

# FAYETTE LEGAL JOURNAL

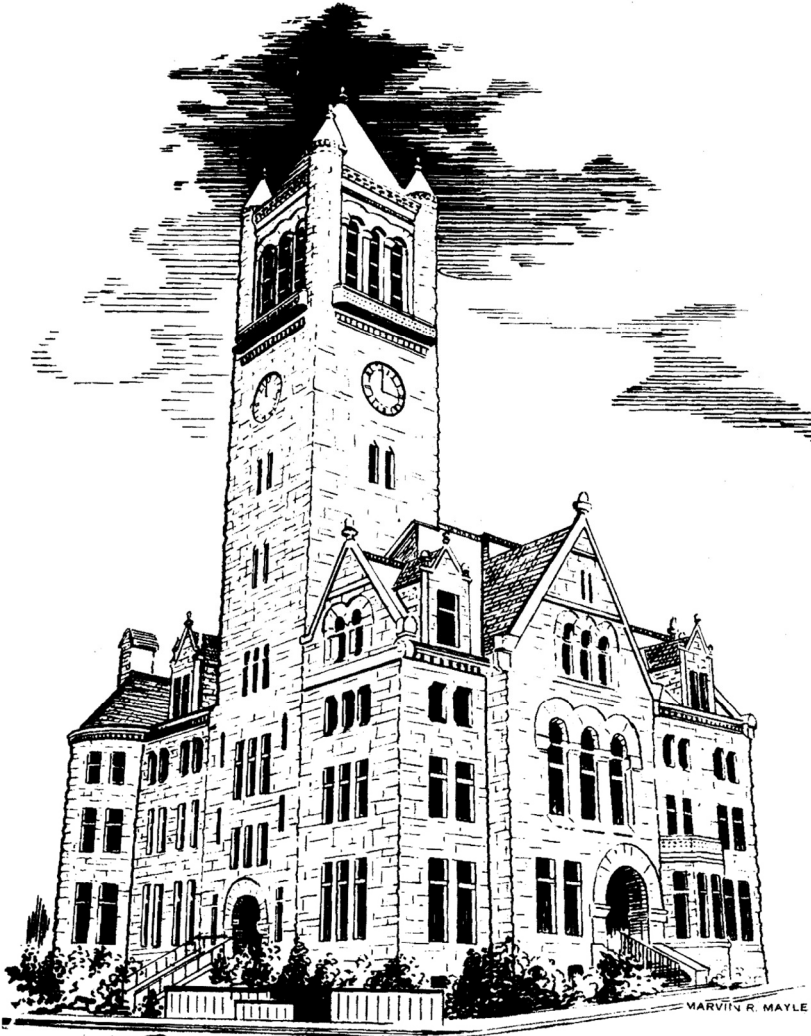
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## FAYETTE LEGAL JOURNAL

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

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

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

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## ESTATE NOTICES

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

### Third Publication

**BETHANY ANNE AUGUSTINE**, late of Dunbar Township, Fayette County, PA (3)  
*Personal Representative:* Marilee Smiley  
 c/o 208 South Arch Street, Suite 2  
 Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**NORMA J. COFFMAN, a/k/a NORMA JEAN COFFMAN**, late of White, Fayette County, PA (3)  
*Executrix:* Pamela A. Glassburn  
 901 Garden Glen Loop  
 Lake Mary, FL 32746  
 c/o 4 North Beeson Boulevard  
 Uniontown, PA 15401  
*Attorney:* Sheryl R. Heid

**DEBORAH A. JAMIESON, a/k/a DEBORAH ANN JAMIESON**, late of South Union Township, Fayette County, PA (3)  
*Executor:* Thomas E. Jamieson  
 c/o Davis & Davis  
 107 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Gary J. Frankhouser

**EDWARD J. KOBALLA, a/k/a EDWARD JAMES KOBALLA**, late of Dawson, Fayette County, PA (3)  
*Personal Representative:* Lori Hodge  
 c/o 208 South Arch Street, Suite 2  
 Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**CHARLES K. POUNDSTONE, a/k/a CHARLES KEVIN POUNDSTONE**, late of Uniontown, Fayette County, PA (3)  
*Executrix:* Diane Lynn Poundstone  
 c/o Proden & O'Brien  
 99 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Wendy L. O'Brien

**WILLIAM JOSEPH SIMMEN, a/k/a WILLIAM J. SIMMEN**, late of Franklin Township, Fayette County, PA (3)  
*Personal Representative:* Richard E. Bower  
 c/o George & George  
 92 East Main Street  
 Uniontown, PA 15401  
*Attorney:* G.T. George

**WILLIAM DONALD WELLING**, late of Connellsville, Fayette County, PA (3)  
*Personal Representative:* Mary Margaret Lehman  
 c/o 208 South Arch Street, Suite 2  
 Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**ROBERT G. WYETH**, late of Washington Township, Fayette County, PA (3)  
*Administratrix:* Linda Miller  
 107 Dublin Drive  
 Hunker, PA 15639  
 c/o 823 Broad Avenue  
 Belle Vernon, PA 15012  
*Attorney:* Mark E. Ramsier

**CASIMIR P. ZABELA**, late of Connellsville, Fayette County, PA (3)  
*Personal Representative:* Lou Ann Zabela  
 c/o 208 South Arch Street, Suite 2  
 Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**RICHARD F. ZAIGLIN**, late of Masontown, Fayette County, PA (3)  
*Executor:* Thomas M. Clark, Jr.  
 c/o Goodwin Como, P.C.  
 108 North Beeson Boulevard, Suite 400  
 Uniontown, PA 15401  
*Attorney:* Benjamin F. Goodwin

## Second Publication

**ROBERT BEATTY, a/k/a ROBERT E. BEATTY, JR.**, late of South Connellsville Borough, Fayette County, PA (2)

*Personal Representative:*  
Sharon L. Whitney, PNC Private Bank  
c/o Higinbotham Law Offices  
68 South Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* James Higinbotham

**RAYMOND J. CHESS, a/k/a RAYMOND JOSEPH CHESS**, late of South Union Township, Fayette County, PA (2)

*Executrix:* Alice N. Chess  
352 Chess Road  
Smithfield, PA 15478  
c/o Williams Coulson  
420 Fort5 Duquesne Boulevard, 16th. Floor  
Pittsburgh, PA 15222  
*Attorney:* Mary Jo Corsetti

**SANDRA L. COZARD**, late of Luzerne Township, Fayette County, PA (2)

*Executrix:* Pamela A. Harman  
c/o 51 East South Street  
Uniontown, PA 15401  
*Attorney:* Anthony S. Dedola, Jr.

**TONI LOUISE DEMASSE, a/k/a ANTOINETTE DEMASSE**, late of Redstone Township, Fayette County, PA (2)

*Executrix:* Nicole Marie Loppolo  
c/o Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* James T. Davis

**GAYLORD R. GARDNER, a/k/a GAYLORD RAY GARDNER**, late of Fayette County, PA

*Executrix:* Jennifer Lynn Dzyak (2)  
126 Hilltop Drive  
Scottdale, PA 15683  
c/o 314 C Porter Avenue  
Scottdale, PA 15683  
*Attorney:* David G. Petonic

**DEBRA J. GOTTFREID**, late of Redstone Township, Fayette County, PA (2)

*Administrator:* Branden R. Gottfreid  
c/o Monaghan & Monaghan, LLP  
57 East Main Street  
Uniontown, PA 15401  
*Attorney:* Gary D. Monaghan

**KEITH CHARLES HUEY**, late of Waltersburg, Fayette County, PA (2)

*Administratrix:* Leona Huey  
677 Old Route 51 Road  
Waltersburg, PA 15488  
c/o 4 North Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* Shery Heid

**ERIC M. JOHNSON**, late of Hopwood, Fayette County, PA (2)

*Administrator:* Kurt Johnson  
c/o Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Samuel J. Davis

**DOROTHY G. MAUST, a/k/a DOROTHY GRACE MAUST**, late of Gibbon Glade, Fayette County, PA (2)

*Executor:* Reid S. Maust  
c/o Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Gary J. Frankhouser

**HELEN G. MILLS**, late of Vanderbilt, Fayette County, PA (2)

*Co-Executors:* William E. Mills and Timothy E. Mills  
c/o 815A Memorial Boulevard  
Connellsville, PA 15425  
*Attorney:* Margaret Zylka House

## First Publication

**KAHLANI BROWN, a/k/a KAHLANI MARIE BROWN**, late of Brownsville, Fayette County, PA (1)

*Administrators:*

Mariah Rafail and Tryvon Brown  
1024 2nd Street  
Brownsville, PA 15417  
c/o Kontow Mengine Killion and Hassen  
603 Stanwix Street  
Two Gateway Center 1228  
Pittsburgh, PA 15222  
*Attorney:* Katie Killion

**ASHLEY CARRIS**, late of Normalville, Fayette County, PA (1)

*Administrator:* John Carris  
2441 Broadlawn Drive  
Pittsburgh, PA 15241  
c/o 1330 Arrowood Drive  
Pittsburgh, PA 15241  
*Attorney:* Chris Buda

**RAYMOND J. CHESS, a/k/a RAYMOND JOSEPH CHESS**, late of South Union Township, Fayette County, PA (1)

*Executrix:* Alice N. Chess  
352 Chess Road  
Smithfield, PA 15478  
c/o Williams Coulson  
420 Fort Duquesne Boulevard 16th. Floor  
Pittsburgh, PA 15222  
*Attorney:* Mary Jo Corsetti

**PHYLLIS DAVID, a/k/a PHYLLIS M. DAVID**, late of South Union Township, Fayette County, PA (1)

*Executrix:* Joseph M. David  
c/o Fitsimmons and Barclay  
55 East Church Street, Suite 102  
Uniontown, PA 15401  
*Attorney:* Ralph K. Barclay, Jr.

**JAMES W. FLOWERS**, late of Ohiopyle, Fayette County, PA (1)

*Administrator:* Steven Flowers  
101 Ruth Drive  
Hunker, PA 15639  
c/o Allerton Bell, P.C.  
1095 Ben Franklin Highway E  
Douglassville, PA 19518  
*Attorney:* Cheryl J. Allerton

**CLAIR E. MCFADDEN, JR.**, late of Bullskin Township, Fayette County, PA (1)

*Executrix:* Corinna Grubbs  
13 Pennsville Street  
Connellsville, PA 15425  
c/o Moore Becker Smarto & Acosta, P.C.  
121 West Second Street  
Greensburg, PA 15601  
*Attorney:* Lawrence F. Becker, III

**IMA JUNE MURPHY**, late of Uniontown, Fayette County, PA (1)

*Executor:* Mark A. Murphy  
c/o 45 East Main Street, Suite 400  
Uniontown, Pa 15401  
*Attorney:* Charles C. Gentile

**MARION ROZZO, a/k/a MARION G. ROZZO**, late of South Union Township, Fayette County, PA (1)

*Personal Representatives:* Susan A. Luick and Marc Ryon Rozzo  
c/o Higinbotham Law Offices  
68 South Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* James Higinbotham

**SUSAN ROZZO, a/k/a SUSAN A. ROZZO**, late of South Union Township, Fayette County, PA (1)

*Personal Representatives:*  
Synthia A. Luick and Marc Ryon Rozzo  
c/o Higinbotham Law Offices  
68 South Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* James Higinbotham

**JOHN M. SARGENT, a/k/a JOHN MICHAEL SARGENT, JR.**, late of German Township, Fayette County, PA (1)

*Executrix:* Sheri L. Bergman  
c/o Adams Law Office, PC  
55 East Church Street, Suite 10  
Uniontown, PA 15401  
*Attorney:* Jason Adams

**FRANCIS A. TROSIEK**, late of Footdale,  
Fayette County, PA (1)

*Executrix:* Barbara J. Kett  
c/o 45 East Main Street, Suite 400  
Uniontown, PA 15401  
*Attorney:* Charles C. Gentile

**TRACY LYNN WALKER, a/k/a TRACY L. WALKER**, late of Bullskin Township, Fayette County, PA (1)

*Administratrix:* Corinna Grubbs  
13 Pennsville Street  
Connellsville, PA 15425  
c/o Moore Becker Smarto & Acosta, P.C.  
121 West Second Street  
Greensburg, PA 15601  
*Attorney:* Lawrence F. Becker, III

**LEGAL NOTICES**

**FICTITIOUS NAME REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 10, 2023, for J P Martin Construction at 69 Collins Ave, Uniontown, PA 15401. The name and address of each individual interested in the business is John P. Martin, 69 Collins Ave, Uniontown, PA 15401 in Fayette County. This was filed in accordance with 54 PaC.S. 311.417

**NOTICE**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on March 28, 2023, for a Limited Liability Company, organized under the Limited Liability Company Law of 1994, as from time to time amended. The name of the Company is J & S Bridal and Prom Boutique LLC, having an address of 168 Old Ferry Road, Rices Landing, Pennsylvania 15357-2194

James E. Higinbotham, Jr., Esq.  
HIGINBOTHAM LAW OFFICES  
68 South Beeson Boulevard  
Uniontown, PA 15401  
Telephone: 724-437-2800

**NOTICE**

Notice is hereby given that the Certificate of Organization has been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 17, 2023, for a limited liability company known as Almighty Concessions LLC.

Said limited liability company has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the limited liability company is/are: food truck and any other lawful purpose related thereto for which the corporation may be organized under the Business Corporation Law.

DAVIS & DAVIS  
BY: Gary J. Frankhouser, Esquire  
107 East Main Street  
Uniontown, PA 15401

**NOTICE**

RE: Change of Name of  
Damien Richard Savage, a minor:

To Whom It May Concern:

Be advised that the Court of Common Pleas of Fayette County, Pennsylvania, will hear the Petition for the Change of Name of Damien Richard Savage, a minor, on May 23, 2023, at 9:30 a.m. in Courtroom No. 1. All interested individuals may attend on that date and time.

RADCLIFFE LAW, LLC  
BY: Robert R. Harper, Esquire  
648 Morgantown Rd., Suite B  
Uniontown, PA 15401

## SHERIFF'S SALE

Date of Sale: July 20, 2023

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 20, 2023, 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

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

No. 901 of 2021 GD  
No. 99 of 2023 ED

**MTGLQ INVESTORS, L.P.**

**75 Beattie Place  
Suite 300**

**Greenville, SC 29601**

**Plaintiff,**

**vs.**

**MARJORIE AULTZ**

**BENNY J. AULTZ**

**Mortgagor(s) and Record Owner(s)**

**259 Dawson Road**

**Dickerson Run, PA 15430**

**Defendant.**

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

BEING KNOWN AS: 259 DAWSON  
ROAD, DICKERSON RUN, PA 15430

TAX PARCEL #09-03-0102

IMPROVEMENTS: A RESIDENTIAL  
DWELLING

SOLD AS THE PROPERTY OF:

MARJORIE AULTZ AND BENNY J. AULTZ

ATTORNEY: KML LAW GROUP, P.C.

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

No. 1442 of 2019 GD  
No. 68 of 2023 ED

**PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO  
NATIONAL CITY BANK**

**3232 Newmark Drive  
Miamisburg, OH 45342**

**Plaintiff**

**vs.**

**ANNA L. BARREIRO aka ANNA  
BARREIRO**

**Mortgagor(s) and Record Owner(s)**

**4022 Pittsburgh Road  
Belle Vernon, PA 15012**

**Defendant(s)**

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

BEING KNOWN AS: 4022 PITTSBURGH ROAD, BELLE VERNON, PA 15012 4022 PITTSBURGH ROAD

TAX PARCEL #27-01-0023 IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: ANNA L. BARREIRO aka ANNA BARREIRO ATTORNEY: KML LAW GROUP, P.C.

No. 575 of 2022 GD  
No. 88 of 2023 ED

**NewRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff,**  
**vs.**

**Sara Marie Fike, as Administratrix of the Estate of John Albert Fike Defendant.**

ALL that certain parcel of land lying and being situate in the City of Uniontown, County of Fayette, and Commonwealth of Pennsylvania, known as 35 Lemon Street, Uniontown, PA 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 38-01-0294

BEING the same premises which Kathleen A. Ofsanik, single, by Deed dated November 4, 2019 and recorded in and for Fayette County, Pennsylvania in Deed Book 3418, Page 1726, granted and conveyed unto John Albert Fike, single.

No. 156 of 2023 GD  
No. 102 of 2023 ED

**Nationstar Mortgage LLC PLAINTIFF**  
**vs.**

**Scott Allen Hayden a/k/a Scott A. Hayden Crystal Lynn Hayden DEFENDANT(S)**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MARKLEYSBURG, COUNTY OF FAYETTE, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE ON THE

NORTH SIDE OF U.S. ROUTE 40 APPROXIMATELY 2 MILES NORTHWEST OF MARKLEYSBURG, PENNSYLVANIA, IN HENRY CLAY TOWNSHIP, FAYETTE COUNTY ACCORDING TO A PLOT OR SURVEY OF RANDALL MYERS, R.S. DATED JUNE 1981, A PLOT OF WHICH IS ATTACHED HERETO, MADE PART HEREOF AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMONLY KNOWN AS: 5035 NATIONAL PIKE A/K/A 5033 NATIONAL PIKE, MARKLEYSBURG, PA 15459 TAX PARCEL NO. 16110058

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

No. 231 of 2023 GD  
No. 78 of 2023 ED

**PNC BANK, NATIONAL ASSOCIATION 3232 Newmark Drive Miamisburg, OH 45342 Plaintiff**  
**vs.**

**CATHY L. HILLEN Mortgageor(s) and Record Owner(s) 89 Old 51 Road Perryopolis, PA 15473 Defendant(s)**

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

BEING KNOWN AS: 89 OLD 51 ROAD, PERRYOPOLIS, PA 15473

TAX PARCEL #27-01-0100 IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: CATHY L. HILLEN ATTORNEY: KML LAW GROUP,P.C.



Brock & Scott, PLLC

No. 1721 of 2022 GD  
No. 45 of 2023 ED

**PENNSYLVANIA EQUITY RESOURCES,  
INC.**

**V.**

**JOSEPH T HILLIARD; IRIS M. HILLIARD**

By virtue of a Writ of Execution No. 2022-01721

PENNSYLVANIA EQUITY RESOURCES, INC. V. JOSEPH T HILLIARD; IRIS M. HILLIARD owner(s) of property situate in the CITY OF UNIONTOWN (FORMERLY NORTH UNION TOWNSHIP), FAYETTE County, Pennsylvania, being

41 DOWNER AVE, UNIONTOWN, PA 15401

Tax ID No, 38-01-0068

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$158,890.40

Attorneys for Plaintiff Brock & Scott, PLLC

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No. 911 of 2021 GD  
No. 92 of 2023 ED

**The Huntington National Bank  
Plaintiff,**

**vs.**

**Teresa R. Hughes (deceased); James D. Hughes; Pamela S. Hughes, as Administratrix of the Estate of Dennis P. Hughes, AKA Dennis Paul Hughes, AKA Dennis Hughes Defendants.**

ALL that certain parcel of land lying and being situate in the Township of Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 705 Petersburg Road, Connellsville, PA 15425-4349 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 06-15-001901, 06-15-001902

BEING the same premises which Dennis P. Hughes and Teresa R. Hughes, his wife, by Deed dated March 21, 2011 and recorded in and for Fayette County, Pennsylvania in Deed Book 3150, Page 572, granted and conveyed unto Dennis P. Hughes and James D. Hughes, his son.

Being the same property conveyed to Dennis P. Hughes and Teresa R. Hughes, his wife who acquired title by virtue of a deed from

Dennis P. Hughes, a/k/a Dennis Paul Hughes, and Teresa R. Hughes, his wife, dated October 19, 2009, recorded October 23, 2009, at Instrument Number 200900012646, and recorded in Book 3107, Page 1849, Office of the Recorder of Deeds, Fayette County, Pennsylvania.

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

No. 2151 of 2022 GD  
No. 60 of 2023 ED

**Village Capital & Investment, LLC  
Plaintiff**

**v.**

**Joan L. Jones  
Defendant**

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN WASHINGTON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 504 PERRY AVENUE, BELLE VERNON, PENNSYLVANIA 15012.

TITLE VESTING IN EDGAR F. JONES JR. AND JOAN L. JONES, HUSBAND AND WIFE BY DEED FROM JOAN L. JONES, FORMERLY KNOWN AS JOAN LEE MACKEY, A REMARRIED WOMAN, JOINED BY HER CURRENT HUSBAND EDGAR F. JONES, JR., AND TERRY LEE MACKEY, AN UNMARRIED MAN, JOAN LEE MACKEY AND TERRY LEE MACKEY, TOOK TITLE AS WIFE AND HUSBAND AS TENANTS BY THE ENTIRETIES DATED MARCH 19, 2014 AND RECORDED MARCH 19, 2014 IN DEED BOOK 3244, PAGE 1667 INSTRUMENT NUMBER 201400002475. THE SAID EDGAR F. JONES JR. DIED ON DECEMBER 29, 2018 THEREBY VESTING TITLE IN HIS SURVIVING SPOUSE JOAN L. JONES BY OPERATION OF LAW.

TAX PARCEL NUMBER: 41150014

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No. 41 of 2023 GD  
No. 100 of 2023 ED

**PNC BANK, NATIONAL ASSOCIATION,**  
**Plaintiff**  
**vs.**  
**KNOWN AND UNKNOWN HEIRS OF THE**  
**ESTATE OF TONY C. SHULTZ,**  
**Defendant.**

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF KNOWN AND UNKNOWN  
HEIRS OF THE ESTATE OF TONY C.  
SHULTZ, OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED  
REAL ESTATE SITUATED IN THE  
GERMAN TOWNSHIP, COUNTY OF  
FAYETTE, COMMONWEALTH OF  
PENNSYLVANIA. HAVING ERECTED  
THEREON A DWELLING KNOWN AND  
NUMBERED AS 330 LECKRONE HIGHHOU,  
MCLELLANDTWN, PA 15458. DEED  
BOOK VOLUME 3078, PAGE 526, PARCEL  
NUMBER 15-35-0045.

Property Address: 330 Leckrone Highhou,  
McClellandtwn, PA 15458  
Judgment Amount: \$14,795.40

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No. 165 of 2023 GD  
No. 95 of 2023 ED

**Nationstar Mortgage LLC**  
**PLAINTIFF**  
**vs.**  
**Alexa Lavaie, Executrix of the Estate of**  
**Nasser G. Lavaie, deceased**  
**DEFENDANT**

ALL those four certain lots of land situate  
in Wharton Township, Fayette County,  
Pennsylvania, being numbered and designated as  
Lot Nos. 217, 218, 219, and 220 in the Deer  
Lake Plan No. 1, a plat whereof is of record in  
the Office of the Recorder of Deeds of Fayette  
County, Pennsylvania, in Plan Book Volume 6,  
Page 149, each bounded and described as  
follows:

Parcel IDs- 42-12-0006, 42-12-0007, 42-12-  
-000602

BEING THE SAME PREMISES which  
Nasser G. Lavaie and Barbara J. Lavaie, by  
Deed dated March 21, 2006 recorded April 4,  
2006 in Book 2982, page 883 in the Office of  
the Recorder of Deeds in and for the County of  
Fayette, granted and conveyed unto Nasser G.  
Lavaie, in fee.

AND THE SAID Nasser G. Lavaie passed

away on or about May 10, 2020, thereby passing  
their interest unto Alexa Lavaie, Executrix of the  
Estate of Nasser G. Lavaie, deceased.

Property Address (for informational  
purposes only): 218 Chestnut Lane, Chalk Hill,  
PA 15421

**B**  
COMMONLY KNOWN AS: 218 Chestnut  
Lane, Chalk Hill, PA 15421  
TAX PARCEL NO. 42-12-0006, 42-12-  
0007, 42-12-000602

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No. 2378 of 2022 GD  
No. 96 of 2023 ED

**PNC BANK, NATIONAL ASSOCIATION,**  
**Plaintiff,**  
**vs.**  
**JOSEPH NOSCHESI JR A/K/A JOSEPH**  
**A. NOSCHESI, JR.,**  
**Defendant.**

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF JOSEPH NOSCHESI JR A/  
KIA JOSEPH A. NOSCHESI, JR. OF, IN  
AND TO:

ALL THE FOLLOWING DESCRIBED  
REAL ESTATE SITUATED IN THE HENRY  
CLAY TOWNSHIP, COUNTY OF FAYETTE,  
COMMONWEALTH OF PENNSYLVANIA.  
HAVING ERECTED THEREON A  
DWELLING KNOWN AND NUMBERED AS  
5169 NATIONAL PIKE, MARKLEYSBURG,  
PA 15459. DEED BOOK VOLUME 3180,  
PAGE 649, PARCEL NUMBER 16-12-0042.

Property Address: 5169 National Pike,  
Markleysburg, PA 15459  
Assessment Number: 16-12-0042  
Judgment Amount: \$82,501.33

No. 2045 of 2022 GD  
No. 65 of 2023 ED

**Wells Fargo Bank, N.A.**  
**Plaintiff,**  
**vs.**

**Edward Peck, Jr., as Believed Heir and/or  
Administrator of the Estate of Mary M. Peck;  
Denise Kessler, as Believed Heir and/or  
Administrator of the Estate of Mary M. Peck;  
George Peck, as Believed Heir and/or  
Administrator of the Estate of Mary M. Peck;  
Unknown Heirs and/or Administrators of the  
Estate of Mary M. Peck (if any)**  
**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 235 Shady Grove Road, Lemont Furnace, PA 15456 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 25160043 25-16-0043

BEING the same premises which Frederick S. Mullins, a divorced and unremarried person, by Deed dated April 26, 1995 and recorded in and for Fayette County, Pennsylvania in Deed Book 1521, Page 44, granted and conveyed unto Edward M. Peck and Mary M. Peck, his wife.

No. 1866 of 2022 GD  
No. 77 of 2023 ED

**KeyBank, NA, s/b/m First Niagara Bank, NA**  
**Plaintiff,**  
**vs.**

**Antoinette Pilato Cichocki, as Believed Heir  
and/or Administrator of the Estate of Edward  
Cichocki; Unknown Heirs and/or  
Administrators of the Estate of Edward  
Cichocki (if any)**  
**Defendants.**

ALL that certain parcel of land lying and being situate in the Borough of Everson, County of Fayette, and Commonwealth of Pennsylvania, known as 230 Maple Street, Everson, AKA Scottdale, PA 15631 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 10-03-0095

BEING the same premises which Edward H. Cichocki and Antoinette Cichocki, his wife, by Deed dated May 12, 2005 and recorded in and for Fayette County, Pennsylvania in Deed Book 2947, Page 295, granted and conveyed unto Edward Cichocki, a single man.

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

No. 209 of 2023 GD  
No. 63 of 2023 ED

**Nationstar Mortgage LLC**  
**8950 Cypress Waters Boulevard**  
**Coppell, TX 75019**

**Plaintiff**

**vs.**

**VINCENT PRATT**  
**Mortgagor(s) and Record Owner(s)**  
**12 Collins Avenue**  
**Uniontown, PA 15401**  
**Defendant**

ALL THAT CERTAIN LOT OF LAND SITUATE IN UNIONTOWN CITY, COUNTY OF FAYEITE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 12 COLLINS AVENUE, UNIONTOWN, PA 15401

TAX PARCEL #38130354

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF:  
VINCENT PRATT

ATTORNEY: KML LAW GROUP, P.C.

No. 1055 of 2022 GD  
No. 89 of 2023 ED

**Bank of America, N.A**

**PLAINTIFF**

**vs.**

**Smith R. Rakestraw and Pamela S.  
Rakestraw**

**DEFENDANTS**

ALL that certain lot or tract of ground situate in North Union Township, Fayette County, Pennsylvania, and known as Lot No. 270 in a certain Plan of Lots, designated as "Beeson Heights" and recorded in the Recorder's Office of Fayette County, Pennsylvania, in Plan Book Volume 4, Page 183, bounded and described as follows:

BEGINNING at the Southwest corner of Cavanaugh Street and Fairview Avenue; thence North along said Cavanaugh Street, 140 feet to a 20 foot alley; thence West along said alley, 40

feet to the Northeast comer of Lot No. 271; thence South along the division line between Lots Nos. 270 and 271, 140 feet to Fairview Avenue; thence East along said Fairview Avenue, 40 feet to the place of beginning.

PARCEL# 25-47-0129

FOR INFORMATIONAL PURPOSES ONLY: Being known as 2 Cavanaugh Street, Uniontown, PA 15401

BEING THE SAME PREMISES which Richard T. Hawkins and Janice E. Hawkins, his wife, by Deed dated September 11, 2006 and recorded September 15, 2006 in the Office of the Recorder of Deeds in and for the County of Fayette, Pennsylvania in Book 3000, Page 1176, Instrument No. 200600013861 granted and conveyed unto Smith R. Rakestraw and Pamela S. Rakestraw in fee.

B

COMMONLY KNOWN AS: 2 Cavanaugh Street, Uniontown, PA 15401  
TAX PARCEL NO. 25470129

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

No. 1519 of 2018 GD  
No. 98 of 2023 ED

**WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1**  
**c/o FAY SERVICING, LLC**  
**440 S. LaSalle Street, Suite 2000**  
**Chicago, IL 60605**

**Plaintiff**  
vs.

**PAMELA ROSE**  
**LEONARD J. ROSE**  
**Mortgagor(s) and Record Owner(s)**  
**763 West Mountain View Road AKA**  
**238 Sycamore Road**  
**Acme, PA 15610**  
**Defendant(s)**

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

BEING KNOWN AS: 763 WEST MOUNTAIN VIEW ROAD AKA 238 SYCAMORE ROAD, ACME, PA 15610

TAX PARCEL #04070259; 04070258

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: PAMELA ROSE AND LEONARD J. ROSE  
ATTORNEY: KML LAW GROUP, P.C.

No. 1792 of 2022 GD  
No. 66 of 2023 ED

**Finance of America Reverse LLC**  
**PLAINTIFF**

vs.

**Beth Ross, known Heir of Carol A. Nicholas, deceased Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Carol A. Nicholas, deceased**  
**DEFENDANTS**

ALL THOSE TWO CERTAIN LOTS OF LAND SITUATE IN NORTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING NUMBERED AND DESIGNATED AS LOTS NOS. 176 AND 177 IN THE "EVANS MANOR CITY ADDITION" PLAN OF LOTS, A PLOT WHEREOF IS OF RECORD IN THE RECORDER'S OFFICE OF SAID FAYETTE COUNTY, IN PLAN BOOK VOLUME 4 AT PAGE 226; SAID LOTS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ:

PARCEL# 25380065  
FOR INFORMATIONAL PURPOSES ONLY: Being known as 36 Milton Street, Uniontown, PA 15401

B

COMMONLY KNOWN AS: 36 Milton Street, Uniontown, PA 15401  
TAX PARCEL NO. 25380065

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 133 Gaither Drive, Suite F  
 Mt. Laurel, NJ 08054  
 (855) 225-6906  
 Fax: (866) 381-9549

No. 101 of 2023 GD  
 No. 61 of 2023 ED

**LEGACY MORTGAGE ASSET TRUST  
 2020-SLI MORTGAGE-BACKED NOTES,  
 SERIES 2020-SLI, U.S. BANK TRUST  
 NATIONAL ASSOCIATION, AS TRUSTEE**

**Plaintiff**

v.

**LARRY SHOW**

**Defendant(s)**

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

BEING KNOWN AS: 2041 DINNER  
 BELL 5 FORKS RD FARMINGTON, PA  
 15437

BEING PARCEL NUMBER: 42220067  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY

Kaitlin D. Shire, Esquire  
 Hill Wallack LLP  
 777 Township Line Road, Suite 250  
 Yardley, PA 19067  
 (215) 579-7700

No. 2104 of 2022 GD  
 No. 101 of 2023 ED

**Carrington Mortgage Services, LLC**

**Plaintiff**

v.

**THE UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS, AND ALL PERSONS, FIRMS OR  
 ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR UNDER  
 DORIS J. WESTWOOD, DECEASED**

**Defendant**

By virtue of a writ of execution case  
 number: 2104 of 2022 GD

Plaintiff: Carrington Mortgage Services,  
 LLC v. Defendant: THE UNKNOWN HEIRS,  
 SUCCESSORS, ASSIGNS, AND ALL  
 PERSONS, FIRMS OR ASSOCIATIONS  
 CLAIMING RIGHT, TITLE OR INTEREST  
 FROM OR UNDER DORIS J. WESTWOOD,  
 DECEASED owners of property situate in the

City of Uniontown, Fayette County,  
 Pennsylvania, being pin number 38-13-0522  
 Property being known as: 223 Searight  
 Ave, Uniontown, PA 15401  
 Improvements thereon: Residential  
 Property

Attorney:  
 Kaitlin D. Shire, Esquire  
 Hill Wallack LLP  
 777 Township Line Road, Suite 250  
 Yardley, PA 19067  
 (215) 579-7700

**ROMANO, GARUBO & ARGENTIERI**

52 Newton Avenue, P.O. Box 456  
 Woodbury, NJ 08096  
 (856) 384-1515  
 Attorney for Plaintiff

No. 933 of 2022 GD  
 No. 79 of 2023 ED

**U.S. Bank National Association as legal title  
 trustee for Truman 2016 SC6 Title Trust**

v.

**Marvin Wedge Jr. and Marvin Andrew  
 Wedge; The United States of America**

As the attorney for the Plaintiff, in the  
 matter of U.S. Bank National Association as  
 legal title trustee for Truman 2016 SC6 Title  
 Trust vs. Marvin Wedge Jr. and Marvin Andrew  
 Wedge; The United States of America, I submit  
 the following information with the request that it  
 be used FOR ADVERTISEMENT PURPOSES.  
 No. 933 of 2022 GD

ALL THAT CERTAIN tract of land situate  
 in Bullskin Township, Fayette County,  
 Pennsylvania

BEING Tax ID No: 04-29-0165-69

BEING Known As: 642 Englishman Hill  
 Road, Connellsville, PA 15425

TITLE TO SAID PREMISES IS VESTED  
 IN Marvin Dale Wedge, Jr. and Marvin Andrew  
 Wedge, as Joint Tenants with Right of  
 Survivorship and not as Tenants in Common, by  
 deed from Sue Ann Wedge also known as Sue  
 A. Wedge, an unremarried widow, dated  
 November 5, 2010, recorded October 7, 2011 in  
 the Fayette County Clerk's/Register's Office in  
 Deed Book 3166, Page 1767.

Sold as the property of Marvin Wedge Jr.  
 and Marvin Andrew Wedge

\*\*\* END SHERIFF S ALES \*\*\*





**DiBella Weinheimer**  
Geer McAllister Best Coco Lloyd Whalen



Holly Whalen ◊ Amy Coco ◊ Bethann Lloyd

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# WARMAN ABSTRACT & RESEARCH LLC

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724-322-6529

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**JUDICIAL OPINION**

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

COMMONWEALTH OF	:	
PENNSYLVANIA,	:	
	:	
vs.	:	
	:	
RAMONE WILLIAMS,	:	No. 1812 OF 2022
Defendant.	:	Honorable Joseph M. George, Jr.

**OPINION AND ORDER**

GEORGE, J.

March 20, 2023

Currently before this Court is the Defendant's Omnibus Pre-Trial Motion for suppression of evidence and petition for writ of habeas corpus. The defendant is charged with one count of each of the following: Possession of Firearm Prohibited {1}, Firearms Not to be Carried Without a License {2}, Possession of a Controlled Substance {3}, Possession of Drug Paraphernalia {4}, Driving While License Suspended {5}, and Driving Without Valid Inspection {6}. The parties stipulated to the admission of the transcript in lieu of testimony and provided their respective positions at the time of the hearing on the Omnibus Pre-Trial Motion. The Defendant's motion for suppression is denied and omnibus pretrial motion in the form of a petition for writ of habeas corpus is granted as to count six (6) only.

**ISSUES PRESENTED**

Defendant's motion includes two main issues: was there probable cause for the traffic stop, and whether the Commonwealth has established a prima facie case for counts one (1), two (2), three (3), four (4) and six (6).

---

{1} 18 Pa. C.S. § 6105(a)(l).  
 {2} 18 Pa. C.S. § 6106(a)(l).  
 {3} 35 P.S. § 780-113(a)(16).  
 {4} 35 P.S. § 780-113(a)(32).  
 {5} 75 Pa. C.S. § 1543(a).  
 {6} 75 Pa. C.S. § 4703(a).

## FACTS

On September 29, 2022 Uniontown Police Officers working in conjunction with Pennsylvania State Police VICE were notified that they observed multiple drug transactions take place out of a white Toyota Camry, and the suspect who entered the driver's side was described as a black male with dreads. (Prelim. Hr'g Tr. p. 5). The Officers initiated a traffic stop of that vehicle for tinted windows and because the description of the driver as well as the location of the suspected drug transactions matched Defendant who Officers knew had a suspended license. (Prelim. Hr'g Tr. p. 6). Officers discovered that the defendant also had a magistrate warrant from Allegheny County. (Prelim. Hr'g Tr. p. 6): Defendant was detained on that warrant and was asked if there was anything illegal in the vehicle. Defendant responded possibly a marijuana blunt. (Prelim. Hr'g Tr. p. 7). A K9 unit alerted to drugs in the vehicle. (Prelim. Hr'g Tr. p. 7). The vehicle was seized and a warrant to search was obtained. Once the search was conducted officers found a .38 special, oval shaped pill baggie, clear plastic corner baggie, clear Ziplock baggie, clear knotted corner baggie, and a metal pill capsule containing a clear pill capsule with brown substance inside. (Prelim. Hr'g Tr. p. 8).

## DISCUSSION

## Motion to Suppress

The Fourth Amendment protects citizens from unreasonable searches and seizures; a mere encounter need not be supported by any level of suspicion, an investigative detention must be supported by reasonable suspicion, and an arrest must be supported by probable cause. *Com. v. Hicks*, 208 A.3d 916, 926 (2019). In Pennsylvania, if an officer has at least reasonable suspicion that a traffic violation is occurring or has occurred, the officer may stop the vehicle to secure information necessary to enforce the provisions of the Traffic Code. 75 Pa.C.S.A. § 6308(b). Reasonable suspicion exists where the officer is able to articulate specific observations which, in conjunction with reasonable inferences derived from those observations, led him reasonably to conclude, in light of his experience, that criminal activity was afoot and that the person he stopped was involved in that activity. *Com. v. Chambers*, 55 A.3d 1208, 1215 (Pa.Super.2012). The reasonable suspicion standard is less demanding than probable cause, as "reasonable suspicion can be established with information that is different in quantity or content than that required to establish probable cause" and "can arise from information that is less reliable than that required to show probable cause." *Com. v. Moore*, 805 A.2d 616, 620 (Pa.Super.2002) (quoting *Alabama v. White*, 496 U.S. 325, 330, (1990)).

Here, Officer Zocco testified that Pennsylvania State Police VICE unit had informed him that while conducting surveillance they had observed multiple drug transactions take place out of a white Toyota Camry and a man matching the Defendant's appearance get into the driver's side of the vehicle. (Prelim. Hr'g Tr. 5). Officer Zocco followed the vehicle until he conducted a traffic stop. Officer Zocco testified that in addition to the suspected criminal activity observed by the VICE unit they also stopped the vehicle for a violation of the Motor Vehicle Code-Window Tint. (Prelim. Hr'g Tr. 6). While conducting the traffic stop the Defendant provided Officer Zocco with his information and it was determined that there was a magistrate warrant from Allegheny County for the Defendant. (Prelim. Hr'g Tr. 6-7). Therefore, Officer Zocco was able to testify

to his specific observations which, in conjunction with his reasonable inferences derived from those observations, led him reasonably to conclude, in light of his experience, that criminal activity was afoot and that the Defendant he was involved in that activity and there was reasonable suspicion and probable cause to initiate the traffic stop. As such the Defendant's motion for Suppression of all evidence yielded from the traffic stop is denied.

#### Petition for Writ of Habeas Corpus

The Defendant's omnibus pretrial motion in the nature of a writ of habeas corpus is denied for counts one (1) through four (4) because the suppression motion is denied and therefore the Commonwealth has met its prima facie burden.

The Defendant's petition for writ of habeas corpus on count six is granted as there was no testimony at the preliminary hearing or supplemental testimony at the Omnibus Pre Trial hearing as to the validity of the inspection for Defendant's vehicle. Therefore, the Commonwealth has not met its prima facie burden and count six (6) of Operating a Vehicle Without Valid Inspection is dismissed. Count 5 was not challenged.

WHEREFORE, we will enter the following:

#### ORDER

And now, this 20th day of March, 2023, upon consideration of the Defendant's Omnibus Pre-Trial Motion to Suppress Evidence, it is hereby ORDERED and DECREED that the motion is DENIED. Upon consideration of the Defendant's Omnibus Pre-Trial Motion for Petition of Writ of Habeas Corpus, it is ORDERED and DECREED that the motion is DENIED as to Counts one (1) through four (4) and GRANTED as to count six (6). Therefore, Count 6 of the information is DISMISSED.

The Commonwealth is DIRECTED to list this matter for trial.

BY THE COURT:  
JOSEPH M. GEORGE, JR., JUDGE

ATTEST:  
CLERK OF COURTS

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