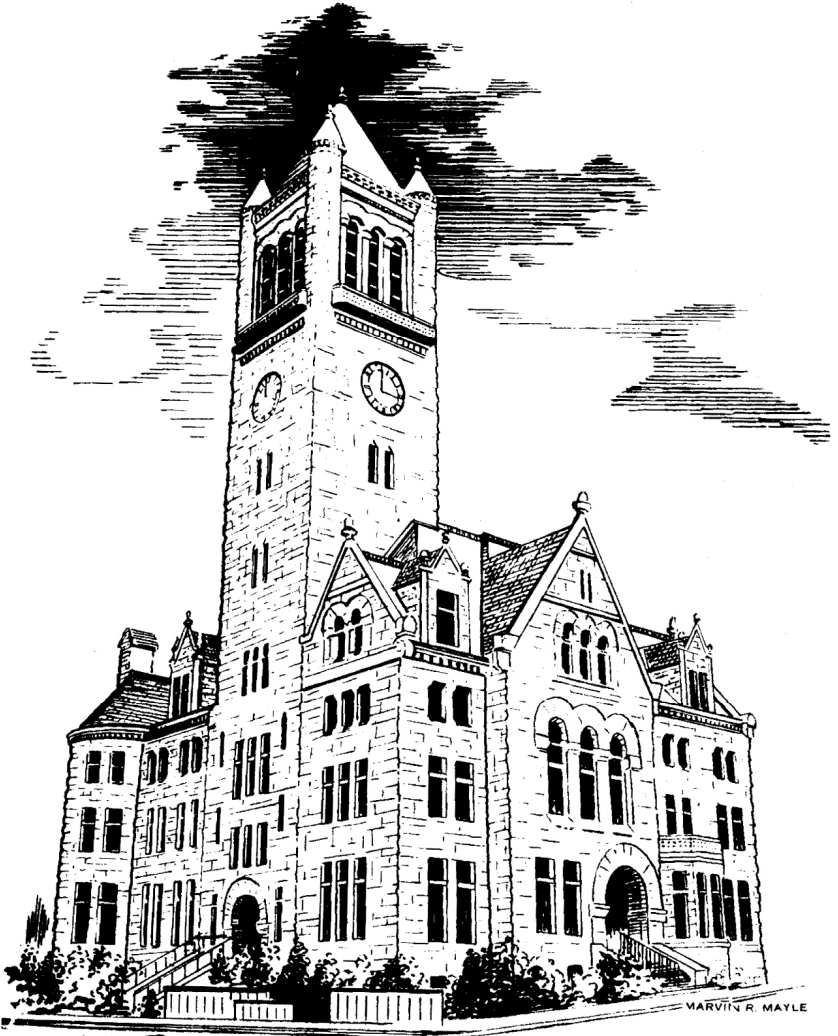


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FAYETTE LEGAL JOURNAL

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

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ESTATE NOTICES

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

Third Publication

KIMBERLY A. CLARK, late of Washington Township, Fayette County, PA ⁽³⁾
Administratrix: Amy Beth Clark-Grubb
 117 Doreen Drive
 Hummelstown, PA 17036
 c/o Caldwell & Kearns
 3631 North Front
 Harrisburg, PA 17110
Attorney: Jean D. Seibert

VIVIAN P. COOLEY, a/k/a VIVIAN PALESTINA COOLEY, late of Fairchance, Fayette County, PA ⁽³⁾
Executrix: Betty E. Wood
 c/o Webster & Webster
 51 East South Street
 Uniontown, PA 15401
Attorney: Webster & Webster

ELIZABETH K. FRENCH, a/k/a ELIZABETH KATHERINE FRENCH, late of Springhill, Fayette County, PA ⁽³⁾
Executor: Lloyd J. French, Jr.
 c/o Lloyd J. French, Jr.
 541 Gans Woodbridge Road
 Smithfield, Pa 15478

FRANCES JEAN GROVE, late of Connellsville, Fayette County, PA ⁽³⁾
Executor: Robert L. Grove, Jr.
 c/o P.O. Box 622
 Smithfield, Pa 15478
Attorney: Charity Grimm Krupa

ELEANOR JENKINS, late of South Union Township, Fayette County, PA ⁽³⁾
Co-Executors: Linda J. Rockwell
 700 Morgantown Road
 Uniontown, PA 15401
 Terrence L. Jenkins
 58 Eighth Street
 Uniontown, PA 15401
 c/o 111 East Main Street
 Uniontown, PA 15401
Attorney: Robert R. Harper, Jr.

DONNA KAYLOR, late of North Union Township, Fayette County, PA ⁽³⁾
Administratrix: Paula Hall
 c/o Adams & Adams
 55 East Church Street, Suite 101
 Uniontown, PA 15401
Attorney: Jason Adams

JOSEPHINE LAGINA, late of Brownsville, Fayette County, PA ⁽³⁾
Executrix: Bernadette Fani
 c/o 2944 National Pike Road
 P.O. Box 245
 Chalk Hill, PA 15421
Attorney: Charles C. Gentile

ROSE MARIOTTI, late of Connellsville, Fayette County, PA ⁽³⁾
Co-Executors: Michael A. Mariotti
 314 South Eleventh Street
 Connellsville, PA 15425
 Marseda A. Wisilosky
 314 South Eleventh Street
 Connellsville, PA 15425

Second Publication

COLLEEN BARBER, a/k/a COLLEEN K. BARBER, late of Luzerne Township, Fayette County, PA ⁽²⁾
Executrix: Harriet Moser
 c/o Higinbotham Law Offices
 45 East Main Street, Suite 500
 Uniontown, PA 15401
Attorney: James Higinbotham

GREGORY EARL HAMAKER, late of South Union Township, Fayette County, PA ⁽²⁾
Personal Representative:
 Samuel J. Davis, Esquire

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

**RAYMOND KOSTKOWSKI, a/k/a
RAJMUND W. KOSTKOWSKI**, late of North
Union Township, Fayette County, PA (2)
Executrix: Alicja Broniszewski
1061 Meadow Ridge Drive
Connellsville, PA 15425
c/o Newcomer Law Offices, P.C.
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing Newcomer

BARBARA PATTERSON, late of Luzerne
Township, Fayette County, PA (2)
Executor: Thomas W. Allen
c/o Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James Higinbotham

**MELODIE PHILLIPS, a/k/a MELODIE C.
PHILLIPS**, late of Champion, Fayette County,
PA (2)
Executor: Paul I. Phillips
300 North Market Street
Ligonier, PA 15658
Attorney: J. Dustin Barr

MARY STRCULA, late of North Union
Township, Fayette County, PA (2)
Administrator: Jason Strcula
102 De Angelo Drive
Pittsburgh, PA 15209
c/o 650 Rocky Drive
Boiling Springs, PA 17007
Attorney: Jacqueline M. Verney

JOSEPH C. THOMAS, late of Brownsville,
Fayette County, PA (2)
Executor: Jeffrey P. Thomas
6495 SW 128 Street
Pinecrest, FL 33156
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Anthony S. Dedola, Jr.

First Publication

DELORSE FOWLER, late of Fairchance,
Fayette County, PA (1)
Executrix: Joan Lavor
c/o 9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

**ANNA HORVATH, a/k/a ANN HORVATH,
a/k/a ANNIE HORVATH**, late of South Union
Township, Fayette County, PA (1)
Executrix: Pamela Ann Minnick
452 Coolspring Street
Uniontown, PA 15401
c/o Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James Higinbotham

MELODIE C. PHILLIPS, late of Champion,
Fayette County, PA (1)
Executor: Paul I. Phillips
c/o 300 North Market Street
Ligonier, PA 15658
Attorney: J. Dustin Barr

**LOIS SCHOLLAERT, a/k/a LOIS JANE
SCHOLLAERT**, late of Wharton, Fayette
County, PA (1)
Executrix: Cindy McMahon
c/o Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, Pa 15401
Attorney: James Higinbotham

EUGENIA G. THOMPSON, late of Bullskin
Township, Fayette County, PA (1)
Administratrix: Miranda Jane DeJarnat
5345 W 16800 N
Garland, UT 84312
c/o Stewart McArdele Sorice Whalen Farrell
Finoli & Cavanaugh, LLC
229 South Maple Avenue
Greensburg, PA 15601
Attorney: J. Douglas Farrell

MARY ANN TOTH, late of Washington
Township, Fayette County, PA (1)
Administratrix: Monica Brannon
1263 Pinkerton Drive

Jefferson Hills, PA 15025
 c/o 1202 West Main Street
 Monongahela, PA 15063
Attorney: James W. Haines, Jr.

STEPHEN VICEK, a/k/a STEPHEN A. VICEK, late of South Union Township, Fayette County, PA (1)

Personal Representative: James A. Vicek
 c/o Higinbotham Law Offices
 45 East Main Street, Suite 500
 Uniontown, PA 15401
Attorney: James Higinbotham

LESLIE ALLISON WALTERS, JR., late of Menallen Township, Fayette County, PA (1)

Executrix: Shelly Minnick
 c/o Monaghan & Monaghan
 57 East Main Street
 Uniontown, PA 15401
Attorney: Gary D. Monaghan

LEGAL NOTICES

NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on November 7, 2019, for a Limited Liability Company, organized under the Limited Liability Company Law of 1994, as from time to time amended. The name of the Company is C&C Tanks, LLC having an address of 135 Zebley Road, Uniontown, PA 15401.

ADAMS & ADAMS
 Jason F. Adams, Esquire
 55 East Church Street, Suite 101
 Uniontown, PA 15401
 724-437-2711

NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on June 1, 2020, for a Limited Liability Company, organized under the Limited Liability Company Law of 1994, as from time to time amended. The name of the Company is Bigam's Auto Service, LLC having an address of 106 Mill Run Road, Normalville, PA 15469.

ADAMS & ADAMS
 Jason F. Adams, Esquire
 55 East Church Street, Suite 101
 Uniontown, PA 15401
 724-437-2711

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 ACTION TO QUIET TITLE
 No. 1713 of 2019 G.D.
 JUDGE STEVE P. LESKINEN

BARRY DAVIES,
 Plaintiff,
 v.

HARVEY R. WORTHINGTON, his successors,
 heirs, personal representatives, and assigns,
 generally,
 Defendant.

TO: HARVEY R. WORTHINGTON
his heirs, successors and assigns, generally,

You are hereby notified that Barry Davies, has filed a complaint at the above number and term in the above-mentioned court in an action to quiet title wherein it is alleged that he is the owner in possession of that certain lot of land situate in Redstone Township, Fayette County, Pennsylvania, known and designated as Main Street, Republic Tower Hill Plan, and having tax map number 30-03-0001.

Title to the above described property was conveyed to Harvey R. Worthington by a deed from Connellsville Coke Co. dated May 24, 1923 and being recorded at the Recorder of Deeds Office at Deed Book 443, Page 80.

Said complaint sets forth that the plaintiff 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 all or a portion of said premises.

NOTICE

You are hereby notified that you have been sued in court. If you wish to defend against the claim 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 claim set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may entered against you by the court without further notice or 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GOT TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**PENNSYLVANIA BAR ASSOCIATION
PENNSYLVANIA LAWYER REFERRAL
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
1-800-932-0311**

By Jason F. Adams, Esq.
Adams & Adams
55 E. Church Street
Uniontown, PA 15401
(724) 437-2711

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY
CIVIL ACTION – MUNICIPAL CLAIM
ML. 1 OF 2020
NO. 1004 OF 2020, G. D.

TOWNSHIP OF SPRINGFIELD,
Plaintiff,

vs.

GERALD PRINKEY,
Defendant.

NOTICE OF WRIT OF SCIRE FACIAS

TO GERALD PRINKEY, DEFENDANT:

The Township of Springfield filed a municipal lien in the Court of Common Pleas of Fayette County at ML. 1 of 2020 on January 7, 2020 against your property at 352 Hawkins Hollow Road, Springfield Township, Fayette County, Pennsylvania designated as Tax Parcel No. 35-09-0087, for the cost of demolishing the house located on that property, \$2,300, plus interest and record costs. That claim is still unpaid, and remains a lien against that property.

You are hereby notified that a writ of scire facias was issued by the Prothonotary on June 5, 2020 and you must file your affidavit of defense to said claim, if you have a defense thereto, in the Office of the Prothonotary within 15 days after the last date on which this Notice is published. If no affidavit of defense is filed within said time, judgment will be entered against you for the whole claim, and the property described in the claim will be sold by the Sheriff to recover the amount thereof.

Ernest P. DeHaas, III, Esquire
51 E. South Street
Uniontown, PA 15401
Attorney for Plaintiff

SHERIFF'S SALE

Date of Sale: August 20, 2020

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, August 20, 2020, at 2:00 p.m. in Courtroom Number One at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

Ten percent of the purchase price, or a sufficient amount to pay all costs if the ten percent is not enough for that purpose. Same must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money is due before twelve o'clock noon on the fourth day thereafter. Otherwise, the property may be resold without further notice at the risk and expense of the person to whom it is struck off at this sale who in case of deficiency in the price bid at any resale will be required to make good the same. Should the bidder fail to comply with conditions of sale money deposited by him at the time the property is struck off shall be forfeited and applied to the cost and judgments. All payments must be made in cash or by certified check. The schedule of distribution will be filed the third Tuesday after date of sale. If no petition has been filed to set aside the sale within 10 days, the Sheriff will execute and acknowledge before the Prothonotary a deed to the property sold. (2 of 3)

James Custer
Sheriff Of Fayette County

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

No. 2844 of 2019 GD
No. 116 of 2020 ED

**Towd Point Mortgage Trust 2018-1, U.S.
Bank National Association, As Indenture
Trustee**

(Plaintiff)

vs.

**Kimberly R. Hawk in Her Capacity as Co-
Executor of the Estate of Janet Kimmel,
Deceased and Shelby D. Fuller n/k/a Shelby
D. Herman in Her Capacity as Co-Executor
of the Estate of Janet Kimmel, Deceased
(Defendants)**

By virtue of Writ of Execution No. 2844 of 2019

Towd Point Mortgage Trust 2018-1, U.S. Bank National Association, As Indenture Trustee (Plaintiff) vs. Kimberly R. Hawk in Her Capacity as Co-Executor of the Estate of Janet Kimmel, Deceased and Shelby D. Fuller n/k/a Shelby D. Herman in Her Capacity as Co-Executor of the Estate of Janet Kimmel, Deceased (Defendants)

Property Address 805 Mount Aetna Boulevard, Connellsville, PA 15425

Parcel I.D. No. 06-13-0038

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$111,505.28

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

No. 95 of 2020 GD
No. 111 of 2020 ED

**LAKEVIEW LOAN SERVICING, LLC
4425 Ponce DeLeon Blvd
Mail Stop Ms5/251
Coral Gables, FL 33146
Plaintiff**

vs.

**GEORGE E. GASTER
Mortgagor(s) and Record Owner(s)
138 Woodside Oldframe Road
Smithfield, PA 15478
Defendant(s)**

ALL THAT CERTAIN LOT OF LAND SITUATE IN NICHOLSON TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 138 WOODSIDE OLDFRAME ROAD, SMITHFIELD, PA 15478 TAX PARCEL #24-12-008701

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: GEORGE E. GASTER

No. 2012 of 2019 GD
No. 362 of 2019 ED

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

**PLAINTIFF
VS.**

**Robert F. Hixon
DEFENDANT**

ALL that certain piece, parcel or lot of land situate in Nicholson Township , Fayette County, Pennsylvania, being designated as Parcel No. 1 in the Kenneth Amrick Plan, the plot whereof being recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 17, page 7, and being fully bounded and described as follows:

BEGINNING at a point which is the Northeast corner of the land herein conveyed; thence by the westerly line of Parcel No. 2 in said plan and crossing T.R. 419, South 41 degrees 00 minutes East, 259.97 feet to a 2 inch pipe on line of other land of Kenneth Amrick, Grantor herein; thence by other line of Kenneth Amrick, South 49 degrees 00 minutes West, 85.49 feet to an iron pin, on line of land of L & J Equipment Company; thence by land of L & J Equipment Company, North 60 degrees 00 minutes West, 274.95 feet to a 2 inch iron pin; thence by land of Rolland & Nancy Herring, North 49 degrees 00 minutes East, 175.00 feet to a point, the place of beginning. Containing 0.7773 of an acre.

UNDER AND SUBJECT to all exceptions, reservations, easements and conditions as appear in prior instruments of record.

UNDER AND SUBJECT to the right of way of T.R. 419 as dedicated in said plan insofar as same is contained within the premises herein described.

BEING KNOWN AS (for informational purposes only): 128 Rockwell Road, Masontown, PA 15461

Parcel ID: 2404003902

COMMONLY KNOWN AS: 128 Rockwell Road, Masontown, PA 15461 TAX PARCEL NO. 2404003902

Phelan Hallinan Diamond & Jones, LLP

No. 1299 of 2019 GD
No. 113 of 2020 ED

**Wei Mortgage LLC
Plaintiff**

v.

**Robert L. Hixon
Defendant(s)**

By virtue of a Writ of Execution No. 2019-01299

Wei Mortgage LLC

v.

Robert L. Hixon

owner(s) of property situate in the GEORGES TOWNSHIP, Fayette County, Pennsylvania, being 105 Dry Knob Road, Smithfield, PA 15478-1245

Parcel No.: 14-25-0139

Improvements thereon: RESIDENTIAL DWELLING

STERN & EISENBERG PC
EDWARD J. MCKEE, ESQUIRE

No. 296 of 2020 GD
No. 97 of 2020 ED

U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2

Plaintiff

v.

**Marsha Shaffer
Defendants**

SITUATE IN THE TOWNSHIP OF CONNELLSVILLE, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS 825 North Jefferson Street, Connellsville, PA 15425.

PARCEL NO. 06-07-0003

IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF- MARSHA SHAFFER

No. 2567 of 2019 GD
No. 117 of 2020 ED

**21st MORTGAGE CORPORATION,
assignee of Residential Funding Company,
LLC, f/k/a Residential Funding Corporation,
assignee of Homecomings Financial Network,
Inc., assignee of First Union National Bank,
assignee of Parkway Mortgage, a division of
Midland National Life Insurance Company,
assignee of Parkway Mortgage, Inc.,
Plaintiff**

v.

**RUDOLPH V. SMITH and YMA Y. SMITH
Defendants**

ALL that certain lot or parcel of land situate in Luzerne Township, Fayette County, Pennsylvania, being Lot Numbered 14 on a certain plan of lots known as LaBelle, recorded in the Recorders Office of Fayette County, Pennsylvania, in Plan Book Volume 7, page 215.

BEING the same premises conveyed to Rudolph V. Smith and Yma Y. Smith, his wife, by deed of Elmer E. Carpenter and Nancy L. Carpenter, his wife, dated June 1, 1979, and recorded in the Office of the Recorder of Deeds for Fayette County, Pennsylvania, in Deed Book 1256, page 308.

Parcel No: 19-05-0047

*** END SHERIFF SALES ***

Registers' Notice

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

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

Monday, July 6, 2020, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2617-0152	ANNA MAE NICKLOW	Barbara J. Ross, Executor

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on
Monday, July 20, 2020, at 9:30 A.M.

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

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

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

johnfranciswarman@gmail.com

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