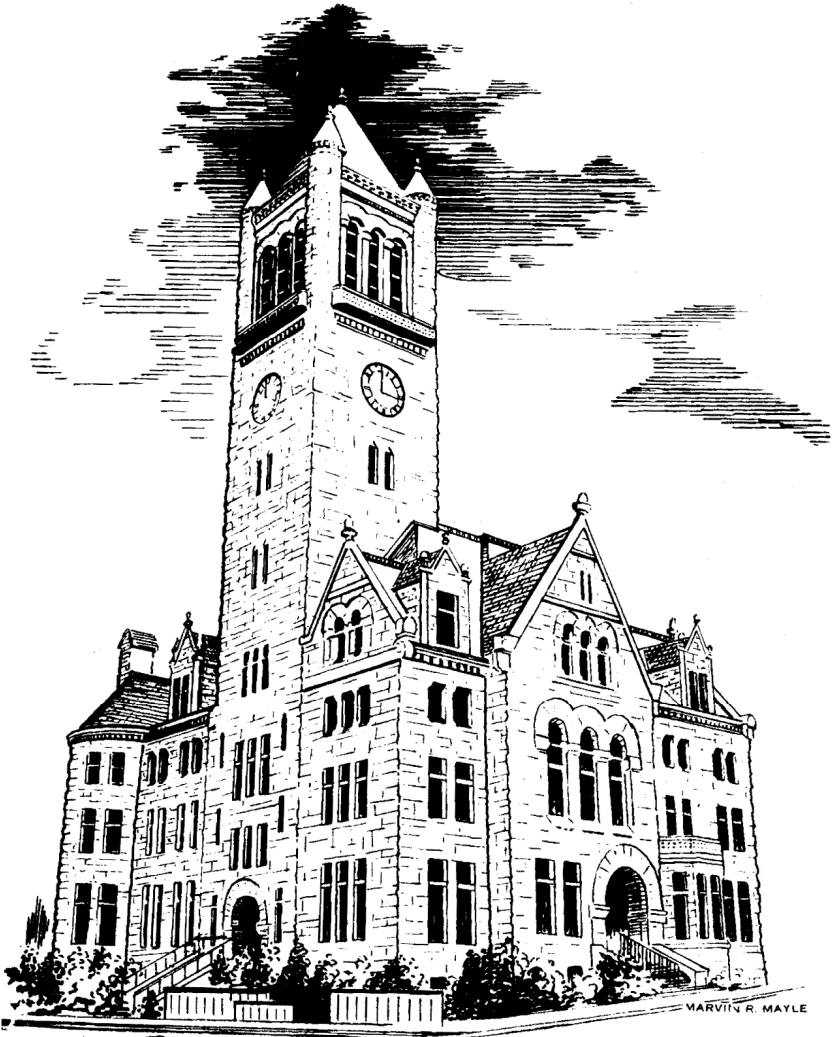


FAYETTE LEGAL JOURNAL

VOL. 89

MARCH 28, 2026

NO. 13



FAYETTE LEGAL JOURNAL

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

Co-Editors: Garnet L. 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

KEVIN PAUL CECH, a/k/a KEVIN P. CECH, a/k/a KEVIN CECH, late of Redstone Township, Fayette County, PA (3)
Administratrix: Susan Cech
 c/o 9 Court Street
 Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

ELLEN B. COLLINS, a/k/a ELLEN BELLE COLLINS, a/k/a ELLEN COLLINS, late of German Township, Fayette County, PA (3)
Administrator: John R. Collins Jr.
 c/o Higinbotham Law Offices
 68 South Beeson Boulevard
 Uniontown, PA 15401
Attorney: Christian E. Sesek

ROBERT FULLER, late of Perryopolis, Fayette County, PA (3)
Executrix: Diana Fuller
 c/o Goodwin Como, P.C.
 92 East Main Street, Suite 1
 Uniontown, PA 15401
Attorney: Amanda Como

BETTY J. MILLER, a/k/a BETTY JANE MILLER, late of Smithfield Borough, Fayette County, PA (3)
Executrix: Judith A. Miller
 c/o Davis & Davis Attorneys At Law
 107 East Main Street
 Uniontown, PA 15401
Attorney: Jeremy J. Davis

Second Publication

DORIS MAE CLARK, a/k/a DORIS M. CLARK, late of Dunbar Township, Fayette County, PA (2)
Personal Representative: Rebecca R. Riley
 c/o Richard A. Husband, Esquire LLC
 208 South Arch Street, Suite 2
 Connellsville, PA 15425
Attorney: Richard A. Husband

EUGENE K. DISCOVICH, late of South Union Township, Fayette County, PA (2)
Executor: Dorothy A. Discovich
 c/o Goodwin Como P.C.
 92 East Main Street, Suite One
 Uniontown, PA 15401
Attorney: Benjamin F. Goodwin

HARRY LOUIS PORTER, a/k/a HARRY L. PORTER, late of Connellsville Township, Fayette County, PA (2)
Administratrix: Barbara A. Husband
 c/o Richard A. Husband, Esquire LLC
 208 South Arch Street, Suite 2
 Connellsville, PA 15425
Attorney: Richard A. Husband

EVELYN RAYMOND, a/k/a EVELYN M. RAYMOND, late of Uniontown, Fayette County, PA (2)
Executrix: Stacey S. Hall
 c/o Goodwin Como P.C.
 92 East Main Street, Suite One
 Uniontown, PA 15401
Attorney: Gerious T. George

PERRY WILLIAM GADDIS, a/k/a PERRY WILLIAM GADDIS, SR., late of Hopwood, Fayette County, PA (2)
Executor: Perry William Gaddis, Jr.
 c/o Thomas W. Shaffer, Esquire
 11 Pittsburgh Street
 Uniontown, PA 15401
Attorney: Thomas W. Shaffer

LORI WIGFIELD, a/k/a LORI ANN WIGFIELD, late of Mount Pleasant, Fayette County, PA (2)
Administrator: Gene Wigfield
 c/o Casini & Geibig, LLC
 815B Memorial Boulevard
 Connellsville, PA 15425
Attorney: Jennifer M. Casini

MARGUERITE JOAN KEMP, late of Springfield Township, Fayette County, PA (1)
Personal Representative: Mark Kemp
 c/o Watson Mundorff, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Timothy J. Witt

First Publication

THOMAS ROBERT BILCONISH, late of Luzerne Township, Fayette County, PA (1)
Administratrix: Jessica M. Bilconish
 c/o Proden & O'Brien
 99 East Main Street
 Uniontown, PA 15401
Attorney: Wendy L. O'Brien

LAURA M. NICHOLS, late of Fayette City Borough, Fayette County, PA (1)
Executrix: Phyllis Emerick
 237 Peach Street
 Fayette City, PA 15438
Attorney: Mark E. Ramsier

LEGAL NOTICES

NOTICE

CPR of Uniontown, Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Proden & O'Brien
 99 East Main Street
 Uniontown, PA 15401

In the Court of Common Pleas of Fayette County, Pennsylvania
 No. 2617, GD

In Re: Petition of Lily Ilene Mell for change of name to Maxwell Theodore Mell

To all persons interested, notice is hereby given that an order of said County authorized the filing of said petition and fixed the 7th day of April, 2026, at 9am, as the time and Fayette County Courthouse, as the place for a hearing, when and where all persons may show cause, if any they have, why the request of the petition should not be granted.

VELDA LAVONNE CHARLESWORTH, a/k/a VELDA L. CHARLESWORTH, late of Henry Clay Township, Fayette County, PA (1)
Executor: Brian Clay Charlesworth
 c/o Anne N. John, Esq.
 96 East Main Street
 Uniontown, PA 15401
Attorney: Anne N. John

NELSON FISHER, late of Markleysburg, Fayette County, PA (1)
Administrator: Nelson Fisher Jr.
 8391 Bella Vista Drive
 Alta Loma, CA 91701

ETHEL FRANGIPANI, a/k/a ETHEL C. FRANGIPANI, late of Uniontown, Fayette County, PA (1)
Executrix: Robin R. Kanar
 c/o Monaghan & Monaghan, L.L.P.
 57 East Main Street
 Uniontown, PA 15401
Attorney: Louise D. Monaghan

JEFFREY KARFELT, late of Bullskin Township, Fayette County, PA (1)
Administrator: Ronald Karfelt
 215 Que Vista East Drive
 Horeshead, New York 14845
Attorney: Mark Rowan

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
No. 242 OF 2026, G.D.
JUDGE NANCY D VERNON

IN RE: 2018 SUBARU WRX
VIN JF1VA2M63J9813249

TO: DUSTIN RAGER and CHESSIE FCU
Their heirs, successors and assigns, generally,

You are hereby notified that Benjamin Jordan, the Petitioner has filed a Petition at the above number and term in the above-mentioned court in an action to involuntary transfer a vehicle title wherein it is alleged that she is in possession of a 2018 Subaru WRX having a VIN No: JF1VA2M63J9813249.

Said Petition sets forth that the Petitioner is in possession of the above-described vehicle. The Petition was filed for the purpose of barring all of your right, title, and interest, or claim in and to all or a portion of said vehicle and to transfer the title to Petitioner. The Court has scheduled a hearing for final disposition of the petition on April 1, 2026 at 10:00 am in Courtroom Number 4 of the Fayette County Courthouse, Uniontown, Pennsylvania.

You are required to file an answer to the petition and appear at the hearing set forth above. If you fail to file an answer and appear at said hearing, a decree may be entered granting to the petitioner the relief prayed for in the petition.

By Jason F. Adams, Esq.
Adams Law Offices, PC
55 E. Church Street
Uniontown, PA 15401

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
No. 243 OF 2026, G.D.
JUDGE NANCY D VERNON

IN RE: 2019 SUBARU WRX
VIN JF1VA2S61K9814890

TO: BRYCE DAVID BUESINK, AMY
DINEAN BUESINK, and PSECU
Their heirs, successors and assigns, generally,

You are hereby notified that Benjamin Jordan, the Petitioner has filed a Petition at the above number and term in the above-mentioned court in an action to involuntary transfer a vehicle title wherein it is alleged that she is in possession of a 2019 Subaru WRX having a VIN No: JF1VA2S61K9814890.

Said Petition sets forth that the Petitioner is in possession of the above-described vehicle. The Petition was filed for the purpose of barring all of your right, title, and interest, or claim in and to all or a portion of said vehicle and to transfer the title to Petitioner. The Court has scheduled a hearing for final disposition of the petition on April 1, 2026 at 10:00 am in Courtroom Number 4 of the Fayette County Courthouse, Uniontown, Pennsylvania.

You are required to file an answer to the petition and appear at the hearing set forth above. If you fail to file an answer and appear at said hearing, a decree may be entered granting to the petitioner the relief prayed for in the petition.

By Jason F. Adams, Esq.
Adams Law Offices, PC
55 E. Church Street
Uniontown, PA 15401

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:**

You are hereby notified that Holly Hills
Development, LLC, has filed a Complaint to
Quiet Title at the above number and term in the
above-mentioned court in an action to Quiet
Title wherein it is alleged that Holly Hills
Development, LLC, its successors, and assigns
is the owner of property situate in Redstone
Township, Fayette County, Pennsylvania, being
known as 102 Cherry Tree Road, Redstone
Township, Fayette County, Pennsylvania, and
designated in the Fayette County Tax
Assessment Office as Parcel Identification
Numbers 30-06-0012 and 30-06-0012-05.

The property which is the subject of this
quiet title action is more fully described in that
deed dated June 26, 2007, and recorded in the
Office of the Recorder of Deeds of Fayette
County, Pennsylvania in Record Book Volume
3031, Page 2357.

Said Complaint sets forth that Plaintiff is
the owner in fee simple of that above-described
Premises. A complaint was filed for the purpose
of barring all of your right title, and interest or
claim in and all or a portion of said premises.

NOTICE

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

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

**PENNSYLVANIA BAR ASSOCIATION
PENNSYLVANIA LAWYER REFERRAL
100 SOUTH STREET, PO BOX 186
HARRISBURG, PA 17108
TELEPHONE: 1-800-932-0311**

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
FAYETTE COUNTY, PENNSYLVANIA
ACTION TO QUIET TITLE
CIVIL ACTION - LAW
No. 2771 of 2025, G.D.
Judge Linda R. Cordaro

DEBRA LYNN MOZIE,
Plaintiff,
vs.
SHARON V. BAILEY and her
heirs, successors and/or assigns,
Defendants.

NOTICE

TO: Sharon V. Bailey and her heirs, successors
and/or assigns, generally, or any other person or
persons having any right, interest or claim
whatsoever in and to that certain real property
situate in German Township, Fayette County,
Pennsylvania, more particularly bounded and
described as follows:

ALL that certain piece or parcel of land
situate in German Township, Fayette County,
Pennsylvania, being part of the Edenborn
Mining Village, bounded and described as
follows, as shown by Blue Print attached to the
deed described at Deed Book Volume 618, page
363:

BEGINNING in the middle of an alley at
the southeast corner of the land hereby
conveyed, which place of beginning is located
North 86 degrees 02 minutes West, 834.48 feet

from the northwestern corner of the Antioch Baptist Church lot of Edenborn Mining Village, which northwestern corner is at the junction of the lines of said Church lot, running North 16 degrees 26 minutes West, 242.31 feet to said corner, and thence therefrom North 73 degrees 34 minutes East, 36.10 feet; thence from said place of beginning, running in the middle of said alley South 73 degrees 34 minutes West, 100.00 feet to a point; thence by land conveyed by H. C. Frick Coke Company to Mark and Ada Sugarman, now Edenborn-Lambert, Inc., North 16 degrees 26 minutes West, 132.00 feet to the middle of a 40 foot wide street, known as Fourth Street; thence in the middle of Fourth Street, North 73 degrees 34 minutes East, 100.00 feet to a point, and thence by other land so conveyed to Mark and Ada Sugarman, now Edenborn-Lambert, Inc., South 16 degrees 26 minutes East, 132.00 feet to the place of beginning, containing an area of 0.333 of an acre, and having thereon erected a frame double dwelling house known as Nos. 147-148 of Edenborn Mining Village, now Edenborn-Lambert, Inc.

EXCEPTING AND RESERVING, the coal and mining rights and waivers and the oil and gas and drilling and other rights and waivers, and under and subject to the right at any time hereafter to lay, maintain, repair, replace, renew and remove water pipe lines in said street and alley, and under and subject to the right of the public to use said street and alley for passage thereover, and also excepting and reserving and under and subject to all existing easements and all conveyances and easements heretofore made or granted, excepted or reserved.

Tax Parcel Identification Number: 15-26-0015. The street address of the subject property is 18-19 Back Street Edenborn, McClellandtown, Pennsylvania 15458.

For a more complete recital of the chain of title concerning the premises, refer to the Complaint filed in the within action.

That the Defendants above named appear to have interest in said premises which creates a cloud upon Plaintiff's title, whereupon the Plaintiff has filed his Complaint as aforesaid asking the Court to enter a decree terminating all rights which Defendants may have in said premises and decreeing that Plaintiff has the full and free use and occupation of said premises, released and forever discharged of any right, lien, title or interest of Defendants herein.

By Order entered February 4, 2026 at the above number, the Court granted Plaintiff leave to serve the Complaint on you by publication of this Notice once in the Herald Standard, a

newspaper of general circulation, and in the Fayette County Legal Journal.

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

PENNSYLVANIA LAWYER REFERRAL
100 South Street
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

EWING D. NEWCOMER, ESQUIRE
 Attorney for Plaintiff

SHERIFF'S SALE

Date of Sale: May 14, 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 May 14, 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.

(3 of 3)

James Custer
Sheriff of Fayette County

No. 1 of 2026 G.D.
No. 41 of 2026 E.D.

**WASHINGTON FINANCIAL BANK,
formerly Known as Washington Federal
Savings Bank,**

Plaintiff,

vs.

HENRY G. BUSECK,

Defendant.

ALL that certain lot of land situate in Georges Township, Fayette County, Pennsylvania, being Lot No.1 in the Phillips Plan which plan is recorded in the Recorder's Office of Fayette County, Pennsylvania, Plan Book Volume 72 at page38, said Lot No 1.

HAVING erected thereon a dwelling known as 211 Burgess Fields Road, Uniontown, PA 15401, and designated as Tax ID# 14-17-0086-03.

BEING the same property which Mary L. Phillips, formerly Mary L. Fudala and Charles A. Phillips, by Deed dated May 12, 2004, and recorded with the Recorder of Deeds Office of Fayette County on June 4, 2004 at Instrument No. 200400009172 and Deed Book Volume 2907, Page 203, granted unto Henry G. Buseck.

No. 1469 of 2025 G.D.
 No. 8 of 2026 E.D.

No. 2446 of 2025 G.D.
 No. 324 of 2025 E.D.

**PennyMac Loan Services, LLC
 Plaintiff**
 vs.

Tara M. Calhoun a/k/a Tara Calhoun, solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, David A. Calhoun, Jr. a/k/a David Calhoun, Jr., solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, Shanna M. Calhoun a/k/a Shanna Calhoun, solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, Dalton G. Curran a/k/a Dalton Curran, solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, Anna M. Calhoun a/k/a Anna Calhoun, solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, Gavin M. Forney, solely in capacity as heir of David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased, Unknown Heirs, Successors and Assigns and All Person, Firms or Associations Claiming Right, Title or Interest From or Under David A. Calhoun, Sr. a/k/a David Calhoun, Sr. a/k/a David Allen Calhoun, Sr., Deceased
Defendant(s)

ALL the following described real property situate in the Township of Saltlick, County of Fayette and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Gerald L. Kinneer, Jr. and Deborah L. Kinneer, husband and wife, by Deed dated 1/27/2020 and recorded in the Office of the Recorder of Deeds of Fayette County on 1/30/2020 in Deed Book Volume 3427, Page 1601, granted and conveyed unto David Calhoun, Sr.

BEING known as 287 Back Creek Road, Champion, Pennsylvania 15622
 PARCEL # 31-15-015201

Computershare Delaware Trust Company, not in its individual capacity, but solely as Owner Trustee of BRAVO Residential Funding Trust 2023-RPL1
 vs.

Dolores A. Chisnell

ALL THAT CERTAIN piece or parcel or tract of land containing 149 Altman Road situate in the Township of North Union, County of Fayette, and State of Pennsylvania

Tax Parcel No. 25-06-0170

TITLE TO SAID PREMISES IS VESTED IN Vernon Chisnell and Dolores Chisnell, husband and wife, from Edna I Allton, Administratrix of the Estate of Elzie M. Allton, deceased, by General Warranty Deed dated December 4th, 1985, and recorded on December 23rd, 1985 in Book 108, Page 160.

Sold as the property of Dolores A. Chisnell

Brock & Scott, PLLC

No. 1733 of 2020 G.D.
 No. 82 of 2024 E.D.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2

v.

JOHN ALBERT CLAY; JILLIAN N. CLAY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2 v. JOHN ALBERT CLAY; JILLIAN N. CLAY owner(s) of property situate in the PERRY TOWNSHIP, FAYETTE County, Pennsylvania, being 46 MEMORIAL DRIVE, PERRYOPOLIS, PA 15473

Tax ID No. 27-10-0071

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$128,881.73

Orlans Law Group PLLC

No. 1982 of 2024 G.D.
No. 5 of 2026 E.D.

Freedom Mortgage Corporation

v.

William M. Costabile Jr. a/k/a William Mark Costabile Jr. and Alicia N. Costabile

Freedom Mortgage Corporation v. William M. Costabile Jr. a/k/a William Mark Costabile Jr. and Alicia N. Costabile owner(s) of property situate in the City of Uniontown, Fayette County, Pennsylvania, being 83 Evergreen Terrace, Uniontown, PA 15401

Parcel No. 38-06-0054

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$123,517.86

No. 114 of 2022 G.D.
No. 30 of 2026 E.D.

**POLLYANNA SWETZ
PLAINTIFF,**

vs.

**ANDREA DUNN, and KAYLA SHOOK,
parent and natural guardian of
Emma P. Dunn and Brandon Dunn, the heirs
of Christopher Dunn
DEFENDANTS.**

ALL that certain lot or plot of land situate in South Union Township, Fayette County, Pennsylvania, bounded and described as follows:

FRONTING 42.8 FEET on Conner Street and extending back the same width, 105 feet to a 15 foot alley; bounded on the South by lot 243; on the North by lot 245; and being known at lot 244 in the South Uniontown Annex Plan, which plan of lots were laid out by the Areford Brothers and recorded in Plan Book 4, page 140.

BEING the same premises conveyed to Christopher Dunn by deed of Christopher Dunn and Kayla M. Dunn, his wife, by deed dated June 4, 2019, recorded in Record Book 3404, page 2472.

Tax ID: 34-16-0024

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

No. 1546 of 2025 G.D.
No. 322 of 2025 E.D.

**Pennsylvania Housing Finance Agency,
Plaintiff,**

vs.

**Kamryn Kenneth Dylan,
Defendant.**

Situate in Washington Twp, Cty of Fayette, Cmwlth of PA, HET a dwg k/a 200 Liberty Avenue, Belle Vernon, PA 15012. Parcel ID 41030009.

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
852-225-6906

No. 572 of 2024 G.D.
No. 15 of 2026 E.D.

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE
OF ARUGULA FUNDING TITLING
TRUST**

Plaintiff

v.

**TODD M. FULMER
Defendant(s)**

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

BEING KNOWN AS: 110 RACCOON RD ACME, PA 15610

BEING PARCEL NUMBER: 04-12-0014
IMPROVEMENTS: RESIDENTIAL PROPERTY

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

No. 2131 of 2023 G.D.
No. 38 of 2026 E.D.

Planet Home Lending, LLC
Plaintiff
v.
Emosi Sobuliivanua Gauna
Defendant

Owners of property situate in the township of South Union, Fayette County, Pennsylvania, being pin number 25-43-0125.

Property being known as: 103 Sylvanus Avenue, Uniontown, PA 15401
Improvements thereon: Residential Property

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

No. 1670 of 2025 G.D.
No. 27 of 2026 E.D.

CARRINGTON MORTGAGE SERVICES, LLC
v.
SOPHIE GILMORE, THOMAS H. GILMORE AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT

All that certain tract or parcel of land situate in Perry Township, Fayette County, Pennsylvania.

Parcel ID: 27-01-0042
Property Address: 47 Wickhaven Hollow Road, Wickhaven, PA 15492
Improvements thereon: Residential Dwelling
Judgment Amount: \$53,081.78

No. 1778 of 2025 G.D.
No. 319 of 2025 E.D.

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF
vs.
CRAIG MATTHEW GUSH,
DEFENDANT

ALL that lot of ground in in Luzerne Township, Fayette County, Pennsylvania being Lot Numbered 308, Hiller Plan of Lots, Fayette Plan Book 2 page 21.

HAVING THEREON ERECTED DWELLING KNOWN AND NUMBERED AS: 1106 3RD STREET, HILLER, PA 15444.

TAX PARCEL # 19-08-0067
INSTRUMENT# 2023-00008568

To be sold as the property of Craig Matthew Gush under Fayette County Judgment No. 1778 of 2025 gd.

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. 2723 of 2025 G.D.
No. 2 of 2026 E.D.

LONGBRIDGE FINANCIAL, LLC,
Plaintiff
v.
DIANE F. HILLEN
Defendant(s)

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

BEING KNOWN AS: 9 BEDNER LANE PERRYOPOLIS, PA 15473

BEING PARCEL NUMBER: 17-05-0046
IMPROVEMENTS: RESIDENTIAL PROPERTY

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

No. 2861 of 2025 G.D.
No. 23 of 2026 E.D.

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

v.
MICHAEL L. JACKSON
Mortgagor(s) and Record Owner(s)
118 Morris Hollow Road
Smock, PA 15480
Defendant(s)

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

BEING KNOWN AS: 118 MORRIS
HOLLOW ROAD, SMOCK, PA 15480
TAX PARCEL #13150010
IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
MICHAEL L. JACKSON

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. 2687 of 2025 G.D.
No. 1 of 2026 E.D.

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff
v.
JEREMY W. JORDAN,
Defendant

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

BEING KNOWN AS: 262 ELM RD,
UNIONTOWN, PA 15401
BEING PARCEL NUMBER: 34-20-0003
IMPROVEMENTS: RESIDENTIAL
PROPERTY

Brock & Scott, PLLC
No. 1970 of 2024 G.D.
No. 90 of 2025 E.D.

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR POPULAR
ABS, INC., SERIES 2007-A**
v.
RICKY E. KERNS

By virtue of a Writ of Execution No. 1970
of 2024 DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE FOR
POPULAR ABS, INC., SERIES 2007-A v.
RICKY E. KERNS owner(s) of property situate
in the BULLSKIN TOWNSHIP, FAYETTE
County, Pennsylvania, being 237 EVERSON
VALLEY RD, CONNELLSVILLE, PA 15425

Tax ID No. 04240001 a/k/a 04-24-0001
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$243,307.53

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. 2304 of 2025 G.D.
No. 329 of 2025 E.D.

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff
v.
FREDERICK S. LOWRY A/K/A
FREDEREK S. LOWRY; JONATHAN M.
LOWRY A/K/A JOHNATHAN M. LOWRY
Defendant(s)

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

BEING KNOWN AS: 157 MARTIN
FARM ROAD DUNBAR, PA 15431
BEING PARCEL NUMBER: 09-33-0023
IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 2078 of 2025 G.D.
 No. 320 of 2025 E.D.

Carrington Mortgage Services, LLC
PLAINTIFF
VS.
Cynthia Renae Luce
DEFENDANT

COMMONLY KNOWN AS: 39 Walnut
 Avenue a/k/a 39 1st Avenue, Dunbar, PA 15431
 TAX PARCEL NO. 08-08-0022

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

No. 2627 of 2025 G.D.
 No. 16 of 2026 E.D.

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road
Suite 200
Westlake Village, CA 91361
Plaintiff
vs.
KAITLIN OWENS
WILLIAM OWENS
Mortgagor(s) and Record Owner(s)
26 Mulberry Street
Belle Vernon, PA 15012
Defendant(s)

ALL THAT CERTAIN LOT OF LAND
 SITUATE IN BOROUGH OF BELLE
 VERNON, COUNTY OF FAYETTE AND
 COMMONWEALTH OF PENNSYLVANIA.
 BEING KNOWN AS: 26 MULBERRY
 STREET, BELLE VERNON, PA 15012
 TAX PARCEL #01-04-0114
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING
 SOLD AS THE PROPERTY OF:
 KAITLIN OWENS AND WILLIAM OWENS

No. 1777 of 2025 G.D.
 No. 31 of 2026 E.D.

MIDFIRST BANK,
PLAINTIFF
VS.
ANTHONY M. PHILLIPS,
DEFENDANT

ALL THAT parcel of land in Franklin
 Township, Fayette County, Pennsylvania, being
 Part of the Colonial No. 1 Mining Village,
 containing 0.214 of an acre.

HAVING THEREON ERECTED
 DWELLING KNOWN AND NUMBERED AS:
 36 1st STREET, SMOCK, PA 15480.
 TAX PARCEL# 13-12-0117
 Instrument No. 2022-00011979
 TO BE SOLD AS THE PROPERTY OF
 ANTHONY M. PHILLIPS UNDER FAYETTE
 COUNTY JUDGMENT NO. 2025-01777.

Brock & Scott, PLLC

No. 643 of 2024 G.D.
 No. 39 of 2026 E.D.

FREEDOM MORTGAGE CORPORATION
v.
JOSHUA R. RICHTER; AMBER M.
RICHTER

By virtue of a Writ of Execution No.2024-
 00643 FREEDOM MORTGAGE
 CORPORATION v. JOSHUA R. RICHTER;
 AMBER M. RICHTER owner(s) of property
 situate in the SOUTH CONNELLSVILLE
 BOROUGH, FAYETTE County, Pennsylvania,
 being 125 MARIE ST, CONNELLSVILLE, PA
 15425

Tax ID No. 33-04-0159
 Improvements thereon: RESIDENTIAL
 DWELLING
 Judgment Amount: \$104,747.88

No. 2480 of 2025 G.D.
 No. 6 of 2026 E.D.

Capital One, N.A.
Plaintiff,
vs.
Donald H. Robosky, III; Reeva G. Robosky
Defendants.

ALL that certain parcel of land lying and
 being situate in the Township of North Union,

County of Fayette, and Commonwealth of Pennsylvania, known as 52 Wendy Drive, Uniontown, PA 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 25-17-0046

BEING the same premises which James Haugh and Ann Mechelle Haugh, husband and wife, by Deed dated September 10, 2020 and recorded in and for Fayette County, Pennsylvania in Deed Book 3449, Page 154, granted and conveyed unto Donald H. Robosky III and Reeva G. Robosky, husband and wife.

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

No. 2518 of 2025 G.D.
No. 3 of 2026 E.D.

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2022-1 PARTICIPATION INTEREST TRUST
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

**LAUN D. SCHMUCK
HOLLY R SCHMUCK**
Mortgagor(s) and Record Owner(s)
622 Trump Avenue
Connellsville, PA 15425
Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF CONNELLSVILLE, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 622 TRUMP AVENUE, CONNELLSVILLE, PA 15425

TAX PARCEL #05110262

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: LAUN D. SCHMUCK AND HOLLY R. SCHMUCK

Brock & Scott, PLLC

No. 2788 of 2025 G.D.

No. 7 of 2026 E.D.

PENNSYLVANIA EQUITY RESOURCES, INC.

v.

VINCENT T STEWART

By virtue of a Writ of Execution No. 2025-02788 PENNSYLVANIA EQUITY RESOURCES, INC. v. VINCENT T STEWART owner(s) of property situate in the CITY OF CONNELLSVILLE, FAYETTE County, Pennsylvania, being 405 ELIZA ST, CONNELLSVILLE, PA 15425

Tax ID No. 05-09-0280 AKA 05090280

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$183,433.31

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. 2043 of 2024 G.D.

No. 29 of 2026 E.D.

PNC BANK, NATIONAL ASSOCIATION, Plaintiff

v.

JOHN SULLIVAN, JR., KNOWN HEIR; RUSSELL SULLIVAN, KNOWN HEIR; SHERRY KNOX, KNOWN HEIR; ANGEL D. SULLIVAN A/K/A ANGEL SULLIVAN, KNOWN HEIR; ALL UNKNOWN HEIRS TO MARY A. LONG SULLIVAN A/K/A MARY LONG A/K/A MARY SULLIVAN A/K/A MARY LONG SULLIVAN

Defendant(s)

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

BEING KNOWN AS: 722 FILBERT HEIGHTS RD NEW SALEM, PA 15468

BEING PARCEL NUMBER: 30-22-014802

IMPROVEMENTS: RESIDENTIAL PROPERTY

STERN & EISENBERG, PC
Steven P. Kelly, Esq.

No. 894 of 2025 G.D.
No. 305 of 2025 E.D.

PHH Asset Services LLC

Plaintiff

v.

The Unknown Heirs of Edward J Keill Jr

A/K/A Edward J Keill

Defendant(s)

SITUATE IN CONNELLSVILLE,
FAYETTE COUNTY, PENNSYLVANIA,
TOWNSHIP OF CONNELLSVILLE BEING
KNOWN AS 1518 GULF STREET,
CONNELLSVILLE, PA 15425

PARCEL NO. 06-03-0094

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Edward
J. Keill Jr and Diana M. Keill

*** 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, April 6, 2026, at 9:30 A.M.

| <u>Estate Number</u> | <u>Trust Name</u> | <u>Representative</u> |
|----------------------|-------------------|------------------------|
| 2624-0372 | CALVIN L. HUGHES | Barry Stoots, Executor |

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

Monday, April 20, 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.

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, April 6, 2026, at 9:30 A.M.

| <u>Estate Number</u> | <u>Trust Name</u> | <u>Representative</u> |
|----------------------|-------------------|-------------------------------|
| 2621-0293 | WAYNE L. ETLING | Mary Margaret Lynch Executrix |

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

Monday, April 20, 2026, 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.

JEFFREY L. REDMAN
Register of Wills and Ex-Officio Clerk of the Orphans' Court Division (2 of 2)

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
CRIMINAL DIVISION

COMMONWEALTH OF :
PENNSYLVANIA :
v. :
ANDRE LAMONT DEAN, JR., : No. 1939 of 2024
Defendant. : Honorable Mark M. Mehalov

OPINION

MEHALOV, J.

January 21, 2026

Before this Court is the defendant's Omnibus Pre-Trial Motion Nunc Pro Tunc challenging the legality of the traffic stop conducted upon the defendant and requesting the suppression of evidence obtained because of the illegality of the traffic stop. This Court held a hearing on December 12, 2025 where the Commonwealth presented the testimony of the prosecuting officer and evidence consisting of a thumb drive containing the motor vehicle recording (hereinafter "MVR") of the events leading to the traffic stop and the traffic stop itself. For purposes of this Court's review, the only relevant portions are the events leading to the challenged traffic stop which consists of approximately thirty (30) seconds of video at the beginning of the MVR. This Court has reviewed the same countless times before reaching the foregoing decision.

Background

Based upon the limited scope of the defendant's legal challenge, this Court finds that the pertinent facts are as follows:

1. On June 30, 2024, at approximately 3:58 A.M., the prosecuting officer was patrolling the City of Uniontown, Fayette County, Pennsylvania.
2. The prosecuting officer came upon the intersection of North Mount Vernon Avenue/South Mount Vernon Avenue where he encountered the defendant's vehicle, a 2007 Silver Toyota Camry.
3. The prosecuting officer was traveling southbound on Mount Vernon Avenue, and the defendant was traveling northbound on Mount Vernon Avenue.
4. Both vehicles were stopped at the intersection by a red signal facing each other in opposing lanes of travel.
5. According to the prosecuting officer, the defendant's vehicle was outside of the stop indicator line.
6. Both vehicles proceeded through the intersection after the traffic signal turned green.
7. The prosecuting officer entered the intersection and immediately turned his vehicle around to follow the defendant's vehicle.
8. Upon turning his vehicle around to follow the defendant's vehicle, the prosecuting officer testified that he observed the defendant's vehicle almost collide with another vehicle parked along the right side of Mount Vernon Avenue.
9. After this alleged observation, the prosecuting officer activated his lights and sirens and initiated a traffic stop.
10. As a result of the stop and the subsequent interaction with the defendant, the

prosecuting officer placed the defendant under arrest for suspected D.U.I. and eventually charged the defendant via Criminal Complaint with D.U.I (general impairment/incapable of safe driving), 75 Pa.C.S.A. §3802(a)(1), and various summary traffic offenses.

Standard of Review

75 Pa.C.S.A §6308(b) provides:

b) Authority of police officer.-Whenever a police officer is engaged in a systematic program of checking vehicles or drivers or has reasonable suspicion that a violation of this title is occurring or has occurred, he may stop a vehicle, upon request or signal, for the purpose of checking the vehicle's registration, proof of financial responsibility, vehicle identification number or engine number or the driver's license, or to secure such other information as the officer may reasonably believe to be necessary to enforce the provisions of this title.

"Traffic stops based on a reasonable suspicion: either of criminal activity or a violation of the Motor Vehicle Code under the authority of Section 6308(b) must serve a stated investigatory purpose." *Commonwealth v. Feczko*, 10 A.3d 1285, 1291 (Pa.Super. 2010) (en banc) (citation omitted). For a stop based on the observed violation of the Vehicle Code or otherwise non-investigable offense, an officer must have probable cause to make a constitutional vehicle stop. *Feczko*, 10 A.3d at 1291 ("Mere reasonable suspicion will not justify a vehicle stop when the driver's detention cannot serve an investigatory purpose relevant to the suspected violation."). Pennsylvania law makes clear that a police officer has probable cause to stop a motor vehicle if the officer observes a traffic code violation, even if it is a minor offense. *Commonwealth v. Chase*, 599 Pa. 80, 960 A.2d 108 (2008). It is well-established that the observation of any technical violation of the Vehicle Code legitimizes a traffic stop. See *Commonwealth v. Harris*, 176 A.3d 1009, 1020 (Pa.Super. 2017).

Discussion

The Commonwealth relies upon the prosecuting officer's alleged observations of the defendant stopping his vehicle outside of the stop indicator line on a red signal and swerving and almost striking a vehicle after proceeding through the intersection. Both are alleged to be violations of the Vehicle Code; therefore, legitimizing the instant traffic stop. To support this contention, the Commonwealth admitted Commonwealth's Exhibit "1" into evidence being a video of the MVR of the incident. This Court reviewed the MVR countless times before rendering the within decision.

It is a violation of Traffic-Control Signals, 75 Pa.C.S.A. §3112(a)(3)(i), if "[a driver] facing a steady red signal alone [fails to] stop at a clearly marked stop line, or if none, before entering the crosswalk on the near side of the intersection, or if none, then before entering the intersection..." It is also a violation of Roadways Laned for Traffic, 75 Pa.C.S.A. §3309(1) if "[a driver fails to drive] a vehicle as nearly as practicable entirely within a single lane..." Although it has no bearing on this Court's analysis, the Court notes that the Commonwealth did not charge the defendant with a violation of either of this section of the Vehicle Code.

Based upon the countless viewings of the MVR, this Court makes the following observations and findings. Upon initial observation, the defendant brought his vehicle to a stop for a steady red signal before entering the intersection.



The opposing light turns green and it is assumed that the defendant's red signal turns green. The defendant and the prosecuting officer enter the intersection and pass each other. Prior to the prosecuting officer executing a U-turn to follow the defendant's vehicle, the area where the defendant stopped his vehicle is visible on the MVR. It does not appear that there is a clearly marked stop line for the defendant's lane of travel or a visible crosswalk.



Thus, for the defendant to violate this section of the Vehicle Code, the defendant's vehicle needed to be stopped after entering the intersection. After a review of the MVR and the first still photo above, the defendant's vehicle was stopped before entering the intersection and not in violation of 75 Pa.C.S.A. §3112(a)(3)(i).

Next, after the prosecuting officer turns his vehicle around to follow the defendant's vehicle, he allegedly observed the defendant's vehicle swerve to avoid striking another

vehicle parked along Mount Vernon Avenue allegedly violating 75 Pa.C.S.A. §3309(1). Again, the Commonwealth did not specifically charge the defendant with a violation of this Vehicle Code section.



At no time could this Court observe the defendant's vehicle almost strike the parked vehicle or swerve in such a manner that caused the vehicle to leave its lane of travel. Moreover, it appears the vehicle parked along the street driver's side tires are in the lane of travel. Further, the area where the vehicle is parked is not an area for on-street parking. It is not unreasonable for a driver to move within his lane if another vehicle is improperly parked and partially in the lane of travel. After a review of MVR and the above still photo, the defendant's vehicle remained in its lane of travel and any swerve allegedly observed was not unreasonable under the circumstances. Therefore, we find no violation of 75 Pa.C.S.A. §3309(1).

After a thorough review of the MVR, this Court finds that there are no observations of any Vehicle Code violations including, but not limited to the sections discussed above, to legitimize the traffic stop of the defendant's vehicle. Therefore, this Court enters the following order:

ORDER

AND NOW, January 21, 2026, upon consideration of the defendant's Omnibus Pre-Trial Motion Nunc Pro Tunc and after hearing and a review of the testimony and evidence presented, it is ORDERED, ADJUDGED and DECREED that said motion is GRANTED and any evidence obtained after the traffic stop is SUPPRESSED.

BY THE COURT:
MEHALOV, J.

ATTEST:
Clerk of Courts

LUNCH & LEARN SERIES

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

- Date: **Wednesday, April 1st from 12:00 p.m. to 1:30 p.m.**
- Location: **Fayette County Courthouse - Courtroom Two**
- Discussion topic: **Cross Systems Basic Training – Children & Youth Services, Behavioral Health, and Juvenile Probation**
- Presenters: **Gina D'Auria - Children and Youth Services; Nicole Barak and Michelle DeForrest - Behavioral Health Administration; and Heath Randolph and Cale White - Juvenile Probation Office**

CLE Credit

1.5 hours of Substantive CLE credit for the program.

Attendance Fees

Members of the FCBA - \$15

Attorneys admitted after January 1, 2021 - \$5

Non-members of the FCBA - \$40

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

Lunch will be provided.

RSVP

If interested in attending, please call Leslie at the Bar office at 724-437-7994 or email to admin@fcbar.org on or before Monday, March 30rd.

Attendees are requested to submit any questions or topics of interest ahead of the presentation to Gina D'Auria at GDauria@fccys.org.

Fayette County Bar Association
Member Retreat

May 14-18, 2026
Paradise Island, Bahamas



Itinerary

Recommended Accommodations

Atlantis Bahamas or
Comfort Suites (Atlantis Access)



Thursday

Recommended Flight:
American Airlines
AA 2525/AA 1161
Thurs. 5/14 8:19 - 1:32

Friday

Beach & Pool Social Day
Aquaventure Water Park
Junkanoo at Marina Village
9:00 p.m.

Saturday

Welcome Breakfast
Poseidon's Table
8:00 - 9:00 a.m.
(complimentary)
1.0 CLE Credits
9:00-10:00 a.m. (\$20)
Seahorse Sailing Adventures
Sunset Dinner Cruise
6:00 p.m.

Sunday

Nassau Snorkeling
Adventure Tour
10:00 a.m.
Carmine's
6:00 p.m.
FCBA Hosted Dinner
Guest Fee \$100

Monday

Recommended Flight:
American Airlines
AA 1506/AA 1664
Mon. 5/18 12:00-6:45