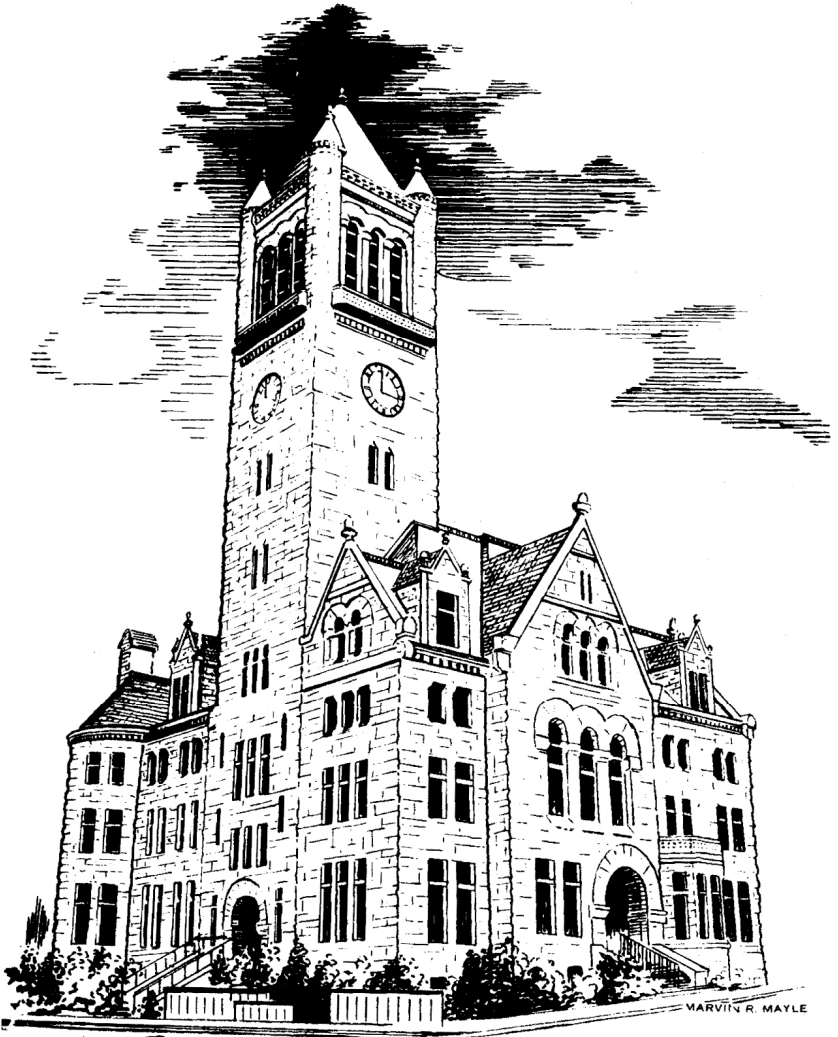


FAYETTE LEGAL JOURNAL

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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

FRANKIE G. COLUCCI, late of Uniontown, Fayette County, PA (3)

Personal Representative: Joseph Pitts
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

VERDELLA L. DAVISON, a/k/a VERDELLA RITENOUR, late of Saltlick Township, Fayette County, PA (3)

Co-Administrator: Richard K. Ritenour
3334 State Route 31
Acme, PA 15610
Co-Administrator: Pamela Zagorski
357 Coltart Avenue
Pittsburgh, PA 15213
Co-Administrator: Kimberly Rodgers
213 N. First Street
Lindsborg, KS 67456
c/o Mears, Smith, Houser & Boyle, P.C.
127 North Main Street
Greensburg, PA 15601
Attorney: Kim Ross Houser

J. RITTENHOUSE, SR., late of Uniontown, Fayette County, PA (3)

Executor: J. William Rittenhouse, Jr.
48 West Fayette Street
Uniontown, PA 15401
c/o 310 Grant Street, Suite 1109
Pittsburgh, PA 15219
Attorney: Rosalie P. Wisotzki

DELBERT RAY ROMESBURG, a/k/a DELBERT R. ROMESBURG, late of South Union Township, Fayette County, PA (3)

Personal Representatives: Freeda Pace and Richard Romesburg
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Samuel J. Davis

CURTIS THARPE, a/k/a CURTIS W. THARPE, a/k/a CURTIS WAYNE THARPE, late of South Union Township, Fayette County, PA (3)

Executrix: Susan Baron, a/k/a Sue Baron
c/o 9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

MARK ADRIAN WASLER, a/k/a MARK A. WASLER, late of South Union Township, Fayette County, PA (3)

Personal Representative: Lori Wasler
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Samuel J. Davis

MARIE E. WOODWARD, a/k/a MARIE WOODWARD, late of Masontown Borough, Fayette County, PA (3)

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

Second Publication

EDWARD HUSSAR, late of Fayette City Borough, Fayette County, PA (2)

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

STELLA M. MCALLISTER, a/k/a STELLA MCALLISTER, late of Masontown, Fayette County, PA (2)

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

DIANE E. PARIS, late of Washington Township, Fayette County, PA (2)

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

EMILIE F. SMITH, late of Belle Vernon, Fayette County, PA (2)

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

CONNIE L. WILSON, late of North Union Township, Fayette County, PA (2)

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

First Publication

CHARLES BASINGER, late of Connellsville, Fayette County, PA (1)

Executor: Dora Hager
357 West Catherine Street
Somerset, PA 15501
c/o Stewart McArdle Sorice Whalen Farrell
Finoli & Cavanaugh, LLC
229 South Maple Avenue
Greensburg, PA 15601
Attorney: J. Douglas Farrell

IRENE A. FILIAGGI, late of Uniontown, Fayette County, PA (1)

Executor: Michael Hanzes
c/o 4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Carl E. Micarelli

MICHAEL SIMON JOHN, a/k/a MICHAEL S. JOHN, late of North Union Township, Fayette County, PA (1)

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

HAROLD L. KING, late of German Township, Fayette County, PA (1)

Executrix: Christina L. Keffer
c/o 51 South Street
Uniontown, Pa 15401
Attorney: Anthony S. Dedola, Jr.

MARGARET J. KING, late of South Union Township, Fayette County, PA (1)

Executor: Stephen B. King
c/o Radcliffe Law, LLC
648 Morgantown Road, Suite B
Uniontown, PA 15401
Attorney: William M. Radcliffe

SARAH E. KUHNS, late of Melcroft, Fayette County, PA (1)

Executor: Brian K. Swaney
9 Guthrie Avenue
Fairchance, PA 15436
c/o 76 East Main Street
Uniontown, PA 15401
Attorney: Douglas S. Sholtis

MARY JEAN LACONA, late of Masontown, Fayette County, PA (1)

Executrix: June Lacona
374 Thomas Road
McMurray, PA 15317
c/o Pion, Nerone, Girman, Winslow & Smith, P.C.

1500 One Gateway Center
Pittsburgh, PA 15222
Attorney: Angela R. Winslow

**MILDRED IRENE ORAVETS, a/k/a
MILDRED I. ORAVETS**, late of Nicholson
Township, Fayette County, PA (1)
Personal Representatives:
Fred J. Oravets, Jr. and James E. Oravets
c/o George & George, LLP
92 East Main Street
Uniontown, PA 15401
Attorney: Joseph M. George

WALTER E. RIPKO, JR., late of Cardale,
Fayette County, PA (1)
Personal Representative: Patricia A. Ripko
c/o 111 East Main Street
Uniontown, Pa 15401
Attorney: Robert R. Harper, Jr.

**JACK RAY RUSKO, a/k/a JACK R.
RUSKO**, late of Hopwood, Fayette County, PA
Executors: Jack M. Rusko (1)
c/o 4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Carl E. Micarelli

**ELIZABETH WYATT, a/k/a MARY E.
WYATT**, late of Luzerne Township, Fayette
County, PA (1)
*Co-Executors: David Lee Wyatt and
Dixie L. Bennett*
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Anthony S. Dedola, Jr.

LEGAL NOTICES

NOTICE

NOTICE is hereby given pursuant to the provisions of Act 295 of December 16, 1982, P.L. 1309, that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about January 22, 2019, to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of Garden in the Woods with the principal place of business at: 181 Cottonwood Rd., Acme, PA 15610. The name or names and addresses of persons owning and interested are: Glenda L Gebert.

NOTICE

NOTICE IS HEREBY GIVEN to William McAnallen that on the 14th day of February, 2019, a Petition for Termination of Parental Rights was filed in the Fayette County Court of Common Pleas, regarding the minor child, M.J.M., at Docket Number 79 ADOPT 2018. Hearing has hereby been scheduled for the 9th day of April, 2019, at 1:30 p.m., at the Fayette County Courthouse.

PECK LAW OFFICES
By: Brent Eric Peck, Esquire
111 East Main Street
Uniontown, PA 15401
Ph: 724-430-0514

RECEIVER'S SALE
UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF
PENNSYLVANIA
DOCKET # 2:18-cv-01155-RCM (the "Action")

Wherein, U.S. Bank National Association, as Trustee for the Registered Holders of GE Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2007 – C-1 is the plaintiff (the "Plaintiff") and Spirit SPE Portfolio 2006-4, LLC is the defendant ("Defendant").

Execution for Sale of Premises and other things

Dinsmore & Shohl LLP
 Attorney Richard A. O'Halloran
 (610) 408-6035

By virtue of the Consent Judgment in Mortgage Foreclosure in favor of Plaintiff and against Defendant entered on October 30, 2018, and the Consent Order Appointing Receiver entered on October 30, 2018, Gina M. Zumpella, Esquire, the Court-appointed Receiver (the "Receiver") in the Action, shall conduct a sale (the "Sale") by public venue, pursuant to 28 U.S.C. § 2001, et seq.

The Sale will take place on April 2, 2019 (the "Sale Date") at 2:00 P.M., prevailing time, at 55 Wedding Lane, Township of Upper Tyrone, Fayette County, PA. The premises being sold is Parcel ID 39-5-2-1 (the "Mortgaged Premises").

The Receiver shall sell the Mortgaged Premises, and Defendant's interest, rights and other property, identified in the Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Mortgage") and the UCC Financing Statements (the "UCC-1s") in favor of Plaintiff and as more fully described in the Complaint filed in the Action (the aforementioned interests, rights and other property, together with the Mortgaged Premises, collectively, the "Mortgaged Property"), to the highest bidder.

The above concise description of the Mortgaged Premises and Mortgaged Property does not constitute a legal description of the real estate. A full legal description can be found at the offices of Dinsmore & Shohl LLP.

Depending upon the nature and amount of the successful bid, surplus money may be generated from the Sale. Claims must be filed at the offices of Dinsmore & Shohl LLP, Attn: Nicholas Godfrey, Esquire, 1300 Six PPG Place, Pittsburgh PA 15222, (412) 288-5861, nicholas.godfrey@dinsmore.com not later than three (3) days before the Sale Date. A schedule of distribution will be filed with the Court by the Receiver no later than thirty (30) days from the date of the passing of the deed to the Mortgaged Property to the successful bidder, unless Plaintiff

is the successful bidder by way of a credit bid that does not exceed the amount of the indebtedness evidenced by the judgment order, and funds, if any, shall be distributed not more than ten (10) days following the posting of the schedule of distribution. Claims to the proceeds from the Sale, if any, must be made with the offices of Dinsmore & Shohl LLP, to the attention of Nicholas Godfrey, before distribution. Plaintiff will not be required to make a cash bid, but rather will be permitted to credit bid against its judgment. Any sums in the Receiver's estate as of the date of passing of title following the foreclosure sale shall, after payment of all costs associated with the receivership, be the property of Plaintiff.

Approximate amount due to Plaintiff on the execution is \$6,727,925.22, with continuing interest and costs thereafter.

Receiver makes no representations or warranties (expressed or implied) as to the existence or validity of any liens and encumbrances on the Mortgaged Property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Mortgaged Property will be divested as a result of the Sale, unless lienholders or claimants take necessary steps to protect their rights.

Twenty percent (20%) of the amount bid will be required as a non-refundable deposit at time of Sale, in cash or Certified Check to be held by the Receiver, balance to be paid within thirty (30) days following the date of the Sale. Plaintiff will not be required to post a deposit or tender cash on any credit bid it makes. The Sale may also be subject to additional terms and conditions which may be announced on the date of the Sale.

Receiver hereby reserves the right to adjourn this Sale from time to time on its own initiative or at the request of Plaintiff. Any adjournment or adjournments will be announced at the Sale date or adjourned Sale date, and Receiver will not be required to advertise any such new date(s).

For questions, contact Richard A. O'Halloran, Esquire at (610) 408-6035 or richard.ohalloran@dinsmore.com.

MILSTEAD & ASSOCIATES, LLC

By: Bernadette Irace, Esquire

Attorney ID#313008

1 E. Stow Rd.

Marlton, NJ 08053

Attorney for Plaintiff

(856) 482-1400

File No. 227733-1

COURT OF COMMON PLEAS

FAYETTE COUNTY

No.: 2018-02679

DLJ Mortgage Capital, Inc.,**Plaintiff,****Vs.****Fred W. Tate , Jr., Individually and as known****heir of Fred W. Tate Sr., Deceased****Michelle Tate****Unknown heirs, successors, assigns and all
persons, firms, or associations claiming right,
title or interest from or under Fred W. Tate,
Sr., Deceased,****Defendants****Pracipe to Reinstate Complaint
in Mortgage Foreclosure****TO: Unknown heirs, successors, assigns and
all persons, firms, or associations claiming
right, title or interest from or under Fred W.
Tate, Sr., Deceased,****TYPE OF ACTION: CIVIL ACTION/
COMPLAINT IN MORTGAGE
FORECLOSURE****PREMISES SUBJECT TO****FORECLOSURE: 228 Lenox Street****Uniontown, PA 15401****NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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 NOTICE 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.**

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100 south St, P.O. Box 186,

Harrisburg, PA 17108

SHERIFF'S SALE

Date of Sale: May 16, 2019

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, May 16, 2019, at 2:00 p.m. in Courtroom Number Five at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

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

James Custer
Sheriff Of Fayette County

No. 2500 of 2018 GD
No. 44 of 2019 ED

PENNSYLVANIA HOUSING FINANCE AGENCY,

PLAINTIFF,

v.

**CHARLES W. ANDERSON,
DEFENDANT.**

ALL that tract of land in Springhill Township, Fayette County, Pennsylvania, being Lots Nos. 4, 5 and 6, Greater Point Marion Plan of Lots, Fayette Plan Book No. 5, page 44. HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 102 TITUS AVENUE POINT MARION, PA 15474.

Tax Parcel # 36-11-0055

Fayette Deed Book 3253, page 253

TO BE SOLD AS THE PROPERTY OF
CHARLES W. ANDERSON UNDER
JUDGMENT NO. 2018-2500.

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887

No. 2520 of 2018 GD
No. 49 of 2019 ED

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"),

Plaintiff,

v.

**DEVON ATTAMA AND TERRY ATTAMA,
Defendant(s).**

ALL that certain lot, piece or parcel of land situate, lying and being in Luzerne Township, Fayette County, Pennsylvania, and bounded and described as follows:

BEGINNING at a point in line of right of way of Monongahela Railroad near run leading from "Old Davies" Spring and running thence North 37° East, 142 feet to a point near large walnut tree; thence South 47 1/2° East, 157 feet to a street line; thence by said street line South 37° West, 136 feet to said line of right of way of Monogahela Railroad; thence along said right of

way line, North 50° West, 157 feet to the place of beginning, CONTAINING one-half acre, strict measure.

AND

ALL those certain lots or pieces of ground, situate in Luzerne Township, Fayette County, Pennsylvania, bounded and described as follows:

FIRST: BEGINNING at a point on the Northerly line of a right of way for a road heretofore laid out and on the Easterly line of land now or late of Arensburg; thence North 30° 19' East, 192.40 feet to a point in a public road; thence South 67° 01' East, 63.97 feet to a point; thence South 26° 21' East, 305.93 feet to a point; thence South 37° 08' East, 161.12 feet to a point; thence South 25° 32' East, 60.71 feet to a point on the Northern line of said right of way aforesaid; thence along said Northern line of said right of way, North 52° 40' West, 522.30 feet to a point at the place of beginning. CONTAINING 1.2975 acres.

SECOND: BEGINNING at a point in or near the middle of a public road, which road divides this property and the land known as the "Wood Farm", thence South 67° 01' East, 198.96 feet to a point; thence South 47° 33' East, 349.90 feet to a point; thence South 54° 33' East, 56.63 feet to a point; thence South 37° 20' West, 41.79 feet to a point; thence North 52° 40' West, 122.70 feet to a point; thence South 34° 15' West, 186 feet to a point; thence North 25° 32' West, 75.28 feet to a point; thence North 37° 08' West, 161.12 feet to a point; thence North 26° 21' West, 293.27 feet to a point at the place of beginning. CONTAINING 1.6641 acres.

TAX PARCEL# 19-24-0057

PROPERTY: 753 Arensburg Road Extension, East Millsboro, PA 15433

IMPROVEMENTS: Residential Dwelling
TO BE SOLD AS THE PROPERTY OF:
Devon Attama and Terry Attama

Phelan Hallinan Diamond & Jones, LLP

No. 2721 of 2018 GD
No. 47 of 2019 ED

United Bank, Inc.
Plaintiff

v.

Brandon Bowers a/k/a Brandon J. Bowers,
Defendant(s).

By virtue of a Writ of Execution No. 2721-OF-2018-GD United Bank, Inc. v. Brandon Bowers a/k/a Brandon J. Bowers, owner(s) of property situate in the SOUTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 1 Loch Lomond Street, Uniontown, PA 15401-4007

Parcel No.: 34-13-0018

Improvements thereon: RESIDENTIAL DWELLING

RAS Citron, LLC
Robert Crawley, Esq. ID No. 319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com

No. 2317 of 2018 GD
No. 408 of 2018 ED

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1,

Plaintiff,

v.

ALBERT RAYMOND BREAKIRON A/K/A ALBERT R. BREAKIRON A/K/A RAY BREAKIRON, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF BENJAMIN F. BREAKIRON A/K/A BENJAMIN BREAKIRON A/K/A BENJAMIN F. BREAKIRON, SR., DECEASED,

Defendant(s).

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 414 BREAKIRON ROAD BULLSKIN (CONNELLSVILLE), PA 15425

BEING PARCEL NUMBER: 04-36-0035
IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 801 of 2018 GD
No. 25 of 2019 ED

Wells Fargo Bank, NA
Plaintiff,
vs.
Sherri L. Brunner; Timothy S. Brunner,
Defendants.

ALL that certain parcel of land lying and being situate in the Township of Washington, County of Fayette, and Commonwealth of Pennsylvania, known as 104 Summers Street, Belle Vernon, PA 15012 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 41070282

BEING the same premises which Vicki C. Beckman, with joinder of Donald Beckman, her husband, by Deed dated November 30, 2012 and recorded in and for Fayette County, Pennsylvania in Deed Book 3206, Page 582, granted and conveyed unto Timothy S. Brunner and Sherri L. Brunner, husband and wife.

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

No. 2678 of 2018 GD
No. 33 of 2019 ED

LSF8 Master Participation Trust c/o Caliber Home Loans,
13801 Wireless Way, Oklahoma City, OK 73134,
PLAINTIFF,
v.
Bobbi Jo Davis aka Bobbi Davis,
1204 S. Pittsburgh St.
Connellsville, PA 15425

Brad A. Davis
1204 S. Pittsburgh St.
Connellsville, PA 15425,
DEFENDANT(S).

TAX PARCEL NO.: 05-15-0244
PROPERTY ADDRESS: 1204 S. Pittsburgh St., Connellsville, PA 15425

IMPROVEMENTS: Single Family Dwelling

SEIZED AND TAKEN in execution as the property of

LEGAL DESCRIPTION

ALL THOSE TWO ADJOINING tracts of land situate in Connellsville, Fayette County, Pennsylvania, known and designated as Lots 1 and 2 in Block 20 of the Davidson and Newmyer Addition to Connellsville, a plot whereof is recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 01, Page 119

No. 2129 of 2018 GD
No. 415 of 2018 ED

Nationstar Mortgage LLC d/b/a Mr. Cooper,
PLAINTIFF,
vs.
Richard M. Deemer and Amy B. Deemer,
DEFENDANTS.

ALL that certain lot of land situate in South Union Township, Fayette County, Pennsylvania, being Lot No. 6 in a Plan of Lots laid out by Amzi Beal as shown by survey of M.B. Gans dated July 31, 1939 and said lot is more particularly bounded and described as follows:

COMMONLY KNOWN AS: 113 Township Drive, Uniontown, PA 15401
TAX PARCEL NO. 34120056

No. 2258 of 2018 GD
No. 45 of 2019 ED

UNITED BANK,
Plaintiff,
vs.
ERIC M. DOLFI and STACEY A. DOLFI,
his wife,
Defendants.

All the following lots located in the City of Uniontown, Fayette County, Pennsylvania:

FIRST: ALL those two (2) certain contiguous lots of ground being Lots Nos. 9 and 10 in the plan of lots laid out by C. E. Boyle, J.H. McClelland and W.H. Playford and described as follows:

(a) LOT NO. 9: FRONTING 51 2/3 feet on Gallatin Avenue and running Eastwardly 165

feet to an alley.

(b) LOT NO. 10: FRONTING 51 2/3 feet on Gallatin Avenue and running 165 feet Eastwardly to an alley.

SECOND: ALL that certain lot being part of Lot No. 11 in the plan of lots laid out by McClelland, Playford and Boyle fronting 51 2/3 feet on the east side of North Gallatin Avenue running back 11-0 feet to land now or formerly of Nicola Fabrizi, et ux.

Tax Parcel No. 38-04-0316

THIRD: ALL that certain piece, parcel or lot being part of Lots Nos. 6, 7 and 8 in the McClelland, Playford and Boyle Addition to Uniontown, CONTAINING an area of 0.386 of an acre as per survey of Defino & Sons, dated September, 1982.

Tax Parcel No. 38-04-0285-01

The street address of the subject property is 136 N. Gallatin Avenue, Uniontown, Pennsylvania 15401.

Seized and taken in execution as the property of Eric M. Dolfi and Stacey A. Dolfi, owners, at the suit of United Bank in the Court of Common Pleas of Fayette County, Pennsylvania at No. 2258 of 2018, G.D.

No. 966 of 2018 GD
No. 28 of 2019 ED

PENNSYLVANIA HOUSING FINANCE AGENCY,

PLAINTIFF,

Vs.

STEVEN J. DOLJAC,
DEFENDANT.

ALL that certain lot of land in the Sixth Ward, City of Uniontown, Fayette County, Pennsylvania, designated as Lot No. 6 in the plan of lots laid out by David Gans, containing 5,000 square feet. HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 37 BYRER AVENUE UNIONTOWN, PA 15401.

Tax Parcel # 38-15-0113

Fayette Deed Book 2937, page 1039

TO BE SOLD AS THE PROPERTY OF STEVEN J. DOLJAC UNDER JUDGMENT NO. 2018-966.

BARLEY SNYDER
Shawn M. Long, Esquire
Court I.D. No. 83774
126 E. King Street
Lancaster, PA 17602
717.299.5201

No. 2526 of 2018 GD
No. 56 of 2019 ED

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

Plaintiff

v.

WILLIAM F. FARRELL, JR. AND MELISSA A. FARRELL,

Defendants

Property Address: 1108 Chestnut Street, Connellsville, Fayette County, Pennsylvania

Parcel ID Number: 05-12-0157

Judgment Amount: \$106,966.46

BEING the same premises which Peter R. Damico and Cynthia S. Damico by deed dated December 7, 2011 and recorded December 7, 2011 in the Office of the Recorder of Deeds in and for Fayette County Pennsylvania in Record Book 3171, Page 2268, granted and conveyed unto William F. Farrell, Jr. and Melissa A. Farrell.

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

No. 2344 of 2018 GD
No. 6 of 2019 ED

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK 3232 Newmark Drive

Miamisburg, OH 45342,

Plaintiff,

vs.

PAULA G. FIKE

DONALD W. FIKE

Mortgagor(s) and Record Owner(s)

306 Otto Street

**Belle Vernon, PA
Defendant(s).**

No. 2570 of 2018 GD
No. 43 of 2019 ED

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND KNOWN AND DESIGNATED AS PARTS OF LOTS NOS. 12 AND 13 IN THE STEPHEN M. SPEERS PLAN OF LOTS AS LAID OUT BY MCDONALD AND BIGLER, REGISTERED ENGINEERS, ON JANUARY 26, 1955, AND TO BE RECORDED, AND SITUATE IN WASHINGTON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA

TAX PARCEL # 41-02-0005

PROPERTY ADDRESS: 306 Otto Street
Belle Vernon, PA 15012

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: PAULA G. FIKE and DONALD W. FIKE

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

**PNC Bank, National Association
Plaintiff,
vs.
Lizabeth Gober, as Executrix to the Estate of
Frances E. Scoglietti,
Defendant.**

ALL that certain parcel of land lying and being situate in the Township of South Union, County of Fayette, and Commonwealth of Pennsylvania, known as 167 Hopwood Fairchance, Hopwood, PA 15445 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 34-34-0018

BEING the same premises which Eugene R. Smith and Elizabeth L. Smith, his wife, by Deed dated July 10, 1974 and recorded in and for Fayette County, Pennsylvania in Deed Book 1167, Page 161, granted and conveyed unto Richard C. Scoglietti and Frances E. Scoglietti, his wife. Richard C. Scoglietti and Frances E. Scoglietti departed this world.

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PLAINTIFF
vs.
BRANDON J. HARRIS,
DEFENDANT**

ALL that piece of ground in the City of Uniontown, Fayette County, Pennsylvania, being Lot No. 34, Patterson Heirs Plan of Lots, Fayette Plan Book 2, page 62. HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 252 BRADDOCK AVENUE UNIONTOWN, PA 15401.

Tax Parcel# 38-11-0017

Fayette Deed Book 3027, page 1436

TO BE SOLD AS THE PROPERTY OF BRANDON J. HARRIS UNDER JUDGMENT NO. 2018-02570.

No. 72 of 2017 GD
No. 26 of 2019 ED

**LSF10 Master Participation Trust,
Plaintiff,
vs.
Christina D. Intorre A/K/A Christine D.
Intorre,
Defendants.**

ALL that certain parcel of land lying and being situate in the Township of Nicholas, County of Fayette, and Commonwealth of Pennsylvania, known as 496 Broadway Street, Masontown, PA 15461 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 24070022, 24070023, 24070024

BEING the same premises which William J. Raho, JR., unmarried, Robert A. Raho, widow, and Kenneth E. Raho and Katheryn Raho, his wife, by Deed dated August 30, 2002 and recorded in and for Fayette County, Pennsylvania in Deed Book 2832, Page 1510, granted and conveyed unto Keith E. Intorre and Christina D. Intorre, husband and wife.

STERN & EISENBERG PC
M. TROY FREEDMAN, ESQUIRE

No. 1998 of 2018 GD
No. 409 of 2018 ED

Quicken Loans Inc.
Plaintiff
V.

Steven Jenkins
Defendant(s)

SITUATE IN REDSTONE TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,
BEING KNOWN AS 610 DAVIDSON ROAD,
GRINDSTONE, PA 15442.

PARCEL NO. 30-06-0244
IMPROVEMENTS- RESIDENTIAL
REAL ESTATE
SOLD AS THE PROPERTY OF -
STEVEN JENKINS

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

Phelan Hallinan Diamond & Jones, LLP
Deutsche Bank National Trust Company, as
Trustee for Argent Securities Inc., Asset-
Backed Pass-Through Certificates, Series
2006-M1

Plaintiff
v.
Linnea Johnson
Defendant(s)

By virtue of a Writ of Execution No. 1493-
OF-2017-GD, Deutsche Bank National Trust
Company, as Trustee for Argent Securities Inc.,
Asset-Backed Pass- Through Certificates, Series
2006-M1 v. Linnea Johnson, owner(s) of
property situate in the UNIONTOWN CITY,
8TH, Fayette County, Pennsylvania, being 64
Lawn Avenue, Uniontown, PA 15401-4742

Parcel No.: 38-15-0014
Improvements thereon: RESIDENTIAL
DWELLING

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

No. 2022 of 2018 GD
No. 3 of 2019 ED

QUICKEN LOANS INC.
635 Woodward Avenue
Detroit, MI 48226

Plaintiff
vs.
JAMES H. MARIAN JR.
Mortgagor(s) and Record Owner(s)
8 Vance Street
Uniontown, PA 15401
Defendant(s)

All that certain lot of land situate in the
Second Ward of the City of Uniontown, Fayette
County, Pennsylvania

TAX PARCEL # 38040224
PROPERTY ADDRESS: 8 Vance Street
Uniontown, PA 15401
IMPROVEMENTS: A residential
dwelling.
SOLD AS THE PROPERTY OF: JAMES
H. MARIAN JR.

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq/ No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887

No. 1470 of 2018 GD
No. 27 of 2019 ED

FIRST HERITAGE FINANCIAL LLC
Plaintiff,
v.
RONALD H. OLEXA AND MICHELE L.
OPALENIK
Defendant(s).

DOCKET # 1470 of 2018
ALL those certain pieces, parcels or lots of
ground situate in Washington Township, Fayette
County, Pennsylvania, being Lots Nos. 14 and

15 in Plan of Lots laid out by the Naomi Coal Company and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 4, Page 164

TAX PARCEL# 41-07-0229

PROPERTY: 120 Long Avenue, Belle Vernon, PA 15012

IMPROVEMENTS: Residential Dwelling TO BE SOLD AS THE PROPERTY OF:

Ronald H. Olexa and Michele L. Opalenik

No. 2760 of 2018 GD
No. 60 of 2019 ED

PENNYMAC LOAN SERVICES, LLC

vs.

**RYAN E. O'REAR A/K/A RYAN O'REAR
NICOLE J. O'REAR A/K/A NICOLE
O'REAR**

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN UPPER TYRONE TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA.

BEING THE SAME PREMISES which Anthony R. Younkin and Jacqueline C. Younkin, his wife, by Deed dated October 28, 2015 and recorded November 6, 2015 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3292, Page 2484, granted and conveyed unto RYAN E. O'REAR and NICOLE J. O'REAR, his wife.

BEING KNOWN AS: 1155 VALLEY VIEW DRIVE, SCOTSDALE (UPPER TYRONE TOWNSHP), PA 15683 A/K/A 1155 VALLEY VIEW DRIVE SCOTSDALE, PA 15683

PARCEL #39-07-0119-01

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

No. 2514 of 2018 GD
No. 22 of 2019 ED

**PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO
NATIONAL CITY REAL ESTATE
SERVICES, LLC, SUCCESSOR BY**

**MERGER TO NATIONAL CITY
MORTGAGE, INC., FORMERLY KNOWN
AS NATIONAL CITY MORTGAGE CO.**

**3232 Newmark Drive
Miamisburg, OH 45342**

Plaintiff

vs.

**TROY PELLICK
Mortgagor(s) and Record Owner(s)**

**1024 West First Street
Grindstone, PA 15442**

Defendant(s)

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN JEFFERSON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA

TAX PARCEL # 17-12-0029

PROPERTY ADDRESS: 1024 West First Street Grindstone, PA 15442

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: TROY PELLICK

No. 2486 of 2018 GD
No. 4 of 2019 ED

PENNYMAC LOAN SERVICES, LLC

vs.

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

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

BEING THE SAME PREMISES which Jennifer L. Cole-Pastorius and Jeremie M. Pastorius, wife and husband, by Deed dated December 22, 2016 and recorded January 5, 2017 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3329, Page 786, granted and conveyed unto GREGORY S. RICHTER, JR. and JESSICA M. RICHTER, husband and wife.

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

PARCEL #05-09-0009

RAS Citron, LLC
 Robert Crawley, Esq. ID No. 319712
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
 855-225-6906
 rcrawley@rasnj.com

No. 1468 of 2015 GD
 No. 46 of 2019 ED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC7

Plaintiff

v.

NANCY ROSE

Defendant(s)

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF TYRONE, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1002 BANNING ROAD A/K/A 1048 BANNING ROAD CONNELLSVILLE, PA 15425

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

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

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

Lakeview Loan Servicing, LLC.

Plaintiff

v.

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

Defendant

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE CITY OF CONNELLSVILLE, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NOS. ELEVEN (11) AND TWELVE (12) IN BLOCK

NO. TWENTY-ONE (21) IN THE DAVIDSON AND NEWMYER ADDITION TO CONNELLSVILLE, THE PLAN WHEREOF IS RECORDED IN THE RECORDER'S OFFICE OF FAYETTE COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME I, PAGES 119 AND 120, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

FRONTING EIGHTY (80) FEET ON THE WEST SIDE OF VINET STREET AND EXTENDING BACK OF UNIFORM WIDTH THROUGHOUT, A DISTANCE OF ONE HUNDRED THIRTY (130) FEET TO AN ALLEY. HAVING ERECTED ON LOT NO. 11 A TWO (2) STORY DWELLING AND A ONE -CAR GARAGE.\

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

Title vesting in John T. Shaw, as Initial Trustee of the John T. Shaw Revocable Trust, under Instrument dated 10/ 12/2012 by deed from John T. Shaw, Widowed dated October 12, 2012 and recorded October 22, 2012 in Deed Book 3202, Page 745 Instrument Number 201200014471. The said John T. Shaw, as Initial Trustee of the John T. Shaw Revocable Trust, under Instrument dated 10/12/2012 died on December 1, 2017 without a will or appointment of an Administrator, thereby vesting title in Charles R. Shaw by operation of law.

Tax Parcel Number: 05-15-0306

No. 2169 of 2018 GD
 No. 32 of 2019 ED

Nationstar Mortgage LLC d/b/a Mr. Cooper,

Plaintiff,

vs.

Julius Earl Smith, III

Bobbi A. Smith,

Defendants

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF JULIUS EARL SMITH, III AND BOBBI A. SMITH OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN LUZERNE

TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AT DBV 2287 PAGE 154

BEING KNOWN AS 1112 5TH STREET A/K/A 1114 5TH STREET, LUZERNE, PA 15444

TAX MAP NO. 19-08-0011

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

No. 2280 of 2018 GD
No. 422 of 2018 ED

**New Penn Financial, LLC d/b/a Shellpoint
Mortgage Servicing**

PLAINTIFF

v.

**Gregory W Snyder;
Brenda K Snyder;**

DEFENDANT(S).

TAX PARCEL NO.: 04-29-018702

PROPERTY ADDRESS: 346 Englishman Hill Lane, Connellsville, PA 15425

IMPROVEMENTS: Single Family Dwelling

SEIZED AND TAKEN in execution as the property of Gregory W Snyder and Brenda K Snyder

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF BULLSKIN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 2 IN THE BUTTERMORE PLAN NO.2, AS RECORDED IN THE RECORDER'S OFFICE OF FAYETTE COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 37, PAGE 56.

BEING KNOWN AND NUMBERED AS 346 ENGLISHMAN HILL ROAD, CONNELLSVILLE, PA 15425.

BEING PARCEL NUMBER 04-29-018702

BEING THE SAME PREMISES CONVEYED TO BRENDA K. SNYDER AND GREGORY W. SNYDER, HER HUSBAND,

FROM BRENDA K. SANTYMER, N/K/A BRENDA K. SNYDER, BY DEED DATED SEPTEMBER 13TH, 2001 AND RECORDED SEPTEMBER 26, 2001 BOOK: 2796 PAGE: 295 AS

INSTRUMENT NUMBER: 200100017420

No. 1345 of 2018 GD
No. 34 of 2019 ED

UNITED BANK

Plaintiff,

vs.

JAMES E. STAMBAUGH, II and CONNIE J. STAMBAUGH, his wife

Defendant.

The following four tracts located in the City of Uniontown, Fayette County, Pennsylvania:

TRACT FIRST: ALL that certain lot of land situate in the City of Uniontown, fronting 40 feet on Fayette Street and containing 6320 square feet.

TRACT SECOND: ALL that certain lot of land situate in the City of Uniontown, fronting 75 feet on Fayette Street and containing about one-fourth of an acre.

TRACT THIRD: ALL that certain lot of land situate in the City of Uniontown, fronting 65 feet on Fayette Street and containing a parallelogram 158 feet long by 65 feet wide.

Said three tracts being known as Tax Parcel No. 38-12-0473.

TRACT FOURTH: ALL that certain lot of land situate in the City of Uniontown, containing 1880.59 square feet.

Said lot identified as Tax Parcel No. 38-12-0472-01.

The street address of the subject property is 211-213 East Fayette Street, Uniontown, Pennsylvania 15401.

Seized and taken in execution as the property of James E. Stambaugh, II and Connie J. Stambaugh, owners, at the suit of United Bank in the Court of Common Pleas of Fayette County, Pennsylvania at No. 1345 of 2018, G.D.

Phelan Hallinan Diamond & Jones, LLP

No. 1288 of 2018 GD
 No. 8 of 2019 ED

MARTHA E. VON ROSENSTIEL, P.C.
 649 South Ave, Ste 7
 Secane, PA 19018
 (610)328-2887

Wells Fargo Bank, N.A.
Plaintiff

No. 1650 of 2018 GD
 No. 51 of 2019 ED

v.

Carole Jean Susano
Kathryn Morris, in Her Capacity as
Executrix and Devisee of The Estate of
Katherine E. Susano a/k/a Katherine Susano
a/k/a Katherine Ethel Susano
Ronald Susano, in His Capacity as Devisee of
The Estate of Katherine E. Susano a/k/a
Katherine Susano a/k/a Katherine Ethel
Susano
Deborah Clements, in Her Capacity as
Devisee of The Estate of Katherine E. Susano
a/k/a Katherine Susano a/k/a Katherine Ethel
Susano
Defendant(s)

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff,
 v.
THELMA JEAN THOMAS
Defendant(s).

DOCKET #2018-01650

ALL that certain parcel of land located in Perry Township, Fayette County, Pennsylvania which is more particularly bounded and described as follows:

BEGINNING at a point, said point being located in Township Road 499 and the and corner of property herein conveyed and corner of property now or formerly of Rebottini; thence North 69° 22' 00" West 563.42 feet to an iron pin; thence North 20° 16' 30" East 363.22 feet to an iron pin; thence South 84° 28' 40" East 275.35 feet to an iron pin; thence South 21° 28' 20" West 148 feet to an iron pin; thence South 65° 34' East 290.40 feet to a point; thence South 24° 26' West 150.00 feet to a point; thence South 24° 19' West 13.57 feet to a point; thence South 15° 06' 30" West 86.12 feet to a point; thence South 09° 45' 30" West 34.11 feet to a point, the place of beginning. Containing an area of 4.31 acres as per the survey of Phillip F. Harris dated May 29, 1994.

By virtue of a Writ of Execution No. 1288-OF-2018-GD Wells Fargo Bank, N.A. v.

Carole Jean Susano
 Kathryn Morris, in Her Capacity as Executrix and Devisee of The Estate of Katherine E. Susano a/k/a Katherine Susano a/k/a Katherine Ethel Susano
 Ronald Susano, in His Capacity as Devisee of The Estate of Katherine E. Susano a/k/a Katherine Susano a/k/a Katherine Ethel Susano
 Deborah Clements, in Her Capacity as Devisee of The Estate of Katherine E. Susano a/k/a Katherine Susano a/k/a Katherine Ethel Susano, owner(s) of property situate in the MENALLEN TOWNSHIP, Fayette County, Pennsylvania, being 200 Stoney Point Road, Uniontown, PA 15401-5185

TAX PARCEL# 27-15-001701
 PROPERTY: 122 Church Street, Star Junction, PA 15482
 IMPROVEMENTS: Residential Dwelling
 TO BE SOLD AS THE PROPERTY OF:
 Thelma Jean Thomas

Parcel No.: 22-21-001002

Improvements thereon: RESIDENTIAL DWELLING

PARKER McCAY P.A.

By: Patrick J Wesner, Esquire
Attorney ID# 203145

9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815

No. 2384 of 2018 GD
No. 412 of 2018 ED

No. 1689 of 2014 GD
No. 36 of 2019 ED

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PLAINTIFF
vs.
JOHN A. YOUNGER,
DEFENDANT**

**U.S. ROF III Legal Title Trust 2015-1, by
U.S. Bank National Association, as Legal Title
Trustee
Plaintiff,
v.
Lisa A. Ulery
Scott D. Ulery,
Defendants.**

By virtue of a Writ of Execution, No. 2018
-02384, U.S. ROF III Legal Title Trust 2015-1,
et al vs. Lisa A. Ulery and Scott D. Ulery, owner
of property situate in the TOWNSHIP OF
SALTICK, Fayette County, Pennsylvania
133 Ulery Road, Acme, PA 15610
Parcel No. 31-03-0071-02
Improvements thereon: FARMS WITH
RESIDENTIAL

PARCEL A:
ALL that parcel of land in Jefferson Township,
Fayette County, Pennsylvania, containing 0.114
of an acre and having thereon erected the eastern
half, comprising No. 269, Colonial No. 4 Mining
Village, now Grindstone, Inc.

PARCEL B:
ALL that certain parcel of land in Jefferson
Township, Fayette County, Pennsylvania,
containing 0.115 of an acre and having erected
thereon the western half comprising No. 267,
Colonial No. 4 Mining Village, now Grindstone,
Inc.,

HAVING THEREON ERECTED
DWELLING KNOWN AND NUMBERED AS:
111 EAST SECOND STREET GRINDSTONE,
PA 15442.

Tax Parcel # 17-11-0012
Fayette Deed Book 3154, page 807

TO BE SOLD AS THE PROPERTY OF
JOHN YOUNGER UNDER JUDGMENT NO.
2014-1689.

*** END SHERIFF'S SALE ***

Registers' Notice

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

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

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

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

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

Monday, April 15, 2019, at 9:30 A.M.

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

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

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

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

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

Monday, April 15, 2019, at 9:30 A.M.

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

JUDICIAL OPINION

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

COMMONWEALTH OF	:	
PENNSYLVANIA	:	
	:	
vs.	:	
LORINDA LEE JIGGETTS,	:	No. 162 of 2018
Appellant.	:	Honorable Nancy D. Vernon

OPINION PURSUANT TO Pa.R.A.P. 1925

VERNON, J.

March 15, 2019

Following a trial by jury, Appellant, Lorinda Lee Jiggetts, was found guilty of two counts receiving stolen property – a Taurus and Glock handgun {1}; theft of property lost, mislaid, or delivered by mistake – a Ruger handgun {2}; unlawful body armor {3}; and possession of morphine and dihydrocodeine {4}. Appellant was acquitted at Count 5 – possession of heroin. The Court entered a nolle prosequi at Count 8 – possession of marijuana.

Appellant was sentenced to probation for a term of two (2) years at Count 1 – receiving stolen property and the Court accepted the guilty verdict without further penalty at all other counts. Thereafter, Appellant filed a Post-Sentence Motion and the same was denied.

On appeal, Appellant raises the following issues:

Issue No. 1: Whether the evidence presented at trial was legally and factually sufficient to prove that the Appellant committed the crimes of receiving stolen property and theft of property lost or mislaid, when the Commonwealth did not demonstrate that the Appellant, knew, or should have known, that the firearms in question were stolen; there were no apparent condition, or indicators, to infer that the items in question were stolen, lost, or mislaid; and the theft and/or loss of said items were not recent enough in time to warrant an inference of guilty knowledge on the part of Appellant.

{1} 18 Pa.C.S.A. §3925(a)
 {2} 18 Pa.C.S.A. §3924
 {3} 18 Pa.C.S.A. §907(c)
 {4} 35 Pa.C.S.A. §780-113(a)(16)

Issue No. 2: Whether the evidence presented at trial was legally and factually sufficient to prove that the Appellant committed the crime of possession of a controlled substance when at least seven (7) other individuals were found in the home at the time of the search; the controlled substance was discovered in a common area of the home; and there was no evidence presented that showed Appellant was residing in the home at the time of the search.

Issue No. 3: Whether the evidence presented at trial was legally and factually sufficient to prove that the Appellant was in possession of body armor when at least seven (7) other individuals were found in the home at the time of the search; the body armor was found in proximity to a firearm involved in an unrelated crime committed by someone other than Appellant; and there was no evidence presented that showed Appellant was residing in the home at the time of the search.

Issue No. 4: As an alternative to the "sufficiency of the evidence" claims raised in Issues No. 1, 2, and 3, whether the verdicts of guilty in this matter were against the weight of the evidence, and so contrary to the evidence as to shock one's sense of justice.

Issue No. 5: Whether the trial court committed reversible error in denying Appellant the right to present relevant evidence of the relevant criminal convictions of the individuals found in the home at the time of the search; evidence of which tended to prove that the items found in the home belonged to one or all of those individuals and not to the Appellant, who had no prior criminal record.

STATEMENT OF THE CASE

On September 5, 2015, Uniontown City Police Officer Jamie Holland was dispatched to Pershing Court on the report of a shooting. N.T., 11/5-7/2018, at 37-39. Appellant was standing across the street from 63 Pershing Court, her residence, and stated that no one was in her apartment. *Id.* at 40. Prior to being granted a search warrant for Appellant's apartment yet while visibly observing the building, Officer Holland testified that five or six people exited the residence. *Id.* at 40.

Once access to the apartment was granted pursuant to a search warrant, the Uniontown City policemen entered. *Id.* at 41. A utility bill from West Penn Power was located on the refrigerator with a handwritten note stating, "Please help. There are six guys here using all electric. Should pitch in." *Id.* at 41-42.

A Taurus PT model 140, .40 caliber pistol, was located in the laundry area above the washing machine inside a shoebox with a live round in the chamber and nine live rounds in the magazine inserted in the firearm. *Id.* at 42. The Taurus firearm was determined to be the same gun reported stolen by Marissa Roll on April 21, 2015. *Id.* at 43.

In the dining room above a cabinet was located a plastic baggie of pills, namely five purple pills marked MS30 and one white oval pill marked U 03. *Id.* at 45. In both upstairs bedrooms, the police found green stamp bags of heroin. *Id.* at 45. In the master bedroom, the officers located a Ruger LCP .380 under the box spring of the bed loaded with one live round in the chamber and six live rounds in the magazine. *Id.* at 46. The Ruger firearm was traced to that reported missing by Brent Baker on June 17, 2015. *Id.* at 46. Officer Holland also testified that a bullet proof vest was located on the floor near the bed in the master bedroom. *Id.* at 48. An unregistered Ruger 10-22 rifle was next to the window in the master bedroom and a Heritage .22 revolver was located in the closet. *Id.* at 48-50. The Heritage was registered to Robert Gratston. *Id.* at 50. Also found in the house were a fully loaded Tapco magazine behind the washing machine and a Glock Model 26 nine-millimeter registered to Kathy Mudery. *Id.* at 50-51.

Following a search of the apartment, Appellant was brought into her living room and questioned on which areas of the house were hers, to which she responded that the master bedroom was her room. *Id.* at 52. Appellant named Malcolm Cooper, Roy Johnson, and Lance Campbell as also staying at her residence. *Id.* at 53.

As to ownership of the weapons, the Commonwealth presented testimony of Marissa Roll who stated that her .40 caliber Taurus handgun with serial number beginning “s-e-x” was stolen in 2012 or 2013 and she reported the same to the Uniontown City Police. *Id.* at 15-18. Brent J. Baker also testified that his Ruger LCP .380 handgun was lost in 2015 in Lemont Furnace when he was quad riding and he also reported the missing gun. *Id.* at 18-20.

With respect to the residence in question, Shalyce Blankenship, the property manager of Pershing Court Manor, now known as Beeson Square Apartments, testified that Appellant resided at 63 Pershing Court in September 2015 and that Paula Hoffman was registered as her only cotenant. *Id.* at 21-24.

A stipulation was entered that DNA testing on the Taurus pistol and Glock 26 would identify male DNA. *Id.* at 76.

DISCUSSION

In Appellant’s first three issues, she alleged that the evidence was legally and factually insufficient to prove that Appellant committed the crimes of receiving stolen property; theft of property lost, mislaid, or delivered by mistake; unlawful body armor; and possession.

In reviewing a sufficiency of the evidence claim, we must determine whether the evidence admitted at trial, as well as all reasonable inferences drawn therefrom, when viewed in the light most favorable to the verdict winner, are sufficient to support all elements of the offense. *Commonwealth v. Moreno*, 14 A.3d 133 (Pa.Super. 2011). Additionally, we may not reweigh the evidence or substitute our own judgment for that

of the fact finder. *Commonwealth v. Hartzell*, 988 A.2d 141 (Pa.Super. 2009). The evidence may be entirely circumstantial as long as it links the accused to the crime beyond a reasonable doubt. *Moreno*, supra at 136.

Next, we will provide the definitions of the offenses for which Appellant was convicted. First, Appellant was convicted of receiving stolen property, namely handgun models of a Taurus and Glock. The crime is defined as follows: “A person is guilty of theft if he intentionally receives, retains, or disposes of movable property of another knowing that it has been stolen, or believing that it has probably been stolen, unless the property is received, retained, or disposed with intent to restore it to the owner.” 18 Pa.C.S. § 3925(a). Additionally, we note that “the word ‘receiving’ means acquiring possession, control or title, or lending on the security of the property.” 18 Pa.C.S. § 3925(b).

Second, Appellant was convicted of theft of property lost, mislaid, or delivered by mistake being the Ruger handgun. “A person who comes into control of property of another that he knows to have been lost, mislaid, or delivered under a mistake as to the nature or amount of the property or the identity of the recipient is guilty of theft if, with intent to deprive the owner thereof, he fails to take reasonable measures to restore the property to a person entitled to have it.” 18 Pa.C.S. § 3924.

Third, Appellant was convicted of unlawful body armor, the statute providing, “A person commits a felony of the third degree if in the course of the commission of a felony or in the attempt to commit a felony he uses or wears body armor or has in his control, custody or possession any body armor.” 18 Pa.C.S. § 907(c).

Lastly, Appellant was convicted by the jury of possession of morphine and dihydrocodeine. 35 P.S. § 780-113 (a)(16) prohibits “knowingly or intentionally possessing a controlled or counterfeit substance by a person not registered under this act, or a practitioner not registered or licensed by the appropriate State board, unless the substance was obtained directly from, or pursuant to, a valid prescription order or order of a practitioner, or except as otherwise authorized by this act.”

As to the handguns, all three were located by police in the residence of Appellant. Appellant was the named lessee. Circumstantial evidence established, as believed by the jury, that the Taurus and Glock handguns were stolen and retained without intent to restore to the owner and that Appellant came into control of the Ruger handgun with the intent to deprive the owner failing to take reasonable measures to return the gun. Following either the theft or loss of the handguns from the registered owners, the guns were neither returned to the owners nor remitted to law enforcement.

Similarly, as to the body armor charge, a bulletproof vest was located in Appellant’s master bedroom and, as to the drug charges, pills were located in her downstairs living areas. Upon presentation of this evidence, the jury found credible through circumstantial evidence that the bulletproof vest and drugs were those of Appellant.

The testimony elicited by Appellant that other persons were inhabiting her residence is inconsequential. Appellant, through her counsel, theorized that the guns, body armor, and drugs belonged to a group of persons who Appellant just allowed to live in her residence. This argument runs afoul of the standard compelling construction of the evidence in the light most favorable to the Commonwealth as believed by the jury.

The Pennsylvania Supreme Court has stated that constructive possession is a legal fiction, a pragmatic construct to deal with the realities of criminal law enforcement. *Commonwealth v. Carroll*, 507 A.2d 819, 820 (Pa. 1986). Constructive possession is invoked when actual possession at the time of arrest cannot be shown, but there is a strong inference of possession from the facts surrounding the case. *Id.* Constructive possession has been defined as “conscious dominion,” which requires two elements: the power to control and the intent to exert such control. *Id.*

“To aid application, we have held that constructive possession may be established by the totality of the circumstances.” *Commonwealth v. Fortune*, 318 A.2d 327 (Pa. 1974). “Individually, the circumstances may not be decisive; but, in combination, they may justify an inference that the accused had both the power to control and the intent to exercise that control, which is required to prove constructive possession.” *Commonwealth v. Gladden*, 665 A.2d 1201, 1207 (Pa.Super. 1995). Furthermore, “circumstantial evidence may be used to establish a defendant’s possession of drugs or contraband.” *Commonwealth v. Macolino*, 469 A.2d 132 (Pa. 1983).

Here, the guns, body armor, and drugs were found in a highly visible area inside Appellant’s residence, not hidden or disguised from sight. Appellant admitted that, even if she was not living in the residence, that she returned daily to feed her fish and cat. N.T., 11/5-7/2018, at 79. The finder of fact was free to believe the testimony of certain of the Commonwealth’s witnesses and to disbelieve the testimony of other witnesses. *Commonwealth v. Griscavage*, 517 A.2d 1256 (Pa. 1986) (the finder of fact is free to believe all, none, or part of the testimony presented at trial). “[I]t is for the fact-finder to make credibility determinations, and the finder of fact may believe all, part, or none of a witness’s testimony.” *Commonwealth v. Lee*, 956 A.2d 1024, 1029 (Pa.Super. 2008). The Commonwealth must not rule out every possibility of innocence. Rather, the duty lies with the jury to judge the evidence. In sum, the Commonwealth presented more than adequate proof that Appellant committed these crimes.

In her next issue, Appellant alleges the verdict is against the weight of the evidence. A new trial should be awarded when the jury’s verdict is so contrary to the evidence as to shock one’s sense of justice and the award of a new trial is imperative so that right may be given another opportunity to prevail. *Commonwealth v. Goodwine*, 692 A.2d 233, 236 (Pa.Super. 1997). Stated another way, the evidence must be “so tenuous, vague and uncertain that the verdict shocks the conscience of the court.” *Commonwealth v. La*, 640 A.2d 1336, 1351 (Pa.Super. 1994).

The verdict herein does not shock the Court's conscience. Instead of being "tenuous, vague and uncertain," the evidence easily proves that Appellant committed the crimes of receiving stolen property; theft of property lost, mislaid, or delivered by mistake; unlawful body armor; and possession of morphine and dihydrocodeine. When presented with the opportunity to render a guilty verdict or acquittal, the jury convicted Appellant upon circumstantial evidence of the crimes committed. In as much, this issue is wholly without merit.

In her last issue, Appellant alleges this Court committed error in denying her "the right to present relevant evidence of the relevant criminal convictions of the individuals found in the home at the time of the search." Appellant contends this evidence would tend to prove that the items found in the home belonged to one or all of those other individuals and not to the Appellant.

At trial, Appellant's counsel offered, "the reason I was going to try to present a record of these individuals is that every one of them is prohibited from possessing a firearm. These are illegal firearms. My client ... every other individual located that had a reason to possess a legal firearm." N.T., 11/5-7/2018, at 75.

Pennsylvania Rule of Evidence 404(b)(1) provides,

(b) Crimes, Wrongs or Other Acts

(1) Prohibited Uses. Evidence of a crime, wrong, or other act is not admissible to prove a person's character in order to show that on a particular occasion the person acted in accordance with the character.

Appellant's purported use of the prior criminal record of the individuals she alleges to have been living in her home is the exact use prohibited by the Rules of Evidence – to prove these persons acted in conformity with their prior convictions. As such, the Court properly denied the admission of evidence of the criminal records of other individuals alleged to be living in the residence.

Wherefore, we believe all issues to be without merit and the appeal should be denied.

BY THE COURT:
NANCY D. VERNON, JUDGE

ATTEST:
CLERK OF COURTS

LUNCH & LEARN SERIES

FCBA LUNCH & LEARN SERIES

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

- Date: **Wednesday, April 17th** from 12:00 p.m. to 1:30 p.m.
- Location: Courtroom No. 1 of the Fayette County Courthouse
- Discussion topic: **Family Law Duo: The 2019 Changes in Alimony Pendente Lite & How to Prepare for a Master's Conference in a Divorce Case**
- Presenter: Sheryl R. Heid, Esquire, and Chris Edenfield, D.R. Hearing Officer

Topics will include: major changes to Alimony Pendente Lite; a system's approach to preparing for a Master's hearing; how to collect and organize your client's financial materials before the Master's prehearing conference making settlement more likely and the best use of the Master's time; etc.

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Attorneys admitted to practice in Pennsylvania after January 1, 2012

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- \$10 fee for attendance without CLE Credit
- \$20 fee for attendance with CLE Credit

**** All fees to be paid at the door ****

A light lunch will be provided.

If interested in attending, please call Cindy at the Bar office at 724-437-7994 or by email to cindy@fcbar.org on or before Monday, April 15th.

-Professional Ethics/CLE Committee

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