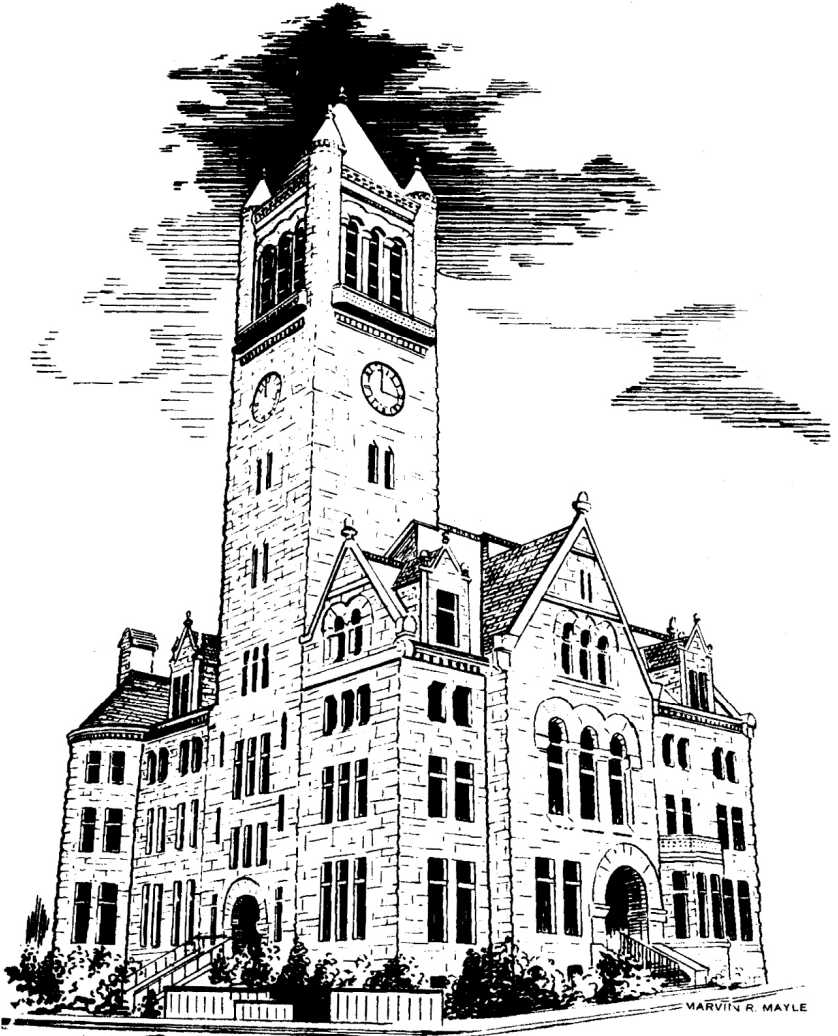


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The Ethics Hotline provides free advisory opinions to PBA members based upon review of a member's prospective conduct by members of the PBA Committee on Legal Ethics and Professional Responsibility. The committee responds to requests regarding, the 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

ALBERT ZENTKOVICH, a/k/a ALBERT G. ZENTKOVICH, late of Georges Township, Fayette County, PA (3)

Executor: Frances I. Sapp
c/o Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James Higinbotham

Second Publication

GAIL M. FITZGERALD, late of Bullskin Township, Fayette County, PA (2)

Administrator: Christopher Fitzgerald
c/o 815A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret Z. House

THELMA R. FRANKS JONES, a/k/a THELMA RUTH JONES, late of South Union Township, Fayette County, PA (2)

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

MARK NICKLOW, a/k/a MARK W. PORTERFIELD-NICKLOW, late of Connellsville, Fayette County, PA (2)

Personal Representative: Cynthia Nicklow
250 Dry Hill Lane
Connellsville, PA 15425
c/o 428 Forbes Avenue, Suite 2301
Pittsburgh, PA 15219
Attorney: Bernard Tully

JUSITNA SANTORO, a/k/a JUSTINA E. SANTORO, late of Fayette County, PA (2)

Executor: Ronald J. Santoro
403 Bluff Street
Belle Vernon, PA 15012
c/o Peter J. Daley & Associates, P.C.
33 Market Street, Suite 1
Brownsville, PA 15417
Attorney: Peter J. Daley II

First Publication

JENNENE MARIE KOPF, late of Connellsville, Fayette County, PA (1)

Executor: Quentin Ohler
c/o Fieschko & Associates, Inc.
436 7th Avenue, Suite 2230
Pittsburgh, Pa 15219
Attorney: Joseph E. Fieschko, Jr.

DOLORES J. MOSSBURG, late of Lower Tyrone Township, Fayette County, PA (1)

Administrator: Errol T. Mossburg
c/o Riverfront Professional Center
208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

WILLIAM PETRUSKA, late of Uniontown, Fayette County, PA (1)

Executrix: Dorothy Medvitz
c/o 9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 795 of 2020 GD
Judge Wagner

IN RE MAY 21, 2020
SHERIFF SALES

ORDER

AND NOW, this 28th day of April, 2020, upon consideration of the current stay at home order of Governor Wolf and the health, safety and welfare of the general population, The Sheriff Sales scheduled for May 21, 2020 are continued until June 18, 2020 at 2 P.M..

BY THE COURT:
WAGNER, P.J.

Attest:
Nina Capuzzi Frankhouser
Prothonotary (1 of 2)

NOTICE

Notice is hereby given that the Certificate of Organization has been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 21, 2020, for a limited liability company known as Pine View Kennels LLC.

Said limited liability company has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the limited liability company is/are: animal boarding, grooming and any other lawful purpose related thereto for which the corporation may be organized under the Business Corporation Law.

DAVIS & DAVIS
BY: Gary J. Frankhouser, Esquire
107 East Main Street
Uniontown, PA 15401

NOTICE

Notice is hereby given that the Certificate of Organization has been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 21, 2020, for a limited liability company known as Humble Roots LLC.

Said limited liability company has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the limited liability company is/are: real estate investments and any other lawful purpose related thereto for which the corporation may be organized under the Business Corporation Law.

DAVIS & DAVIS
BY: Gary J. Frankhouser, Esquire
107 East Main Street
Uniontown, PA 15401

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that the Board of FAYETTE PHYSICIAN ORGANIZATION, INC., a Pennsylvania nonprofit corporation, with an address of 500 W. Berkeley St , Uniontown, PA 15401 (Fayette County), has approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that the Board of FAYETTE PHYSICIAN HOSPITAL ORGANIZATION, INC., a Pennsylvania nonprofit corporation, with an address of 500 W. Berkeley St , Uniontown, PA 15401 (Fayette County), has approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

SHERIFF'S SALE

Date of Sale: June 18, 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, June 18, 2020, at 2:00 p.m. in Courtroom Number One at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

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

James Custer
Sheriff Of Fayette County

Lauren L. Schuler, Esquire
Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

No. 2382 of 2019 GD
No. 104 of 2020 ED

Rushmore Loan Management Services, LLC
Plaintiff
vs.
William Raymond Andrews and Lisa M.
Andrews a/k/a Lisa M. Kuzel
Defendants

By virtue of Writ of Execution No. 2019 - 02382

Rushmore Loan Management Services, LLC (Plaintiff) vs. William Raymond Andrews and Lisa M. Andrews a/k/a Lisa M. Kuzel (Defendants)

Property Address 116 Elm Drive and vacant lots known as parcel# 04070224 and parcel# 04040226, Acme, Township of Bucks, Fayette County, PA 15610

Parcel I.D. No. 04070225, 04070224, 07040226

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$303,698.74

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

No. 2578 of 2017 GD
No. 101 of 2020 ED

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE (CWALT 2005-03CB)
4425 Ponce de Leon Blvd
Coral Gables, FL 33146
Plaintiff
vs.
ROBERT BENNETT
Mortgagor(s) and Record Owner(s)
137 Branthoover Street
Belle Vernon, PA 15012
Defendant

ALL THAT CERTAIN LOT OF LAND
SITUATE IN WASHINGTON TOWNSHIP,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 137

BRANTHOOVER STREET, BELLE
 VERNON, PA 15012
 TAX PARCEL #41040046
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING
 SOLD AS THE PROPERTY OF:
 ROBERT BENNETT

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

No. 754 of 2015 GD
 No. 89 of 2020 ED

**U.S. BANK NATIONAL ASSOCIATION, AS
 TRUSTEE FOR THE PENNSYLVANIA
 HOUSING FINANCE AGENCY,
 PLAINTIFF
 VS.
 GINA M. COSTABILE,
 DEFENDANT**

By virtue of a Writ of Execution No. 754
 OF 2015 GD
 US BANK NATIONAL ASSOCIATION
 AS TRUSTEE FOR THE PENNSYLVANIA
 HOUSING FINANCE AGENCY Plaintiff VS
 GINA M. COSTABILE Defendant(s)
 Real Estate: 104 MOORE AVENUE,
 UNIONTOWN, PA 15401
 Municipality: FIRST WARD, CITY OF
 UNIONTOWN
 Short Description: Lot 84, Gilmore Terrace
 Annex Plan of Lots, Plan Book 4, page 216
 See Instrument: 200200012129
 Tax Parcel #: 38-04-0020
 Improvement thereon: a residential
 dwelling house as identified above
 TO BE SOLD AS THE PROPERTY OF
 GINA M. COSTABILE UNDER FAYETTE
 COUNTY JUDGMENT NO. 754 OF2015 GD.

Phelan Hallinan Diamond & Jones, LLP
 No. 2401 of 2019 GD
 No. 110 of 2020 ED

**PNC Bank, National Association
 Plaintiff
 v.
 Matthew C. Craig
 Defendant(s)**

By virtue of a Writ of Execution No. 2019-
 02401
 PNC Bank, National Association v.
 Matthew C. Craig owner(s) of properly situate in
 the UPPER TYRONE TOWNSHIP, Fayette
 County, Pennsylvania, being 110 Penn Avenue,
 Connellsville, PA 15425-6021
 Parcel No.: 39-07-0131
 Improvements thereon: RESIDENTIAL
 DWELLING

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

No. 2501 of 2010 GD
 No. 98 of 2020 ED

**PNC BANK, NATIONAL ASSOCIATION
 c/o PNC Bank, N.A. 3232 Newmark Drive
 Miamisburg, OH 45342
 Plaintiff
 va.
 LINDA P. DONKERS a/k/a LINDA
 PATRICIA DONKERS
 Mortgagor(s) and Record Owner(s)
 306 Telegraph Road
 Brownsville, PA 15417
 Defendant(s)**

ALL THAT CERTAIN LOT OF LAND
 SITUATE IN TOWNSHIP OF LUZERNE,
 COUNTY OF FAYETTE AND
 COMMONWEALTH OF PENNSYLVANIA.
 BEING KNOWN AS: 306 TELEGRAPH
 ROAD, BROWNSVILLE, PA 15417
 TAX PARCEL #19-06-0037
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING
 SOLD AS THE PROPERTY OF: LINDA
 P. DONKERS a/k/a LINDA PATRICIA
 DONKERS

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

No. 2596 of 2019 GD
 No. 82 of 2020 ED

Reverse Mortgage Funding, LLC
Plaintiff

v.

**Richard Lee Hauger Executor of the Estate of
 Patricia Louise Hauger**
Defendant

All that certain piece or parcel or Tract of land situate in the Township of South Union, Fayette County, Pennsylvania, and being known as 114 Locust Street, Hopwood, Pennsylvania 15445.

Being known as: 114 Locust Street, Hopwood, Pennsylvania 15445

Title vesting in Patricia Louise Hauger by deed from Donald W. Hauger and Dorothy E. Hauger, husband and wife, dated July 6, 1962 and recorded July 6, 1962 in Deed Book 962, Page 854. The said Patricia Louise Hauger died on May 24, 2019. On July 1, 2019, Letters of Testamentary were granted to Richard Lee Hauger, nominating and appointing him as the Executor of the Estate of Patricia Louise Hauger.

Tax Parcel Number: 34380135

No. 2108 of 2019 GD
 No. 88 of 2020 ED

PNC Bank, National Association
Plaintiff,

vs.

**Gary Hoban, AKA Gary L. Hoban; Ruth E.
 Bratcher-Hoban**
Defendants.

ALL that certain parcel of land lying and being situate in the City of Uniontown, County of Fayette, and Commonwealth of Pennsylvania, known as 242 Cleveland Avenue, Uniontown, PA 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 38-03-0302

BEING the same premises which Gary L. Hoban and Ruth E. Bratcher-Hoban, his wife, by Deed dated April 20, 2016 and recorded in and for Fayette County, Pennsylvania in Deed Book 3306, Page 1542, granted and conveyed unto Gary L. Hoban and Ruth E. Bratcher-Hoban, his wife.

Phelan Hallinan Diamond & Jones, LLP

No. 1599 of 2018 GD
 No. 81 of 2020 ED

Lakeview Loan Servicing, LLC
Plaintiff
 v.

Bryan K. Kelly
Defendant(s)

By virtue of a Writ of Execution No. 1599-OF-2018-GD Lakeview Loan Servicing, LLC v. Bryan K. Kelly owner(s) of property situate in the BELLE VERNON BOROUGH, Fayette County, Pennsylvania, being 514 Washington Street, a/k/a 514 Washington Avenue, Belle Vernon, PA 15012-1230

Parcel No.: 01-04-0065 and 01-04-0226
 Improvements thereon: RESIDENTIAL DWELLING

STERN & EISENBERG PC
 JAMES BUCK, ESQUIRE

No. 2059 of 2017 GD
 No. 91 of 2020 ED

Specialized Loan Servicing, LLC
Plaintiff
 v.

Stephen M. Klotz
Defendant(s)

SITUATE IN THE TOWNSHIP OF CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 1202 VINE STREET, CONNELLSVILLE, PA 15425.

PARCEL NO. 05-15-0302
 IMPROVEMENTS- RESIDENTIAL REAL ESTATE
 SOLD AS THE PROPERTY OF -
 STEPHEN M. KLOTZ

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

No. 1626 of 2019 GD
No. 84 of 2020 ED

American Advisors Group
Plaintiff
v.

Evelyn N. Kostelac and The Evelyn N. Kostelac Trust, c/o Evelyn N. Kostelac,
Trustee
Defendants

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE TN WASHINGTON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 224 CHARLES STREET, BELLE VERNON, PENNSYLVANIA 15012.

BEING KNOWN AS: 224 CHARLES STREET, BELLE VERNON, PENNSYLVANIA 15012

TITLE VESTING IN THE EVELYN N. KOSTELAC TRUST, C/O EVELYN N. KOSTELAC, TRUSTEE BY DEED FROM EVELYN N. KOSTELAC, A WIDOW OF GEORGE P. KOSTELAC DATED MAY 23, 2007 AND RECORDED JUNE 12, 2007 IN DEED BOOK 3028, PAGE 1474 INSTRUMENT NUMBER 200700008271.
TAX PARCEL NUMBER: 41-12-0015

No. 2225 of 2019 GD
No. 96 of 2020 ED

CITIZENS BANK, N.A. S/B/M TO
CITIZENS BANK OF PENNSYLVANIA

vs.
Mark Andrew Logoyda
Sherri A. Logoyda

ALL THAT CERTAIN parcel of ground in the Jamison Coal & Coke Company's Plan of Lots in West Perryopolis, Fayette County, Pennsylvania.

BEING THE SAME PREMISES which Mike Logoyda, Jr. and Mary L. Logoyda, by Deed dated September 22, 2003 and recorded September 23, 2003 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 2879, Page 501, granted and conveyed unto Mark Andrew Logoyda.

BEING KNOWN AS: 3410 Pittsburgh Road, Perryopolis, PA 15473
PARCEL #28-04-0048

No. 1 of 2020 GD
No. 85 of 2020 ED

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

Pelar O. Meade-Taylor, AKA Pelar O. Meade
Defendant.

ALL that certain parcel of land lying and being situate in the City of Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 913 Lawn Avenue, AKA 913 Woodlawn Avenue, Connellsville, PA 15425 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 05140160

BEING the same premises which John A. Holonich Jr. and Nicole A. Holonich formerly known as Nicole A. Bufano, husband and wife, by Deed dated October 10, 2002 and recorded in and for Fayette County, Pennsylvania in Deed Book 2837, Page 453, granted and conveyed unto Pelar O. Meade, unmarried.

Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

No. 885 of 2019 GD
No. 105 of 2020 ED

Lakeview Loan Servicing, LLC
PLAINTIFF

v.
James E. Meyers
DEFENDANT(S).

TAX PARCEL NO: 33060087
PROPERTY ADDRESS: 1108 Murphy Street, Connellsville, PA 15425

IMPROVEMENTS: Single Family Dwelling

SEIZED AND TAKEN in execution as the property of James E. Meyers

ALL THAT CERTAIN lot of land situate in the Borough of South Connellsville, Fayette County, Pennsylvania, bounded and described as follows:

FRONTING 38 feet and 9 inches on the North side of Murphy Street, and extending back of equal width in a Northerly direction, a

distance of 120 foot alley, and bounded on the East by a 20 foot alley; and on the West by Lot No. 3 in plan of lots hereinafter mentioned. And being known and designated as Lot No. 4 in plan of lots laid out by Joseph A. Mason, which said plan appears of record in the Recorder's Office of said Fayette County, in Plan Book Vol. 1, page 172.

BEING known as Parcel 33-06-0087.

COMMONLY known as 1108 Murphy Avenue, Connellsville, PA 15425.

BEING the same premises which Janet Farrah, widow, granted and conveyed unto James E. Meyers by Deed dated October 31, 2008 and recorded on November 21, 2008 in Deed Book 3080, page 227, and Instrument No. 200800016072, Fayette County Records.

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

No. 142 of 2020 GD
 No. 92 of 2020 ED

Lakeview Loan Servicing, LLC
Plaintiff
 v.

Eric T. Michels, Administrator of the Estate of Donald T. Michels
Defendant

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN FAIRCHANCE BOROUGH AND GEORGES TOWNSHIP FAYETTE COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 9 HAZEL STREET, FAIRCHANCE, PENNSYLVANIA 15436.

BEING KNOWN AS: 9 HAZEL STREET, FAIRCHANCE, PENNSYLVANIA 15436

TITLE VESTING IN DONALD T. MICHELS AND ELISE M. MICHELS BY DEED FROM WILLIAM J. WILSON AND SANDRA L. WILSON, HUSBAND AND WIFE, DATED APRIL 29, 2016 AND RECORDED JUNE 10, 2016 IN DEED BOOK 3310, PAGE 2067 INSTRUMENT NUMBER 201600006047. THE SAID ELISE M. MICHELS DIED ON JANUARY 27, 2017 THEREBY VESTING TITLE INTO DONALD T. MICHELS. THE SAID DONALD T. MICHELS DIED ON MAY 30, 2017. ON SEPTEMBER 7, 2017, LETTERS OF ADMINISTRATION WERE GRANTED TO ERIC T. MICHELS, NOMINATING AND

APPOINTING HIM AS THE ADMINISTRATOR OF THE ESTATE OF DONALD T. MICHELS.

TAX PARCEL NUMBER: 11110030

No. 1794 of 2019 GD
 No. 80 of 2020 ED

The Huntington National Bank
Plaintiff,
 vs.

Clayton W. Miller; Tracy M. Miller
Defendants.

ALL that certain parcel of land lying and being situate in the Borough of South Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 1819 2nd Street, Connellsville, PA 15425 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 33-08-0058

BEING the same premises which John R. Lohr and Myrna L. Lohr, husband and wife, by Deed dated July 29, 2008 and recorded in and for Fayette County, Pennsylvania in Deed Book 3068, Page 2254, granted and conveyed unto Clayton W. Miller, married.

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

No. 1519 of 2018 GD
 No. 100 of 2020 ED

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1

c/o FAY SERVICING, LLC
440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

Plaintiff

vs.

PAMELA ROSE LEONARD J. ROSE
Mortgagor(s) and Record Owner(s)
763 West Mountain View Road AKA 238
Sycamore Road
Acme, PA 15610
Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF BULLSKIN, COUNTY OF FAYETTE AND

COMMONWEALTH OF PENNSYLVANIA.
 BEING KNOWN AS: 763 WEST
 MOUNTAIN VIEW ROAD AKA 238
 SYCAMORE ROAD, ACME, PA 15610
 TAX PARCEL # 04070259; 04070258
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING
 SOLD AS THE PROPERTY OF:
 PAMELA ROSE AND LEONARD J. ROSE

No. 2221 of 2019 GD
 No. 67 of 2020 ED

**U.S. Bank National Association, as Trustee,
 successor in interest to Bank of America,
 National Association, as Trustee, successor by
 merger to LaSalle Bank National Association,
 as Trustee for Merrill Lynch First Franklin
 Mortgage Loan Trust 2007-5, Mortgage Pass-
 Through Certificates, Series 2007-5**
Plaintiff,
 vs.
**Ronald F. Ryan, AKA Ronald F. Ryan, Jr.,
 AKA Ronald Ryan; Danielle J. Ryan, AKA
 Danielle J. Howe**
Defendants.

ALL that certain parcel of land lying and
 being situate in the City of Connellsville,
 County of Fayette, and Commonwealth of
 Pennsylvania, known as 401 Jefferson Street,
 AKA 401 North Jefferson, Connellsville, PA
 15425 having erected thereon a dwelling house.

Being known and designated as Tax ID
 No.: 05-09-0039

BEING the same premises which Ronald F.
 Ryan and Danielle J. Howe, by Deed dated June
 28, 2007 and recorded in and for Fayette
 County, Pennsylvania in Deed Book 3031, Page
 1863, granted and conveyed unto Ronald Ryan
 and Danielle J. Ryan, husband and wife.

Phelan Hallinan Diamond & Jones, LLP

No. 2186 of 2019 GD
 No. 108 of 2020 ED

PNC Bank, National Association
Plaintiff
 v.
Joseph A. Shay
Defendant(s)

By virtue of a Writ of Execution No. 2019-
 02186, PNC Bank, National Association v.
 Joseph A. Shay, owner(s) of property situate in
 the UNIONTOWN CITY, Fayette County,

Pennsylvania, being 170 Easy Street,
 Uniontown, PA 15401-3127
 Parcel No.: 38-10-0066
 Improvements thereon: RESIDENTIAL
 DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 156 of 2020 GD
 No. 109 of 2020 ED

Wells Fargo Bank, N.A.
Plaintiff
 v.
Jason Sommerfeldt
Defendant(s)

By virtue of a Writ of Execution No. 2020-
 00156, Wells Fargo Bank, N.A. v. Jason
 Sommerfeldt, owner(s) of property situate in the
 WASHINGTON TOWNSHIP, Fayette County,
 Pennsylvania, being 1118 Connellsville Road,
 Fayette City, PA 15438-1016

Parcel No.: 41160026
 Improvements thereon: RESIDENTIAL
 DWELLING

No. 22 of 2020 GD
 No. 69 of 2020 ED

**The Bank of New York Mellon FKA The
 Bank of New York, as Trustee for the
 certificateholders of the CWABS, Inc., Asset-
 Backed Certificates, Series 2006-22**
PLAINTIFF
 vs.
**Michael C. Taylor a/k/a Michael C.M. Taylor
 and Gloria Taylor**
DEFENDANTS

ALL that certain piece, parcel or lot of
 land, situate in the Township of Connellsville,
 County of Fayette and Commonwealth of
 Pennsylvania, being known and designated as
 Lot No. 58 in Plan of Lots laid out by Moore
 and Peterson, said Plan being recorded in the
 Recorder's Office of Fayette County,
 Pennsylvania, in Plan Book 2, Page 9, and which
 said Lot is more particularly bounded and
 described as follows:

COMMONLY KNOWN AS: 205 East
 Blake Avenue, Connellsville, PA 15425
 TAX PARCEL NO. 06040108

Phelan Hallinan Diamond & Jones, LLP

No. 2011 of 2019 GD
No. 90 of 2020 ED

**Nationstar Mortgage LLC d/b/a Champion
Mortgage Company
Plaintiff**

v.

**Unknown Heirs, Successors, Assigns, and All
Persons, Firms, or Associations Claiming
Right, Title or Interest From or Under Edgar
E. McMaster a/k/a Edgar McMaster a/k/a
Edgar E. McMasters, Deceased
Defendant(s)**

By virtue of a Writ of Execution No. 2019-02011, Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Edgar E. McMaster a/k/a Edgar McMaster a/k/a Edgar E. McMasters, Deceased, owner(s) or property situate in the UPPER TYRONE TOWNSHIP, Fayette County, Pennsylvania, being 558 Hickory Square Road, Connellsville, PA 15425-6130

Parcel No.: 39-14-0059

Improvements thereon: RESIDENTIAL DWELLING

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

No. 71 of 2020 GD
No. 86 of 2020 ED

**PENNSYLVANIA HOUSING FINANCE
AGENCY,
PLAINTIFF
VS.
EDWARD S. WAGNER,
DEFENDANT**

By virtue of a Writ of Execution No. 71 OF 2020 GD, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. EDWARD S. WAGNER, Defendant(s)

Real Estate: 1501 SUN STREET,
CONNELLSVILLE, PA 15425

Municipality: TOWNSHIP OF
CONNELLSVILLE

Dimensions: 180 x 140 and being Lot Nos. 33, 34 and 35, Poplar Grove Plan of Lots, Plan

Book 1, page 178

See Deed Book: 3124, page 843

Tax Parcel #: 06-03-0071

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF EDWARD S. WAGNER UNDER FAYETTE COUNTY JUDGMENT NO. 71 OF 2020 GD.

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 1520 of 2018 GD

No. 87 of 2020 ED

**U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE, FOR THE CIM
TRUST 2016-2, MORTGAGE- BACKED
NOTES, SERIES 2016-2**

3217 S. Decker Lake Drive

Salt Lake City, UT 84119

Plaintiff

vs.

DENISE A. WARNICK

SHIRLEY A. WARNICK

Mortgagor(s) and Record Owner(s)

164 Casey Drive

New Salem, PA 15468

Defendant(s)

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

BEING KNOWN AS: 164 CASEY DRIVE, NEW SALEM, PA 15468

TAX PARCEL #15-05-0013

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: DENISE A. WARNICK AND SHIRLEY A. WARNICK

John S. Toohey, Esquire

No. 2296 of 2019 GD

No. 102 of 2020 ED

SCOTTDALE BANK AND TRUST CO.

A division of Mid Penn Bank,

Plaintiff

vs.

**ESTATE OF ROY BRADEN ZACK a/k/a
ROY ZACK a/k/a ROY BRADDEE ZACK,
deceased Mortgagor, and IDA ZACK, as
ADMINISTRATRIX, and IDA ZACK,
Mortgagor,**

Defendants

Property of: Estate of Roy Braden Zack
a/k/a Roy Zack a/k/a Roy Braddee Zack,
deceased Mortgagor, and Ida Zack, as
Administratrix and Ida Zack, Mortgagor

Attorney for Plaintiff: John S. Toohey,
Esquire

ALL the right, title, interest and claim of
Estate of Roy Braden Zack a/k/a Roy Zack a/k/a
Roy Braddee Zack, deceased Mortgagor, and Ida
Zack, as Administratrix and Ida Zack,
Mortgagor, of, in and to:

Municipality: Parcel I: City of Uniontown

Parcel II: Menallen Township

Address: Parcel I: 2 Hogsett St.,
Uniontown, Fayette County, Pennsylvania,
15401.

Parcel II: Vacant Land Off LR26117-New
Salem

Parcel I: Part of Lot No. 273 in Coffey's
Addition to Uniontown

Improvements: Parcel I: Single family
residential building

Parcel II: Vacant land

Parcel I: RBV: 3211, Page 18

Parcel II: RBV: 2631, Page 276.

Parcel I: ID No. 38-04-0572

Parcel II: ID No. 22-09-009104

*** END SHERIFF SALES ***

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

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