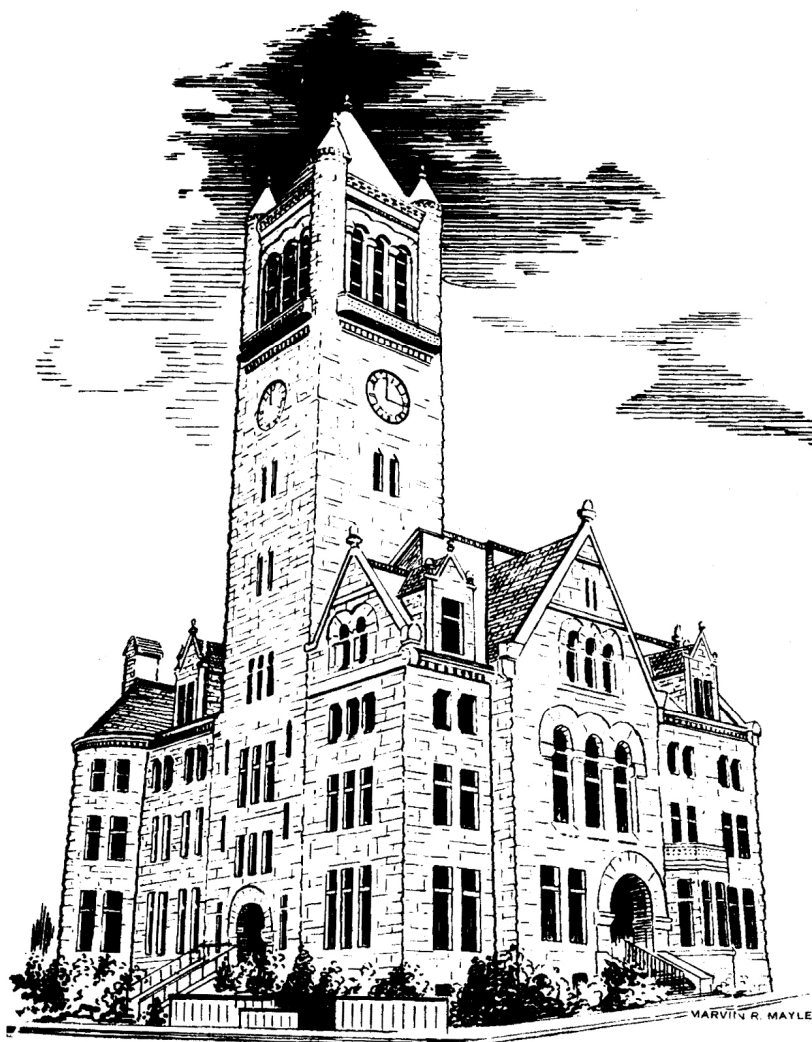


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FAYETTE LEGAL JOURNAL

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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

GLEN EUGENE CRITCHFIELD, a/k/a GLEN E. CRITCHFIELD, a/k/a GLEN CRITCHFIELD, late of Saltlick Township, Fayette County, PA (3)

Administrator: Brian E. Critchfield
c/o Rafferty Legal, PLLC
1600 Lincoln Avenue
Latrobe, PA 15650
Attorney: Jessica L. Rafferty

CARL EDWARD HAINES, late of Fairchance Borough, Fayette County, PA (3)

Administrator: Heather Jean Kowalski
c/o 808 Gilbert Street
Radford, VA 24141-0000

REGINA R. LALLY, a/k/a REGINA LALLY, late of Uniontown, Fayette County, PA (3)

Personal Representative:
Ewing D. Newcomer
c/o Newcomer Law Office
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

SARA B. OSLER, late of South Union Township, Fayette County, PA (3)

Executor: Marvin D. Osler
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

Second Publication

PATRICIA L. CARTER, a/k/a PATRICIA CARTER, late of Uniontown, Fayette County, PA (2)

Administrator: Reid Smith
c/o 4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Sheryl R. Heid

MARIE CLARK, late of German Township, Fayette County, PA (2)

Executor: Kevin Paul Clark
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

DIANA FARRIER, late of Masontown Borough, Fayette County, PA (2)

Executrix: Mary Ann Kennedy
c/o 51 East South Street
Uniontown, PA 15401
Attorney: Anthony S Dedola, Jr.

MARY ANN FRAZEE, late of Markleysburg Borough, Fayette County, PA (2)

Administrator: Edward P. Frazee
c/o 22 Bierer Avenue
Uniontown, PA 15401
Attorney: Mary Lenora Hajduk

MURPHY MITCHELL, JR., late of Menallen Township, Fayette County, PA (2)

Administrator: Melvin Mitchell
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Jeremy J. Davis

LEONA JOYCE OLESKO, late of Redstone Township, Fayette County, PA (2)

Executor: Randy D. Olesko
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

SHIRLEY E. SCRIP, a/k/a SHIRLEY SCRIP, late of Grindstone, Fayette County, PA
Executor: Gilbert J. Mastronicola, a/k/a Gilbert Jeffery Mastronicola (2)
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Jeremy J. Davis

MONICA LYNN STADLER, late of Washington Township, Fayette County, PA (2)
Administrator: Sean W. Porter
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

ROGER STADLER, a/k/a ROGER WILLIAM STADLER, late of Belle Vernon, Washington Township, Fayette County, PA (2)
Administrator: Sean W. Porter
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

First Publication

MICHAEL R. ELWELL, late of Perry Township, Fayette County, PA (1)
Administratrix: Kristen L. Behrens
c/o Dilworth Paxson, LLP
1650 Market Street #1200
Philadelphia, PA 19103
Attorney: Kristen L. Behrens

MICHAEL EDWARD HORVATH, a/k/a MICHAEL E. HORVATH, late of Uniontown City, Fayette County, PA (1)
Executrix: Robin Snyder
c/o Law Office of Steven M. Zelinger, LLC
1650 Market Street #3600
Philadelphia, PA 19103
Attorney: Steven M. Zelinger

JAMES JONES, a/k/a JAMES E. JONES, late of Connellsville, Fayette County, PA (1)
Administratrix: Janice Pritts
c/o Erin M. Salas, Attorney at Law
172 Stotler Drive
Delmont, PA 15626
Attorney: Erin M. Salas

ROBERT NELAN, late of Newell Township, Fayette County, PA (1)
Administrator: Arlene Clay
410 Miller Street
P.O. Box 332
Newell, PA 15466

GERALDINE LEE TERNITSKY, late of Menallen Township, Fayette County, PA (1)
Administrator: Jack R. Heneks, Jr.
c/o 39 Francis Street
Uniontown, PA 15401
Attorney: Jack R. Heneks, Jr.

GEORGE W. VARGO, late of Borough of Masontown, Fayette County, PA (1)
Executrix: Melissa J. Polosky
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401

PAUL WISSLER, a/k/a PAUL H. WISSLER, late of Bullskin Township, Fayette County, PA (1)
Co-Executor: Daniel Wissler
c/o Tremba Greiner & Brooks
1310 Morrell Avenue, Suite C
Connellsville, PA 15425
Attorney: John Greiner

LEGAL NOTICES

NOTICE

Notice is hereby given that the Greater Uniontown Joint Sewage Plant Authority located at 90 Romeo Lane, Uniontown, Fayette County, Pennsylvania, will file Articles of Amendment with the Secretary of the Commonwealth on or about September 25, 2026. In accordance with the Municipalities Authorities Act (53 PACS §3105(b)), the Authority proposes to amend its Articles of Incorporation to extend the term of its existence through March 4, 2064, a date not exceeding 50 years from approval of the Articles of Amendment.

Melinda Deal Dellarose, Esquire
111 East Main Street, 2nd Floor
Uniontown, PA 15401

NOTICE is hereby given pursuant to the provisions of Act 295 of December 16, 1982, P.L. 1309, that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about September 9, 2026 to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of Art Wicked with the principal place of business at: 31 Shady Lane, Uniontown Pa. 15401. The name or names and addresses of persons owning and interested are: Michael E. Antonucci Jr. 31 Shady Lane, Uniontown Pa. 15401.

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

**IN RE: OPAL EVANS
a/k/a OPAL SAPPHIRE EVANS
D.O.B. 5/1/2025, PLACE OF BIRTH:
WESTMORELANDCOUNTY,
PENNSYLVANIA**

**FEMALE CHILD OF: NICOLE FOX A/K/A
NICOLE M FOX A/K/A NICOLE
MALINDA FOX AND CHRISTOPHER
EVANS A/K/A CHRISTOPHER J EVANS
A/K/A CHRISTOPHER JL EVANS A/K/A
CHRISTOPHER JAMES LEE EVANS A/K/
A CHRISTOPHEE EVANS**

NO: 63-26-1149

Take notice that a Petition for Involuntary Termination of Parental Rights of Parents and Confirm Consent to Adoption, NICOLE FOX A/ K/A NICOLE M FOX A/K/A NICOLE MALINDA FOX AND CHRISTOPHER EVANS A/K/A CHRISTOPHER J EVANS A/ K/A CHRISTOPHER JL EVANS A/K/A CHRISTOPHER JAMES LEE EVANS A/K/A CHRISTOPHEE EVANS, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on October 7, 2026, at 1:00 p.m.

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.

You have the right to be represented at the

hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Summit Legal Aid, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West Beau Street, suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

Brittany Green, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street
Suite 300
Washington, PA 15301
Telephone: 724-228-6884

IN RE: Richard W. Morris and Patty A. Morris
Case No 25-20947 JCM
Real Estate Located at 660 N. Gallatin Ave,
Uniontown PA 15401
Tax ID No: 25-28-0032
Date of Sale: 10/15/2026 @2:30pm
Courtroom C, 54th Floor, U.S. Steel Tower, 600
Grant Street, Pittsburgh PA 15219
Judge: John C. Melaragno
Objections Due By: September 20, 2026
Initial Offer: \$250,000.00
Higher and better offers will be considered at the
hearing
Hand money required: \$2,500.00
(Cash or Certified Funds Only)
Contact: Robert H. Slone, Trustee
223 South Maple Avenue
Greensburg, PA 15601
Ph: 724-834-2990
Roberts1one223@gmail.com
For more information:
www.pawb.uscourts.gov/easi.htm

SHERIFF’S SALE

Date of Sale: November 19, 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 November 19, 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.

(1 of 3)

James Custer
Sheriff of Fayette County

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

No. 839 of 2026 G.D.
No. 194 of 2026 E.D.

ROCKET MORTGAGE, LLC
v.
JESSICA N CAMPBELL AND
JAMES E CAMPBELL

By virtue of a Writ of Execution No. 2026-00839, ROCKET MORTGAGE, LLC v. JESSICA N CAMPBELL AND JAMES E CAMPBELL

ALL THAT TRACT OF LAND SITUATE IN CONNELLSVILLE, FAYETTE COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 5 AND PART OF LOT NO. 6 ADJOINING ON THE SOUTH IN PLAN OF LOTS LAID OUT BY J. D. STILLWAGON AND WIFE, ET AL., MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

Parcel ID: 05-07-0294

Property Address: 230 S Prospect Street,
Connellsville, PA 15425

Improvements thereon: Residential Dwelling

Judgment Amount: \$115,670.16

STERN & EISENBERG, PC
MATTHEW C. FALLINGS, ESQ.

No. 55 of 2026 G.D.
No. 189 of 2026 E.D.

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-5

Plaintiff

v.

Michelle Chisler
Defendant

SITUATE IN MOUNT BRADDOCK, FAYETTE COUNTY, PENNSYLVANIA, TOWNSHIP OF NORTH UNION BEING KNOWN AS 137 PIPER HOLLOW ROAD, MOUNT BRADDOCK, PA 15465

PARCEL NO. 25160171

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Michelle
Chisler

No. 86 of 2026 G.D.
No. 191 of 2026 E.D.

MidFirst Bank
Plaintiff,
vs.
Margaret N. Colvard
Defendant.

ALL that certain parcel of land lying and being situate in the Township of South Union, County of Fayette, and Commonwealth of Pennsylvania, known as 321 Meadowlark Drive, Uniontown, PA 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 34-19-0137

BEING the same premises which Margaret N. Colvard, individually and as surviving spouse of James N. Colvard, deceased, by Deed dated December 14, 2022 and recorded in and for Fayette County, Pennsylvania in Deed Book 3536, Page 743, granted and conveyed unto Margaret N. Colvard, an unmarried woman.

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

No. 2349 of 2025 G.D.
No. 164 of 2026 E.D.

M&T BANK
One Fountain Plaza Buffalo, NY 14203
Plaintiff
vs.
JOHNATHAN CRAWFORD AKA
JOHNATHAN E. CRAWFORD
LOGAN CRAWFORD
Mortgagor(s) and Record Owner(s)
64 Gilmore Street
Uniontown, PA 15401
Defendant(s)

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

BEING KNOWN AS: 64 GILMORE STREET, UNIONTOWN, PA 15401

TAX PARCEL #38-06-0274

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: JOHNATHAN CRAWFORD AKA JOHNATHAN E. CRAWFORD AND LOGAN CRAWFORD

ANNE N. JOHN
ATTORNEY AT LAW

No. 1485 of 2026 G.D.
No. 209 of 2026 E.D.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY,
a corporation,
Plaintiff
vs.

RICHARD C. HALL,
Defendant.

All that certain piece or parcel of land situate in Menallen Township, Fayette County, Pennsylvania, consisting of Lot 1 in the Hall Subdivision, a plot of which is of record in Plan Book 104, page 65, in the Recorder of Deeds Office of Fayette County, Pennsylvania, containing 0.9801 acres.

FOR prior title see Record Book 3428, page 455. See also corrective deed dated April 21, 2020, recorded in Record Book 3435, page 1087.

Upon which is erected a single-family dwelling known locally as 40 N. Mill Street Ext. New Salem, PA 15468.

Assessment Map No.: 22-09-0095-01.

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

No. 1006 of 2026 G.D.
No. 200 of 2026 E.D.

Plaintiff: TOWD POINT MASTER
FUNDING TRUST 2025-DC2 c/o NewRez
LLC D/B/A Shellpoint Mortgage Servicing
v.

Defendant: AMY R JOHNSON,
EXECUTRIX OF THE ESTATE OF
SHIRLEY CHAMBERS, DECEASED

Owner of property situate in the township of South Union, Fayette County, Pennsylvania, being pin number 09-02-0017.

Property being known as: 328 Flatwoods Rd, Vanderbilt, PA 15486

Improvements thereon: Residential Property

No. 143 of 2026 G.D.
No. 177 of 2026 E.D.

**NewRez LLC d/b/a Shellpoint Mortgage
Servicing
Plaintiff,
vs.
Thomas J. Mastowski, as Executor to the
Estate of Mary Ellen Mastowski, AKA Mary
E. Mastowski
Defendant.**

ALL that certain parcel of land lying and
being situate in the Township of Saltlick,
County of Fayette, and Commonwealth of
Pennsylvania, known as 520 White Road,
Normalville, PA 15469 having erected thereon a
dwelling house.

Being known and designated as Tax ID
No.: 31-07-0152

BEING the same premises which Clarence
M. Mastowski and Evelyn S. Mastowski,
husband and wife, by Deed dated October 14,
2006 and recorded in and for Fayette County,
Pennsylvania in Deed Book 3004, Page 239,
granted and conveyed unto Lorraine Mastowski
and Mary Ellen Mastowski.

Brock & Scott, PLLC

No. 1076 of 2018 G.D.
No. 156 of 2026 E.D.
No. 145 of 2021 E.D.
No. 175 of 2021 E.D.

**U.S. BANK NATIONAL ASSOCIATION
S/B/M TO U.S. BANK NATIONAL
ASSOCIATION ND
v.
JUDITH MCALLISTER;
DEAN F. MCALLISTER**

By virtue of a Writ of Execution No. 1076
of 2018/145 of 2021 ED/175 of 2021 ED

U.S. BANK NATIONAL ASSOCIATION
S/B/M TO U.S. BANK NATIONAL
ASSOCIATION ND v. JUDITH
MCALLISTER; DEAN F. MCALLISTER,
owner(s) of property situate in the TOWNSHIP
OF SALT LICK, FAYETTE County,
Pennsylvania, being
249 ALPINE HEIGHTS ROAD,
CHAMPION, PA 15222

Tax ID No. 31-18-0029

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$794,461.60

No. 336 of 2026 G.D.
No. 178 of 2026 E.D.

**MidFirst Bank
Plaintiff,
vs.
Marlene J. Miller
Defendant.**

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 121 Piper Hollow Road,
Mount Braddock, PA 15465 having erected
thereon a dwelling house.

Being known and designated as Tax ID
No.: 25-16-0168

BEING the same premises which Patrick
G. Kelley, by Deed dated December 20, 2018
and recorded in and for Fayette County,
Pennsylvania in Deed Book 3392, Page 2299,
granted and conveyed unto Marlene J. Miller.

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

No. 130 of 2026 G.D.
No. 187 of 2026 E.D.

**Lakeview Loan Servicing, LLC
Plaintiff
v.
Crystal G. Moats
Defendant(s)**

SITUATE IN MASONTOWN, FAYETTE
COUNTY, PENNSYLVANIA, BOROUGH OF
MASONTOWN BEING KNOWN AS 224
JEFFERSON AVE, MASONTOWN, PA 15461
PARCEL NO. 21-08-0023

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Crystal
G Moats

Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

No. 836 of 2026 G.D.
No. 175 of 2026 E.D.

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee on behalf of BRAVO Residential Funding Trust 2022-RPLI (Plaintiff)

vs.

Kenneth A. Morris and Lisa A. Morris (Defendants)

By virtue of Writ of Execution No. 2026-00837

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee on behalf of BRAVO Residential Funding Trust 2022-RPLI (Plaintiff) vs. Kenneth A. Morris and Lisa A. Morris (Defendants)

Property Address 89 West Craig Street, Uniontown, PA 15401

Parcel I.D. No. 38-11-0205

Improvements thereon consist of a residential dwelling. Judgment Amount: \$17,991.57

Brock & Scott, PLLC

No. 1882 of 2025 G.D.
No. 169 of 2026 E.D.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

v.

FRANCIS J. NEMETH, KNOWN HEIR OF SCOTT A. NEMETH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SCOTT A. NEMETH, DECEASED; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By virtue of a Writ of Execution No. 2025-1882, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. v. FRANCIS J. NEMETH, KNOWN HEIR OF SCOTT A. NEMETH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST

FROM OR UNDER SCOTT A. NEMETH, DECEASED; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, owner(s) of property situate in SOUTH CONNELLSVILLE BOROUGH, FAYETTE County, Pennsylvania, being 1832 1ST STREET, CONNELLSVILLE, PA 15425

Tax ID No. 33-06-0183 A/K/A 33060183

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$88,139.53

No. 1411 of 2026 G.D.
No. 205 of 2026 E.D.

FIRST NATIONAL BANK OF PENNSYLVANIA,

Plaintiff,

vs.

WARREN OSBORNE, Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF WARREN OSBORNE OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING SITUATE AND LAYING IN THE TOWNSHIP OF MENALLEN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN CERTAIN DEED DATED APRIL 22, 2005, FROM DOLORES A. OSBORNE TOW ARREN OSBORNE AND RECORDED ON APRIL 28, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY AT DEED BOOK VOLUME 2943, PAGE 1005.

BEING COMMONLY KNOWN AS 1078 NEW SALEM ROAD, NEW SALEM, PA 15468.

IMPROVEMENT THEREON: A RESIDENTIAL DWELLING.

TAX PARCEL NUMBER: 22-13-0055

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. 1229 of 2026 G.D.
No. 174 of 2026 E.D.

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff
v.
JOHN C. PATTERSON
Defendant(s)

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN
CONNELLSVILLE TOWNSHIP, FAYETTE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 612 MORRELL
AVE CONNELLSVILLE, PA 15425
BEING PARCEL NUMBER: 05-14-0108
IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 366 of 2025 G.D.
No. 162 of 2026 E.D.

MidFirst Bank
Plaintiff,
vs.
Melissa D. Polidora, AKA Melissa Polidora
Defendant.

ALL that certain parcel of land lying and
being situate in the City of Connellsville,
County of Fayette, and Commonwealth of
Pennsylvania, known as 128 - 130 North Tenth
Street, Connellsville, PA 15425 having erected
thereon a dwelling house.
Being known and designated as Tax ID
No.: 05-08-0075
BEING the same premises which Richard
A. Blaney and Kristin Blaney, husband and
wife, by Deed dated September 26, 2008 and
recorded in and for Fayette County,
Pennsylvania in Deed Book 3075, Page 93,
granted and conveyed unto Melissa D. Polidora,
unmarried.

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

No. 2564 of 2025 G.D.
No. 308 of 2025 E.D.
No. 141 of 2026 E.D.
No. 180 of 2026 E.D.

M&T BANK
One Fountain Plaza
Buffalo, NY 14203
Plaintiff
vs.
RACHAEL REAM AKA
RACHAEL A. REAM
Mortgagor(s) and Record Owner(s)
545 East Main Street
Uniontown, PA 15401

ALL THAT CERTAIN LOT OF LAND
SITUATE IN NORTH UNION TOWNSHIP,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 545 EAST MAIN
STREET, UNIONTOWN, PA 15401
TAX PARCEL #25-43-0155
IMPROVEMENTS: A RESIDENTIAL
DWELLING
SOLD AS THE PROPERTY OF:
RACHAEL REAM AKA RACHAEL A. REAM

Brock & Scott, PLLC
No. 624 of 2026 G.D.
No. 179 of 2026 E.D.

ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A QUICKEN
LOANS INC.
v.
ASHLEY SANTORE A/K/A ASHLEY
LAUREN SANTORE, KNOWN HEIR OF
LORA L. MORRIS A/K/A LORA MORRIS
A/K/A LORA LEE MORRIS, DECEASED;
KEVIN SANTORE, KNOWN HEIR OF
LORA L. MORRIS A/K/A LORA MORRIS
A/K/A LORA LEE MORRIS, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
LORA L. MORRIS A/K/A LORA MORRIS
A/K/A LORA LEE MORRIS, DECEASED

OF 2026 G.D.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. v. ASHLEY SANTORE A/K/A ASHLEY LAUREN SANTORE, KNOWN HEIR OF LORA L. MORRIS A/K/A LORA MORRIS A/K/A LORA LEE MORRIS, DECEASED; KEVIN SANTORE, KNOWN HEIR OF LORA L. MORRIS A/K/A LORA MORRIS A/K/A LORA LEE MORRIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LORA L. MORRIS A/K/A LORA MORRIS A/K/A LORA LEE MORRIS, DECEASED owner(s) of property situate in the REDSTONE TOWNSHIP, FAYETTE County, Pennsylvania, being 131 NEW HILL ROAD, GRINDSTONE, PA 15442

Tax ID No. 3006006002 A/K/A 30-06-006002 A/K/A 30-06-0060-02

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$76,754.43

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. 948 of 2024 G.D.

No. 152 of 2026 E.D.

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR RCF 2 ACQUISITION
TRUST,**

Plaintiff

v.

CANDY S. SCOTT; ROBERT H. SCOTT
Defendant(s)

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

BEING KNOWN AS: 232 MADISON
AVENUE HOPWOOD, PA 15445

BEING PARCEL NUMBER: 25530066
IMPROVEMENTS: RESIDENTIAL
PROPERTY

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

No. 1318 of 2025 G.D.

No. 183 of 2026 E.D.

**U.S. Bank Trust National Association, not in
its individual capacity but solely as owner
trustee for RCAF Acquisition Trust**
Plaintiff

v.

Betty L. Shaffer and Ricky A. Shaffer, Sr.
Defendant(s)

SITUATE IN LUZERNE TOWNSHIP,
FAYETTE COUNTY, PENNSYLVANIA,
BEING KNOWN AS 916 4TH STREET,
HILLER A/K/A LUZERNE, PA 15444

PARCEL NO. 19070101

IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Betty L.
Shaffer and Ricky A. Shaffer, Sr.

No. 2271 of 2025 G.D.

No. 161 of 2026 E.D.

MidFirst Bank
Plaintiff,
vs.

James P. Sloan
Defendant.

ALL that certain parcel of land lying and
being situate in the Borough of Brownsville,
County of Fayette, and Commonwealth of
Pennsylvania, known as 334 Pearl Street,
Brownsville, PA 15417 having erected thereon a
dwelling house.

Being known and designated as Tax ID
No.: 02-10-0137

BEING the same premises which Thomas
F. Liston and Charma I. Liston, his wife, by
Deed dated January 4, 2001 and recorded in and
for Fayette County, Pennsylvania in Deed Book
2659, Page 104, granted and conveyed unto
James P. Sloan.

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. 2474 of 2025 G.D.
No. 165 of 2026 E.D.

BEING KNOWN AS: 210 SWINK HILL
ROAD, CONNELLSVILLE, PA 15425
TAX PARCEL #04-29-0263
IMPROVEMENTS: A RESIDENTIAL
DWELLING
SOLD AS THE PROPERTY OF: THE
UNKNOWN HEIRS OF JOHN HARVEY
DECEASED

Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

No. 2665 of 2025 G.D.
No. 208 of 2026 E.D.

WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY IN ITS
CAPACITY AS OWNER TRUSTEE FOR
OCWEN LOAN ACQUISITION TRUST
2023-HBI,

Plaintiff
v.
CHERYL L. SWIHART; THE UNITED
STATES OF AMERICA
Defendant(s)

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

BEING KNOWN AS: 4613
MORGANTOWN ROAD LAKE LYNN, PA
15451

BEING PARCEL NUMBER: 36-07-0126
IMPROVEMENTS: RESIDENTIAL
PROPERTY

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

No. 980 of 2026 G.D.
No. 188 of 2026 E.D.

LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd Ms5/251
Coral Gables, FL 33146,
Plaintiff

vs.
The Unknown Heirs of JOHN HARVEY
Deceased
Mortgagor(s) and Record Owner(s)
210 Swink Hill Road
Connellsville, PA 15425
Defendant(s)

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

U.S. Bank National Association, as trustee, on
behalf of the holders of the Home Equity
Asset Trust 2006-5 Home Equity Pass-
Through Certificates, Series 2006-5
(Plaintiff)
vs.
Carl E. Vankirk Jr, a.k.a Carl Van Kirk, Jr
a.k.a Carl Vankirk a.k.a Carl Van Kirk and
Jennifer Y. Vankirk a.k.a Jennifer Y. Van
Kirk a.k.a Jennifer Felton-Vankirk a.k.a
Jennifer Felton-Van Kirk
(Defendants)

By virtue of Writ of Execution No. 2025-
02665

U.S. Bank National Association, as trustee,
on behalf of the holders of the Home Equity
Asset Trust 2006-5 Home Equity Pass-Through
Certificates, Series 2006-5 (Plaintiff) vs. Carl E.
Vankirk Jr, a.k.a Carl Van Kirk, Jr a.k.a Carl
Vankirk a.k.a Carl Van Kirk and Jennifer Y.
Vankirk a.k.a Jennifer Y. Van Kirk a.k.a
Jennifer Felton-Vankirk a.k.a Jennifer Felton-
Van Kirk (Defendants)

Property Address 48 River Avenue,
Masontown, PA 15461

Parcel I.D. No. 21-07-0013
Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$99,626.20

*** END SHERIFF'S SALE ***

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

johnfranciswarman@gmail.com

COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE

A DECADE OF EXPERIENCE

E&O INSURED

WILL TRAVEL

ACCEPTING NEW CLIENTS

JUDICIAL OPINION

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

COMMONWEALTH OF PENNSYLVANIA

v.

MAURICE MILLS

Defendant.

:

:

: No. 2137 of 2025

: Honorable Linda R. Cordaro

OPINION

Linda R. Cordaro, J.

August 27, 2026

Before this Court is Defendant's Omnibus Pretrial ("OPT") Motion for suppression of marijuana that was found in Defendant's vehicle during an unconstitutional search. At a hearing on July 29, 2026, the Court was offered the body camera footage of the traffic stop and heard arguments from both parties.

For the reasons set forth in this opinion, the Defendant's motion is hereby GRANTED.

SUMMARY

The following facts were established via the body camera footage offered to this Court. On August 3, 2025, Corporal Brett Massafra was patrolling North Gallatin Avenue and observed a white Ford Taurus that had an expired registration. The Defendant was the sole occupant of the vehicle. The initial interaction between Corporal Massafra and the Defendant was a typical traffic stop, with the Defendant providing his driver's license, the vehicle registration, and his car insurance information. Another Pennsylvania State Trooper arrived at the scene, and Corporal Massafra informed the other trooper that he smelled "a hint" of marijuana and was also suspicious about a bag in the vehicle. The other trooper approached the Defendant and inquired about the Crown Royal bag. The Defendant showed him the contents of the bag, which contained change. Upon returning to Corporal Massafra's patrol vehicle, the other trooper informed Massafra that he did not smell any marijuana, nor did he suspect anything. Corporal Massafra wanted to search the Defendant's vehicle because of the hint of marijuana. Upon requesting to search the Defendant's vehicle, the Defendant stated that he "did mind [if Corporal Massafra searched the vehicle], but didn't mind." The Defendant reiterated that his friend had been smoking marijuana around him just prior to this interaction. The Defendant stated that he did not want to make the officers mad. Corporal Massafra told the Defendant that the Defendant could either consent to a search now, or Corporal Massafra would tow the vehicle to the police barracks and obtain a search warrant. The Defendant reluctantly signed a consent to search form. A bag containing marijuana was found in the glove box.

As a result, the Defendant was charged with possession of marijuana in a small amount, possession of drug paraphernalia, and driving an unregistered vehicle. {1}

{1} 35 Pa. C.S.A. § 780-113(a)(31)(i); 35 Pa. C.S.A. § 780- 113(a)(32); 75 Pa. C.S.A. § 1301(a)

DISCUSSION

The Defendant's sole argument is there was no probable cause for Corporal Massafra to search the vehicle, and thus, the fruits of that search must be suppressed. The Court agrees.

The Defendant relied on *Commonwealth v. Barr*, in which the Court found that since the enactment of the Medical Marijuana Act ("MMA"), the odor of marijuana is merely a factor in the totality of the circumstances, but it cannot stand alone. See *Commonwealth v. Barr*, 266 A.3d 25, 28 (Pa. 2021).

Here, the only basis Corporal Massafra had for requesting consent to search was the "hint of marijuana" he smelled (Massafra Body Camera 11:49). The Defendant informed Massafra that he had been with his friend just before this incident, who smoked marijuana in Defendant's presence (Massafra Body Camera 23:30). The Defendant did not appear under the influence. His eyes were not blood shot nor did he have altered speech in any way. The other trooper present at the scene stated to Massafra that he did not smell anything nor did he suspect anything. (Massafra Body Camera 15:31). The Court finds it probable that the "hint of marijuana" that Corporal Massafra smelled was the lingering odor of the friend that Defendant was near moments before this incident occurred. Besides the hint of marijuana lingering on the Defendant, nothing else occurred during this incident that would have reasonably heightened the Corporal's suspicions.

Thus, pursuant to *Barr*, Corporal Massafra did not have probable cause to search the vehicle. Defendant's Omnibus Pretrial Motion is hereby GRANTED. Count 1 and Count 22 of the Information shall be DISMISSED.

ORDER

AND NOW, this 27th day of August, 2026, in consideration of Defendant's Omnibus Pretrial Motion and for the reasons set forth in this Court's opinion, it is hereby ORDERED and DIRECTED that the Defendant's Motion is GRANTED.

Count 1, possession of marijuana, and Count 2, possession of paraphernalia, of the Information shall be DISMISSED.

BY THE COURT:
Linda R. Cordaro, Judge

ATTEST:
Clerk of Courts

{2} Count 1 is possession of marijuana 35 Pa. C.S.A. § 780-113(a)(31)(i); Count 2 is possession of paraphernalia 35 Pa. C.S.A. § 780-113(a)(32).

LUNCH & LEARN SERIES

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

- **Date: Wednesday, September 30th from 12:00 p.m. to 1:30 p.m.**
- **Location: Fayette County Courthouse - Courtroom Four**
- **Discussion topics: Employment Law for the Non-Employment Attorney and Medical Malpractice Law for the Non-Medical Malpractice Attorney**
- **Presenters: Nick Kennedy, Esquire - Kennedy Law and Ben Gobel, Esquire - Ogg Murphy & Perkosky**

CLE Credit

1.5 hours of Substantive CLE credit for the program.

Attendance Fees

Members of the FCBA - \$15

Attorneys admitted after January 1, 2021 - \$5

Non-members of the FCBA - \$40

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

Lunch will be provided.

RSVP

If interested in attending, please call Leslie at the Bar office at 724-437-7994 or email to admin@fcbar.org on or before Monday, September 21st.

BENCH BAR CONFERENCE

Bench Bar Conference Wednesday, October 14, 2026 The Historic Summit Inn

AGENDA

8:30 - Meet the Sponsors & Breakfast Buffet

9:00 - 12:15 - Conference Seminars (2.0 Substantive and 1.0 Ethics CLE Credits)

Witchcraft Trials

Mark W. Podvia, Esquire - Emeritus Faculty, The Pennsylvania State University

Fall into Pro Bono

Judy Hale, Esquire, MPA - PBA Director of Pro Bono Services and
Meghann E. Mikluscak-Hewitt, Esquire - Summit Legal Aid PAI & Pro Bono Director

Guardianship Updates

Honorable Joseph M. George, Jr. - Fayette County Court of Common Pleas

12:30 - Lunch Buffet

Fees to Attend

FCBA members - \$85

Non-members of the FCBA - \$135

Attorneys admitted to practice in Pennsylvania after January 1, 2021 - \$50

RSVP due Friday, October 2nd to
724-437-7994 or admin@fcbareg.org

Many thanks to our sponsors:



