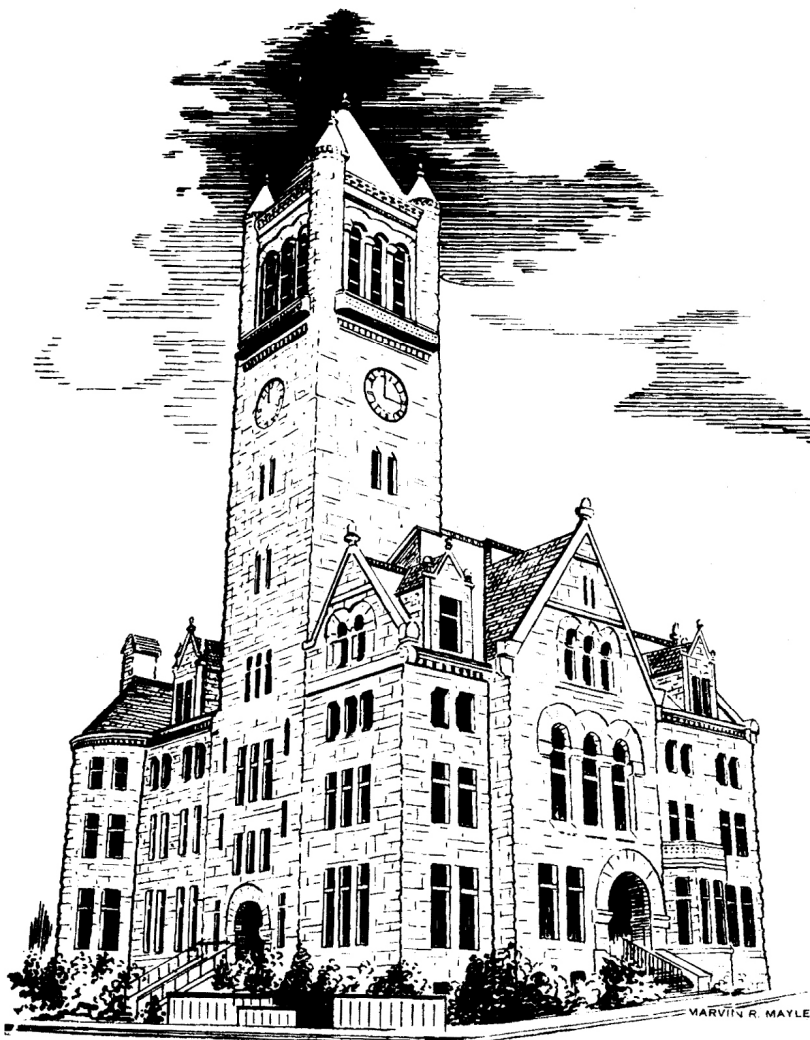


FAYETTE LEGAL JOURNAL

VOL. 83

MARCH 14, 2020

NO. 11



FAYETTE LEGAL JOURNAL

The FAYETTE LEGAL JOURNAL is published weekly by the Fayette County Bar Association, 45 East Main Street, Suite 100, Uniontown, Pennsylvania 15401, 724-437-7994. Legal advertisements should be submitted online at www.fcbar.org no later than 12:00 noon on Friday for publication the following Saturday. No date of publication is promised, however. Legal notices are published exactly as submitted by the advertiser. Copyright 2001 Fayette County Bar Association. All rights reserved.

Co-Editors: Garnet L. Crossland and Melinda Deal Dellarose

Cover Design by Marvin R. Mayle, 207 Lick Hollow Road, Hopwood, PA

FAYETTE COUNTY BAR ASSOCIATION Board of Directors

President: Louise D. Monaghan
President Elect: Gretchen A. Mundorff
Vice-President: Charles O. Zebley, Jr.
Secretary: Timothy J. Witt
Treasurer: Vincent J. Roskovensky, II
Past President: James E. Higinbotham, Jr.

Executive Director: Garnet L. Crossland

Directors
 Jennifer M. Casini
 Rachel A. Clark
 Jeremy J. Davis
 Benjamin F. Goodwin
 Robert A. Gordon
 Sheryl R. Heid
 Margaret Zylka House
 Wendy L. O'Brien
 Douglas S. Sholtis

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

WILLIAM CRESS, a/k/a WILLIAM RUDOLPH CRESS, late of Bullskin Township, Fayette County, PA ⁽³⁾

Executor: William M. Cress
c/o Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Attorney: James Higinbotham

GARY THOMAS GLISAN, a/k/a GARY T. GLISAN, late of Franklin Township, Fayette County, PA ⁽³⁾

Personal Representative: Chad Glisan
c/o Davis and Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Jeremy J. Davis

JOSEPH P. HERRIOTT, a/k/a JOSEPH HERRIOTT, late of German Township, Fayette County, PA ⁽³⁾

Executor: David Howenstine
c/o Proden and O'Brien
99 East Main Street
Uniontown, PA 15401
Attorney: Wendy L. O'Brien

HENRY ADAM PADLO, a/k/a HENRY A. PADLO, a/k/a HENRY PADLO, late of German Township, Fayette County, PA ⁽³⁾

Co-Executors: Jerome M. Padlo and Henry L. Padlo
c/o 9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

DOROTHA WILSON, late of Hopwood, Fayette County, PA ⁽³⁾

Executrix: Betty Lowe
c/o 2944 National Pike Road, Box 245
Chalk Hill, PA 15421
Attorney: Charles C. Gentile

ROBERT F. YANIK, late of South Union Township, Fayette County, PA ⁽³⁾

Administratrix: Patricia L. Yanik
c/o 9 Court Street
Uniontown, Pa 15401
Attorney: Vincent J. Roskovensky, II

Second Publication

JUSTIN ANTHONY BOWSER, a/k/a JUSTIN BOWSER, late of Adah, Fayette County, PA ⁽²⁾

Administrator: David Bowser
369 First Street
Adah, PA 15410
c/o Shenderovich, Shenderovich & Fishman, P.C.
429 Fourth Avenue
1100 Law & Finance Building
Pittsburgh, PA 15219
Attorney: Amber Archer

DAVID EARL BRADLEY, a/k/a DAVID E. BRADLEY, late of Menallen Township, Fayette County, PA ⁽²⁾

Personal Representative:
Rose Marie Bradley
c/o Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Douglas S. Sepic

MICHAEL VINCENT BRIENZA, a/k/a MICHAEL BRIENZA, late of Bullskin Township, Fayette County, PA ⁽²⁾

Personal Representative: Diana L. Brienza
c/o Watson Mundorff & Sepic, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

JOYCE A. DOPPELHEUER, late of Bullskin Township, Fayette County, PA ⁽²⁾

Administrator: Daniel Doppelheuer
c/o P.O. Box 760

Connellsville, PA 15425
Attorney: Carolyn W. Maricondi

TILER GUTH, a/k/a TILER MIKAL GUTH,
 late of Vanderbilt, Fayette County, PA (2)
Administratrix: Melissa Ann Nicholson
 408 East Gibson Avenue
 Connellsville, PA 15425
 c/o 986 Brodhead Avenue
 Moon, PA 15108
Attorney: Michele Conti

CARTER HIGBEE, a/k/a EDWARD HIGBEE, a/k/a EDWARD CARTER HIGBEE, a/k/a CARTER HIGBE, late of Connellsville, Fayette County, PA (2)
Personal Representative: Tina Gross
 c/o Watson Mundorff & Sepic, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Timothy J. Witt

CONNIE L. HONSAKER, a/k/a CONNIE LOU HONSAKER, late of Masontown, Fayette County, PA (2)
Personal Representative: Tabitha Corradi
 c/o Watson Mundorff & Sepic, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Timothy J. Witt

DONALD K. KISSLER, late of Belle Vernon, Fayette County, PA (2)
Executor: Brian Anderson
 26 Mulberry Street
 Belle Vernon, PA 15012
 c/o 823 Broad Avenue
 Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

DIANA L. KRICHBAUM, late of Masontown, Fayette County, PA (2)
Administrator: Kristle Krichbaum and Devon Krichbaum
 84 Kyle Avenue
 Fairchance, PA 15436
 c/o 76 East Main Street
 Uniontown, PA 15401
Attorney: Douglas S. Sholtis

NANCY L. MCGILL, a/k/a NANCY MCGILL, late of Connellsville, Fayette County, PA (2)

Executor: Lisa Kornhaus
 c/o P.O. Box 760
 Connellsville, PA 15425
Attorney: Carolyn W. Maricondi

PAUL L. MULLIGAN, late of Springfield Township, Fayette County, PA (2)
Co-Executor: Pamela L. Mulligan and Derek P. Mulligan
 15445 State Highway 198
 Meadville, PA 16335
 c/o Barbera, Melvin & Svnavec, LLP
 146 West Main Street
 P.O. Box 775
 Somerset, PA 15501-0774
Attorney: Matthew G. Melvin

ANN RELICH, late of Washington Township, Fayette County, PA (2)
Executor: Richard Relich
 305 Overdale Road
 Pittsburgh, PA 15221
 c/o 1310 Freeport Road
 Pittsburgh, PA 15238
Attorney: Anthony R. Sosso, Jr.

First Publication

RONALD A. BEGGS, a/k/a RONALD BEGGS, late of Masontown, Fayette County, PA (1)
Administratrix: Patricia Walters
 213 Air Shaft Road
 Rices Landing, PA 15357
 c/o 76 East Main Street
 Uniontown, Pa 15401
Attorney: Douglas S. Sholtis

EDWARD P. BUBNASH, a/k/a EDWARD PAUL BUBNASH, late of Perryopolis, Fayette County, PA (1)
Executor: Edward Thomas Bubnash
 101 Swartz Lane
 P.O. Box 703
 Perryopolis, PA 15012
 c/o 823 Broad Avenue
 Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

DOLORES DEEMS, a/k/a DOLORES J. BOOZER DEEMS, late of Uniontown, Fayette County, PA (1)

Co-Executors: Ronald N. Deems and Debra J. Deems
123 Haddenville Road
Uniontown, PA 15401

RANDALL LEONARD, late of Ohiopyle, Fayette County, PA (1)

Personal Representative: Brandon Leonard and Kelly R. Leonard
c/o Davis and Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

MOLLY R. MILLER, a/k/a MOLLY PATRICIA MILLER, late of Georges Township, Fayette County, PA (1)

Executor: Earl Sennett Miller
c/o 18 Mill Street Square
P.O. Box 2123
Uniontown, PA 15401
Attorney: Mark M. Mehalov

LEGAL NOTICES

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company has been approved and filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on February 19, 2020, for a Limited Liability Company known as Sunset Uniontown, LLC.

Said Limited Liability Company has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the Limited Liability Company is operation of a bar/restaurant and any other lawful purpose related thereto for which Limited Liability Companies may be organized under the Business Corporation Law.

Gary Frankhouser, Esquire
Davis & Davis
107 East Main Street
Uniontown, PA 15401

NOTICE

NOTICE is hereby given pursuant to the provisions of Act 295 of December 16, 1982, P.L. 1309, that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about March 3, 2020, to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of Blair-Lowther Funeral Home & Crematory with the principal place of business at: 305 Rear Independence Street, Perryopolis, PA 15473.

The name or names and addresses of persons owning and interested are: Goldsboro-Fabry Funeral Home, Inc.

Gary Frankhouser, Esquire
Davis & Davis
107 East Main Street
Uniontown, PA 15401

CIVIL ACTION
COURT OF COMMON PLEAS
FAYETTE COUNTY, PA
CIVIL ACTION-LAW
NO. 2018-02472
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, Plaintiff

v. TINA UNDERWOOD, IN HER CAPACITY AS HEIR OF NANCY L. ROBERTS; et al, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY L. ROBERTS Defendant(s), 801 BROADFORD ROAD, CONNELLSVILLE, PA 15425

COMPLAINT IN MORTGAGE
FORECLOSURE

You are hereby notified that Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of FAYETTE County, PA

docketed to No. 2018-02472, seeking to foreclose the mortgage secured on your property located, 801 BROADFORD ROAD, CONNELLSVILLE, PA 15425.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. 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 THE 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
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of The James Melvin Smith burger Living Trust dated March 9, 2006 pursuant to 20 Pa.C.S. § 7755c. James Melvin Smithburger, Grantor/Settlor of the Trust died on December 20, 2019, late of Uniontown Fayette County, and Commonwealth of Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known with out delay to:

Ann M. Capozzi & Susan G. Kuhta, Trustees, currently of 20 Ruby View Drive, Lemont

Furnace, PA 15456 and 570 Rankin Airshaft Road, Uniontown, PA 15401 , respectively, or John A. D'Onofrio, Esq. of D'Onofrio Law Office, P.C. located at 6521 Holiday Drive, Ste. 400, Pittsburgh, PA 15220 having a phone number of 412-928-2068.

Jacqueline Lowery, notice is hereby given to you of the following 3301 (d) Affidavit and 3301(d) Counter-Affidavit:

**IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL ACTION**

Case No. 910 of 2019

DOUGLAS L. LOWERY,
Plaintiff,

vs.

JACQUELINE S. LOWERY,
Defendant.

**NOTICE OF INTENTION TO REQUEST
ENTRY OF §3301(d) DIVORCE DECREE**

TO: Jacqueline S. Lowery
DEFENDANT

You have been sued in an action for divorce. You have failed to answer the complaint or file a counter-affidavit to the §3301 (d) affidavit. Therefore, on or after April 6, 2020, the other party can request the court to enter a final decree in divorce.

If you do not file with the prothonotary of the court an answer with your signature notarized or verified or a counter- affidavit by the above date, the court can enter a final decree in divorce. A counter-affidavit which you may file with the prothonotary of the court is attached to this notice.

Unless you have already filed with the court a written claim for economic relief, you must do so by the above date or the court may grant the divorce and you will lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. 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.

Lawyer Referral Service
Fayette County Bar Association
61 E. Main Street
Uniontown, PA 15401
Telephone: (412) 430-1227

**IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL ACTION
Case No. 910 of 2013
IN DIVORCE**

DOUGLAS L. LOWERY,
Plaintiff,
vs.

JACQUELINE S. LOWERY,
Defendant.

**COUNTER-AFFIDAVIT UNDER §3301(D)
OF THE DIVORCE CODE**

- 1. Check either (a) or (b):
 - (a) I do not oppose the entry of a divorce decree.
 - (b) I oppose the entry of a divorce decree because (Check (i), (ii), (iii), or all):
 - (i) The parties to this action have not lived separate and apart for the required separation period: two years for parties that separated prior to December 5, 2016, and one year for parties that separated on or after December 5, 2016.
 - (ii) The marriage is not irretrievably broken.
 - (iii) There are economic claims pending

- 2. Check either (a), (b), or (c):
 - (a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer’s fees or expenses if I do not claim them before a divorce is granted.
 - (b) I wish to claim economic relief which may include alimony, division of property,

lawyer’s fees or expenses or other important rights.

I understand that in addition to checking (b) above, I must also file all of my economic claims with the Department of Court Records in writing and serve them on the other party. If I fail to do so before the date set forth on the Notice of Intention to Request Divorce Decree, the divorce decree may be entered without further notice to me, and I shall be unable thereafter to file any economic claims.

(c) Economic claims has been raised and are not resolved.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904, relating to unsworn falsification to authorities.

Date JACQUELINE S. LOWERY

SHERIFF'S SALE

Date of Sale: May 21, 2020

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 21, 2020, at 2:00 p.m. in Courtroom Number One at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

Ten percent of the purchase price, or a sufficient amount to pay all costs if the ten percent is not enough for that purpose. Same must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money is due before twelve o'clock noon on the fourth day thereafter. Otherwise, the property may be resold without further notice at the risk and expense of the person to whom it is struck off at this sale who in case of deficiency in the price bid at any resale will be required to make good the same. Should the bidder fail to comply with conditions of sale money deposited by him at the time the property is struck off shall be forfeited and applied to the cost and judgments. All payments must be made in cash or by certified check. The schedule of distribution will be filed the third Tuesday after date of sale. If no petition has been filed to set aside the sale within 10 days, the Sheriff will execute and acknowledge before the Prothonotary a deed to the property sold. (1 of 3)

James Custer
Sheriff Of Fayette County

McCABE, WEISBERG & CONWAY, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

No. 2261 of 2019 GD
No. 409 of 2019 ED

NBKC Bank
Plaintiff
v.
Jeffrey E. Able
Defendant

All that certain piece or parcel or Tract of land situate in Lower Tyrone Township, Fayette County, Pennsylvania, and being known as 448 Dawson Scottdale Road, Dawson, Pennsylvania 15428.

Being known as: 448 Dawson Scottdale Road, Dawson, Pennsylvania 15428

Title vesting in Jeffrey E. Able by deed from Clay E. Schoaf, Unmarried and Candy D. Valentino, Unmarried, dated January 5, 2007 and recorded January 31, 2007 in Deed Book 3015, Page 101 Instrument Number 200700001455.

Tax Parcel Number: 18080045

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

No. 2583 of 2019 GD
No. 38 of 2020 ED

ANTHIUM, LLC
9990 Richmond Avenue, Suite 400
Houston, TX 77042
Plaintiff
Vs.
BRIAN K. ADAMS
TAMMY S. ADAMS
Mortgagor(s) and Record Owner(s)
707 Willow Street
Connellsville, PA 15425
Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF CONNELLSVILLE, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA. BEING KNOWN AS: 707 WILLOW STREET, CONNELLSVILLE, PA 15425 TAX PARCEL #05-10-0010

IMPROVEMENTS: A RESIDENTIAL DWELLING
 SOLD AS THE PROPERTY OF: BRIAN K. ADAMS AND TAMMY S. ADAMS

McCABE, WEISBERG & CONWAY, LLC
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19 109
 (215) 790-1010

No. 1568 of 2019 GD
 No. 414 of 2019 ED

No. 1602 of 2019 GD
 No. 403 of 2019 ED

PNC Bank, National Association
Plaintiff,
 vs.
Roger Albaugh, AKA Roger W. Albaugh;
Joanna Albaugh, AKA Joanna R. Albaugh
Defendants.

LSF10 Master Participation Trust
Plaintiff
 v.
Richetrina L. Fullard aka Trina L. Fullard
Known Surviving Heir of Millicent Sellers,
Jeanette L. Sellers Known Surviving Heir of
Millicent Sellers, and Unknown Surviving
Heirs of Millicent Sellers

ALL that certain parcel of land lying and being situate in the Township of Washington, County of Fayette, and Commonwealth of Pennsylvania, known as 302 Center Street, Belle Vernon, PA 15012 having erected thereon a dwelling house.

All that certain piece or parcel or Tract of land situate in the Township of Washington, Fayette County, Pennsylvania, and being known as 120 Brant Hoover Street, Belle Vernon, Pennsylvania 15012.

Being known and designated as Tax ID No.: 41-05-0329

Being known as: 120 Brant Hoover Street, Belle Vernon, Pennsylvania 15012

BEING the same premises which Joanna R. Cerini, an individual, married, by Deed dated January 7, 2012 and recorded in and for Fayette County, Pennsylvania in Deed Book 3174, Page 1956, granted and conveyed unto Roger W. Albaugh, married.

Title vesting in Millicent Sellers and Samuel P. Sellers by deed from Millicent Sellers and Samuel P. Sellers, husband and wife, dated December 1, 2005 and recorded March 10, 2006 in Deed Book 2979, Page 1566 Instrument Number 200600003436. The said Samuel P. Sellers died on May 26, 2007, thereby vesting title solely in Millicent Sellers, by operation of law. The said Millicent Sellers died on June 21, 2015 without a will or appointment of an Administrator, thereby vesting title in Richetrina L. Fullard aka Trina L. Fullard Known Surviving Heir of Millicent Sellers, Jeanette L. Sellers Known Surviving Heir of Millicent Sellers, and Unknown Surviving Heirs of Millicent Sellers by operation of law.
 Tax Parcel Number: 41-15-0085

No. 2495 of 2019 GD
 No. 48 of 2020 ED

KeyBank s/b/m First Niagara Bank, NA
Plaintiff
 vs.
Dedra Dillinger, as Administratrix of the
Estate of Louise Rosano
Defendant.

Phelan Hallinan Diamond & Jones. LLP
 No. 1411 of 2019 GD
 No. 39 of 2020 ED

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 487 Main Street, Lemont Furnace, AKA North Union, PA 15456 having erected thereon a dwelling house.

Ditech Financial LLC f/k/a Green Tree
Servicing LLC
Plaintiff
 v.
Alice B. Glawinski
Defendant(s)

Being known and designated as Tax ID No.: 25-27-0297

BEING the same premises which Robert E. Crews and Marva J. Crews, his wife, by Deed dated June 21, 1991 and recorded in and for Fayette County, Pennsylvania in Deed Book 0842, Page 0150, granted and conveyed unto Albert Rosano and Louise Rosano, his wife.

By virtue of a Writ of Execution No. 2019-01411
 Ditech Financial LLC f/k/a Green Tree

Servicing LLC
 v.
 Alice B. Glawinski
 owner(s) of property situate in the
 PERRYOPOLIS BOROUGH, Fayette County,
 Pennsylvania, being 617 Columbia Street, a/k/a
 615 Columbia Street, Perryopolis, PA 15473
 Parcel No.: 28-09-0212
 Improvements thereon: RESIDENTIAL
 DWELLING

John S. Toohey, Esquire

No. 1289 of 2018 GD
 No. 390 of 2019 ED

SCOTSDALE BANK AND TRUST CO.,
A division of Mid Penn Bank,
Plaintiff

vs.

ESTATE OF DONNA FAYE HALFHILL
A/K/A DONNA F. HALFHILL A/K/A
DONNA HALFHILL, TODD HALFHILL AS
ADMINISTRATOR, TODD HALFHILL,
Known Surviving Heir of Donna F. Halfhill,
and Unknown Surviving Heirs of Donna F.
Halfhill, Deceased Mortgagor,
Defendant

Property of: Estate of Donna Faye Halfhill
 a/k/a Donna F. Halfhill a/k/a Donna Halfhill,
 Todd Halfhill, as Administrator, Todd Halfhill,
 known surviving Heir of Donna F. Halfhill, and
 Unknown Surviving Heirs of Donna F. Halfhill,
 Deceased Mortgagor

Civil Action No.: 1289 of 2018 GD

ALL the right, title, interest and claim of
 Estate of Donna Faye Halfhill a/k/a Donna F.
 Halfhill a/k/a Donna Halfhill, Todd Halfhill, as
 Administrator, Todd Halfhill, known surviving
 Heir of Donna F. Halfhill, and Unknown
 Surviving Heirs of Donna F. Halfhill. Deceased
 Mortgagor, of, in and to:

Municipality: Bullskin Township

Address: 2336 Moyer Road, Connellsville,
 Fayette County, Pennsylvania, 15425.

Part of Lot 6 in the Plan of Lots of Henry
 N. Freed

Improvements: Ranch home and frame
 utility shed

RBV: 1299, Page 1025.

Parcel ID No. 04-28-0064

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

No. 2710 of 2019 GD
 No. 50 of 2020 ED

PNC BANK, NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff

vs.

VERONICA L. HILL
Mortgagor(s) and Record Owner(s)
1077 Flatwoods Road
Vanderbilt, PA 15486
Defendant(s)

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

BEING KNOWN AS: 1077
 FLATWOODS ROAD, VANDERBILT, PA
 15486

TAX PARCEL #13-05-0078

IMPROVEMENTS: A RESIDENTIAL
 DWELLING

SOLD AS THE PROPERTY OF:
 VERONICA L. HILL

Phelan Hallinan Diamond & Jones, LLP

No. 831 of 2019 GD
 No. 5 of 2020 ED

Lsf8 Master Participation Trust
Plaintiff

v.

Cynthia L. Johnson, in Her Capacity as
Executrix and Devisee of The Estate of Sylvia
Jane Sealy a/k/a Sylvia J. Sealy
Evelyn Potchynok, in Her Capacity as Heir of
Sylvia Jane Sealy a/k/a Sylvia J. Sealy,
Deceased
All Unknown Heirs of Sylvia Jane Sealy,
Deceased
Defendant(s)

By virtue of a Writ of Execution No. 831
 OF 2019 GD

Lsf8 Master Participation Trust v.
 Cynthia L. Johnson, in Her Capacity as
 Executrix and Devisee of The Estate of Sylvia
 Jane Sealy a/k/a Sylvia J. Sealy
 Evelyn Potchynok, in Her Capacity as Heir of

Sylvia Jane Sealy a/k/a Sylvia J. Sealy, Deceased All Unknown Heirs of Sylvia Jane Sealy, Deceased
 owner(s) of property situate in the BROWNSVILLE TOWNSHIP, 6TH, Fayette County, Pennsylvania, being 419 Front Street, Brownsville, PA 15417-1938
 Parcel No.: 02-06-0258
 Improvements thereon: RESIDENTIAL DWELLING

No. 1566 of 2019 GD
 No. 393 of 2020 ED

PENNYMAC LOAN SERVICES, LLC
 vs.
JASON A. KOPEC
JANAE M. KOPEC

ALL that certain lot of land in South Union Township, Fayette County, Pennsylvania
 BEING THE SAME PREMISES which Raymond James Trust, N.A. by Carol Kirst, Trust Real Estate Manager, as Executor of the Estate of Constance C. Dillow, deceased, by Deed dated August 15, 2014 and recorded August 18, 2014 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3256, Page 2322, granted and conveyed unto JASON A. KOPEC and JANAE M. KOPEC, his wife.
 BEING KNOWN AS: 6 CLOVER LANE, UNIONTOWN, PA 15401
 PARCEL #34-05-0183-01

Richard M. Squire & Associates, LLC
 One Jenkintown Station, Suite 104
 115 West Avenue
 Jenkintown, PA 19046

No. 2476 of 2019 GD
 No. 47 of 2020 ED

UMB BANK NATIONAL ASSOCIATION,
not in its individual capacity but solely as legal title trustee of LVS Title Trust XI
PLAINTIFF
 v.
JAMIE L. KULICK
DEFENDANT(S).

TAX PARCEL NO. 1417000102
 PROPERTY ADDRESS: 21 Skyler View Lane, Uniontown, PA 15401
 IMPROVEMENTS: Single Family Dwelling

SEIZED AND TAKEN in execution as the property of Jamie L. Kulick
 ALL THAT CERTAIN piece, parcel, or tract of land situate in Georges Township, Fayette County, Commonwealth of Pennsylvania, known as Lot No. 1 in the Adams Moncheck subdivision, a plan which is recorded in Plan Book Volume 35, Page 76, said Lot No. 1 being more specifically bounded and described

Stephen M. Hladik, Esquire
 Hladik, Onorato & Federman, LLP
 298 Wissahickon Avenue
 North Wales, PA 19454

No. 2570 of 2019 GD
 No. 51 of 2020 ED

J.P. Morgan Mortgage Acquisition Corp. (Plaintiff)
 vs.
Francis E. Laws and Kimberly S. Laws (Defendants)

By virtue of Writ of Execution No. 2019-02570
 J.P. Morgan Mortgage Acquisition Corp. (Plaintiff) vs. Francis E. Laws and Kimberly S. Laws (Defendants)
 Property Address 2111 First Street, South Connellsville, PA 15425
 Parcel I.D. No. 33-07-0045
 Improvements thereon consist of a residential dwelling.
 Judgment Amount: \$47,277.37

No. 863 of 2019 GD
 No. 49 of 2020 ED

PENNYMAC LOAN SERVICES, LLC
 vs.
GREGORY A. MANDICH

ALL THAT CERTAIN piece or parcel of land, situated in Franklin Township, Fayette County, Pennsylvania
 BEING KNOWN AS: 484 FLATWOODS ROAD, VANDERBILT, PA 15486
 BEING THE SAME PREMISES which Raymond J. Grote, by Deed dated January 17, 2014 and recorded January 22, 2014 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 3240, Page 2287, granted and conveyed unto GREGORY A. MANDICH, a married man.
 PARCEL# 13-06-0088

Phelan Hallinan Diamond & Jones, LLP

No. 851 of 2018 GD
No. 17 of 2020 ED

Wells Fargo Bank, NA
Plaintiff
v.
Anthony L. Milan
Nur H. Milan
Defendant(s)

By virtue of a Writ of Execution No. 851 OF 2018 GD
Wells Fargo Bank, NA
v.
Anthony L. Milan
Nur H. Milan
owner(s) of property situate in the LUZERNE TOWNSHIP, Fayette County, Pennsylvania, being 811 Green Street, A/K/A 811 Green ST-Hiller, Brownsville, PA 15417-2201
Parcel No.: 19-13-0080
Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 2527 of 2017 GD
No. 56 of 2020 ED

Truist Bank, Formerly Known as Branch Banking and Trust Company
Plaintiff
v.
William Nedley
Defendant(s)

By virtue of a Writ of Execution No. 2527-OF-2017-GD
Truist Bank, Formerly Known as Branch Banking and Trust Company
v.
William Nedley
owner(s) of property situate in the UNIONTOWN CITY, Fayette County, Pennsylvania, being 12 Daniel Street, Uniontown, PA 15401-2704
Parcel No.: 38-05-0171
Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 1972 of 2019 GD
No. 407 of 2019 ED

Freedom Mortgage Corporation
Plaintiff
v.
Julie A. Paull a/k/a Julie Paull
Defendant(s)

By virtue of a Writ of Execution No. 1972 OF 2019 GD
Freedom Mortgage Corporation
v.
Julie A. Paull a/k/a Julie Paull
owner(s) of property situate in the SOUTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 51 Virginia Avenue, Uniontown, PA 15401-4919
Parcel No.: 34-18-0037
Improvements thereon: RESIDENTIAL DWELLING

No. 1626 of 2018 GD
No. 33 of 2020 ED

Wells Fargo Bank, N.A.
Plaintiff,
vs.
Elizabeth Richter, AKA Elizabeth A. Richter;
Alan W. Richter
Defendants.

ALL that certain parcel of land lying and being situate in the Township of Perry, County of Fayette, and Commonwealth of Pennsylvania, known as 1576 Banning Road, Dawson, PA 15428 having erected thereon a dwelling house.
Being known and designated as Tax ID No.: 2705003705
BEING the same premises which Elizabeth A. Moore, now by remarriage known as Elizabeth A. Richter, and Alan W. Richter, her husband, by Deed dated February 22, 1999 and recorded in and for Fayette County, Pennsylvania in Deed Book 2269, Page 199, granted and conveyed unto Alan W. Richter and Elizabeth A. Richter, his wife.

Phelan Hallinan Diamond & Jones, LLP

No. 1334 of 2016 GD
No. 10 of 2020 ED

Wilmington Savings Fund Society, FSB, as

**Trustee of Stanwich Mortgage Loan Trust A
Plaintiff**
v.

**Serena R. Richter A/K/A Serena Richter
Defendant(s)**

By virtue of a Writ of Execution No. 1334-OF-2016-GD
Wilmington Savings Fund Society, FSB, as
Trustee of Stanwich Mortgage Loan Trust A
v.

Serena R. Richter A/K/A Serena Richter
owner(s) of property situate in the
UNIONTOWN CITY, Fayette County,
Pennsylvania, being 44 Union Street,
Uniontown, PA 15401-4218

Parcel No.: 38-12-0078
Improvements thereon: RESIDENTIAL
DWELLING

200800011688.
Tax Parcel Number: 25-47-0179

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

No. 2435 of 2016 GD
No. 411 of 2019 ED

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

v.

**CATHERINE MATWAY RUBIS A/K/A
CATHERINE M. RUBIS A/K/A
CATHERINE RUBIS
GREGORY P. RUBIS A/K/A GREGORY
RUBIS**

**Mortgagor(s) and Record Owner(s)
134 Strawn Road A/K/A 140 Strawn Road
Perryopolis, PA 15473
Defendant(s)**

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

BEING KNOWN AS: 134 STRAWN
ROAD A/K/A 140 STRAWN ROAD,
PERRYOPOLIS, PA 15473

TAX PARCEL #28-07-0035

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
CATHERINE MATWAY RUBIS A/K/A
CATHERINE M. RUBIS A/K/A CATHERINE
RUBIS AND GREGORY P. RUBIS A/K/A
GREGORY RUBIS

McCABE, WEISBERG & CONWAY, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

No. 2608 of 2019 GD
No. 16 of 2020 ED

**LSF9 Master Participation Trust
Plaintiff**
v.

**Clinton L Rigger A/K/A
Clinton L. Rigger III
Defendant**

ALL THOSE CERTAIN LOTS OR
PIECES OF LAND SITUATE IN THE
TOWNSHIP OF NORTH UNION, COUNTY
OF FAYETTE AND COMMONWEALTH OF
PENNSYLVANIA, BEING DESIGNATED AS
LOT NOS. 166 AND 167 IN THE
HOMWOOD TERRACE PLAN OF LOTS,
AS RECORDED IN THE RECORDER OF
DEEDS OFFICE OF FAYETTE COUNTY,
PENNSYLVANIA, IN PLAN BOOK
VOLUME 4, PAGE 208.

BEING KNOWN AS: 95 CHAFFEE
STREET, UNIONTOWN, PENNSYLVANIA
15401

TITLE VESTING IN CLINTON L
RIGGEN A/K/A CLINTON L. RIGGEN III BY
DEED FROM JASON J. MILLER AND
CANDICE MILLER, A/K/A CANDICE
CONCHILLA, HUSBAND AND WIFE,
DATED AUGUST 29, 2008 AND RECORDED
SEPTEMBER 3, 2008 IN DEED BOOK 3071,
PAGE 2286 INSTRUMENT NUMBER

Phelan Hallinan Diamond & Jones, LLP

No. 2857 of 2019 GD
No. 64 of 2020 ED

**Home Point Financial Corporation
Plaintiff**
v.

**Anthony M. Russell
Bethany M. Russell
Defendant(s)**

By virtue of a Writ of Execution No. 2019-02857
 Home Point Financial Corporation
 v.
 Anthony M. Russell
 Bethany M. Russell
 owner(s) of property situate in the NORTH UNION TOWNSHIP, Fayette County, Pennsylvania, being 344 Craig Lane, Hopwood, PA 15445-2502
 Parcel No.: 25-46-0004
 Improvements thereon: RESIDENTIAL DWELLING

Gary Altman, Esquire
 206 Derrick Ave
 Uniontown, Pa 15401

No. 1816 of 2019 GD
 No. 9 of 2020 ED

Louis E. Scheggia,
Plaintiff,
vs.
Carolyn A. Scheggia, an individual, and the United States Department of Housing and Urban Development,
Defendants.

By virtue of a Writ of Execution No. 1816 of 2019 G.D.
 House and lot at 39 Stewart Avenue in the City of Uniontown. Being Fayette County Parcel ID# 38-12-0449.

Preston D. Jaquish, Esquire
 McGrath McCall, P.C.
 Four Gateway Center, Suite 1040
 444 Liberty Avenue
 Pittsburgh, PA 15222

No. 2223 of 2019 GD
 No. 24 of 2020 ED

FIRST NATIONAL BANK OF PENNSYLVANIA,
Plaintiff,
vs.
CHRISTINE A. SCHOCK,
Defendant.

WRIT NO. 2223 of 2019 GD
 All that certain land known as Lots 18, 19 and 20 in the Mt. Vernon Avenue Plan of Lots recorded in the Recorder's office in Plan Book Volume 1, Page 96, situate in South Union

Township, Fayette County, Pennsylvania, being known as 470 S. Mount Vernon Avenue Ext., Uniontown, PA 15401, Tax Parcel ID No. 34-16-0267.

Phelan Hallinan Diamond & Jones, LLP

No. 1942 of 2019 GD
 No. 406 of 2019 ED

PNC Bank, National Association
Plaintiff
v.
Jason L. Smith, II
Defendant(s)

By virtue of a Writ of Execution No. 1942 OF 2019
 PNC Bank, National Association
 v.
 Jason L. Smith, II
 owner(s) of property situate in the CONNELLSVILLE TOWNSHIP, Fayette County, Pennsylvania, being 407 West Blake Avenue, Connellsville, PA 15425-1612
 Parcel No.: 06-03-0021
 Improvements thereon: RESIDENTIAL DWELLING

No. 600 of 2019 GD
 No. 8 of 2020 ED

WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK OF DELAWARE, N.A. F/K/A FIRST UNION NATIONAL BANK OF DELAWARE
vs.
DONNA L. TAYLOR A/K/A
DONNA LYNN TAYLOR

ALL THAT CERTAIN TRACT OF LAND SITUATE AT ALLISON NO. 1, REDSTONE TOWNSHIP, FAYETTE COUNTY AND STATE OF PENNSYLVANIA.

BEING THE SAME PREMISES which Ella Kochis, an unmarried widow, and Donna Marie David, an unmarried widow, by Deed dated May 28, 2002 and recorded May 31, 2002 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 2822, Page 2262, granted and conveyed unto DONNA MARIE DAVID, an unmarried widow, and DONNA L. TAYLOR, her daughter, as joint tenants with the right of survivorship and not as tenants in common.

And the said Donna Marie David departed

this life on November 19, 2018. Title to the property passed to Donna L. Taylor by operation of law.

BEING KNOWN AS: 260 SECOND STREET A/K/A 259 2ND STREET, APT #1 A/K/A 259-260 2ND STREET, APT #1, ALISON, PA 15413 A/K/A TOWNSHIP OF REDSTONE, PA 15413 A/K/A BROWNSVILLE, PA 15417
 PARCEL #30-15-0076

Phelan Hallinan Diamond & Jones LLP

No. 1870 of 2019 GD
 No. 63 of 2020 ED

Suntrust Bank s/b/m Suntrust Mortgage Inc.
Plaintiff
 v.
Candie R. Tringes
Defendant(s)

By virtue of a Writ of Execution No. 2019-01870
 Suntrust Bank s/b/m Suntrust Mortgage Inc.
 v.
 Candie R. Tringes
 owner(s) of property situate in the REDSTONE TOWNSHIP, Fayette County, Pennsylvania, being 1032 Main Street, Republic, PA 15475
 Parcel No.: 30-24-0199
 Improvements thereon: RESIDENTIAL DWELLING

Phelan Hallinan Diamond & Jones, LLP

No. 2187 of 2019 GD
 No. 42 of 2020 ED

Home Point Financial Corporation
Plaintiff
 v.
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James A. Shockley, Deceased
Defendant(s)

By virtue of a Writ of Execution No. 2019-02187
 Home Point Financial Corporation
 v.
 Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James A. Shockley, Deceased

owner(s) of property situate in the JEFFERSON TOWNSHIP, Fayette County, Pennsylvania, being 461 Brownsville Road, Fayette City, PA 15438-1107

Parcel No.: 17-07-0006
 Improvements thereon: RESIDENTIAL DWELLING

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

No. 2511 of 2019 GD
 No. 34 of 2020 ED

DITECH FINANCIAL LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607
Plaintiff

vs.
JOHN R. WASHABAUGH
Mortgagor(s) and Record Owner(s)
630 Leisenring Vanderbilt Road
Vanderbilt, PA 15486
Defendant(s)

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

BEING KNOWN AS: 630 LEISENRING VANDERBILT ROAD, VANDERBILT, PA 15486

TAX PARCEL #09-05-0271
 IMPROVEMENTS: A RESIDENTIAL DWELLING
 SOLD AS THE PROPERTY OF: JOHN R. WASHABAUGH

*** END SHERIFF'S SALES***

JUDICIAL OPINION

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

COMMONWEALTH OF
PENNSYLVANIA,

:
:
:
:
:

V.

JOHN EDWIN LOWRY, III,
Defendant/Appellant.

: No. 1607 of 2019
: Judge Joseph M. George, Jr.

ATTORNEYS AND LAW FIRMS

Wendy O'Brien, Esquire, Assistant District Attorney, For the Commonwealth
Matthew Jaynes, Esquire, Assistant Public Defender, For the Appellant

OPINION

GEORGE, J.

February 19, 2020

On January 6th, 2020, the Appellant entered a plea of guilty. On January 17th, 2020, Appellant filed a written motion to withdraw his plea. On January 22nd, 2020, this Court denied the motion to withdraw and sentenced the defendant in accordance with the plea bargain agreement. On February 10th, 2020, Appellant filed the instant appeal.

CONCISE ISSUE

Appellant filed the following Statement of Errors Complained of on Appeal:

ISSUE NO. 1: WHETHER THE TRIAL COURT COMMITTED AN ABUSE OF DISCRETION IN SENTENCING APPELLANT ON JANUARY 22, 2020, IN ACCORDANCE WITH A PLEA AGREEMENT ENTERED ON JANUARY 6, 2020, WHEN APPELLANT FILED A MOTION TO WITHDRAW HIS GUILTY PLEA ON JANUARY 17, 2020.

DISCUSSION

Appellant's first and only issue alleges that this Court erred in refusing to permit him to withdraw his plea which was entered as his case was about to be called for trial.

Preliminarily, we recognize that at "any time before the imposition of sentence, the court may, in its discretion, permit, upon motion of the defendant, or direct sua sponte, the withdrawal of a plea of guilty or nolo contendere and the substitution of a plea of not guilty." Pa.R.Crim.P 591 (A). "The decision to grant or deny a motion to withdraw a guilty plea rests within the trial court's discretion, and we will not disturb the court's decision on such motion unless the court abused that discretion." Commonwealth v. Gordy, 73 A.3d 620, 624 (Pa. Super. 2013).

With respect to pre-sentence motions to withdraw a guilty plea, our Supreme Court, in Commonwealth v. Carrasquillo, 115 A.3d 1284 (Pa. 2015), explained:

There is no absolute right to withdraw a guilty plea; trial courts have discretion in

determining whether a withdrawal request will be granted; such discretion is to be administered liberally in favor of the accused; and any demonstration by a defendant of a fair-and-just reason will suffice to support a grant, unless withdrawal would work substantial prejudice to the Commonwealth. The perfunctory fashion in which these principles were applied... lent the impression that this court had required acceptance of a bare assertion of innocence as a fair-and-just reason.

* * *

The proper inquiry on consideration of such a withdrawal motion is whether the accused has made some colorable demonstration, under the circumstances, such that permitting withdrawal of the plea would promote fairness and justice. The policy of liberality remains extant but has its limits, consistent with the affordance of a degree of discretion to the common pleas courts.

Id. At 1291-92.

Appellant presented a written motion to withdraw the plea in Motions Court the day before sentence and this Court deferred hearing on the motion to immediately prior to the sentence which was scheduled on January 22nd, 2020. The Court asked several questions attempting to ascertain the reason why the Appellant wished to withdraw his plea. When asked by the Court if he understood everything regarding the plea, Appellant stated "Yes. But I wasn't really in the right state of mind at the time", "I had a lot of stuff on my plate. I had a lot to think about if I should take the plea or not or if I should take it to trial". (Sentencing Proceedings Pages 4 through 5). These responses given by Appellant were inconsistent with his sworn testimony at the plea proceedings and deemed not to be credible by the Court.

"A defendant is bound by the statements made during the plea colloquy, and a defendant may not later offer reasons for withdrawing the plea that contradicts statements made when he or she pled." *Commonwealth v. Brown*, 48 A.3d 1275 (Pa. Super. 2012).

Moreover, it is apparent to the Court that although Appellant was vague in his reasons and not credible, he sought the withdraw of his plea in part, because of his concern with the potential length of the sentence. The Appellant stated "I feel that I would maybe do a little better in trial"; and "I got kids out there and everything". (Sentencing Proceedings Pages 4 through 5).

The "desire to avoid a more lengthy prison term is not grounds for withdrawing a plea." *Commonwealth v. Baez* 169 A.3d 35 (Pa. 2017).

Accordingly, Appellant failed to demonstrate that permitting the withdraw of the plea would have promoted fairness and justice. Therefore, Appellant's first and only issue is without merit.

BY THE COURT:
JOSEPH M. GEORGE, JR., JUDGE

ATTEST:
Clerk of Courts



Pennsylvania Bar Institute

UPCOMING CLE

For more information and to register: www.pbi.org | 1-800-932-4637

Upcoming live simulcast and video replay continuing legal education courses at the Fayette County Bar Association Office, 45 East Main Street, Suite 100, Uniontown.

Registration: <http://www.pbi.org/fayette-county>

- | | |
|----------|---|
| March 24 | <p>Handling the Workers' Comp Case
 9:00 a.m. to 4:15 p.m.
 5 substantive/1 ethics</p> |
| March 26 | <p>Elder Law Update 2019
 9:00 a.m. to 12:00 p.m.
 3 substantive</p> |
| March 31 | <p>The Binders on Pennsylvania Evidence 2020
 1:00 p.m. to 4:15 p.m.
 3 substantive</p> |
| April 3 | <p>Litigation Blunders, Bloopers and Boons
 9:00 a.m. to 4:30 p.m.
 4 substantive/2 ethics</p> |
| April 7 | <p>Securing Electronic Communications, Email Etiquette and Ethics
 9:00 a.m. to 12:15 p.m.
 2 substantive/1 ethics</p> |
| April 14 | <p>Sheriff's Sales in Pennsylvania 2020
 9:00 a.m. to 1:15 p.m.
 3 substantive/1 ethics</p> |
| April 23 | <p>Personal Injury Law Conference 2019
 9:00 a.m. to 3:30 p.m.
 5 substantive/1 ethics</p> |
| April 27 | <p>A Day on Ethics 2020
 9:00 a.m. to 4:20 p.m.
 6 ethics</p> |
| April 29 | <p>Legal Issues in an Age of Aging 2020
 9:00 a.m. to 4:00 p.m.
 5 substantive/1 ethics</p> |



The Institute for Law & Public Policy
April CLE Seminars

Frank Sarris Public Library

35 North Jefferson Avenue Canonsburg, PA 15317
Conveniently located off of the I-79 Canonsburg, PA Exit
Free Parking in Murdock Street Lot
April 29th & 30th 2020

April 29, 2020 - 9 AM-12:15 PM

Advising Your Business-Owner Clients

Presenter: Brian Bohn/Merrill Lynch
2 substantive credits / 1 ethics - \$79

April 29, 2020 - 1 PM-4:15 PM

***Pennsylvania Limited Liability Companies: The Go-To Entity for Small
Businesses in Pennsylvania***

Mark Sullivan & John Heurich /Lynch Law Group
2 Substantive Credits/1 Ethics - \$79

April 30, 2020 - 9 AM-12:15 PM

Student Discipline in Pennsylvania's Public Schools

Joe Zupancic/ Zupancic Law
3 Substantive Credits - \$75

April 30, 2020 - 1 PM-4:15 PM

Real Estate Round Up

Steve Emery, Frank Kosir, Derek Ferace and Eric Rosenberg/Chicago Title Insurance
3 Substantive Credits - \$75

PA CLE approved

To register: www.calu.edu/ilpp
speer@calu.edu /724-938-4054

California University of PA

250 University Avenue, Box 6 | California, Pennsylvania 15419

*The Institute for Law & Public Policy is a PA CLE Accredited Provider (Provider # 5872)
Join our mailing list to keep up with our latest offerings – email Speer@calu.edu*

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

LUNCH & LEARN SERIES

FCBA LUNCH & LEARN SERIES

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

- Date: **Wednesday, March 18th** from 12:00 p.m. to 1:30 p.m.
- Location: Courtroom No. 1 of the Fayette County Courthouse
- Discussion topics: **Issues in Bank Fraud and Safeguarding your IOLTA Account, Online Wire Transfers for Closings & Electronic Notifications**
- Presenters: Daniel Flynn, Fraud Investigations Manager, Karla Strosnider, Operational Risk Manager, and Jacquie Stanley, Senior Vice President and Regional Manager of Commercial Services, all of United Bank.

CLE Credit

1.5 hours of Substantive CLE credit for the program. The fees are as follows:

Members of the FCBA

- No charge for attendance without CLE Credit
- \$10 fee for attendance with CLE Credit

Attorneys admitted to practice in Pennsylvania after January 1, 2012

- No charge for attendance with CLE Credit

Non-members of the FCBA

- \$10 fee for attendance without CLE Credit
- \$40 fee for attendance with CLE Credit

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

A light lunch will be provided.

RSVP

If interested in attending, please call Cindy at the Bar office at 724-437-7994 or by email to cindy@fcbar.org on or before Monday, March 16th.



Join us for an evening of camaraderie with your colleagues at the

127th Annual

**FAYETTE COUNTY BAR ASSOCIATION
BAR BANQUET**

FRIDAY, APRIL 17, 2020

6:00 COCKTAIL RECEPTION

7:00 DINNER AND DANCING

**NEMACOLIN WOODLANDS RESORT
GRAND BALLROOM**

Kindly reply by Monday, April 13th

Please specify entrée selection

Filet Mignon, Atlantic Salmon, Chef's Vegetarian

RSVP to the Association

724-437-7994 or cindy@fcbar.org

No charge for FCBA Members | Guests Welcome | \$150 Guest Fee

*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