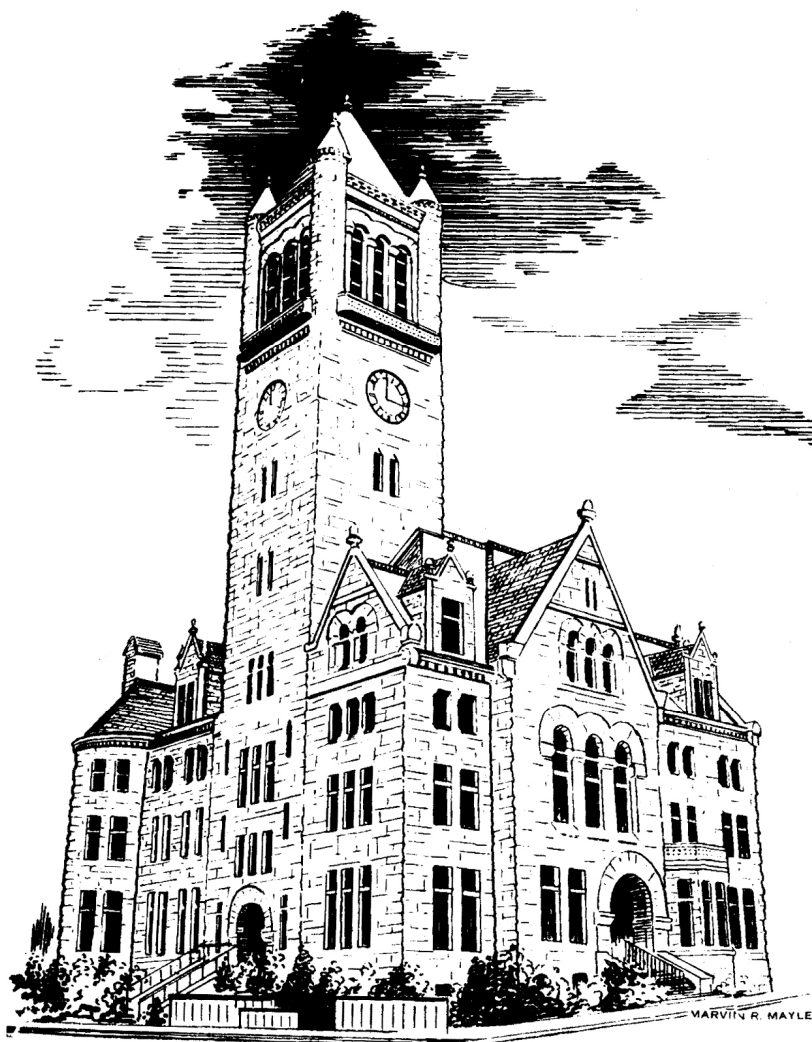


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FAYETTE LEGAL JOURNAL

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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.

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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

DANIEL PERRY GUMMO, a/k/a DANIEL P. GUMMO, late of Bullsken Township, Fayette County, PA (3)

Administratrix: Diana Lynn Gummo
2428 Route 981
Mt. Pleasant, PA 15666
c/o Suite 310 Keystone Commons
35 West Pittsburgh Street
Greensburg, PA 15601
Attorney: Henry Lee Moore

DOLORES MILLER, late of Saltlick Township, Fayette County, PA (3)

Executor: Gary W. Miller
P.O. Box 226
Indian Hean, PA 15446
c/o 139 East Union Street
Somerset, PA 15501
Attorney: Megan Will

FLORENCE M. PRINKEY, a/k/a FLORENCE MADELINE PRINKEY, late of Springfield Township, Fayette County, PA (3)

Personal Representative:
Luella Jane Hawk
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Robert A. Gordon

WILLIAM JOSEPH SELLONG, a/k/a WILLIAM J. SELLONG, late of North Union Township, Fayette County, PA (3)

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

Second Publication

ELAINE H. BECK, a/k/a ELAINE BECK, late of Redstone Township, Fayette County, PA

Executrix: Catherine Lynne Kitta (2)
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: James T. Davis

LINDA L. COLLINS, a/k/a LINDA LEE COLLINS, late of Belle Vernon Borough, Fayette County, PA (2)

Executor: Mark A. Jurik
932 Scenery Drive
Elizabeth, PA 15037
c/o 300 Fallowfield Avenue
Charleroi, PA 15022
Attorney: Richard C. Mudrick

JOSEPH T. JOSEPH, a/k/a JOE T. JOSEPH, late of South Union Township, Fayette County, PA (2)

Personal Representatives: Harry V. Joseph and Rose Ann Joseph
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Jame T. Davis

NANCY MARTIN, a/k/a NANCY L. MARTIN, a/k/a NANCY LOU MARTIN, late of Jefferson Township, Fayette County, PA (2)

Administrator: Scott Martin
625 Cemetery Road
Perryopolis, PA 15473
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

ROBERT L. MILLER, a/k/a ROBERT LEE MILLER, late of Springfield Township, Fayette County, PA (2)

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

RAYMOND MURPHY, a/k/a RAYMOND G. MURPHY, III, late of Connellsville, Fayette County, PA (2)

Administrator: Casey R. Murphy
363 Mount Joy Road
Mount Pleasant, PA 15666
c/o Snyder & Snyder Attorneys at Law PLLC
17 North Diamond Street
Mount Pleasant, PA 15666
Attorney: Marvin Snyder

CYNTHIA LOU PRAH, late of Uniontown, Fayette County, PA (2)

Administratrix: Franchessca Prah
47 Vernon Street
Uniontown, PA 15401
c/o Newcomer Law Offices
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

LINDA MARIE ROHLAND, a/k/a LINDA M. ROHLAND, late of North Union Township, Fayette County, PA (2)

Executrix: Sandra K. Kovacs
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Anthony S. Dedola, Jr.

LILLIAN R. THOMAS, a/k/a LILLIAN RAE THOMAS, late of South Union Township, Fayette County, PA (2)

Co-Executrix: Cynthia Floris
Co-Executor: Joseph D. Floris
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

First Publication

PAULINA JENIECE ADAMS, late of Franklin Township, Fayette County, PA

Executor: James K. Mills
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

BETTY J. CASTERWILER, a/k/a BETTY JANE CASTERWILER, late of North Union Township, Fayette County, PA

Executor: Ronald S. Harper
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401

CHARLES HANDLIN, late of Springhill Township, Fayette County, PA

Executrix: Misty Hajek
3107 Glenn Lakes Lane
Missouri City, Texas 7749

PAUL DAVID KOFFLER, SR., a/k/a PAUL D. KOFFLER, SR., a/k/a PAUL KOFFLER, SR., late of West Leisenring, Fayette County, PA

Administrator: Paul D. Koffler, Jr.
c/o Donald McCue Law Firm, P.C.
Colonial Law Building
813 Blackstone Road
Connellsville, PA 15425
Attorney: Donald J. McCue, J.D., P.E.

BETTY D. LINKO, late of Connellsville, Fayette County, PA

Administratrix: Karen Sue Linko
205 Prospect Street
Connellsville, PA 15425
c/o 556 Morgantown Road
Uniontown, PA 15401
Attorney: John A. Kopas, III

SUSAN M. MCCracken, late of Masontown Borough, Fayette County, PA

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

EVELYN SNYDER, a/k/a EVELYN J. SNYDER, late of Springfield Township, Fayette County, PA

Administrator: Marvin D. Snyder
c/o Snyder & Snyder Attorneys at Law PLLC
17 North Diamond Street
Mount Pleasant, PA 15666
Attorney: Marvin Snyder

THE COST FOR THE TRANSFER STAMPS WILL BE COLLECTED AND THE DEED WILL BE ISSUED AFTER THE EXCEPTION PERIOD GRANTED BY THE JUDGE IS OVER.

Fayette County Tax Claim Bureau
Rebecca Cieszynski, Director

LEGAL NOTICES

**FAYETTE COUNTY
TAX CLAIM BUREAU
2 West Main Street
Uniontown, PA 15401
Telephone 724-430-1208**

**TO THE OWNERS OF PROPERTIES AND
TO ALL HAVING TAX AND MUNICIPAL
CLAIMS, MORTGAGES, LIENS, and
CHARGES OF WHATEVER KIND,
EXCEPT GROUND RENTS, SEPARATELY
TAXED, AGAINST SUCH PROPERTIES:**

Notice is hereby given that the properties will be sold freed and cleared of their respective tax and municipal claims, liens, mortgages, and/or ground rents by the Fayette County Tax Claim Bureau for non-payment of delinquent taxes under the Provisions of the Act of July 1947, P. L. 351 and its amendments on June 16th, 2024 at 10:00 AM in the Gallatin Bank Building Conference Room located on the first floor at 2 West Main Street Uniontown, PA 15401.

These properties were exposed to the upset sale in September 2023 and September 2024, advertised in the Daily Courier, Herald Standard and the Legal Journal in August 3, 2023 and August 17, 2024. THE TERMS OF THE SALE are cash, and no sale shall be made, except to the County unless a bid equal to the costs as indicated by the approximate upset price (MINIMUM PRICE) set forth for each property.

****NO ONE OWING DELINQUENT TAXES
10 days before the sale CAN BID ON
PROPERTIES IN THE TAX SALE. ****

*******PRE-REGISTRATION IS
REQUIRED BY STATUTE*******

SHERIFF’S SALE

Date of Sale: July 17, 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 July 17, 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. (2 of 3)

James Custer
Sheriff of Fayette County

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**

By virtue of a Writ of Execution No. 1733 of 2020 GN, 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: \$106,673.71

ANNE N. JOHN
ATTORNEY AT LAW

No. 2015 of 2025 G.D.
No. 113 of 2025 E.D.

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

**Plaintiff
vs.
ESTATE OF LISA BETH LOGAN,
Deceased; JOSHUA LOGAN, in his capacity
as Heir of LISA BETH LOGAN, deceased;
AND ALL KNOWN AND UNKNOWN
HEIRS, DEVISEES, REPRESENTATIVES,
SUCCESSORS, and ASSIGNS, and ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING ANY RIGHT, TITLE OR
INTEREST FROM OR UNDER LISA BETH
LOGAN, DECEASED,
Defendants.**

ALL that certain piece, parcel or tract of land containing 0.8316 acres and situate in Menallen Township Fayette County, Pennsylvania.

FOR PRIOR TITLE see Record Book 3189, page 2409.

HAVING erected thereon a dwelling house known locally as 104 N. Mill Street, New Salem, PA 15468.

BEING Fayette County Tax Assessment Map No.: 22-09-0102.

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-255-6906

No. 949 of 2023 G.D.
No. 100 of 2025 E.D.

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR RCAF ACQUISITION
TRUST,**

Plaintiff

v.

**VICKIE FISHER A/K/A VICKIE L.
FISHER**

Defendant(s)

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

BEING KNOWN AS: 748 SKYLARK DR
CONNELLVILLE, PA 15425

BEING PARCEL NUMBER: 09-11-0304

IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 1636 of 2024 G.D.
No. 101 of 2025 E.D.

F.N.B. PROPERTIES COMPANY, INC.,

Plaintiff,

vs.

**BRIAN L. FLETCHER AND CARA
CARDINE-FLETCHER, A/K/A CARA RAE
CARDINE,**

Defendants.

ALL THAT CERTAIN PIECE, PARCEL
OR TRACT OF LAND BEING SITUATE AND
LAYING IN THE TOWNSHIP OF
REDSTONE, COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA,
AS MORE FULLY DESCRIBED IN A
CERTAIN DEED DATED JANUARY 30, 2001
FROM ANTHONY CARDINE AND IDA
MARIE CARDINE, HUSBAND AND WIFE,
TO CARA RAE CARDINE, AND RECORDED

IN THE OFFICE OF THE RECORDER OF
DEEDS OF FAYETTE COUNTY, PA ON
JANUARY 31, 2001 IN DEED BOOK
VOLUME 2671, PAGE 321.

IMPROVEMENT THEREON: A
RESIDENTIAL DWELLING

BEING COMMONLY KNOWN AS 2007
SECOND STREET, CARDALE, PA 15420.

BEING KNOWN AND DESIGNATED
AS TAX PARCEL NO.: 30-27-0022

No. 860 of 2024 G.D.
No. 76 of 2025 E.D.

Flagstar Bank, FSB

Plaintiff,

vs.

**Allison R. Gruhalla
Defendants**

ALL THOSE TWO CERTAIN LOTS OF
LAND SITUATE IN DUNBAR TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,
BEING LOTS NOS. 20 AND 21 IN PLAN OF
LOTS LAID OUT FOR GEORGE B.
SOVERNS BY THOMAS M. ZIMMERMAN
AND RECORDED IN PLAN BOOK NO. 1,
PAGE 2-1/2, SAID LOTS 20 AND 21 BEING
BOUNDED AND DESCRIBED AS
FOLLOWS:

LOT NO. 20: BEGINNING IN THE
DIVISION LINE BETWEEN LOTS NOS. 19
AND 20, SOUTH OF FRONT STREET;
THENCE SOUTH, 96.37 FEET, MORE OR
LESS, TO CHESTNUT ALLEY; THENCE
EAST ALONG CHESTNUT ALLEY, 50 FEET
TO LINE OF LOT NO. 21; THENCE NORTH,
91.72 FEET, MORE OR LESS, TO A POINT
NEAR FRONT STREET; THENCE WEST,
50.36 FEET, MORE OR LESS, TO THE
PLACE OF BEGINNING.

LOT NO. 21: BEGINNING IN THE
DIVISION LINE BETWEEN LOTS NOS. 20
AND 21, SOUTH OF FRONT STREET;
THENCE SOUTH, 91.72 FEET, MORE OR
LESS, TO CHESTNUT ALLEY; THENCE
EAST ALONG CHESTNUT ALLEY, 50 FEET
TO LINE OF LOT NO. 21; THENCE NORTH,
61.29 FEET TO LIBERTY ALLEY; THENCE
NORTH 88 FEET, MORE OR LESS, TO A
CORNER; THENCE WEST, 61.74 FEET, TO
THE PLACE OF BEGINNING.

Title to said Premises vested in Allison R.
Gruhalla, a single woman by Deed from Michael
A. Sechrist, unmarried dated July 30, 2018, and
recorded on August 14, 2018, in the Fayette
County Recorder of Deeds in/at Book 3380 Page

1937.
Parcel No. 09-03-0112
BEING KNOWN AS 237 Front Street,
Vanderbilt, PA 15486

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

No. 1877 of 2024 G.D.
No. 104 of 2025 E.D.

TOWD POINT MORTGAGE TRUST 2016-2, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE
Plaintiff
v.
DAVID HAWK, IN HIS CAPACITY AS HIER OF RUSSELL H. HAWK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUSSELL H. HAWK
Defendant(s)

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN THE
BOROUGH OF MASONTOWN, FAYETTE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 205 NORTH
WATER STREET MASONTOWN, PA 15461
BEING PARCEL NUMBER: 21-07-0343
IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 1611 of 2024 G.D.
No. 19 of 2025 E.D.

Mortgage Solutions Of Colorado, LLC, D.B.A Mortgage Solutions Financial
Plaintiff,
vs.
Jon R. Hixenbaugh, AKA John R. Hixenbaugh; Laura L. Hixenbaugh
Defendants.

ALL that certain parcel of land lying and
being situate in the Borough of Smithfield,
County of Fayette, and Commonwealth of
Pennsylvania, known as 2 Dils Street (off Water
Street), Smithfield, PA 15478 having erected
thereon a dwelling house.
Being known and designated as Tax ID
No.: 32-06-0188

BEING the same premises which Garett D.
Zorosky, unmarried, by his attorney in fact, Joe
Zorosky, by Deed dated July 31, 2015 and
recorded in and for Fayette County,
Pemlsylvania in Deed Book 3284, Page 2334,
granted and conveyed unto John R. Hixenbaugh
and Laura L. Hixenbaugh, husband and wife.

STERN & EISENBERG, PC
KENYA BATES, ESQ.

No. 1101 of 2021 G.D.
No. 69 of 2025 E.D.

Interstate Intrinsic Value Fund A LLC
Plaintiff
v.
Marjorie V. Holup
Defendant(s)

SITUATE IN THE TOWNSHIP OF
NORTH UNION, FAYETTE COUNTY,
PENNSYLVANIA BEING KNOWN AS 137
BERNARD STREET, UNIONTOWN, PA
15401
PARCEL NO. 25-31-0043
IMPROVEMENTS- RESIDENTIAL
REAL ESTATE
SOLD AS THE PROPERTY OF- Marjorie
V. Holup

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

Michelle L. Pierro, Esquire
mpierro@tuckerlaw.com
Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

No. 2301 of 2024 G.D.
No. 96 of 2025 E.D.

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff,
vs.
DEANNA KHAN, SOLELY IN HER
CAPACITY AS ADMINISTRATOR OF THE
ESTATE OF JACQUELINE J. SAGE,
Defendant.

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF DEANNA KHAN, SOLELY
IN HER CAPACITY AS ADMINISTRATOR
OF THE ESTATE OF JACQUELINE J. SAGE
OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED
REAL ESTATE SITUATED IN THE CITY OF
CONNELLSVILLE, COUNTY OF FAYETTE,
COMMONWEALTH OF PENNSYLVANIA.
HAVING ERECTED THEREON A
DWELLING KNOWN AND NUMBERED AS
104 W. PATTERSON AVE.,
CONNELLSVILLE, PA 15425. DEED BOOK
VOLUME 1129, PAGE 250, PARCEL
NUMBER 05-15-0184.

Property Address: 104 W. Patterson Ave,
Connellsville, PA 15425

Assessment Number: 05-15-0184
Judgment Amount:\$31,614.62

No. 2357 of 2024 G.D.
No. 88 of 2025 E.D.

UMB Bank, National Association, not in its
individual capacity, but solely as Legal Title
Trustee of PRI Title Trust II
vs.
Kathryn Kostelnik Andolino and
Joseph Andolino, Jr.

BEGINNING at an iron pin at the corner of
an unopened 20 Foot street at a line of land now
or formerly of Petain Johns Agbay, et al., which
post is South 15° 02'30" East a distance of 20.55
feet from a stone, corner of land now or
formerly of H. C. Frick Coke Company; thence
along said Petain Johns Agbay land South 15°
02' 30: East a distance of 439.90 feet to an iron
pin at line of land now or formerly of Frank and

Sophie Masterbray;

THENCE ALONE said Masterbray land
South 88° 50' West a distance of 317.28 feet to
an iron pin by a fence post at a line of land now
or formerly of Pittsburgh Coal and Coke Co.,
Inc.; Thence along said Pittsburgh Coal and
Coke Co., Inc. land North 9°29' West a distance
of 279.00 feet to corner of land described as
item second herein; thence along said item
second North 88° 17' 40" East a distance of
40.00 feet and North 9° 29; West a distance of
150.00 feet to the southern line of said 20 foot
unopened street; thence along said 20 foot
unopened street North 88° 17' 40" East a
distance of 233.85 feet to an iron pin, the place
of beginning.

CONTAINING an area of 2.75 acres as
shown on a survey of Robert Allen Lohr dated
March 23, 1988, a copy of which is attached
hereto, incorporated by Reference Herein, and
intended to be a part hereof.

SECOND: A piece of land adjoining the
above-described premises on the northwest
corner described as follows:

BEGINNING at an iron pin at the
intersection of the southern line of the 20 foot
unopened street and line of land now or formerly
of Pittsburgh Coal and Coke Co., Inc.; thence
along southern line of said 20 foot unopened
street North 88° 17; 40: East a distance of 40
feet; thence along line of land described as item
first herein South 9° 29' East a distance of
150.00 feet and South 88° 17' 40" West a
distance of 40.00 feet to line of LAND now or
formerly of Pittsburgh Coal and Coke Co., Inc.,
thence along said Pittsburgh Coal and Coke Co.,
Inc. land North 9° 29' West a distance of 150.00
feet to an iron pin, the place of beginning.

CONTAINING an area of 0.14 acres as
shown on the survey of Robert Allen Lohr dated
March 23, 1988.

TOGETHER with the same rights which
have been exercised by the grantors herein for
the use of a 10 foot driveway which extends
from the northeast corner of the property herein
conveyed to a 50 foot street along the courses
and distances shown on the attached survey of
Robert Allen Lohr dated March 23, 1988, a copy
of which is attached hereto, incorporated by
reference herein and intended to be a part hereof,
grantors and predecessors in title have used said
driveway for a period in excess of Twenty One
(21) Years as the sole means of access to the
property herein conveyed.

Property commonly known as 1047 Cinder
Rd., Dunbar, PA 15431

Tax Parcel No. 09-24-0294

TITLE TO SAID PREMISES IS VESTED

in Joseph V. Andolino, Jr., a single man, and Kathryn A. Kostelnik, a single woman, a single woman, by deed from Robert E. Decara and Audrey J. Decara, husband and wife, dated March 30, 1988, recorded March 31, 1988 in the Fayette County Clerk's/Register's Office in Deed Book 403, Page 260.

Sold as the Property of Joseph V. Andolino, Jr. and Kathryn A. Kostelnik

1325 Franklin Avenue, Suite 160
Garden City, NY 11530

1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
(212) 471-5100

No. 135 of 2024 G.D.
No. 105 of 2025 E.D.

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R2, Mortgage-Backed-Notes, Series 2021-R2

v.

Cecil W. Lee as Administrator of the Estate of Robert Edward Lee Sr. A/K/A Robert Edward Lee

By virtue of Writ of Execution No. 105 of 2025 E.D., U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R2, Mortgage-Backed-Notes, Series 2021-R2 v Cecil W. Lee as Administrator of the Estate of Robert Edward Lee Sr. A/K/A Robert Edward Lee

Docket Number: 135 2024 GD

Property to be sold is situated in the borough/township of Franklin, County of Fayette and State of Pennsylvania.

Commonly known as: 125 Hurst Road, Smock, PA 15480

Parcel Number: 13-08-0088

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$70,037.32

No. 1544 of 2024 G.D.
No. 368 of 2024 E.D.

**KeyBank, NA
Plaintiff,
vs.**

**Sharon D. Mehalik, AKA Sharon Mehalik;
Derrick E. Miller
Defendants.**

ALL that certain parcel of land lying and being situate in the Township of Menallen, County of Fayette, and Commonwealth of Pennsylvania, known as 12 South Mill Street, New Salem, PA 15468 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 22-15-0047

BEING the same premises which Secretary of Housing and Urban Development, by Deed dated July 2, 2018 and recorded in and for Fayette County, Pennsylvania in Deed Book 3377, Page 930, granted and conveyed unto Derrick E. Miller and Sharon D. Mehalik.

No. 2733 of 2024 G.D.
No. 102 of 2025 E.D.

**FIRST NATIONAL BANK OF
PENNSYLVANIA,
Plaintiff,
vs.**

**WARREN OSBORNE,
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 APRIL 22, 2005 FROM DOLORES A. OSBORNE, UNMARRIED, TO WARREN OSBORNE, UNMARRIED, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY, PA ON APRIL 28, 2005, IN DEED BOOK VOLUME 2943, PAGE 1005. IMPROVEMENT THEREON: A residential dwelling being known and numbered 1078 New Salem Road, New Salem, PA 15468.

TAX PARCEL NUMBER: 22-13-0055.

Property seized and taken in Execution as the property of WARREN OSBORNE.

McCABE, WEISBERG & CONWAY,
LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

No. 571 of 2024 G.D.
No. 86 of 2025 E.D.

Bank of America, N.A.
Plaintiff
v.
Margaret A. Parrill
Defendant

FIRST:

ALL that certain piece or parcel of land, situate in the Borough of South Connellsville (formerly Township of Connellsville), County of Fayette and State of Pennsylvania, known and designated as Lot No. 35, in plan of lots as laid out by Mark Gemas March 1, 1889, and revised by F.E. Markell, November 12, 1897, and recorded in the recorder's office for Fayette County, Pennsylvania, in plan book no. 1, page 123, described as follows:

COMMENCING at a comer of Lot 34 and Vine Street, in said plan, and extending along said Vine Street a distance of 40 feet to Lot No. 36, thence back and parallel with line of Lot No. 36 a distance of 120 feet to a 20 foot alley, thence along the alley, a distance of 40 feet to Lot No. 34, thence along line of Lot No. 34 and parallel with the same, a distance of 120 feet to Vine Street, the place of beginning.

SECOND:

ALL those two (2) certain lots of land situate in the Borough of South Connellsville (formerly township of Connellsville), County of Fayette and State of Pennsylvania, described as follows, to wit: being lots numbered 36 and 37 in plan of lots laid out by Mark Gemas and revised by Frank E. Markell, in the Township, County and State aforesaid, said plan being recorded in the recorder's office for the County and State aforesaid, in Plan Book Volume 1, Page 123, bounded as follows:

LOT NO. 36 beginning at comer of Vine Street and Lot No. 35 and extending along Vine Street a distance of 40 feet to Lot No. 37, in said Plan, thence back along line of Lot No. 37 a distance of 111.4 feet to a point on line of Lot No. 37, thence along lot no. 37 a distance of 10.3 feet to an alley, thence along said alley a distance of 34 feet to Lot No. 36 aforesaid thence along Lot No. 35 a distance of 120 feet to Vine Street, the place of beginning.

LOT NO. 37, beginning at a comer of Lot

No. 36 in said Plan and Vine Street and extending along said Vine Street a distance of 74.9 feet to an alley, thence along said alley a distance of 134.27 feet to line of Lot No. 36, thence back along Lot No. 36, 114.4 feet to Vine Street, the place of beginning.

All that certain piece or parcel or Tract of land situate in the Borough of South Connellsville, Fayette County, Pennsylvania, and being known as 224 Vine Street, South Connellsville, Pennsylvania 15425.

Tax Parcel Number: 33-04-003 I

Title vesting in in Margaret A. Parrill by deed from Jeni M. Trevitt, Administratrix et al of the Estate of Marie Trevitt, Deceased, late of South Connellsville, Fayette County, Pennsylvania and Jeni Trevitt, Executrix of the Estate of Ann Trevitt, a/k/a Anne Trevitt, Deceased, late of South Connellsville, Fayette County, Pennsylvania, dated August 14, 2006 and recorded August 23, 2006 in Instrument Number 200600012539.

No. 125 of 2025 G.D.
No. 111 of 2025 E.D.

JPMorgan Chase Bank, National Association
PLAINTIFF
VS.
Rob J. Powell and Mallary E. Powell
DEFENDANTS

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE BOROUGH OF MASONTOWN, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

COMMONLY KNOWN AS: 119
Cumberland Avenue, Masontown, PA 15461
TAX PARCEL NO. 21030133

STERN & EISENBERG, PC
MATTHEW C. FALLINGS, ESQ.

No. 2566 of 2023 G.D.
No. 68 of 2025 E.D.

**U.S. Bank N.A., in its capacity as Trustee for
CSFB Home Equity Pass-Through
Certificates, Series 2005-FIX1 Trust, CSFB
Home Equity Pass- Through Certificates,
Series 2005-FIX1
Plaintiff**

**v.
The Unknown Heirs of Dorothy Lee Turosik,
deceased
Defendant(s)**

SITUATE IN BROWNSVILLE,
FAYETTE COUNTY, PENNSYLVANIA,
BOROUGH OF BROWNSVILLE BEING
KNOWN AS 1250 SECOND STREET,
BROWNSVILLE, PA 15417-1553
PARCEL NO. 02070094
IMPROVEMENTS- RESIDENTIAL
REAL ESTATE
SOLD AS THE PROPERTY OF-The
Unknown Heirs of Dorothy Lee Turosik,
deceased

No. 1289 of 2023 G.D.
No. 91 of 2025 E.D.

**Lakeview Loan Servicing, LLC
PLAINTIFF
VS.
Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest from or under Charles
M. Livingston, deceased and Chelsea
Livingston Known Heir of Charles M.
Livingston, deceased and Cassidy Livingston,
Known Heir of Charles M. Livingston,
deceased and Charles Livingston, Jr., Known
Heir of Charles M. Livingston, deceased
DEFENDANTS**

ALL the following described real estate
lying and being in the City of Connellsville,
County of Fayette and Commonwealth of
Pennsylvania, being known as Lot No. 15 in
Block 3 in the Davidson and Newmyer Addition
to the Borough of Connellsville, and being more
particularly bounded and described as follows:
BEING known as Tax Map No. 05-16-
0052
Property Address: 1330 South Pittsburgh
Street, Connellsville, PA 15425
COMMONLY KNOWN AS: 1330 South
Pittsburgh Street, Connellsville, PA 15425
TAX PARCEL NO. 05-16-0052

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

No. 2627 of 2024 G.D.
No. 106 of 2025 E.D.

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR
THE REGISTERED HOLDERS OF
MORGAN STANLEY ABS CAPITAL I INC.
TRUST 2005-HE2, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2005-
HE2,
Plaintiff
v.
ROBIN G. VILLI, IN HER CAPACITY AS
ADMINISTRATRIX OF THE ESTATE OF
KATHLEEN G. SHROPSHIRE
Defendant(s)**

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE TN
TOWNSHIP OF BULLSKIN, FAYETTE
COUNTY, COMMONWEALTH OF
PENNSYLVANIA:
BEING KNOWN AS: 238 HORSE SHOE
BEND ROAD ACME, PA 15610
BEING PARCEL NUMBER: 04-14-0177
IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 1271 of 2023 G.D.
No. 107 of 2025 E.D.

**Mortgage Research Center, LLC d/b/a
Veterans United Home Loans, a Missouri
Limited Liability Corporation
PLAINTIFF
VS.
Terrance Zachary Wilson and Alexis Danielle
Englehardt
DEFENDANTS**

PARCEL ONE (Tax Parcel Number: 25-30
-0020):
ALL THAT CERTAIN lot of land situated
in the Township of North Union, County of
Fayette and Commonwealth of Pennsylvania,
being the Southerly comer of Lot No. 30 in the
Evans Manor Plan of Lots, Section "F" as
recorded September 4, 1923, in the Recorder of
Deeds-Office of Fayette County, Pennsylvania,
in Plan Book Volume 4, Page 186.

SAID lot fronting on the Northeastern side of Edison Street, and being Ninety (90) feet in width thereof and preserving the same width, running back between parallel straight lines for a distance of Two Hundred Fifty (250) feet to the remaining part of Lot No. 30.

It is distinctly understood that the part of Lot No. 30 which is conveyed is the front part of the Southeastern One-half of Lot No. 30 lying next to Lot No. 31 in said plan, and is bordered on the Northwest by One-half of said Lot No. 30, which was conveyed to James Alfred Byers by deed dated July 12, 1954, bounded on the Northeast by the remaining part of Lot No. 30, on the Southeast by Lot No. 31, and on the Southwest by Edison Street, Upon which is erected a dwelling house.

EXCEPTING AND RESERVING, however, a right of way Fifteen (15) feet wide, along the entire Southeast line of said lot, as set forth in deed of T. Benjamin Byers and MaDora Byers, his wife, to David Jay Byers, on record in Deed Book Volume 813, page 217.

PARCEL TWO (Tax Parcel Number: 25-30-0020-01):

ALL THAT CERTAIN piece or parcel of ground situated in the Township of North Union, County of Fayette and Commonwealth of Pennsylvania, being the combined Three (3) parcels of found as contained in those deeds recorded in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Deed Book Volume 950, page 500, Deed Book Volume 813, page 214, and Deed Book Volume 906, page 724.

BEGINNING at a point being corner common to property now or formerly of Eugene H. Byers and Pamela T. Byers, said point being located on the Northeasterly side of Edison Street and being a corner of part of the Northwestern half of Lot No. 30 in the Evans Manor Plan of Lots, Section "F", as recorded September 4, 1923 in the Recorder of Deeds Office of Fayette County, Pennsylvania, in Plan Book Volume 4, Page 160;

THENCE from said place of beginning along said Edison Street, a distance of 90 feet to a point; thence along Lot No. 29 in the above referenced plan, a distance of 562.50 feet to a point; thence along the rear of the above described Lot No. 30 a distance of 180 feet to a point being corner common to Lot No. 31 in the above referenced Evans Manor Plan; thence along the dividing line between Lot Nos. 30 and 31, a distance of 312.50 feet to a point, being corner common to the property now or formerly owned by Eugene H. Byers and Pamela T. Byers; thence a distance of 90 feet, to a point;

thence by a line parallel to the boundaries of the within described Lot No. 30 Two-hundred Fifty (250) feet to the place of beginning.

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: 25-30-0020 and 25-30-002001

Property Address: 246 Edison Street & Edison Street, Uniontown, PA 15401

BEING the same premises which John E. Rose, Sr., Administrator of the Estate of Donna Elaine Rose, a/k/a Donna E. Rose, by deed dated May 18, 2020 and recorded June 16, 2020 at Book 3438, Page 10 in the Office of the Recorder of Deeds of Fayette County, PA, granted and conveyed unto Terrance Zachary Wilson and Alexis Danielle Engelhardt, husband and wife, in fee.

ALSO BEING the same premises which Terrance Zachary Wilson and Alexis Danielle Engelhardt by deed dated February 2, 2022 and recorded February 17, 2022 at Book 3503, Page 1254 in the Office of the Recorder of Deeds of Fayette County, PA, granted and conveyed unto Terrance Zachary Wilson, in fee.

COMMONLY KNOWN AS: 246 Edison Street, Uniontown, PA 15401

TAX PARCEL NO. 25-30-0020, 25-30-002001

*** 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, June 2, 2025, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2622-1118	JOHN V. SHINSKY, SR.	Jill Michaloski, Administratrix

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

Monday, June 16, 2025, 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, June 2, 2025, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2623-0753	JAMES F. DAUGHERTY	Kathy Walker, Executrix

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

Monday, June 16, 2025, 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

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JUDICIAL OPINION

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

ROBERT B. MULL, and	:	
BRENDA J. MULL, husband and wife,	:	
Plaintiffs,	:	
v.	:	
DEBRA L. GUINN and	:	
BRUCE A. GUINN, husband and wife,	:	No. 2078 of 2022, G.D.
Defendants.	:	President Judge Steve P. Leskinen

OPINION AND ORDER

LESKINEN, P.J.

March 26, 2025

Before the Court are the Preliminary Objections filed by Plaintiffs, Robert and Brenda Mull. Upon consideration of the pleadings, briefs, and arguments offered by the parties, the Court issues the following Opinion and Order sustaining the Objections pursuant to Pa. R.C.P. 1028(a)(2), for failure of a pleading to conform to rule of court, and 1028(a)(4), legal insufficiency of a pleading, rendering the other Objections moot.

A counterclaim in a partition action is strictly limited to the inclusion of other properties to be partitioned that could have been included in the complaint but were not. Goodrich Amram 2d §1556:1. Matters such as credits for rents and services, which a court may consider in a partition action under Rule 1570, should be pled in a new matter rather than a counterclaim. Goodrich Amram 2d §1556:2. However, even if Defendants were permitted to amend their Answer, Counterclaim, and New Matter to resolve this technical deficiency, their claim would still fail for legal insufficiency.

Though Rule 1570 provides for the consideration of credit for services in a partition action there is a dearth of appellate precedent interpreting its terms. {1} As Goodrich Amram 2d comments in §1570(a):6, though 1570(a)(5) requires these matters to be heard by a master or the court, it does not expand or change the substantive rights or liabilities of the parties on their claims. In other words, a party cannot make a claim in a partition action that would not be sustainable as an independent claim outside of the partition. The Guinns' Counterclaim seeks \$1,964,928.00 in reimbursement from the Mulls for the alleged fair market value of personal care services Debra Guinn provided to her mother, Ortha Jean Mull, from May of 2012 through December of 2020. Though the Guinns repeatedly aver that Mrs. Guinn provided these services "with the full knowledge and consent of her brother, Robert Mull," the Guinns do not contend that Mr. Mull ever agreed to assume any responsibility for reimbursement for the services.

{1} In the context of a partition after divorce of property previously held as tenants by the entireties, 68 Pa. C.S.A. §503 (which was repealed in 1990), specifically limited deductions from partition proceeds to liens of record. However, in *Hairston v. Hairston*, 553 A.2d 464, 468 (Pa. Super. 1989); the Superior Court noted that Rule 1570 permits the setoff of a greater variety of expenses than the more restrictive §503, thus, the limitation to liens of records as deductions would not apply here.

There is a well-developed body of law regarding claims for reimbursement from an estate for personal services provided to a decedent prior to death. {2} However, the Guinns have not produced any authority that would hold a party (even a co-tenant or co-beneficiary) liable for services provided to a third party under these circumstances. A breach of contract theory would require proof of the existence of a valid contract, a quantum meruit theory requires an implied contract, and an unjust enrichment theory requires that the party from whom recovery is sought received a benefit that it would be inequitable for them to retain. {3} The facts of this case do not support recovery under any of these theories even if the Guinns were permitted to amend their pleadings based on the pleadings, briefs, and arguments presented for the Court's consideration.

Though the matter of Plaintiffs' claims for rental value from the time of the transfer of the property at issue in May of 2012 through the present is not before the Court on preliminary objections, there are several questions of law that the Court must resolve prior to any evidentiary hearing on these claims. Therefore, the parties are asked to submit memoranda of law on any relevant issues relating to the recovery of rents in a partition action by a co-tenant not in possession, pursuant to 68 P.S. §101 or any other applicable statute or common law theory, including but not limited to the following questions:

1. Were Plaintiffs required to make a demand for rents for the claim to accrue, and if so, when was the demand made?
2. What is the standard for exclusive possession in the context of co-tenants in a partition? Does it require the active exclusion of the other co-tenants?
3. Is express or implied consent to possession a defense to a claim for rents?
4. What is the applicable statute of limitations and does it preclude any of Plaintiffs' claims for rent?

WHEREFORE, the Court enters the following Order:

{2} A claim of this nature against an estate would properly be raised in the Orphans' Court and must overcome a presumption that services rendered to a decedent were paid for periodically and any defense based on the statute of limitations, among other issues. See, *Consentino v. Vittoria*, 394 Pa. 538 (1959). The property at issue in this partition was the subject of an inter vivos transfer and would not have been part of Ortha Jean Mull's estate.

{3} See *CoreStates Bank, N.A. v. Cutillo*, 723 A.2d 1053, 1058 (Pa. Super. 1999), for the elements of a breach of contract claim. An action in quantum meruit seeks recovery for services provided under an implied contract and recovery is equal to the value of the services provided, while unjust enrichment describes recovery for the value of the benefit retained when there is no contractual relationship and is limited to the amount of the benefit realized and retained by the other party where it would be inequitable to retain the benefit without payment of value. *Artisan Builders, Inc. v. Jang*, 271 A.3d 889, 892-93 (Pa. Super. 2022). The facts of this case, as set forth by Defendants in their Answer, Counterclaim, and New Matter, and supported by their brief and arguments, even if viewed in the light most favorable to them, do not support any of these theories of recovery.

ORDER

AND NOW, this 26th day of March, 2025, upon consideration of the Preliminary Objections filed by Plaintiffs, Robert and Brenda Mull, the Court ORDERS and DIRECTS that the Objections under Pa. R.C.P. 1028(a)(2), as to the failure of a pleading to conform to rule of court, and 1028(a)(4), legal insufficiency of a pleading, are SUS-TAINED, and Defendants' Counterclaim is DISMISSED, for the reasons set forth in the preceding Opinion.

No later than the close of business on Friday, April 25th, 2025, Plaintiffs shall file an Answer to Defendants' New Matter and shall serve a Memorandum of Law (which need not be filed) on this Court's chambers and opposing counsel on the issue of a co-tenant's right to recover rent from another co-tenant in a partition action. Defendants shall then have twenty-one (21) days from the date of service of Plaintiff's Memorandum to submit a Memorandum of Law in response. After a review of the parties' Memoranda, the Court shall either issue a ruling on Plaintiffs' claims as a matter of law or schedule a hearing on the claim for rent, as appropriate.

BY THE COURT:
STEVE. P. LESKINEN,
PRESIDENT JUDGE

ATTEST:
PROTHONOTARY

