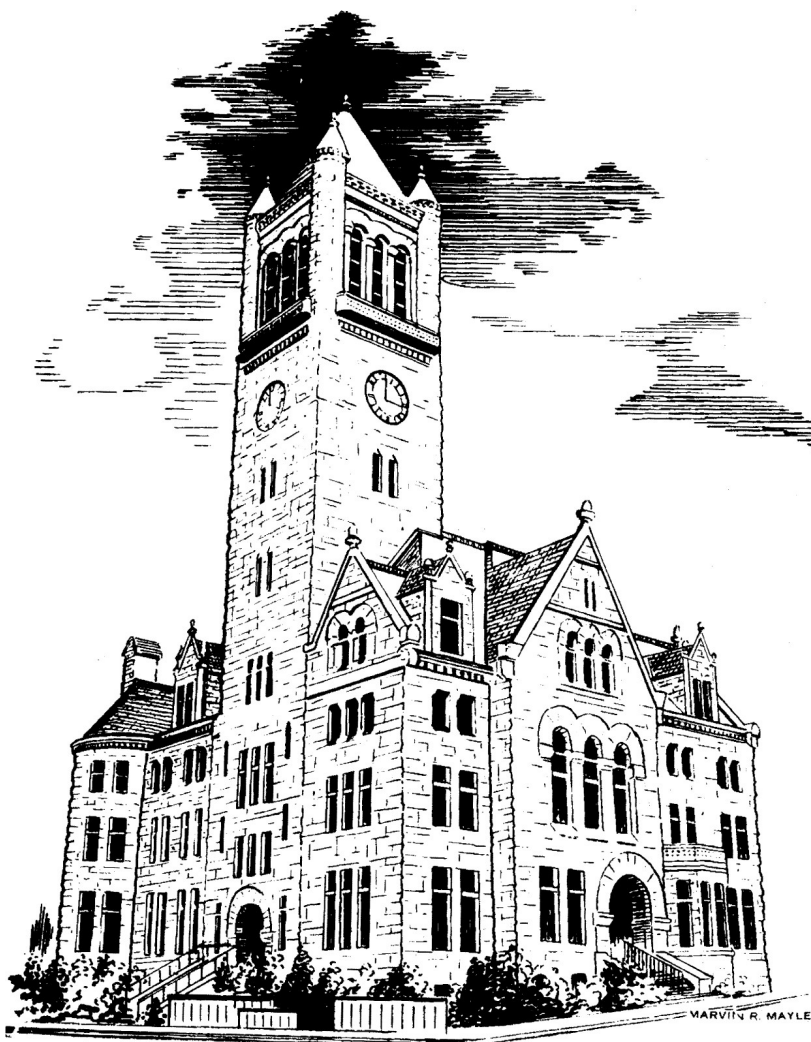


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FAYETTE LEGAL JOURNAL

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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

DEBRA A. BRADDEE, late of North Union Township, Fayette County, PA (3)

Executor: Calvin Dziedzicki
c/o Adams Law Offices, PC
55 East Church Street, Suite 101
Uniontown, PA 15401
Attorney: Jason Adams

FRED R. DICE, a/k/a FRED RUSSELL DICE, late of Fairchance Borough, Fayette County, PA (3)

Personal Representatives: Michele Jacobs and Cindy Rankin
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: Christian E. Seseck

JOSEPH JAMES SCHIAVONI, JR., late of Georges Township, Fayette County, PA (3)

Administratrix: Evelyn Schiavoni
76 E. Main Street
Uniontown, PA 15401
Attorney: Douglas S. Sholtis

Second Publication

ROGER L. ADAMS, SR., late of City of Connellsville, Fayette County, PA (2)

Administratrix: Beth Ann Jenkins
c/o Law Office of Margaret Zylka House
815 A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret House

PATRICIA ANN DANIELS, late of Connellsville Township, Fayette County, PA (2)

Executor: David R. Daniels
c/o Petrillo Jones, LLC
412 Main Street
Irwin, PA 15642
Attorney: Tyler J. Jones

PATRICIA LOUISE DECARA, late of Dunbar Township, Fayette County, PA (2)

Executrix: Maurita L. DeCara
c/o Law Office of Margaret Zylka House
815 A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret House

BETTY PIKE, a/k/a BETTY JANE PIKE, late of South Union Township, Fayette County, PA (2)

Executor: Travis Lee Pike
c/o Kovach Law Office
9 Court Street
Uniontown, PA 15401
Attorney: Kimberly Kovach

KATHRYN A. PLUTO, late of North Union Township, Fayette County, PA (2)

Administratrix: Shirley M. Krevinko
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Sheryl R. Heid

MARTIN E. PLUTO, late of North Union Township, Fayette County, PA (2)

Administratrix: Shirley M. Krevinko
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Sheryl R. Heid

SUSAN L. RESZLER, late of Uniontown, Fayette County, PA (2)

Executrix: Mary Beth Miller
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

PAUL J. WIATRAC, late of City of
Connellsville, Fayette County, PA (2)
Administrators: Richard Wiatrak and
Samuel Wiatrak
c/o Law Office of Margaret Zylka House
815 A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret House

LINDA ZAKSEK, late of Uniontown, Fayette
County, PA (2)
Administratrix: Barbara Zaksek
c/o Kovach Law Office
9 Court Street
Uniontown, PA 15401
Attorney: Kimberly Kovach

First Publication

**BRUCE CARROLL, a/k/a BRUCE M.
CARROLL**, late of Washington Township,
Washington County, PA (1)
Administratrix: Michelle Carroll
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

DARLENE DANIELS, late of Mt. Pleasant,
Fayette County, PA (1)
Co-Executrices: Katherine M. Fulton and
Mary Jane Fulton
c/o Henderson Law Offices PC
319 Pittsburgh Street
Scottdale, PA 15683
Attorney: Kevin Henderson

WILMA EVERLY, late of Luzerne Township,
Fayette County, PA (1)
Executrix: William Howard Everly
c/o Adams Law Offices, PC
55 East Church Street, Suite 101
Uniontown, PA 15401
Attorney: Jason Adams

**JAMES M. FRINZI, a/k/a JAMES
MICHAEL FRINZI**, late of Brownsville
Borough, Fayette County, PA (1)
Personal Representative: Janet R. Tringes
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Robert A. Gordon

LESLIE A. HUDOCK, late of South Union
Township, Fayette County, PA (1)
Co-Executrices: Heather L. Ciez and
Hilari A. Thomas
c/o Goodwin Como, P.C.
108 N. Beeson Blvd., Suite 400
Uniontown Pennsylvania 15401
Attorney: Gerious T. George

**ROBERT J. KELLEY, a/k/a ROBERT
JOSEPH KELLEY**, late of City of Uniontown,
Fayette County, PA (1)
Executrix: Carolyn Nolan
c/o Newcomer Law Offices
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

CHARLES A. LINT, late of Perryopolis,
Fayette County, PA (1)
Executrix: Kimberly Y. Legg
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

DENNIS A. MARTIN, SR., late of North
Union Township, Fayette County, PA (1)
Administrator: Richard A. Martin
47 Birch Road
Uniontown, PA 15401

GARY MCCLEAN, late of Franklin Township,
Fayette, PA (1)
Administrator: Ryan McClean
c/o Zacharia Brown & Bratkovich
6530 William Penn Hwy, Suite 310
Delmont Pennsylvania 15626
Attorney: Colleen Bratkovich

**GREGORY W. MONAGHAN, a/k/a
GREGORY WARREN MONAGHAN**, late of
Menallen Township, Fayette County, PA (1)
Executor: Gregory W. McCoy
c/o Newcomer Law Offices
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

ITALIA VALENTE, late of Luzerne Township, Fayette County, PA (1)
Executrix: Donna Valente
 c/o Dellarose Law Office, PLLC
 99 East Main Street, Suite 101
 Uniontown, PA 15401
Attorney: Melinda Deal Dellarose

LEGAL NOTICES

The Paulmena M. Pizzurro Amended and
 Restated Revocable Trust dated
 July 24, 2014
 Paulmena M. Pizzurro, Deceased

TRUSTEE NOTICE

Paulmena M. Pizzurro, late of 179 Junior Street, Hopwood, Fayette County, Pennsylvania, having died on September 6, 2025 has been identified as the Grantor of the Paulmena M. Pizzurro Amended and Restated Revocable Trust dated July 24, 2014. Frank S. Pizzurro, Jr. and Trina M. Cortese, the appointed Successor Co-Trustees of said Trust requests all persons having claims against the estate or trust of the decedent make known the same in writing to their attorney, and all persons indebted to the decedent to make payment without delay. Said claims shall be duly authenticated for settlement prior to the termination and distribution of the trust pursuant to the trust requirements.

Rosalie P. Wisotzki, Esquire
 310 Grant Street, Suite 1109
 Pittsburgh, PA 15219
 412-697-4499

(3 of 3)

IN THE COURT OF COMMON PLEAS OF
 BLAIR COUNTY, PENNSYLVANIA
 NO. 0721-0134

IN RE: ESTATE OF COMELIO EUGENE
 RONCO, DECEASED

ORDER

AND NOW, this 11th day of September, 2025, upon consideration of the foregoing petition, it is hereby ordered that

- (1) a rule is issued upon the respondent to show cause why the petitioner is not entitled to the relief requested;
 - (2) the respondent shall file an answer to the petition within twenty (20) days of this date;
 - (3) the petition shall be decided under Pa. R. Civ. P. No. 206.7;
 - (4) an evidentiary hearing/oral argument on disputed issues of material fact shall be held on the 5th day of December, 2025, in Courtroom #2 of the Blair County Courthouse.
 - (5) notice of entry of this order shall be provided to all parties by the petitioner.
- /s/ David B. Consiglio

MOTION TO ENFORCE SETTLEMENT AGREEMENT

AND NOW, this 10th day of July, 2025, comes the Petitioner, The Estate of Comelio Eugene Ronco, by and through its attorney and substitute administrator, Stephen D. Wicks, and moves this court as follows:

1. Comelio Eugene Ronco died intestate on November 2, 2020.
2. Letters of Administration were granted on February 22, 2021, to Francis A. Ronco by the Register of Wills of Blair County, Pennsylvania. (Short certificate attached as Exhibit A).
3. Decedent's sole heir was his brother, Francis A. Ronco.
4. The former Administrator entered into a Settlement Agreement on November 18, 2022, with Lawrence C. Sherman, the sole remaining creditor of the Estate of Comelio Eugene Ronco. (Settlement Agreement attached as Exhibit B).
5. Francis A. Ronco was removed as Administrator on June 10, 2024, and Stephen D. Wicks, Esq. was appointed as Administrator of the Estate of Comelio Eugene Ronco due to his failure to complete the Settlement Agreement and the administration of the estate. (Order attached as Exhibit C).
6. Since his removal the former Administrator has continued to fail and refuse to comply with said Settlement Agreement, as the Estate has not

received the reimbursement for income taxes it should have received had the former Administrator filed his tax return as required under paragraph 3 of the Settlement Agreement. 7. The former Administrator has failed to respond to multiple attempts to communicate with him by mail and telephone from February 13, 2023, to the present to complete the aforesaid transaction.

WHEREFORE, Petitioner respectfully requests that this Honorable Court enforce the settlement agreement set forth in Exhibit B.

/s/ Stephen D. Wicks, Esquire
Pa. I.D. No. 25840
161 Lakemont Park Boulevard
Altoona, PA 16602
(814) 946-4366
wickslaw1@verizon.net

SHERIFF'S SALE

Date of Sale: January 15, 2026

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday January 15, 2026, at 2:00 pm at <https://fayette.pa.realforeclose.com>.

The Conditions of sale are as follows:

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

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

(1 of 3)

James Custer
Sheriff of Fayette County

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

No. 1732 of 2025 G.D.
No. 244 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)**

v.

**Gina M. Frye a/k/a Gina Marie Frye,
(Defendant)**

By virtue of Writ of Execution No. 2025-
01732

Computershare Delaware Trust Company,
not in its individual capacity, but solely as owner
trustee of BRAVO Residential Funding Trust
2023-RPLI (Plaintiff) vs. Gina M. Frye a/k/a
Gina Marie Frye, (Defendant)

Property Address 248 Union Street,
Dickerson Run, PA 15430

Parcel I.D. No. 09-06-0010

Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$14,317.31

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

No. 1790 of 2025 G.D.
No. 247 of 2025 E.D.

**LAKEVIEW LOAN SERVICING, LLC
Plaintiff**

v.

**KEVIN D. JONES A/K/A
KEVIN DALE JONES
Defendant(s)**

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

BEING KNOWN AS: 105 BOYD AVE
BROWNSVILLE, PA 15417

BEING PARCEL NUMBER: 19-13-0151
IMPROVEMENTS: RESIDENTIAL
PROPERTY

Brock & Scott, PLLC

No. 2693 of 2024 G.D.
No. 234 of 2025 E.D.

WELLS FARGO BANK N.A.

v.

BARBARA E. KOFFLER

By virtue of a Writ of Execution No. 2024-
02693

WELLS FARGO BANK N.A. v.
BARBARA E. KOFFLER, owner(s) of property
situate in the TOWNSHIP OF DUNBAR,
FAYETTE County, Pennsylvania, being 1013
FRONT ST, LEISENRING, PA 15455

Tax ID No. 09250008 AKA 09-25-0008

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$39,012.36

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

No. 1709 of 2025 G.D.
No. 239 of 2025 E.D.

**CITIBANK, N.A., AS TRUSTEE FOR
WACHOVIA LOAN TRUST 2005-SDI,
ASSET-BACKED CERTIFICATES, SERIES
2005-SDI**

Plaintiff

v.

**KIMBERLY S. MCDONOUGH
Defendant(s)**

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

BEING KNOWN AS: 19 HAZEL
STREET A/K/A 19 SECOND AVENUE
DUNBAR, PA 15431

BEING PARCEL NUMBER: 08-08-0013
IMPROVEMENTS: RESIDENTIAL
PROPERTY

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

No. 1044 of 2025 G.D.
No. 236 of 2025 E.D.

ArvestBank
Plaintiff
v.

Jason Minor and Yvonne M. Minor
Defendant(s)

SITUATE IN HENRY CLAY, FAYETTE
COUNTY, PENNSYLVANIA, TOWNSHIP OF
HENRY CLAY BEING KNOWN AS 244
SICKLE RIDGE ROAD, HENRY CLAY, PA
15424

PARCEL NO. 16-12-0130-10
IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Jason
Minor and Yvonne M. Minor

Brock & Scott, PLLC

No. 487 of 2025 G.D.
No. 252 of 2025 E.D.

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

v.
LISA R. ORBIN A/K/A LISA ORBIN

By virtue of a Writ of Execution No. 487
OF 2025 GD

ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A QUICKEN
LOANS INC. V. LISA R. ORBIN A/K/A LISA
ORBIN owner(s) of property situate in the CITY
OF CONNELLSVILLE, FAYETTE County,
Pennsylvania, being 214 E SOUTH STREET,
CONNELLSVILLE, PA 15425

Tax ID No. 05-11-0050 AKA 05110050
Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$35,624.33

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906

No. 1955 of 2025 G.D.
No. 249 of 2025 E.D.

CITIGROUP MORTGAGE LOAN TRUST
2020-RP2,

Plaintiff
v.
ALISA H. PETUCK; RICHARD J. PETUCK
Defendant(s)

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

BEING KNOWN AS: 359
BROWNSVILLE ROAD FAYETTE CITY, PA
15438

BEING PARCEL NUMBER: 17-02-0100
IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 620 of 2025 G.D.
No. 235 of 2025 E.D.

NewRez LLC d/b/a Shellpoint Mortgage
Servicing
Plaintiff,

v.
Steven M. Riley; Betsy K. Riley
Defendants.

ALL that certain parcel of land lying and
being situate in the Township of Franklin,
County of Fayette, and Commonwealth of
Pennsylvania, known as 16 Old Pittsburgh Lane,
Smock, PA 15480 having erected thereon a
dwelling house.

Being known and designated as Tax ID
No.: 13-08-0018

BEING the same premises which James E.
Warhola, Co-Executrix and Mary Louise
Simpson, Co-Executrix of the Estate of Anne
Warhola aka Anna Warhola, by Deed dated May
19, 2017 and recorded in and for Fayette
County, Pennsylvania in Deed Book 3341, Page
1796, granted and conveyed unto Steven M.
Riley and Betsy K. Riley, husband and wife.

No. 1452 of 2024 G.D.
No. 246 of 2025 E.D.

PENNYMAC LOAN SERVICES, LLC
Plaintiff
vs.
Brittnie N. Sanner
Defendant(s)

ALL THAT CERTAIN PARCEL OF
LAND SITUATE IN MENALLEN
TOWNSHIP, FAYETTE COUNTY,
COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES which
Christopher Holdings, LLC, by Deed dated
5/3/2022 and recorded in the Office of the
Recorder of Deeds of Fayette County on
5/5/2022 in Deed Book Volume 3512, Page 764,
Instrument No. 202200004816, granted and
conveyed unto Brittnie N. Sanner.

BEING known as 344 New Salem Road,
Uniontown, Pennsylvania 15401
PARCEL# 22-21-0139

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

No. 676 of 2024 G.D.
No. 237 of 2025 E.D.

PHH Mortgage Corporation
Plaintiff
v.
Ralph Stafford
Defendant(s)

SITUATE IN DUNBAR, FAYETTE
COUNTY, PENNSYLVANIA, TOWNSHIP OF
DUNBAR BEING KNOWN AS 374
FERGUSON RD, DUNBAR, PA 15431-2013

PARCEL NO. 09-31-0226
IMPROVEMENTS- RESIDENTIAL
REAL ESTATE
SOLD AS THE PROPERTY OF- Ralph
Stafford.

PARKER McCAY P.A.
By: Daniel J. Capecci, Esquire
Attorney ID# 319193
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815

No. 2424 of 2025 G.D.
No. 242 of 2025 E.D.

**The Bank of New York Mellon FKA The
Bank of New York, as Trustee for the
certificateholders of the CWABS, Inc., Asset-
Backed Certificates, Series 2006-25 c/o
NewRez LLC d/b/a Shellpoint Mortgage
Servicing (fka Specialized Loan Servicing
LLC)**
6200 S. Quebec Street, Ste. 300
Greenwood Village, CO 80111
Plaintiff,
vs
George A. Stuyvesant and
Kim Marie Stuyvesant
436 2nd Street
Fayette City, PA 15438
Defendants

By virtue of a Writ of Execution, No. 2424
of 2024 GD

The Bank of New York Mellon, et al vs.
George A. Stuyvesant and Kim Marie
Stuyvesant

Owner of property situated in the Borough
of Fayette City, Fayette County, Pennsylvania
436 2nd Street, Fayette City, PA 15438
Parcel No. 12-04-0003

Improvements thereon: Residential Single
Family Dwelling

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

No. 604 of 2025 G.D.
No. 233 of 2025 E.D.

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

**75 Beattie Place
Suite 300
Greenville, SC 29601**

Plaintiff

vs.

**AMY D. TAYLOR
DARNELL L TAYLOR**

**Mortgagor(s) and Record Owner(s)
410 Shaffner Avenue fka 410 Shaffner Road
fka 410 Shaffner Street
Brownsville, PA 15417**

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

BEING KNOWN AS: 410 SHAFFNER
AVENUE FKA 410 SHAFFNER ROAD FKA
410 SHAFFNER STREET, BROWNSVILLE,
PA 15417

TAX PARCEL #02-04-0021 & 02-04-
0022; 03-03-0002 & 03-03-0003
IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF: AMY D.
TAYLOR AND DARNELL L. TAYLOR

No. 1225 of 2025 G.D.
No. 232 of 2025 E.D.

SOMERSET TRUST COMPANY

v.

Justin A. Teets and Shanna R. Teets

Property of: Justin A. Teets and Shanna R.
Teets

Located in: TOWNSHIP OF DUNBAR,
FAYETTE COUNTY

Street Address: 1508 WEST GREEN
STREET, CONNELLSVILLE, FAYETTE
COUNTY, PENNSYLVANIA 1525.

Brief Description of Property: Residential,
Single-Family home

Improvements thereon: RESIDENTIAL
DWELLING

Record book Volume: 3469, Page 1270
Tax Assessment Number(s):
MAP NOS.: 09-18-0080 and 09-18-008001

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

No. 2044 of 2024 G.D.
No. 254 of 2025 E.D.

**Planet Home Lending, LLC
Plaintiff**

v.

**Katherine R. Ulery and MELMO INC. LLC
Defendants**

By virtue of a writ of execution case
number: 2044 of 2024 GD Plaintiff: Planet
Home Lending, LLC v. Defendants: Katherine
R. Ulery and MELMO INC. LLC

Owners of property situate in Luzerne
Township, Fayette County, Pennsylvania, being
pin number 19-04-0112

Property being known as: 815 Florence St,
La Belle, PA 15450

Improvements thereon: Residential
Property

Robert Flacco, Esq. (325024)
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

No. 256 of 2025 G.D.
No. 2039 of 2023 E.D.

By virtue of Writ of Execution No. 256 of
2025 ED

US Bank Trust National Association as
Trustee for LB-Ranch Series V Trust v Charles
F. Winters

Docket Number: 2039 of 2023 GD

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

Commonly known as: 211 Melrose Street,
East Millsboro, PA 15433 a/k/a 211 Melrose St,
La Belle, PA 15433 and Third Street-Melrose,
East Millsboro, PA 15433 a/k/a Third Street-
Melrose, La Belle, PA 15433

Parcel Number: 19-15-0116 and 19-15-
0117

Improvements thereon of the residential

dwelling or lot (if applicable):

Judgment Amount: \$16,665.96

No. 1767 of 2025 G.D.

No. 255 of 2025 E.D.

**FIRST NATIONAL BANK OF
PENNSYLVANIA,
Plaintiff,
vs.
ANNA K. YOUNG,
Defendant.**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING SITUATE AND LAYING IN THE CITY OF UNIONTOWN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN A CERTAIN DEED DATED AUGUST 25, 2023 FROM SHANNON ARONHALT, EXECUTOR OF THE ESTATE OF GWENDOLYN TAKACS, A/K/A GWENDOLYN O. TAKACS, DECEASED, TO ANNA K YOUNG, AN UNMARRIED PERSON, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY, PA ON AUGUST 30, 2023 IN DBV 3556, PG 544.

IMPROVEMENT THEREON: A RESIDENTIAL DWELLING

BEING COMMONLY KNOWN AS 237 WILSON AVENUE, UNIONTOWN, PA 15401.

BEING KNOWN AND DESIGNATED AS TAX PARCEL NO.: 38-12-0539

*** 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, December 1, 2025, at 9:30 A.M.

<u>Estate Number</u>	<u>Trust Name</u>	<u>Representative</u>
2623-0348	VIOLET B. PAUL	Allan F. Paul

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

Monday, December 15, 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, December 1, 2025, at 9:30 A.M.

<u>Estate Number</u>	<u>Trust Name</u>	<u>Representative</u>
2621-0267	ALBERT E. CORE	Rhonda Core
25-OC-2009	SYLVAN HEIGHTS/ MT. VIEW CEMETERY	Stephanie A. Henrick, Esq.

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

Monday, December 15, 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.

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

COMMONWEALTH OF PENNSYLVANIA :
v. :
MICHAEL SCOTT MUCY : Case No. 375 of 2025
Appellant : Honorable Linda R. Cordaro

OPINION

Linda R. Cordaro, J.

October 2, 2025

Currently before this Court is the Defendant's Omnibus Pretrial Motion for Relief for suppression of evidence. This Court heard testimony and argument on September 3, 2025 and the police body cam footage of the encounter was admitted into evidence. For the following reasons, Defendant's motion is denied.

Background

The following facts were established via testimony and the body cam evidence. On October 31, 2024 at approximately 11 p.m., Corporal Zachary Vernail (hereinafter "Crpl. Vernail") was on routine patrol. He observed the Defendant's vehicle, a black Dodge Ram pickup parked at the entrance of Mill Street Park located on Mill Street in the City of Uniontown, Fayette County, Pennsylvania. Mill Street Park is a public park and by local ordinance, the park is closed after dark. Defendant's vehicle was parked on the park boundary or just outside of the park. The body cam shows that Defendant was parked outside of the park gate which was swung closed as the park was closed after daylight. Crpl. Vernail activated his emergency lights and pulled behind the Defendant in such a manner that Defendant's vehicle was partially or totally blocked from egress onto the adjacent public road.

Crpl. Vernail approached the driver's side window and made contact with Defendant regarding a possible violation of the park ordinance. The officer stated to the Defendant, "you can't be in the park after dark man." Crpl. Vernail observed Michael George in the front passenger seat. He was familiar with Mr. George from prior interactions with him and other officers in the Uniontown City Police Department. Crpl. Vernail testified that Mr. George was known within the police department to have a history with using and selling narcotics. The Defendant provided the officer with his driver's license and stated that he was picking up Mr. George, who had been riding his bicycle, and giving him a ride home. Mr. George's bicycle was in the bed of the truck. Crpl. Vernail held the Defendant's license through the duration of the encounter.

Crpl. Vernail asked the Defendant to exit his vehicle to speak with the officer and he complied. He was again asked, "what are you doing here" and he replied he was picking up Mr. George and giving him a ride home. Crpl. Vernail asked if there was anything illegal in the vehicle, which Defendant denied. The Defendant was asked, "how do you know [Mr. George]" and he replied that he has known him for many years. The Defendant stated that he has been a constable for 30 years and that, in his capacity as a constable, he joked he had "probably arrested [Mr. George]." Crpl. Vernail then stated to the Defendant that Mr. George was known to be involved with drugs and asked

the Defendant if there were any narcotics in his vehicle. The officer asked the Defendant for consent to search the vehicle, and the Defendant consented. Crpl. Vernail stated, referring to Mr. George "... we deal with him a lot, he sells dope." Crpl. Vernail patted down the Defendant for weapons, and no weapons or contraband were found on his person.

Mr. George was then asked to exit the vehicle and was patted down. A pipe with drug residue and a baggie of suboxone were found on his person. The police then searched a book bag located in the passenger seat and found baggies of narcotics, and a smoking pipe with residue. Crpl. Vernail proceeded to search the front area of the vehicle. Drug paraphernalia including a blue and black colored smoking device with residue and a glass container with a pink lid containing Methamphetamine were located within the vehicle. During the search of the vehicle, Crpl. Vernail stated to the other officer "they were definitely smoking crack in here." He then began to search the rear of the vehicle. Another smoking device with residue was found in the back passenger side seat. The Defendant and Mr. George were then read Miranda rights. As Crpl. Vernail continued his search of the rear of the vehicle, the Defendant withdrew his consent, and the officer stopped the search. Crpl. Vernail then called for a tow truck and informed the Defendant that he would be applying for a search warrant to search the remainder of the vehicle for additional drugs or other contraband. He then told the Defendant and Mr. George that they were free to leave and handed back the Defendant's driver's license.

Crpl. Vernail then drove the vehicle onto a flat bed tow truck and the truck was held overnight. Early the next morning, Crpl. Vernail made application for a search warrant with Magistrate Jason Cox, which was executed. The vehicle was then searched and additional narcotics paraphernalia was uncovered as well as a black lock box. Crpl. Vernail applied for a search warrant for the lock box and upon receiving the warrant, he searched the lockbox and found additional narcotics.

Discussion

The Defendant has been charged with possession with intent to deliver a controlled substance; {1} possession of a controlled substance; {2} and use or possession of drug paraphernalia. {3}

Defendant's Motion, in Count I, challenges the consensual search as having been the result of an illegal detention. Count II of the motion challenges the search warrants for lack of probable cause and claims no exigent circumstances existed to seize and search the Defendant's vehicle.

The exclusionary rule functions as a "judicially created remedy designed to safeguard Fourth Amendment rights generally through its deterrent effect. .. " *United States v. Leon*, 468 U.S. 897, 906 (1984) quoting *United States v. Calandra*, 414 U.S. 338, 348 (1974). Any evidence obtained by police conduct that violates an individual's constitutional rights may be subject to suppression. The purpose of the "exclusionary rule" is to discourage law enforcement officers from constitutionally violative conduct by suppressing evidence obtained by unconstitutional means. *Commonwealth v. Santiago*, 160 A.3d 814, 827-828 (Pa. Super. 2017).

{1} 35 P.S. §§ 780-113(a)(30)

{2} 35 P.S. §§ 780-113 (a)(16)

{3} 35 P.S. §§ 780-113 (a)(32)

In Count I of the motion, Defendant challenges the consensual search as having been the result of an illegal detention. The test to determine whether an encounter escalates from a mere encounter to an investigatory detention is "... often referred to as the 'free to leave test,' which requires the court to determine 'whether taking into account all of the circumstances surrounding the encounter, the police conduct would have communicated to a reasonable person that he was not at liberty to ignore the police presence and go about his business.'" *Commonwealth v. Singletary*, 267 A.3d 1267 (Pa. Super. 2021) quoting *Florida v. Bostick*, 115 L.E2d. 389 (1991). Courts have consistently held: when, as here, the police park behind a defendant's vehicle blocking egress, with emergency lights engaged- this constitutes an investigatory detention. See *Commonwealth v. Hampton*, 204 A.3d 452 (Pa. Super. 2019)(holding that a reasonable person would not feel free to leave when police vehicle parked behind a defendant's vehicle, blocking egress).

"A mere encounter between police and a citizen need not be supported by any level of suspicion..." *Commonwealth v. Newsome*, 170 A.3d 1151, 1154 (Pa. Super. 2017). An "investigatory stop, which subjects a suspect to a stop and a period of detention, requires a reasonable suspicion that criminal activity is afoot." *Id.* An investigatory detention is lawful when the facts are sufficient to support a reasonable suspicion that criminal activity is afoot. *Commonwealth v. Kemp*, 961 A.2d 1247 (Pa. Super. 2004).

To determine "whether the police officer had reasonable suspicion, the totality of the circumstances must be considered." *Id.* citing *Commonwealth v. Cook*, 735 A.2d 673 676 (Pa. 1999). In order to determine whether the police officer had reasonable suspicion, the evaluation is one of a totality of the circumstances. *Commonwealth v. Conrad*, 892 A.2d 826,829 (Pa. Super. 2006). In making this determination, the suppression court "... must give due weight... to the specific reasonable inferences [the police officer] is entitled to draw from the facts in light of his experience." *Id.* citing *Cook*, 735 A.2d at 676. "When evaluating whether reasonable suspicion existed in a particular case, [the court] must view the circumstances through the eyes of a trained officer, not an ordinary citizen." *Commonwealth v. Brame*, 239 A.3d 1119, 1131 (Pa. Super. 2020).

The Court finds that the encounter here did escalate beyond a mere encounter and rose to the level of an investigatory detention. In fact, at the Omnibus Pretrial Motion evidentiary hearing before the Court, the Commonwealth conceded that the encounter escalated to an investigatory detention. However, contrary to Defendant's assertions, the Court finds that Crpl. Vernail had sufficient reasonable suspicion that criminal activity was afoot at the time he requested Defendant's consent to search his vehicle.

Here, Crpl. Vernail was on routine patrol at 11 p.m. on Halloween night when he observed the Defendant's truck illegally parked at or just outside of a city park, a high crime area, which was closed to the public after dark. The location was known to the officer, based on his experience, to be an area where drug use and drug transactions often take place. He made contact with Defendant to inform him that his vehicle was not permitted to be parked at that location. He then observed Mr. George in the passenger seat. Crpl. Vernail testified credibly that Mr. George was known to him and his colleagues at the Uniontown City Police Department as a drug user and drug dealer based upon multiple prior dealings with him. In addition, it is evident on the body cam footage, based on the interactions between the officer and Mr. George, that there is a familiarity based on prior dealings with drug possession.

When questioned regarding his association with Mr. George and whether there were drugs or other contraband in the vehicle, the Defendant related to the officer that he was a constable, and he was aware that Mr. George was a known drug user and drug dealer. The Defendant related that he had known him for many years and joked that he himself may have arrested Mr. George at some point in the past. Crpl. Vernail, a trained officer with experience, had a history of prior dealings with Mr. George. He is entitled to draw from facts based on his training, expertise, and experience both in dealing with Mr. George and the location of the incident. The Court is persuaded that there was sufficient basis for reasonable suspicion based on a totality of the circumstances. The vehicle was parked in a high crime area. The individuals were illegally parked at 11 p.m. on Halloween night. The Defendant was with Mr. George, who was known by the officer and by the Defendant to have a history of involvement with drugs. All of these facts, considered together with specific reasonable inferences Crpl. Vernail is entitled to draw based on his experience persuades the Court to make a finding that there was reasonable suspicion here.

Defendant argues in Count II that there was a lack of probable cause, and no exigent circumstances existed to seize and search the Defendant's vehicle. The Court disagrees. There was clearly probable cause to serve as basis for the search warrants as narcotics and drug paraphernalia were located in the vehicle during the initial consented search. Nothing in the facts in evidence suggest that the procedure in obtaining the warrant and searching the vehicle was violative of the Defendant's constitutional rights. Crpl. Vernail immediately stopped the vehicle search when the Defendant withdrew consent. There was not an unreasonable delay in the process of applying for and executing the search warrant. The encounter took place between 11 p.m. and midnight and by Defendant's admission in his motion, the warrant was applied for early the following morning. The Defendant argues that there was no exigency to justify towing the vehicle while waiting for a search warrant. However, once narcotics and paraphernalia were found in the vehicle there was clearly probable cause to continue the search after consent was revoked. The inherent mobility of an automobile, in and of itself, is sufficient exigency, particularly here where there was clear probable cause. See generally *Commonwealth v. Harris*, 176 A.3d 1009 (Pa. Super. 2017).

Therefore, the Court enters the following:

ORDER

AND NOW, this 2nd day of October 2025, in consideration of Defendant's Omnibus Pretrial Motion and after a hearing on this matter, it is hereby ORDERED and DIRECTED that Defendant's Motion for suppression of evidence is DENIED.

The Commonwealth shall list this case for trial.

BY THE COURT:
Linda R Cordaro, Judge

ATTEST:
Clerk of Courts

ANNUAL MEMBERSHIP MEETING

The Annual General Membership meeting of the Fayette County Bar Association will be held on Wednesday, December 17, 2025, at 12:00 pm at the Fayette County Courthouse, 61 East Main Street, Uniontown, PA 15401. Members are invited to present topics of concern or interest to the Association.



The Fayette County Bar Association
invites you to join us for a

Christmas PARTY

December 4TH at 5:00 pm

TITLOW TAVERN

RSVP by Friday, November 31st
724-437-7994 or cindy@fcbar.org
Guests Welcome

In the spirit of giving, please bring new children's coats for donation.
Checks payable to "Connellsville Community Ministries."

