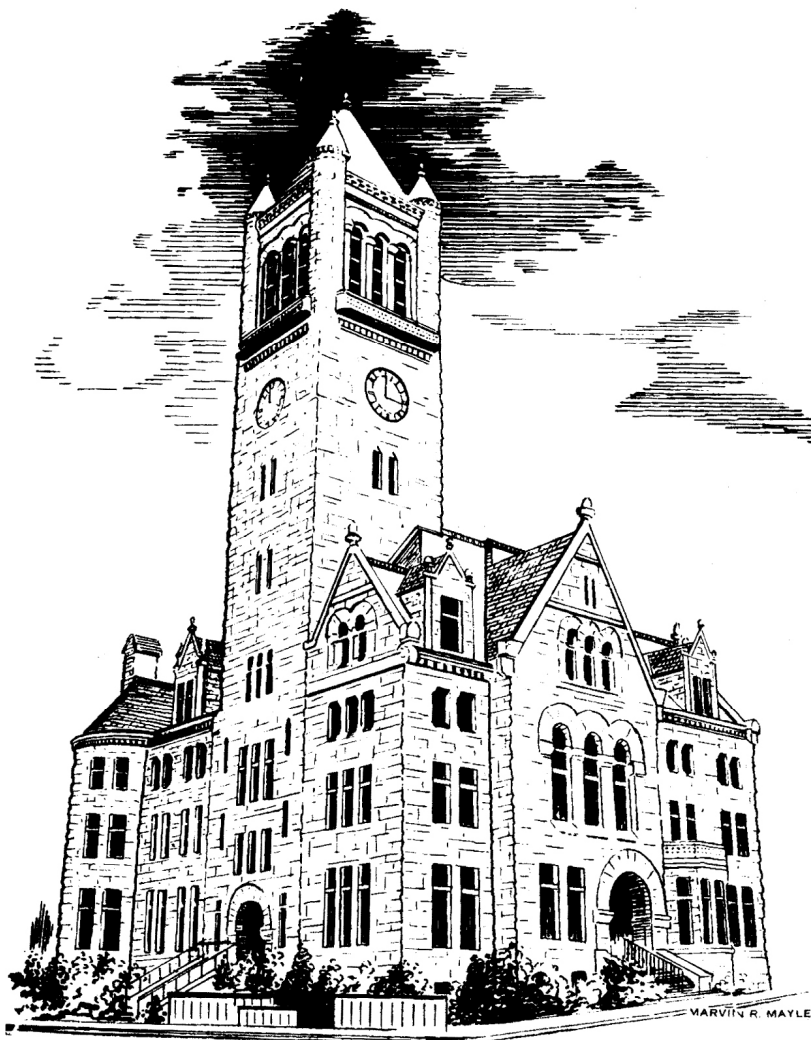


FAYETTE LEGAL JOURNAL

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FAYETTE LEGAL JOURNAL

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The Ethics Hotline provides free advisory opinions to PBA members based upon review of a member's prospective conduct by members of the PBA Committee on Legal Ethics and Professional Responsibility. The committee responds to requests regarding, the impact of the provisions of the Rules of Professional Conduct or the Code of Judicial Conduct upon the inquiring member's proposed activity. All inquiries are confidential.

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ESTATE NOTICES

Notice is hereby given that letters testamentary or of administration have been granted to the following estates. All persons indebted to said estates are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors named.

Third Publication

ESTELLA COBERT, a/k/a ESTELLA A. COBERT, a/k/a ESTELLA ARABELLA COBERT, late of Point Marion Borough, Fayette County, PA (3)

Executrix: Tina Cobert
15907 Pine Croft Lane
Bowie, Maryland 20716
c/o 556 Morgantown Road
Uniontown, PA 15401
Attorney: John A. Kopas, III

AUGUST W. CORFONT, JR., a/k/a AUGUST W. CORFONT, late of Brownsville Borough, Fayette County, PA (3)

Executor: Carl A. Dellapenna
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: James T. Davis

KEVIN DURITSKY, a/k/a KEVIN P. DURITSKY, late of Fairchance Borough, Fayette County, PA (3)

Administratrix: Wanda M. Duritsky
16 North Main Street
Fairchance, PA 15436
c/o Tremba, Greiner & Brooks
1310 Morrell Avenue, Suite C
Connellsville, PA 15425
Attorney: John Greiner

JOSEPH A. FANTINI, late of La Belle, Luzerne Township, Fayette County, PA (3)

Personal Representative: Rose Fantini
c/o Dellarose Law Office, PLLC
99 East Main Street, Suite 101
Uniontown, PA 15401
Attorney: Melinda Deal Dellarose

BLANCHE MATTIE, late of Redstone Township, Fayette County, PA (3)

Administratrix: Kimberly R. Medved
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

TULLIO MATTIE, a/k/a TULLIO MATTIE, JR., late of Redstone Township, Fayette County, PA (3)

Executrix: Kimberly R. Medved
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

MARY SALIPEK, late of Masontown Borough, Fayette County, PA (3)

Personal Representatives:
Barbara A. Talotta and Cheryl A. Hornick
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

ALBERT YASH, a/k/a ALBERT DANIEL YASH, late of German Township, Fayette County, PA (3)

Executor: Alex M. Demniak
c/o Tiberi Law Office
84 East Main Street
Uniontown, PA 15401
Attorney: Vincent Tiberi

Second Publication

DONALD E. SHROYER a/k/a DONALD EUGENE SHROYER, late of Springfield Township, Fayette County, PA (2)

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

CYNTHIA A. BIRCKBICHLER a/k/a CYNTHIA A. CRAIG, late of Connellsville, Fayette County, PA (2)

Executrix: Tiffany A. Groh

c/o Casini & Geibig, LLC
815B Memorial Blvd.
Connellsville, PA 15425
Attorney: Jennifer M. Casini

First Publication

MARY ELLEN ANDERSON, late of
Uniontown, Fayette County, PA ⁽¹⁾
Executor: Scott Raw McKowen
c/o P. O. Box 727
Uniontown, PA 15401
Attorney: Bernadette K. Tummons

FRANCES COLLINS a/k/a FRANCES L. COLLINS, late of Stewart Township, Fayette County, PA ⁽¹⁾
Executrix: Debra S. Kooser
304 Kooser Road
Mill Run, PA 15464
c/o Law Office of Mackenzie A. Kline, LLC
P.O. Box 55
Mill Run, PA 15464
Attorney: Mackenzie Kline

JOSEPH M. GOBERNI, late of Dunbar Township, Fayette County, PA ⁽¹⁾
Personal Representative: Carol J. Sinatra
c/o 208 S. Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

VELMA J. GMUTZA a/k/a VELMA JEAN GMUTZA, late of New Salem, Fayette County, PA ⁽¹⁾
Executrix: Christine A. Ferranti
c/o Proden & O'Brien
99 E Main Street
Uniontown, PA 15401
Attorney: Wendy L. O'Brien

JAMES J. KERESZTENYI a/k/a JAMES JOSEPH KERESZTENYI, late of Saltlick Township, Fayette County, PA ⁽¹⁾
Personal Representative: Elaine S. Poinsett
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

VIOLA MARIE MARTINKO, late of Nicholson Township, Fayette County, PA
Executrix: Julie Ann Cappellini
c/o Dellarose Law Office, PLLC
99 East Main Street, Suite 101
Uniontown, PA 15401
Attorney: Melinda Deal Dellarose

MILDRED M. PEARSON a/k/a MILDRED PEARSON a/k/a MILDRED MATHILDA PEARSON, late of Georges Township, Fayette County, PA ⁽¹⁾
Co-Executrices: Kathy L. Flowers and Jo Ann Nuzzo
c/o 9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

NANCY ROWAN a/k/a NANCY JO ROWAN, late of Dunbar Township, Fayette County, PA ⁽¹⁾
Personal Representative: Laurie Roadman
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Robert A. Gordon

JOSEPH M. GOBERNI, late of Dunbar Township, Fayette County, PA ⁽¹⁾
Personal Representative: Carol J. Sinatra
c/o 208 S. Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 1065 of 2025, G. D.

GUY ROSE AND PATRICIA ROSE,
His wife,
Plaintiffs,
Vs.

WILLIAM R. JOSEPH and BARNES
REAL ESTATE, JAMES STIMMEL and
ELIZABETH STIMMEL, his wife,
Defendants.

NOTICE

TO: WILLIAM R. JOSEPH and BARNES
REAL ESTATE, JAMES STIMMEL and
ELIZABETH STIMMEL, his wife, their heirs,
successors and assigns, generally.

You are hereby notified that Guy Rose and Patricia Rose, his wife, have filed a complaint at the above number and term in the above-mentioned court in an action to quiet title wherein it is alleged that they are the owners in possession of that certain lot of land situate in Connellsville, Fayette County, Pennsylvania, having a mailing address of 1220 and 1220-1/2 Race Street, Connellsville, Pennsylvania, 15425. Tax Parcel No. 05-16-0017.

Title to the above-described property was conveyed to Guy Rose and Patricia Rose, his wife, by a deed from William Joseph, being recorded at the Recorder of Deeds Office at Record Book 3108, Page 2041. Said complaint sets forth that the plaintiffs are the owners in fee simple of the above-described premises. The complaint was filed for the purpose of barring all of your right, title, and interest, or claim in and to all or a portion of said premises.

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

you by the court without further notice or any money claimed in the complaint, or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

By Richard E. Bower, Esquire
1600 Morrell Avenue
P. O. Box 463
Connellsville, PA 15425
Phone: 724-603-3633

Court of Common Pleas of Fayette County
Court No. 963 of 2025 GD

U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for REO Trust 2017-RPL1 v. Larry R. Van Bremen;

To: Larry R. Van Bremen. You have been sued in Court. If you wish to defend against the claims set forth in the Complaint in Mortgage Foreclosure, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice. You may lose money or property or other rights important to you. You should take this publication to your lawyer at once. If you do not have a lawyer, go to or telephone the offices set forth below. The offices below can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, the offices below may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Pennsylvania Lawyer Referral Service, Pennsylvania Bar Association, 100 South Street,

P.O. Box 186, Harrisburg, PA 17108, 1-800-692-7375. Romano, Garubo & Argentieri, LLC, Attorneys for Plaintiff, 52 Newton Ave., Woodbury, NJ 08096, 856-384-1515.

SHERIFF’S SALE

Date of Sale: November 20, 2025

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday November 20, 2025, at 2:00 pm at <https://fayette.pa.realforeclose.com>.

The Conditions of sale are as follows:

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

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

(3 of 3)

James Custer
Sheriff of Fayette County

No. 188 of 2025 G.D.

No. 219 of 2025 E.D.

Bridgeway Capital, Inc.
Plaintiff,
vs

A.J. Giles Enterprises, LLC, Riverside
Family Market LLC and Cal-Aid, LLC
Defendant(s)

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

BEING KNOWN AS 10 CHEAT
STREET, POINT MARION, PA 15474.

TAX PARCEL #29-01-0013 AND TAX
PARCEL #29-01-0015

Nicole M. Francese, Esq.
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

No. 1161 of 2023 G.D.

No. 210 of 2025 E.D.

U.S. BANK TRUST, N.A., AS TRUSTEE
FOR LSRMF MORTGAGE HOLDINGS II
MASTER PARTICIPATION TRUST

v

Any and All Unknown Heirs, Successors,
Assigns and Any and All Persons, Firms or
Associations Claiming Right, Title or Interest
from or under Ronald A. Zagato A/K/A
Ronald A. Zagata, Deceased, Roni S. Zagata
Ritz, as Known Heir of Ronald A. Zagato A/
K/A Ronald A. Zagata, Deceased, Julia A.
Zagata, as Known Heir of Ronald A. Zagato
A/K/A Ronald A. Zagata, Deceased, Any and
All Unknown Heirs, Successors, Assigns and
Any and All Persons, Firms or Associations
Claiming Right, Title or Interest from or
under Andrew Joseph Zagata, Deceased,
Ronald Zagata, Andrew J. Zagata

By virtue of Writ of Execution No. 210 of
2025, E.D.

Docket Number: 2023-01161

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

Commonly known as: 96 Connellsville
Street, Uniontown, PA 15401

Parcel Number: 38-13-0256

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

Judgment Amount:\$75,288.07

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

No. 666 of 2025 G.D.
No. 208 of 2025 E.D.

Towne Mortgage Company
Plaintiff
v.
Timothy Boskovich
Defendant

ALL THAT CERTAIN PIECE OF LAND SITUATE IN NORTH UNION TOWNSHIP, FAYETTE COUNTY, COMMONWEALTH OF PENNSYLVANIA, KNOWN AS LOT NO. 107 TN PLAN OF LOTS CALLED "GALLATIN ADDITION PLAN OF CITY SMALL FARMS", AS RECORDED IN THE RECORDER'S OFFICE OF FAYETTE COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 8, PAGE 41, SAID LOT NO. 107 BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF WATER STREET AND THE EASTERN LINE OF LOT NO. 107 IN SAID PLAN OF LOTS; THENCE ALONG SAID WATER STREET, NORTH 58 DEGREES 55 MINUTES WEST FOR A DISTANCE OF 159.25 FEET TO A STAKE ON THE DIVIDING LINE BETWEEN LOT NO. 106 AND LOT NO. 107 IN SAID PLAN OF LOTS; THENCE ALONG SAID DIVIDING LINE NORTH 36 DEGREES 12 MINUTES EAST FOR A DISTANCE OF 193.77 FEET TO A STAKE ON THE SOUTHERLY LINE OF STATE STREET; THENCE ALONG SAID STATE STREET SOUTH 53 DEGREES 48 MINUTES EAST FOR A DISTANCE OF 120.06 FEET TO A STAKE; THENCE SOUTH 24 DEGREES 5 MINUTES WEST FOR A DISTANCE OF 183.61 FEET TO A POINT, THE PLACE OF BEGINNING. THE ABOVE DESCRIPTION IS MADE ACCORDING TO A SURVEY BY THE FAYETTE ENGINEERING COMPANY OF UNIONTOWN, FAYETTE COUNTY, PENNSYLVANIA, ON DECEMBER 28, 1949, AND IS THE CORRECT DESCRIPTION OF LOT NO. 107 OF SAID PLAN

All that certain piece or parcel or Tract of land situate in the Township of North Union, Fayette County, Pennsylvania, and being known as 147 Water Street, Uniontown, Pennsylvania

15401.

Being known as: 147 Water Street, Uniontown, Pennsylvania 15401

Title vesting in Timothy Boskovich by deed from DAVID A BOND AND JAMIE M BOND, HUSBAND AND WIFE dated July 14, 2020 and recorded August 12, 2020 in Deed Book 3444, Page 985 Instrument Number 202000007355.

Tax Parcel Number: 25-36-0005

No. 1406 of 2025 G.D.
No. 216 of 2025 E.D.

SOMERSET TRUST COMPANY
v.
MICHAEL A. BOWMAN, JR.

Docket Number: 1406 of 2025 GD
No. 216 of 2025 ED
Property of: Michael A. Bowman, Jr.
Located in: CITY OF CONNELLSVILLE, FAYETTE COUNTY

Street Address: 507 E. MURPHY AVENUE, CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA 15437.

Brief Description of Property: Residential, Single-Family home

Improvements thereon: RESIDENTIAL DWELLING

Record book Volume: 3370, Page 2180

Tax Assessment Number(s): MAP NO.: 05-09-0024

No. 118 of 2025 G.D.
No. 159 of 2025 E.D.

CrossCountry Mortgage, LLC
Plaintiff,
vs.
Rachel F. Davis, AKA Rachel Frances Davis;
Lex Robert Charnack
Defendants.

ALL that certain parcel of land lying and being situate in the Township of Washington, County of Fayette, and Commonwealth of Pennsylvania, known as 1302 Axton Street, Belle Vernon, PA 15012 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 41-07-0106

BEING the same premises which Kayla Steele, nka Kayla Pollacci and Seth Pollacci, wife and husband, by Deed dated April 7, 2023 and recorded in and for Fayette County,

Pennsylvania in Deed Book 3546, Page 1212, granted and conveyed unto Rachel Frances Davis, unmarried and Lex Robert Charnack, unmarried.

No. 2018 of 2024 G.D.
No. 160 of 2025 E.D.

Movement Mortgage, LLC
Plaintiff,
Vs.
Robert F. DiMaria
Defendants

ALL THAT CERTAIN PARCEL OF LAND IN LUZERNE TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA DESCRIBED AS FOLLOWS:

THAT PART OF LOT NO. 96 LYING NORTHEAST OF THE CENTER LINE OF MAXWELL AVENUE, THAT PART OF LOT NO. 97 LYING NORTHEAST OF THE CENTER LINE OF MAXWELL AVENUE, THAT PART OF LOT NO. 95 LYING NORTHEAST OF THE CENTERLINE OF MAXWELL AVENUE, THAT PART OF LOT NOS. 96 AND 97 LYING SOUTHWEST OF THE CENTER LINE OF MAXWELL AVENUE. ALL AS SHOWN IN A PLAN OF LOTS RECORDED BY JOHN W. GALBREATH D/B/A JOHN W. GALBREATH AND CO., IN THE RECORDER'S OFFICE OF FAYETTE COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 9, PAGE 43.

Tax/Parcel Number: 19-04-0066

Being the same premises which Lorino Maraldo Rialti and Brandon Rialti, husband and wife, by deed dated October 14, 2021, and recorded October 20, 2021, in Deed Book 3491, Page 1170 in the Fayette County Recorder of Deeds conveyed unto Robert F. DiMaria, a single man, in fee

BEING KNOWN AS 751 Maxwell Avenue, La Belle, PA 15450

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

No. 1477 of 2025 G.D.
No. 207 of 2025 E.D.

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd Ms5/251
Coral Gables, FL 33146
Plaintiff
vs.
JESSICA DOYLE
RALPH DOYLE JR.
Mortgagor(s) and Record Owner(s)
56 Reservoir Road
Uniontown, PA 15401
Defendant(s)

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

BEING KNOWN AS: 56 RESERVOIR ROAD, UNIONTOWN, PA 15401

TAX PARCEL#: 34270364

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF:
JESSICA DOYLE AND RALPH DOYLE JR.
ATTORNEY: KML LAW GROUP, P.C.

Nicole M. Francese, Esq.
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

No. 1679 of 2025 G.D.
No. 211 of 2025 E.D.

U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust
v
Faith I. Fairfax, Debra A. Davis as Administrator of the Estate of Tyrone T. Fairfax, Deceased, Ebony B. Fairfax Individually and as Heir of Tyrone T. Fairfax, Deceased, Mesha L. Fairfax Individually and as Heir of Tyrone T. Fairfax, Deceased

By virtue of Writ of Execution No. 211 of 2025 ED

Docket Number: 1679 of 2022

Property to be sold is situated in the City of Uniontown, County of Fayette and State of

Pennsylvania.

Commonly known as: 58 Race Street,
Uniontown, PA 15401

Parcel Number: 38-01-0002

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

Judgment Amount: \$68,916.73

Andrew T Kravitz
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

No. 2292 of 2024 G.D.
No. 218 of 2025 E.D.

**U.S. Bank Trust Company, National
Association, as Trustee, as successor-in-
interest to U.S. Bank National Association,
not in its individual capacity but solely as
indenture trustee, for the holders of the CIM
Trust 2021-R1, Mortgage-Backed Notes,
Series 2021-R1**

v.

**Tammy Felio Known Heir of Pamela Berisko,
Deceased, Unknown Heirs, Successors,
Assigns and All Persons, Firms. or
Associations Claiming Right Title or Interest
From or Under Pamela Berisko, Deceased**

By virtue of Writ of Execution No. 218 of
2025, E.D.

Docket Number: 2024-02292

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

Commonly known as: 362 Hopewell Road,
Brownsville, PA 15417

Parcel Number: 19-25-0053

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

Judgment Amount: 142,403.44

Orlans Law Group PLLC

No. 2703 of 2024 G.D.

No. 170 of 2025 E.D.

Freedom Mortgage Corporation

v.

Raymond Michael Foster

By virtue of a Writ of Execution No. 2703
of 2024 GD

Freedom Mortgage Corporation

v.

Raymond Michael Foster

owner(s) of property situate in the Township of
Connellsville, Fayette County, Pennsylvania,
being 1002 E Crawford Avenue, Connellsville,
PA 15425

Parcel No. 0604012702

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$258,998.52

Michael J. Clark, Esquire (202929)
Kiera McFadden-Roan, Esquire (205514)
PINCUS LAW GROUP, PLLC
Five Greentree Centre
525 Route 73 North, Suite 309
Marlton, NJ 08053
Telephone: 484-575-220 I

No. 2492 of 2025 G.D.

No. 148 of 2025 E.D.

**Plaintiff: U.S. Bank Trust Company, National
Association, as Indenture Trustee on behalf of
and with respect to Barclays Mortgage Trust
2022-RPL I, Mortgage-Backed Securities.
Series 2022- RPL1**

Vs.

Defendant: JEANETTE L. FRAZEE

By virtue of a writ of execution case
number: 2023-02492

Plaintiff: U.S. Bank Trust Company,
National Association, as Indenture Trustee on
behalf of and with respect to Barclays Mortgage
Trust 2022-RPL I, Mortgage-Backed Securities.
Series 2022- RPL1

Vs.

Defendant: JEANETTE L. FRAZEE

Owner(s) of the property situate in the
Borough of Markleysburg, Fayette County, and
Commonwealth of Pennsylvania:

Being parcel number and pin number: 20-
01-0056

Property being known as: 201 Main Street,
Markleysburg PA 15459
Improvements thereon: Residential
dwelling

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

No. 2528 of 2024 G.D.
No. 190 of 2025 E.D.

Pennsylvania Housing Finance Agency,
Plaintiff,
vs.
Joshua Hale and All Unknown Heirs of
Cynthia L. Keefer, deceased,
Defendants.

Luzerne Twp, Cty of Fayette, Cmwltb of
PA, HET a dwg k/a 113 Telegraph Road,
Brownsville, PA 15417. Parcel ID 19-09-0006
& 19-09-0011-01

No. 1362 of 2025 G.D.
No. 202 of 2025 E.D.

PennyMac Loan Services. LLC
Plaintiff
vs.
Brittany Harned
Defendant(s)

ALL THOSE CERTAIN lots or parcels of
land situate in Nicholson Township, Fayette
County, and Commonwealth of Pennsylvania.
BEING THE SAME PREMISES which
Arthur G. Leasure, Jr. and Marcie Leasure, by
Deed dated 9/29/2017 and recorded in the Office
of the Recorder of Deeds of Fayette County on
10/10/2017 in Deed Book Volume 3353, Page
890, granted and conveyed unto Brittany
Harned.
BEING known as 30 Province Hill Road,
Masontown, Pennsylvania 15461
PARCEL: 24-01-0020 PIN: 24010020

No. 518 of 2025 G.D.
No. 196 of 2025 E.D.

SOMERSET TRUST COMPANY
v.
KEVIN TRISTRAM HEALD a/k/a
KEVIN T. HEALD

Docket Number: 518 of 2025 GD
Property of: Kevin Tristram Heald
Located in: TOWNSHIP OF
SPRINGFIELD, FAYETTE COUNTY
Street Address: LAWS ROAD,
NORMALVILLE, PENNSYLVANIA 15469.
Brief Description of Property: Vacant
Lot Improvements thereon: VACANT
LOT
Record book Volume: 3476, Page 306
Tax Assessment Number(s): MAP NO.: 35
-01-0021

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

No. 1250 of 2023 G.D.
No. 204 of 2025 E.D.

MIDFIRST BANK
999 N.W. Grand Boulevard
Suite 100
Oklahoma City, OK 73118-6116
Plaintiff
vs.

BRIAN JOSEPH Solely in His Capacity as
heir of Deborah A. Joseph, Deceased
HEATHER JOSEPH Solely in Her Capacity
as Heir of Deborah A. Joseph, Deceased
The Unknown Heirs of Deborah A. Joseph
Deceased
166 Hopwood Coolspring Road
Hopwood, PA 15445
Defendant(s)

ALL THAT CERTAIN LOT OF LAND
SITUATE IN NORTH UNION TOWNSHIP,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 166 HOPWOOD
COOLSPRING ROAD, HOPWOOD, PA 15445
TAX PARCEL #25-53-0021
IMPROVEMENTS: A RESIDENTIAL
DWELLING
SOLD AS THE PROPERTY OF: BRIAN
JOSEPH SOLELY IN HIS CAPACITY AS
HEIR OF DEBORAH A. JOSEPH,

DECEASED, HEATHER JOSEPH SOLELY IN HER CAPACITY AS HEIR OF DEBORAH A. JOSEPH, DECEASED AND THE UNKNOWN HEIRS OF DEBORAH A. JOSEPH DECEASED

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

No. 2764 of 2025 G.D.
No. 197 of 2025 E.D.

**Computershare Delaware Trust Company,
not in its individual capacity, but solely as
owner trustee of BRAVO Residential
Funding Trust 2023-RPLI
(Plaintiff)**

vs.

**Anthony R. Kobylarczyk, as Surviving Heir
of Georgiana M. Kobylarczyk, Deceased,
Diana M. Trego, as Surviving Heir of
Georgiana M. Kobylarczyk, Deceased,
William C. Kobylarczyk, as Surviving Heir of
Georgiana M. Kobylarczyk, Deceased and
Unknown Surviving Heirs of Georgiana M.
Kobylarczyk, Deceased (Defendants)**

By virtue of Writ of Execution No. 2024-02764

Property Address 84 Main Street,
Smithfield, PA 15478

Parcel I.D. No. 32-06-0010

Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$52,489.78

No. 1126 of 2025 G.D.
No. 189 of 2025 E.D.

**THE UNITED FEDERAL CREDIT UNION,
Plaintiff,**

vs.

**RANDALL LAKE, also known as
RANDALL H. LAKE, and SAMANTHA
LAKE, also known as SAMANTHA J.
LAKE, his wife,
Defendants.**

ALL those certain pieces or lots of land situate in the Borough of South Connellsville, Fayette County, Pennsylvania known as Tax Parcel No. 33-07-0029-01, being the western half of Lots Nos. 2505, 2506, and 2507 fronting 60 feet on Mentzer Avenue and extending 120 feet along an unnamed and unopened alley, more particularly described in the Connellsville

Extension Company Plan of Lots No. 2 recorded in the Office of the Recorder of Deeds for Fayette County in Plan Book Volume 2, page 60, and in a deed recorded in Record Book 3408, page 1371.

The address of the subject property is 202 Mentzer Avenue, Connellsville, Pennsylvania 15425.

Seized and taken in execution as the property of Randall Lake, also known as Randall H. Lake, and Samantha Lake, also known as Samantha J. Lake, owners, at the suit of The United Federal Credit Union in the Court of Common Pleas of Fayette County, Pennsylvania at No. 1126 of 2025, G.D.

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esquire,
PA ID No. 323583

133 Gaither Drive, Suite F
Mount Laurel, NJ 08054 (855) 225-6906

No. 1080 of 2024 G.D.
No. 206 of 2025 E.D.

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS TRUSTEE,
AS SUCCESSOR-IN-INTEREST TO U.S.
BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR RESIDENTIAL ASSET
SECURITIES CORPORATION, HOME
EQUITY MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2005-KS8,
Plaintiff**

v.

**GERROD NICOLA, IN HIS CAPACITY AS
HEIR OF JACOB G. NICOLA A/K/A
JACOB NICOLA; TIMOTHY NICOLA, IN
HIS CAPACITY AS HEIR OF JACOB G.
NICOLA A/K/A JACOB NICOLA; JACOB
ADAM NICOLA A/K/A ADAM NICOLA, IN
HIS CAPACITY AS HEIR OF JACOB G.
NICOLA A/K/A JACOB NICOLA;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
JACOB G. NICOLA A/K/A JACOB
NICOLA
Defendant(s)**

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

BEING KNOWN AS: 750 COAL ST,
ADAH, PA 15410
BEING PARCEL NUMBER: 30340036
IMPROVEMENTS: RESIDENTIAL
PROPERTY

*** END SHERIFF’S SALE ***

No. 366 of 2025 G.D.
No. 193 of 2025 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 Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 128 - 130 North Tenth Street, Connellsville, 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.

No. 1168 of 2025 G.D.
No. 212 of 2025 E.D.

Equity Prime Mortgage LLC
Plaintiff
vs.
Michael James Rule
Austin Michael Nicolette
Defendant(s)

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SALTICK, COUNTY OF FAYETTE, COMMONWEALTH OF PENNSYLVANIA.
BEING THE SAME PREMISES which Matthew Shaffer, by Deed dated 2/29/2024 and recorded in the Office of the Recorder of Deeds of Fayette County on 3/6/2024 in Deed Book Volume 3570, Page 1563, granted and conveyed unto Austin Michael Nicolette and Michael James Rule.
BEING known as 215 Ilillview Lane, Melcroft, Pennsylvania 15462
PARCEL # 31-16-0009

Registers’ Notice

Notice by JEFFREY L. REDMAN, Register of Wills and
Ex-Officio Clerk of the Orphans’ Court Division of the Court of Common Pleas

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the Office of the Clerk of the Orphans’ Court Division of the Court of Common Pleas as the case may be, on the dates stated and that the same will be presented for confirmation to the Orphans’ Court Division of Fayette County on

Monday, October 6, 2025, at 9:30 A.M.

<u>Estate Number</u>	<u>Trust Name</u>	<u>Representative</u>
24-OC-2009	LAFAYETTE MEMORIAL PARK	Stephanie A. Henrick, Esquire

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

Monday, October 20, 2025, at 9:30 A.M.

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

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the Office of the Clerk of the Orphans’ Court Division of the Court of Common Pleas as the case may be, on the dates stated and that the same will be presented for confirmation to the Orphans’ Court Division of Fayette County on

Monday, October 6, 2025, at 9:30 A.M.

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

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2621-0145	ELEANOR NYPAVER	Stephanie M. Nypaver
2622-0277	ELAINE C. MASCIOLI	Co-Executors Terry L. Mascioli and Lynlee A. Mascioli n/k/a Lynlee A. Gallo
2619-0955	EMMET BRUCE BAKER, JR. a/k/a BRUCE BAKER	James Scott Baker, Executor
2623-1047	DIBRELL STEWART a/k/a DIBRELL CARROLL STEWART	Dennis C. Stewart, Executor

Monday, October 20, 2025, at 9:30 A.M.

in Courtroom No. 5 of the **Honorable Judge Joseph M. George, Jr.** or his chambers, Third Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

johnfranciswarman@gmail.com

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JUDICIAL OPINION

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

CARL FRANZAGLIO,	:
Appellant,	:
v.	:
COMMONWEALTH OF PENNSYLVANIA,	:
DEPARTMENT OF TRANSPORTATION	: NO. 411 of 2025, G.D.
Respondent.	: Honorable Mark M. Mehalov

OPINION

MEHALOV, J.	August 28th, 2025
-------------	-------------------

Appellant, Carl Franzaglio, appeals the suspension of his Certificate of Appointment as an Official Safety Inspector by the Commonwealth of Pennsylvania, Department of Transportation (hereinafter "DOT"). Appellant filed this timely appeal to an Order of this Court dated June 4th, 2025.

ISSUES PRESENTED

1. The Court committed an error of law in denying Appellant's Appeal because Respondent Pennsylvania Department of Transportation did not prove the underlying Vehicle Code violations by the Preponderance of the Evidence.
2. The Court's decision in denying Appellant's Appeal was not supported by substantial evidence.
3. The Court's decision in denying Appellant's Appeal with regard to the violation for faulty inspection was not supported by substantial evidence because Respondent failed to prove that Appellant committed a faulty inspection by the preponderance of the evidence.
4. The Court's decision denying Appellant's Appeal with regard to the violation for improper record keeping was not supported by substantial evidence because Respondent failed to prove that Appellant committed improper record keeping by the preponderance of evidence.
5. The Court's decision denying Appellant's Appeal with regard to the violation for improperly assigning a certificate of inspection was not supported by substantial evidence because Respondent failed to prove a safety inspection was improperly conducted by the preponderance of evidence.

FACTUAL BACKGROUND AND DISCUSSION

The matter now before the Court stems from a safety inspection of a red 2009 Dodge Caliber, performed by Appellant on March 5th, 2024. The vehicle had approximately 60,924 miles on the odometer. A subsequent safety inspection was conducted by

a third party on August 27th, 2024, at which time the subject vehicle was showing approximately 63,700 miles on the odometer. At the time of this second safety inspection, it was found that the subject vehicle had severe deterioration of the left and right rocker panels. Of note, this second inspection occurred a mere five (5) months and twenty-three (23) days from the date of the initial inspection. Additionally, the subject vehicle travelled less than three-thousand miles during the intervening time.

The issues raised by Appellant all stem from the concept of preponderance of the evidence. It is well settled in the Commonwealth of Pennsylvania that a preponderance of the evidence standard is defined as "... such evidence as would lead a fact-finder to find that the existence of a contested fact is more probably than the non-existence of the contested fact". *Davis vs. Pennsylvania State Employees Retirement System*, 284 A. 3d 1307 (Pa. Cmwlth. 2012). This is further known as the greater-weight evidence. In other words, it tips the scale slightly in favor of the existence of a fact. *Raker vs. Raker*, 847 A.2d 720 (Pa. Super. 2004). The preponderance of the evidence standard does not mean proof positive, but rather only the greater likelihood of a fact being true than the same being untrue.

In the case at hand, we have a motor vehicle which was inspected by Appellant on March 5th, 2024. Appellant passed the vehicle for state inspection. Less than six (6) months and a mere 3,000 miles later, the subject vehicle was inspected again by a different inspection station. Upon this subsequent inspection, the rocker panels on the left and right sides of the vehicle were found to be severely deteriorated to the point that the safety inspection failed. The vehicle was deemed un-roadworthy in the absence of repairs to the rocker panels. It defies logic and common sense that the rocker panels could deteriorate this much in less than six months and approximately 2,800 miles. Furthermore, the vast majority of this five month and twenty-three-day period occurred in Spring and Summer months when road salt is not prevalent on the roads of Pennsylvania. Testimony along with photographic evidence presented to the finder-of-fact, in this case the Court, clearly showed defective rocker panels on the subject vehicle. Under the preponderance of the evidence standard, this evidence tends to show it is more likely than not that the same or substantially similar defects were present on the vehicle on the date of the initial inspection performed by Appellant on March 5th, 2024. Thus, it reasonably follows from the preponderance of the evidence that Appellant performed a faulty inspection, kept improper records as the defect was not noted, and improperly assigned a certificate of inspection to a vehicle in a defective condition. Appellant raises a sixth statement in their Concise Statement which avers that since the Court did not issue an Opinion on our decision, they reserve the right to amend their Concise Statement. The Court was not required to issue an Opinion on our underlying decision and Appellant is not entitled to any amendments to their Concise Statement. This statement fails to raise any justiciable issue which we might address.

Accordingly, this appeal lacks merit.

BY THE COURT:
MEHALOV, JUDGE

ATTEST:
Prothonotary

BENCH BAR CONFERENCE

Bench Bar Conference

Wednesday, October 22, 2025

The Historic Summit Inn

AGENDA

8:30 - Meet the Sponsors & Breakfast Buffet

9:00 - 12:15 - Conference Seminars (3.0 Ethics CLE Credits)

The Impaired Lawyer – A Call to Action

Brian S. Quinn, Esquire – Lawyers Concerned for Lawyers

Civility in the Age of Electronics

Anne N. John, Esquire

Wellness Workshop – The Do's of Wellness

Kathleen Wilkinson, Esquire

12:30 - Lunch Buffet

Fees to Attend

FCBA members - \$85

Non-members of the FCBA - \$135

Attorneys admitted after January 1, 2020 - \$50

RSVP due Friday, October 10th
cindy@fcbar.org or 724-437-7994

Many thanks to our Sponsors:

