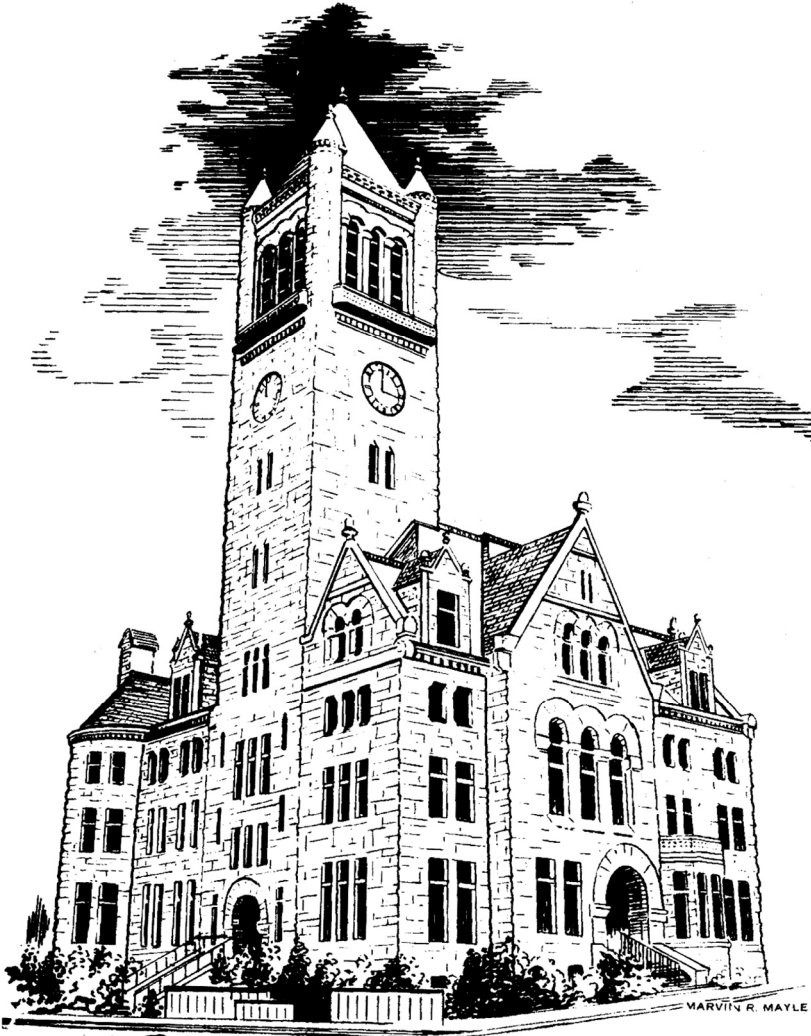


FAYETTE LEGAL JOURNAL

VOL. 87

MARCH 23, 2024

NO. 12



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: Gretchen A. Mundorff

President Elect: Sheryl R. Heid

Vice-President: Michelle L. Kelley

Secretary: Anne N. John

Treasurer: Louise D. Monaghan

Past President: John A. Kopas, III

Executive Director: Garnet L. Gordon

Directors

Jennifer M. Casini

Rachel A. Clark

Sarah E. Connelly

Jeremy J. Davis

James E. Higinbotham, Jr.

Sean M. Lementowski

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

DONNA BITONTI, late of Belle Vernon Borough, Fayette County, PA ⁽³⁾

Executors: James A. Bitonti
49 Sampson Street
Belle Vernon, PA 15012
Toni Lynn Breakwell
430 Hill Street
Belle Vernon, PA 15012
c/o P.O. Box 718
1310 Cross Street
Rostraver, PA 15012
Attorney: Brian Pirilla

KATHRYN CAHN, a/k/a KATHRYN ELAINE CAHN, late of South Union Township, Fayette County, PA ⁽³⁾

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

MARY A. CAROLLA, late of North Union Township, Fayette County, PA ⁽³⁾

Executrix: Sheila C. Peters
c/o DeHaas Law, LLC
51 East South Street
Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III

PATRICIA A. MACHO, late of North Union Township, Fayette County, PA ⁽³⁾

Executrix: Jennifer F. Watson
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

PATRICIA DIANNE WAGNER, a/k/a PATRICIA D. WAGNER, a/k/a DIANNE BRIDEGUM WAGNER, a/k/a DIANNE B. WAGNER, late of Connellsville, Fayette County, PA ⁽³⁾

Executrix: Merry Dawn Witt
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

Second Publication

REYNOLD E. BELL, late of North Union Township, Fayette County, PA ⁽²⁾

Executor: Donald E. Bell, Jr.
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Webster & Webster

PATTY J. BOREK, late of Connellsville, Fayette County, PA ⁽²⁾

Executor: Thomas Borek, Jr.
c/o 815A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret Zylka House

THERESA G. FOLEY, late of Connellsville, Fayette County, PA ⁽²⁾

Administrator: William P. Foley
P.O. Box 2091
Connellsville, PA 15425
c/o Hergenroeder Rega Ewing & Kennedy, LLC
Centre City Tower, Suite 1700
650 Smithfield Street
Pittsburgh, PA 15222
Attorney: Patrick J. Rega

VERONICA HANYO, a/k/a VERONICA M. HANYO, late of South Township, Fayette County, PA ⁽²⁾

Executor: John L. Musial
c/o Fitzsimmons & Barclay
55 East Church Street, Suite 102
Uniontown, PA 15401
Attorney: James N. Fitzsimmons, Jr.

THOMAS HATFIELD, late of Dunbar Township, Fayette County, PA ⁽²⁾

Administratrix: Alicia Lee Weinrich
c/o Adams Law Offices, PC

55 East Church Street, Suite 101
Uniontown, PA 15401
Attorney: Jason Adams

JOHN HELA, JR., late of Jefferson Township,
Fayette County, PA (2)
Executrix: Marcia Ann Hela
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

SANDRA SUE HOWELL, a/k/a SANDRA S. HOWELL, late of Dunbar Township, Fayette County, PA (2)
Personal Representative:
Melanie D. Klepsy
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Robert A. Gordon

IRENE KEENER, late of Point Marion,
Fayette County, PA (2)
Executrix: Sue Ann Malinsky
c/o 96 East Main Street
Uniontown, PA 15401
Attorney: Anne N. John

MARGARET MERMON, late of South Union Township, Fayette County, PA (2)
Executrix: Judith Foreman
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

SUZANNE M. MILLER, late of Saltlick Township, Fayette County, PA (2)
Personal Representative:
Lawrence Murray Tong
726 Colorado Avenue
Baltimore, Maryland 21210
c/o 527 Austin Street
Greensburg, PA 15601
Attorney: Melissa Giddy

WILLIAM E. NULL, SR., late of Borough of Fairchance, Fayette County, PA (2)
Executor: William E. Null, Jr.
c/o Fitzsimmons & Barclay
55 East Church Street, Suite 102

Uniontown, PA 15401
Attorney: James N. Fitzsimmons, Jr.

EDGAR WILLIAM PRICE, a/k/a EDGAR W. PRICE, JR., late of South Union Township, Fayette County, PA (2)
Executor: Maurice Carter Crossland
c/o 208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

JANICE M. RITCHER, late of Jefferson Township, Fayette County, PA (2)
Executrix: Laurretta J. Nemetz
c/o 45 East Main Street, Suite 400
Uniontown, PA 15401
Attorney: Charles C. Gentile

WILLIAM R. RODGERS, late of Bullskin Township, Fayette County, PA (2)
Administratrix: Lois Rodgers
c/o 815A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret Zylka House

HELEN SZELC, late of Dunbar Township, Fayette County, PA (2)
Administratrix: Cynthia Rulli
c/o 815A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret Zylka House

First Publication

SHERRI LYNN DRISCOLL, late of Upper Tyrone Township, Fayette County, PA (1)
Administratrix: Leisha Renae Driscoll
129 Center Avenue
Mount Pleasant, PA 15666
c/o 314C Porter Avenue
Scottdale, PA 15683
Attorney: David G. Petonic

MARLENE R. HUNTER, a/k/a MARLENE RAE HUNTER, late of Menallen Township, Fayette County, PA (1)
Personal Representative: Thomas W. Hunter
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Robert A. Gordon

MICHELE R. LINDSTROM, late of Bullskin Township, Fayette County, PA (1)
Executor: Bernard R. Lindstrom,
 a/k/a Bernard Ray Lindstrom
 213 Deer Meadow Drive
 Pittsburgh, PA 15241
 c/o 101 North Church Street
 Mount Pleasant, PA 15666
Attorney: Randall G. Klimchock

SHIRLEY SELLONG, a/k/a SHIRLEY A. SELLONG, late of Uniontown, Fayette County, PA (1)
Executrix: Deborah A. Spaw
 204 Prison Road
 Waynesburg, PA 15370
 c/o Tremba Kinney Greiner & Kerr
 1310 Morrell Avenue, Suite C
 Connellsville, PA 15425
Attorney: Mark Brooks

ANTOINETTE SMITLEY, a/k/a ANTOINETTE M. SMITLEY, late of Georges Township, Fayette County, PA (1)
Administratrix: Lori L. Smitley
 c/o 556 Morgantown Road
 Uniontown, PA 15401
Attorney: John Kopas

JAMES EDGAR SYPHERS, a/k/a JAMES E. SYPHERS, late of South Union Township, Fayette County, PA (1)
Executrix: Marcia E. Griffith
 c/o Higinbotham Law Offices
 68 South Beeson Boulevard
 Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY, PENNSYLVANIA
 CIVIL DIVISION
 NO 6 of 2024 GD
 JUDGE MARK MEHALOV

ERNEST DOUGLAS POTTS and
 GRANT VINCENT HOPKINS, SR.

Plaintiffs
 vs.

MARY BAILEY, PEARLLA JACKSON,
 SADIE COX, TERRY COX, ANTHONY COX,
 DIAN COX, ADDA TODD, CHARLOTTE
 SMITH, TAMIE M. SMITH BARNES,
 MINNIE PERRY, MINNIE LEE PERRY,
 ERNESTINE PERRY, MARIAN PERRY, JIM
 BAILEY, JOSHUA BAILEY, THELMA JEAN
 BAILEY, FRANCIS BAILEY a/k/a FRANCIS
 BAILEY WRIGHT, JAMES ALBERT
 BAILEY, SYLVESTER BAILEY,
 SYLVESTER BAILEY JR., JASON BAILEY,
 SARAH M. BAILEY, JEREMY BAILEY,
 SHAUNTEZ BAILEY, WILLIE BAILEY,
 JAZMINE BAILEY, DEMETRA LEWIS,
 KALAYSHIA BAILEY, LUCIOUS BAILEY
 HERMON LEON BAILEY, KATINA BAILEY
 BARBARA R. WILLIAMS their heirs,
 successors and assigns generally

Defendants

TO: MARY BAILEY, PEARLLA JACKSON, SADIE COX, ANTHONY COX, DIAN COX, ADDA TODD, CHARLOTTE SMITH, MINNIE PERRY, MINNIE LEE PERRY, ERNESTINE PERRY, MARIAN PERRY, JIM BAILEY, JOSHUA BAILEY, THELMA JEAN BAILEY, FRANCIS BAILEY A/K/A FRANCIS BAILEY WRIGHT, JAMES ALBERT BAILEY, SYLVESTER BAILEY, SYLVESTER BAILEY JR., JASON BAILEY, SHAUNTEZ BAILEY, WILLIE BAILEY, JAZMINE BAILEY, DEMETRA LEWIS, KALAYSHIA BAILEY, LUCIOUS BAILEY, HERMON LEON BAILEY, KATINA BAILEY, AND BARBARA R. WILLIAMS, their heirs, personal representatives, successors and/or assigns, generally

You are hereby notified that Ernest Douglas Potts and Grant Vincent Hopkins, Sr. have filed a complaint at the above number and term in the above-mentioned court in an action to Quiet Title wherein it is alleged that Ernest Douglas Potts and Grant Vincent Hopkins, Sr.

are the owners of ALL that certain piece, parcel or lot of land situate in Washington Township, Fayette County, Pennsylvania more particularly identified as 129 Krolik Avenue, Belle Vernon, Pennsylvania, Map Reference 41-04-0026 more fully described in Decree of record in the Office of the Recorder of Deeds of Fayette County, Pennsylvania in Deed Book Volume 1280 page 63.

Said complaint sets forth that Plaintiffs are the owners in fee simple of the above-described premises. A complaint was filed for the purpose of barring all of your rights, title and interest or claim in and to all or a portion of said premises.

NOTICE

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

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

**PENNSYLVANIA BAR ASSOCIATION
PENNSYLVANIA LAWYER REFERRAL
100 SOUTH STREET, P.O. BOX 186
HARRISBURG, PA 17108
TELEPHONE: 1-800-932-0311**

James E. Higinbotham, Jr., Esquire
68 South Beeson Avenue
Uniontown, PA 15401
Date: March 13, 2024

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
No. 922 of 2023 GD

JENNA ANSEL, parent and legal guardian of
minor, RAI'LYNN ANSEL,
Plaintiff,
vs.
DANIEL L. FITZPATRICK and MARY
RILEY,
Defendants.

NOTICE: March 5, 2024 – Notice to be published pursuant to Fayette County Court of Common Pleas Order of Court dated January 17, 2024. Affidavit of Service will be filed.

**TEN DAY NOTICE OF INTENT TO
DEFAULT DIRECTED TO MARY RILEY**

You are in default because you have failed to enter a written appearance personally or by an attorney and you have not filed in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Fayette County Bar Association
45 East Main Street, Suite 100
Uniontown, PA 15401
Phone: 724-437-7994

IN THE UNITED STATES BANKRUPTCY
COURT FOR THE WESTERN DISTRICT OF
PENNSYLVANIA
Bankruptcy Case No. 23-20193 CMB
Chapter 13

**IN RE: Rudolph K. Biller and
Judith P. Biller,
Debtors.**

Property to be sold: 105 Industry Lane,
Uniontown, Fayette County, Pennsylvania,
15401

Initial Offer: \$450,000.00/\$2,000.00
deposit

Terms of Sale: NO Contingency,
\$2,000.00 in cash or certified funds at the time
of sale. Closing in 30 days.

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

A hearing/live auction will be held on April
9, 2024 at 1:30 p.m. before Judge Carlota M.
Bohm in Courtroom B, 54th Floor, U.S. Steel
Tower, 600 Grant Street, Pittsburgh, PA 15219.
Unless otherwise ordered, parties may also
appear for non-evidentiary matters remotely by
utilizing the Zoom video conference platform
("Zoom"). To participate in the hearing via
Zoom, use the following link no later than ten
(10) minutes prior to your scheduled hearing
time:

<https://www.zoomgov.com/j/16143800191>.

Alternatively, connect with Zoom by using the
following Meeting ID: 161 4380 0191. ALL
HEARING PARTICIPANTS ARE REQUIRED
TO REVIEW AND COMPLY WITH THE
ZOOM PROCEDURES. For questions
regarding Zoom connection, contact Judge
Bohm's Chambers at 412-644-4328. Only a
limited time often (10) minutes is being
provided on the calendar. No witnesses will be
heard. If an evidentiary hearing is required, it
will be scheduled by the Court for a later date.

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 2 ADOPT 2024

IN RE: ADOPTION OF
JOSIE JOHNSTON

NOTICE

TO: Robert Johnston

A petition has been filed asking the Court
to put an end to all rights you have to your child,
Josie Johnston. The court has set a hearing to
consider ending your rights to your child. That
hearing will be held in Courtroom No. 4 of the
Fayette County Courthouse, Uniontown, Fayette
County, Pennsylvania, on Thursday, **March 28,
2024 at 1:30 p.m.** You are warned that even if
you fail to appear at the scheduled hearing the
hearing will go on without you and your rights
to your child may be ended by the court without
your being there.

YOU HAVE A RIGHT TO BE
REPRESENTED AT THE HEARING BY A
LAWYER. YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT ONCE. IF
YOU DO NOT HAVE A LAWYER OR
CANNOT AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE SET FORTH
BELOW TO FIND OUT WHERE YOU CAN
GET LEGAL HELP. THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION
ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A
LAWYER, THIS OFFICE MAY BE ABLE TO
PROVIDE YOU WITH INFORMATION
ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS
AT A REDUCED FEE OR NO FEE.

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

NOTICE

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, on January 22, 2024, for the purpose of obtaining a Certificate of Organization of a proposed limited liability company to be organized under the Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania. The name of the company is MA VM CAPITAL, LLC.

Timothy M. Maatta, Esq.
513 Schoonmaker Avenue
Monessen, PA 15062 724-684-3131

**JOB OPENING
EXECUTIVE DIRECTOR
WESTMORELAND COUNTY LA WYERS
ABSTRACT COMPANY, INC.
GREENSBURG, PA**

The Board of Directors of Lawyers Abstract Company is seeking applications from attorneys interested in the position of Executive Director of the Company upon the retirement of its Executive Director, Phil Shelapinsky, at or near the end of 2024. Requirements include experience in real estate law, title searches, closings, deeds, and office management. Interested parties may send their resume and/or a letter of interest outlining their experience to:

Attn: Philip N. Shelapinsky, Executive Director
Lawyers Abstract Company
35 West Otterman Street
Greensburg, PA 15601
Email: pnshepinsky@lacwest.com

SHERIFF'S SALE

Date of Sale: May 16, 2024

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 16, 2024, 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

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

No. 2257 of 2022 GD
 No. 26 of 2024 ED

LAKEVIEW LOAN SERVICING, LLC
c/o Nationstar Mortgage LLC
8950 Cypress Waters Boulevard
Correll, TX 75019

Plaintiff

vs.

B.D. A MINOR c/o their natural guardian Breanna Lynch, as Heir of Brandon Donley, Deceased

C.D. A MINOR c/o their natural guardian, Arianna Haky, as Heir of Brandon Donley, Deceased

THE UNKNOWN HEIRS OF BRANDON DONLEY, DECEASED

28 Wilmac Street
Uniontown, PA 15401
Defendant(s)

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

BEING KNOWN AS: 28 WILMAC STREET, UNIONTOWN, PA 15401

TAX PARCEL #34-16-0176

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: B.D. A MINOR C/O THEIR NATURAL GUARDIAN BREANNA LYNCH, AS HEIR OF BRANDON DONLEY, DECEASED, C.D. A MINOR C/O THEIR NATURAL GUARDIAN, ARIANNA HAKY, AS HEIR OF BRANDON DONLEY, DECEASED AND THE UNKNOWN HEIRS OF BRANDON DONLEY, DECEASED

Dana Marks, Esq.
 1325 Franklin Avenue, Suite 160
 Garden City, NY 11530
 (212) 471-5100

No. 930 of 2023 GD
 No. 39 of 2024 ED

U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust

v.

Sheila J. Bowers, Aaron K. Bowers, Eric T. Bowers

By virtue of Writ of Execution No. 39 of 2024 ED, U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust v Sheila J. Bowers, Aaron K. Bowers, Eric T. Bowers
Docket Number: 2023-930

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

Commonly known as: 21 Hazel Street, Fairchance, PA 15436

Parcel Number: 14-27-0001

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

Judgment Amount: 72,479.67

No. 1074 of 2022 GD
No. 62 of 2024 ED

**Allied First Bank, SB DBA Servbank
Plaintiff,
vs.**

**Edward A. Bugai; Damara J. Bugai
Defendants.**

ALL that certain parcel of land lying and being situate in the Township of Luzerne, County of Fayette, and Commonwealth of Pennsylvania, known as 810 York Street, Brownsville, PA 15417 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 19-13-0112

BEING the same premises which Edward A. Bugai, by Deed dated March 8, 2017 and recorded in and for Fayette County, Pennsylvania in Deed Book 3335, Page 161, granted and conveyed unto Edward A. Bugai and Damara J. Bugai, father and daughter.

Brock & Scott, PLLC

No. 1696 of 2023 GD
No. 24 of 2024 ED

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR THE
REGISTERED HOLDERS OF MORGAN
STANLEY ABS CAPITAL I INC. TRUST
2007-HE7 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-HE7**

V.

DENNIS A. CALVERT

By virtue of a Writ of Execution No. 1696 OF 2023

DEUTSCHE BANK NATIONAL TRUST

COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7

V.

DENNIS A. CALVERT owner(s) of property situate in the CITY OF CONNELLSVILLE, FAYETTE County, Pennsylvania, being 524 RACE STREET, CONNELLSVILLE, PA 15425

Tax ID No. 05-07-0369

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$56,361.55

Padgett Law Group
Jacqueline F. McNally, Esq.
700 Darby Road, Suite 100
Havertown, PA 19083
(850) 422-2520

No. 2263 of 2023 GD
No. 59 of 2024 ED

**Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust as Trustee for PNPMS
Trust IV**

v.

Chris Coughenour and Lori Coughenour

By virtue of Writ of Execution No. 2263 of 2023 GD

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust IV v. Chris Coughenour and Lori Coughenour.

Property Address: 540 Pleasant Valley Road, Conneltsville, PA 15425 Township of Bullsken, County of Fayette, Commonwealth of Pennsylvania

Tax Parcel Number: 0425027201

Improvements thereon: Single family residential dwelling

Judgment Amount: \$8,433.27

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

No. 977 of 2021 GD
No. 61 of 2024 ED

**RESOLVE EQUITY INVESTMENTS, LLC
C/O Madison Management Services, LLC**

**4600 Kietzke Ln Suite K-225
Reno, NV 89502**

Plaintiff

vs.

**EUGENE CRANDLE AKA EUGENE
WILBUR CRANDLE WILLIAM JOSEPH
CRANDLE**

Mortgagor(s) and Record Owner(s)

294 Little Summit Road

Dunbar, PA 15431

Defendant(s)

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

BEING KNOWN AS: 294 LITTLE
SUMMIT ROAD, DUNBAR, PA 15431

TAX PARCEL #09-20-0118

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
EUGENE CRANDLE AKA EUGENE
WILBUR CRANDLE AND WILLIAM
JOSEPH CRANDLE

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

No. 1310 of 2023 GD

No. 65 of 2024 ED

PNC BANK, NATIONAL ASSOCIATION

Plaintiff

v.

**DANNY R. DANIELS, IN HIS CAPACITY
AS EXECUTOR AND HEIR OF THE
ESTATE OF MERLE A. DANIELS.;
ANGELA CROSS, IN HER CAPACITY AS
HEIR OF MERLE A. DANIELS;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
MERLE A. DANIELS.**

Defendant(s)

ALL THAT CERTAIN PARCEL OF
LAND SITUATE IN STEWART TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,

BEING KNOWN AS: 449 MAPLE
SUMMIT RD MILL RUN, PA 15464

BEING PARCEL NUMBER: 37080033

IMPROVEMENTS: RESIDENTIAL
PROPERTY

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 390 of 2023 GD

No. 20 of 2024 ED

PNC BANK, NATIONAL ASSOCIATION

3232 Newmark Drive

Miamisburg, OH 45342

Plaintiff

vs.

DOLLY DANIELS AKA DOLLY E.

DANIELS

LARRY DANIELS AKA LARRY K.

DANIELS

Mortgagor(s) and Record Owner(s)

842 Walnut Hill Road

Uniontown, PA 15401

Defendant(s)

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

BEING KNOWN AS: 842 WALNUT
HILL ROAD, UNIONTOWN, PA 15401

TAX PARCEL #14-01-0035

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF: DOLLY
DANIELS AKA DOLLY E. DANIELS AND
LARRY DANIELS AKA LARRY K.
DANIELS

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 614 of 2023 GD

No. 60 of 2024 ED

**FIRSTKEY MASTER FUNDING 2021-A
COLLATERAL TRUST**

3217 S. Decker Lake Drive

Salt Lake City, UT 84119

Plaintiff

vs.

DEBRA D. DAVISON

Mortgagor(s) and Record Owner(s)

45 Grant Street

New Salem, PA 15468

Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MENALLEN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA. BEING KNOWN AS: 45 GRANT STREET, NEW SALEM, PA 15468
 TAX PARCEL #22-16-0047
 IMPROVEMENTS: A RESIDENTIAL DWELLING
 SOLD AS THE PROPERTY OF: DEBRA D. DAVISON

No. 465 of 2017 GD
 No. 22 of 2024 ED

Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC c/o Nationstar Mortgage LLC d/b/a Mr. Cooper,
Plaintiff,
Vs.
Raymond I Fallecker, Jr. and James Benford Defendants

ALL THAT RIGHT, TITLE, INTEREST AND CLAIMS OF RAYMOND I FALLECKER, JR. INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF JOSEPH E. GEORGE, DECEASED, ANGELA GEORGE INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF JOSEPH E. GEORGE, DECEASED, JAMES BENFORD, DEANNA MILLIRON, MELANIE GOOD, JOSEPH A GEORGE, TIMOTHY GEORGE AND CHRISTOPHER ALAN GEORGE OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

All the following premises situate in Redstone Township, Fayette County, Pennsylvania:

Beginning at a point in the center of a 30 foot street, said point being located South 88 degrees 14' West, a distance of 992.86 feet and North 2 degrees 06' West, a distance of 405.84 feet from a property corner common to lands of Robert Johnson and Allison Land Company (formerly W.J. Rainey, Inc) thence North 2 degrees 06' West, a distance of 127.52 feet to the center of a 12 foot alley; thence in the center of said Alley, South 87 degrees, 47' West, a distance of 60.00 feet, thence South 2 degrees 06' East, a distance of 127.39 feet to the center of a 30 foot street; thence in the center of said street, North 87 degrees, 54' East, a distance of 60.00 feet to the place of beginning.

Under and subject to all exceptions, reservation, conditions, easements, rights of way etc contained in prior instruments of record.

Title to said Premises vested in James Benford by Deed from Raymond I Fallecker Jr dated June 30, 2017, and recorded on June 30, 2017 in the Fayette County Recorder of Deeds in/at Book RB3344 Page 1814.

Parcel No. 30-20- 0080
 BEING KNOWN AS 480 2ND ST, CHESTNUT RIDGE, PA 15422

Perry Russell, Esq.
 1325 Franklin Avenue, Suite 160
 Garden City, NY 11530
 (212) 471-5100

No. 261 of 2022 GD
 No. 17 of 2024 ED

U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust v Lori Fisch, Brian C. Fisch

By virtue of Writ of Execution No.-----
 U.S. Bank Trust National Association, as Trustee of the Lodge Series IV Trust v Lori Fisch, Brian C. Fisch

Docket Number: 261 of 2022

Property to be sold is situated in the Bullskin Township, County of Fayette and State of Pennsylvania.

Commonly known as: 234 Rural Lane, Connellsville, PA 15425

Parcel Number: 04-36-0012-07

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

Judgment Amount:78,041.49

No. 2158 of 2023 GD
 No. 41 of 2024 ED

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF
vs.
SCOTT J. FRANKS, II, EXECUTOR OF THE ESTATE OF SCOTT J. FRANKS, DECEASED,
DEFENDANT

ALL THAT CERTAIN parcel of land in Dunbar Township, Fayette County, Pennsylvania, being Lot No. 1 in the Harold R. Garlick, et ux. plan of lots, Fayette County Plan

Book 10, Page 91.

HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 1017 BLAIR STREET, CONNELLSVILLE, PA 15425.

TAX PARCEL # 09-05-0185
Deed Book 3142, page 174

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

No. 33 of 2023 GD
No. 4 of 2024 ED

**PNC BANK, NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO
NATIONAL CITY BANK
3232 Newmark Drive
Miamisburg, OH 45342
Plaintiff**

vs.

**CHARLES GALLAHER, Solely in their
capacity as heir of MARTHA GALLAHER
AKA MARTHA A. GALLAHER, Deceased
UNKNOWN HEIRS OF MARTHA
GALLAHER AKA MARTHA A.
GALLAHER
KENNETH GALLAHER, Solely in their
capacity as heir of MARTHA GALLAHER
AKA MARTHA A. GALLAHER, Deceased
12 Circle Street
Brownsville PA 15417
Defendant(s)**

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

BEING KNOWN AS: 12 CIRCLE STREET, BROWNSVILLE, PA 15417

TAX PARCEL #30-13-0111
IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: CHARLES GALLAHER, Solely in their capacity as heir of MARTHA GALLAHER AKA MARTHA A. GALLAHER, Deceased, UNKNOWN HEIRS OF MARTHA GALLAHER AKA MARTHA A. GALLAHER AND KENNETH GALLAHER, Solely in their capacity as heir of MARTHA GALLAHER AKA MARTHA A. GALLAHER, Deceased

Brock & Scott, PLLC

No. 2147 of 2023 GD
No. 312 of 2023 ED

**FREEDOM MORTGAGE CORPORATION
v.
PAUL WILSON LONG III**

By virtue of a Writ of Execution No. 2023-02147

FREEDOM MORTGAGE CORPORATION v. PAUL WILSON LONG III owner(s) of property situate in the BOROUGH OF POINT MARION, FAYETTE County, Pennsylvania, being 1093 MORGANTOWN RD, POINT MARION, PA 15474

Tax ID No. 29030104 aka 29-03-0104
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$167,124.53

Brock & Scott, PLLC

No. 2255 of 2023 GD
No. 6 of 2024 ED

**NATIONSTAR MORTGAGE LLC D/B/A
MR. COOPER
v.
BRYAN MCKAHAN; LISA MCKAHAN**

By virtue of a Writ of Execution No. 2023-02255 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER v. BRYAN MCKAHAN; LISA MCKAHAN owner(s) of property situate in the MASONTOWN BOROUGH, FAYETTE County, Pennsylvania, being 231 SANGSTON AYE, MASONTOWN, PA 15461

Tax ID No. 21-03-0108
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$69,035.13

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

No. 2051 of 2022 GD
No. 9 of 2024 ED

PENNYMAC LOAN SERVICES, LLC

**3043 Townsgate Road
Suite 200
Westlake Village, CA 91361
Plaintiff**

vs.

**ANTHONY R. MIKULAK
Mortgagor(s) and Record Owner(s)
779 New Geneva Road
Point Marion, PA 15474
Defendant(s)**

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

BEING KNOWN AS: 779 NEW
GENEVA ROAD, POINT MARION, PA 15474
TAX PARCEL #36-06-0082

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
ANTHONY R. MIKULAK

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 209 of 2023 GD

No. 57 of 2024 ED

NATIONSTAR MORTGAGE LLC

8950 Cypress Waters Boulevard

Coppell, TX 75019

Plaintiff

vs.

**JENNIFER MINOR AKA JENNIFER
PRATT, Solely in Her Capacity as Heir of
Vincent Pratt, Deceased
VINCENT PRATT, JR., Solely in His
Capacity as Heir of Vincent Pratt, Deceased
KEVIN PRATT, Solely in His Capacity as
Heir of Vincent Pratt, Deceased
TERRANCE PRATT, Solely in His Capacity
as Heir of Vincent Pratt, Deceased
ANTHONY PRATT, Solely in His Capacity
as Heir of Vincent Pratt, Deceased
12 Collins Avenue
Uniontown, PA 15401
Defendant(s)**

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

BEING KNOWN AS: 12 COLLINS
AVENUE, UNIONTOWN, PA 15401

TAX PARCEL #38-13-0354

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
JENNIFER MINOR AKA JENNIFER PRATT,
Solely in Her Capacity as Heir of Vincent Pratt,
Deceased, VINCENT PRATT, JR., Solely in
His Capacity as Heir of Vincent Pratt, Deceased,
KEVIN PRATT, Solely in His Capacity as Heir
of Vincent Pratt, Deceased, TERRANCE
PRATT, Solely in His Capacity as Heir of
Vincent Pratt, Deceased AND ANTHONY
PRATT, Solely in His Capacity as Heir of
Vincent Pratt, Deceased

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 1710 of 2023 GD

No. 25 of 2024 ED

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

FEIN, SUCH, KAHN & SHEPARD, P.C.

No. 2460 of 2023 GD

No. 56 of 2024 ED

Judgment Amount: \$32,150.33

Being County Parcel No. 38-13-0007

All that certain lot of land situate in the Third Ward of the City of Uniontown, Fayette County, Pennsylvania, being lot no. 15 and the southern half of lot no. 16, both contiguous and forming one lot, in Murray Place Plan, as recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book 2, page 26, said lot and one half being bounded and described as follows: Fronting 51 1/2 feet on the Western side of Cleveland Avenue and extending back of equal width 69.8 feet to a ten foot alley, being bounded on the south by Lot No. 14 and on the north by the Northern half of Lot No. 16.

Parcel No.: 38-13-7

Current/Prior Deed Reference: Deed from Mary Bennett and Frances E. Belford to Duane B. Pratt, Jr. dated 4/30/2001 recorded on 3/1/2001 at DBV 2734, Page 41.

TO BE SOLD AS THE PREMISES OF TODD A. ROBINSON.

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

No. 1667 of 2023 GD
No. 325 of 2023 ED

NATIONSTAR MORTGAGE LLC

Plaintiff

v.

KATHLEEN J. SCARMAZZI

Defendant(s)

ALL THOSE CERTAIN TRACTS OF LAND SITUATE IN REDSTONE TOWNSHIP, FAYETTE COUNTY, COMMONWEALTH OF PENNSYLVANIA,

BEING KNOWN AS: 600 BELL STREET FAIRBANK, PA 15435

BEING PARCEL NUMBER: 30390017, 30390018

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

No. 618 of 2019 GD
No. 18 of 2024 ED

Wilmington Trust, National Association, not in its Individual Capacity, but solely as Trustee for MFRA Trust 2014-1

Plaintiff

v.

Charles Samuel Smith and Valerie Suzanne Smith

Defendant

By virtue of a writ of execution case number: 2019-618

Plaintiff: Wilmington Trust, National Association, not in its Individual Capacity, but solely as Trustee for MFRA Trust 2014-1 v. Defendant: Charles Samuel Smith and Valerie Suzanne Smith

Owners of property situate on the South side of Georges Creek in Springhill Township, Fayette County, Pennsylvania, being pin number 36-05-0029

Property being known as: 126 Georges Creek Road, Smithfield, PA 15478

Improvements thereon:- Residential Property

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

No. 2005 of 2023 GD
No. 21 of 2024 ED

PENNYMAC LOAN SERVICES, LLC

**3043 Townsgate Road
Suite 200**

Westlake Village, CA 91361

Plaintiff

vs.

SAMUEL D. SNYDER

Mortgagor(s) and Record Owner(s)

102 South Liberty Street

Masontown, PA 15461

Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN MASONTOWN BORO, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 102 SOUTH LIBERTY STREET, MASONTOWN, PA 15461

TAX PARCEL #21-07-0067

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: SAMUEL D. SNYDER

No. 1889 of 2023 GD
No. 10 of 2024 ED

Wells Fargo Bank, N.A.
Plaintiff
vs.
Christopher Swink
Defendant(s)

All those two adjoining tracts of land situate in South Connellsville Borough, formerly Connellsville Township, Fayette County, Pennsylvania.

BEING THE SAME PREMISES which Constance P. McMahon and Leslie V. McMahon, Jr., Spouses to each other; Eric Cable, a single man; and Lachelle Kyte and Mark Kyte, spouses to each other, by Deed dated 3/21/2009 and recorded in the Office of the Recorder of Deeds of Fayette County on 4/21/2009 in Deed Book Volume 3091, Page 882, Instrument No. 200900004366 granted and conveyed unto Christopher Swink.

BEING known as 1121 East Gibson Avenue, Connellsville, Pennsylvania 15425
PARCEL #33-04-0189

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

No. 2123 of 2023 GD
No. 44 of 2024 ED

MIDFIRST BANK
999 N.W. Grand Boulevard
Suite 100
Oklahoma City, OK 73118-6116
Plaintiff
vs.
The Unknown Heirs of Brandon J. Davis
Deceased
115 Palmer Road
Adah, PA 15410
Defendant(s)

ALL THAT CERTAIN LOT OF LA.ND SITUATE IN GERMAN TOWNSHIP, COUNTY OF FAYETIEAND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 115 PALMER ROAD, ADAH, PA 15410
TAX PARCEL #15-22-001-02
IMPROVEMENTS: A RESIDENTIAL

DWELLING

SOLD AS THE PROPERTY OF: The Unknown Heirs of Brandon J. Davis Deceased

No. 2012 of 2023 GD
No. 314 of 2023 ED

PNC BANK, NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342
Plaintiff
vs.
The Unknown Heirs of LINDA L. SHULTZ
Deceased
Mortgagor(s) and Record Owner(s)
34 Walnut Avenue
Dunbar, PA 15431
Defendant(s)

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

BEING KNOWN AS: 34 WALNUT AVENUE, DUNBAR, PA 15431

TAX PARCEL #08-03-0203
IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: THE UNKNOWN HEIRS OF LINDA L. SHULTZ DECEASED

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

No. 1942 of 2023 GD
No. 69 of 2024 ED

Pennsylvania Housing Finance Agency,
Plaintiff,
vs.
Carlee Jo Tolnai,
Defendant.

Menallen Twp, Cty of Fayette, Cmwltth of PA, HET a dwg k/a 24 Grant Avenue, New Salem, PA 15468. Parcel ID 22-16-0063

Perry Russell, Esq. (202929)
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

No. 2242 of 2022 GD
No. 35 of 2024 ED

**U.S. Bank Trust National Association, as
Trustee of Igloo Series III Trust**

v.

**John A. Triggiani, Individually in his
capacity as heir of the Estate of Lora Lee
Triggiani a/k/a Lora Triggiani, deceased, and
in his capacity as Personal Representative of
the Estate of Lora Lee Triggiani a/k/a Lora
Triggiani, deceased**

By virtue of Writ of Execution No. 35 of
2024 ED

U.S. Bank Trust National Association, as
Trustee of Igloo Series III Trust v John A.
Triggiani, Individually in his capacity as heir of
the Estate of Lora Lee Triggiani a/k/a Lora
Triggiani, deceased, and in his capacity as
Personal Representative of the Estate of Lora
Lee Triggiani a/k/a Lora Triggiani, deceased

Docket Number: 2242-2022-GD

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

Commonly known as: 301 Wood St, Belle
Vernon, PA 15012

Parcel Number: 01-02-0077

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

Judgment Amount: \$113,514.81

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

No. 1669 of 2023 GD
No. 35 of 2024 ED

**TOWD POINT MORTGAGE TRUST 2019-
4, U.S. BANK NATIONAL ASSOCIATION,
AS INDENTURE TRUSTEE**
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
Plaintiff

vs.

**JEFFREY L. WILFONG
LISA L. WILFONG**
Mortgagor(s) and Record Owner(s)
423 Yauger Hollow Road

**Lemont Furnace, PA 15456
Defendant(s)**

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

BEING KNOWN AS: 423 YAUGER
HOLLOW ROAD, LEMONT FURNACE, PA
15456

TAX PARCEL #25-16-0367

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
JEFFREY L. WILFONG AND LISA L.
WILFONG

*** 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, April 1, 2024, at 9:30 A.M.

| <u>Estate Number</u> | <u>Estate Name</u> | <u>Accountant</u> |
|----------------------|----------------------|--|
| 2620-0086 | SHERMAN WAYNE FRIEND | James E. Higinbotham, Administrator DBNCTA |
| 30-OC-2021 | CHARLES A. KESSLER | Federated Guardians |

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

Monday, April 15, 2024, at 9:30 A.M.

in Courtroom No. 1 of the **Honorable President Judge Steve P. Leskinen** or his chambers, Second Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

JEFFREY L. REDMAN
Register of Wills and Ex-Officio Clerk of the Orphans' Court Division (2 of 2)

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



DiBella Weinheimer

Geer McAllister Best Coco Lloyd Whalen



Holly Whalen ◊ Amy Coco ◊ Bethann Lloyd

INSIST UPON OUR EXPERIENCED TEAM

LAWYERS DEFENDING LAWYERS

- Disciplinary Board
- Legal Malpractice
- Security Fund / IOLTA
- Ethics & Conflict Analysis
- Subpoena Assistance
- Licensure
- Conflict Resolution

WWW.DIBELLA-WEINHEIMER.COM 412 261-2900

JUDICIAL OPINION

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

COMMONWEALTH OF :
PENNSYLVANIA :
v. :
AMANDA GRACE SLOAN, : No. 1116 of 2023
Defendant. : Honorable Linda R. Cordaro

OPINION AND ORDER

Linda R. Cordaro, J.

March 5, 2024

Before this Court is Defendant's Omnibus Pretrial Motion for writ of habeas corpus. A hearing on the Motion was held on January 31, 2024, at which the June 21, 2023 preliminary hearing transcript was admitted into evidence, and respective counsel gave brief argument.

After consideration, and for the following reasons, Defendant's Motion is denied.

FINDINGS OF FACT

The following facts were established according to the transcript of June 21, 2023 preliminary hearing. Trooper Brandon Madden testified as to his investigation into a tragic drowning that occurred shortly after 8:00 a.m. on September 4, 2021. Based on the trooper's observation of video surveillance footage, around 7:51 a.m., the Defendant's child, E.J., walked up onto the deck of the pool and began throwing items into the pool.

The pool was between 90 to 200 feet away from the trailer where the Defendant and her children lived with her brother and sister-in-law. According to the video footage, at approximately 8:13 a.m., E.J. fell into the pool. The video recording was motion-activated, and the next footage captured was at approximately 10:04 a.m. when it showed someone pulling E.J. out of the pool. According to the death certificate, the cause of E.J.'s death was asphyxiation due to drowning. Trooper Madden testified that it took more than two hours for the Defendant to be aware that E.J. was missing.

The Defendant and her children had been living in the trailer for approximately three months. The only entrance to the trailer was through a back door, which only could be locked from the inside. E.J. and the Defendant's three-year-old child slept on blankets on the floor in a room next to the trailer door while Defendant slept in a bed in the far left corner of the room. That room did not have a lockable door, and it was blocked off from the rest of the trailer with a piece of plywood approximately three (3) feet high, which was leaned against the doorway.

Trooper Madden also testified when interviewed, the Defendant said her sister-in-law typically woke up at 5:00 a.m. for work and also would wake her up and remind her to lock the door. The morning of September 4, 2021, the Defendant's sister-in-law did not remind her, and the Defendant admitted she did not lock the door that morning. The Defendant also told Trooper Madden that the children previously had gone over to swim in the pool at least once.

DISCUSSION

A petition for a writ of habeas is "the proper means for testing a pre-trial finding that the Commonwealth has sufficient evidence to establish a prima facie case" against a

defendant. *Commonwealth v. Scott*, 578 A.2d 933,936 (Pa. Super. Ct. 1990). A pre-trial petition for writ of habeas corpus is similar in its purpose to a preliminary hearing in that it seeks to prevent unlawful detention for a crime which was never committed, or for a crime for which there is no evidence of the accused's connection. *Id.* at 937. Accordingly, to establish its prima facie case, the Commonwealth must present evidence as to each material element of the crimes charged and establish sufficient probable cause that the accused is the person who committed the offenses. *Commonwealth v. McBride*, 595 A.2d 589, 591 (Pa. 1991).

The Defendant is charged with involuntary manslaughter, {1} endangering the welfare of children, {2} and recklessly endangering another person. {3}

Defendant's Motion challenges that there is no evidence of Defendant's mens rea or of causation sufficient to sustain any of the charges. It points out that the Defendant was asleep when the incident occurred, that she did place a makeshift gate in the doorway, and that she could not have known the child would go somewhere he had been only once, nor that he would be able to access that location.

Involuntary Manslaughter

A person is guilty of involuntary manslaughter when, as a direct result of doing an unlawful act in a reckless or grossly negligent manner, or doing a lawful act in such a way, she causes the death of another person. The state of mind that characterizes involuntary manslaughter is "a great departure from the standard of ordinary care, evidencing a disregard for human life or an indifference to the possible consequences of the actor's conduct." *Commonwealth v. Agnew*, 398 A.2d 209, 211 (Pa. Super. 1979). In order to sustain a conviction, then, the Commonwealth must present evidence that the defendant's conduct was so directly and substantially linked to the actual result as to give rise to the imposition of criminal liability. *Commonwealth v. Long*, 624 A.2d 200, 203-04 (Pa. Super. 1993) (citing *Commonwealth v. Rementer*, 598 A.2d 1300, 1304 (Pa. Super. 1991)).

However, at this stage, the Commonwealth is only required to present evidence sufficient to satisfy a prima facie case. Here, there is evidence that there were multiple instances of the Defendant's failure to act which could be linked to E.J.'s death: the Defendant did not lock the trailer door; she did not fully secure E.J. in the room or otherwise in the trailer; and she did not supervise him even as he was not fully secured. Furthermore, there is evidence that the Defendant knew about the pool, she knew that E.J. had been swimming at the pool before, she knew it was important to lock the trailer door, and she knew that she had to be the one to lock it.

The Defendant also is charged with the unlawful acts of endangering the welfare of children and recklessly endangering another person, and there is evidence from which a jury could determine that the Defendant committed either or both of these acts with recklessness or gross negligence. However, the question of whether the Defendant had the requisite state of mind, whether her actions were sufficient for conviction on any or all of the charges, and whether there was a sufficiently direct causal link to sustain an involuntary manslaughter conviction are for the jury to consider at trial.

{1} 18 Pa.C.S.A. § 2504(a). If the victim is under the age of 12 and is in the care, custody or control of the person who caused the death, involuntary manslaughter is graded as a felony of the second degree, as the Defendant is charged here. 18 Pa.C.S.A. § 2504(b).

{2} 18 Pa.C.S.A. § 4304(a)(1)

{3} 18 Pa.C.S.A. § 2705

Endangering Welfare of Children

A person commits the offense of endangering the welfare of children if she knowingly does so by violating a duty of care, protection or support. The Pennsylvania courts have set forth a three-part test as to this offense: (1) the accused was aware of her duty to protect the child; (2) the accused was aware the child was in circumstances that could threaten his physical or psychological welfare; and (3) the accused either failed to act or took actions so lame or meager that the actions cannot reasonably have been expected to protect the child's welfare. *Commonwealth v. Bryant*, 57 A.3d 191, 197 (Pa. Super. Ct. 2012).

Here, the Defendant's Motion repeatedly points out that the Defendant was asleep when the incident occurred, however, the evidence suggests that the Defendant had the opportunity to take adequate action before going to sleep and yet did not do so. For example, she did set up the plywood as a makeshift gate, but this clearly was not a barrier sufficient to prevent E.J.'s escape. In addition, although she knew that the trailer door would remain unlocked unless she herself locked it, she took no steps to ensure she would remember to do it. Finally, there is evidence that it took at least two hours for the Defendant to become aware that E.J. was no longer in the room with her, suggesting that he was inadequately secured and unsupervised for at least that period of time, if not longer. The Commonwealth has presented evidence sufficient for a prima facie case, and it is for a jury to determine whether the Defendant's actions (or failures to act) were sufficient to justify a conviction.

Recklessly Endangering Another Person

A person commits recklessly endangers another when she recklessly engages in conduct which places or may place another in danger of death or serious bodily injury. Here, as discussed with respect to endangering the welfare of children, the evidence suggests that the Defendant had more than one opportunity to take adequate action before going to sleep yet did not do so, and that her conduct did place E.J. in danger when she failed to lock the trailer door, failed to adequately secure him in the room or trailer, and failed to supervise him. The Commonwealth has presented evidence sufficient for a prima facie case.

Therefore, the Court enters the following:

ORDER

AND NOW, this 5th day of March, 2024 in consideration of Defendant's Omnibus Pretrial Motion and after a review of the preliminary hearing transcript, it is hereby ORDERED and DIRECTED that Defendant's Motion is DENIED.

The Commonwealth shall list this case for trial.

BY THE COURT:
Linda R. Cordaro, Judge

ATTEST:
Clerk of Courts

129TH ANNUAL
FAYETTE COUNTY BAR ASSOCIATION

BAR BANQUET

FRIDAY, APRIL 26, 2024

5:30 | COCKTAILS & APPETIZERS

6:30 | FABULOUS BUFFET

SIGNATURE COCKTAIL | CEASE AND DESIST
CATERED BY THE YARD

THE GRAYSON HOUSE

157 RIGGIN HILL ROAD
UNIONTOWN, PA 15401

RSVP TO THE ASSOCIATION BY APRIL 5
724-437-7994 OR CINDY@FCBAR.ORG
NO CHARGE FOR FCBA MEMBERS
GUESTS WELCOME/GUEST FEE \$100



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

Medical Malpractice • Auto Accidents • Personal Injury



GISMONDI

& ASSOCIATES

412-281-2200

www.gislaw.com

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