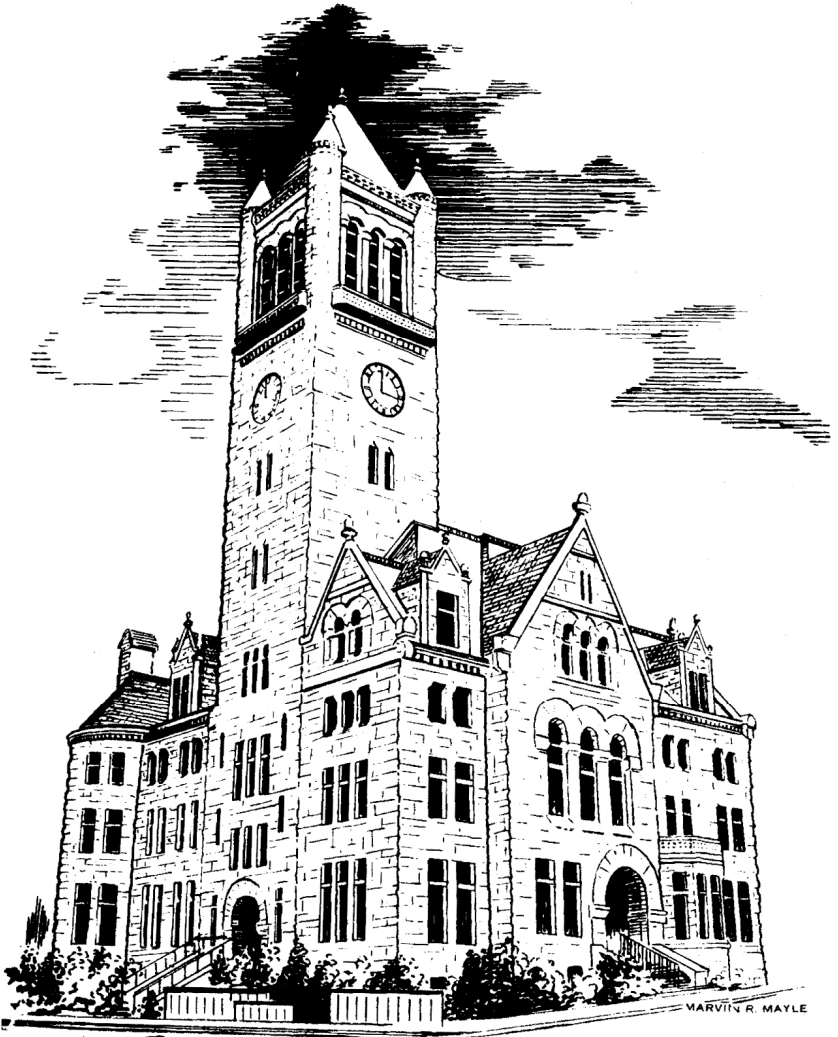


# FAYETTE LEGAL JOURNAL

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## FAYETTE LEGAL JOURNAL

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**Co-Editors:** Garnet L. Gordon and Melinda Deal Dellarose

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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

**CECELIA BARANEK, a/k/a CECELIA AGNES BARANEK**, late of Georges Township, Fayette County, PA <sup>(3)</sup>

*Executor:* Michael S. Losurdo, Jr.  
c/o 556 Morgantown Road  
Uniontown, PA 15401  
*Attorney:* John Kopas

**JOYCE L. DEEMS**, late of Uniontown, Fayette County, PA <sup>(3)</sup>

*Executrix:* Erika L. Butter  
c/o 2944 National Pike Road  
P.O. Box 245  
Chalk Hill, PA 15421  
*Attorney:* Charles C. Gentile

**DONNA M. FOREMAN**, late of Georges Township, Fayette County, PA <sup>(3)</sup>

*Administrator DBNCTA:* Troy B. Foreman  
c/o 9 Court Street  
Uniontown, PA 15401  
*Attorney:* Vincent J. Roskovensky, II

**AUDREY GANOE, a/k/a AUDREY D. GANOE, a/k/a AUDREY DARLENE GANOE**, late of Luzerne Township, Fayette, PA <sup>(3)</sup>

*Executor:* John W. Ritchey and  
Bernadine C. Ritchey  
c/o DeHaas Law, LLC  
51 East South Street  
Uniontown, PA 15401  
*Attorney:* Ernest P. DeHaas, III

**THOMAS J. GEORGE, a/k/a THOMAS GEORGE**, late of Uniontown, Fayette County, PA <sup>(3)</sup>

*Personal Representatives:*  
Thomas F. George and Michael P. George  
c/o Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Samuel J. Davis

**PAUL JOSEPH HOMER, JR., a/k/a PAUL J. HOMER, JR.**, late of Dunbar Township, Fayette County, PA <sup>(3)</sup>

*Personal Representative:*  
Christopher A. Homer  
c/o Watson Mundorff, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Timothy J. Witt

**TAMMY J. MATTIE, a/k/a TAMMY JEAN MATTIE**, late of Grindstone, Fayette County, PA <sup>(3)</sup>

*Administrator:* Nevin P. Mattie  
c/o DeHaas Law, LLC  
51 East South Street  
Uniontown, PA 15401  
*Attorney:* Ernest P. DeHaas, III

**WILLIAM EARL PARNHAM**, late of Uniontown, Fayette County, PA <sup>(3)</sup>

*Administrators:*  
Ruth Ann Munden  
P.O. Box 315  
Wyano, PA 15695  
Darcy Nave  
10369 Washington Avenue  
North Huntingdon, PA 15642  
c/o 1714 Lincoln Way  
White Oak, PA 15131  
*Attorney:* Rebecca Shaw McHolme

**LOIS N. WHETSEL**, late of Bullskin Township, Fayette County, PA <sup>(3)</sup>

*Personal Representatives:*  
Kathleen J. Brown and Dan E. Whetsel  
c/o Watson Mundorff, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Timothy J. Witt

## Second Publication

**GERALD BELL**, late of South Union Township, Fayette County, PA (2)  
*Executrix:* Valerie A. Brown  
 c/o Higinbotham Law Offices  
 45 East Main Street, Suite 500  
 Uniontown, PA 15401  
*Attorney:* James Higinbotham

**ROBERT G. BOYE**, late of Brownsville, Fayette County, PA (2)  
*Administratrix:* Jo Ann Sepsi  
 c/o 51 East South Street  
 Uniontown, PA 15401  
*Attorney:* Anthony S. Dedola, Jr.

**ROBERT E. JONES**, late of Uniontown, Fayette County, PA (2)  
*Administration, C.T.A.:*  
 Jeffrey Scott Jones  
 c/o 11 Pittsburgh Street  
 Uniontown, PA 15401  
*Attorney:* Thomas W. Shaffer

**CAROL ANN RAHM**, late of Georges, Fayette County, PA (2)  
*Administratrix:* Cristina L. Rahm  
 c/o 9 Court Street  
 Uniontown, PA 15401  
*Attorney:* Vincent J. Roskovensky, II

**GEORGE H. ROBERTUCCI**, late of Upper Tyrone Township, Fayette County, PA (2)  
*Administrator:* Christopher A. Robertucci  
 618 Kingview Road  
 Scottdale, PA 15683  
 c/o 201 North Chestnut Street  
 P.O. Box 342  
 Scottdale, PA 15683  
*Attorney:* James Lederach

**NANNIE M. SAWCHENKO**, late of Masontown, Fayette County, PA (2)  
*Executrix:* Mary Collins  
 c/o 2944 National Pike Road  
 P.O. Box 245  
 Chalk Hill, PA 15421  
*Attorney:* Charles C. Gentile

**JOHN WILLIAM SHARTZER, a/k/a JOHN W. SHARTZER, a/k/a JOHN SHARTZER**, late of Connellsville, Fayette County, PA (2)  
*Administratrix:* Paulette S. Musser  
 c/o John & John  
 96 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Simon B. John

**ANNA ELEANOR VRABEC**, late of North Union Township, Fayette County, PA (2)  
*Executrix:* Judith A. Radic  
 5889 Waynegate Road  
 Huber Heights, OH 45424  
 c/o 617 McKean Avenue  
 Donora, PA 15033  
*Attorney:* Thomas B. Kostolansky

## First Publication

**ALEXANDER BEZJAK, a/k/a ALEX BEZJAK**, late of South Union Township, Fayette County, PA (1)  
*Executor:* Carl Bezjak  
 17 Theodori Drive  
 Uniontown, PA 15401  
 c/o 76 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Douglas S. Sholtis

**MIKE CIAMPANELLI, a/k/a MIKE A. CIAMPANELLI**, late of Menallen, Fayette County, PA (1)  
*Executrix:* Phyllis A. Ciampanelli  
 c/o Higinbotham Law Offices  
 45 East Main Street, Suite 500  
 Uniontown, PA 15401  
*Attorney:* James Higinbotham

**MARK T. DOORLEY, a/k/a MARK DOORLEY**, late of Uniontown, Fayette County, PA (1)  
*Personal Representative:* Joseph Doorley  
 c/o Davis & Davis  
 107 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Samuel J. Davis

**BETTY JANE DOWNS, a/k/a BETTY J. DOWNS, a/k/a BETTY DOWNS**, late of South Union Township, Fayette County, PA (1)  
*Personal Representative:* Karen Perri

c/o 92 East Main Street, Suite 3  
 Uniontown, PA 15401  
*Attorney:* Susan Ritz Harper

Belle Vernon, PA 15012  
*Attorney:* Mark E. Ramsier

**DOROTHY B. GLEBES**, late of South Union Township, Fayette County, PA <sup>(1)</sup>  
*Personal Representative:* Stanley Glebes  
 c/o Dellarose Law Office, PLLC  
 99 East Main Street, Suite 101  
 Uniontown, PA 15401  
*Attorney:* Melinda Deal Dellarose

**THOMAS ZEMO, a/k/a TOM ZEMO**, late of Menallen Township, Fayette County, PA <sup>(1)</sup>  
*Executor:* Peter J. Daley II, Esquire  
 c/o Peter J. Daley & Associates, P.C.  
 33 Market Street, Suite 1  
 Brownsville, PA 15417  
*Attorney:* Peter Daley II

**HELEN KANAR**, late of Uniontown, Fayette County, PA <sup>(1)</sup>  
*Executrix:* Mary Rushin  
 c/o Higinbotham Law Offices  
 45 East Main Street, Suite 500  
 Uniontown, PA 15401  
*Attorney:* James Higinbotham

## LEGAL NOTICES

IN THE ORPHANS' COURT DIVISION OF  
 THE COURT OF COMMON PLEAS OF  
 FAYETTE COUNTY, PENNSYLVANIA  
 CUSTODY  
 No: 1200 of 2021, G.D.  
 JUDGE LINDA CORDERO

**GERALDINE MCCANDLESS**, late of Connellsville, Fayette County, PA <sup>(1)</sup>  
*Personal Representative:*  
 Randall T. McCandless  
 c/o Watson Mundorff, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15425  
*Attorney:* Timothy J. Witt

IN RE : CLARENCE BRANGARD, JR.  
 Plaintiff  
 vs.  
 PATRICIA LOWRY,  
 Defendant

JOHN LOWRY,  
 MICHELLE HAMBORSKY,  
 Additional Defendants

**ROSEMARIE PERRY**, late of Fayette City, Fayette County, PA <sup>(1)</sup>  
*Administrator:* Michael S. Perry, Jr.  
 c/o 12 Fernwood Avenue  
 Pittsburgh, PA 15228  
*Attorney:* Lorraine Smith

### NOTICE TO DEFENDANT, PATRICIA LOWRY

You have been named as a defendant in a custody action instituted by Plaintiff, Clarence Brangard, Jr., against you in this Court. Plaintiff alleges in the Complaint in this action that the best interest and permanent welfare of your three (3) minor children will be served by granting primary legal and physical custody to Plaintiff, Clarence Brangard, Jr.

The service of this Complaint by publication is made pursuant to an Order of Court dated September 10, 2021 and filed at the above term and number.

**DOROTHY A. TURNBULL, a/k/a DOROTHY ANN TURNBULL**, late of Perry Township, Fayette County, PA <sup>(1)</sup>  
*Executrix:* Kathy Kelly  
 310 Rehoboth Road  
 Belle Vernon, PA 15012  
 c/o 1202 West Main Street  
 Monongahela, PA 15063  
*Attorney:* James W. Haines, Jr.

A Custody Mediation Conference has been schedule for October 18, 2021 at 2:30 P.M. and shall be held at the Child Custody Services Office on the Third Floor of the Fayette County Courthouse, 61 East Main St., Uniontown PA 15401.

**ROBERT L. WAGGETT**, late of Washington Township, Fayette County, PA <sup>(1)</sup>  
*Executrix:* Renee Kurdilla  
 205 Roosevelt Street  
 Rostraver Township, PA 15012  
 c/o 823 Broad Avenue

**You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defense or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and an Order of Court may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody and visitation of your children.**

**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.**

**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 STREET  
PO BOX 186  
HARRISBURG, PA 17108  
PHONE: 1-800-692-7375

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## Registers' Notice

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

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

**Monday, October 4, 2021, at 9:30 A.M.**

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2618-0524	RONALD K. SABO	Ronald V. Sabo, Executor
2619-0462	NANCY ARLENE WELTZ also known as NANCY A. WELTZ	Jeffrey Weltz, Executor

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on  
**Monday, October 18, 2021, 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, October 4, 2021, at 9:30 A.M.**

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2655-0321	ELSIE FLEMING	Troy Bungard, Administrator
2618-0149	CONNIE L. HARSHMAN a/k/a CONNIE HARSHMAN a/k/a CONNIE LOU HARSHMAN a/k/a CONNIE LOU MARSHALL	Jill Rowland, Executrix
2618-0205	CURTIS THARPE	Susan Baron, Executrix
2621-0221	GLORIA MAE EDWARDS a/k/a GLORIA M. EDWARDS	Carolyn W. Maricondi, Executrix

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on  
**Monday, October 18, 2021, 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.

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

**SHERIFF'S SALE**

Date of Sale: November 18, 2021

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, November 18, 2021, 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. 224 of 2021 GD  
No. 107 of 2021 ED

**American Advisors Group**

**PLAINTIFF**

**vs.**

**Susan D. Collier, Administratrix of the Estate of John M. Collier a/k/a John Marshall Collier**

**DEFENDANT**

ALL the following described tract of land, being more particularly bounded and described as follows, to-wit:

ALL certain piece of land situate in Masontown Borough, Fayette County, Pennsylvania, known and designated as Lot No. 54 in the plan of lots laid out by Hillman-Neff Coke Company, and recorded in the Office of Recorder of Deeds in and for Fayette County, Pennsylvania, in Plan Book 4, page 46, having erected thereon a frame dwelling house and out-building, being the same premises granted and conveyed to Robert Saunders by deed of William Finnie, et ux, dated October 9, 1964, and of record in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book Vol 998, page 410, and subject to all the exceptions, reservations and easements contained in said deed.

PARCEL # 21-08-0225

FOR INFORMATIONAL PURPOSES ONLY: Being known as 14 Park Avenue, Masontown, Pennsylvania 15461

COMMONLY KNOWN AS: 14 Park Avenue, Masontown, PA 15461

TAX PARCEL NO. 21-08-0225



Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 A Florida Limited Liability Company  
 133 Gaither Drive, Suite F  
 Mt. Laurel, NJ 08054  
 Phone: (855) 225-6906  
 Fax: (866) 381-9549

No. 492 of 2021 GD  
 No. 130 of 2021 ED

**WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR AMRESCO RESIDENTIAL SECURITIES CORPORATION MORTGAGE LOAN TRUST 1998-3**

**Plaintiff**  
**V.**

**CHUCK O. COULSON; SONDRA L. COULSON A/K/A SANDRA L. COULSON**  
**Defendant(s)**

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

BEING KNOWN AS: 131 PALMER RD F/K/A ROAD #1 BOX 322 ADAH, PA 15410  
 BEING PARCEL NUMBER: 15190074  
 IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 1148 of 2021 GD  
 No. 137 of 2021 ED

**Freedom Mortgage Corporation**  
**Plaintiff**

**vs.**

**Timothy L. Heater, as Administrator of the Estate of Harry L. Heater, Jr., Deceased**  
**Defendant(s)**

All those certain lots of land situate in the Borough of South Connellsville, Fayette County, Pennsylvania.

BEING THE SAME PREMISES which Gregory A. Vinoski, by Deed dated 11/30/2004 and recorded in the Office of the Recorder of Deeds of Fayette County on 11/30/2004 in Deed Book Volume 2928, Page 946, Instrument No. 200400020958 granted and conveyed unto Harry L. Heater, Jr. and Carolyn E. Heater, Husband and Wife.

Carolyn E. Heater departed this life on 4/14/2010.

Harry L. Heater departed this life on 7/26/2020.

BEING known as 1811 2nd Street, Connellsville, Pennsylvania 15425  
 PARCEL # 33-08-0061

STERN AND EISENBERG, PC  
 Andrew J. Marley, ESQ.

No. 482 of 2021 GD  
 No. 128 of 2021 ED

**Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2005-5, Asset-Backed Certificates, Series 2005-5**

**Plaintiff**

**v.**

**Cheryl A. Lorkowski and Raymond P. Lorkowski, Sr.**

**Defendant(s)**

SITUATE IN THE THIRD WARD OF THE Washington Township, FAYETTE COUNTY, PENNSYLVANIA, BEING KNOWN AS 1540 Fayette Avenue, Fayette City, PA 15438

PARCEL NO. 41-13-0110 and 41-13-0112 IMPROVEMENTS - RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF- Cheryl A. Lorkowski and Raymond P. Lorkowski, Sr.

Brock & Scott, PLLC

No. 851 of 2018 GD  
 No. 51 of 2021 ED

**WELLS FARGO BANK, N.A.**

**v.**

**ANTHONY L. MILAN; NUR H. MILAN**

By virtue of a Writ of Execution No. 851 of 2018 GD; 51 of 2021 ED WELLS FARGO BANK, N.A. v. ANTHONY L. MILAN; NUR H. MILAN owner(s) of property situate in the TOWNSHIP OF LUZERNE, FAYETTE County, Pennsylvania, being

811 GREEN ST, A/K/A 811 GREEN ST-HILLER, BROWNSVILLE, PA 15417

Tax ID No. 19-13-0080

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$115,631.25

No. 1793 of 2017 GD  
No. 133 of 2021 ED

**Wilmington Savings Fund Society, FSB, As Trustee of Stanwich Mortgage Loan Trust I Plaintiff,**  
**vs.**  
**Matthew B. Nutt; Amanda Bernot, AKA Amanda R. Bernot Defendants.**

ALL that certain parcel of land lying and being situate in the Borough of Brownsville, County of Fayette, and Commonwealth of Pennsylvania, known as 121 Blaine Avenue, Brownsville, PA 15417 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 02110072, 0211007201

BEING the same property conveyed to Matthew B. Nutt who acquired title by virtue of a deed from Amanda Bernot, dated July 14, 2016, recorded June 18, 2018, at Instrument Number 201800006243, and recorded in Book 3375, Page 881, Office of the Recorder of Deeds, Fayette County, Pennsylvania.

No. 2221 of 2019 GD  
No. 134 of 2021 ED

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

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

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

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

1863, granted and conveyed unto Ronald Ryan and Danielle J. Ryan, husband and wife.

Brock & Scott, PLLC

No. 156 of 2020 GD  
No. 138 of 2021 ED

**WELLS FARGO BANK, N.A.**  
**v.**  
**JASON SOMMERFELDT**

By virtue of a Writ of Execution No. 156 of 2020 GD, WELLS FARGO BANK, N.A. v. JASON SOMMERFELDT owner(s) of property situate in the TOWNSHIP OF WASHINGTON, FAYETTE County, Pennsylvania, being 1118 CONNELLSVILLE RD, FAYETTE CITY, PA 15438

Tax ID No, 41-16-0026

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$51,732.55

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 1520 of 2018 GD  
No. 127 of 2021 ED

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

**3217 S. Decker Lake Drive Salt Lake City, UT 84119**

**Plaintiff**

**vs.**

**DENISE A. WARNICK SHIRLEY A. WARNICK**

**Mortgagor(s) and Record Owner(s) 164 Casey Drive**

**New Salem, PA 15468**

**Defendant(s)**

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

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

TAX PARCEL #15-05-0013

IMPROVEMENTS: A RESIDENTIAL DWELLING

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

No. 2014 of 2019 GD  
No. 135 of 2021 ED

No. 1336 of 2017 GD  
No. 136 of 2021 ED

**MidFirst Bank**  
**Plaintiff,**  
**vs.**  
**Megan L. Williams; Ryan D. Williams**  
**Defendants.**

**PENNSYLVANIA HOUSING FINANCE**  
**AGENCY,**  
**PLAINTIFF**  
**VS.**  
**DAYID C. WHYEL,**  
**DEFENDANT**

ALL that certain parcel of land lying and being situate in the Township of Springfield, County of Fayette, and Commonwealth of Pennsylvania, known as 640 Mill Run Road, Mill Run, PA 15464 having erected thereon a dwelling house.

**PARCEL ONE - TAX PARCEL #19-18-0008/191530:**

Being known and designated as Tax ID No.: 35-15-0074

ALL that certain lot ground in the Township of Luzerne, County of Fayette, Pennsylvania, being Lot No. 5, Joseph Merino Plan of Lots, Fayette Plan Book 1, page 36 1/2. BEING A VACANT LOT OF residential land located on Rose Street, Allison, PA 15412.

BEING the same premises which Larry A. Schroyer and Mary J. Schroyer, f/k/a Mary J. Bowers, husband and wife, by Deed dated September 6, 2012 and recorded in and for Fayette County, Pennsylvania in Deed Book 3199, Page 837, granted and conveyed unto Megan L. Williams, married and Ryan D. Williams, unmarried.

TAX PARCEL #: 19-18-0008  
Fayette County Deed Book 2082, page 323.

\*\*\* END SHERRIFF SALES\*\*\*

**PARCEL TWO - TAX PARCEL #19-18-0003/191531:**

ALL that certain lot of ground in the Township of Luzerne, County of Fayette, Pennsylvania, being Lots Nos. 9 and 10, Joseph Merino Plan of Lots, Fayette Plan Book Volume 1, page 36 1/2. HAVINO THEREON ERECTED outbuildings located on Rose Street, Allison, PA 15413.

TAX PARCEL #: 19-18-0003  
Fayette County Deed Book 2082, page 323.

**PARCEL THREE - TAX PARCEL #19-18-0006/191532:**

ALL those two lots of ground in the Township of Luzerne, County of Fayette, Pennsylvania, being Lots Nos. 3 and 4, Joseph Merino Plan of Lots, Fayette Plan Book 1, page 36 1/2. HAVING THEREON ERECTED DWELLING KNOWN AS: 1 ROSE STREET ALLISON, PA 15413.

TAX PARCEL #: 19-18-0006  
Fayette Deed Book 2082, page 323.

ALL PARCELS TO BE SOLD AS THE PROPERTY OF DAVID C. WHYEL UND ER FAYETTE COUNTY JUDGMENT NO. 2017-01336.



## **WARMAN ABSTRACT & RESEARCH LLC**

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## **BUSINESS OPPORTUNITY**

Are you thinking about opening a law office or CPA office, or expanding your firm into Westmoreland County? An established Attorney/CPA practice, conveniently located one block from the courthouse in Greensburg, PA is for sale. Email serious inquiries to:

**LegalPosition21@gmail.com.**



# FCBA BENCH BAR CONFERENCE

**Bench Bar Conference**  
**Wednesday, October 13, 2021**  
The Historic Summit Inn

## AGENDA

8:30 **Meet the Sponsors & Breakfast Buffet**

9:00 **Your Toughest Client – What Makes Them So Difficult! And Success – Working and Living in ‘The Zone’**

Presenter: Douglas Leonard, Esquire of Douglas Leonard Consulting  
1.5 Ethics credits

10:30 **Break**

10:45 **Trial Tactics and Panel Discussion with the Judges of the Fayette County Court of Common Pleas**

Trial Tactics led by Judge Nancy D. Vernon

Panel Discussion/Questions & Answers led by Judge Linda R. Cordaro

Panelists: President Judge John F. Wagner, Jr., Judge Steve P. Leskinen, and Judge Joseph M. George, Jr.

1.5 Substantive credits

12:30 **Lunch Buffet**

### Panel Discussion/Questions & Answers

The Judges of the Fayette Court of Common Pleas are accepting questions for the panel Q&A discussion. Questions may cover trial tactics, local practice and procedure, or general legal questions, but should not inquire about cases pending or adjudicated before the Court. Questions are due by Wednesday, October 6th. To submit a question for consideration, please follow the link in your email invitation or email to [cindy@fcbar.org](mailto:cindy@fcbar.org).

### **Fees to Attend**

FCBA members - \$75

Non-members of the FCBA - \$125

Attorneys admitted to practice in Pennsylvania after January 1, 2016 - \$50

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

**RSVP due Thursday, October 7th to**  
Cindy 724-437-7994 or [cindy@fcbar.org](mailto:cindy@fcbar.org)

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