

# FAYETTE LEGAL JOURNAL

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NO. 18

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## FAYETTE LEGAL JOURNAL

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**Co-Editors:** Garnet L. Crossland 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

**THELMA R. FRANKS JONES, a/k/a  
THELMA RUTH JONES**, late of South Union Township, Fayette County, PA <sup>(3)</sup>

*Personal Representative:* Deborah Surak  
c/o Davis and Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Samuel J. Davis

**IRENE C. KARLOWICZ**, late of Masontown Borough, Fayette County, PA <sup>(3)</sup>

*Executrix:* Colleen M. Bauer  
710 Green Lane  
Masontown, PA 15461  
c/o Robert Freedenberg, Skarlatos  
Zonarich, LLC  
320 Market Street, Suite 600W  
Harrisburg, PA 17101  
*Attorney:* Robert Freedenberg

**ELMER SCHERER, a/k/a ELMER E.  
SCHERER**, late of Mt. Pleasant, Fayette County, PA <sup>(3)</sup>

*Administratrix:* Elizabeth Scherer  
905 Kreinbrook Hill Road Ext.  
Mt. Pleasant, PA 15666  
c/o 661 Andersen Drive Foster Plaza,  
Suite 315  
Pittsburgh, PA 15220  
*Attorney:* E. Vernon Parkinson

### First Publication

**ALBERT ZENTKOVICH, A/K/A ALBERT  
G. ZENTKOVICH**, late of Georges Township,  
Fayette County, PA <sup>(1)</sup>

*Executor:* Frances I. Sapp  
c/o Higinbotham Law Offices  
45 East Main Street, Suite 500  
Uniontown, PA 15401  
*Attorney:* James Higinbotham

### Second Publication

\*\*NONE\*\*

**LEGAL NOTICES**

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**\*\*NONE\*\***

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## SHERIFF'S SALE

Date of Sale: June 18, 2020

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, June 18, 2020, 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

Lauren L. Schuler, Esquire  
Hladik, Onorato & Federman, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

No. 2382 of 2019 GD  
No. 104 of 2020 ED

**Rushmore Loan Management Services, LLC**  
**Plaintiff**  
**vs.**  
**William Raymond Andrews and Lisa M.**  
**Andrews a/k/a Lisa M. Kuzel**  
**Defendants**

By virtue of Writ of Execution No. 2019 - 02382

Rushmore Loan Management Services, LLC (Plaintiff) vs. William Raymond Andrews and Lisa M. Andrews a/k/a Lisa M. Kuzel (Defendants)

Property Address 116 Elm Drive and vacant lots known as parcel# 04070224 and parcel# 04040226, Acme, Township of Bucks, Fayette County, PA 15610

Parcel I.D. No. 04070225, 04070224, 07040226

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$303,698.74

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

No. 2578 of 2017 GD  
No. 101 of 2020 ED

**THE BANK OF NEW YORK MELLON**  
**FKA THE BANK OF NEW YORK, AS**  
**TRUSTEE (CWALT 2005-03CB)**  
**4425 Ponce de Leon Blvd**  
**Coral Gables, FL 33146**  
**Plaintiff**  
**vs.**  
**ROBERT BENNETT**  
**Mortgagor(s) and Record Owner(s)**  
**137 Branthoover Street**  
**Belle Vernon, PA 15012**  
**Defendant**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN WASHINGTON TOWNSHIP,  
COUNTY OF FAYETTE AND  
COMMONWEALTH OF PENNSYLVANIA.  
BEING KNOWN AS: 137

BRANTHOOVER STREET, BELLE  
 VERNON, PA 15012  
 TAX PARCEL #41040046  
 IMPROVEMENTS: A RESIDENTIAL  
 DWELLING  
 SOLD AS THE PROPERTY OF:  
 ROBERT BENNETT

Leon P. Haller, Esquire  
 Purcell, Krug & Haller  
 1719 North Front Street  
 Harrisburg, PA 17104  
 (717) 234-4178

No. 754 of 2015 GD  
 No. 89 of 2020 ED

**U.S. BANK NATIONAL ASSOCIATION, AS  
 TRUSTEE FOR THE PENNSYLVANIA  
 HOUSING FINANCE AGENCY,  
 PLAINTIFF  
 VS.  
 GINA M. COSTABILE,  
 DEFENDANT**

By virtue of a Writ of Execution No. 754  
 OF 2015 GD  
 US BANK NATIONAL ASSOCIATION  
 AS TRUSTEE FOR THE PENNSYLVANIA  
 HOUSING FINANCE AGENCY Plaintiff VS  
 GINA M. COSTABILE Defendant(s)  
 Real Estate: 104 MOORE AVENUE,  
 UNIONTOWN, PA 15401  
 Municipality: FIRST WARD, CITY OF  
 UNIONTOWN  
 Short Description: Lot 84, Gilmore Terrace  
 Annex Plan of Lots, Plan Book 4, page 216  
 See Instrument: 200200012129  
 Tax Parcel #: 38-04-0020  
 Improvement thereon: a residential  
 dwelling house as identified above  
 TO BE SOLD AS THE PROPERTY OF  
 GINA M. COSTABILE UNDER FAYETTE  
 COUNTY JUDGMENT NO. 754 OF2015 GD.

Phelan Hallinan Diamond & Jones, LLP  
 No. 2401 of 2019 GD  
 No. 110 of 2020 ED

**PNC Bank, National Association  
 Plaintiff  
 v.  
 Matthew C. Craig  
 Defendant(s)**

By virtue of a Writ of Execution No. 2019-  
 02401  
 PNC Bank, National Association v.  
 Matthew C. Craig owner(s) of properly situate in  
 the UPPER TYRONE TOWNSHIP, Fayette  
 County, Pennsylvania, being 110 Penn Avenue,  
 Connellsville, PA 15425-6021  
 Parcel No.: 39-07-0131  
 Improvements thereon: RESIDENTIAL  
 DWELLING

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

No. 2501 of 2010 GD  
 No. 98 of 2020 ED

**PNC BANK, NATIONAL ASSOCIATION  
 c/o PNC Bank, N.A. 3232 Newmark Drive  
 Miamisburg, OH 45342  
 Plaintiff  
 va.  
 LINDA P. DONKERS a/k/a LINDA  
 PATRICIA DONKERS  
 Mortgagor(s) and Record Owner(s)  
 306 Telegraph Road  
 Brownsville, PA 15417  
 Defendant(s)**

ALL THAT CERTAIN LOT OF LAND  
 SITUATE IN TOWNSHIP OF LUZERNE,  
 COUNTY OF FAYETTE AND  
 COMMONWEALTH OF PENNSYLVANIA.  
 BEING KNOWN AS: 306 TELEGRAPH  
 ROAD, BROWNSVILLE, PA 15417  
 TAX PARCEL #19-06-0037  
 IMPROVEMENTS: A RESIDENTIAL  
 DWELLING  
 SOLD AS THE PROPERTY OF: LINDA  
 P. DONKERS a/k/a LINDA PATRICIA  
 DONKERS

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

No. 2596 of 2019 GD  
 No. 82 of 2020 ED

**Reverse Mortgage Funding, LLC**  
**Plaintiff**  
**v.**

**Richard Lee Hauger Executor of the Estate of**  
**Patricia Louise Hauger**  
**Defendant**

All that certain piece or parcel or Tract of land situate in the Township of South Union, Fayette County, Pennsylvania, and being known as 114 Locust Street, Hopwood, Pennsylvania 15445.

Being known as: 114 Locust Street, Hopwood, Pennsylvania 15445

Title vesting in Patricia Louise Hauger by deed from Donald W. Hauger and Dorothy E. Hauger, husband and wife, dated July 6, 1962 and recorded July 6, 1962 in Deed Book 962, Page 854. The said Patricia Louise Hauger died on May 24, 2019. On July 1, 2019, Letters of Testamentary were granted to Richard Lee Hauger, nominating and appointing him as the Executor of the Estate of Patricia Louise Hauger.

Tax Parcel Number: 34380135

No. 2108 of 2019 GD  
 No. 88 of 2020 ED

**PNC Bank, National Association**  
**Plaintiff,**  
**vs.**

**Gary Hoban, AKA Gary L. Hoban; Ruth E. Bratcher-Hoban**  
**Defendants.**

ALL that certain parcel of land lying and being situate in the City of Uniontown, County of Fayette, and Commonwealth of Pennsylvania, known as 242 Cleveland Avenue, Uniontown, PA 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 38-03-0302

BEING the same premises which Gary L. Hoban and Ruth E. Bratcher-Hoban, his wife, by Deed dated April 20, 2016 and recorded in and for Fayette County, Pennsylvania in Deed Book 3306, Page 1542, granted and conveyed unto

Gary L. Hoban and Ruth E. Bratcher-Hoban, his wife.

No. 216 of 2019 GD  
 No. 75 of 2020 ED

**Nationstar Mortgage LLC d/b/a Mr. Cooper**  
**PLAINTIFF**  
**vs.**

**Gail Dickison Jacobs**  
**DEFENDANT**

ALL THAT CERTAIN piece or lot of land situate in the Third Ward of the City of Uniontown, Fayette County, Pennsylvania, being Lot No. 83 in the Plan of Lots laid out by Oliver P. Markle and Isadore Frank and known as Murray Place, which Plan is recorded in the Recorder's Office of said Fayette County, in Plan Book Vol. 2, page 26; said Lot No. 83 is bounded and described as follows:

COMMONLY KNOWN AS: 13 Edgemont Drive, Uniontown, PA 15401

TAX PARCEL NO. 38-13-0013

Phelan Hallinan Diamond & Jones, LLP

No. 1599 of 2018 GD  
 No. 81 of 2020 ED

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

**Bryan K. Kelly**  
**Defendant(s)**

By virtue of a Writ of Execution No. 1599-OF-2018-GD Lakeview Loan Servicing, LLC v. Bryan K. Kelly owner(s) of property situate in the BELLE VERNON BOROUGH, Fayette County, Pennsylvania, being 514 Washington Street, a/k/a 514 Washington Avenue, Belle Vernon, PA 15012-1230

Parcel No.: 01-04-0065 and 01-04-0226

Improvements thereon: RESIDENTIAL DWELLING

STERN & EISENBERG PC  
JAMES BUCK, ESQUIRE

No. 2059 of 2017 GD  
No. 91 of 2020 ED

**Specialized Loan Servicing, LLC**  
**Plaintiff**  
v.  
**Stephen M. Klotz**  
**Defendant(s)**

SITUATE IN THE TOWNSHIP OF  
CONNELLSVILLE, FAYETTE COUNTY,  
PENNSYLVANIA, BEING KNOWN AS 1202  
VINE STREET, CONNELLSVILLE, PA  
15425.

PARCEL NO. 05-15-0302  
IMPROVEMENTS- RESIDENTIAL  
REAL ESTATE  
SOLD AS THE PROPERTY OF -  
STEPHEN M. KLOTZ

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

No. 1626 of 2019 GD  
No. 84 of 2020 ED

**American Advisors Group**  
**Plaintiff**  
v.  
**Evelyn N. Kostelac and The Evelyn N.  
Kostelac Trust, c/o Evelyn N. Kostelac,  
Trustee**  
**Defendants**

ALL THAT CERTAIN PIECE OR  
PARCEL OR TRACT OF LAND SITUATE TN  
WASHINGTON TOWNSHIP, FAYETTE  
COUNTY, PENNSYLVANIA, AND BEING  
KNOWN AS 224 CHARLES STREET, BELLE  
VERNON, PENNSYLVANIA 15012.

BEING KNOWN AS: 224 CHARLES  
STREET, BELLE VERNON,  
PENNSYLVANIA 15012

TITLE VESTING IN THE EVELYN N.  
KOSTELAC TRUST, C/O EVELYN N.  
KOSTELAC, TRUSTEE BY DEED FROM  
EVELYN N. KOSTELAC, A WIDOW OF  
GEORGE P. KOSTELAC DATED MAY 23,  
2007 AND RECORDED JUNE 12, 2007 IN  
DEED BOOK 3028, PAGE 1474  
INSTRUMENT NUMBER 200700008271.

TAX PARCEL NUMBER: 41-12-0015

No. 2225 of 2019 GD  
No. 96 of 2020 ED

**CITIZENS BANK, N.A. S/B/M TO  
CITIZENS BANK OF PENNSYLVANIA**  
**vs.**  
**Mark Andrew Logoyda**  
**Sherri A. Logoyda**

ALL THAT CERTAIN parcel of ground in  
the Jamison Coal & Coke Company's Plan of  
Lots in West Perryopolis, Fayette County,  
Pennsylvania.

BEING THE SAME PREMISES which  
Mike Logoyda, Jr. and Mary L. Logoyda, by  
Deed dated September 22, 2003 and recorded  
September 23, 2003 in the Office of the  
Recorder of Deeds in and for Fayette County in  
Deed Book Volume 2879, Page 501, granted and  
conveyed unto Mark Andrew Logoyda.

BEING KNOWN AS: 3410 Pittsburgh  
Road, Perryopolis, PA 15473  
PARCEL #28-04-0048

No. 1 of 2020 GD  
No. 85 of 2020 ED

**Wells Fargo Bank, N.A.**  
**Plaintiff,**  
**vs.**  
**Pelar O. Meade-Taylor, AKA Pelar O. Meade**  
**Defendant.**

ALL that certain parcel of land lying and  
being situate in the City of Connellsville,  
County of Fayette, and Commonwealth of  
Pennsylvania, known as 913 Lawn Avenue,  
AKA 913 Woodlawn Avenue, Connellsville, PA  
15425 having erected thereon a dwelling house.

Being known and designated as Tax ID  
No.: 05140160

BEING the same premises which John A.  
Holonich Jr. and Nicole A. Holonich formerly  
known as Nicole A. Bufano, husband and wife,  
by Deed dated October 10, 2002 and recorded in  
and for Fayette County, Pennsylvania in Deed  
Book 2837, Page 453, granted and conveyed  
unto Pelar O. Meade, unmarried.



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

No. 885 of 2019 GD  
 No. 105 of 2020 ED

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

No. 142 of 2020 GD  
 No. 92 of 2020 ED

**Lakeview Loan Servicing, LLC**  
**PLAINTIFF**  
 v.  
**James E. Meyers**  
**DEFENDANT(S).**

TAX PARCEL NO: 33060087  
 PROPERTY ADDRESS: 1108 Murphy  
 Street, Connellsville, PA 15425  
 IMPROVEMENTS: Single Family  
 Dwelling  
 SEIZED AND TAKEN in execution as the  
 property of James E. Meyers

ALL THAT CERTAIN lot of land situate  
 in the Borough of South Connellsville, Fayette  
 County, Pennsylvania, bounded and described as  
 follows:

FRONTING 38 feet and 9 inches on the  
 North side of Murphy Street, and extending back  
 of equal width in a Northerly direction, a  
 distance of 120 foot alley, and bounded on the  
 East by a 20 foot alley; and on the West by Lot  
 No. 3 in plan of lots hereinafter mentioned. And  
 being known and designated as Lot No. 4 in plan  
 of lots laid out by Joseph A. Mason, which said  
 plan appears of record in the Recorder's Office  
 of said Fayette County, in Plan Book Vol. 1,  
 page 172.

BEING known as Parcel 33-06-0087.

COMMONLY known as 1108 Murphy  
 Avenue, Connellsville, PA 15425.

BEING the same premises which Janet  
 Farrah, widow, granted and conveyed unto  
 James E. Meyers by Deed dated October 31,  
 2008 and recorded on November 21, 2008 in  
 Deed Book 3080, page 227, and Instrument No.  
 200800016072, Fayette County Records.

**Lakeview Loan Servicing, LLC**  
**Plaintiff**

v.

**Eric T. Michels, Administrator of the Estate**  
**of Donald T. Michels**  
**Defendant**

ALL THAT CERTAIN PIECE OR  
 PARCEL OR TRACT OF LAND SITUATE IN  
 FAIRCHANCE BOROUGH AND GEORGES  
 TOWNSHIP FAYETTE COUNTY,  
 PENNSYLVANIA, AND BEING KNOWN AS  
 9 HAZEL STREET, FAIRCHANCE,  
 PENNSYLVANIA 15436.

BEING KNOWN AS: 9 HAZEL STREET,  
 FAIRCHANCE, PENNSYLVANIA 15436

TITLE VESTING IN DONALD T.  
 MICHELS AND ELISE M. MICHELS BY  
 DEED FROM WILLIAM J. WILSON AND  
 SANDRA L. WILSON, HUSBAND AND  
 WIFE, DATED APRIL 29, 2016 AND  
 RECORDED JUNE 10, 2016 IN DEED BOOK  
 3310, PAGE 2067 INSTRUMENT NUMBER  
 201600006047. THE SAID ELISE M.  
 MICHELS DIED ON JANUARY 27, 2017  
 THEREBY VESTING TITLE INTO DONALD  
 T. MICHELS. THE SAID DONALD T.  
 MICHELS DIED ON MAY 30, 2017. ON  
 SEPTEMBER 7, 2017, LETTERS OF  
 ADMINISTRATION WERE GRANTED TO  
 ERIC T. MICHELS, NOMINATING AND  
 APPOINTING HIM AS THE  
 ADMINISTRATOR OF THE ESTATE OF  
 DONALD T. MICHELS.

TAX PARCEL NUMBER: 11110030

No. 1794 of 2019 GD  
 No. 80 of 2020 ED

**The Huntington National Bank**  
**Plaintiff,**

vs.

**Clayton W. Miller; Tracy M. Miller**  
**Defendants.**

ALL that certain parcel of land lying and  
 being situate in the Borough of South  
 Connellsville, County of Fayette, and  
 Commonwealth of Pennsylvania, known as 1819

2nd Street, Connellsville, PA 15425 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 33-08-0058

BEING the same premises which John R. Lohr and Myrna L. Lohr, husband and wife, by Deed dated July 29, 2008 and recorded in and for Fayette County, Pennsylvania in Deed Book 3068, Page 2254, granted and conveyed unto Clayton W. Miller, married.

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

No. 1519 of 2018 GD  
No. 100 of 2020 ED

**WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1**  
c/o FAY SERVICING, LLC  
440 S. LaSalle Street, Suite 2000  
Chicago, IL 60605

**Plaintiff**  
vs.

**PAMELA ROSE LEONARD J. ROSE**  
**Mortgagor(s) and Record Owner(s)**  
**763 West Mountain View Road AKA 238**  
**Sycamore Road**  
**Acme, PA 15610**  
**Defendant(s)**

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

BEING KNOWN AS: 763 WEST MOUNTAIN VIEW ROAD AKA 238 SYCAMORE ROAD, ACME, PA 15610

TAX PARCEL # 04070259; 04070258  
IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: PAMELA ROSE AND LEONARD J. ROSE

No. 2221 of 2019 GD  
No. 67 of 2020 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 Jefferson Street, AKA 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.

Phelan Hallinan Diamond & Jones, LLP

No. 2186 of 2019 GD  
No. 108 of 2020 ED

**PNC Bank, National Association**  
**Plaintiff**

v.

**Joseph A. Shay**  
**Defendant(s)**

By virtue of a Writ of Execution No. 2019-02186, PNC Bank, National Association v. Joseph A. Shay, owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 170 Easy Street, Uniontown, PA 15401-3127

Parcel No.: 38-10-0066  
Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 156 of 2020 GD  
No. 109 of 2020 ED

**Wells Fargo Bank, N.A.**  
**Plaintiff**

v.

**Jason Sommerfeldt**  
**Defendant(s)**

By virtue of a Writ of Execution No. 2020-

00156, Wells Fargo Bank, N.A. v. Jason Sommerfeldt, owner(s) of property situate in the WASHINGTON TOWNSHIP, Fayette County, Pennsylvania, being 1118 Connellsville Road, Fayette City, PA 15438-1016

Parcel No.: 41160026

Improvements thereon: RESIDENTIAL DWELLING

No. 22 of 2020 GD

No. 69 of 2020 ED

**The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-22**

**PLAINTIFF**

vs.

**Michael C. Taylor a/k/a Michael C.M. Taylor and Gloria Taylor**  
**DEFENDANTS**

ALL that certain piece, parcel or lot of land, situate in the Township of Connellsville, County of Fayette and Commonwealth of Pennsylvania, being known and designated as Lot No. 58 in Plan of Lots laid out by Moore and Peterson, said Plan being recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 2, Page 9, and which said Lot is more particularly bounded and described as follows:

COMMONLY KNOWN AS: 205 East Blake Avenue, Connellsville, PA 15425

TAX PARCEL NO. 06040108

Phelan Hallinan Diamond & Jones, LLP

No. 2011 of 2019 GD

No. 90 of 2020 ED

**Nationstar Mortgage LLC d/b/a Champion Mortgage Company**  
**Plaintiff**

v.

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Edgar E. McMaster a/k/a Edgar McMasters, Deceased**  
**Defendant(s)**

By virtue of a Writ of Execution No. 2019-02011, Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or

Interest From or Under Edgar E. McMaster a/k/a Edgar McMaster a/k/a Edgar E. McMasters, Deceased, owner(s) or property situate in the UPPER TYRONE TOWNSHIP, Fayette County, Pennsylvania, being 558 Hickory Square Road, Connellsville, PA 15425-6130

Parcel No.: 39-14-0059

Improvements thereon: RESIDENTIAL DWELLING

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

No. 71 of 2020 GD

No. 86 of 2020 ED

**PENNSYLVANIA HOUSING FINANCE AGENCY,**

**PLAINTIFF**

VS.

**EDWARD S. WAGNER,**  
**DEFENDANT**

By virtue of a Writ of Execution No. 71 OF 2020 GD, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. EDWARD S. WAGNER, Defendant(s)

Real Estate: 1501 SUN STREET, CONNELLSVILLE, PA 15425

Municipality: TOWNSHIP OF CONNELLSVILLE

Dimensions: 180 x 140 and being Lot Nos. 33, 34 and 35, Poplar Grove Plan of Lots, Plan Book 1, page 178

See Deed Book: 3124, page 843

Tax Parcel #: 06-03-0071

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF EDWARD S. WAGNER UNDER FAYETTE COUNTY JUDGMENT NO. 71 OF 2020 GD.

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

No. 1520 of 2018 GD  
No. 87 of 2020 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  
DRIVE, 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

John S. Toohey, Esquire  
No. 2296 of 2019 GD  
No. 102 of 2020 ED

**SCOTSDALE BANK AND TRUST CO.  
A division of Mid Penn Bank,  
Plaintiff  
vs.  
ESTATE OF ROY BRADEN ZACK a/k/a  
ROY ZACK a/k/a ROY BRADDEE ZACK,  
deceased Mortgagor, and IDA ZACK, as  
ADMINISTRATRIX, and IDA ZACK,  
Mortgagor,  
Defendants**

Property of: Estate of Roy Braden Zack  
a/k/a Roy Zack a/k/a Roy Braddee Zack,  
deceased Mortgagor, and Ida Zack, as  
Administratrix and Ida Zack, Mortgagor  
Attorney for Plaintiff: John S. Toohey,  
Esquire

ALL the right, title, interest and claim of  
Estate of Roy Braden Zack a/k/a Roy Zack a/k/a  
Roy Braddee Zack, deceased Mortgagor, and Ida  
Zack, as Administratrix and Ida Zack,  
Mortgagor, of, in and to:

Municipality: Parcel I: City of Uniontown  
Parcel II: Menallen Township  
Address: Parcel I: 2 Hogsett St.,  
Uniontown, Fayette County, Pennsylvania,  
15401.

Parcel II: Vacant Land Off LR26117-New  
Salem

Parcel I: Part of Lot No. 273 in Coffey's  
Addition to Uniontown

Improvements: Parcel I: Single family  
residential building

Parcel II: Vacant land  
Parcel I: RBV: 3211, Page 18  
Parcel II: RBV: 2631, Page 276.  
Parcel I: ID No. 38-04-0572  
Parcel II: ID No. 22-09-009104

\*\*\* END SHERIFF SALES \*\*\*





# **WARMAN ABSTRACT & RESEARCH LLC**

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**518 Madison Drive**

**Smithfield, PA 15478**

**724-322-6529**

**johnfranciswarman@gmail.com**

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