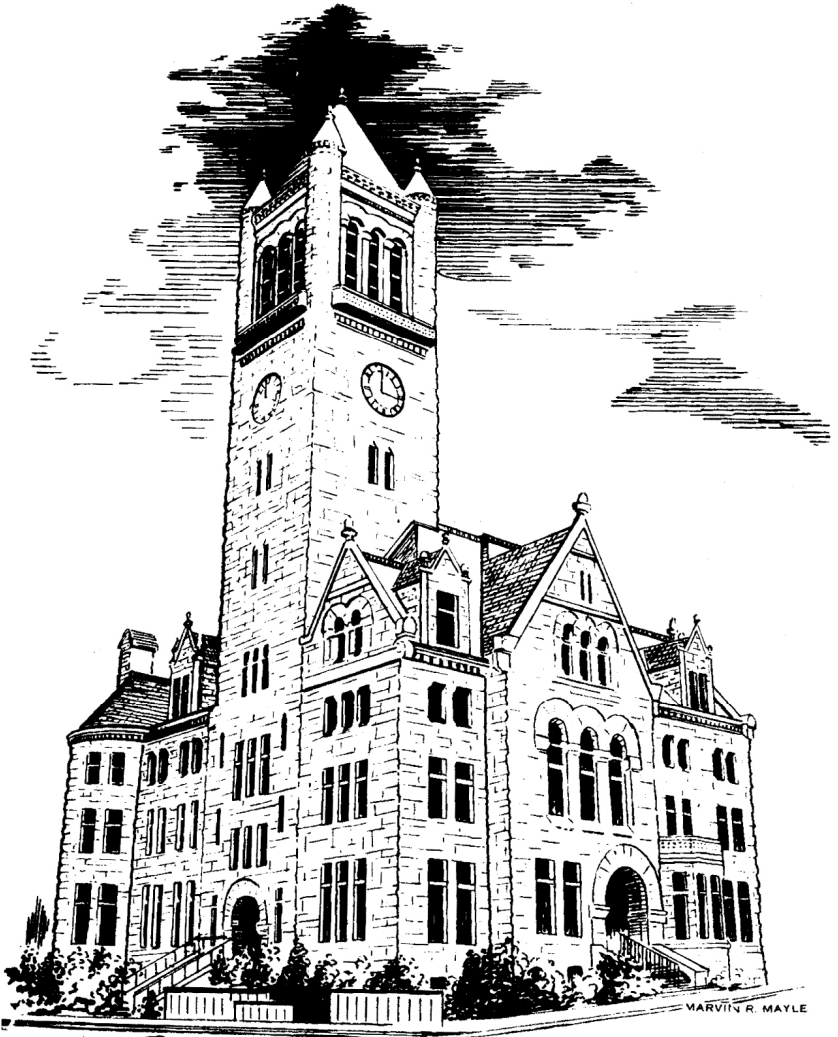


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ESTATE NOTICES

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

HELEN M. CZUCHAN, late of Uniontown, Fayette County, PA (3)

Executor: Joseph Czuchan, Jr.
c/o 96 East Main Street
Uniontown, PA 15401
Attorney: Anne N. John

EDWARD R. FIKE, a/k/a EDWARD RONALD FIKE, late of Uniontown, Fayette County, PA (3)

Personal Representative:
Kimberly Fike Marshall
c/o Watson Mundorff LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

ERIC LEAR, a/k/a ERIC L. LEAR, late of Saltlick Township, Fayette County, PA (3)

Administrator: Patrick S. Lear
c/o Geary, Loperfito & Generelli, LLC
159 Lincoln Avenue
Vandergrift, PA 15690
Attorney: Alaine Generelli

COLTON SHRONTZ, a/k/a COLTON RYAN SHRONTZ, late of Menallen Township, Fayette County, PA (3)

Administratrix: Colleen Rea Shrontz
c/o Peacock Keller, LLP
95 West Beau Street, Suite 600
Washington, PA 15301
Attorney: L. Dawn Haber

Second Publication

DOLORES J. EYRING, late of Wharton Township, Fayette County, PA (2)

Executrix: Donna J. Eyring
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401

STEVEN ANDREW HARAGOS SR., late of North Union Township, Fayette County, PA (2)

Executor: Steven Haragos
Executrix: Michelle Lee Misiak
c/o 11 Pittsburgh Street
Uniontown, PA 15401
Attorney: Thomas W. Shaffer

NORMA JEAN HARTMAN, late of Georges Township, Fayette County, PA (2)

Personal Representatives:
Donald Hartman, Jr. and Brenda Reese
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Jeremy J. Davis

RICK KOSLICK, a/k/a RICHARD KOSLICK, a/k/a RICHARD W. KOSLICK, late of South Union Township, Fayette County, PA (2)

Executor: Jennifer Koslick
c/o 102 Eagleview Court
Gibsonia, PA 15044
Attorney: Hillary Priebe

ROBERT MOATS, aka ROBERT EUGENE MOATS, late of Springhill Township, Fayette County, PA (2)

Executrix: Carol Lockard
c/o Hajduk and Associates
22 Bierer Avenue
Uniontown, PA 15401-4405
Attorney: Mary Hajduk

WILLIAM MATTHEW MORRIS, a/k/a WILLIAM M. MORRIS, late of Uniontown, Fayette County, PA (2)

Executrix: Taylor Renee Phlan
c/o 11 Pittsburgh Street
Uniontown, PA 15401
Attorney: Thomas W. Shaffer

OLIVE MAE PHELAN, late of Dunbar Township, Fayette County, PA (2)

Administrator: Cory A. Phelan
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Jeremy J. Davis

BERT M. PRITCHARD SR., late of Fairchance Boro, Fayette County, PA (2)

Administrator: Bessie Pritchard
7 Delvereese Street
Fairchance, PA 15436

GRACE RILEY, a/k/a GRACE A. RILEY, late of Connellsville, Fayette County, PA (2)

Administrator: John Brosh
c/o Casini & Gebig, LLC
815B Memorial Boulevard
Connellsville, PA 15425
Attorney: Jennifer Casini

GLORIA M. SPACKMAN, late of South Union Township, Fayette County, PA (2)

Executor: Andrew Poremba
c/o 11 Pittsburgh Street
Uniontown, PA 15401
Attorney: Thomas W. Shaffer

BENJAMIN SHIPLEY, late of Mill Run, Fayette County, PA (2)

Administratrix: Lena Shipley
c/o Casini & Gebig, LLC
815B Memorial Boulevard
Connellsville, PA 15425
Attorney: Jennifer M. Casini

First Publication

JAMES J. BOHATCH, a/k/a JIM BOHATCH, late of Perry Township, Fayette County, PA (1)

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

LOUISE E. GERBER, a/k/a LOUISE EVELYN GERBER, late of Menallen Township, Fayette County, PA (1)

Executor: Rudolph Gerber, Jr.
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: Christian E. Seseck

JUDY ANN HUMPHREYS, a/k/a ELEANOR STEWART, late of North Union Township, Fayette County, PA (1)

Executrix: William Null
c/o Fitzsimmons and Barclay
55 East Church Street, Suite 102
Uniontown, PA 15401
Attorney: James N. Fitzsimmons, Jr.

DIANA LEE RYAN, a/k/a DIANA L. RYAN, late of North Union Township, Fayette County, PA (1)

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

EDITH M. SHIERY, late of South Connellsville Borough, Fayette County, PA (1)

Personal Representative: Samuel M. Groff
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville Pennsylvania 15425
Attorney: Timothy J. Witt

LEGAL NOTICES

IN RE: Suzanne S. Frank
 Case No. 24-22342 GLT - Chapter 7
 Real Estate located at: 337 Saratoga Dr.,
 Uniontown PA 15401 Tax I.D. No: 34 27 00
 4265
 Date of Sale: 06/09/2026 at 2 p.m.
 Courtroom A, 54th Floor, U.S. Steel Tower, 600
 Grant Street, Pittsburgh PA 15219
 Judge Gregory L. Taddonio

In accordance with Judge Taddonio's procedures, parties may appear for non-evidentiary matters remotely by utilizing the Zoom video conference platform. Parties seeking to appear remotely must register for the hearing by submitting a registration form via the link published on Judge Taddonio's website (which can be found at <http://www.pawb.uscourts.gov/judge-taddonios-video-conference-hearing-information>) no later than 4:00 p.m. on the business day prior to the scheduled hearing. All parties participating remotely shall comply with Judge Taddonio's General Procedures (which can be found at <http://www.pawb.uscourts.gov/sites/default/files/pdfs/glt-proc.pdf>).

Objections due by: May 20, 2026
 Initial Offer: \$465,000.00
 Higher and better offers will be considered at the hearing
 Hand money required: \$5,000.00
 (Cash or Certified Funds Only)
 Contact: Robert H. Slone, Trustee
 223 South Maple Avenue
 Greensburg PA 15601
 Ph3: 724-834-2990
 For more information: www.pawb.uscourts.gov/easi.htm

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

No.: 2025-02788

Sale No.: ORIGINAL 5/14/26 SALE

PENNSYLVANIA EQUITY RESOURCES,
 INC.

Plaintiff

v.

VINCENT T STEWART

Defendant(s)

NOTICE TO:

Vincent T Stewart

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 405 Eliza St,
 Connellsville, PA 15425

Being in CITY OF CONNELLSVILLE,
 County of FAYETTE, Commonwealth of
 Pennsylvania, 05-09-0280 AKA 05090280

Improvements consist of residential
 property.

Sold as the property of Vincent T. Stewart

Your house (real estate) at 405 Eliza St,
 Connellsville, PA 15425 is scheduled to be sold
 at the Sheriff's Sale on July 16, 2026 at 02:00
 PM, at the [HTTPS://
 FAYETTE.PA.REALFORECLOSE.COM](https://fayette.pa.realforeclose.com)
 to enforce the Court Judgment of \$183,433.31
 obtained by, PENNSYLVANIA EQUITY
 RESOURCES, INC. (the mortgagee), against
 the above premises.

**FAYETTE COUNTY BAR ASSOCIATION
 45 EAST MAIN STREET
 SUITE 100**

**UNIONTOWN, PA 15401
 TELEPHONE: 724-437-7994
 FAX: 724-437-7995**

**FAYETTE COUNTY BAR ASSOCIATION
 45 EAST MAIN STREET
 SUITE 100**

**UNIONTOWN, PA 15401
 TELEPHONE: 1-800-692-7375
 FAX: 724-437-7995**

BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 (844) 856-6646

SHERIFF'S SALE

Date of Sale: July 16, 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 July 16, 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

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

No. 2751 of 2024 G.D.
No. 72 of 2026 E.D.

Carrington Mortgage Services, LLC
Plaintiff
v.
Beau T. Angelo
Defendant

By virtue of a writ of execution case number: 2751 of 2024 GD

Plaintiff: Carrington Mortgage Services, LLC

v.

Defendant: Beau T. Angelo

Owners of property situate in the township of South Union, Fayette County, Pennsylvania, being pin number 34-04-0037 and 34-04-0036-01.

Property being known as: 116 Santa Maria Lane, Uniontown, PA 15401

Improvements thereon: Residential Property

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

No. 304 of 2026 G.D.
No. 76 of 2026 E.D.

PLAZA HOME MORTGAGE, INC.,
Plaintiff
v.
MARKUS J. BROWN
Defendant(s)

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

BEING KNOWN AS: 12 1ST ST
DUNBAR, PA 15431 BEING PARCEL
NUMBER: 08-08-0136 IMPROVEMENTS:
RESIDENTIAL PROPERTY

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

No. 539 of 2024 G.D.
No. 93 of 2026 E.D.

**Deutsche Bank National Trust Company, as
Trustee for Morgan Stanley ABS Capital I
Inc. Trust 2005-HE2 Mortgage Pass-Through
Certificate, Series 2005-HE2**
Plaintiff

v.

**Jerry Lee Glisan Sr A/K/A Jerry Lee
Glisan and Michelle Glisan**
Defendant(s)

SITUATE IN MARKLEYSBURG,
FAYETTE COUNTY, PENNSYLVANIA,
TOWNSHIP OF HENRY CLAY BEING
KNOWN AS 312 CLOVER TOP RD,
MARKLEYSBURG, PA 15459-1160

PARCEL NO. 16-15-1-3

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Jerry
Lee Glisan Sr and Betty Jo Glisan

Brock & Scott, PLLC

No. 2432 of 2025 G.D.
No. 68 of 2026 E.D.

FREEDOM MORTGAGE CORPORATION
v.
**JEREMY R. HAINES; JULIE HAINES;
KRISTEN HAINES**

FREEDOM MORTGAGE
CORPORATION v. JEREMY R. HAINES;
JULIE HAINES; KRISTEN HAINES owner(s)
of property situate in the JEFFERSON
TOWNSHIP, FAYETTE County, Pennsylvania,
being 149 WASHINGTON DRIVE, FAYETTE
CITY, PA 15438 Tax ID No. 17030055 A/K/A
17-03-0055

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$84,793.53

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

No. 1336 of 2026 G.D.
No. 73 of 2026 E.D.

**Wilmington Savings Fund Society, FSB, as
owner trustee of the Residential Credit
Opportunities Trust X-C**
Plaintiff

v.

**Robin Lynn Hall-Emery, as believed heir
and/or Administrator to the Estate of James
D. Emery and Unknown Heirs, and/or
administrators to the Estate of James D.
Emery**
Defendant

By virtue of a writ of execution case
number: 2025-01336 GD

Plaintiff: Wilmington Savings Fund
Society, FSB, as owner trustee of the Residential
Credit Opportunities Trust X-Cv.

Defendant: Robin Lynn Hall-Emery, as
believed heir and/or Administrator to the Estate
of James D. Emery and Unknown Heirs, and/or
administrators to the Estate of James D. Emery

Owners of property situate in the Township
of Menallen, Fayette County, Pennsylvania,
being pin number 22-06-012401.

Property being known as: 216 Baer Rd,
Smock, PA 15480

Improvements thereon: Residential Property

No. 2798 of 2025 G.D.
No. 81 of 2026 E.D.

SOMERSET TRUST COMPANY
v.
JASPER J. HAWKER

Docket Number: 2798 of 2025 GD
Property of: Jasper J. Hawker
Located in: CITY OF UNIONTOWN,
FAYETTE COUNTY

Street Address: 50 UNION STREET,
UNIONTOWN, FAYETTE COUNTY,
PENNSYLVANIA 15401.

Brief Description of Property: Residential,
Single-Family home

Improvements thereon: RESIDENTIAL
DWELLING

Record book Volume: 3400, Page 623
Tax Assessment Number(s): MAP NO.:
38-12-0080

Brock & Scott, PLLC

No. 2758 of 2025 G.D.
No. 88 of 2026 E.D.

**NATIONSTAR MORTGAGE LLC D/B/A
MR COOPER OR RIGHTPATH
SERVICING
v.
NANCY J HOLSING**

By virtue of a Writ of Execution No. 2758 OF 2025 G.D.
NATIONSTAR MORTGAGE LLC D/B/A MR COOPER OR RIGHTPATH SERVICING v. NANCY J HOLSING owner(s) of property situate in the BOROUGH OF DUNBAR, FAYETTE County, Pennsylvania, being 226 CONNELLSVILLE ST, DUNBAR, PA 15431
Tax ID No. 08-03-0048 aka 08030048
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$20,530.80

No. 229 of 2026 G.D.
No. 100 of 2026 E.D.

**MMG INVESTMENTS VI, LLC,
Plaintiff,
vs.
KEITH J. MARILUNGO, individually
And DBA OVER THE ROAD TRUCKING
Defendant.**

ALL that tract of land situate German Township, Fayette County, Pennsylvania, known as 1025 McClellandtown Road, McClellandtown, Pennsylvania 15458, having erected thereon a dwelling house.
PARCEL BEING KNOWN AND DESIGNATED AS TAX MAP 15-28-0174.
BEING the same premises conveyed to Keith Marilungo, by deed from Keith Marilungo and Emily C. Marilungo, now known as Emily C. Gilleland, formerly husband and wife, dated November 14, 2013, which deed is of record in the Office of the Recorder of Deeds of Fayette County, Pennsylvania as Instrument Number 201300013831.

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

No. 3016 of 2025 G.D.
No. 71 of 2026 E.D.

**The Bank of New York Mellon as Trustee for
CWABS, Inc. Asset-Backed Certificates,
Series 2005-4
Plaintiff
v.
Daniel L. Morgan
Defendant(s)**

SITUATE IN UNIONTOWN, FAYETTE COUNTY, PENNSYLVANIA, TOWNSHIP OF MENALLEN BEING KNOWN AS 7725 NATIONAL PIKE, UNIONTOWN, PA 15401-5106
PARCEL NO. 22170070
IMPROVEMENTS- RESIDENTIAL REAL ESTATE
SOLD AS THE PROPERTY OF- Daniel L. Morgan

No. 2964 of 2025 G.D.
No. 67 of 2026 E.D.

**Brighthouse Life Insurance Company
vs.
Donald G. Moser, Jr. and Jennifer L. Moser**

As the attorney for the Plaintiff, in the matter of Brighthouse Life Insurance Company vs. Donald G. Moser, Jr. and Jennifer L. Moser, I submit the following information with the request that it be used FOR ADVERTISEMENT PURPOSES.
ALL THAT CERTAIN piece or parcel or tract of land containing 272 Main Street situate in the Township of North Union, County of Fayette, and State of Pennsylvania
Tax Parcel No. 25-19-0105
TITLE TO SAID PREMISES IS VESTED IN Donald G. Moser, Jr., and Jennifer L. Moser, husband and wife, from Jennifer L. Moser, married, by Deed dated June 19, 2008, and recorded on July 7, 2008 in Book 3066, Page 793
Sold as the property of Donald G. Moser, Jr. and Jennifer L. Moser

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

No. 96 of 2026 G.D.
No. 57 of 2026 E.D.

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR
SOUNDVIEW HOME LOAN TRUST 2004-1
ASSET-BACKED CERTIFICATES, SERIES
2004-1**

Plaintiff

v.

GARY J. OSWALD; JODY A. OSWALD
Defendant(s)

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN
BULLSKIN TOWNSHIP, FAYETTE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 619
ENGLISHMAN HILL RD CONNELLSVILLE,
PA 15425
BEING PARCEL NUMBER: 04-29-0252-01
IMPROVEMENTS: RESIDENTIAL
PROPERTY

Brock & Scott, PLLC

No. 14 of 2026 G.D.
No. 70 of 2026 E.D.

FREEDOM MORTGAGE CORPORATION
v.
**JOSHUA D PATRICK; SHELBY L
PATRICK**

By virtue of a Writ of Execution No. 14 OF
2026 GD
FREEDOM MORTGAGE
CORPORATION v. JOSHUA D PATRICK;
SHELBY L PATRICK owner(s) of property
situate in the THIRD WARD OF THE CITY OF
UNIONTOWN, FAYETTE County,
Pennsylvania, being 7 JACOB ST,
UNIONTOWN, PA 15401
Tax ID No. 38-04-0603
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$77,470.03

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

No. 35 of 2026 G.D.
No. 86 of 2026 E.D.

NATIONSTAR MORTGAGE LLC
v.
**DUSTIN M. PAXON AND SECRETARY OF
HOUSING AND URBAN DEVELOPMENT**

By virtue of a Writ of Execution No. 2026-
0035

NATIONSTAR MORTGAGE LLC v.
DUSTIN M. PAXON AND SECRETARY OF
HOUSING AND URBAN DEVELOPMENT

ALL that certain piece or parcel of land
located in Luzerne Township, Fayette County,
Commonwealth of Pennsylvania.

Parcel ID: 19-17-0068

Property Address: 220 Creek Road,
Merrittstown, PA 15463

Improvements thereon: Residential
Dwelling

Judgment Amount: \$171,035.16

Brock & Scott, PLLC

No. 2138 of 2022 G.D.
No. 52 of 2026 E.D.

**KEYBANK, NA, S/B/M FIRST NIAGARA
BANK, NA**
v.
**MARK V. SANGSTON A/K/A MARK
SANGSTON; MARTHA SANGSTON**

By virtue of a Writ of Execution No. 2138
of 2022 GD

KEYBANK, NA, S/B/M FIRST
NIAGARA BANK, NA v. MARK V.
SANGSTON A/K/A MARK SANGSTON;
MARTHA SANGSTON owner(s) of property
situate in the DUNBAR TOWNSHIP,
FAYETTE County, Pennsylvania, being 2052
UNIVERSITY DRIVE, LEMONT FURNACE,
PA 15456

Tax ID No. 09-31-0036-03

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$155,119.93

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

No. 101 of 2026 G.D.
No. 58 of 2026 E.D.

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 BOROUGH OF MASONTOWN,
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

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

No. 1509 of 2026 G.D.
No. 43 of 2026 E.D.

PHH Mortgage Corporation
Plaintiff

v.

**Aaron Wells, solely in his capacity as known
heir of Arthur C. Wells, Jr., deceased and
Curtis Wells, solely in his capacity as known
heir of Arthur C. Wells, Jr., deceased and
Nicole Wells Berkich, solely in her capacity as
known heir of Arthur C. Wells, Jr., deceased**
Defendant(s)

SITUATE IN BROWNSVILLE,
FAYETTE COUNTY, PENNSYLVANIA,
BOROUGH OF BROWNSVILLE BEING
KNOWN AS 236 CADWALLADER ST,
BROWNSVILLE, PA 15417

PARCEL NO. 02-06-0049
IMPROVEMENTS- RESIDENTIAL

REAL ESTATE

SOLD AS THE PROPERTY OF- Arthur
C. Wells, Jr.

No. 2704 of 2025 G.D.
No. 75 of 2026 E.D.

PNC BANK, NATIONAL ASSOCIATION
PLAINTIFF

vs.

**Madison R. Zimcosky, Executrix of the Estate
of Barbara A. Zimcosky, deceased**
DEFENDANT

ALL THAT CERTAIN PIECE OR
PARCEL OF LAND SITUATED IN
REDSTONE TOWNSHIP, FAYETTE
COUNTY, PENNSYLVANIA, BEING PART
OF THE COLONIAL NO. 3 MINING
VILLAGE, BOUNDED AND DESCRIBED AS
FOLLOWS: AND AS SHOWN BY PLAN
EXHIBIT "D" RECORDED WITH DEED
FROM H. C. FRICK COKE COMPANY TO
MARK SUGARMAN AND ADA
SUGARMAN, HIS WIFE;

BEING PARCEL NO. 30-10-0093

BEING KNOWN AS 3308 3rd Street.
Grindstone. PA 15442.

*** END SHERIFF'S SALE ***

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

johnfranciswarman@gmail.com

COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE

A DECADE OF EXPERIENCE E&O INSURED WILL TRAVEL ACCEPTING NEW CLIENTS

JUDICIAL OPINION

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

COMMONWEALTH OF PENNSYLVANIA :
v. :
ARTHUR E. GUTY, : NO. 374 OF 2024
Defendant. : JUDGE MARK M. MEHALOV

OPINION

MEHALOV, M.

April 8th, 2026

Before this Court is the Concise Statement of Issues Complained of on Appeal filed on behalf of the defendant, by and through his counsel. Defendant was found guilty by a jury of his peers of First-Degree Murder, Aggravated Assault-Attempt to Cause Bodily Injury with a Deadly Weapon, and Tampering with Evidence, on October 23rd, 2025. Defendant was then sentenced on the same date to the mandatory sentence of life imprisonment without the possibility of parole. No further penalty was imposed on the second and third Counts. A Post-Sentence Motion was filed by Defendant on November 3rd, 2025. The same was denied by this Court on January 21st, 2026. Subsequently, Defendant filed this Appeal on February 20th, 2026. This Opinion is in support of the trial verdict and sentence.

Issues Presented

Defendant raises the following Issues Complained of on Appeal:

1. The Defendant contends that the verdict was against the weight of the evidence as to Count 1, First-Degree Murder;
2. The Defendant contends that the evidence presented by the Commonwealth was insufficient to support the guilty verdicts of First-Degree Murder, Aggravated Assault-Attempt to Cause Bodily Injury with a Deadly Weapon, and Tampering with Evidence;
3. The Court erred in permitting the Commonwealth leave to amend the Information.

Discussion

First, Defendant raises the issue of the verdict being against the weight of the evidence. Pursuant to the Pennsylvania Supreme Court, citing in pertinent part, "...{A} new trial should only be granted if the verdict is so contrary to the evidence so as to the shock the conscience and sense of justice". Commonwealth v. Widmer, 744 A.2d 745 (Pa. 2000). In this case, we see no such reason. The evidence at trial was such that a reasonable trier of fact could find the same to be sufficient to prove guilt beyond a reasonable doubt.

The second issue raised by Defendant asserts that the Commonwealth failed to pre-

sent sufficient evidence to prove the elements of the offenses of First-Degree-Murder, Aggravated Assault-Attempt to Cause Bodily Injury with a Deadly Weapon, and Tampering with Evidence beyond a reasonable doubt. When Sufficiency of the Evidence presented at trial is raised as an issue on appeal, the applicable standard is as follows:

The standard of review for a challenge to the sufficiency of the evidence is to determine whether, when viewed in a light most favorable to the verdict winner, the evidence at trial and all reasonable inferences therefrom is sufficient for the trier of fact to find that each element of the crimes charged is established beyond a reasonable doubt. The Commonwealth may sustain its burden of proving every element beyond a reasonable doubt by means of wholly circumstantial evidence.

The facts and circumstances established by the Commonwealth need not preclude every possibility of innocence. Any doubt raised as to the accused's guilt is to be resolved by the fact-finder. [In this context, appellate courts] do not assess credibility nor ... assign weight to any of the testimony of record. Therefore, [the verdict will not be disturbed) unless the evidence is so weak and inconclusive that as a matter of law no probability of fact may be drawn from the combined circumstances.

Commonwealth v. Vogelsong, 90 A.3d 717, 719 (Pa. Super. 2014). In the case at bar, the Jury heard all testimony and evidence presented at the time of trial. It is well established in the Commonwealth of Pennsylvania that "the weight of the evidence is exclusively for the finder of fact, who is free to believe all, none, or some of the evidence and to determine the credibility of witnesses." Commonwealth v. Johnson, 668 A. 2d 97, 101 (Pa. 1995). Thus, the verdict of the jury should not be disturbed in the absence of evidence so weak and inconclusive that there is no probable way the conclusion could be drawn. In this case, the evidence produced at trial far exceeded this minimum standard. Additionally, in Commonwealth v. Heckler, 153 A.3d 1005, 1008 (Pa. Super. 2016), the Superior Court advances the proposition that "[n]evertheless, the Commonwealth need not establish guilt to a mathematical certainty. Any doubt about the defendant's guilt is to be resolved by the fact finder unless the evidence is so weak and inconclusive that, as a matter of law, no probability of fact can be drawn from the combined circumstances." *Id.* (citation omitted). With the deference we must give to a finding of a Jury, this Court can see no reason to set aside this verdict in view of the evidence presented at trial.

The third and final issue raised by Defendant asserts that the Court erred in permitting the Commonwealth leave to amend the information. Pennsylvania Rule of Criminal Procedure 564 states:

The Court may allow an information to be amended when there is a defect in form, the description of the offense(s), the description of any person or any property, or the date charged provided the information as amended does not charge an additional or different offense. Upon amendment, the court may grant such postponement of trial or other relief as necessary in the interests of justice.

Commonwealth v. Davalos, 779 A.2d 1190, 1194 (Pa. Super. 2001) states that the purpose of Pa. R.C.P.564 is to "...ensure that a defendant is fully apprised of the charges, and to avoid prejudice by prohibiting the last minute addition of alleged criminal acts of

which defendant is uninformed." Davalos provides a test, specifically, "whether the crimes specified in the original indictment or information involve the same basic elements and evolved out of the same factual situation as the crimes specified in the amended indictment or information". *Commonwealth v. Bricker*, 882 A.2d 1008 (Pa. Super. 2005) quoting Davalos at 1194. In *Bricker*, the Court held that the Court permitting the amendment of the information was improper because the amendment involved the amount of a controlled substance alleged to be in the possession of the Defendant. Once amended, this amount changed the actual crime of which Defendant was charged. This case now before us, is distinguishable from *Bricker*. In the case at hand, the information was amended in two ways; specifically, to reflect that the subject incident occurred on December 26th, 2023 instead of December 23rd, 2023 as originally stated, and to reflect that Defendant concealed and disposed of a cellular telephone belonging to the victim instead of a shell casing as originally filed. Unlike *Bricker*, the amendment of these parts of the information in no way change the elements of the offenses charged, nor do the serve to charge Defendant with additional charges. Thus, the amendments to the information do not prejudice the defendant in the preparation of his defense.

Accordingly, the Appeal of Defendant lacks merit.

BY THE COURT:
MARK M. MEHALOV, JUDGE

ATTEST:
CLERK OF COURTS

FREE PBA CLE

The PBA – in collaboration with the Greene County and Fayette County Bar Associations – is offering a free 1 credit CLE & lunch on Wednesday, August 5 at Waynesburg University’s new Center for Criminal Justice. Free parking is nearby.

Doors open at 11:30 a.m. and the program and lunch will begin at 12 p.m.

The presenter will be LeeAnn Fulena, Esq. with Achieva Family Trust who will be speaking about “Future Planning for People with Disabilities: Special Needs Trusts and How They Work”. Every lawyer needs to know about special needs trusts and LeeAnn will give you all of the information and resources to become more knowledgeable about this important topic.

*** You must register for this program here:

Pennsylvania Bar Association > Events and Education > Event Info:

<https://www.pabar.org/site/Events-and-Education/Event-Info/sessionaltcd/GreeneFayetteCLE>

Space is limited so please register as soon as possible! If you have any dietary restrictions, please email Donna Gerson at donna.gerson@pabar.org.



131st Annual

BAR BANQUET

FRIDAY, JUNE 19, 2026

5:30 COCKTAILS – 6:45 DINNER

Latrobe Country Club

346 ARNOLD PALMER DRIVE

LATROBE, PA 15650

RSVP BY MAY 22 TO ADMIN@FCBAR.ORG

No charge for FCBA members | \$125 guest fee

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James N. Fitzsimmons, Jr., Carolyn W. Maricondi

Recommended Accommodations:

SpringHill Suites by Marriott Latrobe