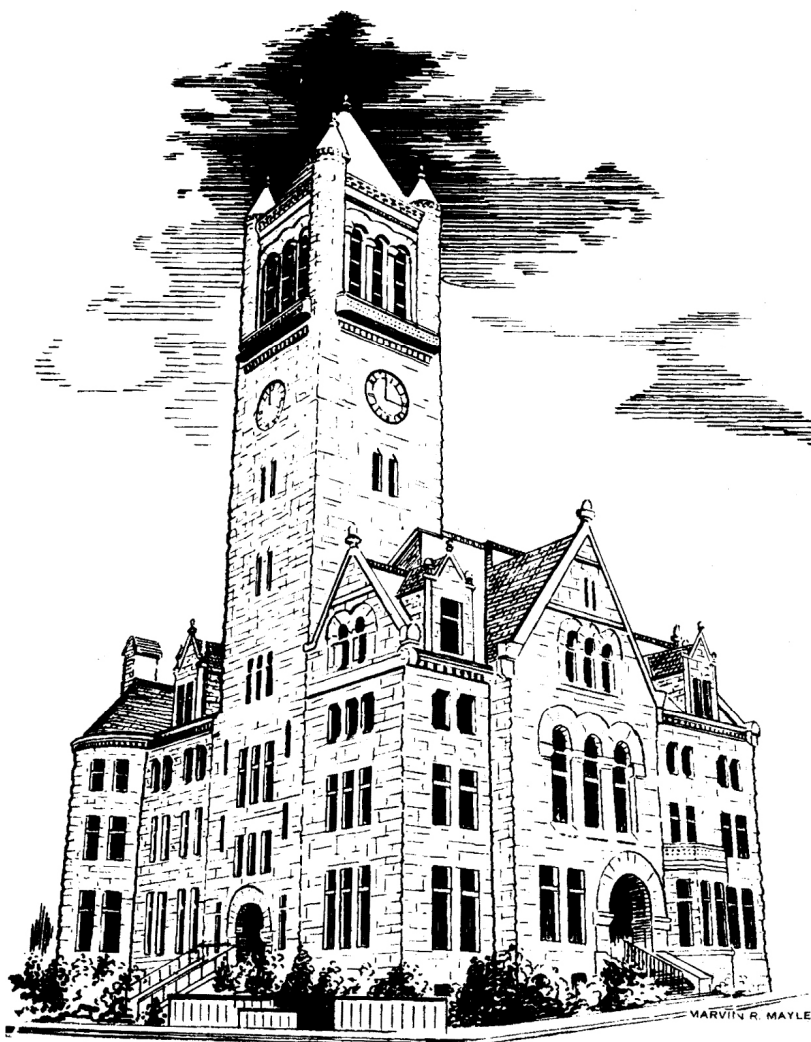


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FAYETTE LEGAL JOURNAL

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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

HELEN G. MOON, a/k/a HELEN GRACE MOON, late of Connellsville, Fayette County, PA ⁽³⁾

Personal Representative: James E. Moon
c/o Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Charles W. Watson

ROBERT L. MOSIER, late of Franklin Township, Fayette County, PA ⁽³⁾

Executrix: Barbara L. Mosier
475 Morris Hollow Road
Smock, PA 15480
c/o P.O. Box 275
Hopwood, PA 15445
Attorney: Emilie J. Cupp

RAYMOND WOZNIAK, late of Washington Township, Fayette County, PA ⁽³⁾

Executrix: Susan A. Crea, n/k/a
Susan A. Wozniak
421 Wozniak Street
Belle Vernon, PA 15012
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

Second Publication

JACQUELYN A. BAKER, late of Dunbar Township, Fayette County, PA ⁽²⁾

Co-Executors: Terence T. Baker and
Susan Ann Mohokey
c/o Proden & O'Brien
99 East Main Street
Uniontown, PA 15401
Attorney: Wendy L. O'Brien

JANET M. GORETSKY, late of Dunbar Township, Fayette County, PA ⁽²⁾

Administrator: Lawrence T. Goretsky
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

CECELIA A. KLIMKO, a/k/a CECELIA KLIMKO, late of North Union Township, Fayette County, PA ⁽²⁾

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

RITA C. MORROW, a/k/a RITA MORROW, late of Belle Vernon, Fayette County, PA ⁽²⁾

Executor: Keith Allen Morrow
71 Sampson Street
Belle Vernon, PA 15012
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

AMBER WITT, a/k/a AMBER DAWN WITT, late of Henry Clay Township, Fayette County, PA ⁽²⁾

Administratrix: Kimberly Glisan
472 Braddock Road
Markleysburg, PA 15459
c/o 986 Brodhead Road
Moon Township, PA 15108
Attorney: Michele P. Conti

First Publication

PETER M. CASINI, a/k/a PETER CASINI,
late of South Connellsville, Fayette County, PA
Executrix: Sara Hrisisce (1)
c/o P.O. Box 760
Connellsville, PA 15425
Attorney: Carolyn W. Maricondi

CORA BELLE DENNIS, late of Wharton
Township, Fayette County, PA (1)
Executor: John W. Dennis
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

**MICHAEL F. GRIMES, a/k/a MICHAEL
FRANKLIN GRIMES, a/k/a MICHAEL
GRIMES**, late of North Union
Township, Fayette County, PA (1)
Administratrix: Kimberly A. Rabatin
c/o John & John
96 East Main Street
Uniontown, PA
Attorney: Simon B. John

**RAYMOND W. PARIS, JR., a/k/a
RAYMOND WILLIAM PARIS, JR.**, late of
New Salem, Fayette County, PA (1)
Executor: Raymond D. Paris
c/o Casini & Geibig, LLC
615 West Crawford Avenue
Connellsville, PA 15425
Attorney: Jennifer M. Casini

**THOMAS A. PFARR, a/k/a THOMAS
ALVIN PFARR**, late of South Union
Township, Fayette County, PA (1)
Executor: Thomas H. Pfarr
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

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 November 1, 2018 to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of Crimson Hawk Housing with the principal place of business at 1165 National Pike, Uniontown, PA 15401. The name or names and addresses of persons owning and interested are MountainCreek Properties IUP, LLC, a Pennsylvania limited liability company, 1165 National Pike, Uniontown, PA 15401.

Sherrard, German & Kelly, P.C.
535 Smithfield Street, Suite 300
Pittsburgh PA 15222
412-258-6763

NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on October 22, 2018, 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 J1 PROPERTIES, LLC, having an address of 45 Frick Hollow Road, Dunbar, Pennsylvania 15431.

James E. Higinbotham, Jr., Esq.
HIGINBOTHAM LAW OFFICES
45 East Main Street, Suite 500
Uniontown, PA 15401
Telephone: 724-437-2800

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 801 Lawn Avenue, Connellsville, PA 15425 more particularly described in Fayette County Record Book 1764, Page 124. SAID SALE to be held in the Fayette County Courthouse, 61 East Main Street, Uniontown, PA 15401 at 10:00 a.m. prevailing, standard time, on December 13, 2018. All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 0514016501 recorded in Fayette County, Pennsylvania. Seized and taken in execution as the property of Robin C. King, at the suit of the United States of America, acting through the Farmers Home Administration, on behalf of United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:18-CV-00844. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov. (3 of 4)

NOTICE

IN THE COURT OF COMMON PLEAS
OF FAYETTE COUNTY, PENNSYLVANIA
No. 2407 of 2018, G. D.

THHP Properties, LLC,
Plaintiff,
vs.

**Patricia Harger and Harry R. Harger, their
heirs, successors, and/or assigns, generally,**
Defendant.

TO: Patricia Harger and Harry R. Harger,
their heirs, successors, and/or assigns, generally,
Defendant.

TAKE NOTICE that THHP Properties, LLC, filed a Complaint in an Action to Quiet Title at No. 2407 of 2018, G.D., in the Court of Common Pleas of Fayette County, Pennsylvania, averring that it is the owner in fee and in possession of:

All that certain tract of land situate in Washington Township, Fayette County, Pennsylvania, and being designated and known in the Marion Plan of Lots as recorded in the Recorder of Deeds Office of Fayette County in Plan Book Vol. 4, page 92 as Lot Number 2, bounded and described as follows:

Lot No. 2 fronting forty (40) feet on Fayette Street and running back of even width 110 feet to an alley.

More specifically identified as Fayette County Tax Map No. 41-07-0023.

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

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

The service of this Complaint by publication is made pursuant to an Order of Court dated November 8, 2018 and filed at the above number and term.

You are hereby notified to plead to the complaint in this case, of which the above is a

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED OR NO FEE.

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

WATSON MUNDORFF & SEPIC, LLP
720 Vanderbilt Road
Connellsville, PA 15425-6218
Phone: (724) 626-8882

SHERIFF'S SALE

Date of Sale: January 17, 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, January 17, 2019, 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

No. 1028 of 2011 GD
No. 323 of 2018 ED

THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1, BY VERICREST FINANCIAL, INC. AS ATTORNEY-IN-FACT

vs.

Rodney A. Basinger as Executor of the Estate of Gerald H. Darrell

Heather D. Basinger as Executrix of the Estate of Gerald H. Darrell

ALL THAT CERTAIN tract of land situate in German Township, Fayette County, Pennsylvania, known as Lot No. 2 in a Subdivision of property of James C. and Yvonne Solomon as recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Plan Book 20, page 2.

BEING THE SAME PREMISES which James C. Solomon and Yvonne Solomon, his wife, by Deed dated September 23, 1986 and recorded September 23, 1986 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 203, Page 209 granted and conveyed unto Gerald H. Darrell and Joyce K. Darrell, his wife.

BEING KNOWN AS: 178 Mary Hall Road, McClellandtown, PA 15458

PARCEL #15-11-0028-01

Phelan Hallinan Diamond & Jones, LLP

No. 1649 of 2018 GD
No. 328 of 2018 ED

PNC Bank, National Association, Successor by Merger to National City Mortgage A Division of National City Bank,

Plaintiff,

v.

Brian C. Bensen

Jennifer Bensen,

Defendant(s)

By virtue of a Writ of Execution No. 1649-OF-2018-GD, PNC Bank, National Association, Successor by Merger to National City Mortgage A Division of National City Bank v. Brian C. Bensen Jennifer Bensen, owner(s) of property situate in the BULLSKIN TOWNSHIP, Fayette

County, Pennsylvania, being 315 Johnson Lane,
Connellsville, PA 15425-9702
Parcel No.: 04330030
Improvements thereon: RESIDENTIAL
DWELLING

McCABE, WEISBERG & CONWAY, LLC
JOSEPH I. FOLEY, ESQUIRE - ID# 314675
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

No. 792 of 2015 GD
No. 360 of 2018 ED

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

No. 784 of 2016 GD
No. 357 of 2018 ED

**PNC BANK NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO
NATIONAL CITY BANK, SUCCESSOR BY
MERGER TO NATIONAL CITY
MORTGAGE, A DIVISION OF NATIONAL
CITY BANK OF INDIANA
3232 Newmark Drive
Miamisburg, OH 45342,
Plaintiff,**

vs.

**GINA M. CAROMANO a/k/a GINA
CAROMANO
Mortgagor(s) and Record Owner(s)
12 Brooke Street
Uniontown, PA 15401,
Defendant(s).**

ALL THAT CERTAIN lot of land situate
in the South Union Township, County of Fayette
and Commonwealth of Pennsylvania.

TAX PARCEL #34-15-0144

PROPERTY ADDRESS: 12 Brooke Street
Uniontown, PA 15401

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: GINA
M. CAROMANO a/k/a GINA CAROMANO

**Ditech Financial, LLC
Plaintiff
v.**

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

ALL THAT CERTAIN TRACT OF LAND
SITUATE IN DUNBAR TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,
BOUNDED AND DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE
NORTHERLY SIDE OF A NEW TWENTY
(20) FOOT TOWNSHIP ROAD LAID OUT
FROM THE SOUTHERN EDGE OF THE
ORIGINAL TRACT OF LAND OF WHICH
THAT HEREBY CONVEYED IS PART,

WHICH POINT IS THE SOUTHEASTERN CORNER OF A TRACT OF LAND SOLD BY MARY MORGAN, ONE OF THE GRANTORS, TO JACK MCGARRITY AND BETTY MCGARRITY, HIS WIFE; THENCE ALONG SAID MCGARRITY LAND NORTHERLY ONE HUNDRED EIGHTY FIVE (185) FEET TO A POINT ON THE ORIGINAL LINE OF SAID LARGER TRACT; THENCE BY SAME SOUTH 82 DEGREES EAST, FIFTY-FIVE (55) FEET TO A POINT ON OTHER LANDS OF MARY MORGAN, NOW MARY MARFONGELLA; THENCE IN A SOUTHWESTERLY DIRECTION, TWO HUNDRED THREE (203) FEET TO A NEW TWENTY (20) FOOT TOWNSHIP ROAD FIRST MENTIONED; THENCE ALONG THE ROAD NORTH 60 DEGREES 45 MINUTES WEST, FIFTY-TWO (52) FEET TO A POINT, THE PLACE OF BEGINNING.

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

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

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

Tax Parcel Number: 09-24-0157

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

No. 1919 of 2014 GD
No. 359 of 2018 ED

U.S. Bank, NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2005-4, Plaintiff,

v.

Barry W. Clemmer, Jr. and Brian K. Clemmer, Administrator of the Estate of

**Barry W. Clemmer, Sr., Deceased Mortgagor and Real Owner,
Defendants.**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SPRINGHILL TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOW:

BEGINNING AT A POST IN THE SAND SPRING ROAD; THENCE BY LAND OF MICHAEL CROW, S 37 1/2° W, 37.3 PERCHES TO A POST; THENCE BY LAND OF ALFRED LUCAS, N 70° W, 4.2 PERCHES TO A POST; THENCE BY LAND OF LEB AUS B. CLEMMER, N 25 1/4° E, 34 PERCHES TO A POST IN THE SAND SPRING ROAD; THENCE ALONG SAID ROAD, S 78° E, 12.4 PERCHES TO THE PLACE OF BEGINNING.

Being known as: 197 Fallen Timbers Road, Point Marion, Pennsylvania 15474

Title vesting in Barry W. Clemmer, and Barry W. Clemmer, Jr., as tenants in common by Deed from Barry W. Clemmer dated July 29, 2004 and recorded February 16, 2005 in Deed Book 2936, Page 112. The said Barry W. Clemmer, Sr. died on April 20, 2011 and thereby on May 9, 2011 Brian K. Clemmer was nominated and appointed by the Register of Wills in and for Fayette County as the Executor of the Estate of Barry W. Clemmer a/k/a Barry W. Clemmer, Sr.

Tax Parcel Number: 36070185

No. 2203 of 2016 GD
No. 315 of 2018 ED

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF**

vs.

**RICHARD C. COLE JR.,
DEFENDANT**

ALL those two lots of ground in the Township of Dunbar, County of Fayette, Pennsylvania, known as Lots 1 and 2 in Plan of Lots plotted by Thomas M. Zimmerman, Civil Engineer, in May 1910 for Alfred W. Hair. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS

207 Edwards Street, Vanderbilt, PA 15486.

Parcel ID: 09-03-0180

Fayette County Deed Book 3155, page 1887.

TO BE SOLD AS THE PROPERTY OF
RICHARD C. COLE, JR. UNDER FAYETTE
COUNTY JUDGMENT NO. 2016-02203.

No. 1592 of 2017 GD

No. 352 of 2018 ED

**THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK as
successor in interest to JP Morgan Chase
Bank, N.A. as Trustee for Nationstar Home
Equity Loan Trust 2006-B,
Plaintiff,
Vs.**

**Debra K. Conner aka Debra Conner
Claude F. Conner, Jr.,
Defendants**

ALL THAT RIGHT, TITLE, INTEREST
AND CLAIMS OF DEBRA K. CONNER AKA
DEBRA CONNER AND CLAUDE F.
CONNER, JR. OF, IN AND TO THE
FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL
OF LAND SITUATE IN CONNELLSVILLE
CITY, COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA,
BEING MORE FULLY DESCRIBED AT DBV
2461 PAGE 207

BEING KNOWN AS 412 PENN STREET,
CONNELLSVILLE, PA 15425

TAX MAP NO. 05-09-0033

Phelan Hallinan Diamond & Jones, LLP

No. 1265 of 2018 GD

No. 287 of 2018 ED

**PNC Bank, National Association, Successor
by Merger to National City Bank, Successor
by Merger to National City Bank of
Pennsylvania
Plaintiff**

v.

**Vincent P. Cresi a/k/a Vincent P. Crisi
Defendant(s)**

By virtue of a Writ of Execution No. 1265

OF 2018 GD, PNC Bank, National Association,
Successor by Merger to National City Bank,
Successor by Merger to National City Bank of
Pennsylvania v. Vincent P. Cresi a/k/a Vincent
P. Crisi, owner(s) of property situate in the
FAYETTE CITY BOROUGH, Fayette County,
Pennsylvania, being 431 Main Street, a/k/a 431
Second Street, Fayette City, PA 15438-1051

Parcel No.: 12-04-0022

Improvements thereon: RESIDENTIAL
DWELLING

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

No. 880 of 2018 GD

No. 324 of 2018 ED

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

**THOMAS J. DAILEY JR
Mortgagor(s) and Record Owner(s)
13 Peary Street
Uniontown, PA 15401,
Defendant(s).**

ALL the following piece or parcel of land
situate in South Union Township, Fayette
County, Pennsylvania

TAX PARCEL# 34-15-0201

PROPERTY ADDRESS: 13 Peary Street
Uniontown, PA 15401

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF:
THOMAS J. DAILEY JR

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

No. 1886 of 2018 GD
No. 356 of 2018 ED

BAYVIEW LOAN SERVICING, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33146,
Plaintiff,
vs.

KENNY J. DINGLER
Mortgagor(s) and Record Owner(s)
510 Independence Street
Perryopolis, PA 15473
Defendant(s).

ALL that certain lot or tract of land situate
in the Borough of Perryopolis, County of
Fayette and Commonwealth of Pennsylvania

TAX PARCEL # 2809018202

PROPERTY ADDRESS: 510
Independence Street Perryopolis, PA 15473

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: KENNY
J. DINGLER

No. 945 of 2018 GD
No. 355 of 2018 ED

Glass Cap Federal Credit Union
vs.
Broce A. Fowler and Judith A. Fowler

Property of: BRUCE A. FOWLER and
JUDITH A. FOWLER

Execution No.: 945 of 2018 GD

Judgment Amount: \$25,130.46, Plus Costs

Attorney: Covelli Law Offices. P.C.

Address: 357 Regis Avenue Pittsburgh, PA
15236

ALL right, title, interest and claim of:
BRUCE A. FOWLER AND JUDITH A.
FOWLER of, in and to:

Property located in:

TOWNSHIP OF LUZERNE, BOROUGH
OF BROWNSVILLE, FAYETTE COUNTY,
PA:

K/A 426 Thornton Road, Brownsville, PA
15417

Improvements: House
D.B.V. 2149, PG# 001
TAX MAP # 19-17-0050

STERN & EISENBERG PC
JESSICA N. MANIS, ESQUIRE

No. 1377 of 2018 GD
No. 285 of 2018 ED

Lakeview Loan Servicing, LLC
Plaintiff

v.
Robert Gallagher and Ashli M. Thomas-
Gallagher
Defendant(s).

SITUATE IN THE SOUTH UNION
TOWNSHIP, FAYETTE COUNTY,
PENNSYLVANIA, BEING KNOWN AS 356
BROWNFIELD LANE, UNIONTOWN, PA
15401.

PARCEL NO. 34-21-0065
IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF-
ROBERT GALLAGHER AND ASHLI M.
THOMAS- GALLAGHER

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

No. 1028 of 2018 GD
No. 293 of 2018 ED

LOANDEPOT.COM, LLC
425 Phillips Blvd
Ewing, NJ 08618,
Plaintiff,

vs.
DOUGLAS E. GALLENTINE JR.
Mortgagor(s) and Record Owner
600 Dry Hill Road
Connellsville, PA 15425,
Defendant(s).

ALL THAT CERTAIN lot or piece of
ground, situate in the County of Fayette and
Commonwealth of Pennsylvania.

TAX PARCEL# 39130010
 PROPERTY ADDRESS: 600 Dry Hill
 Road Connellsville, PA 15425
 IMPROVEMENTS: A residential
 dwelling.
 SOLD AS THE PROPERTY OF:
 DOUGLAS E. GALLENTINE JR.

Phelan Hallinan Diamond & Jones, LLP

No. 1521 of 2018 GD
 No. 333 of 2018 ED

**The Bank of New York Mellon Trust
 Company, National Association fka The Bank
 of New York Trust Company, N.A. as
 Successor to JPMorgan Chase Bank, N.A., as
 Trustee for Residential Asset Mortgage
 Products, Inc., Mortgage Asset-Backed Pass-
 Through Certificates Series 2005-Rs8**

Plaintiff

v.

**Diana L. Hileman
 Charles E. Hileman, Sr A/k/a Charles E.
 Hileman**

Defendant(s)

By virtue of a Writ of Execution No. 1521-
 OF-2018-GD, The Bank of New York Mellon
 Trust Company, National Association fka The
 Bank of New York Trust Company, N.A. as
 Successor to JPMorgan Chase Bank, N.A., as
 Trustee for Residential Asset Mortgage
 Products, Inc., Mortgage Asset-Backed Pass-
 Through Certificates Series 2005-Rs8 v. Diana
 L. Hileman, Charles E. Hileman, Sr A/k/a
 Charles E. Hileman, owner(s) of property situate
 in the UPPER TYRONE TOWNSHIP, Fayette
 County, Pennsylvania, being 713 Broadford
 Road, Connellsville, PA 15425-6107

Parcel No.: 39-07-0035

Improvements thereon: RESIDENTIAL
 DWELLING

McGrath McCall P.C.
 Four Gateway Center, Suite 1040
 444 Liberty Avenue, Pittsburgh, PA 15222

No. 1533 of 2018 GD
 No. 325 of 2018 ED

**FIRST COMMONWEALTH BANK,
 Plaintiff,
 vs.**

**ROBERT J. GLOWACKI and MELANIE J.
 GLOWACKI,
 Defendants.**

All that certain lot of land situate in Upper
 Tyrone Township, Fayette County,
 Pennsylvania, Being 1298 Mount Pleasant Road,
 Mount Pleasant, PA 15666, Tax Parcel ID No.
 39-05-007801.

No. 2333 of 2017 GD
 No. 305 of 2018 ED

**PENNSYLVANIA HOUSING FINANCE
 AGENCY,
 PLAINTIFF**

vs.

**ABRAH M. HAINES,
 DEFENDANT**

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

Tax Parcel # 34-16-0253-01

Fayette Deed Book 2939, page 783.

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

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
 701 Market Street
 Philadelphia, PA 19106
 215-627-1322

No. 2593 of 2017 GD
 No. 310 of 2018 ED

**NATIONSTAR MORTGAGE LLC D/B/A
 MR. COOPER
 8950 Cypress Waters Boulevard
 Coppell, TX 75019**

Plaintiff

vs.

**PAUL HILTERBRICK
 BEVERLY A HILTERBRICK
 Mortgagor(s) and Record Owner(s)**

**114 Highland Circle
Confluence, PA 15424
Defendant(s)**

ALL THAT CERTAIN piece, parcel or lot of ground situate in Henry Clay Township, Fayette County, Pennsylvania

TAX PARCEL # 16-09-0237

PROPERTY ADDRESS: 114 Highland Circle Confluence, PA 15424

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: PAUL HILTERBRICK and BEVERLY A. HILTERBRICK

GEORGE & GEORGE, LLP
ATTORNEYS AT LAW

No. 1177 of 2018 GD
No. 313 of 2018 ED

**UNITED BANK, A Virginia Corporation,
Plaintiff,
vs.**

**Douglas A. Holland and Heather C. Holland,
a/k/a Heather C. McKlveen, n/k/a Heather C.
Javornick,
Defendants.**

All that certain lot, piece, or parcel of ground situate in Menallen Township, Fayette Pennsylvania, being identified as Assessment Map No. 22-03-0044 known locally as 104 Smock Hill Street, Smock, PA 15480.

See Record Book 3099, page 1800.

No. 1370 of 2018 GD
No. 321 of 2018 ED

**J.P. Morgan Mortgage Acquisition Corp.,
PLAINTIFF
VS.**

**Bruce J. Kantorik, Jr.,
DEFENDANT**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Bullskin, County of Fayette and Commonwealth of Pennsylvania, being Lot No. 148 in the Yezbak Plan of Lots as recorded in the Office of the Recorder of Deeds of Fayette County,

Pennsylvania in Plan Book Volume 12, Page(s) 4.

COMMONLY KNOWN AS: 148 Van Drive, Connellsville, PA 15425

TAX PARCEL NO. 04-35-005901

Phelan Hallinan Diamond & Jones, LLP

No. 1599 of 2018 GD
No. 322 of 2018 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, 01-04-0226

Improvements thereon: RESIDENTIAL DWELLING

STERN & EISENBERG PC
ANDREW J. MARLEY, ESQUIRE

No. 2059 of 2017 GD
No. 314 of 2018 ED

**Specialized Loan Servicing, LLC
Plaintiff
v.**

**Stephen M. Klotz
Defendants**

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

STERN & EISENBERG PC
JESSICA N. MANIS, ESQUIRE

No. 1165 of 2018 GD
 No. 295 of 2018 ED

Amerisave Mortgage Corporation
Plaintiff
 v.
Angela M. Lee
Defendant(s)

SITUATE IN THE TOWNSHIP OF
 BROWNSVILLE, FAYETTE COUNTY,
 PENNSYLVANIA, BEING KNOWN AS 301
 BROWN STREET, BROWNSVILLE, PA
 15417.

PARCEL NO. 03-06-0003
 IMPROVEMENTS- RESIDENTIAL
 REAL ESTATE
 SOLD AS THE PROPERTY OF -
 ANGELA M. LEE

No. 1775 of 2018 GD
 No. 347 of 2018 ED

PENNSYLVANIA HOUSING FINANCE
AGENCY,
PLAINTIFF
Vs.
MISTY R. MCFADDEN AND EUGENE R.
MCFADDEN JR.,
DEFENDANTS

ALL that parcel of ground in Dunbar
 Township, Fayette County, Pennsylvania, being
 Lot No. 1, Paul McBeth Plan No. 2. Containing
 0.50 acre, Robert Allen Lohr survey dated
 December 3, 2000.

HAVING THEREON ERECTED
 DWELLING KNOWN AND NUMBERED AS:
 162 LEISENRING VANDERBILT ROAD
 VANDERBILT, PA 15486.

Tax Parcel # 09-11-0028-01

Fayette Deed Book 3025, page 824

TO BE SOLD AS THE PROPERTY OF
 EUGENE R. MCFADDEN, JR. AND MISTY
 R. MCFADDEN UNDER JUDGMENT NO.
 2017-1775.

Phelan Hallinan Diamond & Jones, LLP

No. 851 of 2018 GD
 No. 330 of 2018 ED

Wells Fargo Bank, NA
Plaintiff
 v.
Anthony L. Milan
Nur H. Milan
Defendant(s)

By virtue of a Writ of Execution No. 851
 OF 2018 GD, Wells Fargo Bank, NA v.
 Anthony L. Milan, Nur H. Milan owner(s) of
 property situate in the LUZERNE TOWNSHIP,
 Fayette County, Pennsylvania, being 811 Green
 Street, A/K/A 811 Green ST-Hiller,
 Brownsville, PA 15417-2201

Parcel No.: 19-13-0080

Improvements thereon: RESIDENTIAL
 DWELLING

No. 624 of 2017 GD
 No. 351 of 2018 ED

Wilmington Savings Fund Society, FSB, D/B/
A Christiana Trust, Not Individually but as
Trustee for Pretium Mortgage Acquisition
Trust,
Plaintiff,
Vs.
Ann Miller,
Defendant

ALL THAT RIGHT, TITLE, INTEREST
 AND CLAIMS OF ANN MILLER OF, IN AND
 TO THE FOLLOWING DESCRIBED
 PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL
 OF LAND SITUATE IN SALTICK
 TOWNSHIP, COUNTY OF FAYETTE AND
 COMMONWEALTH OF PENNSYLVANIA,
 BEING MORE FULLY DESCRIBED AT DBV
 2975 PAGE 1409

BEING KNOWN AS 2279 INDIAN
 HEAD ROAD, CHAMPION, PA 15622

TAX MAP NO. 31-19-0068

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

No. 1058 of 2017 GD
No. 331 of 2018 ED

CITIZENS BANK OF PENNSYLVANIA
10561 Telegraph Road
Glen Allen, VA 23059

Plaintiff,
vs.

JOANN NELSON AKA JOANN S. NELSON
Mortgagor(s) and Record Owner(s)
1175 Main Street
Fayette City, PA 15438
Defendant

ALL THAT CERTAIN lot of ground
situate in the County of Fayette and
Commonwealth of Pennsylvania.

TAX PARCEL# 41-16-0093

PROPERTY ADDRESS: 1175 Main Street
Fayette City, PA 15438

IMPROVEMENTS: A residential
dwelling.

SOLD AS THE PROPERTY OF: JOANN
NELSON AKA JOANN S. NELSON

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

No. 1416 of 2012 GD
No. 316 of 2018 ED

M&T Bank
Plaintiff
v.

Michael G. Pasqua
Defendant

ALL THAT CERTAIN LOT OF LAND
WITH BUILDINGS AND IMPROVEMENTS
THEREON, SITUATE, LYING AND BEING
IN MASONTOWN, FAYETTE COUNTY,
PENNSYLVANIA, ON THE WEST SIDE OF
MAIN STREET, MORE PARTICULARLY
BOUNDED AND DESCRIBED AS
FOLLOWS:

ON THE NORTH BY THE LOT OF
JESSE MOSIER, FORMERLY JAMES OTIS
LONGNECKER, ON THE EAST BY MAIN
STREET, ON THE SOUTH BY THE LOT OF
PAYTON GIROD, FORMERLY, ELIZABETH
M. FARMER AND ON THE WEST BY
GREEN ALLEY, MEASURING SIXTY (60)
FEET ON THE NORTH AND SOUTH SIDES,
BEING A PART OF LOT NO. 65 IN THE
GENERAL PLAN OF MASONTOWN,
FAYETTE COUNTY, PENNSYLVANIA.

All that certain piece or parcel or Tract of
land situate in the Borough of Masontown,
Fayette County, Pennsylvania, and being known
as 117 North Main Street, Masontown,
Pennsylvania 15461.

Being known as: 117 North Main Street,
Masontown, Pennsylvania 15461

Title vesting in Michael G. Pasqua by deed
from Michael G. Pasqua and Melissa Pasqua
dated March 1, 2011 and recorded March 25,
2011 in Deed Book 3149, Page 2402 Instrument
Number 201100003435.

Tax Parcel Number: 21-07-0267

No. 2252 of 2011 GD
No. 286 of 2018 ED

U.S. BANK NATIONAL ASSOCIATION
(TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
PURSUANT TO A TRUST INDENTURE
DATED AS OF APRIL 1, 1982),

Plaintiff,
vs

MARCI S. PROTOS,
Defendant.

Twop of Jefferson, Cty of Fayette &
Cmwlth of PA. HET a dwg k/a 248 Cope Road,
Perryopolis, PA 15473. Parcel No. 17-5-18.

Phelan Hallinan Diamond & Jones, LLP

No. 1988 of 2010 GD
No. 326 of 2018 ED

**Lsf9 Master Participation Trust
Plaintiff**

v.

**Clinton L. Riggen, III
Defendant(s)**

By virtue of a Writ of Execution No. 1988-OF-2010-GD, Lsf9 Master Participation Trust v. Clinton L. Riggen, III, owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 95 Chaffee Street, Uniontown, PA 15401-4647.

Parcel No.: 25-47-0179

Improvements thereon: RESIDENTIAL DWELLING

GRANTS, RESERVATIONS, CONVEYANCES OR LEASES OF COAL, GAS, OIL OR MINERAL RIGHT WITH THE PRIVILEGES TO MINE THE SAME AS CONTAINED IN PRIOR INSTRUMENTS OF RECORD.

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CONTAINED IN PRIOR INSTRUMENTS OF RECORD.

Being known as: 2645 Springfield Pike, Connellsville, Pennsylvania 15425

Title vesting in David Rugg by deed from Gary D. Miner Jr. dated November 28 and recorded December 1, 2014 in Deed Book 3265, Page 288

Tax Parcel Number: 35-04-0008

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

No. 1009 of 2018 GD
No. 358 of 2018 ED

**loanDepot.com, LLC
Plaintiff**

v.

**David Rugg
Defendant**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SPRINGFIELD TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE STATE HIGHWAY AND THE PROPERTY NOW OR FORMERLY OF PEARL STONE, THENCE NORTH TWENTY (20) RODS TO A CORNER BETWEEN THE PROPERTY NOW OR FORMERLY OF FREEMAN P. EICHER AND PEARL STONE; THENCE WEST EIGHT (8) RODS TO A CORNER; THENCE SOUTH TWENTY (20) RODS TO STATE HIGHWAY; THENCE EAST EIGHT (8) RODS ALONG SAID HIGHWAY TO PLACE OF BEGINNING. CONTAINING ONE (1) ACRE. EXCEPTING AND RESERVING ALL

No. 1971 of 2015 GD
No. 329 of 2018 ED

**JPMorgan Chase Bank, National Association
successor by merger to Chase Home Finance
LLC**

PLAINTIFF

vs.

**Peter Salko and Susan L. Salko
DEFENDANTS**

All that certain parcel of land and improvements therein situate in the Borough of Newell, County Fayette, and Commonwealth of Pennsylvania, and designated as Parcel No. 23-01-0032 and more fully described in a Deed dated June 26, 1997 and recorded July 2, 1997 in Fayette County in Deed Book 1917, Page 275, granted and conveyed unto Peter Salko and Susan L. Salko husband and wife.

COMMONLY KNOWN AS: 809 Newell Road, Fayette City, PA 15438

TAX PARCEL NO. 23-01-0032

No. 1651 of 2015 GD
No. 283 of 2018 ED

**U.S. Bank National Association, as Trustee
for MASTR Asset Backed Securities Trust
2004-HEL, Mortgage Pass-Through
Certificates, Series 2004-HEL,
Plaintiff,
Vs.
Russell A. Sanner,
Melanie J. Sanner,
Defendants**

ALL THAT RIGHT, TITLE, INTEREST
AND CLAIMS OF RUSSELL A. SANNER
AND MELANIE J. SANNER OF, IN AND TO
THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN LOT OR PARCEL
OF LAND SITUATE IN FAYETTE CITY
BOROUGH, COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA,
BEING MORE FULLY DESCRIBED AT DBV
2811 PAGE 2184

BEING KNOWN AS 105
CONNELLSVILLE STREET, FAYETTE
CITY, PA 15438

TAX MAP NO. 12030073

No. 268 of 2018 GD
No. 292 of 2018 ED

**PENNSYLVANIA HOUSING FINANCE
AGENCY,
PLAINTIFF
vs.
REGINA S. SHIPP AND HARVEY A.
SHIPP JR.,
DEFENDANTS**

ALL that certain piece of ground in the
Township of Georges, County of Fayette, of
Pennsylvania, being Lot No. 1, Patchen Plan of
Lots No. 2, Fayette Plan Book Volume 58, page
84. HAVING THEREON ERECTED
DWELLING KNOWN AND NUMBERED AS:
371 SMITHFIELD HIGHHOUSE ROAD
SMITHFIELD, PA 15478.

Tax Parcel # 14-11-005202

Fayette Deed Book 3126, page 1865

TO BE SOLD AS THE PROPERTY OF
REGINA S. SHIPP AND HARVEY A. SHIPP,
JR. UNDER JUDGMENT NO. 2018-00268.

No. 1588 of 2018 GD
No. 344 of 2018 ED

**The Bank of New York Mellon f/k/a The
Bank of New York as Trustee for Nationstar
Home Equity Loan Trust 2007-C
PLAINTIFF
vs.
Michael C. Snyder and Joyce Ann Novak and
DEFENDANTS**

ALL THAT CERTAIN piece, parcel or lot
of land situate in the Township of Springfield,
County of Fayette and Commonwealth of
Pennsylvania, bounded and described more fully
as follows, to-wit:

COMMONLY KNOWN AS: 145 Mill Run
Road, Normalville, PA 15469

TAX PARCEL NO. 35-10-0086

No. 1457 of 2018 GD
No. 306 of 2018 ED

**JPMorgan Chase Bank, National Association
PLAINTIFF
VS.
Michelle L. Swickey
DEFENDANT**

ALL those two lots of land situate in the
Borough of Vanderbilt, County of Fayette and
Commonwealth of Pennsylvania, bounded and
described as follows:

COMMONLY KNOWN AS: 601 1st
Street f/k/a 318 1st Street f/k/a 318 1st Street,
Vanderbilt, PA 15486

TAX PARCEL NO. 40-01-0028

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. 269 of 2018 GD
 No. 332 of 2018 ED

**U.S. Bank National Association, not in its
 individual capacity but solely as trustee for
 the RMAC Trust, Series 2016-CTT**

PLAINTIFF

v.

**Myrna Maxine Talbot, solely as Heir of the
 Estate of Kathryn Davis a/k/a Kathryn M.
 Davis, deceased**

DEFENDANT(S).

TAX PARCEL NO.: 31-15-159-01

PROPERTY ADDRESS: 281 Back Creed
 Road, Champion, PA 15622

IMPROVEMENTS: Single Family
 Dwelling

SEIZED AND TAKEN in execution as the
 property of Kathryn Davis and John D. Davis
LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or
 tract of land situate in Saltlick Township,
 Fayette County, Pennsylvania, bounded and
 described as follows:

BEGINNING at a point at the intersection
 of the Northeasterly side of an 18 foot, unnamed
 roadway and the Back Creek Road; said 18 foot,
 unnamed roadway is adjacent to the Easterly
 side of property now or formerly of Donald
 Hendry and the Westerly side of the within
 described parcel; thence from the place of
 beginning and along the Northeasterly side of
 said roadway, North 40 degrees West, a
 distance of 321.5 feet to a point on line of land
 now or formerly of Douglas Swan; thence along
 lands now or formerly of Douglas Swan, North
 44 degrees East, a distance of 150 feet to a point
 on line of other lands of the Grantors herein of
 which the within described parcel was formerly
 a part; thence South 40 degrees East, a distance
 of 301.4 feet to a point in the Back Creek Road;
 thence along and through the Back Creek Road,
 South 36 degrees, 30 minutes West, a distance
 of 153.4 feet to a point on the Northeasterly side
 of the 18 foot, unnamed roadway, the place of
 beginning.

No. 1322 of 2018 GD
 No. 335 of 2018 ED

BANK OF AMERICA, N.A.

vs.

**JEFFREY S. THOMPSON
 MELINDA R. HUGHES**

ALL THAT CERTAIN PIECE, LOT OR
 PARCEL OF LAND SITUATE IN SOUTH
 UNION TOWNSHIP, FAYETTE COUNTY,
 PENNSYLVANIA

BEING THE SAME PREMISES which
 Stenson B. Edenfield, an unmarried individual,
 by Deed dated February 25, 2004 and recorded
 March 23, 2004 in the Office of the Recorder of
 Deeds in and for Fayette County in Deed Book
 Volume 2898, Page 1366, granted and conveyed
 unto JEFFREY S. THOMPSON and MELINDA
 R. HUGHES, as joint tenants with right of
 survivorship.

BEING KNOWN AS: 261 REDSTONE
 FURNACE ROAD, UNIONTOWN, PA 15401
 PARCEL #34-27-0155

No. 1358 of 2018 GD
 No. 291 of 2018 ED

**PENNSYLVANIA HOUSING FINANCE
 AGENCY,**

PLAINTIFF

Vs.

**STACY THOMPSON AND TIMOTHY
 THOMPSON,
 DEFENDANTS**

All that tract of land in the Township of
 Dunbar, County of Fayette, Pennsylvania, being
 known as Lot No. 2 (residue), Visnosky Simple
 Subdivision, Fayette Plan Book 91, page 74.
 HAVING THEREON ERECTED A
 DWELLING KNOWN AND NUMBERED AS:
 120 PERSHING DRIVE CONNELLSVILLE,
 PA 15425.

Tax Parcel# 09-11-007801

Fayette Deed Book 3280, page 1255

TO BE SOLD AS THE PROPERTY OF
 STACY THOMPSON AND TIMOTHY
 THOMPSON UNDER JUDGMENT NO. 2018-
 01358.

No. 1732 of 2017 GD
No. 308 of 2018 ED

**PNC Bank, National Association, successor
by merger to National City Bank**

Plaintiff,

vs.

**William G. and Betty J. Tokish Family Trust;
All Unknown Successor Trustees
Defendants.**

ALL that certain parcel of land lying and being situate in the Township of German, County of Fayette, and Commonwealth of Pennsylvania, known as 838 Main Street, McClellandtown, PA 15458 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 15-24-0027, 15-22-0137

BEING the same premises which Estate of Mike Tippet, by Deed dated November 8, 1996 and recorded in and for Fayette County, Pennsylvania in Deed Book 1815, Page 322, granted and conveyed unto William G. and Betty J. Tokish Family Trust.

John S. Toohey, Esquire

No. 2297 of 2017 GD
No. 354 of 2018 ED

**THE SCOTTDAL BANK & TRUST
COMPANY**

Plaintiff

vs.

**KIMBERLY SUE YEZEK and DONALD M.
DAVIES,**

Defendants

Property of: Kimberly Sue Yezek and Donald M. Davies

Civil Action No.: 2297 of 2017

Attorney for Plaintiff: John S. Toohey, Esquire

ALL the right, title, interest and claim of Kimberly Sue Yezek and Donald M. Davies, of, in and to:

Municipality: Dunbar Township

Address: 2333 Ridge Boulevard,
Connellsville, Fayette County, Pennsylvania,
15425.

Lot 1 in the Ralph E. and Rebecca Jean Yezek Plan of Subdivision

Improvements: Double wide mobile home and basement.

RBV: 2978, Page 1532.

Parcel ID No. 09-09-002504

KML Law Group, P.C.

Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

No. 1306 of 2018 GD
No. 294 of 2018 ED

**REVERSE MORTGAGE SOLUTIONS,
INC.**

**14405 Walters Road, Suite 200
Houston, TX 77014**

Plaintiff

vs.

MARTIN D. YURCHISON

Mortgagor(s) and Record Owner(s)

300 Mohawk Road Extension

Champion, PA 15622

Defendant(s)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate in the County of Fayette and Commonwealth of Pennsylvania.

TAX PARCEL # 3120006807

PROPERTY ADDRESS: 300 Mohawk Road Extension Champion, PA 15622

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF:
MARTIN D. YURCHISON

*** 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, December 3, 2018, at 9:30 A.M.

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

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2618-0164	DOLLIE M. ZAHRON	Harold R. Pritts Jr., Executor

Monday, December 17, 2018, 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, December 3, 2018, at 9:30 A.M.

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

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2617-0916	JOSEPH H. WEISMAN JR also known as JOSEPH WEISMAN JR.	Paul S. Bilohlavek, Executor
2617-0425	ERMINIA LASCALA	Jason F. Adams, Esquire, Executor
2616-0379	KATHRYN V. SEIGHMAN also known as KATHERINE SEIGHMAN also known as KATHRYN SEIGHMAN	Thomas A. Novak, Executor

Monday, December 17, 2018, 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
CRIMINAL DIVISION

COMMONWEALTH OF PENNSYLVANIA, :
 :
 :
 vs. :
 :
 :
 KENNETH WAYNE SHAFFER, : No. 2253 of 2017, G.D.
 Defendant. : Honorable Gerald R. Solomon

OPINION IN SUPPORT OF JURY VERDICT
PURSUANT TO Pa.R.A.P. 1925

SOLOMON, S.J. November 13, 2018

Following trial by jury, Kenneth Wayne Shaffer, Defendant, on September 5, 2018, was found guilty of Verify Address or Photographed as Required and Provide Accurate Information. After this Court imposed sentence upon Defendant, he filed a Notice of Appeal. Pursuant to this Court’s Order, Defendant then filed the following concise statement of error complained of on appeal:

- 1. Whether the evidence provided at trial was legally and factually sufficient to prove that Defendant committed the crime of Failure to Comply with Registration Requirements; specifically, Failure to Register His Address and Failure to Provide Accurate Information.

This Opinion is in support of the verdict of the jury.

STATEMENT OF THE CASE

On July 13, 2017, Lieutenant Thomas Kolencik of the Uniontown City Police Department went to the last known address of Defendant, according to Megan’s Law records, which was 30 Searights Avenue, in the City of Uniontown. N.T., 9/5/18 at 5-6, 10. At that residence, he spoke with the current resident, who had lived there since June, and was advised that she did not know the Defendant. Id. at 8. Lieutenant Kolencik later spoke with the landlord and was told that Defendant had lived at that address from December, 2016, to April, 2017. Id. at 10.

The current resident of 30 Searights Avenue, Uniontown, Jaycie Crawford, testified that she lived at that address since June 17, 2017, and the house was vacant at that time. Id. at 13-15. She further testified that Defendant did not live there and that she had never seen him before. Id. at 16. The owner of the residence, Margaret Angelo, testified that she knows Kenneth Shaffer, and that he had rented the house at 30 Searights Avenue. Id. at 20. Although her daughter owns the residence, she had collected the rent from Defendant since he moved in in 2016. Id. at 21. The last rent collected from De-

fendant was in March of 2017, the month Defendant moved out. Id. 21-22.

Trooper Nicole Sigwalt, a Criminal Investigator with the Pennsylvania State Police, testified that she is the Megan's Law liaison, and is certified as such. Id. at 26-27. Identifying Defendant, Trooper Sigwalt testified that she had updated Defendant in April of 2017, and that Defendant is subject to the registration requirements under Megan's Law. Id. at 33-34. She further testified that Defendant is a Tier Three and, as such, he is required to register every April, July, October, and January during his lifetime, beginning on October 29, 2008. Id. at 36. Further, if Defendant changed his residence, he had three days to come in and give notification that he had moved. Id. at 38.

In further testimony, Trooper Sigwalt testified that on April 17, 2017, Defendant appeared at the Pennsylvania State Police Barracks and verified his address as 30 Searight Avenue, Uniontown, Fayette County. Id. at 38. Thereafter, Defendant did not appear to register until September 18, 2017, missing his required quarterly registration in July. Id. at 39-40. On September 18, 2017, Defendant came to the Pennsylvania State Police Barracks several different times. Id. at 40. The first time he gave his address as 13 Furlong Court with a mailing address of 30 Searight Avenue. Id. Defendant later returned on that date and gave an address of 3 Bryson Boulevard and a gave as his mailing address a PO Box in Smithfield, not mentioning 30 Searight Avenue. Id. at 41. Defendant then returned for a third time and gave the same information as he had on his second visit. Id. at 42.

Upon this testimony, a jury of his peers found Defendant guilty of the crimes of Verify Address or Photographed as Required and guilty of the crime of Provide Accurate Information as provided for in Megan's Law.

DISCUSSION

The standard applied in reviewing the sufficiency of evidence is whether, viewing all the evidence admitted at trial in the light most favorable to the verdict winner, there is sufficient evidence to enable the fact-finder to find every element of the crime beyond a reasonable doubt. *Commonwealth v. Ratsamy*, 885 A.2d 1005, 1007 (Pa.Super. 2005). In applying the above test, the Court may not weigh the evidence and substitute its judgment for that of the fact-finder. Id. In addition, we note that the facts and circumstances established by the Commonwealth need not preclude every possibility of innocence. *Commonwealth v. O'Black*, 897 A.2d 1234, 1238 (Pa.Super. 2006). Any doubts regarding a defendant's guilt may be resolved by the fact-finder unless the evidence is so weak and inconclusive that, as a matter of law, no probability of fact may be drawn from the combined circumstances. *Ratsamy*, supra., 885 A.2d at 1007.

The Commonwealth may sustain its burden of proving every element of the crime beyond a reasonable doubt by means of wholly circumstantial evidence. Id. Moreover, in applying the above test, the entire record must be evaluated and all evidence actually received must be considered. Id. Finally, the trier of fact, while passing upon the credibility of the witnesses and the weight of the evidence produced, is free to believe all, part or none of the evidence. *Commonwealth v. Bullick*, 830 A.2d 998, 1000 (Pa.Super. 2003), quoting *Commonwealth v. Gooding*, 818 A.2d 546, 549 (Pa.Super. 2003).

The critical inquiry on review of the sufficiency of the evidence to support a criminal conviction does not require a court to “ask itself whether it believes that the evidence at the trial established guilt beyond a reasonable doubt.” *Commonwealth v. Ratsamy*, 934 A.2d 1233, 1235 (Pa. 2007). The Court must simply determine whether the evidence believed by the trier of fact was sufficient to support the verdict. *Id.* With these precedents to guide us, we will discuss the issues raised by Defendant.

The offense of Verify Address or Photographed as Required is self- explanatory. The Defendant is subject to the registration requirements under Megan’s Law and, as a Tier Three, he is required to register every April, July, October, and January during his lifetime. This requirement began on October 29, 2008. Further, if Defendant changes his residence, he has three days to come in and register his new address.

The Defendant registered on April 17, 2017, and gave his address as 30 Searight Avenue. He then moved from that address sometime before June, 2017, did not appear for his required registration in July, 2017, and failed to register a new address until September 18, 2017, clearly well beyond his required time of three days to provide that information.

Thus, viewing all the evidence admitted at trial in the light most favorable to the Commonwealth as the verdict winner, there was sufficient evidence to enable the fact-finder to find every element of this crime beyond a reasonable doubt.

As to the crime of Provide Accurate Information, we will not reiterate the evidence set forth, *supra*. That evidence shows that the Defendant moved from his registered residence sometime before June, 2017, and did not register his new residence as required. Further, when he finally appeared on September 18, 2017, he provided two different home addresses along with two different mailing addresses.

Hence, viewing all the evidence admitted at trial in the light most favorable to the Commonwealth as the verdict winner, there was sufficient evidence to enable the fact-finder to find every element of this crime beyond a reasonable doubt.

WHEREFORE, it is respectfully submitted that the appeal of Appellant lacks merit and should be denied.

BY THE COURT,
GERALD R. SOLOMON,
SENIOR JUDGE

ATTEST:
Janice Snyder
Clerk of Courts

LUNCH & LEARN SERIES

FCBA LUNCH & LEARN SERIES

In the spirit of the holidays and “Peace on earth, goodwill to all,” the Fayette County Bar Association’s next presentation in its Lunch & Learn Series will be:

- Date: Wednesday, December 5th from 12:00 p.m. to 1:30 p.m.
- Location: Courtroom No. 1 of the Fayette County Courthouse
- Discussion topic: **CIVILITY IN THE PRACTICE OF LAW**
- Presenters: Anne N. John, President-elect of the PBA, and Judge Steve P. Leskinen

CLE Credit

1.5 hours of Ethics CLE credit for the program. The fees are as follows:

Members of the FCBA

- No charge for attendance without CLE Credit
- \$10 fee for attendance with CLE Credit

Attorneys admitted to practice in Pennsylvania after January 1, 2012

- No charge for attendance with CLE Credit

Non-members of the FCBA

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

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

A light lunch will be provided.

REGISTER

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, December 3rd.

Professional Ethics Committee of the Fayette Bar Association

ANNUAL MEMBERSHIP MEETING

The regular annual meeting of the full membership of the Fayette County Bar Association shall be held on **Wednesday, December 5, 2018, at 1:30 pm in Courtroom One, Fayette County Courthouse, 61 East Main Street, Uniontown, PA 15401.**

Committees are invited to present topics of concern or interest to the Association.

RSVP to Cindy at cindy@fcbbar.org or 724-437-7994

FCBA RELOCATION NOTICE

The Fayette County Bar Association office is being relocated to **45 East Main Street, Suite 100, Uniontown, Pennsylvania 15401**, effective Friday, November 16, 2018. Please update your directory to forward all correspondence and Legal Journal notices to the new address.

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