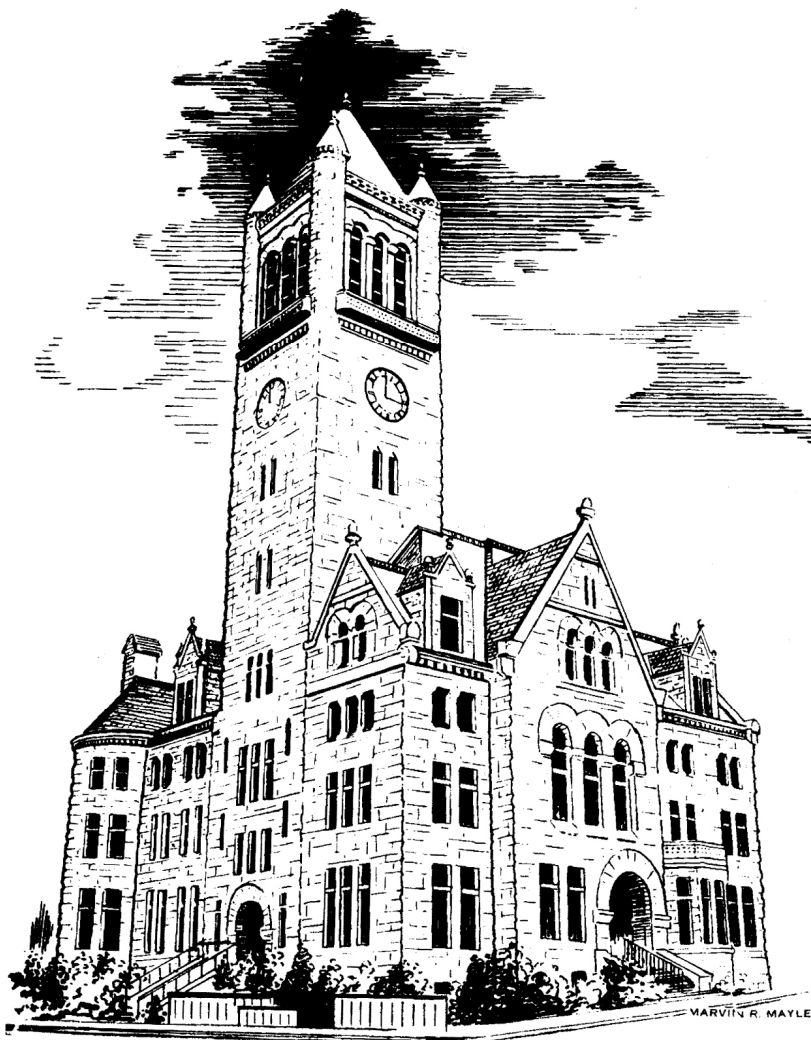


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ESTATE NOTICES

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

JOSEPH EDGAR DAVISON, late of Fairchance, Fayette County, PA (3)
Administratrix: Patricia A. Davison Danko
 c/o 815 A Memorial Boulevard
 Connellsville, PA 15425
Attorney: Margaret Zylka House

MICHAEL P. GULINO, late of South Union Township, Fayette County, PA (3)
Executor: Samuel L. Gulino
 c/o Webster & Webster
 51 East South Street
 Uniontown, PA 15401

ROBERT A. GUYNN, late of Upper Tyrone, Fayette County, PA (3)
Executrix: Bobbi J. Eicher
 c/o 815 A Memorial Boulevard
 Connellsville, PA 15425
Attorney: Margaret Zylka House

ROSE M. KOSISKO, late of Connellsville, Fayette County, PA (3)
Personal Representative:
 Joseph M. Kosisko
 c/o 208 South Arch Street, Suite 2
 Connellsville, PA 15425
Attorney: Richard A. Husband

CHARLES RANDALL MAY, late of Dunbar Township, Fayette County, PA (3)
Administratrix: Denise Friel
 c/o 815 A Memorial Boulevard
 Connellsville, PA 15425
Attorney: Margaret Zylka House

KATHLEEN PRITTS, late of Connellsville, Fayette County, PA (3)
Administratrix: Keri Sherwood-Woolard
 c/o PO Box 463
 1600 Morrell Avenue
 Connellsville, PA 15425
Attorney: Richard Bower

HARRY WILLIAMS, late of Connellsville, Fayette County, PA (3)
Administratrix: Janet Williams
 c/o Phillips Froetschel LLC
 310 Grant Street, Suite 700
 Pittsburgh, PA 15219
Attorney: Kathleen Smith-Delach

Second Publication

ELEANOR C. BIGAM, late of North Union Township, Fayette County, PA (2)
Executor: Richard A. Grimm
 c/o DeHaas Law, LLC
 51 East South Street
 Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III

EDWARD COSSICK, late of Fayette County, PA (2)
Executor: Tim Cossick
 c/o 2551 Berrington Loop
 The Villages, FL 32162

SHIRLEY MAE COSSICK, late of Fayette County, PA (2)
Executor: Tim Cossick
 c/o 2551 Berrington Loop
 The Villages, FL 32162

BETTY LOU EVERLY, late of Georges Township, Fayette County, PA (2)
Administratrix: Janet L. Williams
 c/o Davis & Davis Attorneys at Law
 107 East Main Street
 Uniontown, PA 15401
Attorney: James T. Davis

CONNIE HAWK, a/k/a CONNIE L. HAWK, late of Bullskin Township, Fayette County, PA
Executor: Todd Eric Fabian (2)
 c/o 121 West Second Street
 Greensburg, PA 15601
Attorney: Elizabeth A. Becker

GOLDIE EMMA KAPRIVE, late of
Masontown, Fayette County, PA (2)
Executor: Robert G. Kaprive Jr.
c/o 115 Rocks Works Road
Masontown, PA 15461

SYLVIA J. LESTER, late of Brownsville,
Fayette County, PA (2)
Executor: Christopher W. Lester
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Anthony S. Dedola, Jr.

JUDITH B. PROVANCE, late of Brownsville,
Fayette County, PA (2)
Executrix: Rhiannon J. Barry
c/o DeHaas Law LLC
51 East South Street
Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III

MILAN SHECKLER, late of Uniontown,
Fayette County, PA (2)
Administrator: Mackenzie DiCenzo
221 Castle Drive
West Mifflin, PA15122

LINDA D. TONARELLI, late of Belle Vernon,
Fayette County, PA (2)
Personal Representative:
Jeffery D. Tonarelli
c/o Bigi Walsh Attorneys at Law
337 Fallowfield Avenue
Charleroi, PA 15022
Attorney: Herman J. Bigi

VERNON WILLARD TANNER, a/k/a
VERNON W. TANNER, late of German
Township, Fayette County, PA (2)
Executrix: Rhonda Sluiter
c/o 4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Sheryl Heid

First Publication

MARGARET A. BRENZY, a/k/a
MARGARET ANN BRENZY, late of
Menallen Township, Fayette County, PA (1)
Executor: Stephen Brenzy
c/o Goodwin Como, PC
92 East Main Street, Suite 1
Uniontown, PA 15401
Attorney: Benjamin Goodwin

MARYANN KAISER, late of Fairchance
Borough, Fayette County, PA (1)
Executor: Gary K. Rhoderick
c/o 300 Fallowfield Avenue
Charleroi, PA 15022
Attorney: Richard C. Mudrick

LEGAL NOTICES

NOTICE IS HEREBY GIVEN that on the 1st day of July 2026, the petition of Change of name was filed in the Court Of Common Pleas Of Fayette County at No. 1463 of 2026 GD seeking to change the name of Petitioner from Rosalie Marie Lewis, to Rosalie Marie King. The Court has fixed Wednesday, September 16, 2026 at 10:30 o'clock a.m. in Courtroom No. 3 at the Fayette County Courthouse, Uniontown, Pennsylvania as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 1539 OF 2026 G.D.
JUDGE JOSEPH M. GEORGE, JR.

HARLEY J. MORELAND AND LILLIAN
MORELAND, HIS WIFE, AND JACK REED
MANKIN, JR.

PLAINTIFFS,
vs.

THE ESTATE OF LAURA A. SMILEY,
JAMES M. SMILEY, EXECUTOR, HEIRS OF
JAMES M. SMILEY, SARA WOOD,
DOUGLAS PAUL WOOD, SHELLEY
ELIZABETH WOOD-SINGER, JEFFREY
RONALD WOOD, THEIR HEIRS
SUCCESSORS AND/OR ASSIGNS
GENERALLY,
DEFENDANTS.

TO: The Estate of Laura A. Smiley, James M.
Smiley, Executor Heirs of James M. Smiley,
Sara Wood, Douglas Paul Wood, Shelley
Elizabeth Wood-Singer, Jeffrey Ronald Wood,
Their heirs successors and/or assigns generally.

Take notice that on July 8, 2026, the
Plaintiffs above mentioned, by and through their
attorneys, Davis & Davis, filed their Complaint
averring that they are the owners of the
following described parcel of real estate, free
and clear of any claim by the Defendants named
herein. Said Complaint being filed in Quiet
Title.

ALL that certain lot of land situate in
Springhill Township, Fayette County,
Pennsylvania, more particularly bounded and
described as follows:

BEGINNING at a stake in the Northerly
side of the public road leading from Cheat
Haven to Morris Cross Roads; thence through
land now or formerly of John C. Baker, of which
land hereby described was a part, North 34
degrees 55 minutes East, 420.88 feet to a stake
at corner of a two acre lot, conveyed by said
John C. Baker, et al., by deed dated August,
1941, at Deed Book 413, page 375, in the
Recorder of Deeds Office of Fayette County,
Pennsylvania, to Fancy Hill Coal Company;
thence by said two acre lot now or formerly of
Fancy Hill Coal Company, South 55 degrees 5
minutes East, 116.8 feet to a point near the
center of said road; thence in said road, South 34
degrees 55 minutes West, 325 feet to a point in
the center of said road to Cross Roads at its

junction with the road from Cheat Haven; thence
crossing Morris Cross Roads road and by the
Northerly side of the road from Cheat Haven,
South 85 degrees 32 minutes West, 151.11 feet
to the place of beginning.

BEING the same premises conveyed to
Laura Smiley by deed of Jacob H. Echard,
Sheriff of the County of Fayette, in the State of
Pennsylvania dated July 20, 1963 and recorded
in the Recorder of Deeds Office of Fayette
County, Pennsylvania in Deed Book 980, page
77.

Having erected thereon a One -Story frame
Dwelling

TOGETHER WITH AND SUBJECT
TO all the exceptions, reservations, restrictions,
easements, rights, limitations and conditions set
forth in any prior instruments of record in the
chain of title.

Tax Parcel No.: 36-14-0121 379 Lake
Lynn Road, Lake Lynn, PA 15451

The within named Defendants appear to
have an interest in said premises which creates a
cloud upon Plaintiff's title, whereupon the
Plaintiff has filed their Complaint as aforesaid
asking the Court to enter a Decree terminating
all rights that the Defendants may have in said
premises and decree that the Plaintiffs have the
full and free use and occupancy of said
premises, released and forever discharged on
any right, lien title or interest of said Defendants
herein.

The service of this Complaint by
publication is made pursuant to an Order of
Court dated July 28, 2026, and filed at the above
number and term.

NOTICE

You have been sued in Court. If you wish
to defend against the claims set forth in the
following pages you must take action within 20
days after this complaint and notice are served,
by entering a written appearance personally or
by attorney and filing in writing with the Court
your defenses or objections to the claims set
forth against you. You are warned that if you fail
to do so the case may proceed without you and a
judgment may be entered against you by the
Court without further notice for any money
claimed 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 PAPER 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.

THE FAYETTE COUNTY BAR
ASSOCIATION OF LAWYER REFERRAL
84 East Main Street
Uniontown, PA 15401

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 31 ADOPT 2026

IN RE: ADOPTION OF
BRAXTYN GORDON

NOTICE

TO: Unknown Biological Father

A petition has been filed asking the Court to put an end to all rights you have to your child, Braxtyn Gordon. The last name of the mother is Gordon. The child was born on March 14, 2025, of the male gender, at Jefferson Hospital, Jefferson Hills, Allegheny County, Pennsylvania. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 4 of the Fayette County Courthouse, Uniontown, Fayette County, Pennsylvania, on **Thursday, August 27, 2026, at 1:30 p.m.** Your presence is required at the hearing. You should contact Fayette County Children and Youth Services or their counsel Attorney Brent Peck, to obtain a copy of the petition prior to the hearing. You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the court without your being there.

Your rights may also be subject to termination pursuant to subsection (d) if you fail to file wither an acknowledgement of paternity or claim of paternity pursuant to Section 5103 (relating to acknowledgment and claim of paternity), and fail to either appear at the hearing for the purpose of objecting to the termination of your rights or file a written objection to such termination with the court prior to the hearing.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER 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. 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.

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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

ASSOCIATED INVESTORS, INC.,
Plaintiff,
vs.
PURE FITNESS BUSINESS GROUP, LLC,
and SPESH ROBINSON, individually,
Defendants.

:
:
:
:
:
: No. 32 of 2026, G.D.
: Honorable Nancy D. Vernon

OPINION AND ORDER

VERNON, J.

May 29, 2026

Before the Court is a Petition to Strike and Open Judgments filed by Defendants Pure Fitness Business Group, LLC, and Spesh Robinson, individually, to the Confession of Judgment entered by Plaintiff Associated Investors, Inc. Upon consideration of the pleadings, the confessed judgment record, the lease documents, and the applicable law, the Court concludes that the Petition should be granted in part and denied in part.

Plaintiff filed confessed judgments against Defendants arising from an alleged default under a commercial lease agreement for a fitness center located in Connellsville, Fayette County. Plaintiff entered both a confessed judgment for money damages in the amount of \$38,849.79, and a confessed judgment in ejectment against Defendants.

The lease agreement identifies Walnut Capital Partners - Connellsville, L.P., thereafter assigned to Associated Investors, Inc., as Lessor and Pure Fitness Business Group, LLC (d/b/a Snap Fitness) as Lessee. Defendant Robinson executed the lease as “owner” on behalf of the business entity, Defendant Pure Fitness Business Group, LLC. Robinson also executed a personal guaranty.

Defendants timely filed the Petition pursuant to Rule of Civil Procedure 2959 seeking to strike off and/or open the judgments. “A petition to strike a judgment is a common law proceeding which operates as a demurrer to the record. A petition to strike a judgment may be granted only for a fatal defect or irregularity appearing on the face of the record.” *Neducsin v. Caplan*, 121 A.3d 498, 504 (Pa. Super. 2015).

In considering the merits of a petition to strike, the court will be limited to a review of only the record as filed by the party in whose favor the warrant is given, i.e., the complaint and the documents which contain confession of judgment clauses. *Matters* dehors the record filed by the party in whose favor the warrant is given will not be considered. If the record is self-sustaining, the judgment will not be stricken.... An order of the court striking a judgment annuls the original judgment and the parties are left as if no judgment had been entered. *Hazer v. Zabala*, 26 A.3d 1166, 1169 (Pa. Super. 2011).

Courts must scrutinize confessed judgments for defects because of the drastic nature of the remedy authorized by a warrant of attorney to confess judgment. *Heritage Hills Assocs. L.P. v. Heritage Hills Businesses I, LLC*, 328 A.3d 1187, 1190 (Pa. Super. 2024). A warrant of attorney authorizing judgment is perhaps the most powerful and drastic document known to civil law and equivalent to a warrior of old entering a combat by discarding his shield and breaking his sword. *Cutler Corp. v. Latshaw*, 97 A.2d 234, 236 (Pa. 1953). For this reason, Pennsylvania courts require that a warrant of attorney both be explicit and strictly construed. “A warrant of attorney to confess judgment must be self-sustaining; the warrant must be in writing and signed by the person to be bound by it; and the requisite signature must bear a direct relation to the warrant and may not be implied extrinsically nor imputed from assignment of the instrument containing the warrant.” *Shidemantle v. Dyer*, 218 A.2d 810, 811 (Pa. 1966).

DISCUSSION

Defendants first argue that the lease agreement does not authorize confession of judgment for money damages. The Court agrees.

Paragraph 18.1 of the lease expressly states that confession of judgment for monetary damages was “intentionally omitted.” The lease only contains language authorizing confession of “judgment in ejectment” at Paragraph 18.2. Defendants’ assertion that Paragraph 18.2 somehow encompasses monetary damages is unsupported by either the plain language of the lease or Pennsylvania law. A warrant of attorney must be strictly construed, and authority to confess judgment cannot be implied beyond the precise language employed by the parties. The warrant must appear explicitly from the written instrument itself. The Court therefore finds Defendants’ interpretation without merit.

Here, the lease contains no valid warrant authorizing confession of judgment for money damages. Accordingly, the confessed money judgment entered against Defendants was improper on the face of the record and must be stricken.

Defendants next contend that Robinson cannot be subject to confessed judgment individually because he was not a party to the lease. Although Robinson executed a personal guaranty, the Court finds that the guaranty does not contain a separate warrant of attorney authorizing confession of judgment against him individually. The lease is executed by “TENANT: PURE FITNESS BUSINESS GROUP, LLC By Spesh Robinson Title: Owner.”

A warrant of attorney must bear a direct relation to the signature of the party to be bound and must clearly evidence that party’s intent to authorize confession of judgment. Here, the tenant was the business entity and the signature was executed by Robinson as “Owner.” The lease does not have a separate, explicit warrant of attorney by Robinson individually authorizing confession of judgment against him personally. Therefore, the confessed judgments entered against Robinson individually must be stricken.

Defendants further argue that the ejectment judgment fails to comply with Pa.R.C.P. 2971 which they allege requires a Complaint substantially in the form provided by Rule 2952. The Court disagrees.

The lease contains a valid warrant authorizing confession of judgment in ejectment against the business entity as the tenant. The complaint substantially complies with the procedural requirements governing confessed judgments in ejectment. No fatal defect appears on the face of the record sufficient to warrant striking the ejectment judgment entered against Pure Fitness Business Group, LLC. As such, the Petition to Strike the ejectment judgment against Pure Fitness Business Group, LLC must be denied.

Defendants alternatively seek to open the ejectment judgment. Although the Defendants acted promptly in filing the instant Petition, they have failed to present sufficient evidence establishing a meritorious defense to the ejectment action itself.

Defendants dispute calculations of common area maintenance charges, waiver of past-due payments, delayed collection efforts, and disagreements regarding rent obligations during the COVID-19 pandemic. Those allegations bear upon the amount of monetary damages claimed by Plaintiff, but they do not invalidate Plaintiff's right to possession under the lease following Defendants' alleged default and the expiration of the lease, which primary lease term expired on May 31, 2023. Accordingly, the Petition to Open the confessed judgment in ejectment against Pure Fitness Business Group, LLC must also be denied.

WHEREFORE, we will enter the following Order.

ORDER

AND NOW, this 29th day of May, 2026, upon consideration of Petition to Strike and Open Judgments filed by Defendants Pure Fitness Business Group, LLC, and Spesh Robinson, individually, to the Confession of Judgment entered by Plaintiff Associated Investors, Inc., and review of the Record, it is hereby ORDERED and DECREED that the Petition to Strike the confessed money judgment is GRANTED. The confessed money judgment entered on January 7, 2026, is STRICKEN.

It is further ORDERED and DECREED that the confessed judgments entered against Defendant Spesh Robinson, individually, are STRICKEN.

It is still further ORDERED and DECREED that the Petition to Strike and the Petition to Open the confessed judgment in ejectment against Defendant Pure Fitness Business Group, LLC are DENIED in accordance with the foregoing Opinion.

BY THE COURT:
NANCY D. VERNON, JUDGE

ATTEST:
Prothonotary

