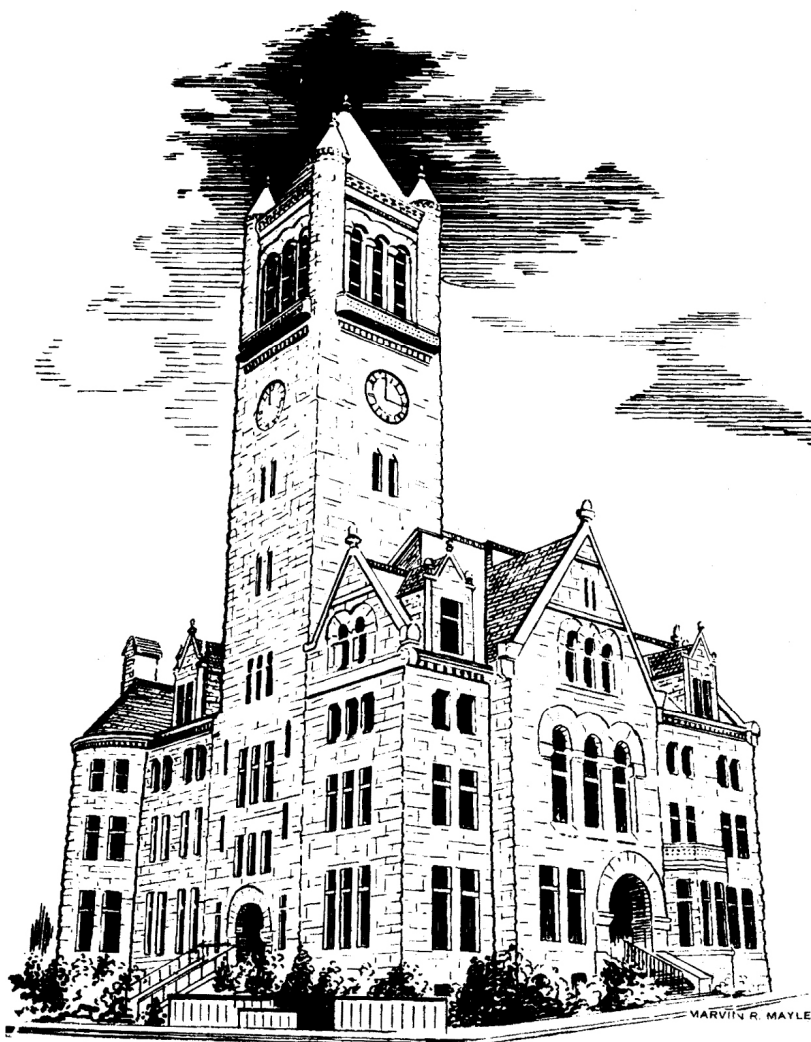


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ESTATE NOTICES

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

JUNE ELIZABETH CRONIN, late of Uniontown, Fayette County, PA (3)
Personal Representative: Janine Adao
 c/o P.O. Box 953
 Uniontown, PA 15401
Attorney: Ricardo J. Cicconi

ELEANOR J. POORBAUGH, late of Mount Pleasant, Fayette County, PA (3)
Executor: Darryl Lee Poorbaugh
 c/o Radcliffe Martin Law, L.L.C.
 648 Morgantown Road, Suite B
 Uniontown, PA 15401
Attorney: William M. Radcliffe

GARY A. RAFFLE, a/k/a GARY RAFFLE, a/k/a GARY ADAM RAFFLE, late of South Union Township, Fayette County, PA (3)
Administratrix: Ruby C. Raffle
 c/o 9 Court Street
 Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

LARRY E. STILLWAGON, a/k/a LARRY EDWARD STILLWAGON, late of Connellsville Township, Fayette County, PA (3)
Executor: Jamie M. DeVitis-Rybka
 6231 Springhouse Place
 Bridgeville, PA 15017
 c/o Brenlove and Fuller LLC
 401 Washington Avenue
 Bridgeville, PA 15017
Attorney: Robin L. Rarie

Second Publication

ESTELLA COBERT, a/k/a ESTELLA A. COBERT, a/k/a ESTELLA ARABELLA COBERT, late of Point Marion Borough, Fayette County, PA (2)
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 (2)
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 (2)
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 (2)
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 (2)
Administratrix: Kimberly R. Medved
 c/o Higinbotham Law Offices
 68 South Beeson Boulevard
 Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

LEGAL NOTICES

NOTICE OF REVOCABLE TRUST
PURSUANT TO
20 PA C.S. SECTION 7755(c)

NOTICE is hereby given of the administration of the Elizabeth Salvi Trust, a Private Revocable Trust dated July 1, 2016. Elizabeth Salvi, Settlor of the Trust of the Borough of Masontown, Fayette County, Pennsylvania, died on June 30, 2025. All persons having claims against Elizabeth Salvi or the Trust are requested to make known the same to the Trustees or Attorney named below. All persons indebted to Elizabeth Salvi or the Trust are requested to make payment without delay to the Trustees or Attorney named below. Brian K. Salvi, 79 Farmview Drive, Uniontown, PA 15401 and Robert A. Salvi, 21 Lexington Avenue, Uniontown, PA 15401, or to Richard A. Husband, Esquire, Riverfront Professional Center, 208 South Arch Street, Suite 2, Connellsville, PA 15425.

(3 of 3)

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
No: 705 of 2025

IN RE: CHANGE OF NAME OF
FARRAH RYANN PARIS

NOTICE

Notice is hereby given to all interested parties, that a petition styled as above has been filed in the Court of Common Pleas, Fayette County, Pennsylvania, seeking Change of Name of Farrah Ryann Paris.

Hearing to consider such Petition shall be held in Court Room No.5, of the Fayette County Courthouse, 61 East Main Street, Uniontown, Fayette County, PA, on October 14, 2025, at 10:00 a.m., before the Honorable Judge George.

Travis S. Rhodes
Attorney for Petitioner
PA. I.D. #325171
92 East Main St., Lower Level 1
Uniontown, PA 15401
(724) 437-4211

TULLIO MATTIE, a/k/a TULLIO MATTIE, JR., late of Redstone Township, Fayette County, PA (2)

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 (2)

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 (2)

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

First Publication

DONALD E. SHROYER a/k/a DONALD EUGENE SHROYER, late of Springfield Township, Fayette County, PA (1)

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 (1)

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

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
NO. 1615 OF 2025, G.D.

SCOTT WILLIAMS, PLAINTIFF,
VS.

HENRY RAMAGE, his heirs and/or assigns,
JAMES RAMAGE, his heirs and/or assigns,
MARGARET J. RAMAGE, her heirs and/or
assigns, HENRY RAMAGE, his heirs and/or
assigns, JOHN E. RAMAGE, his heirs, and/or
assigns, CHRISTOPHER RAMAGE, his heirs
and/or assigns, BARBARA ANN JACOBS, her
heirs and/or assigns, MARGARET J.
EMERSON, her heirs and/or assigns, JAMES H.
RAMAGE, his heirs and/or assigns, EDMUND
RAMAGE, his heirs and/or assigns, JOHN E.
“JACK” RAMAGE, his heirs and/or assigns,
ROBERT C. RAMAGE, his heirs and/or
assigns, JOHN L. RAMAGE, his heirs and/or
assigns, JANE BLACKBURN WILLIAMS, her
heirs and/or assigns, CHRISTOPHER E.
RAMAGE, his heirs and/or assigns, JOSEPH
HENRY RAMAGE, his heirs and/or assigns,
SARAH BELLE HUGHES, her heirs and/or
assigns, JAMES A. RAMAGE, his heirs and/or
assigns, MARGARET E. CROSSLAND, her
heirs and/or assigns, RICHARD E. RAMAGE,
his heirs and/or assigns, NORA H. HOFF, her
heirs and/or assigns, GEORGE T. RAMAGE,
his heirs and/or assigns, JAMES ALLEN
JACOBS, his heirs and/or assigns, SARAH
ANN ELIZABETH ROUSH, her heirs and/or
assigns, BLANCHE VAYDA, her heirs
and/or assigns, THERESA WILSON, her heirs
and/or assigns, BEATRICE FAGAN, her heirs
and/or assigns, RALPH W. EMERSON, his
heirs and/or assigns, ROBERT W. EMERSON,
his heirs and/or assigns, MARTHA E.
RECKLAND, her heirs and/or assigns,
ARTHUR E. RAMAGE, his heirs and/or assigns,
ADALINE E. WYNO, her heirs and/or assigns,
HENRY K. RAMAGE, his heirs and/or assigns,
MARGARETTA G. WILSON, her heirs and/or
assigns, ANNA M. OLCZAK, her heirs and/or
assigns, VELMA RAMSEY, her heirs and/or
assigns, RAYMOND RAMAGE, his heirs and/or
assigns, NORMAN E. RAMAGE, his heir and/
or assigns, HERBERT H. RAMAGE, his heirs
and/or assigns, VIVIAN E. RAMAGE, her heirs
and/or assigns, ROBERTA RAMAGE, her heirs
and/or assigns, JOHN ROBERT RAMAGE, his
heirs and/or assigns, MARY R. YOUNKIN, her
heirs and/or assigns, PETER C. WILLIAMS, his
heirs and/or assigns, ELIJAH J. WILLIAMS, his
heirs and/or assigns, SARAH E. BURKEY, her

heirs and/or assigns, MARGARET LILLIAN
WILLIAMS, her heirs and/or assigns, CLYDE
ALVIN WILLIAMS, his heirs and/or assigns,
ZELDA EANS her heirs and/or assigns, BETH
A. MILLER, her heirs and/or assigns, JAMES
CORATIOUS HUGHES, his heirs and/or
assigns, WINNIFRED R. HUGHES, her heirs
and/or assigns, DORIS BELSHE, her heirs and/
or assigns, WILBERT G. HULL, JR., his heirs
and/or assigns, THELMA BOORD, her heirs
and/or assigns, GEORGE EDWARD HULL, his
heirs and/or assigns, DONALD FRANCIS
CROSSLAND, his heirs and/or assigns, LINDA
K. JACOBS, her heirs and/or assigns,
PATRICIA HOFF, her heirs and/or assigns,
BETTY JANE MITCHELL, her heirs and/or
assigns, WILBERT ERMANNHOFF, his heirs
and/or assigns, RUTH STOSSEL, her heirs and/
or assigns, MELVIN E. RAMAGE, his heirs
and/or assigns, TWYLA HARDESTY, her heirs
and/or assigns, DOROTHY IRENE JACOBS,
her heirs and/or assigns, GENEVIEVE BOBER,
her heirs and/or assigns, JAMES ALLEN
“BUD” JACOBS, JR., his heirs and/or assigns,
ELIZABETH R. PETROSKY, her heirs and/or
assigns, WILLIAM H. JACOBS, her heirs and/
or assigns, ARTHUR L. JACOBS, his heirs and/
or assigns, DONALD L. JACOBS, his heirs and/
or assigns, SHIRLEY J. HICKS, her heirs and/or
assigns, THELMA M. WILSON, her heirs and/
or assigns, KENNETH R. JACOBS, his heirs
and/or assigns, GRACE S. ROUSH, her heirs
and/or assigns, HARRIET M. ETHERTON, her
heirs and/or assigns, JAMES E. ROUSH, his
heirs and/or assigns, JACQUELINE LARUE,
her heirs and/or assigns, HAZEL MARIE
PIERRE, her heirs and/or assigns, ALBERT
VAYDA, JR., his heirs and/or assigns,
SHIRLEY ANN WESTLAKE, her heirs and/or
assigns, DAVID N. VAYDA, his heirs and/or
assigns, EDITH L. COUGHENOUR, her heirs
and/or assigns, FRANCIS E. FAGAN, JR., his
heirs and/or assigns, CINDY FAGAN, her heirs
and/or assigns, JAMES RICHARDS, his heirs
and/or assigns, BRUCE RICHARDS, his heirs
and/or assigns, JANE GRAY, her heirs and/or
assigns, RUTH BENOIT, her heirs and/or
assigns, RONALD E. RAMAGE, his heirs and/
or assigns, IONA FULLEM, her heirs and/or
assigns, BARBARA SIMCOCK, her heirs and/
or assigns, RICHARD P. WYNO, his heirs and/
or assigns, CARL EUGENE WYNO, his heirs
and/or assigns, FRANCIS WYNO, his heir and/
or assigns, THOMASINA WYNO, her heirs
and/or assigns, GERALD L. RAMAGE, his
heirs and/or assigns, EVELYN J. RAMAGE, her
heirs and/or assigns, ROBERT WILSON, his
heirs and/or assigns, MILLYS BORTMAS, her

heirs and/or assigns, MELANIE PIPER, her heirs and/or assigns, ALMA CHRISTIE, her heirs and/or assigns, LORETTA WILSON, her heirs and/or assigns, BETTY SAVANNAH, her heirs and/or assigns, JOHN WILSON, his heirs and/or assigns, LONALD L. RAMSEY, his heirs and/or assigns, RAYMOND RAMAGE, his heirs and/or assigns, ARLENE RAMAGE, her heirs and/or assigns, LOIS A. GREEN, her heirs and/or assigns, TWILA J. HARDESTY her heirs and/or assigns, HERBERT E. RAMAGE, JR. his heirs and/or assigns, SHARON NIXON, her heirs and/or assigns, BRETT RAMAGE, his heirs and/or assigns, JAMES W. MITCHELL, III, his heirs and/or assigns, MARSHA HEINBAUGH, her heirs and/or assigns, CHERYL ST. JOHN, her heirs and/or assigns, THOMAS GOLCHER, his heirs and/or assigns, CARLA JO NALEPKA, her heirs and/or assigns, PATRICIA KELLY, her heirs and/or assigns, TRACEY GORDON, her heirs and/or assigns, KIMBERLY KING, her heirs and/or assigns, GLENN VINCENT MITCHELL, his heirs and/or assigns, MARCEN G. HOFF, his heirs and/or assigns, MARY HOFF, her heirs and/or assigns, CLARENCE M. YOUNKIN, JR., his heirs and/or assigns, MYRTLE NEIGHBORS, her heirs and/or assigns, BETTY JANE EANS, her heirs and/or assigns, RAYMOND YOUNKIN, his heirs and/or assigns, ZELDA PEARL JACKSON, her heirs and/or assigns, ROZETTA YANIGA, her heirs and/or assigns, HARRY TOM WILLIAMS, his heirs and/or assigns, PETE C. WILLIAMS, JR., his heirs and/or assigns, JENNIFER LOUISE MOODY, her heirs and/or assigns, JANET M. BITNER, her heirs and/or assigns, JACK L. WILLIAMS, his heirs and/or assigns, DENNIS A. WILLIAMS, his heirs and/or assigns, JOHN WILLIAMS, his heirs and/or assigns, JEFF WILLIAMS, his heirs and/or assigns, JAMES WILLIAMS, his heirs and/or assigns, JUANITA ROCKWELL, her heirs and/or assigns, KATHLEEN WOLFE, her heirs and/or assigns, GEORGE T. BURKEY, JR., his heirs and/or assigns, CLARENCE W. BURKEY, his heirs and/or assigns, CARL C. BURKEY, his heirs and/or assigns, ROBERT J. BURKEY, his heirs and/or assigns, DIANE V. ARISON, her heirs and/or assigns, MICHAEL BURKEY, his heirs and/or assigns, JOANNE WHITE, her heirs and/or assigns, CONNIE BURKEY, her heirs and/or assigns, AUDREY J. JOHNSTON, her heirs and/or assigns, LAWRENCE G. EANS, his heirs and/or assigns, CHRISTOPHER P. MILLER, his heirs and/or assigns, REBECCA ANN SWIFT, her heirs and/or assigns, ROGER ALLAN MILLER,

his heirs and/or assigns, GARY MILLER, his heirs and/or assigns, KAREN JERELL, her heirs and/or assigns, LYDIA MARGARET HUGHES, her heirs and/or assigns, DELIA IRENE REIBE, her heirs and/or assigns, DANA BELSHE, his heirs and/or assigns, LESLIE ALAN BELSHE, his heirs and/or assigns, BRENT J. BELSHE, his heirs and/or assigns, SUSAN BELSHE, her heirs and/or assigns, KENNETH E. BOORD, his heirs and/or assigns, PAULA RYAN, her heirs and/or assigns, LARRY HULL, his heirs and/or assigns, BARBARA J. CROSSLAND, her heirs and/or assigns, LACEY CROSSLAND, her heirs and/or assigns, KIMBERLY BARCLAY, her heirs and/or assigns, MELVIN E. RAMAGE, JR., his heirs and/or assigns, SUSAN RAMAGE, her heirs and/or assigns, CHRISTOPHER RAMAGE, his heirs and/or assigns, and JACKIE RAMAGE, her heirs and/or assigns.

NOTICE TO DEFEND

TO: HENRY RAMAGE, et al., his heirs and assigns:

You have been named as Defendant(s) in an action to Quiet Title filed by the above Plaintiffs against you wherein the Plaintiffs allege that they have acquired by adverse possession all of the interest in and to the surface, coal, oil and gas, mining, drilling and appurtenant rights of the following parcel of property unless otherwise of record in previous deeds:

All the following described real estate, to wit:

TR-686-NUBIN RIDGE,
Lemont Furnace, North Union Township
Fayette County, Pennsylvania
Parcel ID Number: 25-27-0195.

As recorded in the Fayette County, Pennsylvania, Recorder of Deed's Office in Deed Book Volume 119, Page 380

ALL that certain piece or parcel of ground situate in North Union Township, Fayette County, Pennsylvania, bounded and described as follows, Viz;

BEGINNING at a post a corner of Robert Scott's land and other lands of the said Robert Hogsett thence along the said Scott South 43° 5' West 181 5/10 feet to a post; thence along the same North 50° 30' East 241 9/10 feet to lands of David West; thence along said David West and land of Moses Hughes South 42° 10' West 620 5/10 feet to a post; thence South 55° 35' East 175 feet to a post at some Joseph McGregor's land; thence along the same South

85° 30' East 595 feet to a post a some of other lands of Robert Hogsett; thence along the same North 11° East 446 feet to a stake; thence along the same North 27° 15' West 166 feet to the place of beginning, Containing 7 acres and 40 Perches.

TAX ID NO: 25-27-0195.

TOGETHER with such rights and SUBJECT to any exceptions, restrictions, reservations and conditions as exist by virtue of prior recorded instruments, deeds or conveyances.

You are hereby notified to plead to the Complaint in this case, of which the above is a brief summary, within twenty (20) days from this date. If you wish to defend, you must enter a written appearance personally or by an 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 plaintiffs. 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED OR NO FEE.

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Douglas Sholtis, Esquire
76 E Main Street
Uniontown, PA 15401
(724) 550-4217

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.

(2 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, Meshia 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- RPLI**

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- RPLI

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

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

*** END SHERIFF’S SALE ***

Registers' Notice

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

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

Monday, 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

COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE

A DECADE OF EXPERIENCE

E&O INSURED

WILL TRAVEL

ACCEPTING NEW CLIENTS


DiBella Weinheimer
Geer McAllister Best Coco Lloyd Whalen



Holly Whalen ♦ Amy Coco ♦ Bethann Lloyd

INSIST UPON OUR EXPERIENCED TEAM

LAWYERS DEFENDING LAWYERS

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

WWW.DIBELLA-WEINHEIMER.COM 412 261-2900

JUDICIAL OPINION**IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY,
PENNSYLVANIA
CRIMINAL DIVISION****COMMONWEALTH OF
PENNSYLVANIA****v.****MICHAEL CAVANAGH,
Appellant.****:****:****:****: No. SA-111-2024****: Honorable Linda R. Cordaro****OPINION****Linda R. Cordaro, J.****August 28, 2025**

Appellant, Michael Cavanagh brought a summary appeal before the Court from a magisterial district justice summary criminal conviction. The magistrate district justice found the appellant guilty of failing to file tax returns for the years 2010, 2011, 2013, 2016 and 2016 as required by the Board of Uniontown Area School District in accordance with the provisions of ACT 511 of the General Assembly of the Commonwealth of Pennsylvania as approved December 31, 1965 P.L. 1257 and Resolution 7 of 1968 of Uniontown Area School District known as the Net Profits and Earned Income Tax Resolution and enacted by the Board of Uniontown Area School District on July 1, 1968. See Criminal Complaint. The appellant filed a timely Notice of Appeal from Summary Conviction with the Fayette County Court of Common Pleas on November 8, 2024.

A summary appeal hearing was scheduled to take place before the Honorable Mark M. Mehalov, J. on March 19, 2025. By Order dated March 19, 2025, Judge Mehalov recused himself for "... being personally acquainted with the defendant." See March 29, 2025 Order. The matter was reassigned to the undersigned Court and, by order, an appeal hearing from a summary criminal conviction was scheduled for April 28, 2025. The appeal hearing was then continued and scheduled for June 25, 2025.

On June 16, 2025, Appellant filed a recusal motion averring conflict of interest and prejudice against him due to alleged personal and political dealings with the undersigned. The motion was presented on June 18, 2025 where the Court heard argument. There, the appellant had a full and fair opportunity to present evidence and make legal argument in support of his motion. After review of the appellant's motion and consideration of his oral argument, the Court, in its discretion, denied the recusal motion by order dated June 18, 2025.

On June 25, 2025, an evidentiary hearing was held before the Court regarding the summary charges for failure to file tax returns, as described more fully above. During the evidentiary hearing, the Court heard the testimony of Jennifer Reed, an employee of Southwest Regional Tax Bureau as well as testimony and argument from the appellant. Following the hearing and based on the findings of fact on the record, the Court ordered that the appellant owes a judgment in the sum of \$1,876.81 for unpaid taxes from for the

years 2010, 2011, 2013, 2015 and 2016. Appellant filed a timely Notice of Appeal to the Superior Court on July 11, 2025.

Appellant appeals this Court's June 24, 2025 Order denying his motion for recusal and the Court's July 7, 2025 Order entering judgment against the appellant in the amount of \$1,868.81 for unpaid local income tax for the years 2010, 2011, 2013, 2015 and 2016. The Court offers this Opinion in support of its Orders. Specifically, the Notice of Appeal provides that he "... appeals to the Superior Court multiple rulings by Judge Cordaro. Specifically, all Judge Cordaro's rulings on motions, and the latest 7-7-25 ruling, and the 6-24-25 order denying recusal." See Appellant's Notice of Appeal. Appellant did not abide by local rules and request a produced record from Fayette County Court Administration. However, the Court sua sponte produced and filed the June 25, 2025 and July 11, 2025 hearing transcripts, both of which are included in the record. The Court entered an Order on July 28, 2025, directing Appellant to file a Concise Statement of Matter Complained of within twenty-one (21) days of the Order. Thus, a Concise Statement was due to the Court on or before August 18, 2025. As of the date of filing of this Opinion, a Concise Statement has neither been filed nor served upon the Court.

DISCUSSION

The law in the Commonwealth is clear regarding an appealing party's failure to file and serve a Concise Statement consistent with Rule 1925(b). "Issues not included in the Statement and/or not raised in accordance with the provisions of this paragraph (b)(4) are waived." Pa.R.A.P. 1925(b)(4)(vii). The Pennsylvania Supreme Court has held there is a bright-line rule that "failure to comply with the minimal requirements of Pa.R.A.P. 1925(b) will result in automatic waiver of the issues raised." *Commonwealth v. Schofield*, 888 A.2d 771, 774 (Pa. 2005). It is not "within the Court's discretion to ignore the internal deficiencies of Rule 1925(b) statements." *Greater Erie Industrial Development Corporation v. Presque Isle Downs, Inc.*, 88 A.3d 222 (Pa. Super. 2017).

Here, the Court entered an order on July 28, 2025 in full compliance with Rule 1925(b)(3) {1}. Appellant's Concise Statement of Matters Complained of was due on or before August 18, 2025. The deadline to file the Concise Statement has expired and thus the Court finds any issues raised on appeal are waived. See Pa.R.A.P. 1925(b)(4) (vii).

CONCLUSION

For the foregoing reasons, it is respectfully submitted that the judgment should be AFFIRMED.

BY THE COURT:
Linda R. Cordaro, Judge

ATTEST:
Clerk of Courts

{1} Contents of Order. The judge's order directing the filing and service of a Statement shall specify:

- (i) The number of days after the days of entry of the judge's order within which the appellant must file and service the Statement;
- (ii) That the Statement shall be filed of record;
- (iii) That the Statement shall be served on the judge pursuant to paragraph (b)(1) and both the place the appellant can serve the Statement in person and the address to which the appellant can mail the Statement. In addition, the judge may provide an email, facsimile, or other alternative means for the appellant to serve the Statement on the judge; and
- (iv) that any issue not properly included in the Statement timely filed and served pursuant to subdivision (b) shall be deemed waived.

Pa.RAP. 1925(b)(3).

BENCH BAR CONFERENCE

SAVE THE DATE

FCBA Bench Bar Conference will be held on

Wednesday, October 22nd from
8:30 a.m. to 1:00 p.m. at

The Historic Summit Inn

Agenda to follow