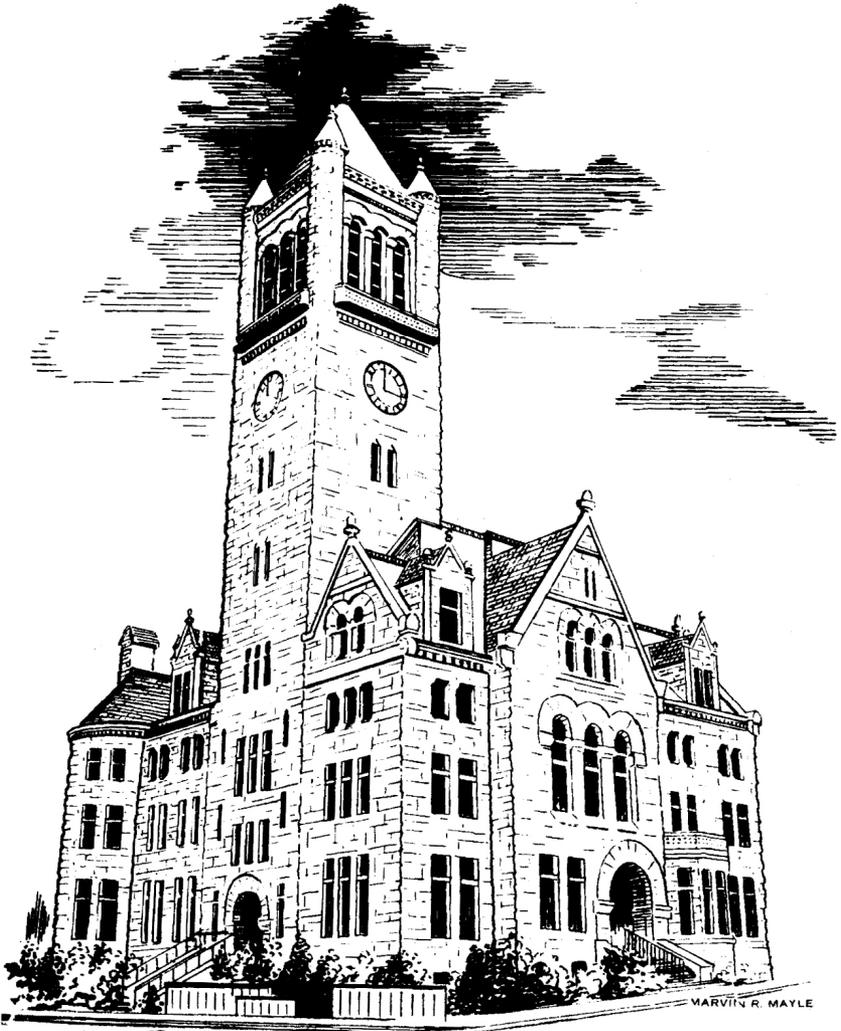


FAYETTE LEGAL JOURNAL

VOL. 89

MARCH 14, 2026

NO. 11



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: Michelle L. Kelley
President Elect: Jeffrey S. Proden
Vice-President: Melinda D. Dellarose
Secretary: Anne N. John
Treasurer: Rachel A. Clark
Past President: Sheryl R. Heid
Executive Director: Garnet L. Gordon

Directors
 Michael A. Aubele
 Jennifer M. Casini
 Sarah E. Connelly
 James E. Higinbotham, Jr.
 Sean M. Lementowski
 Daniel D. Taylor

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

JUDITH ANN FISH, late of Belle Vernon, Fayette County PA (2)

Administratrix: Bernadette Tummons
c/o PO Box 727
Uniontown, PA 15401
Attorney: Bernadette Tummons

CHRISTOPHER FRANZ, a/k/a CHRIS A FRANZ, late of Franklin Township, Fayette County, PA (2)

Executor: Monica Murphy
514 Old Route 51 Road
Smock, PA 15480

MARY KELLEY, a/k/a MARY ELIZABETH KELLEY, a/k/a MARY E. KELLEY, late of Georges Township, Fayette County, PA (2)

Executrix: Bryan Kelley
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

WILLIAM A. MANYAK, a/k/a WILLIAM A. MANYAK JR., late of South Union Township, Fayette County, PA (2)

Executor: Bernard W. Manyak
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

ELI RICHARD SHUMAR, JR., late of Grindstone, Fayette County, PA (2)

Executor: Richard A. Shumar
c/o Dellarose Law Office, PLLC
111 East Main Street, Second Floor
Uniontown, PA 15401
Attorney: Melinda Deal Dellarose

JOYCE LYNN STUDENT a/k/a JOYCE L. STUDENT, late of Georges Township, Fayette County, PA (2)

Personal Representative: Carrie L. Rotolo
c/o Richard A. Husband Esquire LLC
208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

MILDRED M. TAJC, late of South Union Township, Fayette County, PA (2)

Executrix: Susann Faverio
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401
Attorney: Robert L. Webster, Jr.

JAMES WILLIAMS, late of Uniontown, Fayette County, PA (2)

Co-Executors: Selena Williams and James Lamar Williams
c/o Proden & O'Brien
99 East Main Street
Uniontown, PA 15401
Attorney: Sean M. Lementowski

NORA FAYE WITT, late of Bullsken Township, Fayette County, PA (2)

Personal Representatives: Geary B. Witt and Barry C. Witt
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

Second Publication

WAYNE R. ANDERSON, a/k/a WAYNE RICHARD ANDERSON, late of Jefferson Township, Fayette County, PA (1)

Executrix: Gail A. Strickler
300 Central School Road
Fayette City, PA 15480
Attorney: Alan Benyak, Esquire

BARBARA ANN BAILEY, a/k/a BARBARA A. BAILEY, late of Connellsville, Fayette County, PA (1)

Executor: William K. Bailey
c/o Casini & Geilbig LLC
815B Memorial Boulevard
Connellsville, PA 15425
Attorney: Jennifer M. Casini

BARBARA ANN PRITTS, a/k/a BARBARA A. PRITTS, a/k/a BARBARA A. BROOKS PRITTS, late of Springfield Township, Fayette County, PA (1)

Personal Representatives: Jeffery W. Pritts and Jacquelyne R. Pritts
c/o P.O. Box 463
Connellsville, PA 15425
Attorney: Richard Bower

RALPH R. RAYMOND, late of Bullsken Township, Fayette County, PA (1)

Executrix: Wanda E. Gerber
c/o Creenan & Baczkowski
3907 Old William Penn Highway
Suite 304
Murrysville, PA 15668
Attorney: Molly Creenan

PALMER P. SABATINE, a/k/a PALMERINO P. SABATINE, late of South Union Township, Fayette County, PA (1)

Executrix: Ruthanne S. Sabatine
c/o DeHaas Law, LLC
51 East South Street
Uniontown, PA 15401
Attorney: Ernest P. DeHaas

JEANETTE SILBAUGH, late of Luzerne Township, Fayette County, PA (1)

Executrix: Adria Lynn Logan
c/o 9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

PATRICIA ANN VITEZ, a/k/a PATRICIA A. VITEZ, late of North Union Township, Fayette County, PA (1)

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

WILMA WILSON, late of McClellandtown, Fayette County, PA (1)

Executor: Greg Wilson
413 Old McClellandtown Road
McClellandtown, PA 15458
Attorney: Vincent Tiberi

First Publication

KEVIN PAUL CECH, a/k/a KEVIN P. CECH, a/k/a KEVIN CECH, late of Redstone Township, Fayette County, PA

Administratrix: Susan Cech
c/o 9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

ELLEN B. COLLINS, a/k/a ELLEN BELLE COLLINS, a/k/a ELLEN COLLINS, late of German Township, Fayette County, PA

Administrator: John R. Collins Jr.
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: Christian E. Sesek

ROBERT FULLER, late of Perryopolis, Fayette County, PA

Executrix: Diana Fuller
c/o Goodwin Como, P.C.
92 East Main Street, Suite 1
Uniontown, PA 15401
Attorney: Amanda Como

BETTY J. MILLER, a/k/a BETTY JANE MILLER, late of Smithfield Borough, Fayette County, PA

Executrix: Judith A. Miller
c/o Davis & Davis Attorneys At Law
107 East Main Street
Uniontown, PA 15401
Attorney: Jeremy J. Davis

LEGAL NOTICES

*** NO LEGAL NOTICES ***

SHERIFF'S SALE

Date of Sale: May 14, 2026

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 14, 2026, 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 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

No. 1 of 2026 G.D.
No. 41 of 2026 E.D.

No. 1469 of 2025 G.D.
No. 8 of 2026 E.D.

**WASHINGTON FINANCIAL BANK,
formerly Known as Washington Federal
Savings Bank,
Plaintiff,
vs.
HENRY G. BUSECK,
Defendant.**

**PennyMac Loan Services, LLC
Plaintiff
vs.**

**Tara M. Calhoun a/k/a Tara Calhoun, solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, David A. Calhoun, Jr. a/k/a David Calhoun, Jr., solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, Shanna M. Calhoun a/k/a Shanna Calhoun, solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, Dalton G. Curran a/k/a Dalton Curran, solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, Anna M. Calhoun a/k/a Anna Calhoun, solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, Gavin M. Forney, solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, Unknown Heirs, Successors and Assigns and All Person, Firms or Associations Claiming Right, Title or Interest From or Under David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased
Defendant(s)**

ALL that certain lot of land situate in Georges Township, Fayette County, Pennsylvania, being Lot No.1 in the Phillips Plan which plan is recorded in the Recorder's Office of Fayette County, Pennsylvania, Plan Book Volume 72 at page38, said Lot No 1.

HAVING erected thereon a dwelling known as 211 Burgess Fields Road, Uniontown, PA 15401, and designated as Tax ID# 14-17-0086-03.

BEING the same property which Mary L. Phillips, formerly Mary L. Fudala and Charles A. Phillips, by Deed dated May 12, 2004, and recorded with the Recorder of Deeds Office of Fayette County on June 4, 2004 at Instrument No. 200400009172 and Deed Book Volume 2907, Page 203, granted unto Henry G. Buseck.

ALL the following described real property situate in the Township of Saltlick, County of Fayette and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Gerald L. Kinneer, Jr. and Deborah L. Kinneer, husband and wife, by Deed dated 1/27/2020 and recorded in the Office of the Recorder of Deeds of Fayette County on 1/30/2020 in Deed Book Volume 3427, Page 1601, granted and conveyed unto David Calhoun, Sr.

BEING known as 287 Back Creek Road, Champion, Pennsylvania 15622
PARCEL # 31-15-015201

No. 2446 of 2025 G.D.
 No. 324 of 2025 E.D.

**Computershare Delaware Trust Company,
 not in its individual capacity, but solely as
 Owner Trustee of BRAVO Residential
 Funding Trust 2023-RPL1**

**vs.
 Dolores A. Chisnell**

ALL THAT CERTAIN piece or parcel or tract of land containing 149 Altman Road situate in the Township of North Union, County of Fayette, and State of Pennsylvania

Tax Parcel No. 25-06-0170

TITLE TO SAID PREMISES IS VESTED IN Vernon Chisnell and Dolores Chisnell, husband and wife, from Edna I Allton, Administratrix of the Estate of Elzie M. Allton, deceased, by General Warranty Deed dated December 4th, 1985, and recorded on December 23rd, 1985 in Book 108, Page 160.

Sold as the property of Dolores A. Chisnell

Brock & Scott, PLLC

No. 1733 of 2020 G.D.
 No. 82 of 2024 E.D.

**U.S. BANK NATIONAL ASSOCIATION, AS
 TRUSTEE FOR BNC MORTGAGE LOAN
 TRUST 2007-2 MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES
 2007-2**

**v.
 JOHN ALBERT CLAY; JILLIAN N. CLAY**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2 v. JOHN ALBERT CLAY; JILLIAN N. CLAY owner(s) of property situate in the PERRY TOWNSHIP, FAYETTE County, Pennsylvania, being 46 MEMORIAL DRIVE, PERRYOPOLIS, PA 15473

Tax ID No. 27-10-0071

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$128,881.73

Orlans Law Group PLLC

No. 1982 of 2024 G.D.
 No. 5 of 2026 E.D.

Freedom Mortgage Corporation

v.

**William M. Costabile Jr. a/k/a William Mark
 Costabile Jr. and Alicia N. Costabile**

Freedom Mortgage Corporation v. William M. Costabile Jr. a/k/a William Mark Costabile Jr. and Alicia N. Costabile owner(s) of property situate in the City of Uniontown, Fayette County, Pennsylvania, being 83 Evergreen Terrace, Uniontown, PA 15401

Parcel No. 38-06-0054

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$123,517.86

No. 114 of 2022 G.D.
 No. 30 of 2026 E.D.

**POLLYANNA SWETZ
 PLAINTIFF,**

vs.

**ANDREA DUNN, and KAYLA SHOOK,
 parent and natural guardian of
 Emma P. Dunn and Brandon Dunn, the heirs
 of Christopher Dunn
 DEFENDANTS.**

ALL that certain lot or plot of land situate in South Union Township, Fayette County, Pennsylvania, bounded and described as follows:

FRONTING 42.8 FEET on Conner Street and extending back the same width, 105 feet to a 15 foot alley; bounded on the South by lot 243; on the North by lot 245; and being known at lot 244 in the South Uniontown Annex Plan, which plan of lots were laid out by the Areford Brothers and recorded in Plan Book 4, page 140.

BEING the same premises conveyed to Christopher Dunn by deed of Christopher Dunn and Kayla M. Dunn, his wife, by deed dated June 4, 2019, recorded in Record Book 3404, page 2472.

Tax ID: 34-16-0024

Vitti Law Group, Inc.
BY: Lois M. Vitti, Esquire
PA ID #209865
663 Fifth Street
Oakmont PA 15139
(412) 281-1725

Jill M. Fein, Esquire
Hill Wallack LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

No. 1546 of 2025 G.D.
No. 322 of 2025 E.D.

No. 2131 of 2023 G.D.
No. 38 of 2026 E.D.

Pennsylvania Housing Finance Agency,
Plaintiff,
vs.
Kamryn Kenneth Dylan,
Defendant.

Planet Home Lending, LLC
Plaintiff
v.
Emosi Sobulivanua Gauna
Defendant

Situate in Washington Twp, Cty of Fayette,
Cmwlt of PA, HET a dwg k/a 200 Liberty
Avenue, Belle Vernon, PA 15012. Parcel ID
41030009.

Owners of property situate in the township
of South Union, Fayette County, Pennsylvania,
being pin number 25-43-0125.

Property being known as: 103 Sylvanus
Avenue, Uniontown, PA 15401

Improvements thereon: Residential
Property

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

McCalla Raymer Leibert Pierce, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

No. 572 of 2024 G.D.
No. 15 of 2026 E.D.

No. 1670 of 2025 G.D.
No. 27 of 2026 E.D.

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE
OF ARUGULA FUNDING TITLING
TRUST**

**CARRINGTON MORTGAGE SERVICES,
LLC**
V.
**SOPHIE GILMORE, THOMAS H.
GILMORE AND SECRETARY OF
HOUSING AND URBAN DEVELOPMENT**

Plaintiff
v.
TODD M. FULMER
Defendant(s)

All that certain tract or parcel of land
situate in Perry Township, Fayette County,
Pennsylvania.

Parcel ID: 27-01-0042
Property Address: 47 Wickhaven Hollow
Road, Wickhaven, PA 15492

Improvements thereon: Residential
 Dwelling

Judgment Amount: \$53,081.78

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

BEING KNOWN AS: 110 RACCOON RD
ACME, PA 15610

BEING PARCEL NUMBER: 04-12-0014
IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 1778 of 2025 G.D.
 No. 319 of 2025 E.D.

**PENNSYLVANIA HOUSING FINANCE
 AGENCY,
 PLAINTIFF
 VS.
 CRAIG MATTHEW GUSH,
 DEFENDANT**

ALL that lot of ground in in Luzerne Township, Fayette County, Pennsylvania being Lot Numbered 308, Hiller Plan of Lots, Fayette Plan Book 2 page 21.

HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 1106 3RD STREET, HILLER, PA 15444.

TAX PARCEL # 19-08-0067
 INSTRUMENT# 2023-00008568

To be sold as the property of Craig Matthew Gush under Fayette County Judgment No. 1778 of 2025 gd.

ROBERTSON, ANSCHUTZ, SCHNEID,
 CRANE & PARTNERS, PLLC
 A Florida professional limited liability company
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
 855-225-6906

No. 2723 of 2025 G.D.
 No. 2 of 2026 E.D.

**LONGBRIDGE FINANCIAL, LLC,
 Plaintiff
 v.
 DIANE F. HILLEN
 Defendant(s)**

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

BEING KNOWN AS: 9 BEDNER LANE PERRYOPOLIS, PA 15473

BEING PARCEL NUMBER: 17-05-0046
 IMPROVEMENTS: RESIDENTIAL PROPERTY

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

No. 2861 of 2025 G.D.
 No. 23 of 2026 E.D.

**PENNYMAC LOAN SERVICES, LLC
 3043 Townsgate Road
 Suite 200
 Westlake Village, CA 91361
 Plaintiff**

**vs.
 MICHAEL L. JACKSON
 Mortgagor(s) and Record Owner(s)
 118 Morris Hollow Road
 Smock, PA 15480
 Defendant(s)**

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

BEING KNOWN AS: 118 MORRIS HOLLOW ROAD, SMOCK, PA 15480

TAX PARCEL #13150010
 IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF:
 MICHAEL L. JACKSON

ROBERTSON, ANSCHUTZ, SCHNEID,
 CRANE & PARTNERS, PLLC
 A Florida professional limited liability company
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
 855-225-6906

No. 2687 of 2025 G.D.
 No. 1 of 2026 E.D.

**PNC BANK, NATIONAL ASSOCIATION,
 Plaintiff
 v.
 JEREMY W. JORDAN,
 Defendant**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP of SOUTH UNION, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 262 ELM RD, UNIONTOWN, PA 15401

BEING PARCEL NUMBER: 34-20-0003
 IMPROVEMENTS: RESIDENTIAL PROPERTY

Brock & Scott, PLLC

No. 1970 of 2024 G.D.
No. 90 of 2025 E.D.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A

v.

RICKY E. KERNS

By virtue of a Writ of Execution No. 1970 of 2024 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A v. RICKY E. KERNS owner(s) of property situate in the BULLSKIN TOWNSHIP, FAYETTE County, Pennsylvania, being 237 EVERSON VALLEY RD, CONNELLSVILLE, PA 15425

Tax ID No. 04240001 a/k/a 04-24-0001

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$243,307.53

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

No. 2304 of 2025 G.D.
No. 329 of 2025 E.D.

PNC BANK, NATIONAL ASSOCIATION, Plaintiff

v.

FREDERICK S. LOWRY A/K/A FREDERIK S. LOWRY; JONATHAN M. LOWRY A/K/A JOHNATHAN M. LOWRY Defendant(s)

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

BEING KNOWN AS: 157 MARTIN FARM ROAD DUNBAR, PA 15431

BEING PARCEL NUMBER: 09-33-0023

IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2078 of 2025 G.D.
No. 320 of 2025 E.D.

Carrington Mortgage Services, LLC PLAINTIFF

VS. Cynthia Renae Luce DEFENDANT

COMMONLY KNOWN AS: 39 Walnut Avenue a/k/a 39 1st Avenue, Dunbar, PA 15431
TAX PARCEL NO. 08-08-0022

KML LAW GROUP, P.C.
Suite 5000

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

No. 2627 of 2025 G.D.
No. 16 of 2026 E.D.

PENNYMAC LOAN SERVICES, LLC 3043 Townsgate Road

Suite 200 Westlake Village, CA 91361 Plaintiff

vs.

KAITLIN OWENS WILLIAM OWENS Mortgagor(s) and Record Owner(s) 26 Mulberry Street Belle Vernon, PA 15012 Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF BELLE VERNON, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 26 MULBERRY STREET, BELLE VERNON, PA 15012

TAX PARCEL #01-04-0114

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: KAITLIN OWENS AND WILLIAM OWENS

No. 1777 of 2025 G.D.
No. 31 of 2026 E.D.

**MIDFIRST BANK,
PLAINTIFF
VS.
ANTHONY M. PHILLIPS,
DEFENDANT**

ALL THAT parcel of land in Franklin Township, Fayette County, Pennsylvania, being Part of the Colonial No. 1 Mining Village, containing 0.214 of an acre.

HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 36 1st STREET, SMOCK, PA 15480.

TAX PARCEL# 13-12-0117
Instrument No. 2022-00011979

TO BE SOLD AS THE PROPERTY OF ANTHONY M. PHILLIPS UNDER FAYETTE COUNTY JUDGMENT NO. 2025-01777.

Brock & Scott, PLLC

No. 643 of 2024 G.D.
No. 39 of 2026 E.D.

**FREEDOM MORTGAGE CORPORATION
v.
JOSHUA R. RICHTER; AMBER M.
RICHTER**

By virtue of a Writ of Execution No. 2024-00643 FREEDOM MORTGAGE CORPORATION v. JOSHUA R. RICHTER; AMBER M. RICHTER owner(s) of property situate in the SOUTH CONNELLSVILLE BOROUGH, FAYETTE County, Pennsylvania, being 125 MARIE ST, CONNELLSVILLE, PA 15425

Tax ID No. 33-04-0159

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$104,747.88

No. 2480 of 2025 G.D.
No. 6 of 2026 E.D.

**Capital One, N.A.
Plaintiff,
vs.
Donald H. Robosky, III; Reeva G. Robosky
Defendants.**

ALL that certain parcel of land lying and being situate in the Township of North Union,

County of Fayette, and Commonwealth of Pennsylvania, known as 52 Wendy Drive, Uniontown, PA 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 25-17-0046

BEING the same premises which James Haugh and Ann Mechelle Haugh, husband and wife, by Deed dated September 10, 2020 and recorded in and for Fayette County, Pennsylvania in Deed Book 3449, Page 154, granted and conveyed unto Donald H. Robosky III and Reeva G. Robosky, husband and wife.

KML LAW GROUP, P.C.
Suite 5000

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

No. 2518 of 2025 G.D.
No. 3 of 2026 E.D.

**FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR
FREDDIE MAC SLST 2022-1
PARTICIPATION INTEREST TRUST
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
Plaintiff**

vs.

**LAUN D. SCHMUCK
HOLLY R SCHMUCK
Mortgagor(s) and Record Owner(s)
622 Trump Avenue
Connellsville, PA 15425
Defendant(s)**

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF CONNELLSVILLE, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 622 TRUMP AVENUE, CONNELLSVILLE, PA 15425

TAX PARCEL #05110262

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: LAUN D. SCHMUCK AND HOLLY R. SCHMUCK

Brock & Scott, PLLC

No. 2788 of 2025 G.D.
No. 7 of 2026 E.D.

**PENNSYLVANIA EQUITY RESOURCES,
INC.**

v.

VINCENT T STEWART

By virtue of a Writ of Execution No. 2025-02788 PENNSYLVANIA EQUITY RESOURCES, INC. v. VINCENT T STEWART owner(s) of property situate in the CITY OF CONNELLSVILLE, FAYETTE County, Pennsylvania, being 405 ELIZA ST, CONNELLSVILLE, PA 15425

Tax ID No. 05-09-0280 AKA 05090280

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$183,433.31

**ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC**

A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

No. 2043 of 2024 G.D.
No. 29 of 2026 E.D.

**PNC BANK, NATIONAL ASSOCIATION,
Plaintiff**

v.

**JOHN SULLIVAN, JR., KNOWN HEIR;
RUSSELL SULLIVAN, KNOWN HEIR;
SHERRY KNOX, KNOWN HEIR; ANGEL
D. SULLIVAN A/K/A ANGEL SULLIVAN,
KNOWN HEIR; ALL UNKNOWN HEIRS
TO MARY A. LONG SULLIVAN A/K/A
MARY LONG A/K/A MARY SULLIVAN
A/K/A MARY LONG SULLIVAN**

Defendant(s)

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

BEING KNOWN AS: 722 FILBERT
HEIGHTS RD NEW SALEM, PA 15468

BEING PARCEL NUMBER: 30-22-
014802

IMPROVEMENTS: RESIDENTIAL
PROPERTY

STERN & EISENBERG, PC
Steven P. Kelly, Esq.

No. 894 of 2025 G.D.
No. 305 of 2025 E.D.

PHH Asset Services LLC
Plaintiff

v.

**The Unknown Heirs of Edward J Keill Jr
A/K/A Edward J Keill**
Defendant(s)

SITUATE IN CONNELLSVILLE,
FAYETTE COUNTY, PENNSYLVANIA,
TOWNSHIP OF CONNELLSVILLE BEING
KNOWN AS 1518 GULF STREET,
CONNELLSVILLE, PA 15425

PARCEL NO. 06-03-0094

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Edward
J. Keill Jr and Diana M. Keill

*** END SHERIFF'S SALE ***

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

JUDICIAL OPINION

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

COMMONWEALTH OF PENNSYLVANIA :
Plaintiff, :
v. :
DONALD RAY MYERS : No. 297 of 2025
Defendant. : Honorable Linda R. Cordaro

OPINION

Linda R. Cordaro, J.

February 5, 2026

SUMMARY

Currently before this Court is Defendant's Omnibus Pretrial Motion for suppression of evidence as the result of an illegal search of the Defendant's vehicle. The Defendant is charged with Intentional Possession of Controlled Substance under 35 Pa.C.S.A. § 780-113(A)(16) and Driving While Operating Privilege is Suspended under 75 Pa.C.S.A. § 1543.

BACKGROUND

According to the Mobile Video Recorder ("MVR") footage presented at Defendant's Omnibus Pretrial Motion, on January 24, 2022, Pennsylvania State Trooper Andrew C. Barney was in his marked police vehicle when he saw a Pontiac G6 traveling north on U.S.-119 bearing the Pennsylvania registration LRP3903. Trooper Barney executed a traffic stop and informed the Defendant that he was pulled over due to a suspended license. The Defendant subsequently provided Trooper Barney with the vehicle registration and insurance card. Trooper Barney dispatched for back-up. After the Defendant's registration and insurance card were returned to him, Trooper Barney asked the Defendant to step out of the vehicle. The Trooper then inquired into the Defendant's narcotic use before conducting a pat-down. Trooper Barney requested to search the vehicle, and the Defendant gave his consent.

The MVR footage was the only evidence presented at the Omnibus Pretrial Motion Hearing on January 20, 2026.

DISCUSSION

At issue in this case is the search of the Defendant's vehicle.

A police officer needs only reasonable suspicion that a violation of traffic law is occurring or has occurred to justify stopping a vehicle "for the purpose of checking the vehicle's registration, proof of financial responsibility, vehicle identification number or engine number or the driver's license, or to secure such other information as the officer

may reasonably believe to be necessary to enforce the provisions of this title." 75 Pa.C.S. § 6308(b). "An officer's inquiries into matters unrelated to the justification for the traffic stop, this Court has made plain, do not convert the encounter into something other than a lawful seizure, so long as those inquiries do not measurably extend the duration of the stop." *Arizona v. Johnson*, 555 U.S. 323, 333 (2009) (emphasis added).

A traffic stop is subject to the limitations of the justification for it, and thus, there must be at least reasonable suspicion of criminal activity to justify an officer's request to search a vehicle when that search would expand the stop beyond its scope. Therefore, a driver's consent to a search does not necessarily mean the search is legal. "Where the encounter is a valid one, voluntariness becomes the sole focus; where, however, an illegal seizure precedes the consent search, the Commonwealth must also establish a break in the causal connection between the illegality and the evidence thereby obtained." *Commonwealth v. Freeman*, 757 A.2d 903, 906 (Pa. 2000). Further, "where the purpose of an initial traffic stop has ended and a reasonable person would not have believed he was free to leave, the law characterizes a subsequent round of questioning by the police as an investigative detention or arrest." *Commonwealth v. Mattis*, 252 A.3d 650, 655 (Pa. Super. 2021).

The initial justification for Trooper Barney to execute a traffic stop of the Defendant on January 24, 2022, was his understanding that the Defendant's license had been suspended. From the evidence that has been presented to the Court, it is not clear whether the Defendant's license was suspended. Nonetheless, the scope of the stop is clear. It should have taken the span of time needed to perform the checks authorized under 75 Pa.C.S. § 6308(b) and then to take relevant and appropriate action (citation, warning, impound the vehicle, etc).

No evidence has been presented demonstrating any justification as to why Trooper Barney extended the stop and none can be seen in the MVR footage.

Reasonable suspicion requires that "the detaining officer must be able to articulate something more than an inchoate and unparticularized suspicion or hunch." *Commonwealth v. Jefferson*, 256 A.3d 1242, 1248-49 (Pa. Super. Ct. 2021), quoting *United States v. Sokolow*, 490 U.S. 1, 7 (1989). Here, it is unclear what crime or crimes the trooper suspected. There were no drugs or paraphernalia in plain view, nor has any evidence been presented describing the Defendant's appearance as implying active drug use (e.g., glassy or bloodshot eyes, constricted pupils, etc). Solely based on the evidence presented to the Court, there is nothing that has been shown amounting to reasonable suspicion of a crime. Therefore, it was not enough to justify asking the Defendant to allow a search of his vehicle, and thus constituted an illegal seizure by extending the traffic stop without adequate justification.

Here, in the MVR footage, the purpose of the traffic stop was concluded at timestamp 7 minutes and 16 seconds when the Defendant received his insurance back. After this point, the trooper requested that the Defendant exit his vehicle. At the same point in time, multiple other troopers arrived showing that a reasonable person would not believe he was free to leave under these circumstances. Ultimately, at timestamp 19 minutes and 18 seconds, the Defendant gets back in his vehicle as the stop was concluded, over 12 minutes after the purpose of the stop was completed. Despite the Defend-

ant's consent, the vehicle search was an unconstitutional violation because of an unjustified extension of the traffic stop, and thus, any fruits thereof shall be suppressed.

The Motion with respect to the illegality of the vehicle search is GRANTED. The charges under 35 Pa.C.S.A. § 780-113(A)(16) and 75 Pa.C.S.A. § 1543 are hereby DISMISSED.

ORDER

AND NOW, this 5th day of February, 2026, for the reasons set forth in this Court's opinion on this date, it is hereby ORDERED and DIRECTED that Counts 1 and 2 are DISMISSED.

BY THE COURT:
Linda R. Cordaro, Judge

ATTEST:
Clerk of Courts

LUNCH & LEARN SERIES

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

- Date: **Wednesday, March 25th** from **12:00 p.m. to 1:30 p.m.**
- Location: **Fayette County Courthouse - Courtroom Two**
- Discussion topic: **Municipal Law Update**
- Presenter: **Sarah S. Kefover, Esquire - McElroy Law Firm LLC**

CLE Credit

1.5 hours of Substantive CLE credit for the program.

Attendance Fees

Members of the FCBA - \$15

Attorneys admitted after January 1, 2021 - \$5

Non-members of the FCBA - \$40

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

Lunch will be provided.

RSVP

If interested in attending, please call Leslie at the Bar office at 724-437-7994 or email to admin@fcbar.org on or before Monday, March 23rd.

LUNCH & LEARN SERIES

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

- Date: **Wednesday, April 1st** from **12:00 p.m. to 1:30 p.m.**
- Location: **Fayette County Courthouse - Courtroom Two**
- Discussion topic: **Cross Systems Basic Training – Children & Youth Services, Behavioral Health, and Juvenile Probation**
- Presenters: **Gina D'Auria - Children and Youth Services; Nicole Barak and Michelle DeForrest - Behavioral Health Administration; and Heath Randolph and Cale White - Juvenile Probation Office**

CLE Credit

1.5 hours of Substantive CLE credit for the program.

Attendance Fees

Members of the FCBA - \$15

Attorneys admitted after January 1, 2021 - \$5

Non-members of the FCBA - \$40

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

Lunch will be provided.

RSVP

If interested in attending, please call Leslie at the Bar office at 724-437-7994 or email to admin@fcbar.org on or before Monday, March 30rd.

Attendees are requested to submit any questions or topics of interest ahead of the presentation to Gina D'Auria at GDauria@fccys.org.

Fayette County Bar Association
Member Retreat

May 14-18, 2026
Paradise Island, Bahamas



Itinerary

Recommended Accommodations

Atlantis Bahamas or
Comfort Suites (Atlantis Access)



Thursday

Recommended Flight:
American Airlines
AA 2525/AA 1161
Thurs. 5/14 8:19 - 1:32

Friday

Beach & Pool Social Day
Aquaventure Water Park
Junkanoo at Marina Village
9:00 p.m.

Saturday

Welcome Breakfast
Poseidon's Table
8:00 - 9:00 a.m.
(complimentary)
1.0 CLE Credits
9:00-10:00 a.m. (\$20)

Sunday

Nassau Snorkeling
Adventure Tour
10:00 a.m.
Carmine's
6:00 p.m.
FCBA Hosted Dinner
Guest Fee \$100

Seahorse Sailing Adventures
Sunset Dinner Cruise
6:00 p.m.

Monday

Recommended Flight:
American Airlines
AA 1506/AA 1664
Mon. 5/18 12:00-6:45