E. Brothers, married.

STERN AND EISENBERG, PC  
 ANDREW J. MARLEY, ESQ.

No. 2438 of 2017 GD  
 No. 372 of 2017 ED

**Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-3 Mortgage- Backed Pass-Through Certificates Series 2007-3 c/o Ocwen Loan Servicing, LLC,**  
**Plaintiff,**  
**V.**  
**Janice E. Bryner and Michael A. Nicholson,**  
**Defendant(s).**

SITUATE IN THE THIRD WARD OF THE BOROUGH OF MASONTOWN, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 20 Center Street,

Masontown, PA 15461 PARCEL NO. 21-6-93-1 IMPROVEMENTS - RESIDENTIAL REAL ESTATE  
 SOLD AS THE PROPERTY OF- Janice E. Bryner and Michael A. Nicholson

Phelan Hallinan Diamond & Jones, LLP

No. 362 of 2011 GD  
 No. 9 of 2018 ED

**PHH Mortgage Corporation,**  
**Plaintiff,**  
**v.**  
**Carl Diggs,**  
**Defendant(s)**

By virtue of a Writ of Execution No. 362-OF-2011-GD, PHH Mortgage Corporation v. Carl Diggs, owner(s) of property situate in the BELLE VERNON BOROUGH, Fayette County, Pennsylvania, being 3 Eggers Avenue, Belle Vernon, PA 15012-1311

Parcel No.: 01-04-0070, 01-04-0069  
 Improvements thereon: RESIDENTIAL DWELLING

UDREN LAW OFFICES, P.C.  
 WOODCREST CORPORATE CENTER  
 111 WOODCREST ROAD, SUITE 200  
 CHERRY HILL, NJ 08003-3620  
 856-669-5400

No. 2501 of 2010 GD  
 No. 36 of 2018 ED

**PNC Bank, National Association,**  
**Plaintiff,**  
**V.**  
**LINDA P. DONKERS A/K/A LINDA PATRICIA DONKERS,**  
**Defendant(s)**

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF LUZERNE, FAYETTE COUNTY, PENNSYLVANIA: BEING KNOWN AS 306 Telegraph Road, Brownsville, PA 15417

PARCEL NUMBER: 19-06-0037  
 IMPROVEMENTS: Residential Property

No. 1020 of 2017 GD  
No. 57 of 2018 ED

**PENNSYLVANIA HOUSING FINANCE  
AGENCY,  
PLAINTIFF,  
vs.  
LYN A. FEDRICK AND WAYNE M.  
FEDRICK,  
DEFENDANT(S).**

ALL THAT CERTAIN piece, parcel or tract of land being located in the Borough of Belle Vernon, Fayette County, Pennsylvania, being 100' x 60' and having thereon erected a residential dwelling house known and numbered as: 20 MULBERRY STREET, BELLE VERNON, PA 15012.

Tax Parcel# 01-04-0116

Reference Fayette County Deed Book 2242, Page 120.

TO BE SOLD AS THE PROPERTY OF WAYNE M. FEDRICK AND LYN A. FEDRICK, UNDER JUDGMENT NO. 1020 OF 2017 GD.

No. 2322 of 2017 GD  
No. 6 of 2018 ED

**Metropolitan Life Insurance Company,  
PLAINTIFF,  
vs.  
Carrie Lynn Forsythe,  
DEFENDANT.**

ALL THAT CERTAIN piece or parcel of land, lying and situated in Jefferson Township, County of Fayette and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the public road, corner to lands of Edward Maxwell and others, and running thence by land of said Maxwell, South thirty-eight degrees, fifteen minutes West, two hundred sixty-six and five-tenths (266.5) feet to a stake; then by land now or formerly of Chas H. Nutt, North seventy-two degrees, forty-five minutes West, two hundred seventeen (217) feet to a stake; thence North forty-seven degrees, thirty minutes West, one hundred ninety-four (194) feet to a stake; thence by land now or formerly of Mary E. Dannels, North eighty-eight degrees, thirty minutes East five hundred sixteen

and two-tenths (516.2) feet to the place of beginning, containing one acre and sixty-seven perches of land strict measure.

EXCEPTING AND RESERVING, thereout and therefrom, all of the Pittsburgh or Monongahela River Vein of coal and Freeport Vein of coal or any other coal underlying the above described tract of land, with the rights to mine, remove and carry away said coal without being liable for damage to second parties.

COMMONLY KNOWN AS: 428  
Grindstone Road, Grindstone, PA 15442

TAX PARCEL NO. 17100006 (17-10-0006)

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

No. 31 of 2016 GD  
No. 371 of 2017 ED

**Green Tree Servicing LLC,  
Plaintiff,  
V.**

**DEBORAH HAWK, KNOWN HEIR OF  
ELEANOR R. GREENAWALT  
ESTATE OF ELEANOR R. GREENAWALT  
KELLY LEE KINGMAN, KNOWN HEIR  
OF CAROLYN S. KINGMAN, KNOWN  
HEIR OF ELEANOR R. GREENAWALT  
KEVIN BUTLER, KNOWN HEIR OF  
ELEANOR R. GREENAWALT  
NEIL BUTLER, KNOWN HEIR OF  
ELEANOR R. GREENAWALT  
ROBERT KINGMAN, KNOWN HEIR OF  
CAROLYN S. KINGMAN, KNOWN HEIR  
OF ELEANOR R. GREENAWALT  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
CAROLYN S. KINGMAN, KNOWN HEIR  
OF ELEANOR R. GREENAWALT  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
DANIEL STILLWAGON, KNOWN HEIR  
OF ELEANOR R. GREENAWALT**

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
ELEANOR R. GREENAWALT,  
DECEASED,**

**Defendant(s).**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN BOROUGH OF SOUTH  
CONNELLSVILLE, FAYETTE  
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1710 South  
Pittsburgh Street, Connellsville, PA 15425

PARCEL NUMBER: 33-06-0099

IMPROVEMENTS: Residential Property

No. 2333 of 2017 GD

No. 33 of 2018 ED

**PENNSYLVANIA HOUSING FINANCE  
AGENCY,**

**PLAINTIFF,**

**VS.**

**ABRAH M. HAINES,**

**DEFENDANT.**

ALL that certain parcel of land in South  
Union Township, Fayette County, Pennsylvania,  
being approximately 65 x 61 x 59 x 83.85.  
HAVING THEREON ERECTED DWELLING  
KNOWN AND NUMBERED AS: 404 SOUTH  
MOUNT VERNON AVENUE EXT  
UNIONTOWN, PA 15401.

Tax Parcel# 34-16-0253-01

Fayette Deed Book 2939, page 783.

TO BE SOLD AS THE PROPERTY OF  
ABRAH M. HAINES UNDER JUDGMENT  
NO. 2017- 02333.

McCABE, WEISBERG & CONWAY, LLC

BY: JACOB M. OTTLEY, ESQUIRE

ID # 319404

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

215-790-1010

No. 2072 of 2017 GD

No. 11 of 2018 ED

**The Huntington National Bank,  
Plaintiff,**

**V.**

**Delmar Hlatky a/k/a Delmar Hlatky, Sr.,  
Denise Hlatky and Delmar F. Hlatky, Jr.,  
Defendants.**

ALL THAT CERTAIN LOT OR PARCEL  
OF LAND SITUATE IN NICHOLSON  
TOWNSHIP, FAYETTE COUNTY,  
PENNSYLVANIA, BOUNDED AND  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE  
CENTER LINE OF TOWNSHIP ROAD 360,  
CORNER OF THE LAND CONVEYED AND  
OTHER LAND OF THE GRANTOR; THENCE  
ALONG THE BOUNDARY LINE BETWEEN  
THESE LANDS NORTH 13 DEGREES 22' 30"  
EAST, 212 FEET TO AN IRON PIN; THENCE  
ALONG SAME NORTH 87 DEGREES 49' 30"  
EAST, 398.75 FEET TO AN IRON PIN;  
THENCE ALONG SAME COURSE 74.84  
FEET TO AN IRON PIN; THENCE SOUTH 4  
DEGREES 30' WEST, 138.55 FEET TO AN  
EXISTING CONCRETE MONUMENT;  
THENCE ALONG LAND NOW OR  
FORMERLY OF ROBERT J. SWIFT NORTH  
77 DEGREES 07' 30" WEST, 197.89 FEET TO  
AP. K. NAIL; AND THENCE ALONG  
CENTER LINE OF SAID ROAD NORTH 77  
DEGREES 07' 30" WEST 408.50 FEET TO  
THE P. K. NAIL, PLACE OF BEGINNING.

EXCEPTING AND RESERVING FROM  
THE ABOVE DESCRIBED PARCEL THE  
FOLLOWING LOT OF LAND CONVEYED  
TO DELMAR HLATKY, SR., AND DELMAR  
F. HLATKY, JR., BY DEED OF DELMAR  
HLATKY, SR., ALSO KNOWN AS DELMAR  
HLATKY AND DENISE HLATKY, HIS  
WIFE, DATED JULY 22, 2002, AND  
RECORDED ON JULY 24, 2002 IN THE  
OFFICE OF THE RECORDER OF DEEDS OF  
FAYETTE COUNTY, PENNSYLVANIA, AS  
INSTRUMENT NUMBER 200200013683 OR  
BOOK 2828, PAGE 721 AND BEING MORE  
FULLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN NICHOLSON TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA,  
KNOWN AND DESIGNATED AS LOT NO. I  
IN THE HLATKY PLAN OF LOTS WHICH  
PLAN IS RECORDED IN THE RECORDER'S  
OFFICE OF FAYETTE COUNTY IN PLAN  
BOOK VOLUME 66, PAGE 54.

All that certain piece or parcel or Tract of  
land situate in the Township of Nicholson,

Fayette County, Pennsylvania, and being known as 231 Morris Buncic Road a/k/a 277 Morris Buncic Road, Smithfield, Pennsylvania 15478.

Being known as: 23 I Morris Buncic Road a/k/a 277 Morris Buncic Road, Smithfield, Pennsylvania 15478.

Title vesting in Delmar Hlatky a/k/a Delmar Hlatky, Sr., Denise Hlatky, and Delmar F. Hlatky, Jr. by deed from Delmar Hlatky, Sr. a/k/a Delmar Hlatky and Denise Hlatky, husband and wife, dated July 22, 2002 and recorded July 24, 2002 in Deed Book 2828, Page 721 Instrument Number 200200013683.

Tax Parcel Number: 24-18-005701

No. 2295 of 2016 GD  
No. 358 of 2017 ED

**U.S. Bank, National Association, successor Trustee to Bank Of America, N.A. as Successor To LaSalle Bank, N.A. as Trustee, for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3,**

**PLAINTIFF,**

**vs.**

**Evonne B. Kelly,**  
**DEFENDANT.**

ALL THAT CERTAIN piece or parcel of land situate in Jefferson Township, Fayette County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point marked by a stake, which said point of beginning is a comer common to property of the grantor herein and property now or formerly of Stephen M. Hela et ux., thence from said point of beginning north 52 degrees 27 minutes east, a distance of 225 feet to a point in the middle of the Old Grindstone-Fayette City Road leading to Route 201; thence in the middle of the Old Grindstone-Fayette City Road, north 48 degrees 45 minutes west, a distance of 200 feet to a point located in the Old Grindstone-Fayette City Road, thence along other lands of the grantors herein, south 52 degrees 27 minutes west, a distance of 225 feet to a point marked by a stake, thence by other lands of the grantors herein, south 48 degrees 45 minutes east a distance of 200 feet to a point marked by a stake, to the place of beginning. Containing an area of 1.013 acres more or less, as per survey of William J. Walter, dated

October 9, 1971, as attached hereto and made a part hereof.

SUBJECT to the exceptions, reservations, easements, rights of ways, rights and privileges as set forth in prior instruments of record.

COMMONLY KNOWN AS: 270 Perry Road RR 2 Box 125, Perryopolis, PA 15473  
TAX PARCEL NO. 17-08-0098

No. 2436 of 2017 GD  
No. 1 of 2018 ED

**UNITED BANK, INC.,**  
**Plaintiff,**  
**vs.**  
**KICK BACK & RELAX, LLC,**  
**Defendant.**

ALL those certain three tracts situate in Wharton Township, Fayette County, Pennsylvania, described as Tax Parcel No. 42-16 -0069 and more particularly described in a deed recorded in the Office of the Recorder of Deeds for Fayette County in Record Book 3166, page 1424.

The street address of the property is 674 Nelson Road, Farmington, Pennsylvania 15437.

Seized and taken in execution as the property of Kick Back & Relax, LLC, owner or reputed owner of the property, at the suit of United Bank, Inc. in the Court of Common Pleas of Fayette County, Pennsylvania at No. 2436 of 2017, G.D.

Phelan Hallinan Diamond & Jones, LLP

No. 2517 of 2017 GD  
No. 31 of 2018 ED

**Metropolitan Life Insurance Company,**  
**Plaintiff,**  
**V.**  
**Veronica D. Lasko**  
**Gerard Lasko a/k/a Gerard A. Lasko,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 2517 OF 2017 GD, Metropolitan Life Insurance Company V. Veronica D. Lasko, Gerard Lasko a/k/a Gerard A. Lasko, owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 36 West

Wine Street, A/K/A Wine St., Uniontown, PA 15401-2346

Parcel No.: 25-26-0018 and 25-26-0019-01  
Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 1931 of 2013 GD  
No. 51 of 2018 ED

**PNC Bank, National Association Successor by Merger to National City Bank, Successor by Merger to National City Bank of Pennsylvania,**  
**Plaintiff,**  
**V.**  
**Lesa L. Major,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 1931-OF-2013-GD, PNC Bank, National Association Successor by Merger to National City Bank, Successor by Merger to National City Bank of Pennsylvania Vs. Lesa L. Major, owner(s) of property situate in the FAYETTE CITY BOROUGH, Fayette County, Pennsylvania, being 211 Market Street, Fayette City, PA 15438 -1092

Parcel No.: 12030267  
Improvements there on: RESIDENTIAL DWELLING

KML Law Group, P.C.

Suite 5000 - BNY Independence Center  
70I Market Street Philadelphia, PA 19106

No. 112 of 2014 GD  
No. 365 of 2017 ED

**NATIONSTAR MORTGAGE, LLC**  
**350 Highland Drive**  
**Lewisville, TX 75067,**  
**Plaintiff,**  
**Vs.**  
**JAMIE D. MARSIGLIA**  
**MATTHEW P. MARSIGLIA JR.**  
**207 Bull Run Road Brownsville, PA 15417,**  
**Defendant.**

ALL THAT CERTAIN lot of land situate in the Township of Luzerne, County of Fayette

and Commonwealth of Pennsylvania.

TAX PARCEL # 19-09-0069  
PROPERTY ADDRESS: 207 Bull Run Road Brownsville, PA 15417

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: JAMIE D. MARSIGLIA and MATTHEW P. MARSIGLIA JR.

No. 1811 of 2017 GD  
No. 3 of 2018 ED

**PNC BANK, NATIONAL ASSOCIATION,**  
**Plaintiff,**  
**VS.**  
**STANLEY MATEOSKY AND ALVERA MATEOSKY,**  
**Defendants.**

ALL THE RIGHT TITLE, INTEREST AND CLAIMS OF STANLEY MATEOSKY AND ALVERA MATEOSKY, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE SOUTH UNION TOWNSHIP, FAYETTE COUNTY, PA, BEING PARCEL 34-01-002902, MORE FULLY DESCRIBED IN DEED BOOK 52, PAGE 11.

BEING KNOWN AS 443 DUCK HOLLOW ROAD, UNIONTOWN, PA 15401.  
TAX PARCEL NO. 34-01-002902

No. 1619 of 2017 GD  
No. 367 of 2017 ED

**LSF9 MASTER PARTICIPATION TRUST,**  
**Plaintiff,**  
**V.**  
**JOHN MARTIN JR, KNOWN HEIR OF FREEDA MARTIN AND ANY UNKNOWN HEIRS OF FREEDA MARTIN,**  
**Defendants.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOHN MARTIN JR., KNOWN HEIR OF FREEDA MARTIN AND ANY UNKNOWN HEIRS OF FREEDA MARTIN OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE

BOROUGH OF BELLE VERNON, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 245 MAIN STREET, BELLE VERNON, PA 15012. DEED BOOK VOLUME 1263, PAGE 122, PARCEL NUMBER 01030014.

McCABE, WEISBERG & CONWAY, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

No. 2520 of 2014 GD  
No. 356 of 2017 ED

**LSF10 Master Participation Trust,  
Plaintiff,  
V.**

**Robert J. Michael, Sr. and Vera J. Michael,  
Defendants.**

ALL THAT PARCEL OR TRACT OF LAND SITUATE ON THE NORTHEASTERN SIDE OF THE WHARTON FURNACE ROAD IN WHARTON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHEASTERN SIDE OF THE WHARTON FURNACE ROAD, WHICH IRON PIN IS NORTH 57 DEGREES 30 MINUTES WEST IO FEET FROM THE PLACE OF BEGINNING IN THE DEED OF THE GRANTORS TO JOHN H. HULL, JR., ET UX., DATED APRIL 26, 1969, WHICH DEED IS OF RECORD IN DEED BOOK 1077, PAGE 1087; THENCE IN SAID ROAD NORTH 57 DEGREES 30 MINUTES WEST 140 FEET TO AN IRON PIN IN SAID ROAD; THENCE BY LANDS OF CHARLES ROCKWELL NORTH 25 DEGREES 30 MINUTES EAST 193 FEET TO AN IRON PIPE CORNER OF OTHER LANDS OF THE GRANTORS; THENCE BY SAID LANDS SOUTH 57 DEGREES 30 MINUTES EAST 140 FEET TO AN IRON PIPE CORNER OF LANDS OF JOHN HULL, JR., ET UX.: THENCE BY SAID LANDS SOUTH 25 DEGREES 30 MINUTES WEST 193 FEET TO THE PLACE OF BEGINNING,.

CONTAINING 0.620 OF AN ACRE AS PER SURVEY OF WALTER R. HAGER, A PLOT OF SAME BEING HERETO ATTACHED AND MADE A PART HEREOF.

EXCEPTING AND RESERVING, THEREFROM, HOWEVER, ALL MINERAL RIGHTS AND APPURTENANT MINING RIGHTS AS HERETOFORE CONVEYED OR EXCEPTED BY DEED OR DEEDS OF CONVEYANCE, AND ALL OIL AND GAS TOGETHER WITH ALL APPURTENANT DRILLING RIGHTS.

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

No. 2435 of 2016 GD  
No. 369 of 2017 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.**

**CATHERINE MATWAY RUBIS A/K/A  
CATHERINE M. RUBIS A/K/A  
CATHERINE RUBIS  
GREGORY P. RUBIS A/K/A GREGORY  
RUBIS  
134 Strawn Road A/K/A 140 Strawn Road  
Perryopolis, PA 15473,  
Defendant(s).**

ALL THAT CERTAIN parcel of land situate in the Borough of Perryopolis (formerly Perry Township), County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL# 28-07-0035

PROPERTY ADDRESS: 134 Strawn Road A/K/A 140 Strawn Road Perryopolis, PA 15473  
134 Strawn Road Perryopolis, PA 15473

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:  
CATHERINE MATWAY RUBIS A/K/A  
CATHERINE M. RUBIS A/K/A  
CATHERINE RUBIS and GREGORY P.  
RUBIS A/K/A GREGORY RUBIS



Being known as: 488 Wharton Furnace Road, Farmington, Pennsylvania 15437

Title vesting in Robert J. Michael, Sr. and Vera J. Michael, husband and wife, by deed from John W. Hull and Mary E. Hull, husband and wife, dated December 2, 1976 and recorded December 2, 1976 in Deed Book 1209, Page 185  
Tax Parcel Number: 42-15-0005

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Phelan Hallinan Diamond & Jones, LLP

No. 2527 of 2017 GD  
No. 12 of 2018 ED

**Branch Banking and Trust Company,**  
**Plaintiff,**  
v.

**William Nedley,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 2527-OF-2017-GD, Branch Banking and Trust Company v. William Nedley, owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 12 Daniel Street, Uniontown, PA 15401-2704

Parcel No.: 38-05-0171

Improvements thereon: RESIDENTIAL DWELLING

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McCABE, WEISBERG & CONWAY, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

No. 2283 of 2017 GD  
No. 10 of 2018 ED

**Citizens Bank, N.A. f/k/a RBS Citizens, N.A.,**  
**Plaintiff,**  
v.

**Danielle Palermo,**  
**Defendant.**

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

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

Title vesting in Danielle Palermo by deed from Ralph Regis Riggen dated March 4, 2013

and recorded March 6, 2013 in Deed Book 3213, Page 702 Instrument Number 201300002434.

Tax Parcel Number: 38-05-0106

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No. 1388 of 2017 GD  
No. 359 of 2017 ED

**Nationstar Mortgage LLC,**

**PLAINTIFF,**

vs.

**Jonelle Price a/k/a Jonelle Zeiler,**  
**DEFENDANT.**

COMMONLY KNOWN AS: 325  
Wickhaven Road, Wickhaven, PA 15492  
TAX PARCEL NO. 27-01-0089

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

No. 1989 of 2017 GD  
No. 44 of 2018 ED

**Home Point Financial Corporation,**  
**Plaintiff,**

vs.

**Blane E. Prinkey, Jr. and Kierstin B. Prinkey,**  
**Defendants.**

Property Address: 108 Hess Lane,  
Connellsville, PA 15425

Parcel I.D. No. 06-02-0048

Improvements thereon consist of a  
residential dwelling.

Judgment Amount: \$114,895.24 (2 of 3)

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EWING D. NEWCOMER  
ATTORNEY AT LAW

No. 1245 of 2017 DSB  
No. 54 of 2018 ED

**VILLAS AT KEYSTONE ESTATES**  
**HOMEOWNERS' ASSOCIATION,**

**Plaintiff,**

vs.

**GEORGE RATTAY,**  
**Defendant.**

ALL THAT CERTAIN unit in the property known, named, and identified in the Declaration of Condominium of The Villas at Keystone Estates, located in South Union Township, Fayette County, Pennsylvania, which has heretofore been submitted pursuant to the provisions of the Pennsylvania Uniform Condominium Act, by the recording of such Declaration in the Official Records of Fayette County on August 12, 2004 in O.R. Book 2915, Pages 901-939, as the same may be supplemented or amended from time to time, and submitted pursuant to the provisions of the Pennsylvania Uniform Condominium Act by the recording of the Keystone Estates Master Declaration of Covenants, Conditions and Restrictions in the Official Records of Fayette County on August 12, 2004 in O.R. Book 2915, Pages 857-900, as the same may be supplemented or amended from time to time, being designated on the Declaration of Condominium Plan as UNIT NO. 1017, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

SEE Record Book Volume 2969, Page 732.

UPON which is erected a residential dwelling condominium and known locally as 1017 Lafayette Street, Uniontown, PA 15401.

Assessment Map No.: 34-22-0003-01-02-D.

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McCABE, WEISBERG & CONWAY, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

No. 2513 of 2017 GD  
No. 53 of 2018 ED

**Lakeview Loan Servicing, LLC,**  
**Plaintiff,**  
**V.**

**Terry Lee Richter and Lori M. Dillinger,**  
**Defendants.**

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

Being known as: 1122 Oak Street, Connellsville, Pennsylvania 15425

Title vesting in Terry Lee Richter and Lori M. Dillinger by deed from Candice S. Bell, now

by marriage, Candice S. Hiles-Wallace and Shaun E. Wallace, husband and wife, dated March 6, 2015 and recorded April 14, 2015 in Deed Book 3274, Page 2005 Instrument Number 201500003661.

Tax Parcel Number: 05120139

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Phelan Hallinan Diamond & Jones, LLP

No. 1538 of 2017 GD  
No. 5 of 2018 ED

**Deutsche Bank Trust Company Americas as Indenture Trustee for The Registered Holders of Saxon Asset Securities Trust 2004-1 Mortgage Loan Asset Backed Notes and Certificates, Series 2004-1,**

**Plaintiff,**

**v.**

**Rebecca E. Rugg**  
**Timothy R. Rugg,**  
**Defendant(s).**

By virtue of a Writ of Execution No. 1538-OF-2017-GD, Deutsche Bank Trust Company Americas as Indenture Trustee for The Registered Holders of Saxon Asset Securities Trust 2004-1 Mortgage Loan Asset Backed Notes and Certificates, Series 2004-1 v. Rebecca E. Rugg and Timothy R. Rugg, owner(s) of property situate in the HENRY CLAY TOWNSHIP, Fayette County, Pennsylvania, being 190 Caney Vallev Road, Marklevsburg, PA 15459-1020

Parcel No.: 16-16-0063

Improvements thereon: RESIDENTIAL DWELLING

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Phelan Hallinan Diamond & Jones, LLP

No. 1832 of 2017 GD  
No. 368 of 2017 ED

**The Bank of New York Mellon Trust Company, N.A., as Trustee for Gmaem Home Equity Loan Trust 2006 -He5,**

**Plaintiff,**

**V.**

**Karen Jane Rutherford,**  
**Defendant(s)**

The Bank of New York Mellon Trust

Company, N.A., as Trustee for Gmacm Home Equity Loan Trust 2006-He5 v. Karen Jane Rutherford, owner(s) of property situate in the LUZERNE TOWNSHIP, Fayette County, Pennsylvania, being 1009 2nd Street, Hiller, PA 15444

Parcel No.: 19-08-0123  
 Improvements thereon: RESIDENTIAL DWELLING

No. 2262 of 2016 GD  
 No. 40 of 2018 ED

**The Bank of New York Mellon, as Trustee for Mortgage Loan Trust 2007-1,**  
**Plaintiff,**  
**vs.**  
**Patrick E. Seese, AKA Patrick Seese; Kanya K. Knox, AKA Kanya Knox**  
**Defendants.**

ALL that certain parcel of land lying and being situate in the Township of Wharton, County of Fayette, and Commonwealth of Pennsylvania, known as 154 Dinnerbell Ohiopyle Road, Farmington, PA 15437 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 42-22-0045

BEING the same premises which Patrick E. Seese, no marital status shown, by Deed dated December 8, 2006 and recorded in and for Fayette County, Pennsylvania in Deed Book 3022, Page 1102, granted and conveyed unto Patrick E. Seese, unmarried and Kanya K. Knox, unmarried.

Phelan Hallinan Diamond & Jones, LLP

No. 2177 of 2017 GD  
 No. 39 of 2018 ED

**Wells Fargo Bank, N.A.,**  
**Plaintiff,**  
**V.**  
**Mark E. Snyder, Sr.**  
**Jennifer D. Snyder,**  
**Defendant(s)**

By virtue of a Writ of Execution No. 2177-OF-2017-GD, Wells Fargo Bank, N.A. V. Mark E. Snyder, Sr Jennifer D. Snyder, owner(s) of

property situate in the BULLSKIN TOWNSHIP, Fayette County, Pennsylvania, being 215 Barbara Lane, Connellsville, PA 15425-1802  
 Parcel No.: 04-33-0094  
 Improvements thereon: RESIDENTIAL DWELLING

No. 2516 of 2017 GD  
 No. 32 of 2018 ED

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,**  
**PLAINTIFF,**  
**Vs.**  
**SHERRIE L. SNYDER AND DAVID W. SNYDER,**  
**DEFENDANTS.**

ALL those lots of ground in the Township of Bullskin, County of Fayette, Pennsylvania, being Lot Nos. 1297 and 1298, Bear Rocks Plan No. 8, Fayette Plan Book 10, pages 150 and 151. HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 786 WEST MOUNTAINVIEW ROAD ACME, PA 15610.

Tax Parcel# 04-07-0101  
 Fayette Deed Book 3083, page 1127.

TO BE SOLD AS THE PROPERTY OF DAVID W. SNYDER AND SHERRIE L. SNYDER UNDER JUDGMENT NO. CD-2516-2017.

No. 1940 of 2017 GD  
 No. 27 of 2018 ED

**PNC BANK, NATIONAL ASSOCIATION,**  
**PLAINTIFF,**  
**Vs.**  
**JACK J. SWEITZER, ADMINISTRATOR OF THE ESTATE OF ROSS A. GIRARD,**  
**DEFENDANTS.**

ALL THE RIGHT TITLE, INTEREST AND CLAIMS OF JACK J. SWEITZER, ADMINISTRATOR OF THE ESTATE OF ROSS A. GIRARD, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OF LAND SITUATE IN NORTH UNION TOWNSHIP, FAYETTE COUNTY, PA, BEING PARCEL 25 -53-0056, MORE FULLY DESCRIBED IN

DEED BOOK 147, PAGE 162.  
BEING KNOWN AS 220 MADISON  
AVENUE, HOPWOOD, PA 15445.  
TAX PARCEL NO. 25-53-0056

No. 2201 of 2017 GD  
No. 45 of 2018 ED

**FIRST NATIONAL BANK OF  
PENNSYLVANIA,**

**Plaintiff,**  
**vs.**

**UNKNOWN EXECUTOR AND HEIRS OF  
THE ESTATE OF THOMAS TULLY,**  
**Defendants.**

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF UNKNOWN EXECUTOR  
AND HEIRS OF THE ESTATE OF THOMAS  
TULLY, OF, IN AND TO THE FOLLOWING  
DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE  
SITUATED IN THE TOWNSHIP OF  
SALTCLICK, FAYETTE COUNTY,  
PENNSYLVANIA. HAVING ERECTED  
THEREON A DWELLING KNOWN AS 162  
DRIVE HOWDER ROAD, CHAMPION, PA  
15622. DEED BOOK VOLUME 223, PAGE  
119 AND PARCEL NUMBER 31-12-0056.

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

No. 2457 of 2017 GD  
No. 55 of 2018 ED

**BAYVIEW LOAN SERVICING, LLC A  
DELAWARE LIMITED LIABILITY  
COMPANY**

**4425 Ponce de Leon Blvd  
Coral Gables, FL 33146,**  
**Plaintiff,**

**vs.**

**PATRICIA ANN TEETS  
402 North Gallatin Avenue  
Uniontown, PA 15401,**  
**Defendant.**

ALL THAT CERTAIN tract or parcel of  
land situate in the North Union Township,

County of Fayette and Commonwealth of  
Pennsylvania.

TAX PARCEL #25-23-0025

PROPERTY ADDRESS: 402 North  
Gallatin Avenue Uniontown, PA 15401

IMPROVEMENTS: A residential  
dwelling.

SOLD AS THE PROPERTY OF:  
PATRICIA ANN TEETS

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

No. 2595 of 2017 GD  
No. 30 of 2018 ED

**HSBC Bank USA, N.A., as Indenture Trustee  
for the Registered Noteholders of Renaissance  
Home Equity Loan Trust 2005-3, Renaissance  
Home Equity Loan Asset-Backed Notes,  
Series 2005-3,**

**Plaintiff,**  
**v.**

**DIANE VALENTINE  
ROSCOE VALENTINE,**  
**Defendant(s).**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN GERMAN TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 367 Lambert  
Footdale Road, McClellandtown, PA 15458

PARCEL NUMBER: 15-14-8

IMPROVEMENTS : Residential Property

No. 1002 of 2017 GD  
No. 43 of 2018 ED

**PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO  
NATIONAL CITY BANK,**

**Plaintiff,**  
**Vs.**

**ALL KNOWN AND UNKNOWN HEIRS OF  
ERIKA I. WARD A/K/A ERIKA WARD,  
AND JAMES EARL WA RD, JOYCE  
GRIMM, MICHAEL R. WARD, AND  
CHRISTINE IRENE FIONO, SOLELY IN  
THEIR CAPACITY AS POSSIBLE HEIRS**

**OF ERIKA I. WARD A/K/A ERIKA  
WARD,**  
**Defendants.**

ALL THE RIGHT TITLE, INTEREST  
AND CLAIMS OF JACK J. S WEITZER,  
ADMINISTRATOR OF THE ESTATE OF  
ROSS A. GIRARD, OF, IN AND TO THE  
FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN TRACT OF LAND  
SITUATE IN SOUTH CONNELLSVILLE,  
FORMERLY CONNELLSVILLE TOWNSHIP,  
FAYETTE COUNTY, COMMONWEALTH  
OF PENNSYLVANIA, BEING PARCEL 33-07  
-0101, MORE FULLY DESCRIBED IN DEED  
BOOK VOLUME 112 0, PAGE 841.

BEING KNOWN AS 2208 2ND STREET,  
CONNELLSVILLE, PA 15425.  
TAX PARCEL NO. 33-07-0101

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No. 1835 of 2017 GD  
No. 29 of 2018 ED

**THE BANK OF NEW YORK MELLON, AS  
TRUSTEE FOR CIT MORTGAGE LOAN  
TRUST 2007-1,**  
**Plaintiff,**  
**V.**  
**WHITNEY L. WATKINS,**  
**Defendant.**

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF WHITNEY L. WATKINS  
OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED  
REAL ESTATE SITUATED IN THE CITY OF  
UNIONTOWN, COUNTY OF FAYETTE,  
COMMONWEALTH OF PENNSYLVANIA.  
HAVING ERECTED THEREON A  
DWELLING KNOWN AND NUMBERED AS  
17 LEMON STREET, UNIONTOWN, PA  
15401. DEED BOOK VOLUME 3040, PAGE  
527, PARCEL NUMBER 38010290.

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McCABE, WEISBERG & CONWAY, LLC  
BY: ANDREW L. MARKOWITZ, ESQUIRE  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

No. 792 of 2015 GD  
No. 374 of 2017 ED

**Ditech Financial LLC,**  
**Plaintiff,**  
**V.**

**Alberta Marie Chronowski a/k/a Alberta M.  
Chronowski a/k/a Alberta Chronowski,  
Known Surviving Heir of Betty Watson,  
Deceased Mortgagor and Real Owner,  
Audrey C. Maddas a/k/a Audrey Watson  
Maddas a/k/a Audrey Maddas, Known  
Surviving Heir of Betty Watson, Deceased  
Mortgagor and Real Owner,  
Cullen B. Watson, Known Surviving Heir of  
Betty Watson, Deceased Mortgagor and Real  
Owner,  
Denise Watson a/k/a Denise M. Watson,  
George Watson a/k/a George Watson III,  
Known Surviving Heir of Betty Watson,  
Deceased Mortgagor and Real Owner,  
Georgia Brown, Known Surviving Heir of  
Betty Watson, Deceased Mortgagor and Real  
Owner, Herbert Watson, Known Surviving  
Heir of Betty Watson, Deceased Mortgagor  
and Real Owner, Marynee R. Robaugh a/k/a  
Marynee Robaugh, Known Surviving Heir of  
Betty Watson, Deceased Mortgagor and Real  
Owner,  
Roger K. Watson, Known Surviving Heir of  
Betty Watson, Deceased Mortgagor and Real  
Owner, Scott A. Watson, Known Surviving  
Heir of Betty Watson, Deceased Mortgagor  
and Real Owner and Unknown Surviving  
Heirs of Betty Watson, Deceased Mortgagor  
and Real Owner,**  
**Defendants.**

All that certain piece or parcel or Tract of  
land situate in the Township of Dunbar,  
Fayette County, Pennsylvania, and being known  
as 133 Green Street, Dunbar, Pennsylvania  
15431.

Being known as: 133 Green Street, Dunbar,  
Pennsylvania 15431

Title is vested in Denise M. Watson and  
Betty Watson by deed from Denise M. Watson  
dated September 16, 2004 and recorded October  
4, 2004 in Deed Book 2921, Page 1449  
Instrument Number 200400017355. The said  
Betty Watson died on December 18, 2004  
without a will or appointment of an  
Administrator, thereby vesting her interest in her  
surviving heirs by operation of law.

Tax Parcel Number: 09-24-0157

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No. 1644 of 2017 GD

No. 56 of 2018 ED

**BANK OF AMERICA, N.A.,**

**vs.**

**DONALD YAUGER**

**LAURA YAUGER**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE AS A PARCEL OR LOT OF GROUND LOCATED NEAR THE VILLAGE OF COOLSPRING, NORTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA.

BEING THE SAME PREMISES which Earnest E. Yauger and Patricia S. Yauger, by Deed dated January 29, 2008 and recorded January 29, 2008 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3051, Page 2237, granted and conveyed unto DONALD YAUGER, their son.

BEING KNOWN AS: 129 PINE RIDGE ROAD, LEMONT FURNACE, PA 15456  
PARCEL #25-27-0253

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Phelan Hallinan Diamond & Jones, LLP

No. 2323 of 2017 GD

No. 4 of 2018 ED

**JPMorgan Chase Bank, National Association,**  
**Plaintiff,**

**V.**

**John Yurkovich**

**Teri Yurkovich,**

**Defendant(s).**

By virtue of a Writ of Execution No. 2323 OF 2017 GD, JPMorgan Chase Bank, National Association v. John Yurkovich Teri Yurkovich, owner(s) of property situate in the SOUTH CONNELLSVILLE BOROUGH, Fayette County, Pennsylvania, being 1167 West Gibson Avenue, Connellsville, PA 15425-4859

Parcel No.: 33-04-0044, 33-04-004401

Improvements thereon: RESIDENTIAL DWELLING

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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 2, 2018 at 9:30 A.M.**

| <u>Estate Number</u> | <u>Estate Name</u>                                 | <u>Accountant</u>                       |
|----------------------|--|---|
| 2611-0545            | JAMES W. CARTWRIGHT, SR.                           | Tina Marie Cartwright, Executrix        |
| 2613-0883            | LOIS COSTELLA a/k/a<br>LOIS C. COSTELLA            | Jennifer Liston Vilella, Administratrix |
| 2616-0085            | CLAYTON THEODORE RIGGIN<br>a/k/a CLAYTON T. RIGGIN | Mark D. Rigglin, Executor               |
| 2615-0397            | ELSIE L. ADAMS                                     | Betty L. Strawn, Administratrix         |

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

**Monday, April 16, 2018 at 9:30 A.M.**

in Court Room 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 2, 2018 at 9:30 A.M.**

| <u>Estate Number</u> | <u>Estate Name</u>    | <u>Accountant</u>             |
|----------------------|-----------------------|-------------------------------|
| 2616-0804            | RANDY S. BURRELL      | Paul D. Burrell, Executor     |
| 2615-0396            | EVA B. MARCINEK       | Anna Grace Volpe, Executrix   |
| 2615-0716            | CHARLES JOHN KORMANIK | John David Kormanik, Executor |

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

**Monday, April 16, 2018 at 9:30 A.M.**

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

JEFFREY L. REDMAN

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

**JUDICIAL OPINION**

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

|                             |   |                                     |
|-----------------------------|---|-------------------------------------|
| JAMES GANLEY and            | : |                                     |
| KAREN GANLEY, his wife,     | : |                                     |
| Plaintiffs,                 | : |                                     |
| vs.                         | : |                                     |
| PATRICK ROBERTSON and       | : |                                     |
| CYNTHIA ROBERTSON, his wife | : | NO. 1123 of 2017, G.D.              |
| Defendants.                 | : | President Judge John F. Wagner, Jr. |

**OPINION**

Wagner, P.J.

March 7, 2018

On November 15, 2016, the Court held a non-jury trial in which the matter at issue was the ownership of approximately two acres of real property located on Dark Hollow Road, Henry Clay Township, Fayette County, Pennsylvania.

The case began when Plaintiffs filed a Complaint in Ejectment alleging they are the record title owners to a parcel of property containing six and one-half acres by Deed as recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, Record Book 2892, page 1063, also identified as tax parcel No. 16-16-0026 on the Tax Map located in the Fayette County Tax Assessment Office. Defendants are the owners of adjacent real property by Deed recorded in Record Book 2815, page 1905, in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, further identified as Tax Map parcel No. 16-16-0047 by the Fayette County Tax Assessment Office. Both parties claim the disputed area under color of deed supported by land surveys made using the calls of their respective deeds. The property in dispute lies along Dark Hollow Road in Henry Clay Township, across that roadway to the east of most of Plaintiffs' deeded land and in the far corner to the northeast of much of Defendants' property as described in their deed. A stream, Hall Run, flows through some of Defendants' undisputed property, as well as through the parcel now in dispute. A waterfall is located on the stream, and the respective surveys of both parties show each parcel's northeast corner at different points in the waterfall itself. The Court notes that each party's survey has a boundary line material to the instant dispute that cannot be closed solely by reference to the calls of the respective deeds and the monuments and markers cited therein.

Plaintiff Karen Ganley testified that Defendants have cleared rhododendron bushes and other flora from the waterfall area up to a drain pipe that runs under the road, re-routing the stream, and raising and draining an adjacent wetland. The parties each agree that Plaintiffs placed "No Trespassing" signs on the disputed land after observing Defendants clearing trees and other vegetation from it in the vicinity of the waterfall. Defendants concede they saw the signs and tore them down, saying they put up other "No Trespassing" signs of their own on the parcel because they believe they own it.



Defendants also admit they received a "cease and desist" letter from Plaintiffs' attorney relative to the clearing of the disputed land and placing "improvements" thereon.

Plaintiffs presented the expert testimony of Russ Mechling, a surveyor who formerly worked for Fayette Engineering, the firm which actually performed the survey of Plaintiffs' property in 2005 using the description, calls and monuments of Plaintiffs' deed. The 2005 survey referenced and partly relied on a 1972 survey made by surveyor Harold Harper. The 2005 survey found monuments that were called for in the original deed to the Plaintiffs from Brabender, the original owner of their tract, whose property extended to the north of Plaintiffs.

The said monuments were also referenced in the 1972 Harper survey, to wit: a cut-off power pole in the north line and elements of an old fence line on the south boundary. Based upon the monuments and the calls of Plaintiffs' deed, Mr. Mechling testified that the northeast corner of Plaintiffs' property in the center of the stream that is on top of the waterfall located on the disputed acreage which is on the other side of the roadway from the majority of Plaintiffs' deeded property.

Defendant Cynthia Robertson testified that she inherited most of her property in 2002 from her aunt who had owned it by deed since 1952. Ms. Robertson's mother, Marjory Kash, later deeded her an adjoining piece of property comprising 0.26 acres bringing the total Robertson property by deed to approximately two and one-half (2 ½ ) acres. She is not aware of any property markers, but stated that she did see an I-pin. Ms. Robertson also told the court that she and her family had cleared brush from the hillside leading to the waterfall on the disputed land, erected a flagpole and placed a picnic table nearby.

Surveyor Miles H. Davin testified on behalf of Defendants, stating that he performed a survey of their deeded property in May 2017. He stated the first known survey of the Defendants' land was done in 1952, and is known as the "Day" survey. The Day survey is handwritten, has no seal, and is unrecorded. During the survey Mr. Davin undertook; he found two monuments called for in Defendants' deed, to wit: an iron pipe and a large tree. Some of the reference points contained in their deed match the 1972 Harper survey of Plaintiffs' property. In conducting his survey, Mr. Davin considered a deed from Brabender to Brabender recorded in March 1966, and located the property line which comes across the hill and is the first call on Plaintiffs' deed. See Exhibit 11. He also was aware of deeds from Lancaster to Wilson to Day which contain no description of the property conveyed, as well as a deed from Day to Marjory Kash which shows no parent line and is based on an unrecorded survey. Mrs. Kash is Defendant Cynthia Robertson's mother, and as stated above, she is the conveyor by deed of the previously mentioned 0.26 acres of land to the current Robertson tract.

According to Mr. Davin, the deed from Mrs. Kash to Defendants contains an error so that the boundary line described therein will not close. See Exhibit 12. He acknowledged that the Harper survey of Plaintiffs' land from 1972 says that Plaintiffs' property crosses the road, but stated that in his opinion, Plaintiffs' deed is incorrect for that very reason. He testified that property lines most often go up to a roadway, but seldom cross to the other side, and further opined that, based on such generally occurring circum-

stance, Defendants are the owners of the property now in dispute on the east side of the bisecting roadway. Under cross-examination, Mr. Davin acknowledged that the 1952 survey of Defendants' property encompasses an area of 11,500 square feet, roughly 2.26 acres, while conceding that his May 2017 survey describes an area of 19,961 square feet, roughly 4.5 acres, a gain of more than two acres which he did not explain.

It is well settled law in this jurisdiction that if the calls for the location of property boundaries are inconsistent the boundaries are to be set first by looking to natural objects or landmarks, next to artificial monuments, then to adjacent boundary lines, and thereafter to courses and distances. *Dorman v. Brogan*, 592 A.2d 104, 110 (Pa.Super. 1991). The testimony of both surveyors was clear and valuable in attempting to establish the boundary lines of the parties' deeded properties, including the area now in dispute, and clearly both men are qualified and experienced surveyors. Their resort to relevant deeds and maps, and earlier surveys, as well as each witness's own survey based upon the monuments referenced in prior documents is indicative of their expertise and commitment to establishing true and accurate boundaries.

Unfortunately, the monuments, natural and artificial, in this case are sparse as the discussion concerning each surveyor's testimony shows, and the boundary lines of other neighboring properties are of little or no help due to the location of the disputed parcel, especially in light of the old deeds that have no property descriptions, no seals, and were not recorded. Where monuments on the ground are doubtful, resort must be had to the courses, distances, and quantity of land conveyed. *Pencil v. Buchart*, 380 Pa.Super. 2015, 213 (Pa.Super.1988) citing *Post et al. v. Wilkes-Barre Connecting R.R. Co.*, 133 A. 377 (Pa.1926). The Court notes that neither party's deed refers to the roadway as a monument on the boundary line of the parcel of land conveyed by the deed. The 2005 Fayette Engineering survey shows the boundary line of Plaintiffs' land as extending beyond Dark Hollow Road from the northeast corner southward until the road crosses the property's boundary line near the southeast corner, and indeed such crossing of the road by the boundary line is referenced in Plaintiffs' deed conveyed to them in January 2004 by their predecessor in title, Frances Bodnar. Both Plaintiffs' deed and the deed of conveyance from Marjory Kash to her daughter, Defendant Cynthia Robertson, reference points in the waterfall as one of the corners of the property the respective deeds describe, and while the Kash to Robertson deed makes reference to Dark Hollow Road, the deed does not use the road itself as a monument for the boundary of the property conveyed.

Longstanding case law mandates that in determining the boundary between two parcels, a court must consider the monuments, or if monuments are doubtful or mistaken or missing, then the metes and bounds described, and the quantity of land purported to be conveyed in the deeds so as to avoid an absurd result. See *Baker v. Roslyn Swim Club*, 213 A.2d 145 (Pa.Super. 1965); see also *Roth v. Halberstadt*, 392 A.2d 855 (Pa.Super. 1978). After long and careful consideration of all of the evidence presented herein and discussed at length in the paragraphs above, this Court finds that it must disregard the bald and otherwise unsupported opinion of surveyor Miles Davin stating that the Plaintiffs' deed description of their real property is incorrect solely because that description shows their boundary line crossing Dark Hollow Road. Even accepting Mr.

Davin's opinion that usually property lines do not cross roadways, the Court finds that in case such as this, where the lines are shown to cross the road, such crossing is not an absurd result, even if unusual.

Further, the Court finds that it cannot give great weight to Mr. Davin's May 2017 survey of Defendants' property in that the said survey adds more than two acres to Defendants' property without rational explanation. The Court is aware that in cases where there is a conflict between quantity of land and monuments cited in a deed, the monuments prevail, Pencil, *supra.*, but herein the record is devoid of any evidence that the monuments found by Mr. Davin are the cause of the additional two acres shown as Defendants' real property in his survey. Moreover, the rule that monuments are of the highest value on questions of boundary cannot prevail where reliance on a monument would lead to an absurd result. Baker, *supra.* The Court finds that two acres added to Defendants' parcel originally described as two and one-half acres is a very substantial increase in the amount of property actually conveyed. In the Court's view, such increase, with no supporting explanation and only Mr. Davin's survey as support, is an absurd result which this Court is not permitted to reach.

Accordingly, the Court enters the following:

#### VERDICT

AND NOW, March 7, 2018, following a bench trial in which all parties participated, and after due consideration of the evidence presented therein concerning the disputed parcel of land, containing part of Hall Run and a water fall, situate on the eastern side of Dark Hollow Road in Henry Clay Township, Fayette County, Pennsylvania, as well as the parties' respective arguments, oral and as presented in their memoranda, it is hereby ORDERED and DECREED that a verdict is entered in favor of the PLAINTIFFS and against the DEFENDANTS in this Ejectment Action.

The Court finds that Plaintiffs are the owners by recorded deed of the disputed parcel of land and have the right to exclusive possession thereof. Defendants are hereby excluded from the property and shall not occupy or traverse the same, nor shall they destroy any trees or vegetation growing thereon.

BY THE COURT,  
WAGNER, P.J.

ATTEST:  
Nina Capuzzi Frankhouser  
Prothonotary



# AUTO LAW COURSE



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**Munley, Esq.; James R. Ronca, Esq.; Erin Rudert, Esq.**

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**SAVE - THE - DATE**

**Fayette County Bar Banquet**

Friday, April 20, 2018

5:30 PM

Aaron's Building  
Connellsville, PA

**MARCH CRIMINAL PRETRIAL CONFERENCES**

The Court has rescheduled the starting time for the Criminal Pretrial Conferences scheduled for the morning of Monday, March 26, 2018, in Courtroom No. 2. The conferences will now commence at 10:00 AM.

John F. Wagner, Jr.  
President Judge

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# GISMONDI

& ASSOCIATES

412-281-2200

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