

# FAYETTE LEGAL JOURNAL

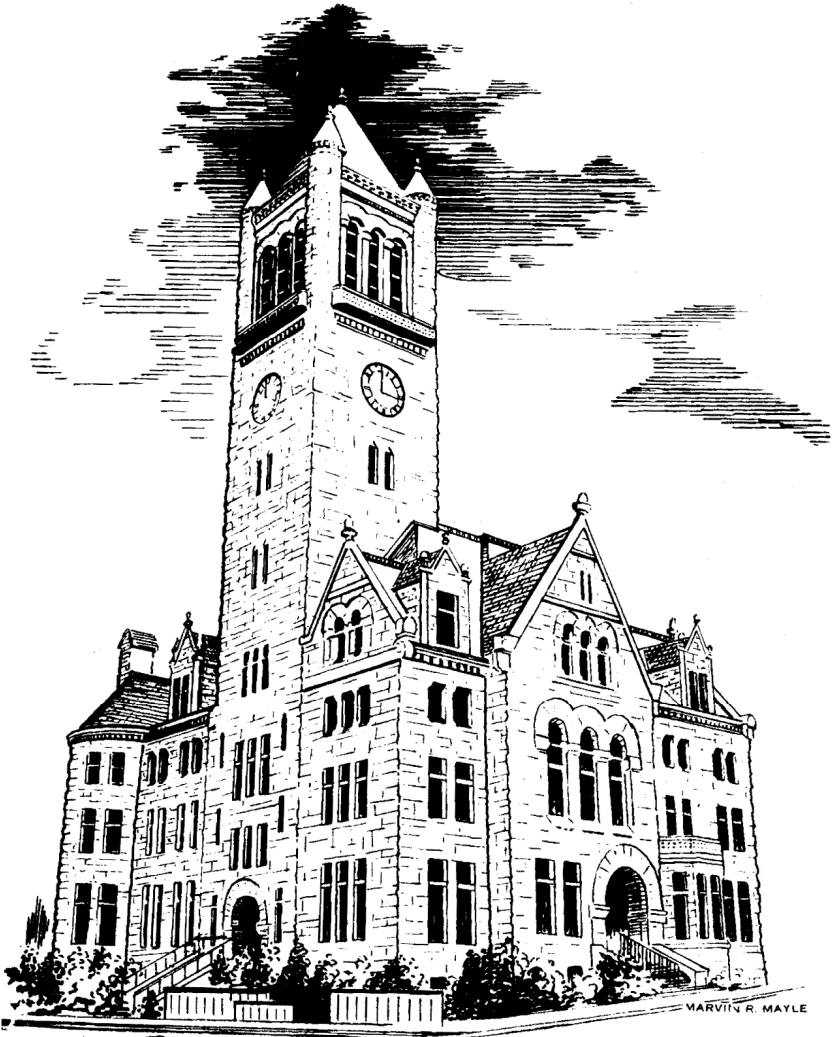
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VOL. 89

MARCH 21, 2026

NO. 12

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## FAYETTE LEGAL JOURNAL

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

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

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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

**WAYNE R. ANDERSON, a/k/a WAYNE RICHARD ANDERSON**, late of Jefferson Township, Fayette County, PA (3)  
*Executrix:* Gail A. Strickler  
 300 Central School Road  
 Fayette City, PA 15480  
*Attorney:* Alan Benyak, Esquire

**BARBARA ANN BAILEY, a/k/a BARBARA A. BAILEY**, late of Connellsville, Fayette County, PA (3)  
*Executor:* William K. Bailey  
 c/o Casini & Geilbig LLC  
 815B Memorial Boulevard  
 Connellsville, PA 15425  
*Attorney:* Jennifer M. Casini

**BARBARA ANN PRITTS, a/k/a BARBARA A. PRITTS, a/k/a BARBARA A. BROOKS PRITTS**, late of Springfield Township, Fayette County, PA (3)  
*Personal Representatives:* Jeffery W. Pritts and Jacquelyne R. Pritts  
 c/o P.O. Box 463  
 Connellsville, PA 15425  
*Attorney:* Richard Bower

**RALPH R. RAYMOND**, late of Bullskin Township, Fayette County, PA (3)  
*Executrix:* Wanda E. Gerber  
 c/o Creenan & Baczkowski  
 3907 Old William Penn Highway  
 Suite 304  
 Murrysville, PA 15668  
*Attorney:* Molly Creenan

**PALMER P. SABATINE, a/k/a PALMERINO P. SABATINE**, late of South Union Township, Fayette County, PA (3)  
*Executrix:* Ruthanne S. Sabatine  
 c/o DeHaas Law, LLC  
 51 East South Street  
 Uniontown, PA 15401  
*Attorney:* Ernest P. DeHaas

**JEANETTE SILBAUGH**, late of Luzerne Township, Fayette County, PA (3)  
*Executrix:* Adria Lynn Logan  
 c/o 9 Court Street  
 Uniontown, PA 15401  
*Attorney:* Vincent J. Roskovensky, II

**PATRICIA ANN VITEZ, a/k/a PATRICIA A. VITEZ**, late of North Union Township, Fayette County, PA (3)  
*Personal Representative:* JoDee A. Proud  
 c/o Watson Mundorff, LLP  
 720 Vanderbilt Road  
 Connellsville, PA 15425  
*Attorney:* Timothy J. Witt

**WILMA WILSON**, late of McClellandtown, Fayette County, PA (3)  
*Executor:* Greg Wilson  
 413 Old McClellandtown Road  
 McClellandtown, PA 15458  
*Attorney:* Vincent Tiberi

### Second Publication

**KEVIN PAUL CECH, a/k/a KEVIN P. CECH, a/k/a KEVIN CECH**, late of Redstone Township, Fayette County, PA (2)  
*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 (2)  
*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 (2)

*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 (2)

*Executrix:* Judith A. Miller  
c/o Davis & Davis Attorneys At Law  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Jeremy J. Davis

**First Publication**

**DORIS MAE CLARK, a/k/a DORIS M. CLARK**, late of Dunbar Township, Fayette County, PA (1)

*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 (1)

*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 (1)

*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 (1)

*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 (1)

*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 (1)

*Administrator:* Gene Wigfield  
c/o Casini & Geibig, LLC  
815B Memorial Boulevard  
Connellsville, PA 15425  
*Attorney:* Jennifer M. Casini

**LEGAL NOTICES**

IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
No. 7 of 2026, G.D.  
JUDGE MARK MEHALOV

IN RE: CHANGE OF NAME OF  
TODD GAITER

NOTICE

Notice is hereby given that on January 5, 2026 the petition of Todd Gaiter was filed in the above-named Court, requesting an Order to change the name of Todd Gaiter to Todd Barrett.

The Court has fixed May 11, 2026 at 10:30A.M. in Courtroom Number 3, Fayette County Courthouse, Uniontown, Pennsylvania as the time and place for a hearing on the merits of said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Michelle L. Kelley, Esquire  
92 East Main St., Ste. 24  
Uniontown, PA 15401  
(724) 439-2553

IN THE COURT OF COMMON PLEAS OF  
 FAYETTE COUNTY, PENNSYLVANIA  
 No. 196 of 2026, G.D.  
 Judge Linda R. Cordaro

DIRECT DIGITAL MEDIA, LLC, Plaintiff  
 v.

JOHN STEGURA and KATHRYN STEGURA,  
 their heirs, successors, and assigns, generally

TO: JOHN STEGURA AND KATHRYN  
 STEGURA, their heirs, successors, and assigns,  
 generally

You are hereby notified that Direct Digital Media, LLC, has filed a complaint at the above number and term in the above mentioned court in an action to Quiet Title wherein it is alleged that property situated at 416 S. Mount Vernon Ext., Lots 38-39 R1, South Union Township, Fayette County, Pennsylvania, and more fully described in deed from Fayette County Tax Claim Bureau to Direct Digital Media, LLC, said deed being dated January 7, 2021, and recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Record Book 3461, Page 244, being further identified as Fayette County Tax Map No. 34-16-0256, is owned by Plaintiff and maintained by cutting the grass, keeping the property in good repair, and paying the real estate taxes on the same.

Said complaint sets forth that Plaintiff has been in open, exclusive, hostile, adverse and actual possession of the property. A complaint was filed for the purpose of barring all your right, title and interest or claim in and to all or a portion of the property.

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 for 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 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 SERVICE  
 PENNSYLVANIA BAR ASSOCIATION  
 100 South Street, P.O. Box 186  
 Harrisburg, PA 17108  
 TELEPHONE: 1-800-692-7375

In the Court of Common Pleas of Fayette  
 County, Pennsylvania  
 Civil Action  
 No. 2025-02981

Please be advised that a Complaint in  
 Confession of Judgment was filed against you.

NOTICE UNDER RULE 2958.1 OF  
 JUDGMENT AND EXECUTION THEREON  
 NOTICE OF DEFENDANT’S RIGHTS

To: EMFreeland LLC  
 251 Coal Street Extension  
 Uniontown, PA 15401  
 Defendant

A judgment in the amount of \$117,713.59 has been entered against you and in favor of the plaintiff without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The sheriff may take your money or other property to pay the judgment at any time after thirty (30) days after the date on which this notice is served on you.

You may have legal rights to defeat the judgment or to prevent your money or property from being taken. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.

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

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

Pennsylvania Bar Association  
100 South Street  
PO Box 186  
Harrisburg, PA 17108  
Phone: 800-932-0311

J. Michael McCague, Esquire  
Griffith, McCague & Happel, PC  
408 Cedar Avenue  
Pittsburgh, PA 15212  
Phone: 412-803-3690  
Fax: 412-803-3678  
Email: [jmm@gmwpcplaw.com](mailto:jmm@gmwpcplaw.com)

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IN THE COURT OF COMMON PLEAS OF  
FAYETTE COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION  
No. 5 ADOPT 2026

IN RE: ADOPTION OF  
CATALINA JO GALES,

TO: Unknown, Biological Father

NOTICE

A petition has been filed asking the court to put an end to all rights you have to your child, Catalina Jo Gales. The last name of the mother is Gales. The child was born on April 24, 2025, of the female gender, at UPMC Magee-Womens Hospital, Pittsburgh, PA. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 5 of the Fayette County Courthouse, Uniontown, Fayette County, Pennsylvania on Monday, April 13, 2026 at 10:30 a.m. Your presence is required at the hearing. You should contact Jennifer M. Casini, Esquire 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 present.

Your rights may also be subject to termination pursuant to subsection (d) if you fail to file either an acknowledgement of paternity or claim of paternity pursuant to Section 5103 (relating to acknowledgement 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.

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone 1-800-692-7375

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## 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.

(2 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  
 855-225-6906

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

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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

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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

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

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## 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 (1 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.	:
DANIEL JOSEPH WOLFE, DEFENDANT.	:
	: No. 262 of 2025
	: No. 1568 WDA 2025
	:
	: Honorable President Judge Steve P. Leskinen

OPINION

Leskinen, P.J.

February 2, 2026

Before the Court is the Defendant's Concise Statement of Issues for Appeal filed after he entered a general plea to the charges. He entered nolo contendere pleas to Criminal Solicitation to Commit Rape of a Child and Criminal Solicitation to Commit Statutory Sexual Assault--11 Years Older. The Defendant also entered guilty pleas to seven (7) counts of Dissemination of Photographs or Film of Child Sex Acts, Criminal Use of a Communication Facility, and Criminal Solicitation to Commit the Dissemination of Photographs, Videotapes Computer Depictions and Films. Previously, on March 2, 2023 at Fayette County Case No. 51O of 2022, the Defendant pled guilty to the charges of Child Pornography and Sexual Abuse of Children. As a result, the Commonwealth provided him with written notice of their intent to proceed under the mandatory sentencing provisions of 42 Pa. C.S. § 9718.2. The plea in this case constituted a second conviction for an offense set forth in 42 Pa. C.S. § 9799.14, which requires imposition of a mandatory sentence of twenty-five (25) to fifty (50) years incarceration, which this Court did impose as the result of the Solicitation to Commit Rape of a Child that he plead nolo contendere to. The defendant did file a Statement of Concise Issues.

ISSUES ON APPEAL

1. Whether Defendant's plea was knowing, voluntary and intelligent?
2. Whether Defendant's sentence of twenty-five (25) to fifty (50) years incarceration is excessive or illegal?
3. Whether the Court erred in finding the Defendant to be a Sexually Violent Predator?

FACTUAL BACKGROUND

Beginning in November of 2023 until October, 2024, the Defendant had been in ongoing contact with an undercover Federal Bureau of Investigation agent posing as the father of a seven-(7)-year-old girl. The purported Father and the Defendant communicated using two computer apps, Kick and Telegram. The communications centered on the Defendant having sexual contact with the seven-year-old girl. The Defendant forwarded pictures and videos to the purported father of underage girls appearing nude, engaging in sexually suggestive poses, and performing sex acts. The Defendant sent a total of twenty-one pictures and short videos to the purported father. The Defendant using screen name Drakeriver1990 asked the purported father if his daughter could "take it in the ass and pussy." He further stated that he would pay the father if she let

him. The Defendant also asked if the purported father knew anyone with a baby so he could "cum" in the baby's mouth.

In June, 2024, while using the name Timberwolfe6335, the Defendant texted that he wanted to perform oral sex on the seven-year-old and have the seven-year-old perform oral sex on him. The Defendant offered to pay the father \$500.00 if the child would perform oral sex on him. The Defendant informed him that he could not leave South Connellsville but they could arrange something. The Defendant sent ten (10) photos of underage girls in sexually suggestive poses and a picture of himself with his face obscured.

In October, 2024, while using the name Timberwolfe6335, the Defendant requested photos of the now eight-year-old daughter and again offered him \$500.00 if he and the purported father could perform sex acts on the child.

Thereafter, subpoenas were served on Kick and Telegram and the officers were provided contact information for the Defendant and his address. The Defendant was then on house arrest for his prior case wherein he entered a plea of guilty to the Possession of Child Pornography. He was a mandated Megan's Law reporter and a Tier Two Offender.

On July 7, 2025, the Defendant entered his pleas to the charges. Then, on November 10, 2025, at his Sentencing Hearing, Julia Lindemuth appeared and testified. She is a member of the Pennsylvania Sexual Offender Assessment Board, and is also a consultant for two Sexual Offender Assessment Board Approved Treatment Programs. The Defendant participated in the evaluation. Ms. Lindemuth was of the opinion that the Defendant met the criteria for classification as a sexually violent predator and the Court accepted her opinion based on her uncontradicted testimony.

## DISCUSSION

### 1. Whether Defendant's plea was knowing, voluntary and intelligent?

On July 7, 2025, the Defendant entered a nolo contendere plea to the charge of Criminal Solicitation to Commit the Rape of a Child and also to the charge of Criminal Solicitation to Commit Statutory Sexual Assault. To all the other charges, the Defendant entered guilty pleas. Solicitation occurs if, with the intent of promoting or facilitating its commission, he commands, encourages or requests another person to engage in specific conduct which would constitute such crime or an attempt to commit such crime or which would establish his complicity in the commission or attempted commission. 18 Pa. C.S. § 902(a).

The week prior to the entry of his plea, the Defendant indicated that he did not want to take a plea. The plea colloquy was signed on May 30, 2025 and then again on the date of the entry of the plea, July 7, 2025. (N.T. of 7/7/2025 at pg.5). While he thought those actions occurred a long time ago, when the Court reviewed the dates, he agreed, (N.T. at pgs. 8-9). The Defendant stated he understood the mandatory penalty that the Commonwealth would be seeking. (N.T. at pg. 6).

The Defendant understood the consequences of his plea and did not attempt to withdraw his plea before sentencing, even though his sentence did not occur until November, 2025, many months after the plea itself had been entered.

At the time of sentencing, the Defendant insisted that he would not have gone through with the sexual acts and that he thought it was not real and would not happen. The Defendant insisted that he would not have crossed the line and hurt the child, however, the Court viewed his statements as a call for mercy. (N.T. at pg. 36). The Defendant made an eloquent plea for mercy as he claimed to be a religious man who had been abused as a child. However, the Defendant admitted that his conduct, his words and actions were wrong but that he would not have "followed through." His claim that he would not have followed through does not constitute a defense to solicitation. (N.T. at pg. 40).

It is possible that the Defendant believes he should have refused to enter a plea on the basis that he could not have done any worse after a trial, therefore his plea was unintelligent and unknowing. This is untrue, as set forth below, the Defendant could have gotten consecutive time on multiple convictions that resulted in an aggregate sentence much longer than the mandatory minimum 25 to 50 year sentence that was imposed. By entering a general plea, a defendant shows an acceptance of responsibility and a modicum of remorse, all of which can justify the court in imposing a lesser sentence.

Pursuant to the Rules of Appellate Procedure, the concise statement of issues of errors complained of on appeal shall concisely identify each error that the appellant intends to assert with sufficient detail to identify the issue to be raised by the judge. Pa.R.Crim.P. 1925(b)(4)(ii). While there is no detail added to specifically identify this issue, a review of the statements made by the Defendant are the basis for the Court's response.

## 2. Whether Defendant's sentence of twenty-five (25) to fifty (50) years incarceration is excessive or illegal?

The Commonwealth served the defense with a timely Notice of Commonwealth's Intention to Proceed Under the Mandatory Sentencing Provisions of 42 Pa. C.S. § 9718.2. Prior to entering his plea, the Defendant was aware that there was a mandatory sentencing provision that would dictate the term of incarceration that the Court would impose. The Court mentioned the mandatory sentencing at the beginning of the plea and the Defendant indicated that he was aware of it.

On March 2, 2023, at Fayette County Case No. 510 of 2022, the Defendant had pled guilty to the offenses of Child Pornography, 18 Pa. C.S. § 6312(d); and Sexual Abuse of Children--Dissemination Photo /Film of Child Sex Acts, 18 Pa. C.S. § 6312 (c). This guilty plea constitutes a first conviction for an offense as set forth in Section 9799.14. The mandatory minimum sentence provides as follows:

Any person who is convicted in any court of this Commonwealth of an offense set forth in section 9799.14 (relating to sexual offenses and tier system) shall, if at the time of the commission of the current offense the person had previously been convicted of an offense set forth in section 9799.14 or an equivalent crime under the laws of this Commonwealth in effect at the time of the commission of that offense or an equivalent crime in another jurisdiction, be sentenced to a minimum sentence of at least 25 years of total confinement, notwithstanding any other provision of this title or other statute to the contrary. Upon such conviction, the court shall give the person oral and written notice of the penalties under paragraph (2) for a third conviction. Failure to provide such notice shall not render the offender ineligible to be sentenced under paragraph (2).

42 Pa. C.S. § 9718.2(a)(1).

On July 7, 2025, the Defendant entered a plea of nolo contendere to charges including Criminal Solicitation-to Commit Rape of a Child and Criminal Solicitation-to Commit Statutory Sexual Assault and multiple guilty pleas to Charges including Sexual Abuse of Children--Disseminate Photo/Film of Child Sex Acts. The guilty and nolo contendere pleas constitute the Defendant's second conviction for an offense set forth in Section 9799.14.

The Court was required to impose this sentence pursuant to the mandates of the statute. Therefore, the mandatory minimum sentence imposed is neither excessive or illegal. To the extent the Court exercised any discretion in imposing sentence, this Court imposed the minimum legal sentence on only one count, but could have imposed consecutive sentences on multiple counts that would have resulted in an aggregate sentence much longer than the 25 to 50 year sentence actually imposed. {1} This issue is without merit.

3. Whether the Court erred in finding the Defendant to be a Sexually Violent Predator?

In Pennsylvania, a sexually violent predator (hereinafter "SVP") is defined as an individual who has been convicted of a sexually violent offense under the laws of this Commonwealth or an attempt, conspiracy or solicitation to commit a sexually violent offense under the laws of this Commonwealth on or after December 20, 2012, who is determined to be a sexually violent predator under § 9799.24 (relating to assessments) due to a mental abnormality or personality disorder that makes the individual likely to engage in predatory sexually violent offenses. 42 Pa. C.S. § 9799.12. A mental abnormality is defined by the statute as "a congenital or acquired condition of a person that affects the emotional or volitional capacity of the person in a manner that predisposes that person to the commission of criminal sexual acts to a degree that makes the person a menace to the health and safety" of the community. Commonwealth v. Brooks, 7 A.3d 852 (Pa. Super. 2010). The SVP designation requires a formal assessment process that is conducted after conviction but prior to sentencing.

Upon order of court, a member of the Sexual Offenders Assessment Board conducts an assessment to determine if the individual should be classified as a sexually violent predator. 42 Pa. C.S. § 9799.24. The assessment examines various factors including the individual's mental illness, mental disability or mental abnormality, prior offense history and whether the individual participated in available programs for sexual offenders. Id. At the hearing, the court determines whether the Commonwealth has proven by clear and convincing evidence that the individual is a sexually violent predator. Id. The Commonwealth must demonstrate that the convicted individual possesses a mental abnormality or personality disorder that makes the person likely to engage in predatory sexually violent offenses.

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{1} The Defendant could have argued constitutional disproportionality, since, for example, the mandatory sentence in this case is longer than the maximum permissible sentence for Third Degree Murder. This issue was not raised, but had it been raised, this Court would have found no merit in the argument since it is the legislature that sets minimum and maximum sentences for each criminal offense, and the Defendant's actions here took place over many months, and could not have been the result of momentary impulse or lapse of judgment.

## LUNCH & LEARN SERIES

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

- Date: **Wednesday, March 25th** from **12:00 p.m. to 1:30 p.m.**
- Location: **Fayette County Courthouse - Courtroom Two**
- Discussion topic: **Municipal Law Update**
- Presenter: **Sarah S. Kefover, Esquire - McElroy Law Firm LLC**

### **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](mailto:admin@fcbar.org) on or before Monday, March 23rd.

## 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](mailto: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](mailto:GDauria@fccys.org).**

The Commonwealth presented the testimony of Julia Lindemuth, the evaluator, who is a board member with the Pennsylvania Sex Offender Assessment Board. (N.T. of 11/10/25 at pg. 4). Ms. Lindemuth has a Masters Degree in Professional Counseling from Carlow University and a Bachelor's Degree in Psychology from Slippery Rock University. She earned a certificate in Forensic Science and Law from Duquesne University, she is a Licensed Professional Counselor in Pennsylvania and is a nationally Certified Counselor.

The Defendant participated in the interview for the evaluation. In addition, Ms. Lindemuth reviewed the evidence in this case, and the information related to the Defendant's prior conviction. During the evaluation, the Defendant acknowledged engaging in the behavior that is the basis for his current conviction. (N.T. of 11/10/2025 at pg. 10). At the time that he was contacting the purported father, the Defendant was serving a sentence of house arrest with an ankle monitor. Ms. Lindemuth determined that such failed supervision is typically related to an individual's unwillingness or inability to learn from experience and that re-offending while on probation for the same type of behavior is consistent with sexual deviance. (N.T. at pg. 15). The Defendant informed her that he had an attraction to children since he was eleven (11) years of age. (N.T. at pg. 11). He also related that he and a sibling engaged in sex acts as a young child. (N.T. at pg. 12).

The Defendant had previously possessed and shared child pornography as evidenced by his prior conviction. In this case, he used internet communications to facilitate engaging in sexual contact with a seven-(7)-year-old and with a baby. (N.T. at pg. 14). He communicated with the purported father for a significant period of time from when the child was seven years of age until she was purported to be eight years of age. This is consistent with sexual deviance. *Id.* Ms. Lindemuth determined that the Defendant has Pedophilic Disorder (N.T. at pg. 19). The sexual attraction to prepubescent children or Pedophilic Disorder are both associated with an increased risk of recidivism. (N.T. at pg. 20).

As a result of the undisputed testimony of Ms. Lindemuth and the clear and convincing evidence she presented, the Court determined that the Defendant is a Sexually Violent Predator.

BY THE COURT:  
STEVE P. LESKINEN  
PRESIDENT JUDGE

ATTEST:  
Clerk of Courts

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

### 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.

### Friday

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





