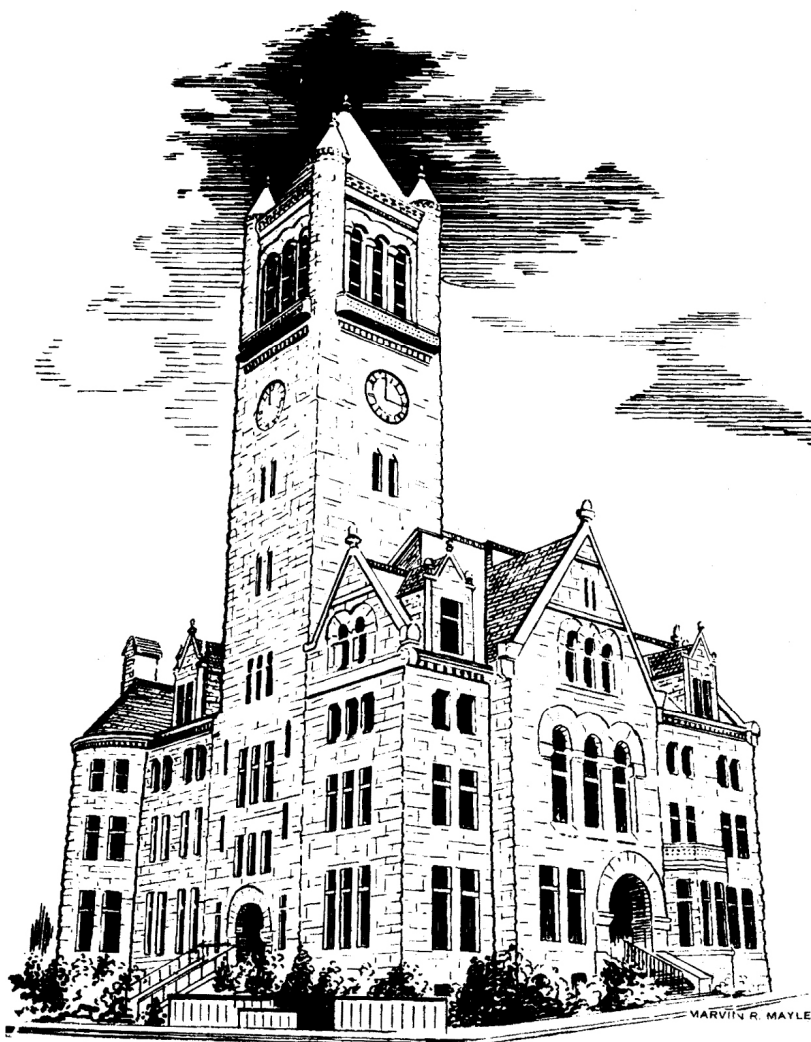


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ESTATE NOTICES

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

JUDITH R. FRITH, late of Smithfield, Fayette County, PA ⁽³⁾

Administratrix: Julianne Gaster
c/o Radcliffe Martin Law, LLC
648 Morgantown Road, Suite B
Uniontown, PA 15401
Attorney: William M. Radcliffe

MICHAEL R. KISKO III, late of Georges Township, Fayette County, PA ⁽³⁾

Administrator: Michael R. Kisko Jr.
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401

LINDA S. SKIBO, a/k/a LINDA SKIBO, late of Washington Township, Fayette County, PA ⁽³⁾

Executor: Chad Skibo
c/o 300 Fallowfield Avenue
Charleroi, PA 15022
Attorney: Richard C. Mudrick

GEORGE SKOVAN, late of German Township, Fayette County, PA ⁽³⁾

Executrix: Cynthia A. Holloman
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Anthony S. Dedola Jr.

RICHARD DAVID WOLINSKI, late of Uniontown, Fayette County, PA ⁽³⁾

Administratrix: Colleen M. Wolinski
c/o PO Box 727
Uniontown, PA 15401
Attorney: Bernadette K. Tummons

Second Publication

GLEN EUGENE CRITCHFIELD, a/k/a GLEN E. CRITCHFIELD, a/k/a GLEN CRITCHFIELD, late of Saltlick Township, Fayette County, PA ⁽²⁾

Administrator: Brian E. Critchfield
c/o Rafferty Legal, PLLC
1600 Lincoln Avenue
Latrobe, PA 15650
Attorney: Jessica L. Rafferty

CARL EDWARD HAINES, late of Fairchance Borough, Fayette County, PA ⁽²⁾

Administrator: Heather Jean Kowalski
c/o 808 Gilbert Street
Radford, VA 24141-0000

REGINA R. LALLY, a/k/a REGINA LALLY, late of Uniontown, Fayette County, PA ⁽²⁾

Personal Representative:
Ewing D. Newcomer
c/o Newcomer Law Office
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

SARA B. OSLER, late of South Union Township, Fayette County, PA ⁽²⁾

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

First Publication

PATRICIA L. CARTER, a/k/a PATRICIA CARTER, late of Uniontown, Fayette County, PA ⁽¹⁾

Administrator: Reid Smith
c/o 4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Sheryl R. Heid

MARIE CLARK, late of German Township,
Fayette County, PA (1)
Executor: Kevin Paul Clark
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

MONICA LYNN STADLER, late of
Washington Township, Fayette County, PA (1)
Administrator: Sean W. Porter
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

DIANA FARRIER, late of Masontown
Borough, Fayette County, PA (1)
Executrix: Mary Ann Kennedy
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Anthony S Dedola, Jr.

**ROGER STADLER, a/k/a ROGER
WILLIAM STADLER**, late of Belle Vernon,
Washington Township, Fayette County, PA (1)
Administrator: Sean W. Porter
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

MARY ANN FRAZEE, late of Markleysburg
Borough, Fayette County, PA (1)
Administrator: Edward P. Frazee
c/o 22 Bierer Avenue
Uniontown, PA 15401
Attorney: Mary Lenora Hajduk

LEGAL NOTICES

FICTITIOUS NAME ADVERTISEMENT

MURPHY MITCHELL, JR., late of Menallen
Township, Fayette County, PA (1)
Administrator: Melvin Mitchell
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Jeremy J. Davis

NOTICE IS HEREBY GIVEN, pursuant to
the provisions of Act of December 16, 1982,
P.L. 1309, No. 295, as amended, 54 Pa.C.S.A.
311, that on September 1, 2026, an application
for the conduct of a business in Fayette County,
Pennsylvania, under an assumed or fictitious
name was filed in the Office of the Secretary of
the Commonwealth of Pennsylvania, at
Harrisburg, Pennsylvania, for the conduct of a
business in Fayette County, Pennsylvania, under
the assumed or fictitious name, style or
designation of Terravecchia Home For Funerals
& Cremations, with its principal place of
business at 71 S Pennsylvania Avenue,
Uniontown, Fayette County, Pennsylvania
15401. The name and address of the only entity
interested in said business is Terravecchia-Haky
Home for Funerals Inc., 515 N. Main Street,
Masontown, Pennsylvania 15461.

LEONA JOYCE OLESKO, late of Redstone
Township, Fayette County, PA (1)
Executor: Randy D. Olesko
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

G.T. George, Esq.
Goodwin Como, P.C.
92 E. Main Street
Suite One
Uniontown, PA 15401

**SHIRLEY E. SCRIP, a/k/a SHIRLEY
SCRIP**, late of Grindstone, Fayette County, PA
Executor: Gilbert J. Mastronicola, a/k/a
Gilbert Jeffery Mastronicola (1)
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Jeremy J. Davis

NOTICE IS HEREBY GIVEN that **Rock Creek Resources Co.**, a foreign business corporation incorporated under the laws of the State of Ohio, where its principal office is located at 426 Forestview Drive, Wintersville, OH 43953, has filed a Foreign Registration Statement with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 1, 2026, under the provisions of the Pennsylvania Business Corporation Law of 1988, for the purpose of registering to do business in the Commonwealth of Pennsylvania. The proposed registered office of the corporation in the Commonwealth of Pennsylvania is located at **247 Main Street, Belle Vernon, PA 15012.**

Seth Wilson, Esq.
Bowles Rice LLP
1800 Main Street, Ste. 200
Canonsburg, PA 15317

NOTICE IS HEREBY GIVEN that **Elite Capital Corporation**, a foreign business corporation incorporated under the laws of the State of Ohio, where its principal office is located at 426 Forestview Drive, Wintersville, OH 43953, has filed a Foreign Registration Statement known as **PA Elite Capital Corp.** with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 2, 2026, under the provisions of the Pennsylvania Business Corporation Law of 1988, for the purpose of registering to do business in the Commonwealth of Pennsylvania. The proposed registered office of the corporation in the Commonwealth of Pennsylvania is located at **247 Main Street, Belle Vernon, PA 15012.**

Seth Wilson, Esq.
Bowles Rice LLP
1800 Main Street, Ste. 200
Canonsburg, PA 15317

SHERIFF’S SALE

Date of Sale: November 19, 2026

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday November 19, 2026, at 2:00 pm at <https://fayette.pa.realforeclose.com>.

The Conditions of sale are as follows:

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

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

(1 of 3)

James Custer
Sheriff of Fayette County

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

No. 839 of 2026 G.D.
No. 194 of 2026 E.D.

ROCKET MORTGAGE, LLC
v.
JESSICA N CAMPBELL AND
JAMES E CAMPBELL

By virtue of a Writ of Execution No. 2026-00839, **ROCKET MORTGAGE, LLC v. JESSICA N CAMPBELL AND JAMES E CAMPBELL**

ALL THAT TRACT OF LAND SITUATE IN CONNELLSVILLE, FAYETTE COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 5 AND PART OF LOT NO. 6 ADJOINING ON THE SOUTH IN PLAN OF LOTS LAID OUT BY J. D. STILLWAGON AND WIFE, ET AL., MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

Parcel ID: 05-07-0294

Property Address: 230 S Prospect Street,
Connellsville, PA 15425

Improvements thereon: Residential Dwelling

Judgment Amount: \$115,670.16

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

No. 55 of 2026 G.D.
No. 189 of 2026 E.D.

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-5

Plaintiff

v.

Michelle Chisler
Defendant

SITUATE IN MOUNT BRADDOCK, FAYETTE COUNTY, PENNSYLVANIA, TOWNSHIP OF NORTH UNION BEING KNOWN AS 137 PIPER HOLLOW ROAD, MOUNT BRADDOCK, PA 15465

PARCEL NO. 25160171

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Michelle
Chisler

No. 86 of 2026 G.D.
No. 191 of 2026 E.D.

MidFirst Bank
Plaintiff,
vs.
Margaret N. Colvard
Defendant.

ALL that certain parcel of land lying and being situate in the Township of South Union, County of Fayette, and Commonwealth of Pennsylvania, known as 321 Meadowlark Drive, Uniontown, PA 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 34-19-0137

BEING the same premises which Margaret N. Colvard, individually and as surviving spouse of James N. Colvard, deceased, by Deed dated December 14, 2022 and recorded in and for Fayette County, Pennsylvania in Deed Book 3536, Page 743, granted and conveyed unto Margaret N. Colvard, an unmarried woman.

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

No. 2349 of 2025 G.D.
No. 164 of 2026 E.D.

M&T BANK
One Fountain Plaza Buffalo, NY 14203
Plaintiff
vs.
JOHNATHAN CRAWFORD AKA
JOHNATHAN E. CRAWFORD
LOGAN CRAWFORD
Mortgagor(s) and Record Owner(s)
64 Gilmore Street
Uniontown, PA 15401
Defendant(s)

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

BEING KNOWN AS: 64 GILMORE STREET, UNIONTOWN, PA 15401

TAX PARCEL #38-06-0274

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: JOHNATHAN CRAWFORD AKA JOHNATHAN E. CRAWFORD AND LOGAN CRAWFORD

ANNE N. JOHN
ATTORNEY AT LAW

No. 1485 of 2026 G.D.
No. 209 of 2026 E.D.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY,
a corporation,
Plaintiff
vs.

RICHARD C. HALL,
Defendant.

All that certain piece or parcel of land situate in Menallen Township, Fayette County, Pennsylvania, consisting of Lot 1 in the Hall Subdivision, a plot of which is of record in Plan Book 104, page 65, in the Recorder of Deeds Office of Fayette County, Pennsylvania, containing 0.9801 acres.

FOR prior title see Record Book 3428, page 455. See also corrective deed dated April 21, 2020, recorded in Record Book 3435, page 1087.

Upon which is erected a single-family dwelling known locally as 40 N. Mill Street Ext. New Salem, PA 15468.

Assessment Map No.: 22-09-0095-01.

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

No. 1006 of 2026 G.D.
No. 200 of 2026 E.D.

Plaintiff: TOWD POINT MASTER
FUNDING TRUST 2025-DC2 c/o NewRez
LLC D/B/A Shellpoint Mortgage Servicing
v.

Defendant: AMY R JOHNSON,
EXECUTRIX OF THE ESTATE OF
SHIRLEY CHAMBERS, DECEASED

Owner of property situate in the township of South Union, Fayette County, Pennsylvania, being pin number 09-02-0017.

Property being known as: 328 Flatwoods Rd, Vanderbilt, PA 15486

Improvements thereon: Residential Property

No. 143 of 2026 G.D.
No. 177 of 2026 E.D.

**NewRez LLC d/b/a Shellpoint Mortgage
Servicing**
Plaintiff,
vs.
Thomas J. Mastowski, as Executor to the
Estate of Mary Ellen Mastowski, AKA Mary
E. Mastowski
Defendant.

ALL that certain parcel of land lying and being situate in the Township of Saltlick, County of Fayette, and Commonwealth of Pennsylvania, known as 520 White Road, Normalville, PA 15469 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 31-07-0152

BEING the same premises which Clarence M. Mastowski and Evelyn S. Mastowski, husband and wife, by Deed dated October 14, 2006 and recorded in and for Fayette County, Pennsylvania in Deed Book 3004, Page 239, granted and conveyed unto Lorraine Mastowski and Mary Ellen Mastowski.

Brock & Scott, PLLC

No. 1076 of 2018 G.D.
No. 156 of 2026 E.D.
No. 145 of 2021 E.D.
No. 175 of 2021 E.D.

U.S. BANK NATIONAL ASSOCIATION
S/B/M TO U.S. BANK NATIONAL
ASSOCIATION ND
v.
JUDITH MCALLISTER;
DEAN F. MCALLISTER

By virtue of a Writ of Execution No. 1076 of 2018/145 of 2021 ED/175 of 2021 ED

U.S. BANK NATIONAL ASSOCIATION
S/B/M TO U.S. BANK NATIONAL
ASSOCIATION ND v. JUDITH
MCALLISTER; DEAN F. MCALLISTER,
owner(s) of property situate in the TOWNSHIP
OF SALT LICK, FAYETTE County,
Pennsylvania, being
249 ALPINE HEIGHTS ROAD,
CHAMPION, PA 15222

Tax ID No. 31-18-0029

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$794,461.60

No. 336 of 2026 G.D.
No. 178 of 2026 E.D.

MidFirst Bank
Plaintiff,
vs.
Marlene J. Miller
Defendant.

ALL that certain parcel of land lying and being situate in the Township of North Union, County of Fayette, and Commonwealth of Pennsylvania, known as 121 Piper Hollow Road, Mount Braddock, PA 15465 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 25-16-0168

BEING the same premises which Patrick G. Kelley, by Deed dated December 20, 2018 and recorded in and for Fayette County, Pennsylvania in Deed Book 3392, Page 2299, granted and conveyed unto Marlene J. Miller.

STERN & EISENBERG, PC
STEVEN P. KELLY, ESQ.

No. 130 of 2026 G.D.
No. 187 of 2026 E.D.

Lakeview Loan Servicing, LLC
Plaintiff
v.
Crystal G. Moats
Defendant(s)

SITUATE IN MASONTOWN, FAYETTE
COUNTY, PENNSYLVANIA, BOROUGH OF
MASONTOWN BEING KNOWN AS 224
JEFFERSON AVE, MASONTOWN, PA 15461
PARCEL NO. 21-08-0023

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Crystal
G Moats

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

No. 836 of 2026 G.D.
No. 175 of 2026 E.D.

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee on behalf of BRAVO Residential Funding Trust 2022-RPLI (Plaintiff)

vs.

Kenneth A. Morris and Lisa A. Morris (Defendants)

By virtue of Writ of Execution No. 2026-00837

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee on behalf of BRAVO Residential Funding Trust 2022-RPLI (Plaintiff) vs. Kenneth A. Morris and Lisa A. Morris (Defendants)

Property Address 89 West Craig Street, Uniontown, PA 15401

Parcel I.D. No. 38-11-0205

Improvements thereon consist of a residential dwelling. Judgment Amount: \$17,991.57

Brock & Scott, PLLC

No. 1882 of 2025 G.D.
No. 169 of 2026 E.D.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

v.

FRANCIS J. NEMETH, KNOWN HEIR OF SCOTT A. NEMETH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SCOTT A. NEMETH, DECEASED; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By virtue of a Writ of Execution No. 2025-1882, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. v. FRANCIS J. NEMETH, KNOWN HEIR OF SCOTT A. NEMETH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST

FROM OR UNDER SCOTT A. NEMETH, DECEASED; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, owner(s) of property situate in SOUTH CONNELLSVILLE BOROUGH, FAYETTE County, Pennsylvania, being 1832 1ST STREET, CONNELLSVILLE, PA 15425

Tax ID No. 33-06-0183 A/K/A 33060183

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$88,139.53

No. 1411 of 2026 G.D.
No. 205 of 2026 E.D.

FIRST NATIONAL BANK OF PENNSYLVANIA,

Plaintiff,

vs.

WARREN OSBORNE, Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF WARREN OSBORNE OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

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 CERTAIN DEED DATED APRIL 22, 2005, FROM DOLORES A. OSBORNE TOW ARREN OSBORNE AND RECORDED ON APRIL 28, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY AT DEED BOOK VOLUME 2943, PAGE 1005.

BEING COMMONLY KNOWN AS 1078 NEW SALEM ROAD, NEW SALEM, PA 15468.

IMPROVEMENT THEREON: A RESIDENTIAL DWELLING.

TAX PARCEL NUMBER: 22-13-0055

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
A Florida professional limited liability company
133 GAITHER DRIVE, SUITE F MT.
LAUREL, NJ 08054
855-225-6906

No. 1229 of 2026 G.D.
No. 174 of 2026 E.D.

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff
v.
JOHN C. PATTERSON
Defendant(s)

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN
CONNELLSVILLE TOWNSHIP, FAYETTE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 612 MORRELL
AVE CONNELLSVILLE, PA 15425
BEING PARCEL NUMBER: 05-14-0108
IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 366 of 2025 G.D.
No. 162 of 2026 E.D.

MidFirst Bank
Plaintiff,
vs.
Melissa D. Polidora, AKA Melissa Polidora
Defendant.

ALL that certain parcel of land lying and
being situate in the City of Connelssville,
County of Fayette, and Commonwealth of
Pennsylvania, known as 128 - 130 North Tenth
Street, Connelssville, PA 15425 having erected
thereon a dwelling house.
Being known and designated as Tax ID
No.: 05-08-0075
BEING the same premises which Richard
A. Blaney and Kristin Blaney, husband and
wife, by Deed dated September 26, 2008 and
recorded in and for Fayette County,
Pennsylvania in Deed Book 3075, Page 93,
granted and conveyed unto Melissa D. Polidora,
unmarried.

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

No. 2564 of 2025 G.D.
No. 308 of 2025 E.D.
No. 141 of 2026 E.D.
No. 180 of 2026 E.D.

M&T BANK
One Fountain Plaza
Buffalo, NY 14203
Plaintiff
vs.
RACHAEL REAM AKA
RACHAEL A. REAM
Mortgagor(s) and Record Owner(s)
545 East Main Street
Uniontown, PA 15401

ALL THAT CERTAIN LOT OF LAND
SITUATE IN NORTH UNION TOWNSHIP,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 545 EAST MAIN
STREET, UNIONTOWN, PA 15401
TAX PARCEL #25-43-0155
IMPROVEMENTS: A RESIDENTIAL
DWELLING
SOLD AS THE PROPERTY OF:
RACHAEL REAM AKA RACHAEL A. REAM

Brock & Scott, PLLC
No. 624 of 2026 G.D.
No. 179 of 2026 E.D.

ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A QUICKEN
LOANS INC.
v.
ASHLEY SANTORE A/K/A ASHLEY
LAUREN SANTORE, KNOWN HEIR OF
LORA L. MORRIS A/K/A LORA MORRIS
A/K/A LORA LEE MORRIS, DECEASED;
KEVIN SANTORE, KNOWN HEIR OF
LORA L. MORRIS A/K/A LORA MORRIS
A/K/A LORA LEE MORRIS, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
LORA L. MORRIS A/K/A LORA MORRIS
A/K/A LORA LEE MORRIS, DECEASED

OF 2026 G.D.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. v. ASHLEY SANTORE A/K/A ASHLEY LAUREN SANTORE, KNOWN HEIR OF LORA L. MORRIS A/K/A LORA MORRIS A/K/A LORA LEE MORRIS, DECEASED; KEVIN SANTORE, KNOWN HEIR OF LORA L. MORRIS A/K/A LORA MORRIS A/K/A LORA LEE MORRIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LORA L. MORRIS A/K/A LORA MORRIS A/K/A LORA LEE MORRIS, DECEASED owner(s) of property situate in the REDSTONE TOWNSHIP, FAYETTE County, Pennsylvania, being 131 NEW HILL ROAD, GRINDSTONE, PA 15442

Tax ID No. 3006006002 A/K/A 30-06-006002 A/K/A 30-06-0060-02

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$76,754.43

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
A Florida professional limited liability company
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

No. 948 of 2024 G.D.

No. 152 of 2026 E.D.

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR RCF 2 ACQUISITION
TRUST,**

Plaintiff

v.

CANDY S. SCOTT; ROBERT H. SCOTT
Defendant(s)

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

BEING KNOWN AS: 232 MADISON
AVENUE HOPWOOD, PA 15445

BEING PARCEL NUMBER: 25530066
IMPROVEMENTS: RESIDENTIAL
PROPERTY

STERN & EISENBERG, PC
STEVEN P. KELLY, ESQ.

No. 1318 of 2025 G.D.

No. 183 of 2026 E.D.

**U.S. Bank Trust National Association, not in
its individual capacity but solely as owner
trustee for RCAF Acquisition Trust**
Plaintiff

v.

Betty L. Shaffer and Ricky A. Shaffer, Sr.
Defendant(s)

SITUATE IN LUZERNE TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,
BEING KNOWN AS 916 4TH STREET,
HILLER A/K/A LUZERNE, PA 15444

PARCEL NO. 19070101

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Betty L.
Shaffer and Ricky A. Shaffer, Sr.

No. 2271 of 2025 G.D.

No. 161 of 2026 E.D.

MidFirst Bank
Plaintiff,
vs.

James P. Sloan
Defendant.

ALL that certain parcel of land lying and
being situate in the Borough of Brownsville,
County of Fayette, and Commonwealth of
Pennsylvania, known as 334 Pearl Street,
Brownsville, PA 15417 having erected thereon a
dwelling house.

Being known and designated as Tax ID
No.: 02-10-0137

BEING the same premises which Thomas
F. Liston and Charma I. Liston, his wife, by
Deed dated January 4, 2001 and recorded in and
for Fayette County, Pennsylvania in Deed Book
2659, Page 104, granted and conveyed unto
James P. Sloan.

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
A Florida professional limited liability company
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

No. 2474 of 2025 G.D.
No. 165 of 2026 E.D.

BEING KNOWN AS: 210 SWINK HILL
ROAD, CONNELLSVILLE, PA 15425
TAX PARCEL #04-29-0263
IMPROVEMENTS: A RESIDENTIAL
DWELLING
SOLD AS THE PROPERTY OF: THE
UNKNOWN HEIRS OF JOHN HARVEY
DECEASED

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

No. 2665 of 2025 G.D.
No. 208 of 2026 E.D.

WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY IN ITS
CAPACITY AS OWNER TRUSTEE FOR
OCWEN LOAN ACQUISITION TRUST
2023-HBI,

Plaintiff
v.
CHERYL L. SWIHART; THE UNITED
STATES OF AMERICA
Defendant(s)

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

BEING KNOWN AS: 4613
MORGANTOWN ROAD LAKE LYNN, PA
15451

BEING PARCEL NUMBER: 36-07-0126
IMPROVEMENTS: RESIDENTIAL
PROPERTY

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

No. 980 of 2026 G.D.
No. 188 of 2026 E.D.

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

vs.
The Unknown Heirs of JOHN HARVEY
Deceased
Mortgagor(s) and Record Owner(s)
210 Swink Hill Road
Connellsville, PA 15425
Defendant(s)

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

U.S. Bank National Association, as trustee, on
behalf of the holders of the Home Equity
Asset Trust 2006-5 Home Equity Pass-
Through Certificates, Series 2006-5
(Plaintiff)
vs.

Carl E. Vankirk Jr, a.k.a Carl Van Kirk, Jr
a.k.a Carl Vankirk a.k.a Carl Van Kirk and
Jennifer Y. Vankirk a.k.a Jennifer Y. Van
Kirk a.k.a Jennifer Felton-Vankirk a.k.a
Jennifer Felton-Van Kirk
(Defendants)

By virtue of Writ of Execution No. 2025-
02665

U.S. Bank National Association, as trustee,
on behalf of the holders of the Home Equity
Asset Trust 2006-5 Home Equity Pass-Through
Certificates, Series 2006-5 (Plaintiff) vs. Carl E.
Vankirk Jr, a.k.a Carl Van Kirk, Jr a.k.a Carl
Vankirk a.k.a Carl Van Kirk and Jennifer Y.
Vankirk a.k.a Jennifer Y. Van Kirk a.k.a
Jennifer Felton-Vankirk a.k.a Jennifer Felton-
Van Kirk (Defendants)

Property Address 48 River Avenue,
Masontown, PA 15461

Parcel I.D. No. 21-07-0013
Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$99,626.20

*** END SHERIFF'S SALE ***

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

johnfranciswarman@gmail.com

COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE

A DECADE OF EXPERIENCE

E&O INSURED

WILL TRAVEL

ACCEPTING NEW CLIENTS

JUDICIAL OPINION

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

BOLLINGER SOLAR, LLC,
Appellant,
v.
FAYETTE COUNTY ZONING
HEARING BOARD,
Appellee.

:
:
:
:
:
: No. 1160 of 2025
: President Judge Steve P. Leskinen

OPINION AND ORDER

LESKINEN, P.J.

August 13, 2026

Before the Court is the Land Use Appeal filed by Bollinger Solar, LLC ("Bollinger"). Upon consideration of the Appeal, the Court issues this Opinion and Order.

Bollinger is a Pennsylvania Limited Liability Company that entered into a lease agreement with landowner, Bryce Firestone, for the use and development of property located along Rich Hill Road in Connellsville, Pennsylvania, having the Tax Parcel ID# 04-38-0022. ("Property.") On October 17th, 2025, Bollinger submitted an application for a Special Exception to develop a solar energy facility on the Property. ("Application") Bollinger granted an extension of time for the Fayette County Zoning Hearing Board ("ZHB") to hold a hearing, which was held on January 22nd, 2025. At the conclusion of the hearing, the parties were directed to submit Proposed Findings of Fact and Conclusions of Law within 20 days following the availability of the transcript of the hearing. Bollinger received the transcript on February 24th, 2025, and submitted Proposed Findings of Fact and Conclusions of Law on March 5th, 2025, along with a Post-Hearing Brief. The ZHB issued a decision on the Application on April 21st, 2025, by ZHB Resolution 24-62, granting a Special Exception for a Solar Energy Facility subject to specified conditions. ("Decision") Bollinger filed a timely Notice of Land Use Appeal on May 20th, 2025.

Bollinger's Appeal raises four separate bases for which it seeks relief. However, the first basis for appeal is dispositive and thus this Opinion shall be limited to discussion of that issue. Bollinger contends that it is entitled to a deemed approval because the ZHB was required to issue a written decision on the Application within 45 days of the last hearing pursuant to 53 P.S. §10908(9) of the Municipalities Planning Code ("MPC") and failed to do so. The ZHB contends that the Decision was timely because it was issued within 45 days of the receipt of Bollinger's Brief, as the post-hearing briefing process effectively tolled the adjudication period.

The relevant hearing in this matter was held on January 22nd, 2025. The transcript of the hearing (at pages 57 and 58) reflects the following discussion at the end of the hearing:

Mr. Lesnick: Anyone else wish to speak or comment, any questions? This is certainly the least extensive hearing. Mr. Martin, you have become a regular. That

concludes everything. Do you wish to file a brief?

Mr. Wiser: If the Board wishes to have one, we're more than happy to provide one.

Mr. Lesnick: We would. Do you want to wait for a transcript? Do you wish to order one now?

Mr. Wiser: I can order one now, yep.

Mr. Lesnick: When that comes in, how long, 20 days?

Mr. Wiser: That's more than sufficient.

Mr. Lesnick: I don't know there is any other opposition or other briefs to be filed. So we'll wait for your brief.

Mr. Wiser: Findings of Fact?

Ms. O'Brien: Yes.

Mr. Lesnick: And conclusions of law and then any argument.

Mr. Wiser: In the form of proposed findings of fact and conclusions of law, understood.

Ms. Harvey: That is due 20 days from the availability of the transcript.

Mr. Wiser: Understood.

Mr. Lesnick: Nothing further, this hearing is completed. Thank you all.

Mr. Wiser: Thank you for your time.

Bollinger received the transcript on February 24th, 2025, and submitted Proposed Findings of Fact and Conclusions of Law on March 5th, 2025, along with a Post-Hearing Brief. The ZHB issued a decision on the Application on April 21st, 2025, 89 days after the hearing and 47 days after the submission of the Brief. {1} Therefore, the Decision was timely if the 45 day requirement set forth in §10908(9) would be calculated from the submission of the brief but not if the relevant time frame would be calculated from the date of the hearing.

The Pennsylvania Supreme Court directly addressed this issue in *Wistuk v. Lower Mt. Bethel Tp. Zoning Hearing Bd.*, 592 Pa. 419 (2007). In *Wistuk*, the Board solicitor closed the record at the end of a 5th hearing on the matter held on September 30th, 2003, indicating that both parties could submit written legal arguments in lieu of oral arguments. The briefs would be circulated among the Board members and discussed on October 22nd, 2023, and the Board would issue a decision at that time. The solicitor specifically stated that none of the participants would be permitted to speak at that session, assuring those present that nothing would change at the hearing as it would be limited to deliberation and voting. At the October 22nd, session, the Board voted on the record to deny the requested variance and special exception and then issued a written decision on November 28th, 2003. At no time did the Appellant in the matter object to the proposed timeline for resolution. Appellant then sought mandamus in the Court of Common Pleas based on a deemed approval pursuant to §10908(9)'s 45-day requirement for a written decision. The Court of Common Pleas denied relief, finding that the October 22nd, 2023, session constituted a hearing for the purposes of §10908(9), relying on a line of cases that held that oral argument could constitute a hearing. {2} The Court of Common Pleas further held that Appellant had waived any objection by failing to object when the dates for the hearing and decision were announced. A divided Commonwealth Court affirmed in a published decision.

{1} The 45th day from the submission of the Brief would have been Saturday, April 19th, 2025, and therefore a Decision issued on Monday, April 21st, 2025, was timely (as to the submission of the Brief) as it was issued on the first business day after the 45th day.

The Pennsylvania Supreme Court reversed, holding that there is no general rule providing that a failure to object to the scheduling of proceedings before a zoning hearing board will result in the waiver of entitlement to a deemed approval. *Wistuk*, at 430. The Court further held that unless the applicant has agreed in writing or on the record to an extension of time, a "hearing" for the purposes of § 10908(5) is one where a party "shall be afforded the opportunity to respond and present evidence and argument and cross-examine adverse witnesses on all relevant issues." Based on this definition, the Supreme Court held that the 45-day period ran from the final board hearing on September 30th, 2003, rather than the date that briefs were submitted or the date the subsequent session was held for deliberation.

Thus, this Court must reluctantly find that Bollinger did not agree in writing or on the record to an extension of the 45-day requirement {3} and that the submission of briefs did not constitute a "hearing" for the purposes of § 10908(5), therefore the ZHB did not render its decision as required by § 10908(9) within 45 days of the ZHB hearing on January 22nd, 2025.

Deemed approvals are disfavored for good reason. The merits of an application are irrelevant to a deemed approval and, as a result, the approved use may conflict with the zoning provisions that were enacted to protect the health, welfare, and safety of the community. *LVGC Partners, LP v. Jackson Tp. Bd. of Supervisors*, 948 A.2d 235, 237 (Pa. Cmwlth. 2008). Statutes and ordinances enable deemed decisions to ensure the orderly disposition of pending governmental matters and to protect applicants from dilatory conduct by a municipality. *Gibraltar Rock, Inc. v. New Hanover Tp. Zoning Hearing Bd.*, 68 A.3d 1012, 1019, 20 (Pa. Cmwlth. 2013). They require an express legislative declaration in a statute or ordinance to have such a significant result created by procedural tardiness. *LVGC*, at 237.

{2} See *Hogan, Lepore & Hogan v. Pequea Township Zoning Board*, 638 A.2d 464 (Pa. Cmwlth. 1994) and *Gaster v. Township of Nether Providence*, 601, 556 A.2d 947, 949-50 (Pa. Cmwlth. 1989).

{3} Though Bollinger's counsel participated in the discussion regarding the submission of post-hearing briefs, the Court cannot find that the conversation amounted to a waiver of the 45-day requirement. The ZHB set the expectation that briefs would be due within 20 days of the transcript becoming available and that date could have been well within the 45-day period or well outside it depending on how quickly the transcript was made available. The 45-day requirement was never discussed, and, pursuant to *Wistuk*, Bollinger was not obligated to object to the timeframe proposed by the ZHB to preserve the requirement of a decision within 45 days of the hearing.

Of note, the *Wistuk* Court offered the following advice for municipalities as to this issue: (at Fn. 6) "In cases where there is any doubt concerning the commencement of the forty-five-day period for written decision, the matter should be addressed openly and directly on the record, and that zoning hearing boards should apply a conservative approach where no agreement can be reached, in light of the serious consequences of a deemed approval. Zoning hearing boards may also apply reasonable strategies to assure adequate deliberation in complex cases, such as requiring the submission of written briefs prior to a timely-scheduled oral argument, which, under prevailing law, would assure that all necessary material is before the board upon the commencement of the forty-five day period for review and written decision."

Though a deemed approval can be a harsh remedy, the need for such a procedural safeguard derives from the essential nature of the property rights at issue. The United States Constitution in the Fifth and Fourteenth Amendments and the Pennsylvania Constitution in Article I, §1 ordain and guarantee the right of property. "The ownership and possession of property necessarily includes its lawful use- it would be of little or no value unless the owner can deal with and use it as he desires, so long as its use is lawful." *Cleaver v. Board of Adjustment of Tredyffrin Tp.*, 414 Pa. 367, 371 (1964). However, the Constitutionally ordained right of property is subject and subordinated to the government's police power to regulate or prohibit an owner's use of his property as reasonably necessary to preserve or protect the health or safety or morals and general welfare of the people. *Id.* "Municipalities are not sovereigns; they have no original or fundamental power of legislation; a municipal or councilmanic body can enact only the ordinances and exercise only the zoning powers which are authorized by the Legislature, and the Legislature can delegate or grant only those legislative and zoning powers which are Constitutionally permitted." *Id.*, at 374. Zoning laws are of modern origin, first appearing in the United States in the early 1900s, with the Constitutionality of the concept of zoning being upheld by the United States Supreme Court in *Village of Euclid, Ohio v. Ambler Realty Co.*, 272 U.S. 365 (1926).

The deemed approval mechanisms in the Municipalities Planning Code reflect a deliberate policy decision. These procedures are, in the Legislature's judgment, the best means of balancing the interests of municipalities with those of landowners by forcing municipalities to act promptly in approving or disapproving applications. {4} *Gary D. Reihart, Inc. v. Carroll Twp.*, 487 Pa. 461, 466 (1979). This Court acknowledges the practical implications of a deemed approval. As the Pennsylvania Supreme Court noted in *Wistuk, v. Lower Mt. Bethel Tp. Zoning Hearing Bd.*, 592 Pa. 419, 431 (2007),

We recognize the severity of Section 908(9), in that it forecloses merits-based decisions concerning land-use matters, which may be of tremendous consequences to local governments and citizens, based on procedural non-compliance by a zoning hearing board. It is not our task, however, to evaluate the wisdom of this approach or its specific aspects. Rather, where as here there is no constitutional challenge, our function is to apply the law as prescribed by the General Assembly.

This Court is particularly cognizant that this matter involves technology and a type of land use that is new to our County and is particularly hesitant to find a deemed approval that would preclude the ZHB from setting reasonable conditions on the use. But the law is clear and this Court is obligated to follow the statutory mandate even if the consequences are significant.

WHEREFORE, the Court issues the following Order:

{4} An analogous balancing of rights occurs in the context of criminal law where Rule of Criminal Procedure 600 provides that trial must commence within 365 days from the date on which the complaint against the defendant is filed (with certain enumerated exceptions), and as a result, a technical error in the computation of time can result in the dismissal of charges, with prejudice, for violation of this rule. The dramatic remedy of the dismissal of potentially valid charges reflects the need to protect the fundamental rights of the person being accused as balanced against the right of society to punish and deter crime. *Com. V Dunmore*, 324 A.3d 1, 5 (Pa. Super. 2024).

ORDER

AND NOW, this 13th day of August, 2026, upon consideration of the Land Use Appeal filed by Appellant, Bollinger Solar, LLC, the Court finds that the Fayette County Zoning Hearing Board failed to comply with the Pennsylvania Municipalities Planning Code 53 P.S. §10908(9) by issuing a written decision within 45 days of the last hearing held in the matter, therefore, the decision is deemed to be rendered in Appellant's favor pursuant to §10908(9).

The Court hereby ORDERS and DIRECTS that Resolution 24-62 issued by the Fayette County Zoning Hearing Board is VACATED and the Board shall issue notice of this decision within ten (10) days of its receipt of this Order pursuant to §10908(9).

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

ATTEST:
PROTHONOTARY

LUNCH & LEARN SERIES

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

- **Date: Wednesday, September 30th from 12:00 p.m. to 1:30 p.m.**
- **Location: Fayette County Courthouse - Courtroom Four**
- **Discussion topics: Employment Law for the Non-Employment Attorney and Medical Malpractice Law for the Non-Medical Malpractice Attorney**
- **Presenters: Nick Kennedy, Esquire - Kennedy Law and Ben Gobel, Esquire - Ogg Murphy & Perkosky**

CLE Credit

1.5 hours of Substantive CLE credit for the program.

Attendance Fees

Members of the FCBA - \$15

Attorneys admitted after January 1, 2021 - \$5

Non-members of the FCBA - \$40

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

Lunch will be provided.

RSVP

If interested in attending, please call Leslie at the Bar office at 724-437-7994 or email to admin@fcbar.org on or before Monday, September 21st.

