

# FAYETTE LEGAL JOURNAL

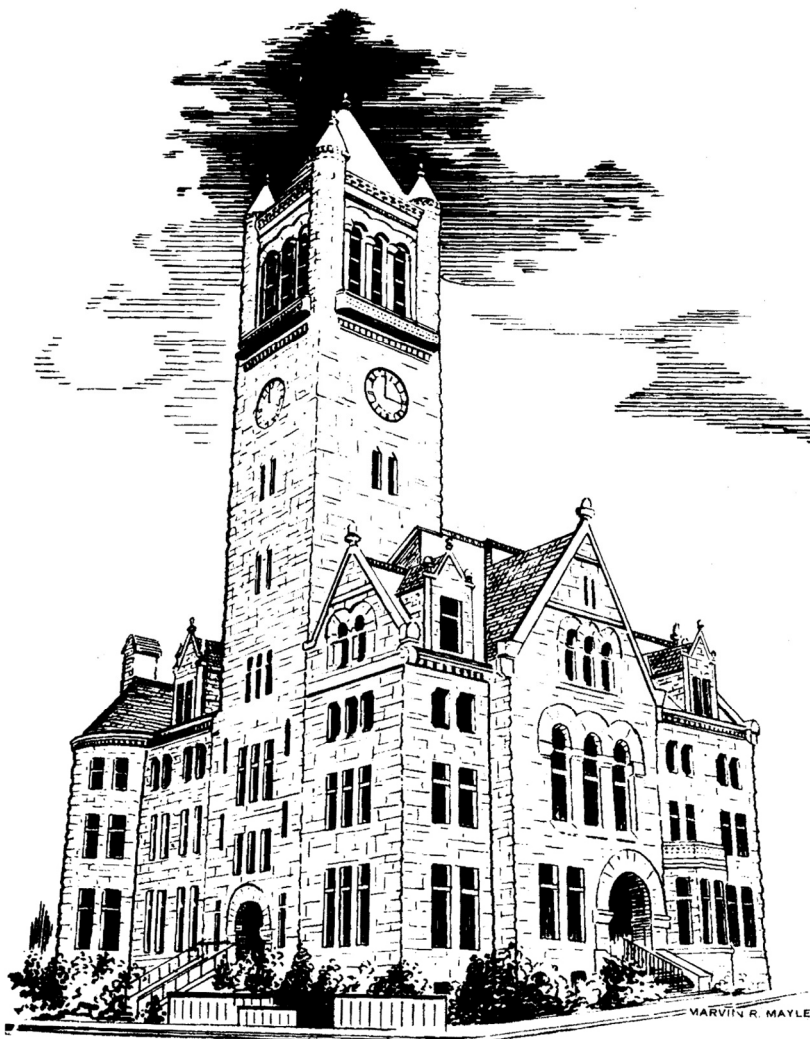
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## FAYETTE LEGAL JOURNAL

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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

**FRED G. BRYSON, SR.**, late of New Salem, Fayette County, PA <sup>(3)</sup>

*Executrix:* Racole N. Sproul  
c/o Radcliffe Martin Law, L.L.C.  
648 Morgantown Road, Suite B  
Uniontown, PA 15401  
*Attorney:* Robert R. Harper, Jr.

**PAULINE K. DAHLGREN, a/k/a PAULINE HUMBERT DAHLGREN**, late of Fairchance Borough, Fayette County, PA <sup>(3)</sup>

*Executrix:* Becky L. Pegg  
c/o Webster & Webster  
51 East South Street  
Uniontown, PA 15401

**WILMA J. HAUG**, late of Connellsville, Fayette County, PA <sup>(3)</sup>

*Executor:* Keith A. Smitley  
c/o Proden & O'Brien  
99 East Main Street  
Uniontown, PA 15401  
*Attorney:* Wendy L. O'Brien

**BARBARA J. HEILMAN, a/k/a BARBARA J. BARNES**, late of Uniontown, Fayette County, PA <sup>(3)</sup>

*Administratrix:* Brooke Burgess  
c/o Proden & O'Brien  
99 East Main Street  
Uniontown, PA 15401  
*Attorney:* Sean M. Lementowski

**JUDITH SEESE, a/k/a JUDITH ELAINE SEESE**, late of Markleysburg, Fayette County, PA <sup>(3)</sup>

*Executrix:* Carla Sue Seese, a/k/a  
Carla Sue Wilhelm  
198 Brown Hill Road  
Markleysburg, PA 15459  
c/o 92 East Main Street, 24-A  
Uniontown, PA 15401  
*Attorney:* David Kaiser

**THOMAS B. SESSLER, a/k/a THOMAS BRISON SESLER**, late of Franklin Township, Fayette County, PA <sup>(3)</sup>

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

**OCA O. SHIRLEY, JR., a/k/a OCA SHIRLEY, JR.**, late of Grindstone, Fayette County, PA <sup>(3)</sup>

*Executrix:* Florence Shirley  
c/o Donald J. McCue, J.D., P.E.  
Colonial Law Building  
813 Blackstone Road  
Connellsville, PA 15425  
*Attorney:* Donald J. McCue

### Second Publication

**EVELYN KRIVDA**, late of Washington Township, Fayette County, PA <sup>(2)</sup>

*Co-Executors:* Ronald A. Krivda  
109 Short Ridge Road  
Coal Center, PA 15423  
Carol Ann Kalkstein  
903 Menk Road  
New Kensington, PA 15068  
c/o 823 Broad Avenue  
Belle Vernon, PA 15012  
*Attorney:* Mark E. Ramsier

**JOHN A. KRYSTYNIAK, a/k/a JOHN KRYSTYNIAK, a/k/a JOHN ADAM KRYSTYNIAK, a/k/a JK KRYSTYNIAK**, late of Saltlick Township, Fayette County, PA <sup>(2)</sup>

*Administratrix:* Nicole Stephenson  
1154 Sullenberger Road  
Latrobe, PA 15650  
c/o Moore Becker Smarto & Acosta, P.C.  
121 West Second Street

Greensburg, PA 15601  
 Attorney: Elizabeth A. Becker

**FREEMAN R. MILLER, a/k/a FREEMAN MILLER**, late of Mill Run, Fayette County, PA  
*Executor:* Mark A. Miller (2)  
 c/o Donald McCue Law Firm, P.C.  
 Colonial Law Building  
 813 Blackstone Road  
 Connellsville, PA 15425  
*Attorney:* Donald J. McCue

**ANTHONY J. OLESKO**, late of Luzerne Township, Fayette County, PA (2)  
*Executor:* John Olesko, Sr.  
 c/o Davis & Davis  
 107 East Main Street  
 Uniontown, PA 15401  
*Attorney:* James T. Davis

**VIOLET PAUL, a/k/a VIOLET B. PAUL**, late of Bullskin Township, Fayette County, PA  
*Administrator:* Allan Paul (2)  
 750 Kreinbrook Hill Road  
 Mount Pleasant, PA 15666  
 c/o Tremba Kinney Greiner & Kerr  
 1310 Morrell Avenue, Suite C  
 Connellsville, PA 15425  
*Attorney:* John Greiner

## First Publication

**IRMA B. MILLER, a/k/a IRMA D. MILLER**, late of Wharton Township, Fayette County, PA (1)  
*Executrix:* Virginia L. Lauffer  
 c/o 51 East South Street  
 Uniontown, PA 15401  
*Attorney:* Webster & Webster

**JOHN V. SHINSKY**, late of Franklin Township, Fayette County, PA (1)  
*Administratrix:* Jill Michaloski  
 506 Bald Eagle Drive  
 Huron, Ohio 44839  
 c/o 230 Fallowfield Avenue  
 Charleroi, PA 15022-2603  
*Attorney:* Dennis Paluso

## LEGAL NOTICES

IN THE UNITED STATES BANKRUPTCY COURT  
 FOR THE WESTERN DISTRICT OF PENNSYLVANIA  
 Bankruptcy Case No. 21-21390 GLT  
 Chapter 13

IN RE: Ricky J. Churby,  
 Debtor.

Property to be sold: 20 Beth Drive, Fairchance, PA 15436

Initial Offer: \$219,000.00 (\$225,000.00 less \$6,000.00 closing cost assistance)/\$300.00 deposit

Terms of Sale: Mortgage Contingency, \$300.00 in cash or certified funds at the time of sale. Closing in 30 days.

Contact: Daniel R. White, Esquire, 1310 Morrell Avenue, Suite C, Connellsville, PA 15425, 724-628-7955, [dwhite@westpalawyers.com](mailto:dwhite@westpalawyers.com)

An in-person hearing will be held on November 27, 2024 at 9:00 a.m. before Judge Gregory L. Taddonio in Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA, 15219. In accordance with Judge Taddonio's procedures, parties may appear for non-evidentiary matters remotely by utilizing the Zoom video conference platform. Parties seeking to appear remotely must register for the hearing by submitting a registration form via the link published on Judge Taddonio's website (which can be found at <http://www.pawb.uscourts.gov/judge-taddonios-video-conference-hearing-information>) by no later than 4 p.m. on the business day prior to the scheduled hearing. All parties participating remotely shall comply with Judge Taddonio's General Procedures, which can be found at <http://www.pawb.uscourts.gov/sites/default/files/pdfs/glt-proc.pdf>). Parties who fail to timely register for remote participation will be expected to attend the hearing in person. Only a limited time of ten (10) minutes is being provided on the calendar. No witnesses will be heard. If there is an issue of fact, an evidentiary hearing will be scheduled by the Court for a later date.

**Notice of Dissolution**

Notice is given by Hardy & Hardy, Inc., with a registered office of 1 Main Street, Dunbar, Fayette County, Pennsylvania, a Pennsylvania business corporation, that it is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, and that its corporation ceased upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania on October 15, 2024.

Fitzsimmons and Barclay  
55 E Church Street, Suite 102  
Uniontown PA 15401  
United States

Notice is hereby given of the administration of the Inez E. Bontrager Irrevocable Trust dated 26 October 1999, as stated, by Greta Moore, the trustee. Inez E. Bontrager late of Fayette County, Pennsylvania died on August 10, 2024. All persons having claims against this Trust are requested to make known the same to the Trustee Greta Moore or Attorney named below. All persons indebted to this Trust are requested to make payment without delay to the trustee or Attorney named below.

Contact Information:  
Christina M. Dubosky, Esquire  
Stewart Law, LLC  
229 South Maple Avenue  
Greensburg, PA 15601  
724-836-0321 est. 23

IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NO. 5 ADOPT 2024  
NO. 6 ADOPT 2024

IN RE: ADOPTION OF  
Skylar Rae Hibbard  
Jashyia Lynn Hibbard

NOTICE

TO: Donald Eugene Hibbard

Petitions have been filed asking the Court to put an end to all rights you have to your children, Skylar Rae Hibbard and Jashyia Lynn Hibbard. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 2 of the Fayette

County Courthouse, Uniontown, Fayette County, Pennsylvania, on Tuesday, November 19, 2024 at 9:00 a.m. before the Honorable Linda R. Cordaro, Fayette County Courthouse, 61 East Main St., Uniontown, PA, 15401

YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU.

YOU ARE ALSO NOTIFIED OF THE ACT 101 OF 2010 WHICH ALLOWS FOR AN ENFORCEABLE VOLUNTARY AGREEMENT FOR CONTINUING CONTACT OR COMMUNICATION FOLLOWING AN ADOPTION BETWEEN AN ADOPTIVE PARENT, A CHILD, Q BIRTH PARENT, AND/OR A BIRTH RELATIVE OF THE CHILD, IF ALL PARTIES AGREE AND THE WRITTEN VOLUNTARY AGREEMENT IS APPROVED BY THE COURT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER 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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU HAVE PREVIOUSLY BEEN REPRESENTED BY A LAWYER IN DEPENDENDY COURT PROCEEDINGS, YOUR LAWYER WILL NOT BE AWARE OF THIS HEARING UNLESS YOU CONTACT YOUR LAWYER. YOU MUST CALL YOUR LAWYER AND INFORM YOUR LAWYER OF THE DATE OF THIS HEARING.

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.

PENNSYLVANIA LAWYER  
REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
100 SOUTH STREET, PO BOX 186  
HARRISBURG, PA 17108  
(800) 692-7375

## SHERIFF'S SALE

Date of Sale: January 16, 2025

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 16, 2025, at 2:00 pm at <https://fayette.pa.realforeclose.com>.

The Conditions of sale are as follows:

All bidders must complete the Realauction on-line registration process at <https://fayette.pa.realforeclose.com> to participate in the auction.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

(1 of 3)

James Custer  
Sheriff of Fayette County

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

No. 1460 of 2023 G.D.  
No. 279 of 2024 E.D.

**Wilmington Savings Fund Society, FSB, not individually but solely as Trustee for RPMLT 2014-1 Trust, Series 2014-1**  
**(Plaintiff)**

vs.

**Marissa Ann Barkley, Solely as Heir of Marjorie E. Barkley, Deceased, Thomas M. Barkley, Solely as Heir of Marjorie E. Barkley, Deceased and Unknown Heirs, Devises, and/or Personal Representatives of Marjorie E. Barkley, Deceased**  
**(Defendants)**

By virtue of Writ of Execution No. 2023-01460

Wilmington Savings Fund Society, FSB, not individually but solely as Trustee for RPMLT 2014-1 Trust, Series 2014-1 (Plaintiff) vs. Marissa Ann Barkley, Solely as Heir of Marjorie E. Barkley, Deceased, Thomas M. Barkley, Solely as Heir of Marjorie E. Barkley, Deceased and Unknown Heirs, Devises, and/or Personal Representatives of Marjorie E. Barkley, Deceased (Defendants)

Property Address 499 Coolspring Street,  
Uniontown, PA 15401

Parcel I.D. No. 25-47-0085

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$55,725.65

Brock & Scott, PLLC

No. 1408 of 2024 G.D.  
No. 306 of 2024 E.D.

**KEYBANK, N.A.**

v.

**STEPHANIE M CAREY, EXECUTRIX OF THE ESTATE OF NATALIE J HUNTER, DECEASED**

KEYBANK, N.A. v. STEPHANIE M CAREY, EXECUTRIX OF THE ESTATE OF NATALIE J HUNTER, DECEASED owner(s) of property situate in the TOWNSHIP OF NORTH UNION, FAYETTE County, Pennsylvania, being 500 MAIN ST, LEMONT FURNACE A/K/A NORTH UNION, PA 15456

Tax ID No. 25270276

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$42,308.01

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

No. 1361 of 2024 G.D.  
 No. 280 of 2024 E.D.

**Metropolitan Life Insurance Company  
 (Plaintiff)**

vs.

**Carey A. Connors a/k/a Carey A. Miller and  
 Christopher Connors  
 (Defendants)**

By virtue of Writ of Execution No. 2024-01361

Metropolitan Life Insurance Company (Plaintiff) vs. Carey A. Connors a/k/a Carey A. Miller and Christopher Connors (Defendants) Property Address 512 Dexter Road, Scottsdale, PA 15683

Parcel I.D. No. 39-01-0016

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$33,264.63

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 118 of 2022 G.D.

No. 302 of 2024 E.D.

**MORTGAGE ASSETS MANAGEMENT,  
 LLC f/k/a REVERSE MORTGAGE  
 SOLUTIONS, INC.**

**1 Mortgage Way  
 Mt. Laurel, NJ 08054**

**Plaintiff**

vs.

**MYRNA CRABLE AKA  
 MYRNA L. CRABLE**

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

**60 Feathers Avenue  
 Uniontown, PA 15401**

**Defendant(s)**

ALL THAT CERTAIN LOT OF LAND SITUATE IN SOUTH UNION TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA. BEING KNOWN AS: 60 FEATHERS AVENUE, UNIONTOWN, PA 15401  
 TAX PARCEL #34-17-0005

IMPROVEMENTS: A RESIDENTIAL DWELLING  
 SOLD AS THE PROPERTY OF: MYRNA CRABLE AKA MYRNA L. CRABLE

STERN & EISENBERG PC  
 MATTHEW C. FALLINGS, ESQ.

No. 1791 of 2023 G.D.  
 No. 272 of 2024 E.D.

**Select Portfolio Servicing, Inc.  
 Plaintiff**

v.

**Lisa L. Dominick A/K/A Lisa Dominick  
 Defendant(s)**

SITUATE IN CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA, BOROUGH OF NEW HAVEN BEING KNOWN AS 1320 W. CRAWFORD AVENUE, CONNELLSVILLE, PA 15425

PARCEL NO. 05080070

IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF- Lisa Dominick

No. 813 of 2024 G.D.  
 No. 308 of 2024 E.D.

**Metropolitan Life Insurance Company,  
 Plaintiff,**

vs.

**Carrie Lynn Forsythe,  
 Defendant(s).**

ALL THAT CERTAIN piece or parcel(s) of land, situate in Jefferson Township, Fayette County, BEING Parcel No. 17100006 and known as 428 Grindstone Road, Grindstone, PA 15442, as described in the deed from Raymond E. Avery, et al., to Carrie Lynn Forsythe, recorded June 7, 2005, in Book 2948 and Page 428.

KNOWN AS 428 Grindstone Road, Grindstone, PA 15442

Parcel Id: 17100006 17-10-0006

No. 1436 of 2023 G.D.  
No. 290 of 2024 E.D.

**PENNSYLVANIA HOUSING FINANCE  
AGENCY,  
PLAINTIFF  
VS.  
LESSLIE E. HALL,  
DEFENDANT**

ALL that certain lot of ground German Township, Fayette County, Pennsylvania, being approximately 146 x 49 x 144 x 49. HAVING THEREON ERECTED A TWO-STORY, SINGLE-FAMILY DWELLING KNOWN AND NUMBERED AS: 224 IDLL STREET, NEW SALEM, PA 15468.  
TAX PARCEL# 15-17-0074  
Instrument No. 2010-00001313

Brock & Scott, PLLC

No. 1577 of 2024 G.D.  
No. 294 of 2024 E.D.

**NORWICH COMMERCIAL GROUP, INC,  
DBA NORCOM MORTGAGE  
v.  
JEREMY HAWKER**

By virtue of a Writ of Execution No. 2024-01577

NORWICH COMMERCIAL GROUP, INC, DBA NORCOM MORTGAGE v. JEREMY HAWKER owner(s) of property situate in the BOROUGH OF PERRYOPOLIS (FORMERLY PERRY TOWNSHIP), FAYETTE County, Pennsylvania, being 108 FEDERAL STREET, PERRYOPOLIS. PA 15473

Tax ID No. 28090094 a/k/a 28-09-0094  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$136,211.90

No. 452 of 2022 G.D.  
No. 292 of 2024 E.D.

**J.P. Morgan Mortgage Acquisition Corp.  
vs.  
Bobbi Jo Isler and Delbert Isler**

ALL THAT CERTAIN PARCEL OF LAND IN TOWNSHIP GEORGES, FAYETTE COUNTY, COMMONWEALTH OF PA., AS MORE FULLY DESCRIBED IN DEED BOOK

2110, PAGE 27 ID#14-12-32, BEING KNOWN AND DESIGNATED AS LOT 42 IN THE SUBDIVISION OF PLAN OF LOTS RECORDED BY JOHN W GALBREATH AND COMPANY, FILED IN PLAN BOOK 8 AT PAGE 249

Property commonly known as 128 Shoaf Road, Smithfield, PA 15478

Tax Parcel No. 14-12-0032

TITLE TO SAID PREMISES IS VESTED IN Bobbie Jo Isler and Delbert Isler, husband and wife, by deed from William A. Valentine and Ann Valentine, wife and husband, dated June 1, 1998, recorded June 9, 1998 in the Fayette County Clerk's/Register's Office in Deed Book 2110, Page 27.

Sold as the property of Bobbi Jo Isler and Delbert Isler

KML LAW GROUP, P.C.  
Suite 5000

701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

No. 1303 of 2024 G.D.  
No. 277 of 2024 E.D.

**MIDFIRST BANK  
999 N.W. Grand Boulevard Suite 100  
Oklahoma City, OK 73118-6116**

**Plaintiff**

**vs.**

**KATHY KINCHELOE  
Mortgagor(s) and Record Owner(s)  
155 Gilmore Road  
Uniontown, PA 15401  
Defendant(s)**

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

BEING KNOWN AS: 155 GILMORE ROAD, UNIONTOWN, PA 15401

TAX PARCEL #14-11-0056 & 14-11-0056  
-99

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: KATHY KINCHELOE



No. 1593 of 2024 G.D.  
No. 300 of 2024 E.D.

**Frick Tri-County Federal Credit Union**  
**Plaintiff,**  
**vs.**  
**Jennifer R. Nicholson**  
**Defendant.**

ALL that certain parcel of land lying and being situate in the Township of Menallen, County of Fayette, and Commonwealth of Pennsylvania, known as 942 Buffington Road, New Salem, PA 15468 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 22140022

BEING the same premises which William Yohman, a/k/a William G. Yohman, a widower, by Darby A. Yohman his Attorney-in-Fact, by Deed dated August 17, 2016 and recorded in and for Fayette County, Pennsylvania in Deed Book 3316, Page 2172, granted and conveyed unto Jennifer R. Nicholson and Diana Miller.

No. 1324 of 2024 G.D.  
No. 276 of 2024 E.D.

**Frick Financial Federal Credit Union**  
**Plaintiff,**  
**vs.**  
**Zachary E. Pringle**  
**Defendant.**

ALL that certain parcel of land lying and being situate in the Township of Georges, County of Fayette, and Commonwealth of Pennsylvania, known as 113 Shoaf Road, Smithfield, PA 15478 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 14-12-0046

BEING the same premises which Antonio Marco Pantalo and Tiffany Pantalo, husband and wife, by Deed dated April 13, 2018 and recorded in and for Fayette County, Pennsylvania in Deed Book 3369, Page 53, granted and conveyed unto Zachary E. Pringle, single.

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

No. 1373 of 2024 G.D.  
No. 281 of 2024 E.D.

**U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1**  
**(Plaintiff)**  
**vs.**  
**Betsy J. Santella and Thomas E. Santella**  
**(Defendants)**

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 (Plaintiff) vs. Betsy J. Santella and Thomas E. Santella (Defendants)

Property Address 587 Upper Middletown Road, Smock, PA 15480  
Parcel I.D. No. 22-06-0069  
Improvements thereon consist of a residential dwelling.  
Judgment Amount: \$101,406.10

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

No. 819 of 2024 G.D.  
No. 266 of 2024 E.D.

**LAKEVIEW LOAN SERVICING, LLC**  
**4425 Ponce De Leon Blvd Mail Stop Ms5/251**  
**Coral Gables, FL 33146**  
**Plaintiff**

**vs.**  
**SHERRY E. STAGESIN as Administratrix of the Estate of DONNA L. KNOX, Deceased**  
**300 Stone Church Road**  
**Grindstone, PA 15442**  
**Defendant(s)**

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

BEING KNOWN AS: 300 STONE CHURCH ROAD, GRINDSTONE, PA 15442  
TAX PARCEL #30-22-0041  
IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: SHERRY E. STAGESIN as Administratrix of the Estate of DONNA L. KNOX, Deceased

No. 1332 of 2024 G.D.  
No. 301 of 2024 E.D.

**S&T BANK, successor to IRWIN BANK and TRUST COMPANY,**  
**Plaintiff,**  
**vs.**  
**JEFFREY A. THOMAS and RACHEL D. THOMAS,**  
**Defendants.**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JEFFREY A. THOMAS AND RACHEL D. THOMAS, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN BULLSKIN TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AS QUAIL HILL ROAD, N/K/A 508 QUAIL HILL ROAD, NORMALVILLE, PA 15469. DEED BOOK VOLUME 2885, PAGE 2198 AND PARCEL #04-30-003701.

No. 1114 of 2023 G.D.  
No. 282 of 2024 E.D.

**HSBC Bank USA, National Association, as Trustee for Wells Fargo Alternative Loan 2007-PA3 Trust**  
**PLAINTIFF**  
**VS.**  
**Amy L. Urani and Silvio Urani, III**  
**DEFENDANTS**

ALL that certain lot and an adjoining one-half of another lot or piece of land, situate in Redstone Township, Fayette County, Pennsylvania, and being all of Lot No. 313, and the adjoining half of Lot No. 312 in what is known as the VanKirk Addition to Republic, Pennsylvania, a plan of which is recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book Volume 4, pages 8 and 9. Said whole Lot No. 313 and the adjoining one-half of said Lot No. 312 have an aggregate frontage on the Northerly side of Fairgarden Street of 90 feet and extending in a northerly direction preserving the same width 140 feet to Highland Alley and is bounded on the westerly side of Lot No. 314, and on the easterly bids by one-half of said Lot No. 312.

EXCEPTING AND RESERVING, however, all of the coal of the nine foot vein or Pittsburgh seam underlying the above-described premises, and all, coal and other minerals

underlying said nine foot, vein or Pittsburgh seam of coal, together with the same mining rights and privileges that have been conveyed away heretofore.

EXCEPTING AND RESERVING, however, thereout and therefrom, all of the easterly one-half of the above-described premises previously conveyed to J. Bryan Huston and Hazel 13. Huston, his wife, by deed of Harry W. Swift and Myrtle Swill, his wife, dated June 7, 1950; and recorded as aforesaid in Deed Book 1 Volume 701, page 28.

TOGETHER with such rights and SUBJECT to any exceptions, restrictions, reservations and conditions as exist by virtue of prior recorded instruments, deeds or conveyances

Parcel ID: 30-23-0069

FOR INFORMATIONAL PURPOSES ONLY: Being known as 26 Fairgarden Street, Republic, PA 15475

BEING THE SAME PREMISES which Gary Palmer and Christine B. Palmer and Dean Palmer, by Deed dated February 27, 2007 and recorded April 5,2007 in the Office of the Recorder of Deeds in and for the County of Fayette, Pennsylvania in Book 3021, Page 998, Instrument No. 200700004719 granted and conveyed unto Amy L. Urani in fee. COMMONLY KNOWN AS: 26 Fairgarden Street, Republic, PA 15475

TAX PARCEL NO. 30-23-0069

STERN & EISENBERG PC  
MATTHEW C. FALLINGS, ESQ.

No. 2384 of 2023 G.D.  
No. 271 of 2024 E.D.

**Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1**

**Plaintiff**

**v.**

**Henry F. Varndell Jr.**  
**Defendant(s)**

SITUATE IN PERRYOPOLIS, FAYETTE COUNTY, PENNSYLVANIA, TOWNSHIP OF PERRY BEING KNOWN AS 105 RANDOLF STREET, PERRYOPOLIS, PA 15473

PARCEL NO. 28080105

IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF- Henry F. Varndell Jr.

Brock & Scott, PLLC

No. 588 of 2024 G.D.  
No. 269 of 2024 E.D.

**FREEDOM MORTGAGE CORPORATION  
v.  
SUSAN G. WRIGHT, AKA SUSAN G.  
RAMAGE, IN HER CAPACITY AS HEIR  
OF RAYMOND K. RAMAGE; UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
RAYMOND K. RAMAGE**

By virtue of a Writ of Execution No. 2024-00588

FREEDOM MORTGAGE CORPORATION v. SUSAN G. WRIGHT, AKA SUSAN G. RAMAGE, IN HER CAPACITY AS HEIR OF RAYMOND K. RAMAGE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND K. RAMAGE owner(s) of property situate in the BOROUGH OF (NOW CITY) CONNELLSVILLE, FAYETTE County, Pennsylvania, being 205 PULASKI ST, CONNELLSVILLE, PA 15425

Tax ID No. 05060204 and 05-06-0204  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$106,147.73

No. 286 of 2024 G.D.  
No. 278 of 2024 E.D.

**FIRST NATIONAL BANK OF  
PENNSYLVANIA,  
Plaintiff,  
vs.  
LEIGH YATSKO,  
Defendant.**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING SITUATE AND LAYING IN THE TOWNSHIP OF MENALLEN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN A CERTAIN DEED DATED MAY 29, 2015 FROM ROBERT C. YATSKO AND JUNE E. YATSKO TO ROBERT C. YATSKO AND LEIGH YATSKO, HIS WIFE, RECORDED IN

THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY ON JUNE 1, 2015, IN DEED BOOK VOLUME 3278, PAGE 1714. ROBERT C. YATSKO DIED ON JULY 8, 2022 AND UPON HIS DEATH TITLE VESTED IN LEIGH YATSKO AS SURVIVING OWNER BY OPERATION OF LAW.

IMPROVEMENT THEREON: A frame residential dwelling being known and numbered 130 Carr Street, New Salem, PA 15468.

TAX PARCEL NUMBER: 22-10-0046.

Property seized and taken in Execution as the property of LEIGH YATSKO.

No. 1226 of 2024 G.D.  
No. 304 of 2024 E.D.

**PNC Bank, National Association  
PLAINTIFF  
VS.**

**Kimberly Miriam Yauger a/k/a Kimberly M. Baldwin, Executrix of the Estate of Charlotte Miriam Bryner a/k/a Charlotte M. Bryner, deceased**

**DEFENDANT**

COMMONLY KNOWN AS: 290 Foxburg Road, Normalville, PA 15469  
TAX PARCEL NO. 35-09-0127

\*\*\* END SHERIFF'S SALE \*\*\*

# Registers' Notice

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

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

**Monday, December 2, 2024, at 9:30 A.M.**

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2623-0638	NORMA J. SMITLEY	Jeffrey T. Smitley, Executor
624-0412	BEVERLY A. TIRPAK	Kenneth John Rosnack, Administrator

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

**Monday, December 16, 2024, at 9:30 A.M.**

in Courtroom No. 1 of the **Honorable President Judge Steve P. Leskinen** or his chambers, Second 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 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 2, 2024, at 9:30 A.M.**

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2623-0679	CONNIE R. MACIOCE a/k/a CONNIE RAE MACIOCE	Anthony Reed, Executor
2623-0631	MARY URSULA VOZAR	Marianne Oppman and Christopher Oppman, Administratrix

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

**Monday, December 16, 2024, at 9:30 A.M.**

in Courtroom No. 5 of the **Honorable Judge Joseph M. George, Jr.** or his chambers, Third 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.

## WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

[johnfranciswarman@gmail.com](mailto:johnfranciswarman@gmail.com)

COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE

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- Legal Malpractice
- Security Fund / IOLTA
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- Licensure
- Conflict Resolution

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# PROTHONOTARY FEE BILL

## Nina Capuzzi Frankhouser, Prothonotary Prothonotary's Office Fee Schedule Effective January 1, 2025

- Personal Checks Not Accepted
- All professional checks returned for insufficient funds and/or Stop Payment will be assessed a \$36.00 fee.
- There will be no refunds after filing
- Please make all checks payable to Fayette County Prothonotary
- STAFF IS NOT PERMITTED TO PROVIDE LEGAL ADVICE

**\*\*\*PROTHONOTARY ENVELOPES AND ORDERS\*\*\***

- If a proposed order is attached to your filing, please provide enough copies to be conformed and sent back to all parties involved, along with a self-addressed, stamped envelope for each party.

\*\*\* Large copy requests will require a non-refundable \$20.00 Deposit. If the copies are not picked up within ten (10) days of request, you will forfeit your deposit.

Fees Effective January 1, 2025

Per Page Copies \$0.25  
 Certified Copies \$14.00

**FAMILY COURT ACTIVITY**

Complaint in Divorce	\$135.00
Each Additional Count	\$71.00
Divorce w/Custody	\$83.00
Custody Complaint	\$122.00
Custody (Mediation Fee)	\$100.00
Out of State Custody	\$72.50
Out of State/County Divorce Decree	\$61.50
Election to Resume Maiden Name	\$6.50
Change Name-Widow 54 Pa. C.S.A.A. §70.1	\$53.00
Resume Maiden Name (Out of County Divorce)	\$68.00
Praecipe to Transmit	\$20.50
Motion for Appointment of Hearing Officer	\$750.00

**APPEALS**

MDJ Appeals	\$99.00
License/Registration Suspension	\$111.50
Appoint Board of View	\$111.50
Statement of Objection	\$111.50
Exceptions/Objections to Tax Sale	\$111.50
Tax Assessment Objection	\$111.50

Appellate Court	
Fayette County Fee	\$42.50
Appellate Court Fee	Refer to State Website
Zoning Appeals	\$111.50

## CIVIL ACTIONS

Assumpsit	\$119.00
Tort	\$119.00
Ejectment	\$119.00
Equity	\$119.00
Mandamas	\$119.00
Mortgage Foreclosure	\$119.00
Partition	\$119.00
Replevin	\$119.00
Complaints in Confession of Judgment in Ejectment	\$119.00
Declaratory Judgment	\$119.00
Writ of Summons	\$119.00
Re-Issue Writ of Summons	\$8.50
Lis Pendens (1st Filing)	\$119.00
Reinstate Complaint	\$8.50
Declaration of Taking/Condemnation	\$111.50
Foreign Subpoena	\$49.00
Assurance of Voluntary Compliance	\$111.50
Quiet Title/ Petition to Appoint Arbitrator	\$111.50
Minor's Compromised Settlement	
Compromised Settlement-Partial Only	
Bill of Costs/Certificate	\$3.50
Change of Venue Motion/Petition	\$111.50
Petition as First Filings & for Abandoned Vehicles	\$111.50
Change of Name unrelated to Divorce	\$111.50
Praecipe to Dismiss/Settle/Withdraw	\$7.50

\*\* FEE IS DUE ONLY WHEN NOT PAID PRIOR WITH INITIAL FILING

## JUDGMENT ACTIVITY

Judgment: General, Note, or Arrearage from DR	\$22.50
MDJ Transcript	\$22.50
Landlord Tenant Wage Attachment	\$21.50
Exemplification-Triple Seal (out of state)	\$14.50
From Out of State Court/Abstract of Judgment	\$22.50
To Another Court in State of Pa	\$13.50
Writ of Execution/Possession	\$21.50
Writ of Seizure	\$21.50
Writ of Revival	\$30.50
Agreement to Revive	\$22.50
Assignment of Judgment	\$7.50
Release of Judgment	\$7.50
Satisfaction of Judgment	\$7.50
Lien Avoidance	\$7.50

Partial Discontinuance	\$7.50
Satisfaction of Judgment w/ Certificate	\$11.00
Consent Judgment	\$22.50
Out of County Writ	\$21.50
Default Judgment	\$24.50
Default Judgment on a Writ of Revival	\$24.50

MECHANICS/MUNICIPAL LIEN ACTIVITY

No Lien Agreement	\$21.50
Municipal Lien Claim (satisfaction included)	\$29.00
Mechanics Lien Claim (satisfaction included)	\$29.00
Mechanics Lien Complaint	\$119.00
Writ of Scire Facias	\$119.00
Satisfaction of Lien (lien filed prior to 02/01/2016)	\$7.50

COMMONWEALTH AND FEDERAL TAX LIENS

Federal Tax Lien	\$21.50
Commonwealth Lien/Judgment Roll	\$21.50
Suggestion of Non Payment	\$21.50
Satisfaction of Lien	\$7.50

MISCELLANEOUS

Subpoenas	\$2.25
Petition to Strike	\$68.50
Notary Signature Registration	\$3.00
Surety Bonds (New)/Certificate of Authority	\$59.00
Audit Report	\$67.50
Motion to Continue Hearing/Arbitration	\$25.00
Appeal Award of Arbitration	\$300.00
Notarial Seal Certificate	\$2.50
Statement of Intention to Proceed	\$25.50

MAXIMUM CHARGE TO POLITICAL SUBDIVISIONS

The maximum fee to be charged a Political Subdivision for any one of the of the services provided herein shall be: (42 P.S. §21075)

NOTE: The Prothonotary shall not be required to enter on docket any suit or action or order of court or enter any judgment thereon or perform any services whatsoever for any person, political subdivision or the Commonwealth until the requisite fee is paid. (42 P.S. §21073(b))

The fees hereinafter enumerated shall be exclusive of any State tax now levied or that may be hereafter levied (42 P.S. §21073(c))



## LUNCH & LEARN SERIES

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

- Date: **Wednesday, December 18th from 12:00 p.m. to 1:30 p.m.**
- Location: **Courtroom No. 2 of the Fayette County Courthouse**
- Discussion topics: **Be it Resolved... Striving for a (Realistic) Work/Life Balance in 2025**
- Presenter: **Brian S. Quinn, Esq. – Lawyers Concerned for Lawyers**

### **CLE Credit**

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

#### Members of the FCBA

- \$5 fee for attendance without CLE Credit
- \$15 fee for attendance with CLE Credit

#### Attorneys admitted to practice in Pennsylvania after January 1, 2019

- \$5 fee for attendance with CLE Credit

#### Non-members of the FCBA

- \$15 fee for attendance without CLE Credit
- \$40 fee for attendance with CLE Credit

**\*\* All fees to be paid at the door \*\***  
A light lunch will be provided.

### **RSVP**

If interested in attending, please call Cindy at the Bar office at 724-437-7994 or email to [cindy@fcbar.org](mailto:cindy@fcbar.org) on or before Monday, December 16th.

**ANNUAL MEMBERSHIP MEETING**

The Annual General Membership meeting of the Fayette County Bar Association will be held on Wednesday, December 18, 2024, at 1:30 pm in Courtroom No. 2 at the Fayette County Courthouse, 61 East Main Street, Uniontown, PA 15401. Members are invited to present topics of concern or interest to the Association.



The Fayette County Bar Association  
invites you to join us for a

# Christmas PARTY

December 12 at 5:00 pm

TITLOW TAVERN

RSVP by Friday, December 6th  
724-437-7994 or [cindy@fcbar.org](mailto:cindy@fcbar.org)

Guests Welcome

Please bring new, unwrapped toys for donation to  
Fayette County Children & Youth Services.  
Monetary donations payable to "CYS Advisory Board."



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# GISMONDI

& ASSOCIATES

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