

# FAYETTE LEGAL JOURNAL

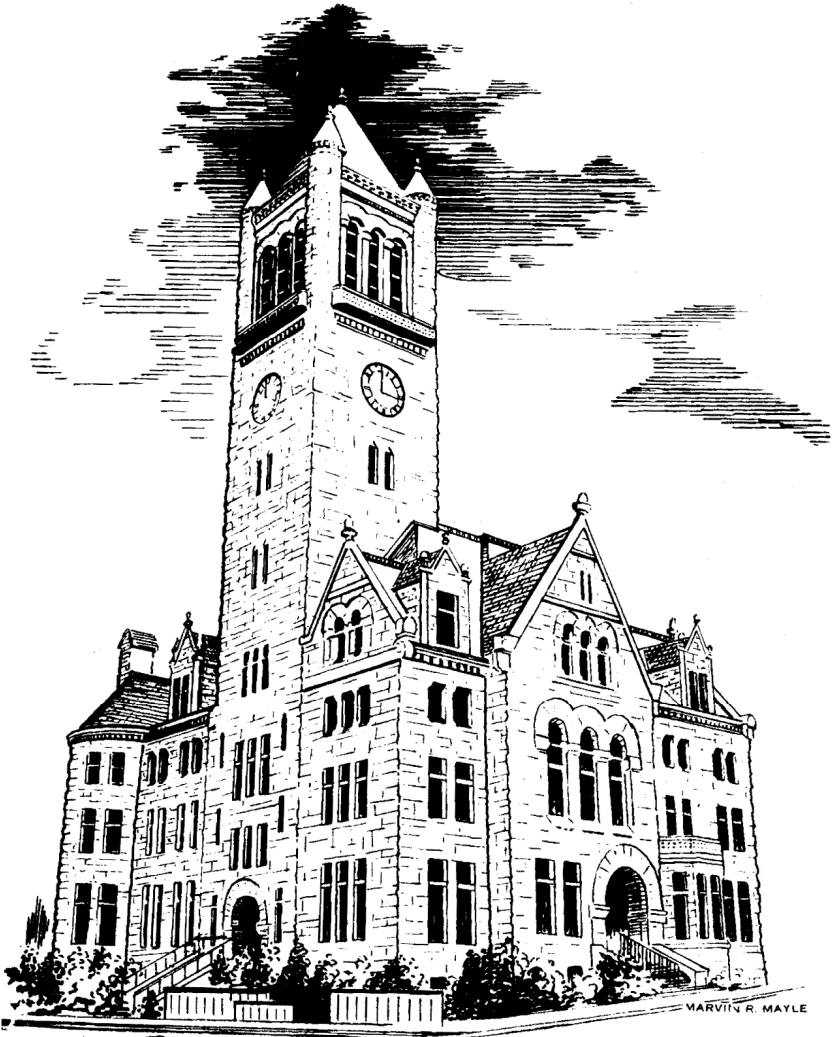
---

VOL. 89

MAY 23, 2026

NO. 21

---



## FAYETTE LEGAL JOURNAL

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

**Co-Editors:** Garnet L. Gordon and Melinda Deal Dellarose

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

## FAYETTE COUNTY BAR ASSOCIATION Board of Directors

**President:** Michelle L. Kelley  
**President Elect:** Jeffrey S. Proden  
**Vice-President:** Melinda D. Dellarose  
**Secretary:** Anne N. John  
**Treasurer:** Rachel A. Clark  
**Past President:** Sheryl R. Heid  
**Executive Director:** Garnet L. Gordon

**Directors**  
 Michael A. Aubele  
 Jennifer M. Casini  
 Sarah E. Connelly  
 James E. Higinbotham, Jr.  
 Sean M. Lementowski  
 Daniel D. Taylor

### ETHICS HOTLINE

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

Call (800) 932-0311, ext. 2214.

### LAWYERS CONCERNED FOR LAWYERS

Our assistance is confidential,  
non-judgmental, safe, and effective

To talk to a lawyer today, call:  
 1-888-999-1941  
 717-541-4360

## ESTATE NOTICES

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

### Third Publication

**DOLORES J. EYRING**, late of Wharton Township, Fayette County, PA (3)

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

**STEVEN ANDREW HARAGOS SR.**, late of North Union Township, Fayette County, PA (3)

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

**NORMA JEAN HARTMAN**, late of Georges Township, Fayette County, PA (3)

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

**RICK KOSLICK, a/k/a RICHARD KOSLICK, a/k/a RICHARD W. KOSLICK**, late of South Union Township, Fayette County, PA (3)

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

**ROBERT MOATS, aka ROBERT EUGENE MOATS**, late of Springhill Township, Fayette County, PA (3)

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

**WILLIAM MATTHEW MORRIS, a/k/a WILLIAM M. MORRIS**, late of Uniontown, Fayette County, PA (3)

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

**OLIVE MAE PHELAN**, late of Dunbar Township, Fayette County, PA (3)

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

**BERT M. PRITCHARD SR.**, late of Fairchance Boro, Fayette County, PA (3)

*Administrator:* Bessie Pritchard  
7 Delverese Street  
Fairchance, PA 15436

**GRACE RILEY, a/k/a GRACE A. RILEY**, late of Connellsville, Fayette County, PA (3)

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

**GLORIA M. SPACKMAN**, late of South Union Township, Fayette County, PA (3)

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

**BENJAMIN SHIPLEY**, late of Mill Run, Fayette County, PA (3)

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

## Second Publication

**JAMES J. BOHATCH, a/k/a JIM BOHATCH**, late of Perry Township, Fayette County, PA (2)

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

**LOUISE E. GERBER, a/k/a LOUISE EVELYN GERBER**, late of Menallen Township, Fayette County, PA (2)

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

**JUDY ANN HUMPHREYS**, late of North Union Township, Fayette County, PA (2)

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

**DIANA LEE RYAN, a/k/a DIANA L. RYAN**, late of North Union Township, Fayette County, PA (2)

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

**EDITH M. SHIERY**, late of South Connellsville Borough, Fayette County, PA (2)

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

## First Publication

**JOSEPH BARAUSKAS, a/k/a JOSEPH WALTER BARAUSKAS, a/k/a JOSEPH W. BARAUSKAS**, late of Acme, Fayette County, PA (1)

*Executor:* Chad J. Miller  
c/o Morocco, Morocco & Specht, P.C.  
315 Cavitt Avenue  
Trafford, PA 15085  
*Attorney:* Robert Specht

**VIVIAN JOYCE BRICKER, a/k/a VIVIAN J. BRICKER**, late of Fairchance Borough, Fayette County, PA (1)

*Executrix:* Jacqueline David  
c/o Jones Gregg Creehan & Gerace  
20 Stanwix Street, Suite 1100  
Pittsburgh, PA 15222  
*Attorney:* Addison L. Walter

**JOSEPH JAMES CHOMIAK, JR.**, late of Dunbar Township, Fayette County, PA (1)

*Administratrix:* Colleen Chomiak  
c/o Davis & Davis Attorneys at Law  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* James T. Davis

**MILES CRAGO, a/k/a MILES J. CRAGO, JR.**, late of Pittsburgh, PA (1)

*Administrator:* Derrick D. Crago  
303 W Lancaster Avenue, Suite 123  
Wayne, PA 19087

**REGINA LALLY, a/k/a REGINA R. LALLY**, late of Uniontown, Fayette County, PA

*Executor:* Michael J. Burke, Jr. (1)  
c/o Higinbotham Law Offices  
68 South Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* James E. Higinbotham, Jr.

**ROBERT MAY**, late of Springfield Township, Fayette County, PA (1)

*Executor:* Ronald Long  
c/o Tremba, Greiner & Brooks  
1310 Morrell Avenue, Suite C  
Connellsville, PA 15425  
*Attorney:* John Greiner

**JOHN PATRICK MORAN, a/k/a JOHN P. MORAN**, late of Georges Township, Fayette County, PA (1)

*Administratrix:* Michelle L. Harper  
c/o 9 Court Street  
Uniontown, PA 15401  
*Attorney:* Vincent J. Roskovensky, II

**KATHLEEN PUZAK, a/k/a KATHLEEN PUZAK**, North Union Township, Fayette County, PA (1)

*Executor:* David J. Puzak  
c/o Puzak Law Offices, LLC  
101 South Third Street  
Youngwood, PA 15697  
*Attorney:* David J. Puzak

**MILISSA STOUT**, late of German Township, Fayette County, PA (1)

*Executrix:* Linda E. Scott  
c/o Higinbotham Law Offices  
68 South Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* James E. Higinbotham, Jr.

**MARY LOU ULMER**, late of South Union Township, Fayette County, PA (1)

*Executrix:* Claire A. Standish  
c/o Webster & Webster  
51 East South Street  
Uniontown, PA 15401

**RUTH I. WALTERS, a/k/a RUTH ILENE WALTERS**, late of Georges Township, Fayette County, PA (1)

*Personal Representatives:* Richard Allen Walters and Eugene Edward Walters  
c/o Davis & Davis Attorneys at Law  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Gary J. Frankhouser

## LEGAL NOTICES

IN THE COURT OF COMMON PLEAS  
FAYETTE COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
No. 1948 of 2022, G.D.  
JUDGE CORDARO

HOLLY HILLS DEVELOPMENT, LLC,

Plaintiff,

v.

BRANDON SMITH, personal representative for the Estate of GREGGORY ALLEN SMITH, Deceased, and TRACEY LEE SMITH, Defendants.

**TO: Tracey Lee Smith, your heirs, successors and assigns:**

### IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGEMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
100 SOUTH STREET, PO BOX 186  
HARRISBURG, PA 17108  
(800) 932-0311

PROTHONOTARY'S OFFICE  
FAYETTE COUNTY COURTHOUSE  
61 EAST MAIN STREET  
UNIONTOWN, PA 15401  
(724) 430-1272

Mark A. Rowan, Esquire  
Attorney for Plaintiff  
890 Vanderbilt Road  
Connellsville, PA 15425  
724-628-8180  
markrowan1@verizon.net

IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
No. 865 of 2025, G.D.

IN RE: Avyanna Joy Downs, by and through  
her father, Grayling Sanders, her  
father and natural guardian

PETITION FOR NAME CHANGE

The Petitioner’s residence is 720 Filbert Heights  
Rd., P.O. Box 674, New Salem, Fayette  
County, Pennsylvania, 15468

TO ALL PERSONS INTERESTED:

Notice is hereby given that an Order of  
Court authorized the filing of said Petition and  
fixed the 15th day of June, 2026, at 9 o’clock  
a.m. as the time and Courtroom No. 4, Fayette  
County Courthouse; Uniontown, Pennsylvania  
as the place for hearing when and where all  
persons may show cause, if any they have, why  
said name should not be changed as prayed for.

DAVIS & DAVIS  
By Samuel J. Davis, Esquire  
Attorney for Petitioner

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

NO: 2025-02665

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE, ON BEHALF OF THE HOLDERS  
OF THE HOME EQUITY ASSET TRUST 2006  
-5 HOME EQUITY PASS-THROUGH  
CERTIFICATES, SERIES 2006-5 vs. CARL E.  
VANKIRK, JR. A/K/A CARL E. VAN KIRK,  
JR. A/K/A CARL VANKIRK A/K/A CARL  
VAN KIRK AND JENNIFER Y. VANKIRK  
A/K/A JENNIFER Y. VAN KIRK A/K/A  
JENNIFER FELTON-VANKIRK A/K/A  
JENNIFER FELTON-VAN KIRK

NOTICE TO THE DEFENDANTS:

You are hereby notified U.S. Bank  
National Association, as trustee, on behalf of the  
holders of the Home Equity Asset Trust 2006-5  
Home Equity Pass-Through Certificates, Series  
2006-5 , has filed a Complaint in Mortgage  
Foreclosure with regard to 48 River Avenue,  
Masontown, PA 15461, endorsed with a Notice

to Defend, against you at No. 2025-02665 in the  
Civil Division of the Court of Common Pleas of  
Fayette County, Pennsylvania, wherein plaintiff  
seeks to foreclose on the mortgage encumbering  
said property, which foreclosure would lead to a  
public sale by the Fayette County Sheriff.  
If you wish to defend, you must enter a written  
appearance personally or by attorney and file  
your defenses or objections in writing with the  
court. You are warned that if you fail to do so  
the case may proceed without you and a  
judgment may be entered against you without  
further notice for the relief requested by the  
plaintiff. You may lose money or property or  
other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A  
LAWYER, THIS OFFICE MAY BE ABLE TO  
PROVIDE YOU WITH INFORMATION  
ABOUT AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE PERSONS  
AT A REDUCED FEE OR NO FEE.

Fayette County Lawyer Referral Service  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street, P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

PLAINTIFF’S ATTORNEY:  
STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO & FEDERMAN, LLP  
298 WISSAHICKON AVENUE  
NORTH WALES, PA 19454, (215) 855-9521

## 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, June 1, 2026, at 9:30 A.M.**

<u>Estate Number</u>	<u>Estate Name</u>	<u>Representative</u>
2624-0496	SHIRLEY B. EVANS	Patricia Evans Heidt, Executor
2624-0966	WILLIAM A FRANKO	Wilma A. Franko, Executrix

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

**Wednesday, June 10, 2026, 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.

**SHERIFF'S SALE**

Date of Sale: July 16, 2026

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday July 16, 2026, at 2:00 pm at <https://fayette.pa.realforeclose.com>.

The Conditions of sale are as follows:

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

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

(2 of 3)

James Custer  
Sheriff of Fayette County

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

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

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

By virtue of a writ of execution case number: 2751 of 2024 GD  
Plaintiff: Carrington Mortgage Services, LLC  
v.  
Defendant: Beau T. Angelo

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

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

Improvements thereon: Residential Property

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

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

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

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

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

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

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

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

v.

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

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

PARCEL NO. 16-15-1-3

IMPROVEMENTS- RESIDENTIAL  
REAL ESTATE

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

Brock & Scott, PLLC

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

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

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

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$84,793.53

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

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

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

v.

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

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

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

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

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

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

Improvements thereon: Residential Property

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

**SOMERSET TRUST COMPANY  
v.  
JASPER J. HAWKER**

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

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

Brief Description of Property: Residential,  
Single-Family home

Improvements thereon: RESIDENTIAL  
DWELLING

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

Brock & Scott, PLLC

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

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

By virtue of a Writ of Execution No. 2758  
OF 2025 G.D.

NATIONSTAR MORTGAGE LLC D/B/A MR  
COOPER OR RIGHTPATH SERVICING v.  
NANCY J HOLSING owner(s) of property  
situate in the BOROUGH OF DUNBAR,  
FAYETTE County, Pennsylvania, being 226  
CONNELLSVILLE ST, DUNBAR, PA 15431

Tax ID No. 08-03-0048 aka 08030048

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$20,530.80

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

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

ALL that tract of land situate German  
Township, Fayette County, Pennsylvania,  
known as 1025 McClellandtown Road,  
McClellandtown, Pennsylvania 15458, having  
erected thereon a dwelling house.

PARCEL BEING KNOWN AND  
DESIGNATED AS TAX MAP 15-28-0174.

BEING the same premises conveyed to  
Keith Marilungo, by deed from Keith Marilungo  
and Emily C. Marilungo, now known as Emily  
C. Gilleland, formerly husband and wife, dated  
November 14, 2013, which deed is of record in  
the Office of the Recorder of Deeds of Fayette  
County, Pennsylvania as Instrument Number  
201300013831.

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

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

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

SITUATE IN UNIONTOWN, FAYETTE  
COUNTY, PENNSYLVANIA, TOWNSHIP OF  
MENALLEN BEING KNOWN AS 7725  
NATIONAL PIKE, UNIONTOWN, PA 15401-  
5106

PARCEL NO. 22170070

IMPROVEMENTS- RESIDENTIAL  
REAL ESTATE

SOLD AS THE PROPERTY OF- Daniel  
L. Morgan

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

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

As the attorney for the Plaintiff, in the  
matter of Brighthouse Life Insurance Company  
vs. Donald G. Moser, Jr. and Jennifer L. Moser,  
I submit the following information with the  
request that it be used FOR ADVERTISEMENT  
PURPOSES.

ALL THAT CERTAIN piece or parcel or  
tract of land containing 272 Main Street situate  
in the Township of North Union, County of  
Fayette, and State of Pennsylvania

Tax Parcel No. 25-19-0105

TITLE TO SAID PREMISES IS VESTED  
IN Donald G. Moser, Jr., and Jennifer L. Moser,  
husband and wife, from Jennifer L. Moser,  
married, by Deed dated June 19, 2008, and  
recorded on July 7, 2008 in Book 3066, Page  
793

Sold as the property of Donald G. Moser,  
Jr. and Jennifer L. Moser

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

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

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

**Plaintiff**

**v.**

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

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

---

Brock & Scott, PLLC

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

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

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

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

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

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

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

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

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

Parcel ID: 19-17-0068

Property Address: 220 Creek Road,  
Merrittstown, PA 15463

Improvements thereon: Residential  
Dwelling

Judgment Amount: \$171,035.16

---

Brock & Scott, PLLC

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

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

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

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

Tax ID No. 09-31-0036-03

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$155,119.93

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

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

**PENNYMAC LOAN SERVICES, LLC**  
**3043 Townsgate Road**  
**Suite 200**  
**Westlake Village, CA 91361**  
**Plaintiff**

vs.

**SAMUEL D. SNYDER**  
**Mortgagor(s) and Record Owner(s)**  
**102 South Liberty Street**  
**Masontown, PA 15461**  
**Defendant(s)**

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

BEING KNOWN AS: 102 SOUTH  
LIBERTY STREET, MASONTOWN, PA  
15461

TAX PARCEL #21-07-0067  
IMPROVEMENTS: A RESIDENTIAL  
DWELLING

SOLD AS THE PROPERTY OF:  
SAMUEL D. SNYDER

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

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

**PHH Mortgage Corporation**  
**Plaintiff**

v.

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

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

PARCEL NO. 02-06-0049  
IMPROVEMENTS- RESIDENTIAL

REAL ESTATE

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

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

**PNC BANK, NATIONAL ASSOCIATION**  
**PLAINTIFF**

vs.

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

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

BEING PARCEL NO. 30-10-0093

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

\*\*\* END SHERIFF'S SALE \*\*\*

## **WARMAN ABSTRACT & RESEARCH LLC**

**JOHN F. WARMAN**

**518 Madison Drive**

**Smithfield, PA 15478**

**724-322-6529**

**johnfranciswarman@gmail.com**

**COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE**

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

JUDICIAL OPINION

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

SUSAN PRITTS and CHARLES PRITTS, as natural guardians of K.N., a minor, and in their own right, Plaintiffs, vs. CSX CORPORATION; CSX TRANSPORTATION, INC.; PENNSYLVANIA PUBLIC UTILITY COMMISSION, a Commonwealth of Pennsylvania Agency; and PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, a Commonwealth of Pennsylvania Agency, Defendants. No. 2090 of 20245, G.D. Honorable Nancy D. Vernon

OPINION AND ORDER

VERNON, J.

April 28, 2026

Before the Court are Preliminary Objections filed by Defendant CSX Corporation to the Complaint of Plaintiffs Susan Pritts and Charles Pritts, as natural guardians of K.N., a minor, and in their own right. In their Complaint, the Pritts assert negligence and loss of services stemming from an August 15, 2018, train accident at a railroad crossing involving their minor child. CSX Corporation filed the instant preliminary objections asserting the lack of general or specific jurisdiction in Commonwealth of Pennsylvania as the company is incorporated in Virginia with a principal place of business in Jacksonville, Florida. CSX Corporation admits it is the parent company of several direct and indirect wholly owned subsidiaries, including CSX Transportation, Inc., which has already filed an Answer to the Complaint. CSX Corporation alleges Plaintiffs are conflating CSX Corporation with CSX Transportation, Inc. by lumping them together as “CSX Defendants.”

Pennsylvania Rule of Civil Procedure 1028(a)(1) authorizes preliminary objections based on “lack of jurisdiction over the subject matter of the action or the person of the defendant.” The burden of proof initially rests upon the party contesting jurisdiction, and once that party has provided proof, the burden then shifts to the non-moving party to adduce evidence demonstrating there is a basis for asserting jurisdiction over the moving party. Delta Health Technologies, LLC v. Companions and Homemakers, Inc., 218 A.3d 432 (2019). When preliminary objections challenging personal jurisdiction, if sustained, would result in dismissal of an action, the court must consider the evidence in the light most favorable to the nonmoving party. Dumond, Inc. v. Galgano, 345 A.3d 741 (2025).

Under Pennsylvania’s long-arm statute, courts are permitted to exercise personal jurisdiction over a nonresident defendant “to the fullest extent allowed under the Constitution of the United States and may be based on the most minimum contact with this Commonwealth allowed under the Constitution of the United States.” 42 Pa.C.S.A. § 5322(b). Pennsylvania law recognizes two bases for the exercise of in personam jurisdiction over a corporation: general jurisdiction and specific jurisdiction. In either case, the court’s authority must comport with Pennsylvania’s long-arm statute and the Due Process Clause. The United States Supreme Court has held that general personal jurisdiction cannot be exercised over defendants when the corporate defendant is not incorporated in the state and does not have its principal place of business in the state. Daimler AG

v. Bauman, 571 U.S. 117 (2014). CSX Corporation is not incorporated in Pennsylvania and does not have a principal place of business in the Commonwealth. Further, general jurisdiction can only extend beyond that in the “exceptional case.” *Id.* Plaintiffs have not alleged that such an exceptional case is present, nor does one exist.

Where general jurisdiction is lacking, a court may exercise specific jurisdiction only if the plaintiff’s claims arise out of or relate to the defendant’s contacts with Pennsylvania. In order for a state court to exercise specific jurisdiction, the suit must arise out of or relate to the defendant’s contact with the forum. *Bristol-Myers Squibb Co. v. Superior Court*, 582 U.S. 255 (2017). Specific jurisdiction depends on an affiliation between the forum and the underlying controversy, principally, activity or an occurrence that takes place in the forum state and is therefore subject to the state’s regulation. *Mendel v. Williams*, 53 A.3d 810, 817 (Pa. Super. 2012). The specific jurisdiction inquiry focuses on the defendant’s own purposeful conduct directed at the forum and the relationship between that conduct and the underlying controversy. It requires an affiliation between Pennsylvania and the events giving rise to the claim, namely, activity occurring in, or purposefully directed toward, the Commonwealth such that the defendant could reasonably anticipate being haled into a Pennsylvania court. Specific jurisdiction therefore exists only to the extent the cause of action arises from the defendant’s transaction of business or other deliberate forum-directed conduct within Pennsylvania.

Applying these principles, this Court concludes that Plaintiffs have established a *prima facie* basis for the exercise of specific personal jurisdiction over CSX Corporation. Plaintiffs allege that the “CSX defendants” designed, constructed, owned, controlled, operated, and maintained the subject railroad crossing and right-of-way, and were responsible for the safety features and warnings at that crossing. The Complaint further asserts that these Defendants acted through agents, servants, and employees, and that their conduct collectively contributed to the hazardous condition of the crossing and the resulting injuries. At this stage, the Court is required to accept these allegations as true and construe them in the light most favorable to Plaintiffs.

CSX Corporation relies upon an affidavit asserting that it is a non-operating holding company with no contacts with Pennsylvania and no involvement in the subject crossing. While such evidence was considered, it is not dispositive at this stage where Plaintiffs have alleged an integrated course of conduct among related corporate entities and where the precise relationship between those entities remains undeveloped.

The Court further notes that the jurisdictional issues raised by CSX Corporation are fact-intensive and turn, in significant part, on the nature of its relationship with its subsidiary and any involvement in the design, control, or operation of the subject crossing. Those matters are not fully developed on the present record and are more appropriately addressed following the completion of discovery.

To the extent CSX Corporation contends that it is merely a passive holding company with no relevant contacts with this Commonwealth, discovery will permit the parties to explore and clarify those assertions, including the corporate structure, operational control, and any role in policies or decisions affecting the crossing at issue. Such a record is better suited for resolution at the summary judgment stage.

Accordingly, CSX Corporation’s Preliminary Objections are overruled without prejudice to raise by future dispositive motion.

WHEREFORE, we will enter the following Order.

## ORDER

AND NOW, this 28th day of April, 2026, upon consideration of the Preliminary Objections of Defendant CSX Corporation to the Complaint of Plaintiffs Susan Pritts and Charles Pritts, as natural guardians of K.N., a minor, and in their own right, and in accordance with the foregoing Opinion, it is hereby ORDERED and DECREED that the Preliminary Objections are OVER-RULED. Defendant CSX Corporation shall file an Answer to the Complaint within twenty (20) days.

BY THE COURT:  
NANCY D. VERNON, JUDGE

ATTEST:  
Prothonotary

## FREE PBA CLE

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

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

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

\*\*\* You must register for this program here:

Pennsylvania Bar Association > Events and Education > Event Info:

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

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



*131st Annual*

# BAR BANQUET

FRIDAY, JUNE 19, 2026

5:30 COCKTAILS – 6:45 DINNER

*Latrobe Country Club*

346 ARNOLD PALMER DRIVE

LATROBE, PA 15650

RSVP BY MAY 22 TO [ADMIN@FCBAR.ORG](mailto:ADMIN@FCBAR.ORG)

No charge for FCBA members | \$125 guest fee

*50 Year Member Honorees:*

*James T. Davis, Samuel J. Davis,*

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

Recommended Accommodations:

SpringHill Suites by Marriott Latrobe



