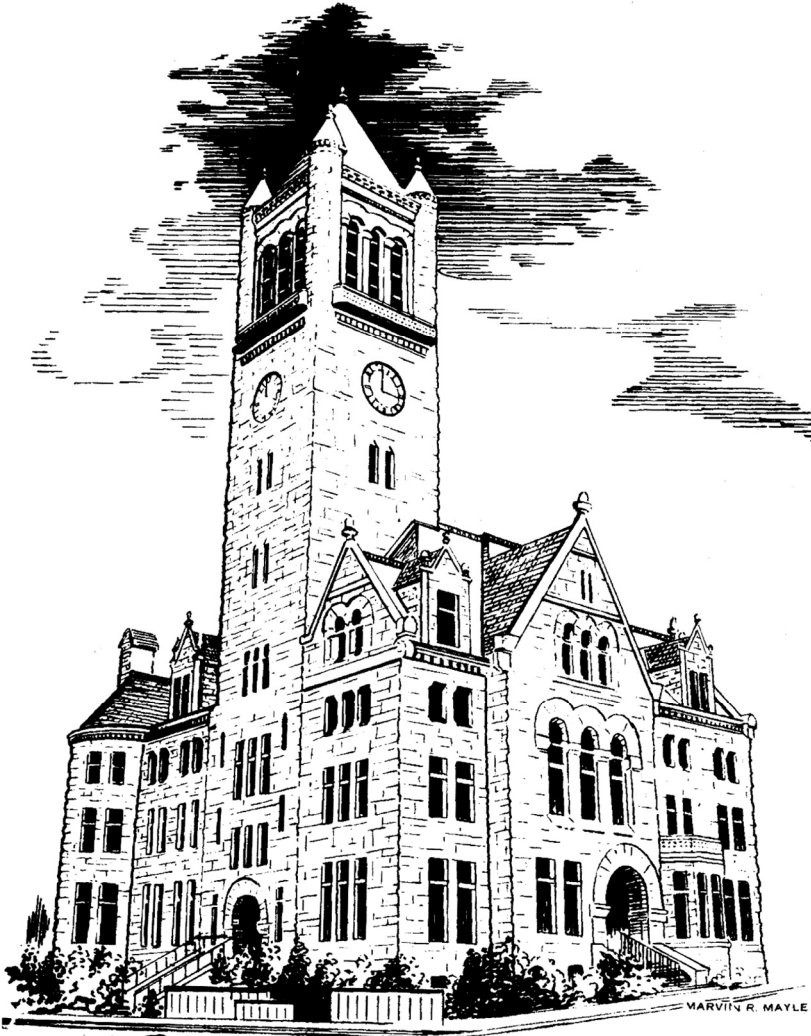


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The Ethics Hotline provides free advisory opinions to PBA members based upon review of a member's prospective conduct by members of the PBA Committee on Legal Ethics and Professional Responsibility. The committee responds to requests regarding the 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

JAMES GALEN DREISTADT, late of Hopwood, Fayette County, PA ⁽³⁾
Personal Representative: John Dreistadt
 c/o Davis and Davis
 107 East Main Street
 Uniontown, PA 15401
Attorney: Samuel J. Davis

CONSTANCE S. FERRIS, late of North Union Township, Fayette County, PA ⁽³⁾
Personal Representatives: Lisa A. Ferris, a/k/a Lisa A. Ferris-Kusniar and Brent R. Ferris, a/k/a Robert Brent Ferris
 c/o Davis and Davis
 107 East Main Street
 Uniontown, PA 15401
Attorney: Gary J. Frankhouser

HESTER ANNE FIKE, late of Uniontown, Fayette County, PA ⁽³⁾
Executor: John Dreistadt
 c/o Davis and Davis
 107 East Main Street
 Uniontown, PA 15401
Attorney: Samuel J. Davis

DENISE MAYHER, late of South Union Township, Fayette County, PA ⁽³⁾
Administrator: Herbert G. Mitchell, III
 c/o 7 Court Street
 Uniontown, PA 15401
Attorney: Herbert Mitchell, III

JOSEPH MOLENOCK, a/k/a JOSEPH A. MOLENOCK, a/k/a JOSEPH ALAN MOLENOCK, late of Georges Township, Fayette County, PA ⁽³⁾
Executor: Ricky E. Snyder, a/k/a Rickey E. Snyder
 c/o Kopas Law Office
 556 Morgantown Road
 Uniontown, PA 15401
Attorney: John Kopas

PETER NOVOSEL, a/k/a PETER E. NOVOSEL, late of Uniontown, Fayette County, PA ⁽³⁾
Executrix: Pamela M. Webb
 c/o Kopas Law Office
 556 Morgantown Road
 Uniontown, PA 15401
Attorney: John Kopas

PATRICIA LOU RUSSIN, late of Brownsville, Fayette County, PA ⁽³⁾
Administratrix: Linda Jean Behling
 809 Kennedy Street
 Monongahela, PA 15063
 c/o Nathan J. Zarichnak & Associates, LLC
 601 ½ Broad Avenue
 Belle Vernon, PA 15012
Attorney: Nathan Zarichnak

KAREN SMYTH, a/k/a KAREN ELIZABETH SMYTH, late of Point Marion, Fayette County, PA ⁽³⁾
Personal Representative: Jeffrey Smyth
 c/o Higinbotham Law Offices
 68 South Beeson Boulevard
 Uniontown, PA 15401
Attorney: James Higinbotham

VIRGINIA UPTON, a/k/a VIRGINIA I. UPTON, late of Dunbar, Fayette County, PA ⁽³⁾
Executrix: Gloria Jacoby
 c/o Higinbotham Law Offices
 68 South Beeson Boulevard
 Uniontown, PA 15401
Attorney: James Higinbotham

Second Publication

IDA RUTH ANDERSON, late of
Connellsville, Fayette County, PA (2)

Executrix: Donna Bigham
c/o Casini & Geibig, LLC
815B Memorial Boulevard
Connellsville, PA 15425
Attorney: Jennifer M. Casini

**SARA BRADDEE, a/k/a SARA KATHRYN
BRADDEE**, late of Georges Township, Fayette
County, PA (2)

Administratrix: Joyce E. Skoglund
c/o Kopas Law Office
556 Morgantown Road
Uniontown, PA 15402
Attorney: John Kopas

DELMIRA D. BURETZ, late of Perry
Township, Fayette County, PA (2)

Executor: Gary E. Buretz
208 Tillbrook Lane
Harrison City, PA 15636
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

VIRGINIA MAE CATANEO, late of Luzerne
Township, Fayette County, PA (2)

Executrix: Cheryl A. Rohland, a/k/a
Cheryl Cataneo Rohland
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: James T. Davis

JUNE LEKOVITCH, late of Bullskin
Township, Fayette County, PA (2)

Executor: Michael J. Lekovitch
114 Rydle Road
Mt. Pleasant, PA 15666
c/o 749 North Church Street
Mt. Pleasant, PA 15666
Attorney: Paul Toohey

JOHN LESKO, a/k/a JOHN D. LESKO, late
of South Union Township, Fayette County, PA
Administratrix: Margaret A. Lesko (2)
c/o Kopas Law Office
556 Morgantown Road
Uniontown, PA 15401
Attorney: John Kopas

DANIEL JOSEPH LOYA, late of Lower
Tyrone Township, Fayette County, PA (2)

Executor: Alex E. Loya
c/o Fitzsimmons and Barclay
55 East Church Street, Suite 102
Uniontown, PA 15401
Attorney: James N. Fitzsimmons, Jr.

DONALD W. MYERS, late of Saltlick
Township, Fayette County, PA (2)

Executor: Stephen C. Predajna
c/o 17 North Diamond Street
Mt. Pleasant, PA 15666
Attorney: Marvin Snyder

**CRAIG ERIC RISHEL, a/k/a CRAIG
RISHEL**, late of Stewart Township, Fayette
County, PA (2)

Executrix: Courtney Rishel, a/k/a
Courtney Lynn Rishel
c/o Davis and Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Jeremy J. Davis

EUGENE D. SWAN, late of Springfield
Township, Fayette County, PA (2)

Personal Representative:
Kathleen R. Wiltrout
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Robert A. Gordon

First Publication

ROBERT KENNEY, a/k/a ROBERT L. KENNEY, a/k/a ROBERT LEE KENNEY, late of Nicholson Township, Fayette County, PA
Executrix: Roberta A. Botti (1)
 c/o Kopas Law Office
 556 Morgantown Road
 Uniontown, PA 15401
Attorney: John Kopas

MARIE D. HAGNER, a/k/a MARIE DOLORES HAGNER, late of Dunbar Township, Fayette County, PA (1)
Personal Representative: Mary Lou Grim
 c/o Watson Mundorff, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Timothy J. Witt

LEGAL NOTICES

NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is: Morrow Brothers, Inc.

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:
 Gina M. Cellurale,
 Debtor.

Gina M. Cellurale,
 Movant,
 vs.

FAYETTE COUNTY TAX CLAIM BUREAU, CITY OF UNIONTOWN, UNIONTOWN AREA SCHOOL DISTRICT, AND INFIRST BANK, MARVIN E. KNIERIEM, BUYER, Respondents.

Bankruptcy Case No. 21-21553 CMB
 Chapter 13

Document No.: _____

Responses due by: July 17, 2022

Hearing Date & Time: August 23, 2022 @ 10:00 a.m.

NOTICE OF ZOOM HEARING ON MOTION TO SELL REAL ESTATE, FREE AND CLEAR OF ALL MORTGAGES, LIENS, AND ENCUMBRANCES

TO: ALL CREDITORS AND ALL PARTIES IN INTEREST

NOTICE IS HEREBY GIVEN THAT:

The DEBTOR, Gina M. Cellurale, has filed a motion for public sale of her real property known as 25 Ben Lomond Street, Uniontown, Fayette County, PA. The property consists of a 3 unit apartment building on .18 acres, Property ID No. 38-06-0179. Debtor is seeking approval of the real estate sales transaction to the purchaser, Marvin E. Knieriem for an agreed price of \$80,000.00. A true and correct copy of the Agreement of Sale is attached to the Motion filed in this case as Exhibit "A."

A Zoom Video Conference Hearing will be held on August 23, 2022, at 10:00 a.m. before Judge Carlota M. Böhm via the Zoom Video Conference Application ("Zoom"). To participate in and join a Zoom Hearing please initiate and use the following link at least 15 minutes prior to the scheduled Zoom Hearing time: <https://www.zoomgov.com/j/16143800191>, or alternatively, you may use the following Meeting ID: 161 4380 0191 For questions regarding the connection, contact Judge Bohm's Chambers at 412-644-4328. All attorneys and Parties may only appear by Zoom and must comply with Chief Judge Bohm's

Zoom Procedures, which can be found on the Court's website at <https://www.pawb.uscourts.gov/sites/default/files/pdfs/cmb-proc-videohrg.pdf>. Under the current COVID-19 circumstances, the general public may appear telephonically if unable to do so via the Internet. When the need to appear telephonically arises, members of the general public should immediately contact Judge Bohm's Chambers to make telephonic arrangements. Only ten minutes is being provided on the calendar. No witnesses will be heard. If an evidentiary hearing is required, it will be scheduled by the Court for a later date, at which time higher offers will be considered and objections to said sale will be heard.

Date of Notice: July 1, 2022
Clerk, U.S. Bankruptcy Court

Arrangements for inspection prior to said sale hearing may be made with:

Daniel R. White
Attorney for the Debtor
PA ID NO. 78718
P.O. Box 2123
Uniontown, PA 15401
724-439-9200

SHERIFF'S SALE

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 September 22, 2022 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. 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

Stephen M. Elek, Esquire

No. 2492 of 2017, G.D.
No. 122 of 2022, E.D.

STONE & COMPANY,

Plaintiff

vs

**RONALD G. CHAPMAN d/b/a
CHAPMAN CONSTRUCTION,
Defendant**

ALL that certain tract or parcel of land situate in Georges Township, Fayette County, Pennsylvania, comprised of the two adjoining parcels shown on the print survey recorded in Deed Book Volume 1130, page 329, more particularly bounded and described as follows:

BEGINNING at a point on the southern side of Sheldon Avenue at the northernmost corner of land now or formerly of Ernest R. Shanabarger, et ux., being the parcel of land conveyed to them by deed dated December 14, 1944, of record in the Recorder's Office of Fayette County in Deed Book Volume 595, page 334; thence from said beginning point, along said Shanabarger land, South 23 degrees 11 minutes West, 148.96 feet to a point at corner of land now formerly of Harry Ream, et ux.; thence along said Ream land, North 60 degrees 20 minutes West, 142.87 feet to a point at corner of a strip of lands now or formerly of Norval C. Cunningham, et ux.; thence along said Cunningham land, North 29 degrees 40 minutes East, 150 feet to a point on the southern side of Sheldon Avenue; thence along the southern side of Sheldon Avenue, South 60 degrees 20 minutes East, 65 feet to a point; thence along the same, South 58 degrees 27 minutes 50 seconds East, 61.08 feet to the place of beginning, containing 0.461 of an acre, according to a survey made by Fayette Engineering Co., in July, 1972, a print of which is recorded as aforesaid.

THE See Deed Book Volume 3177 page 1052

PROPERTY TAX MAP NO.: 14-31-0042

Stephen M. Elek, Esquire

No. 2492 of 2017, G.D.
No. 123 of 2022, E.D.

STONE & COMPANY,

Plaintiff

vs

**RONALD G. CHAPMAN d/b/a
CHAPMAN CONSTRUCTION,**

Defendant

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

BEGINNING at a point in line of public road corner of land hereby conveyed and lands now or formerly of Glessner P. Miles, et ux.; thence along dividing line between land hereby conveyed and other land now or formerly of Miles, South 33 degrees 57 minutes 20 seconds West a distance of 95.29 feet to a point; corner of land hereby conveyed and other land now or formerly of Miles; thence from said point North 54 degrees 44 minutes 40 seconds West a distance of 21.10 feet to a point corner in same; thence by same South 42 degrees 00 minutes West a distance of 37 feet to a point in dividing line of land hereby conveyed and other land now or formerly of Miles; thence by line of land hereby conveyed and other land now or formerly of Miles, South 54 degrees 44 minutes 40 seconds East a distance of 21.10 feet to a point corner of land hereby conveyed and other land now or formerly of Miles; thence from said point along dividing line between land hereby conveyed and other land now or formerly of Miles, South 42 degrees 00 minutes West a distance of 246.5'3 feet more or less to a point in line of land now or formerly of Miles and land now or formerly of Mike Brozovich; thence from said point along line of land hereby conveyed and land now or formerly of Brozovich, North 64 degrees 32 minutes 30 seconds West a distance of 58.31 feet to a point corner of land hereby conveyed and land now or formerly of Brozovich and Trimmel; thence from said point along land hereby conveyed and land now or formerly of Trimmel, North 42 degrees 00 minutes East a distance of 385 feet to a point in line of public road; thence from said point along line of said public road South 55 degrees 45 minutes East a distance of 43.74 feet to the place of beginning.

THE See Deed Book Volume 3177 page 1047

PROPERTY TAX MAP NO.: 34-27-0275

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

No. 2120 of 2020, G.D.
No. 102 of 2022, E.D.

**Federal Home Loan Mortgage Corporation,
as Trustee for the benefit of the Freddie Mac
Seasoned Loans Structured Transaction
Trust, Series 2019-2**

(Plaintiff)

vs.

**James A. Clark,
(Defendant)**

Federal Home Loan Mortgage Corporation,
as Trustee for the benefit of the Freddie Mac
Seasoned Loans Structured Transaction Trust,
Series 2019-2 (Plaintiff) vs. James A. Clark,
(Defendant)

Property Address 899 Rich Hill Road,
Connellsville, PA 15425

Parcel I.D. No. 35-04-0006-01

Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$109,262.77

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 1911 of 2014, G.D.

No. 124 of 2022, E.D.

**NewRez LLC d/b/a
Shellpoint Mortgage Servicing**

**345 St. Peter Street
1100 Landmark Towers**

St. Paul, MN 55102

Plaintiff

vs.

**WENDY DENNISON
JOHN G. DENNISON
Mortgagor(s) and Record Owner(s)**

**506 S Pittsburgh Street
Connellsville, PA 15425**

Defendant(s)

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

BEING KNOWN AS: 506 S
PITTSBURGH STREET, CONNELLSVILLE,
PA 15425 506 SOUTH PITTSBURGH
STREET, CONNELLSVILLE, PA 15425

TAX PARCEL #05-07-0207
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING
 SOLD AS THE PROPERTY OF: WENDY
 DENNISON AND JOHN G. DENNISON

Tax ID No. 22-02-0037
 Improvements thereon: RESIDENTIAL
 DWELLING
 Judgment Amount: \$73,148.77

ANNE N. JOHN
 ATTORNEY AT LAW

No. 411 of 2022, G.D.
 No. 132 of 2022, E.D.

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

**ESTATE OF MARY R. FIKE, Deceased;
 BRADLEY T. FIKE and KRISTIN L. FIKE,
 Co-Executors, BRADLEY T. FIKE and
 KRISTIN L. FIKE, in
 their capacities as HEIRS of the ESTATE OF
 MARY R. FIKE, Deceased,
 Defendants.**

ALL those certain parcels or tracts of land
 situate in the First Ward of the City of
 Uniontown, County of Fayette, Commonwealth
 of Pennsylvania.

FOR PRIOR TITLE see Record Book
 3261, page 711.

HAVING erected thereon a dwelling house
 known locally as 125 Ben Lomond Street,
 Uniontown, PA 15401.

BEING Fayette County Tax Assessment
 Map No.: 38-06-0158.

Brock & Scott, PLLC

No. 2452 of 2019, G.D.
 No. 116 of 2022, E.D.

**FREEDOM MORTGAGE CORPORATION
 V.
 DAVID R. HOLLAND A/K/A DAVID
 HOLLAND; STEPHANIE N. SEESE**

By virtue of a Writ of Execution No. 2452
 of 2019 GD

FREEDOM MORTGAGE
 CORPORATION V. DAVID R. HOLLAND A/
 K/A DAVID HOLLAND; STEPHANIE N.
 SEESE owner(s) of property situate in the
 MENALLEN TOWNSHIP, FAYETTE County,
 Pennsylvania, being 743 OLD ROUTE 51
 ROAD, SMOCK, PA 15480

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

No. 272 of 2022, G.D.
 No. 104 of 2022, E.D.

**ATLANTICA, LLC
 3611 South Harbor Boulevard, #100
 Santa Ana, CA 92704
 Plaintiff**

vs.

**TIMOTHY J. LIPSCOMB
 DENISE N. LIPSCOMB
 Mortgagor(s) and Record Owner(s)
 18 Grant Street
 New Salem, PA 15468
 Defendant(s)**

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

BEING KNOWN AS: 18 GRANT
 STREET, NEW SALEM, PA 15468

TAX PARCEL #22-16-0060

IMPROVEMENTS: A RESIDENTIAL
 DWELLING

SOLD AS THE PROPERTY OF:
 TIMOTHY J. LIPSCOMB AND DENISE N.
 LIPSCOMB

No. 750 of 2022, G.D.
 No. 125 of 2022, E.D.

**PENNSYLVANIA HOUSING FINANCE
 AGENCY,
 PLAINTIFF
 VS.**

**RANDY W. MILNE,
 DEFENDANT**

ALL that lot of ground and buildings
 thereon Brownsville Borough, Fayette County,
 Pennsylvania, being approximately 180 x 30.50;
 HAYING THEREON ERECTED DWELLING
 KNOWN AND NUMBERED AS: 316
 CHURCH STREET, BROWNSVILLE, PA
 15417.

TAX PARCEL # 02-06-0401

Fayette County Instrument No. 2011-00011791
TO BE SOLD AS THE PROPERTY OF
RANDY W. MILNE.

BASSI BRADLEY M
111 FALLOWFIELD AVE
CHARLEROI, PA 15022
Phone: (724) 483-5502

No. 2250 of 2021, G.D.
No. 27 of 2022, E.D.

LEONARD FOUCH,
Plaintiff,
-vs-
JESSICA LYNN OLSZEWSKI,
Defendant.

ALL that certain lot of land in the Borough of Fayette City, Fayette County, Commonwealth of Pennsylvania, being one- half of Lot No. 28 of the Original Plan of the Borough of Fayette City, having tax parcel no. 12-03-0277 and known as 241 Second Street, Fayette City, PA 15438.

No. 265 of 2022, G.D.
No. 87 of 2022, E.D.

MidFirst Bank
Plaintiff,
vs.
Rosemarie Rankin
Defendant.

ALL that certain parcel of land lying and being situate in the City of Uniontown, County of Fayette, and Commonwealth of Pennsylvania, known as 25 Wilson Avenue, Uniontown, PA 15401 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 38-12-0420

BEING the same premises which Anne S. Ruby, widow, by Deed dated August 25, 1980 and recorded in and for Fayette County, Pennsylvania in Deed Book 1276, Page 633, granted and conveyed unto Robert E. Rankin and Rosemarie Rankin, his wife. Robert E. Rankin departed this world and his interest passed to Rosemarie Rankin by operation of law.

McCABE, WEISBERG & CONWAY, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 1528 of 2022, G.D.
No. 114 of 2022, E.D.

PennyMac Loan Services, LLC.,
Plaintiff,
v.
Justin J. Salsgiver, and
Brittany N. Salsgiver,
Defendants.

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Justin J. Salsgiver and Brittany N. Salsgiver

PROPERTY: 382 Walnut Hill Road, Uniontown, PA 15401

IMPROVEMENTS: Residential Dwelling
JUDGMENT AMOUNT: \$194,482.81

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on September 22, 2022 at 2:00PM at a public on-line auction conducted by Real Foreclose, <https://fayette.pa.realforeclose.com>. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to CONTACT YOUR OWN ATTORNEY as WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE

PINCUS LAW GROUP, PLLC
 By: Alicia Sandoval (311874)
 2929 Arch Street, Suite 1700
 Philadelphia, PA 19104
 Telephone: 484-575-2201
 Facsimile: 516-279-6990
 E-mail: asandoval@pincuslaw.com

No. 1352 of 2021, G.D.
 No. 101 of 2022, E.D.

**THE BANK OF NEW YORK MELLON
 FKA THE BANK OF NEW YORK AS
 TRUSTEE FOR THE CERTIFICATE
 HOLDERS OF CWABS, INC., ASSET
 BACKED CERTIFICATES, SERIES 2005-
 SD1**

Plaintiff,
v.

**DEBORAH J. SIMPSON, EXECUTOR FOR
 THE ESTATE OF VIRGINIA JO DOLFI
 A/K/A VIRGINIA DOLFI, DECEASED**

Defendants.

ALL THAT CERTAIN lot or piece of
 ground situate in Redstone Township, County of
 Fayette and Commonwealth of Pennsylvania,
 recorded in said county Recorder's Office in
 Plan Book 2477, at page 366.
 ADDRESS: 474 BRAZNELL CONCRETE
 ROAD, GRINDSTONE, PA 15442
 TAX PARCEL 30-02-0016

No. 2756 of 2019, G.D.
 No. 117 of 2022, E.D.

PNC Bank, National Association
Plaintiff,

vs.

Sandy F. Snyder, AKA Sandra F. Snyder
Defendant.

ALL that certain parcel of land lying and
 being situate in the Township of Bullsken,
 County of Fayette, and Commonwealth of
 Pennsylvania, known as 506 East End Road
 Extension, AKA 506 East End Road,
 Connellsville, PA 15425 having erected thereon
 a dwelling house.

Being known and designated as Tax ID
 No.: 04-36-0151

BEING the same premises which James E.
 King and Mary Ann King, his wife, by Deed
 dated September 13, 2001 and recorded in and
 for Fayette County, Pennsylvania in Deed Book
 2827, Page 1690, granted and conveyed unto
 Sandy F. Snyder, as to a fee simple interest, and
 James E. King and Mary Ann King, as to a life
 estate interest.

McCABE, WEISBERG & CONWAY, LLC
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109

No. 220 of 2022, G.D.
 No. 115 of 2022, E.D.

AmeriHome Mortgage Company, LLC
Plaintiff
v.
Shane E. Teets
Defendant

ALL THAT CERTAIN PIECE OR
 PARCEL OR TRACT OF LAND SITUATE IN
 THE CITY OF CONNELLSVILLE, FAYETTE
 COUNTY, PENNSYLVANIA, AND BEING
 KNOWN AS 1219 CHESTNUT STREET,
 CONNELLSVILLE, PENNSYLVANIA 15425.

BEING KNOWN AS: 1219 CHESTNUT
 STREET, CONNELLSVILLE,
 PENNSYLVANIA 15425

TITLE VESTING IN SHANE E. TEETS
 BY DEED FROM DANIEL S. HOUGH AND
 MELISSA HOUGH, HUSBAND AND WIFE,
 DATED MARCH 27, 2019 AND RECORDED
 APRIL 3, 2019 INDEED BOOK3398, PAGE
 1395.

TAX PARCEL NUMBER: 05130021

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

Registers' Notice

Notice by JEFFREY L. REDMAN, Register of Wills and Ex-Officio Clerk of the Orphans' Court Division of the Court of Common Pleas

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas as the case may be, on the dates stated and that the same will be presented for confirmation to the Orphans' Court Division of Fayette County on

Monday, August 1, 2022, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2616-0573	JAMES SANTELLO a/k/a JAMES SANTELLO, SR.	John D. Santello, Administrator
25-OC-2009	SYLVAN HEIGHTS/MT VIEW CEMETERY, TRUST UNDER DEED DATED SEPTEMBER 15, 2005	Colin Ramsey, Trust Officer Regions Bank
2619-0809	MELODIE SUE HODNIK	Matthew D. Maple, Executor

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

Monday, August 15, 2022, at 9:30 A.M.

in Courtroom No. 5 of the **Honorable 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.

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, August 1, 2022, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
24-OC-2009	LAFAYETTE MEMORIAL PARK, TRUST UNDER DEED DATED SEPTEMBER 15, 2005	Colin Ramsey, Trust Officer Regions Bank
2618-0518	EDWIN P. HAINES a/k/a EDWIN PAUL HAINES	James Haines, Administrator DBNCTA
2620-0372	HARVEY TOLSTOI a/k/a HARVEY A. TOLSTOI a/k/a HARVEY AUSLANDER TOLSTOI	Pamela S. Conn, Executrix

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

Monday, August 15, 2022, at 9:30 A.M.

in Courtroom No. 1 of the **Honorable 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.

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COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE

A DECADE OF EXPERIENCE

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ACCEPTING NEW CLIENTS

JUDICIAL OPINION

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

COMMONWEALTH OF PENNSYLVANIA,	:	
vs.	:	
	:	
JOEL MICHAEL EDDINGS,	:	No. 615 of 2021
Defendant.	:	Honorable Nancy D. Vernon

OPINION AND ORDER

VERNON, J.

July 6, 2022

Before the Court is the Omnibus Pretrial Motion filed by Defendant Joel Michael Eddings in the nature of a Petition for Writ of Habeas Corpus and Motion to Suppress.

FACTS

Defendant is charged with Manufacture, Delivery or Possession with Intent to Manufacture or Deliver {35 Pa.C.S.A. §780-113(A)(30)} and Intentional Possession of Controlled Substance {35 Pa.C.S.A. §780-113(A)(16)}. At the time set for hearing, the Commonwealth admitted the record of the preliminary hearing from March 4, 2021, into evidence.

At the preliminary hearing, John A. Salatino testified that he is an employee of the Comfort Inn in Connellsville, Pennsylvania. N.T., 3/4/2021, at 2-3. Salatino received a call from the front desk telling him that a man did not pay for his room and asking Salatino to get the license plate number from his car. Id. at 3. Salatino checked the license plate and the man drove off. Id. Salatino went back inside when the front desk told him that there were two other people with the man. Id. Salatino went back outside where he saw a “girl” come out the back door, which Salatino explained is the usual exit people use when not paying for the room. Id. About ten minutes later, he saw the man in the car drive down a side road to pick her up. Id. Salatino was positioned behind the woman and when the driver saw him, he slammed on the brakes, threw the car in reverse, squealed the tires, and backed up so that Salatino could not see his license plate number. Id. at 3-4. The woman kept walking and a second man, the Defendant, came out of the same back door to meet up with the woman. Id. at 4.

Salatino described the driver as African American and approximately five foot eleven inches. Id. Santino testified that he could not recall what the man was wearing but that he had on a hoodie sweatshirt. Id. Salatino stated:

I was talking to the girl and [the Defendant] came out and he met up with her and they started walking away. I was like listen you guys, you know, your friend never paid for the room. And I knew they were going to meet him because they were on the cellphone with him. So I just walked behind them probably twenty, thirty feet and they went out to the main road and made a right. I called the front desk and I

said they're probably going to Sheetz to meet this guy because the guy was on the cellphone with them, and sure enough by that time the cops came and pulled over. I did nothing.

Id.

Corporal Andrew Hominsky of the Connellsville Police Department testified that he responded to a call from the hotel looking for three individuals who left without paying for a hotel room. Id. at 8-9. On his way to the scene, he encountered Salatino who he knew to be an employee of the hotel, and the Corporal detained the individuals who Salatino identified. Id. at 9. Corporal Hominsky testified that when Defendant and the woman with him were detained that the Defendant was "stuffing something in his right jacket pocket." Id.

Corporal Hominsky transported Defendant and the woman to the Connellsville Police Station, and he was placed alone in the interview room. Id. at 10. Corporal Hominsky testified that Defendant was handcuffed but "squirming around" and he viewed Defendant trying to kick something under the interview room table. Id. Corporal Hominsky entered the room and located two sandwich baggies of suspected cocaine and crack cocaine on the floor. Id. at 11. Upon searching the Defendant, \$800 dollars was found on his person but no paraphernalia or "user materials." Id. The substances were analyzed by the Greensburg Regional Laboratory of the Pennsylvania State Police and were found to contain 11.81 grams of cocaine and 1.6 grams of cocaine. Id. 11-12. Corporal Hominsky opined that this amount of cocaine is not consistent with personal use. Id. at 12.

Corporal Hominsky was called under cross-examination by Defendant to testify again before this Court. N.T., 8/17/2021, at 4. Corporal Hominsky testified that the police were not given the name of who was responsible for paying for the room but were informed three people left without paying and that Salatino was following two of the people on foot giving a play-by-play to 911 of their actions. Id. at 4-7. Corporal Hominsky stated that Defendant was detained until they could determine who was responsible for paying for the rooms as he had information that three persons were in the rooms, including Defendant as identified by Salatino. Id. at 7. Defendant was placed in handcuffs and a Terry frisk was performed because Defendant was not responding to the officer's verbal commands and continued to stuff something in his waistband. Id.

Corporal Hominsky later learned the man in the car checked-in to the hotel and provided his driver's license information to secure the rooms and the other man was subsequently charged with theft of services. Id. at 8. Defendant was not charged with theft of services for failure to pay the hotel. Id. at 13.

At a subsequent hearing on the within Motion, the Commonwealth presented the testimony of Thomas Patton, a Detective with the City of Connellsville Police and with the Fayette County Bureau of Investigations, as an expert in the field of drug trafficking. N.T., 10/26/2021, at 3-6. Detective Patton opined that based on the packaging, amount of cocaine, presence of money, and lack of anything indicative of personal use, that Defendant possessed the drugs with the intent to deliver. Id. at 8.

DISCUSSION

Contacts between the police and citizens fall within three, general classifications which are described as follows:

The first [level of interaction] is a “mere encounter” (or request for information) which need not be supported by any level of suspicion, but carries no official compulsion to stop or to respond. The second, an “investigative detention” must be supported by a reasonable suspicion; it subjects a suspect to a stop and a period of detention, but does not involve such coercive conditions as to constitute the functional equivalent of an arrest. Finally, an arrest or “custodial detention” must be supported by probable cause.

Commonwealth v. Goldsborough, 31 A.3d 299, 305 (Pa.Super. 2011) quoting *Commonwealth v. Bryant*, 866 A.2d 1143, 1146 (Pa.Super. 2005).

Police officers must have reasonable suspicion that an individual is engaged in unlawful activity before subjecting that person to an investigative detention. *Commonwealth v. Cottman*, 764 A.2d 595 (Pa.Super. 2000).

An investigative detention, unlike a mere encounter, constitutes a seizure of a person and thus activates the protections of Article 1, Section 8 of the Pennsylvania Constitution. To institute an investigative detention, an officer must have at least a reasonable suspicion that criminal activity is afoot. Reasonable suspicion requires a finding that based on the available facts, a person of reasonable caution would believe the intrusion was appropriate.

* * *

Reasonable suspicion exists only where the officer is able to articulate specific observations which, in conjunction with reasonable inferences derived from those observations, led him reasonably to conclude, in light of his experience, that criminal activity was afoot and that the person he stopped was involved in that activity. Therefore, the fundamental inquiry of a reviewing court must be an objective one, namely, whether the facts available to the officer at the moment of intrusion warrant a [person] of reasonable caution in the belief that the action taken was appropriate.

Commonwealth v. Jones, 874 A.2d 108, 116 (Pa.Super. 2005).

“[T]he question of whether reasonable suspicion existed at the time of an investigatory detention must be answered by examining the totality of the circumstances to determine whether there was a particularized and objective basis for suspecting the individual stopped of criminal activity.” *Cottman*, supra at 598-99 quoting *Commonwealth v. Beasley*, 761 A.2d 621, 625-26 (Pa.Super. 2000). “These circumstances are to be viewed through the eyes of a trained officer.” *Commonwealth v. Jackson*, 907 A.2d 540, 543 (Pa.Super. 2006).

In making this determination, we must give due weight...to the specific reasonable inferences the police officer is entitled to draw from the facts in light of his experience. Also, the totality of the circumstances test does not limit our inquiry to an

examination of only those facts that clearly indicate criminal conduct. Rather, even a combination of innocent facts, when taken together, may warrant further investigation by the police officer.

Commonwealth v. Young, 904 A.2d 947, 957 (Pa.Super. 2006).

Here, Corporal Hominsky was justified to detain Defendant pending his investigation as he has articulated reasonable suspicion that criminal activity was afoot, namely the failure to pay for a hotel room, and that the person he stopped was involved in that activity, Defendant's leaving the hotel room and being followed by hotel staff until his detention by police. Reasonable suspicion depends on the content of the information possessed by the police and upon its degree of reliability. The informant, an employee of the hotel, who witnessed the three persons leaving the hotel without paying and followed two on foot without losing sight of them indicates a high degree of reliability of the information relayed to the police.

The fact that Defendant was never charged with failure to pay for the hotel rooms is irrelevant. The very nature of the stop of the Defendant's person was an investigative detention to permit the Connellsville Police time to investigate who was responsible for paying for the room, whether it was Defendant, the woman he was walking with, or the unknown third person still at-large. The investigative detention served its purpose – providing the officers time to identify the third person who was ultimately charged.

The Motion to Suppress must be denied as the totality of the circumstances test that Pennsylvania courts use to determine reasonable suspicion, factoring in the observations of Salatino as an informant, Corporal Hominsky having relevant experience and using that experience, and the inferences that a reasonable person could make, support the finding that Corporal Hominsky had reasonable suspicion to detain Defendant pending the investigation.

As to the habeas corpus petition, the Commonwealth must prove that the evidence received at the preliminary hearing presented sufficient probable cause to believe that the Defendant committed the offense for which he is charged.

The quantity and quality of evidence presented there 'should be such that if presented at trial in court, and accepted as true, the judge would be warranted in allowing the case to go to the jury.' The Commonwealth's burden at a preliminary hearing is to establish at least prima facie that a crime has been committed and that the accused is the one who committed it. This means that at a preliminary hearing, the Commonwealth must show the presence of every element necessary to constitute each offense charged and the defendant's complicity in each offense. Proof beyond a reasonable doubt is not required, nor is the criterion to show that proof beyond a reasonable doubt is possible if the matter is returned for trial. However, proof, which would justify a trial judge submitting the case to the jury at the trial of the case, is required. Inferences reasonably drawn from the evidence of record which would support a verdict of guilty are to be given effect, and the evidence must be read in the light most favorable to the Commonwealth's case. Prosecutorial suspicion and conjecture are not evidence and are unacceptable as evidence.

Commonwealth v. Snyder, 483 A.2d 933, 935 (Pa. Super. 1984).

Section (a)(30) of the Controlled Substance, Drug, Device and Cosmetic Act prohibits the manufacture, delivery, or possession of a controlled substance by an unregistered or unlicensed person and Section (a)(16) prohibits knowingly or intentionally possessing a controlled substance. See, 35 P.S. § 780-113(a)(30) and (a)(16).

The testimony presented establishes that Defendant ignored Corporal Hominsky's command and instead stuffed something into his pants on the street, that Defendant was placed alone in the interview room of the Connellsville Police Station and was observed squirming and kicking at something under the interview room table. The police retrieved two baggies of suspected cocaine, underneath Defendant, that were later found to total 13.41 grams of cocaine. The uncontradicted testimony of an expert in drug trafficking opined the drugs were possessed with the intent to deliver. Upon this evidence, the Commonwealth has established a prima facie case for the charges against Defendant and the Petition for Writ of Habeas Corpus is denied. WHEREFORE, we will enter the following Order.

ORDER

AND NOW, this 6th day of July, 2022, upon consideration of the Omnibus Pretrial Motion filed by Defendant Joel Michael Eddings in the nature of a Petition for Writ of Habeas Corpus and Motion to Suppress, the record, and after hearings, it is hereby ORDERED and DECREED that the Motion is DENIED.

BY THE COURT:
NANCY D. VERNON, JUDGE

ATTEST:
Clerk of Courts

LUNCH & LEARN SERIES

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

- Date: **Wednesday, July 20th from 12:00 p.m. to 1:00 p.m.**
- Location: Courtroom No. 3 of the Fayette County Courthouse
- Discussion topics: **Pro bono and low bono needs and opportunities**
- Presenter: **Brian V. Gorman, Esquire -**
Southwestern Pennsylvania Legal Aid

CLE Credit

1.0 hours of Substantive CLE credit for the program. The fees are as follows:

Members of the FCBA

- No charge for attendance without CLE Credit
- \$10 fee for attendance with CLE Credit

Attorneys admitted to practice in Pennsylvania after January 1, 2017

- No charge for attendance with CLE Credit

Non-members of the FCBA

- \$10 fee for attendance without CLE Credit
- \$40 fee for attendance with CLE Credit

**** All fees to be paid at the door ****
A light lunch will be provided.

RSVP

If interested in attending, please call Cindy at the Bar office at 724-437-7994 or email to cindy@fcbar.org on or before Monday, July 18th.

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