

FAYETTE LEGAL JOURNAL

VOL. 84

MARCH 27, 2021

NO. 13



FAYETTE LEGAL JOURNAL

The FAYETTE LEGAL JOURNAL is published weekly by the Fayette County Bar Association, 45 East Main Street, Suite 100, Uniontown, Pennsylvania 15401, 724-437-7994. Legal advertisements should be submitted online at www.fcbar.org no later than 12:00 noon on Friday for publication the following Saturday. No date of publication is promised, however. Legal notices are published exactly as submitted by the advertiser. Copyright 2001 Fayette County Bar Association. All rights reserved.

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

Cover Design by Marvin R. Mayle, 207 Lick Hollow Road, Hopwood, PA

FAYETTE COUNTY BAR ASSOCIATION Board of Directors

President: Charles O. Zebley, Jr.
President Elect: Gretchen A. Mundorff
Vice-President: Mark D. Brooks
Secretary: Anne N. John
Treasurer: Louise D. Monaghan
Past President: Louise D. Monaghan
Executive Director: Garnet L. Gordon

Directors
 Jennifer M. Casini
 Rachel A. Clark
 Jeremy J. Davis
 Robert A. Gordon
 Sheryl R. Heid
 James E. Higinbotham, Jr.
 Margaret Zylka House
 John A. Kopas, III
 Wendy L. O'Brien
 Douglas S. Sholtis

ETHICS HOTLINE

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.

Call (800) 932-0311, ext. 2214.

LAWYERS CONCERNED FOR LAWYERS

Our assistance is confidential,
non-judgmental, safe, and effective

To talk to a lawyer today, call:
 1-888-999-1941
 717-541-4360

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

GLORIA MAE EDWARDS, a/k/a GLORIA M. EDWARDS, late of Lower Tyrone Township, Fayette County, PA ⁽³⁾

Executrix: Carolyn W. Maricondi
P.O. Box S
Dawson, PA 15428
c/o P.O. Box 760
Connellsville, PA 15425
Attorney: Carolyn W. Maricondi

LISA B. EGNOT, late of South Union Township, Fayette County, PA ⁽³⁾

Administrator: Thomas D. Egnot
c/o P.O. Box 727
Uniontown, PA 15401
Attorney: Bernadette Tummons

WHITMAN B. EVANS, a/k/a WHITMAN BILL EVANS, late of Hopwood, Fayette County, PA ⁽³⁾

Executor: Whitman B. Evans, Jr.
c/o DeHaas Law, LLC
51 East South Street
Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III

THEODORE R. GENOVESE, II, a/k/a THEODORE R. GENOVESE, late of Wharton Township, Fayette County, PA ⁽³⁾

Executor: Vincent C. Genovese
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

THERESA S. GRAHAM, late of Uniontown, Fayette County, PA ⁽³⁾

Administrator: William F. Graham
13 Rankin Road
Farmington, PA 15437
c/o 22 Bierer Avenue
P.O. Box 1206
Uniontown, PA 15401
Attorney: Mary Lenora Hajduk

MICHAEL J. HAZY, late of Washington Township, Fayette County, PA ⁽³⁾

Co-Executor: Joseph Hazy
1253 Ridge Road
Rostraver, PA 15012
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

CHARLES A. KASPER, late of Washington Township, Fayette County, PA ⁽³⁾

Administratrix: Melinda R. Kasper
128 Blackbird Lane
Shippensburg, PA 17257
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

ELIZABETH LITAVEC, a/k/a BETTY LITAVEC, a/k/a BETTY J. LITAVEC, late of Jefferson Township, Fayette County, PA ⁽³⁾

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

LEON R. MOWRY, a/k/a LEON ROBERT MOWRY, late of Saltlick Township, Fayette County, PA ⁽³⁾

Executor: Leon R. Mowry, II
272 Keslar School Road
Acme, PA 15610
c/o 231 South Main Street, Suite 402
Greensburg, PA 15683
Attorney: Marilyn Gaut

FRANK ORIS, a/k/a FRANK J. ORIS, late of South Union Township, Fayette County, PA ⁽³⁾

Executrix: Theodora DeFrank Shoaf
c/o Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James Higinbotham

PATRICK PURCELL, late of Brownsville
Borough, Fayette County, PA (3)

Executrix: Peggy Podoloff
P.O. Box 1052
Deep River, Connecticut 06417
c/o P.O. Box 310
Hiller, PA 15444
Attorney: Herbert G. Mitchell, III

CAIRN L. FIRESTONE, late of Bullsken
Township, Fayette County, PA (2)

Executrix: Sarah B. Landis
215 Thompson Court
Indian Trail, NC 28079
c/o 749 North Church Street
Mt. Pleasant, PA 15666
Attorney: Paul E. Toohy

PAUL G. WATSON, late of North Union
Township, Fayette County, PA (3)

Executor: Jeffrey L. Watson
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

RALPH A. GRECO, late of Belle Vernon,
Fayette County, PA (2)

Executrix: Bonita Greco
416 Market Street
Belle Vernon, PA 15012
c/o 300 Fallowfield Avenue
Charleroi, PA 15022
Attorney: Richard C. Mudrick

Second Publication

CHARLENE L. AUGUSTINE, late of
Menallen Township, Fayette County, PA (2)

Personal Representative: Lisa Andursky
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

CARL EDWARD HERSHBERGER, late of
Upper Tyrone Township, Fayette County, PA (2)

Executor: Alfred P. Tofani
134 Shelton Drive
New Stanton, PA 15672
c/o Timothy A. Fedele, Esq. LLC
201 Trauger Road
Latrobe, PA 15650
Attorney: Timothy A. Fedele

DAVID LARRY COLE, late of Georges
Township, Fayette County, PA (2)

Personal Representative: Tammy L. Cole
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Jeremy J. Davis

ARTHUR LEE KING, late of Lake Lynn,
Fayette County, PA (2)

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

**EDWARD A. COLEBANK, a/k/a EDWARD
ALLEN COLEBANK**, late of Masontown,
Fayette County, PA (2)

Administratrix: Betty Ann Colebank
322 Fairview Avenue
Masontown, PA 15461
c/o 76 East Main Street
Uniontown, PA 15401
Attorney: Douglas S. Sholtis

**KAREN AGNES LUCAS, a/k/a KAREN A.
LUCAS**, late of Vanderbilt, Fayette County, PA

Executor: Richard E. Lucas (2)
c/o Casini & Geibig, LLC
815B Memorial Boulevard
Connellsville, PA 15425
Attorney: Jennifer M. Casini

MERLE A. DANIELS, late of Menallen
Township, Fayette County, PA (2)

Executor: Danny R. Daniels
c/o 39 Francis Street
Uniontown, PA 15401
Attorney: Jack R. Heneks, Jr.

MARK W. MCLAUGHLIN, late of North
Union Township, Fayette County, PA (2)

Administrator: Scott McLaughlin
c/o 39 Francis Street
Uniontown, PA 15401
Attorney: Jack R. Heneks, Jr.

KAREN MILLER, a/k/a KAREN H. MILLER, a/k/a KAREN HOPE MILLER, late of Franklin Township, Fayette County, PA
Administrator: Dean William Miller (2)
 c/o Goodwin Como, P.C.
 108 North Beeson Boulevard, Suite 400
 Uniontown, PA 15401
Attorney: Benjamin Goodwin

BETTY LOU RABATIN, late of Perry Township, Fayette County, PA (2)
Executor: Jacob Rabatin
 P.O. Box 171
 Star Junction, PA 15482
 c/o P.O. Box 781
 Belle Vernon, PA 15012
Attorney: Brian Pirilla

LAWRENCE W. RYAN, SR., a/k/a LAWRENCE RYAN, SR., a/k/a LAWRENCE W. RYAN, a/k/a LAWRENCE RYAN, late of Uniontown, Fayette County, PA (2)
Personal Representative: Lisa M. Martin
 c/o George & George
 92 East Main Street
 Uniontown, PA 15401
Attorney: Joseph M. George

DUSTIN SPOHN, late of Redstone Township, Fayette County, PA (2)
Administratrix: Amanda Spohn
 c/o Adams Law Offices, PC
 55 East Church Street, Suite 101
 Uniontown, PA 15401
Attorney: Jason Adams

WILLIAM H. THOMAS, JR., late of North Union Township, Fayette County, PA (2)
Administrator: Bruce Thomas
 c/o 815A Memorial Boulevard
 Connellsville, PA 15425
Attorney: Margaret Zylka House

GERALD T. YOCABET, a/k/a GERALD THOMAS YOCABET, late of Redstone Township, Fayette County, PA (2)
Personal Representative: Daniel A. Yocabet, a/k/a Daniel Anthony Yocabet
 c/o Davis & Davis
 107 East Main Street
 Uniontown, PA 15401
Attorney: James T. Davis

First Publication

MILDRED M. BARAK, a/k/a MILDRED BARAK, late of Luzerne Township, Fayette County, PA (1)
Executrix: Linda C. Ducar
 c/o John & John
 96 East Main Street
 Uniontown, PA 15401
Attorney: Simon B. John

FRANK J. BARON, a/k/a FRANK BARON, late of German Township, Fayette County, PA (1)
Personal Representatives: Brett A. Baron and Breanne L. Paull
 c/o George & George
 92 East Main Street
 Uniontown, PA 15401
Attorney: Joseph M. George

RICHARD J. DOLATA, late of Henry Clay Township, Fayette County, PA (1)
Executrix: Audrey M. Kaercher
 265 Martin Road
 P.O. Box 185
 Markleysburg, PA 15459
 c/o Carolann A. Young and Associates
 530 North Center Avenue
 P.O. Box 344
 Somerset, PA 15501
Attorney: Carolann A. Young

WAYNE L. ETILING, late of Connellsville, Fayette County, PA (1)
Executrix: Mary Margaret Lynch
 c/o Molinaro Law Offices
 P.O. Box 799
 Connellsville, PA 15425
Attorney: Carmine V. Molinaro, Jr.

SHARON B. FLETCHER, late of Saltlick Township, Fayette County, PA (1)
Administrator: John B. Fletcher, Jr.
 c/o Casini & Geibig, LLC
 815B Memorial Boulevard
 Connellsville, PA 15425
Attorney: Jennifer M. Casini

WILLIAM JONES, a/k/a BILL JONES, late of Luzerne Township, Fayette County, PA (1)

Personal Representative:

John William Jones
c/o 902 First Street
P.O. Box 310
Hiller, PA 15444

Attorney: Herbert G. Mitchell, Jr.

CHARLOTTE A. KATKO, late of South Union Township, Fayette County, PA (1)

Administrator: Terry Katko
c/o P.O. Box 727

Uniontown, PA 15401

Attorney: Bernadette Tummons

THOMAS A. LONCE, a/k/a THOMAS

ALVIN LONCE, late of Uniontown, Fayette County, PA (1)

Executor: John J. Lonce

c/o 4 North Beeson Boulevard
Uniontown, PA 15401

Attorney: Sheryl R. Heid

DARLENE C. PHILLIPS, late of Uniontown, Fayette County, PA (1)

Personal Representative: Chris A. Myers

c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401

Attorney: James T. Davis

JOHN H. RICHTER, late of Franklin Township, Fayette County, PA (1)

Executor: Jerry D. Richter

c/o Molinaro Law Offices
P.O. Box 799
Connellsville, PA 15425

Attorney: Carmine V. Molinaro, Jr.

PALMER FRANK SABATINE, a/k/a

PALMER F. SABATINE, late of Uniontown, Fayette County, PA (1)

Administratrix: Ruthanne S. Sabatine

c/o DeHaas Law, LLC
51 East South Street
Uniontown, PA 15401

Attorney: Ernest P. DeHaas, III

AGNES STRYCHALSKI, late of Washington, Fayette County, PA (1)

Administrator: Constance A. Strychalski

316 Perry Avenue
Belle Vernon, PA 15012
c/o P.O. Box 1

401 Sixth Street at Washington Avenue
Charleroi, PA 15022

Attorney: Alan Benyak

MILDRED SUTTON, a/k/a MILDRED IMOGENE SUTTON, a/k/a MILDRED I SUTTON, a/k/a MILDRED JEAN SUTTON, late of Georges Township, Fayette County, PA

Executrix: Carol Ann Hatfield (1)

c/o Kopas Law Offices
556 Morgantown Road
Uniontown, PA 15401

Attorney: John Kopas

LAURA E. WALTERS, late of Nicholson Township, Fayette County, PA (1)

Administrator: Sabine Gaskill

c/o P.O. Box 622
Smithfield, PA 15478

Attorney: Charity Grimm Krupa

JOHN H. WENSING, late of New Salem, Fayette County, PA (1)

Personal Representative: Sherri Hosfelt

c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425

Attorney: Timothy J. Witt

LEGAL NOTICES

NOTICE

NOTICE is hereby given of the administration of the The Brittany Dawn Rosenburg Irrevocable Trust u/a/d August 13, 2002. Brittany Dawn Rosenburg, of Fayette County, Pennsylvania, died December 23, 2020. All persons having claims against the The Brittany Dawn Rosenburg Irrevocable Trust u/a/d August 13, 2002 are requested to make known the same to the Trustee or attorney named below. All persons indebted to the The Brittany Dawn Rosenburg Irrevocable Trust u/a/d August 13, 2002 are requested to make payment without delay to the Trustee or attorney named- PNC Bank, National Association. (3 of 3)

NOTICE

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
ACTION IN QUIET TITLE
NO. 416 OF 2021 G.D.
JUDGE STEVE P. LESKINEN

CHARLES E. LOWMAN
Plaintiff,

vs.

CLARENCE A. PATTERSON, deceased,
brother of defendant, MARGARET
PATTERSON, deceased
and his heirs, and
MARGARET PATTERSON, deceased,
Sister of Defendant, CLARENCE A.
PATTERSON, and her heirs,
Defendants.

TO: THE SAID DEFENDANTS, their heirs,
successors and assigns, generally,

You are hereby notified that the Plaintiff, CHARLES E. LOWMAN, has acquired by Quit Claim Deed dated August 17, 2019, all of the right, title and interest that he has in the parcels of property set forth in his Complaint, situate in and being two (2) lots in North Union Township, Fayette County, Pennsylvania, as Parcel Numbers 25-27-0158 and 25-27-0154, from Robert N. Lowman, his father. It is further alleged that Robert N. Lowman and the Plaintiff, Charles E. Lowman have been in exclusive, adverse, opened and notorious possession of the said parcels of property continuously for a

period in time of excess of 21 years. It is therefore alleged in the said Complaint that the Defendants, their heirs, successors, administrators and assigns and any and all persons claiming under them have relinquished any and all interest that they have in the aforesaid parcels of property and that they be forever barred from asserting any rights or interest in the said property.

It is alleged in the said Complaint that the Defendants' have no claim or interest in the aforesaid property.

The service of this Complaint by publication is made pursuant to an Order of Court dated March 11, 2021 and filed at the above number and term.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the complaint and in the within advertisement, you must take action within twenty (20) days after the last advertisement of this notice by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claim set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice or any money claimed in the complaint, or for any other claim or relief requested by the plaintiffs. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**PENNSYLVANIA LAWYER
REFERRAL SERVICE
PENNSYLVANIA BAR
ASSOCIATION
100 SOUTH STREET, P.O. BOX 186
HARRISBURG, PA 17108
PHONE: (800) 692-7375**

By: Charles C. Gentile, Esquire
2944 National Pike Road, P.O. Box 245
Chalk Hill PA 15421
(724) 438-3120

NOTICE

IN THE COURT OF COMMON PLEAS
OF FAYETTE COUNTY, PENNSYLVANIA
No. 292 of 2021, G. D.

Seven Point Five, LLC, Plaintiff
vs.

Estate of Harvey T. Hart, his heirs, successors
and/or assigns, generally, Defendants.

TO: Estate of Harvey T. Hart, his heirs,
successors and assigns, generally, Defendants.

TAKE NOTICE that Seven Point Five, LLC, filed a Complaint in an Action to Quiet Title at No. 292 of 2021, 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 tract of land situate in the City of Uniontown, Fayette County, Pennsylvania, known as 120 East Coffey Street, Lot 155 R1 RG, as described in Record Book 3461, page 238, and identified as Tax Parcel No. 38-1-0230.

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 March 8, 2021 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, LLP
720 Vanderbilt Road
Connellsville, PA 15425-6218
Phone: (724) 626-8882

NOTICE

RE: Change of Name of Cayden John McVicker, a minor:

To Whom It May Concern:

Be advised that the Court of Common Pleas of Fayette County, Pennsylvania, will hear the Petition for the Change of Name of Cayden John McVicker, a minor, on April 29, 2021, at 1:30 p.m. in Courtroom No. 5. All interested individuals may attend at that date and time.

DAVIS & DAVIS
BY: Samuel J. Davis, Esquire
107 East Main Street
Uniontown, PA 15401

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name **MAMA T's Pizza, 215 Penn St., Pt. Marion, PA 15474** has been filed in the Department of State at Harrisburg, PA, File Date 12/30/2020 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is **Tracy Medford, 1 Sadler St., Pt. Marion, PA 15474.**

SHERIFF'S SALE

Date of Sale: May 20, 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, May 20, 2021, 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. 1740 of 2020 GD
 No. 1 of 2021 ED

**First National Bank of Pennsylvania,
 successor by merger to Parkvale Savings
 Bank,**

**Plaintiff,
 vs.**

**All Unknown Heirs, Successors or Assigns
 and All Persons, Firms or Associations
 claiming right, title or interest, from or under
 Ronald A. Kovach, Deceased,
 Defendants**

at Execution Number 1740 of 2020 GD

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING SITUATE AND LAYING IN THE TOWNSHIP OF REDSTONE, COUNTY OF FAYEITE AND COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 768 PAGE 154 AND PARCEL# 30-06-0016 .

BEING COMMONLY KNOWN AS 1347 GRINDSTONE ROAD, GRINDSTONE, PA 15442.

IMPROVEMENT THEREON:
 RESIDENTIAL DWELLING

TAX PARCEL NUMBER: 30-06-0016

BEING THE SAME PREMISES GRANTED AND CONVEYED TO RONALD ANTHONY KOVACH, HIS SON, BY DEED OF GEORGE KOVACH, A SINGLE PERSON, DATED DECEMBER 11, 1990, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY ON DECEMBER. 11, 1990, IN DEED BOOK VOLUME 768, PAGE 154.

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

No. 2810 of 2019 GD
 No. 2 of 2021 ED

**QUICKEN LOANS, LLC F/K/A QUICKEN
 LOANS INC.**

**635 Woodward Avenue
 Detroit , MT 48226**

**Plaintiff
 vs.**

**GRANT G. ARNOLD AKA GRANT G.
 ARNOLD, JR.
 VERNA KNOX AKA VERNA J. KNOX**

Mortgagor(s) and Record Owner(s)
1410 Brownfield Road
Brownfield, PA 15416
Defendant(s)

ALL THAT CERTAIN LOT OF LAND
SITUATE IN SOUTH UNION TOWNSHIP.
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 1410
BROWNFIELD ROAD, BROWNFIELD, PA
15416

TAX PARCEL #34-27-0276
IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF: GRANT
G. ARNOLD AKA GRANT G. ARNOLD, JR.
AND VERNA KNOX AKA VERNA J. KNOX

William M. Buchanan, Esquire
PA I.D. #202843
wmbuchanan@burnswhite.com
BURNS WHITE LLC
Firm No. 828
Burns White Center
48 26th Street
Pittsburgh, PA 15222
(412) 995-3000
(412) 995-3300 (Facsimile)

No. 1534 of 2018 GD
No. 24 of 2021 ED

**FAY-PENN ECONOMIC DEVELOPMENT
COUNCIL,**
Plaintiff,
v.
TAYLOR H. BARNICKEL and
SHERI D. GROOVER,
Defendants.

TAX PARCEL NO.: Tax Parcel No. 11-06
-0127

PROPERTY ADDRESS: 36 Kyle Avenue,
Fairchance, PA 15436

IMPROVEMENTS: A single family
residence.

SEIZED AND TAKEN in execution as the
property of Taylor H. Barnickel and Sheri D.
Groover

ALL that certain lot or piece of land situate
in the Borough of Fairchance, Fayette County,
Pennsylvania, being Lot No. 3 in the Plan of
Lots recorded in the Recorder's Office of Fayette
County, Pennsylvania, by John W. Galbreath in
Plan Book No. 8, page 244, and all that certain
lot or piece of land situate in the Borough of

Fairchance, Fayette County, Pennsylvania, being
Lot No. 4 in the Plan of Lots recorded in the
Recorder's Office of Fayette County,
Pennsylvania, by John W. Galbreath in Plan
Book No. 8, page 244.

BEING the same premises conveyed to
Taylor H. Barnickel and Sheri D. Groover, both
of Smithfield by Daniel Lindsay Donaldson,
Executor of the Estate of Ruth Cunningham
Donaldson, recorded on November 19, 2010 in
the Recorder's Office of Fayette County,
Pennsylvania in Deed Book Volume 3139, page
1575.

Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

No. 2120 of 2020 GD
No. 21 of 2021 ED

Federal Home Loan Mortgage Corporation,
as Trustee for the benefit of the Freddie Mac
Seasoned Loans Structured Transaction
Trust, Series 2019-2
(Plaintiff)
vs.
James A. Clark,
(Defendant)

By virtue of Writ of Execution No. 2020-
02120

Federal Home Loan Mortgage Corporation,
as Trustee for the benefit of the Freddie Mac
Seasoned Loans Structured Transaction Trust,
Series 2019-2 (Plaintiff) vs. James A. Clark,
(Defendant)

Property Address 899 Rich Hill Road,
Connellsville, PA 15425

Parcel I.D. No. 35-04-0006-01
Improvements thereon consist of a
residential dwelling. Judgment Amount:
\$109,262.77

No. 2141 of 2020 GD
No. 22 of 2021 ED

FIRST NATIONAL BANK OF
PENNSYLVANIA,
Plaintiff.
vs.
CARLINE H. JACKSON, Executrix of the
Estate of HENRY L. WILSON,
Defendant.

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF CARLINE H. JACKSON,

EXECUTRIX OF THE ESTATE OF HENRY L. WILSON, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN JEFFERSON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA. HAYING ERECTED THEREON A DWELLING KNOWN AS 104 COTTAGE AVENUE, GRINDSTONE, PA 15442. DEED BOOK VOLUME 2866, PAGE 960 AND PARCEL NUMBER 17-15-0014.

GEBHARDT & SMITH LLP

Shaan S. Chima, Esquire
One South Street, Suite 2200
Baltimore, Maryland 21202
Phone: 410-385-5109
Fax: 443-957-4329

Email: shaan.chima@gebsmith.com

No. 182 of 2020 GD
No. 25 of 2021 ED

**UNITED BANK, successor-by-merger to
CENTRA BANK,**

**2071 Chain Bridge Road, Suite 600
Vienna, Virginia 22182-2622**

Plaintiff,
v.

KEJ PROPERTIES, LP,

201 Lexington Place

Uniontown, Pennsylvania 15401

Defendant.

SHERIFF'S SALE OF REAL ESTATE
FAYETTE COUNTY COURTHOUSE

Courtroom No. 5

61 East Main Street

Uniontown, Pennsylvania 15401

Thursday, May 20, 2021

2:00 O'Clock P.M. Prevailing Time.

All that certain tract and parcel of land situate, lying and being in Fayette County, Pennsylvania, with all improvements thereon, owned by KEJ Properties, LP and generally known as 20 Highland Park Drive and 25 Highland Park Drive, South Union Township, Uniontown, Fayette County, Pennsylvania 15401 and having Uniform Parcel Identification Numbers of 34-1-68-14, 34-05-0356-A00 and 34-05-0356-B.

The improvements are believed to consist of commercial buildings.

Judgment Amount: \$1,088,781.42

To be sold as the property of KEJ Properties, LP.

Shaan S. Chima, Esquire

P.A. Bar No. 312429

GEBHARDT & SMITH LLP

One South Street, Suite 2200

Baltimore, Maryland 21202-3281

(410) 385-5109

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Take notice that a Schedule of Distribution will be filed within thirty (30) days from the date of sale and distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter. No further Notice of the filing of the Schedule of Distribution will be given.

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

Michael J. Clark, Esquire

ID. Nos. 04267 / 85165 / 202929

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215- 886-8791

No. 1984 of 2020 GD

No. 26 of 2021 ED

J.P. Morgan Mortgage Acquisition Corp.

PLAINTIFF

v.

Paul Pellick, Jr.

DEFENDANT

TAX PARCEL NO.: 17-16-42

PROPERTY ADDRESS: 122 East First
Street, Grindstone, PA 15442

IMPROVEMENTS: Single Family
 Dwelling

SEIZED AND TAKEN in execution as the
property of Paul Pellick, Jr.

ALL that certain piece or parcel of land situate in Jefferson Township, Fayette County, Pennsylvania, being part of the Colonial No. 4 Mining Village and shown by plan exhibit "E" recorded with the deed from H.C. Frick Coke Company to Mark Sugarman et ux.

No. 239 of 2020 GD
No. 15 of 2021 ED

WELLS FARGO BANK, N.A.

Plaintiff

vs.

Claire E. Pizer AKA Claire E. Swaney

Defendant(s)

All that certain Lot of land situate in the Third Ward of the Borough of Brownsville (formerly South Brownsville), Fayette County, Pennsylvania, known as and being Lot No. 1 in James I. Thornton's plan of Lots, laid out as an addition to the Borough to the Bridgeport, and recorded in the Recorder's Office of Fayette County in Plan Book Vol. 2, Page 25.

BEING THE SAME PREMISES which Therese Battaglini, by Deed dated November 30, 2007 and recorded in the Office of the Recorder of Deeds of Fayette County on December 28, 2007 in Deed Book 3049, Page 1365 at Instrument No. 200700018442, granted and conveyed unto Claire E. Swaney

BEING known as 416 Green St, Brownsville, Pennsylvania 15417
PARCEL # 02100231

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

Robert Fiacco, Esquire, Id. No. 325024

No. 241 of 2017 GD

No. 18 of 2021 ED

**DEUTSCHE BANK TRUST COMPANY
AMERICAS AS TRUSTEE F/K/A
BANKERS TRUST COMPANY, AS
TRUSTEE OF AMERESCO RESIDENTIAL
SECURITIES CORPORATION
MORTGAGE LOAN TRUST 1998-1
UNDER POOLING AND SERVICING
AGREEMENT DATED AS OF FEBRUARY
1, 1998**

Plaintiff

v.

**STEVEN SANDOVAL; JULIE SANDOVAL
NKA JULIE BROWN**

Defendant(s)

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN
EVERSON BOROUGH, UPPER TYRONE

TOWNSHIP, FAYETTE COUNTY,
PENNSYLVANIA:

BEING KNOWN AS: 200 JONES
STREET EVERSON, PA 15631

BEING PARCEL NUMBER: 10-03-0211-
01

IMPROVEMENTS: RESIDENTIAL
PROPERTY

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 956 of 2020 GD

No. 4 of 2021 ED

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS INDENTURE TRUSTEE,
ON BEHALF OF THE HOLDERS OF THE
ACCREDITED MORTGAGE LOAN
TRUST 2005-1, ASSET-BACKED NOTES
3217 S. Decker Lake Drive Salt Lake City,
UT 84119**

Plaintiff

vs.

VICKI L. SIELOFF

Mortgagor(s) and Record Owner(s)

814 Main Street

Mcclellandtown, PA 15458

Defendant(s)

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

BEING KNOWN AS: 814 MAIN
STREET, MCCLELLANTOWN, PA 15458

TAX PARCEL #15 -24-0022

IMPROVEMENTS: A RESIDENTIAL
DWELLING SOLD AS THE PROPERTY OF:
VICKI L. SIELOFF

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

No. 2124 of 2019 GD
 No. 3 of 2021 ED

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
 Robert Fiacco, Esquire, Id. No. 325024

No. 1249 of 2017 GD
 No. 9 of 2021 ED

**KEY BANK, S/B/M FIRST NIAGARA
 BANK, N.A.**

**4224 Ridge Lea Road
 Amherst, NY 14226
 Plaintiff**

vs.

THE UNKNOWN HEIRS OF MARY E.

KEEFER, DECEASED

**109 Wall Street
 Everson, PA 15631
 Defendant(s)**

**FIFTH THIRD BANK AS SUCCESSOR BY
 MERGER TO FIFTH THIRD MORTGAGE
 COMPANY**

Plaintiff

v.

DREW L. ZINCK

Defendant(s)

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

BEING KNOWN AS: 109 WALL
 STREET, EVERSON, PA 15631

TAX PARCEL #39-11-0050

IMPROVEMENTS: A RESIDENTIAL
 DWELLING

SOLD AS THE PROPERTY OF: THE
 UNKNOWN HEIRS OF MARY E. KEEFER,
 DECEASED

ALL THOSE CERTAIN LOTS OR
 PIECES OF GROUND SITUATE IN THE
 THIRD WARD OF THE CITY OF
 UNIONTOWN, FAYETTE COUNTY,
 PENNSYLVANIA:

BEING KNOWN AS: 155 LENOX
 STREET UNIONTOWN, PA 15401

BEING PARCEL NUMBER: 38-03-0082

IMPROVEMENTS: RESIDENTIAL
 PROPERTY

*** END SHERIFF'S SALE ***

ANNE N. JOHN
 ATTORNEY AT LAW

No. 1947 of 2020 GD
 No. 14 of 2021 ED

**FIRST FEDERAL SAVINGS AND LOAN
 ASSOCIATION OF GREENE COUNTY, a
 corporation,**

Plaintiff

vs.

NANCY L. YEKEL,

Defendant

ALL that certain tract of land situate in the
 Borough of Fairchance, Fayette County, PA.

FOR prior title see Record Book 2798,
 page 1371.

Tax Parcel No.: 11-10-0071

UPON which is erected a residential
 dwelling known locally as 8 Jordan Street,
 Fairchance, PA 15436.

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 5, 2021, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2613-0621	CHARLES PETERS	Debra Sue Sible, Executrix
2619-0903	CLARENCE E. NICHOLSON	Jean Keen, Administratrix DBNCTA
2619-0403	ROBERT L. MALLICK	Charlotte M. Stickle, Executor
2619-0711	ANNA BELLE KENNEDY	Misty Zebley, Administratrix
2687-0935	DR. GEORGE H. ROBINSON MEMORIAL TRUST UNDER THE WILL OF PAULINE M. ROBINSON	PNC Bank National Association, Trustee
2620-0041	NANCY DOMINA	Mary Grace Rulli, Executrix

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

Monday, April 19, 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)

JUDICIAL OPINION

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

COMMONWEALTH OF PENNSYLVANIA,	:	
	:	
	:	
v.	:	
	:	
RAYMOND FOSTER,	:	No. 1526, 1527, and 1528 of 2018
Defendant.	:	Honorable President Judge John F. Wagner, Jr.

OPINION AND ORDER

Wagner, P.J.

February 3, 2021

Before the Court is the Defendant's Omnibus Pretrial Motion in the form of a Motion to Sever and a Motion to Compel the Identity of Confidential Informant.

BACKGROUND

The Defendant is charged at three cases involving the delivery of illegal drugs to an informant while observed by at least one Pennsylvania State Trooper. At Case Number 1526 of 2018, on March 23, 2017, Pa State Trooper Tihey met with a confidential informant, (hereinafter "CI"), who stated that he could purchase heroin from the Defendant. The CI identified the Defendant from a JNET photo and provided the Trooper with Defendant's contact number. In the presence of the Trooper, the CI called the number he/she had provided to the Trooper and set up a purchase for later that day. After searching the CI, the Trooper followed the vehicle to 79 Murry Avenue in the City of Uniontown, Fayette County. At 2:00 P.M., the Defendant walked from the residence and entered the passenger side of the CI' s vehicle and a hand to hand transaction was observed. The CI drove away, was searched after turning over the drugs to the Trooper. The Greensburg Laboratory analysis of the drugs confirmed the presence of .88 grams of heroin. The Defendant was charged with violations of the Controlled Substance, Drug, Device and Cosmetic Act: Delivery, 35 Pa. C.S. § 780-113(a)(30); and Possession, 35 Pa. C.S. § 780-113(a)(16).

At Case No. 1527, on April 17, 2017, the Trooper Tihey met with the same CI that he had used to previously purchase controlled substances from this Defendant. The CI called the same number to contact Defendant and set up a purchase for later that day. After being searched, the CI traveled to 79 Murry Avenue; in the City of Uniontown, Fayette County. Shortly after 10:00 PM, the Defendant exited the residence and entered the CI's vehicle. A hand to hand transaction was observed. The CI left Murry Avenue, was subsequently searched and turned over a packet of drugs to the Trooper. The drugs were sent to the Greensburg laboratory and analysis confirmed the presence of .99 grams of heroin, a Schedule 1 substance. The Defendant was charged with violations of the Controlled Substance, Drug, Device and Cosmetic Act: Delivery, 35 Pa. C.S. § 780-113(a)(30); and Possession, 35.Pa, C.S. § 780-113(a)(16).

At Case Number 1528 of 2018, on April 5, 2017, Pa. State Trooper Tihey again met with the CI, who made previous purchase of controlled substances from the Defendant. In the presence of the Trooper; the CI called the number he/she had provide to the Trooper and set up a purchase for later that day. After searching the informant, the Trooper provided him with funds for the purchase. At 4:00 P.M., the Trooper following the CI to 44 Wayne Street in the City of Uniontown, Fayette County. The Defendant was observed approaching the passenger side of the CI's vehicle and a hand-to-hand transaction was observed. Within minutes after the transaction and at a nearby location, the CI was searched again and the drugs were turned over to the Trooper. The drugs were sent to the Greensburg laboratory and analysis confirmed the presence of 1.05 grams of heroin, a Schedule I controlled substance, and fentanyl, a Schedule II substance. The Defendant was charged with violations of the Controlled Substance, Drug, Device and Cosmetic Act: Delivery, 35 Pa. C.S. § 780-113(a)(30); and Possession, 35 Pa. C.S. § 780-113(a)(16).

MOTION TO SEVER

The Defendant asserts that the cases filed against the Defendant should be severed. To sever offenses, Pa. Rule of Criminal Procedure 583 states that "the court may order separate trials of offenses, or provide other appropriate relief, if it appears that any party may be prejudiced by offenses being tried together."

To join for trial separate indictments or informations, Pa. Rule of Criminal Procedure 582 states that offenses charged in separate indictments or informations may be tried together if (a) the evidence of each of the offenses would be admissible in a separate trial for the other and is capable of separation by the jury so that there is no danger of confusion; or (b) the offenses charged are based on the same act or transaction. Pa.R.Crim.P. 582 (A)(1)(a) and (b). The similarities between the crimes created a likelihood that the evidence of each offense would be admissible with respect to the other offenses. The evidence was distinguishable and capable to be considered separately by a jury and the danger of prejudice does not outweigh the benefits of consolidation. *Commonwealth v. Newman*, 598 A.2d 275 (Pa. 1991). When a number of incidents are logically and temporally related and share common issues of fact and law with separate trials would involve substantial duplication and waste of scarce judicial resources, the cases should be consolidated. *Commonwealth v. Shirley*, 481 A.2d 1314 (Pa. Super. 1984). The crimes charged amounted to a series of events sharing common features, common witnesses, locations and occurred within a few days of each other. There was sufficient similarity between the three transactions to justify consolidation where the confidential informant is the same in all three cases, the Trooper is the same, the process for setting up the purchase of the drugs was the same, including the telephone number used to contact the Defendant, the transactions all occurred on the same vicinity, and the transactions occurred within a few days of each other. In this case, the charges are logically and temporally related, share common issues of law and fact and to sever the trials would involve substantial waste and duplication or scarce judicial resources. For these reasons, the Motion to Sever is denied.

MOTION TO COMPEL IDENTITY OF CONFIDENTIAL INFORMANT

The Defendant requests that the identity of the CI should be provided to the defense

since he intends to proceed with the defense of mistaken identity and the arrest did not occur until more than a year after the transactions.

There is no fixed rule or set of circumstances when disclosure of the CI should occur. The Commonwealth possesses a qualified privilege to withhold the identity of the CI. 42 Pa. C.S.A. 573(B)(2)(a)(i). The determination of whether disclosure should be made depends on the particular circumstances of each case. *Commonwealth v. Marsh*, 997 A.2d 318 (Pa. 2010), When dealing with the potential disclosure of the identity of the CI, consideration must be given to the crime charged, the significance of the CI's testimony, and other relevant factors essential to a fair balancing the competing interest involved. *Id.* In order to overcome the Commonwealth's qualified privilege to withhold the identity of a CI, the Defendant must first establish that the information sought is material to the preparation of the defense and the request is reasonable. *Id.* Only after it is determined that the CI's identity is material is the court required to exercise its discretion as to whether the information should be revealed by balancing the relevant factors. *Id.*

Prior to the transactions, the Trooper obtained a JNET photo of the Defendant and displayed it to the CI. The Trooper observed the Defendant on these three separate occasions engage in drug deliveries to the CI. A second Trooper had occasion to observe at least one of these transactions also. The delay in filing the charges was based on concerns for the safety of the CI. The safety of the CI is a controlling factor in determining whether to reveal his/her identity. *Id.* The Defendant has made no showing of mistaken identity, offered no reason to believe that the Troopers were unable to recall and identify the person who was involved in the three drug transactions, and they indicated that disclosure could jeopardize the safety of the CI. As a result, the request for disclosure of the CI's identity was neither material or reasonable under the circumstances and the request for that information to be disclosed is denied.

ORDER

AND NOW, this 3rd day of February 2021, upon consideration of the Defendant's Omnibus Pretrial Motion, for the reasons stated, the Motion is hereby DENIED in its entirety.

BY THE COURT:
Wagner, P.J.

ATTEST:
Clerk of Courts

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

johnfranciswarman@gmail.com

COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE

A DECADE OF EXPERIENCE

E&O INSURED

WILL TRAVEL

ACCEPTING NEW CLIENTS

*Quality... Experience... Results...
It's what your clients deserve.*

Medical Malpractice • Auto Accidents • Personal Injury



GISMONDI
& ASSOCIATES

412-281-2200

www.gislaw.com

700 Grant Bldg., 310 Grant St., Pgh., PA 15219