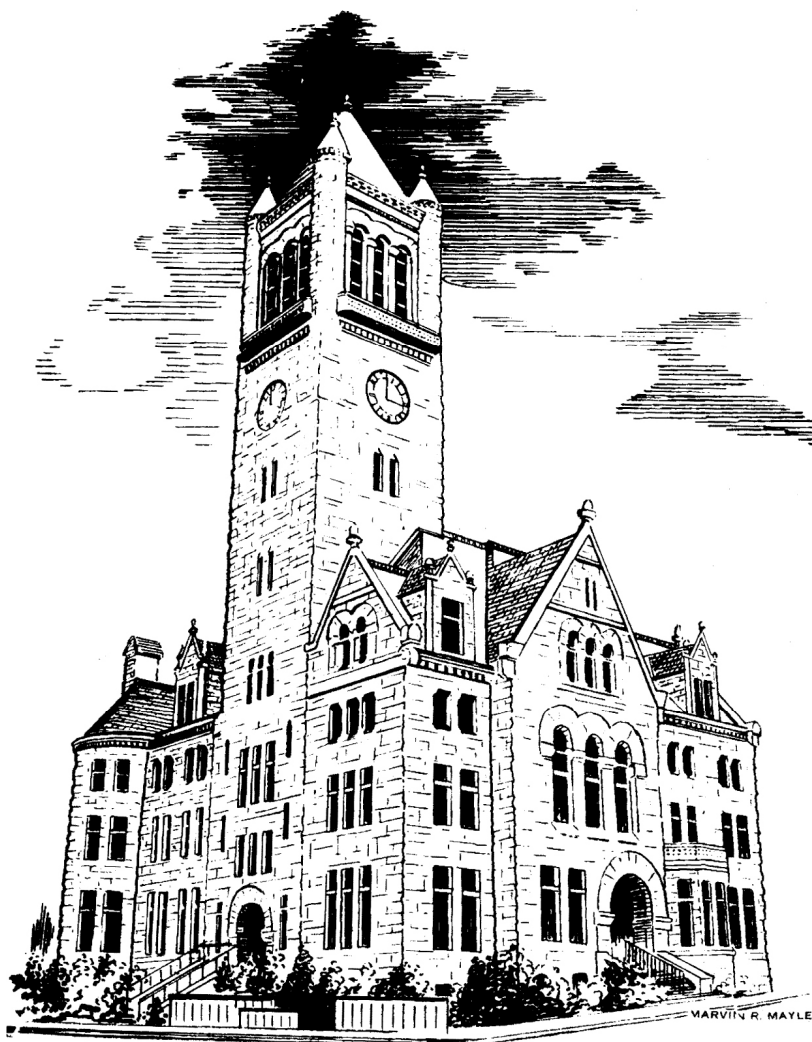


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ESTATE NOTICES

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

BRUCE CARROLL, a/k/a BRUCE M. CARROLL, late of Washington Township, Washington County, PA (3)

Administratrix: Michelle Carroll
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

DARLENE DANIELS, late of Mt. Pleasant, Fayette County, PA (3)

Co-Executrixes: Katherine M. Fulton and Mary Jane Fulton
c/o Henderson Law Offices PC
319 Pittsburgh Street
Scottdale, PA 15683
Attorney: Kevin Henderson

WILMA EVERLY, late of Luzerne Township, Fayette County, PA (3)

Executrix: William Howard Everly
c/o Adams Law Offices, PC
55 East Church Street, Suite 101
Uniontown, PA 15401
Attorney: Jason Adams

JAMES M. FRINZI, a/k/a JAMES MICHAEL FRINZI, late of Brownsville Borough, Fayette County, PA (3)

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

LESLIE A. HUDOCK, late of South Union Township, Fayette County, PA (3)

Co-Executrixes: Heather L. Ciez and Hilari A. Thomas
c/o Goodwin Como, P.C.
108 N. Beeson Blvd., Suite 400
Uniontown Pennsylvania 15401
Attorney: Gerious T. George

ROBERT J. KELLEY, a/k/a ROBERT JOSEPH KELLEY, late of City of Uniontown, Fayette County, PA (3)

Executrix: Carolyn Nolan
c/o Newcomer Law Offices
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

CHARLES A. LINT, late of Perryopolis, Fayette County, PA (3)

Executrix: Kimberly Y. Legg
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

DENNIS A. MARTIN, SR., late of North Union Township, Fayette County, PA (3)

Administrator: Richard A. Martin
47 Birch Road
Uniontown, PA 15401

GARY MCCLEAN, late of Franklin Township, Fayette, PA (3)

Administrator: Ryan McClean
c/o Zacharia Brown & Bratkovich
6530 William Penn Hwy, Suite 310
Delmont Pennsylvania 15626
Attorney: Colleen Bratkovich

GREGORY W. MONAGHAN, a/k/a GREGORY WARREN MONAGHAN, late of Menallen Township, Fayette County, PA (3)

Executor: Gregory W. McCoy
c/o Newcomer Law Offices
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

ITALIA VALENTE, late of Luzerne Township, Fayette County, PA (3)
Executrix: Donna Valente
 c/o Dellarose Law Office, PLLC
 99 East Main Street, Suite 101
 Uniontown, PA 15401
Attorney: Melinda Deal Dellarose

Second Publication

THOMAS R. BOYD, a/k/a THOMAS RICHARD BOYD, late of Bullskin Township, Fayette County, PA (2)
Co-Executrices: Amy Boyd and Carol Boyd
 300 Fallowfield Avenue
 Charleroi, PA 15022
Attorney: Richard C. Mudrick

DOUGLAS CRAIG CATON, late of Georges Township, Fayette County, PA (2)
Co-Administratrix: Darlene F. Caton
 2105 Morgantown Road
 Uniontown, PA 15401
Co-Administrator: Mark E. Caton
 106 Tyrone Avenue
 Uniontown, PA 15401

HARRY W. COLFLESH SR., late of Bullskin Township, Fayette County, PA (2)
Administrator: Harry W. Colflesh Jr.
 c/o P.O. Box 342
 Scottdale, PA 15683
Attorney: James S. Lederach

KATHRYN FURLONG, a/k/a KATHRYN L. HILES FURLONG, late of Uniontown, Fayette County, PA (2)
Administratrix: Lori A. Bowers
 c/o Higinbotham Law Offices
 68 South Beeson Boulevard
 Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

HAROLD E. MATTHEWS, JR., late of Connellsville, Fayette County, PA (2)
Administrator: Jay Matthews
 c/o Casini & Geibig, LLC
 815B Memorial Boulevard
 Connellsville, PA 15425
Attorney: Jennifer M. Casini

SCOTT OHLER, late of Bullskin Township, Fayette County, PA (2)
Executor: Brian Butler
 c/o Avolio Law Group LLC
 117 North Main Street
 Greensburg, PA 15601
Attorney: Amber Leechalk

HELEN M. PONZURICK, late of South Union Township, Fayette County, PA (2)
Executor: Bryan L. Ponzurick
 c/o P.O. Box 100
 Connellsville, PA 15425
Attorney: Robert R. Harper, Jr.

WALBURGA SHORT, late of Uniontown, Fayette County, PA (2)
Executrix: Marion Starr
 c/o Higinbotham Law Offices
 68 South Beeson Boulevard
 Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

HELEN ANN SOFRANKO, late of German Township, Fayette County, PA (2)
Co-Executrices: Karen Stanish and Suzie Simon
 c/o Anne N. John, Esq.
 96 East Main Street
 Uniontown, PA 15401
Attorney: Anne N. John

FRANK PHILLIP STUDENT, late of Uniontown, Fayette County, PA (2)
Executor: Craig Student
 c/o Davis & Davis Attorneys At Law
 107 East Main Street
 Uniontown, PA 15401
Attorney: Gary J. Frankhouser

RITA VUCIC, late of Vanderbilt, Fayette County, PA (2)
Executrix: Deanne R. Duchek
 c/o 10526 Old Trail Road
 North Huntingdon, PA 15642
Attorney: John Bumbaugh Jr.

First Publication

JOSEPH F. DEMASKE, late of Nicholson Township, Fayette County, PA ⁽¹⁾
Executrix: Joanne Liston
c/o Davis & Davis Attorneys At Law
107 E. Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

KATHRYN FURLONG, a/k/a KATHRYN L. HILES FURLONG, late of Uniontown, Fayette County, PA ⁽¹⁾
Administratrix: Lori A. Bowers
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

BYRL MAXSON, a/k/a BYRL MAXSON, JR., late of Washington Township, Fayette County, PA ⁽¹⁾
Administrator: Craig A. Maxson
c/o 1747 Rostraver Road
Belle Vernon, PA 15012
Attorney: Megan Kerns

TERRY RAY WILSON, a/k/a TERRY R. WILSON, late of Uniontown, Fayette County, PA ⁽¹⁾
Executrix: Karen Thompson
c/o 60 East Beau Street
Washington, PA 15301
Attorney: Matthew J. Madvay

LEGAL NOTICES**FICTITIOUS NAME ADVERTISEMENT**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of December 16, 1982, P.L. 1309, No. 295, as amended, 54 Pa.C.S.A. 311, that on November 19, 2025, an application for the conduct of a business in Fayette County, Pennsylvania, under an assumed or fictitious name was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the conduct of a business in Fayette County, Pennsylvania, under the assumed or fictitious name, style or designation of 30 Social, with its principal place of business at 91 S. Mount Vernon Ave, Uniontown, Fayette County, Pennsylvania 15401. The name and address of the only entity interested in said business is ELIG LLC, 91 S. Mount Vernon Ave., Uniontown, Pennsylvania 15401.

G.T. George, Esq.
Goodwin Como, P.C.
108 N. Beeson Blvd.
Suite 400
Uniontown, PA 15401

SHERIFF’S SALE

Date of Sale: January 15, 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 January 15, 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.

(3 of 3)

James Custer
Sheriff of Fayette County

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

No. 1732 of 2025 G.D.
No. 244 of 2025 E.D.

**Computershare Delaware Trust Company,
not in its individual capacity, but solely as
owner trustee of BRAVO Residential
Funding Trust 2023-RPLI
(Plaintiff)
vs.
Gina M. Frye a/k/a Gina Marie Frye,
(Defendant)**

By virtue of Writ of Execution No. 2025-01732
Computershare Delaware Trust Company,
not in its individual capacity, but solely as owner
trustee of BRAVO Residential Funding Trust
2023-RPLI (Plaintiff) vs. Gina M. Frye a/k/a
Gina Marie Frye, (Defendant)
Property Address 248 Union Street,
Dickerson Run, PA 15430
Parcel I.D. No. 09-06-0010
Improvements thereon consist of a
residential dwelling.
Judgment Amount: \$14,317.31

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. 1790 of 2025 G.D.
No. 247 of 2025 E.D.

**LAKEVIEW LOAN SERVICING, LLC
Plaintiff
v.
KEVIN D. JONES A/K/A
KEVIN DALE JONES
Defendant(s)**

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN THE
LUZERNE TOWNSHIP, FAYETTE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS: 105 BOYD AVE
BROWNSVILLE, PA 15417
BEING PARCEL NUMBER: 19-13-0151
IMPROVEMENTS: RESIDENTIAL
PROPERTY

Brock & Scott, PLLC

No. 2693 of 2024 G.D.
No. 234 of 2025 E.D.

WELLS FARGO BANK N.A.

v.

BARBARA E. KOFFLER

By virtue of a Writ of Execution No. 2024-02693

WELLS FARGO BANK N.A. v. BARBARA E. KOFFLER, owner(s) of property situate in the TOWNSHIP OF DUNBAR, FAYETTE County, Pennsylvania, being 1013 FRONT ST, LEISENRING, PA 15455

Tax ID No. 09250008 AKA 09-25-0008

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$39,012.36

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. 1709 of 2025 G.D.
No. 239 of 2025 E.D.

**CITIBANK, N.A., AS TRUSTEE FOR
WACHOVIA LOAN TRUST 2005-SDI,
ASSET-BACKED CERTIFICATES, SERIES
2005-SDI**

Plaintiff

v.

KIMBERLY S. MCDONOUGH

Defendant(s)

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN DUNBAR
BOROUGH, FAYETTE COUNTY,
PENNSYLVANIA:

BEING KNOWN AS: 19 HAZEL
STREET A/K/A 19 SECOND AVENUE
DUNBAR, PA 15431

BEING PARCEL NUMBER: 08-08-0013
IMPROVEMENTS: RESIDENTIAL
PROPERTY

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

No. 1044 of 2025 G.D.
No. 236 of 2025 E.D.

**ArvestBank
Plaintiff**

v.

**Jason Minor and Yvonne M. Minor
Defendant(s)**

SITUATE IN HENRY CLAY, FAYETTE
COUNTY, PENNSYLVANIA, TOWNSHIP OF
HENRY CLAY BEING KNOWN AS 244
SICKLE RIDGE ROAD, HENRY CLAY, PA
15424

PARCEL NO. 16-12-0130-10
IMPROVEMENTS- RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Jason
Minor and Yvonne M. Minor

Brock & Scott, PLLC

No. 487 of 2025 G.D.
No. 252 of 2025 E.D.

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

v.

LISA R. ORBIN A/K/A LISA ORBIN

By virtue of a Writ of Execution No. 487
OF 2025 GD

ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A QUICKEN
LOANS INC. V. LISA R. ORBIN A/K/A LISA
ORBIN owner(s) of property situate in the CITY
OF CONNELLSVILLE, FAYETTE County,
Pennsylvania, being 214 E SOUTH STREET,
CONNELLSVILLE, PA 15425

Tax ID No. 05-11-0050 AKA 05110050
Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$35,624.33

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. 1955 of 2025 G.D.
No. 249 of 2025 E.D.

**CITIGROUP MORTGAGE LOAN TRUST
2020-RP2,**
Plaintiff
v.
ALISA H. PETUCK; RICHARD J. PETUCK
Defendant(s)

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN
JEFFERSON TOWNSHIP, FAYETTE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 359
BROWNSVILLE ROAD FAYETTE CITY, PA
15438
BEING PARCEL NUMBER: 17-02-0100
IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 620 of 2025 G.D.
No. 235 of 2025 E.D.

**NewRez LLC d/b/a Shellpoint Mortgage
Servicing**
Plaintiff,
vs.
Steven M. Riley; Betsy K. Riley
Defendants.

ALL that certain parcel of land lying and
being situate in the Township of Franklin,
County of Fayette, and Commonwealth of
Pennsylvania, known as 16 Old Pittsburgh Lane,
Smock, PA 15480 having erected thereon a
dwelling house.
Being known and designated as Tax ID
No.: 13-08-0018
BEING the same premises which James E.
Warhola, Co-Executor and Mary Louise
Simpson, Co-Executrix of the Estate of Anne
Warhola aka Anna Warhola, by Deed dated May
19, 2017 and recorded in and for Fayette
County, Pennsylvania in Deed Book 3341, Page
1796, granted and conveyed unto Steven M.
Riley and Betsy K. Riley, husband and wife.

No. 1452 of 2024 G.D.
No. 246 of 2025 E.D.

PENNYMAC LOAN SERVICES, LLC
Plaintiff
vs.
Brittnie N. Sanner
Defendant(s)

ALL THAT CERTAIN PARCEL OF
LAND SITUATE IN MENALLEN
TOWNSHIP, FAYETTE COUNTY,
COMMONWEALTH OF PENNSYLVANIA.
BEING THE SAME PREMISES which
Christopher Holdings, LLC, by Deed dated
5/3/2022 and recorded in the Office of the
Recorder of Deeds of Fayette County on
5/5/2022 in Deed Book Volume 3512, Page 764,
Instrument No. 202200004816, granted and
conveyed unto Brittnie N. Sanner.
BEING known as 344 New Salem Road,
Uniontown, Pennsylvania 15401
PARCEL# 22-21-0139

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

No. 676 of 2024 G.D.
No. 237 of 2025 E.D.

PHH Mortgage Corporation
Plaintiff
v.
Ralph Stafford
Defendant(s)

SITUATE IN DUNBAR, FAYETTE
COUNTY, PENNSYLVANIA, TOWNSHIP OF
DUNBAR BEING KNOWN AS 374
FERGUSON RD, DUNBAR, PA 15431-2013
PARCEL NO. 09-31-0226
IMPROVEMENTS- RESIDENTIAL
REAL ESTATE
SOLD AS THE PROPERTY OF- Ralph
Stafford.

PARKER McCAY P.A.
 By: Daniel J. Capecci, Esquire
 Attorney ID# 319193
 9000 Midlantic Drive, Suite 300
 P.O. Box 5054
 Mount Laurel, NJ 08054-1539
 (856) 810-5815

No. 2424 of 2025 G.D.

No. 242 of 2025 E.D.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-25 c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing (fka Specialized Loan Servicing LLC)

**6200 S. Quebec Street, Ste. 300
 Greenwood Village, CO 80111**

**Plaintiff,
 vs**

**George A. Stuyvesant and
 Kim Marie Stuyvesant
 436 2nd Street
 Fayette City, PA 15438
 Defendants**

By virtue of a Writ of Execution, No. 2424 of 2024 GD

The Bank of New York Mellon, et al vs.
 George A. Stuyvesant and Kim Marie Stuyvesant

Owner of property situated in the Borough of Fayette City, Fayette County, Pennsylvania
 436 2nd Street, Fayette City, PA 15438
 Parcel No. 12-04-0003

Improvements thereon: Residential Single Family Dwelling

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

No. 604 of 2025 G.D.

No. 233 of 2025 E.D.

**NEWREZ LLC D/B/A SHELLPOINT
 MORTGAGE SERVICING**

75 Beattie Place

Suite 300

Greenville, SC 29601

Plaintiff

vs.

AMY D. TAYLOR

DARNELL L TAYLOR

Mortgagor(s) and Record Owner(s)

410 Shaffner Avenue fka 410 Shaffner Road

fka 410 Shaffner Street

Brownsville, PA 15417

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

BEING KNOWN AS: 410 SHAFFNER
 AVENUE FKA 410 SHAFFNER ROAD FKA
 410 SHAFFNER STREET, BROWNSVILLE,
 PA 15417

TAX PARCEL #02-04-0021 & 02-04-
 0022; 03-03-0002 & 03-03-0003
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING

SOLD AS THE PROPERTY OF: AMY D.
 TAYLOR AND DARNELL L. TAYLOR

No. 1225 of 2025 G.D.

No. 232 of 2025 E.D.

SOMERSET TRUST COMPANY

v.

Justin A. Teets and Shanna R. Teets

Property of: Justin A. Teets and Shanna R. Teets

Located in: TOWNSHIP OF DUNBAR,
 FAYETTE COUNTY

Street Address: 1508 WEST GREEN
 STREET, CONNELLSVILLE, FAYETTE
 COUNTY, PENNSYLVANIA 1525.

Brief Description of Property: Residential,
 Single-Family home

Improvements thereon: RESIDENTIAL
 DWELLING

Record book Volume: 3469, Page 1270
Tax Assessment Number(s):
MAP NOS.: 09-18-0080 and 09-18-008001

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

No. 2044 of 2024 G.D.
No. 254 of 2025 E.D.

Planet Home Lending, LLC
Plaintiff

v.
Katherine R. Ulery and MELMO INC. LLC
Defendants

By virtue of a writ of execution case number: 2044 of 2024 GD Plaintiff: Planet Home Lending, LLC v. Defendants: Katherine R. Ulery and MELMO INC. LLC

Owners of property situate in Luzerne Township, Fayette County, Pennsylvania, being pin number 19-04-0112

Property being known as: 815 Florence St, La Belle, PA 15450

Improvements thereon: Residential Property

Robert Flacco, Esq. (325024)
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

No. 256 of 2025 G.D.
No. 2039 of 2023 E.D.

By virtue of Writ of Execution No. 256 of 2025 ED

US Bank Trust National Association as Trustee for LB-Ranch Series V Trust v Charles F. Winters

Docket Number: 2039 of 2023 GD

Property to be sold is situated in the Township of Luzerne, County of Fayette and Commonwealth of Pennsylvania.

Commonly known as: 211 Melrose Street, East Millsboro, PA 15433 a/k/a 211 Melrose St, La Belle, PA 15433 and Third Street-Melrose, East Millsboro, PA 15433 a/k/a Third Street-Melrose, La Belle, PA 15433

Parcel Number: 19-15-0116 and 19-15-0117

Improvements thereon of the residential

dwelling or lot (if applicable):
Judgment Amount: \$16,665.96

No. 1767 of 2025 G.D.
No. 255 of 2025 E.D.

FIRST NATIONAL BANK OF PENNSYLVANIA,
Plaintiff,
vs.
ANNA K. YOUNG,
Defendant.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING SITUATE AND LAYING IN THE CITY OF UNIONTOWN, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN A CERTAIN DEED DATED AUGUST 25, 2023 FROM SHANNON ARONHALT, EXECUTOR OF THE ESTATE OF GWENDOLYN TAKACS, A/K/A GWENDOLYN O. TAKACS, DECEASED, TO ANNA K YOUNG, AN UNMARRIED PERSON, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY, PA ON AUGUST 30, 2023 IN DBV 3556, PG 544.

IMPROVEMENT THEREON: A RESIDENTIAL DWELLING

BEING COMMONLY KNOWN AS 237 WILSON AVENUE, UNIONTOWN, PA 15401.

BEING KNOWN AND DESIGNATED AS TAX PARCEL NO.: 38-12-0539

*** 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


DiBella Weinheimer
Geer McAllister Best Coco Lloyd Whalen



Holly Whalen ♦ Amy Coco ♦ Bethann Lloyd

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WWW.DIBELLA-WEINHEIMER.COM 412 261-2900

JUDICIAL OPINION

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

COMMONWEALTH OF PENNSYLVANIA, :
Appellee, :
v. : 908 WDA 2025
ZENA RASHED, : NO. 205 OF 2023
Appellant. : Honorable Joseph M. George, Jr.

ATTORNEYS AND LAW FIRMS
John Kopas, III, Esquire, Assistant District Attorney, For the Commonwealth
of Pennsylvania
Gregory Kunkel, Esquire, Assistant Public Defender, For Zena Rashed

OPINION

GEORGE, J. September 22, 2025

Following a trial by jury, Zena Rashed ("Appellant") was found guilty of Count 1: Aggravated Assault - Cause or Attempt to Cause Serious Bodily Injury - Victim Less Than 13 and Defendant 18 or Older, {1} Count 2: Aggravated Assault - Cause or Attempt to Cause Bodily Injury - Victim Less Than 6 and Defendant 18 or Older, {2} Count 3: Endangering Welfare of Children - Parent/Guardian/Other Commits Offense, {3} Count 4: Recklessly Endangering Another Person, {4} Count 5: Simple Assault, {5} and Count 6: Endangering Welfare of Children - Course of Conduct. {6} Transcript of Trial held from May 5, 2025, to May 8, 2025 ("T.T."), at 505-06.

On June 10, 2025, Appellant was sentenced to a term of imprisonment of not less than seventy-eight months nor more than twenty years at Count 1 and to a consecutive term of imprisonment of not less than one year nor more than two years at Count 3. The Court imposed no further penalty on the remaining counts.

On June 20, 2025, Appellant filed a post-sentence motion. This Court denied Appellant's post-sentence motion on June 23, 2025. On July 23, 2025, Appellant her notice of appeal to the Superior Court of Pennsylvania. The Court entered an order on July 24, 2025, directing Appellant to file a concise statement of the errors to be complained of on appeal. The concise statement of errors complained of on appeal was filed on August 14, 2025. This opinion is in support of the verdict of the jury and the judgment of sentence.

{1} 18 Pa.C.S. § 2702(a)(9).
{2} 18 Pa.C.S. § 2702(a)(8).
{3} 18 Pa.C.S. § 4304(a)(1).
{4} 18 Pa.C.S. § 2705.
{5} 18 Pa.C.S. § 2701(a)(1).
{6} 18 Pa.C.S. § 4304(b)(ii).

CONCISE ISSUES

Appellant asserted the following four issues in her Concise Statement of Errors Complained of on Appeal. {7}

I. This Court committed reversible error by admitting Trooper Sigwalt's lay opinion testimony concerning potential medical causes for healing fractures in violation of Appellant's rights under the confrontation clauses of the Sixth Amendment of the Constitution of the United States and Article I Section 9 of the Constitution of Pennsylvania, in violation of Pa.R.E. 702 which generally prohibits lay opinion testimony, and Pa.R.E. 802 which prohibits the admission of hearsay testimony.

II. This Court committed reversible error by admitting Trooper Madden's testimony regarding the opinions of Dr. Eichman in violation of Appellant's rights under the confrontation clauses of the Sixth Amendment of the Constitution of the United States and Article I Section 9 of the Constitution of Pennsylvania and on the grounds that Trooper Madden's testimony is inadmissible hearsay.

III. The Commonwealth of Pennsylvania failed to present sufficient evidence to prove beyond a reasonable doubt that Appellant assaulted or harmed the victim in any way, and thus all charges should be dismissed.

IV. This Court's sentence was illegal in that this Court improperly considered the elements of the underlying offenses to impose a sentence beyond the aggravated range as to Count 1 and a consecutive sentence at Count 3; additionally, this Court's sentence was unduly harsh and excessive.

DISCUSSION

Appellant's first issue addresses the admission of certain evidence presented during trial. The admission of evidence is solely within the discretion of the trial court, and a trial court's evidentiary rulings will be reversed on appeal only upon an abuse of that discretion. *Commonwealth v. Woodard*, 129 A.3d 480, 494 (Pa. 2015); *Commonwealth v. Lehman* ("Lehman"), 275 A.3d 513, 518-19 (Pa. Super. 2022). An abuse of discretion will not be found based on a mere error of judgment but rather occurs where the court has reached a conclusion that overrides or misapplies the law or where the judgment exercised is manifestly unreasonable or the result of partiality, prejudice, bias, or ill-will. *Commonwealth v. Woodard* at 494; *Lehman* at 518-19. Moreover, an erroneous ruling by a trial court on an evidentiary issue does not necessitate relief where the error was harmless beyond a reasonable doubt. *Lehman* at 519.

Hearsay is a statement that the declarant does not make while testifying at the current trial or hearing and a party offers in evidence to prove the truth of the matter asserted in the statement. Pa.R.E. 801; *Commonwealth v. Wallace*, 289 A.3d 894,904 (Pa. 2023). Evidence is relevant if it has any tendency to make a fact more or less probable than it would be without the evidence and the fact is of consequence in determining the action. Pa.R.E. 401; *Lehman* at 519. All relevant evidence is admissible, except as otherwise provided by law; evidence that is not relevant is not admissible. Pa.R.E. 402;

{7} We have provided a summary of the concise issues only as the entire concise statement of errors complained of on appeal is too lengthy to fully recite.

Lehman at 519. The court may exclude relevant evidence if its probative value is outweighed by a danger of one or more of the following: unfair prejudice, confusing the issues, misleading the jury, undue delay, wasting time, or needlessly presenting cumulative evidence. Pa.R.E. 403; Lehman at 519. Evidence will not be prohibited merely because it is harmful to the defendant. *Commonwealth v. Dillon*, 925 A.2d 131, 141 (Pa. 2007); *Commonwealth v. Page*, 965 A.2d 1212, 1220 (Pa. Super. 2009).

The Commonwealth's Exhibit 22 was admitted into evidence. T.T. at 337, 368. Exhibit 22 is a recording of a conversation between Appellant, Trooper Madden, and Trooper Sigwalt. Appellant objected to a portion where Trooper Sigwalt made a comment disputing Appellant's beliefs regarding the victim's bone damage. *Id.* at 307-10, 319-21. However, Exhibit 22 was relevant and admissible because its probative value was not outweighed by the danger of unfair prejudice, confusing the issues, misleading the jury, undue delay, wasting time, or needlessly presenting cumulative evidence. Pa.R.E. 401; Pa.R.E. 402; Pa.R.E. 403; *Commonwealth v. Woodard* at 494; *Commonwealth v. Dillon* at 141; *Lehman* at 518-19; *Commonwealth v. Page* at 1220; T.T. at 307-10. Regarding the specific portion of Exhibit 22 with Trooper Sigwalt's comment, to give context to the jury and to avoid confusion, we provided a cautionary jury instruction to inform the jury that the comment was not to be considered for the truth of the matter asserted. Furthermore, removing the harmless portion from the recording may have unnecessarily confused the jury or led them to speculate about what could have possibly been excluded. Pa.R.E. 801; *Commonwealth v. Wallace* at 904; *Commonwealth v. Woodard* at 494; *Lehman* at 518-19. Therefore, this Court finds Appellant's first issue is without merit.

Appellant's second issue also addresses the admission of certain evidence presented during trial and our analysis is therefore similar to Issue I. However, we additionally note:

The following are not excluded by the rule against hearsay, regardless of whether the declarant is available as a witness:

...

(25) An Opposing Party's Statement. The statement is offered against an opposing party and:

- (A) was made by the party in an individual or representative capacity,
- (B) is one the party manifested that it adopted or believed to be true,
- (C) was made by a person whom the party authorized to make a statement on the subject,
- (D) was made by the party's agent or employee on a matter within the scope of that relationship and while it existed, or
- (E) was made by the party's coconspirator during and in furtherance of the conspiracy.

The statement may be considered but does not by itself establish the declarant's authority under (C), the existence or scope of the relationship under (D), or the existence of the conspiracy or participation in it under (E).

Pa.R.E. 803.

Trooper Madden testified that the Appellant acknowledged that there was no difference in the conclusion of two doctors who both told Appellant that this was a case of child abuse. T.T. at 350-351. Appellant's concise statement of errors complained of on appeal misquoted Dr. Eichman as having concluded the opposite. Id. at 350. The testimony was relevant, as it was an acknowledgement from the Appellant that two doctors told her that her child was the victim of child abuse and admissible because its probative value was not outweighed by the danger of unfair prejudice, confusing the issues, misleading the jury, undue delay, wasting time, or needlessly presenting cumulative evidence. Pa.R.E. 401; Pa.R.E. 402; Pa.R.E. 403; Commonwealth v. Woodard at 494; Commonwealth v. Dillon at 141; Lehman at 518-19; Commonwealth v. Page at 1220; T.T. at 350-51. Furthermore, the testimony was not excluded by the rule against hearsay because this was an opposing party's statement. Pa.R.E. 803; Commonwealth v. Woodard at 494; Lehman at 518-19. Therefore, Appellant's second issue is without merit.

Appellant's third issue addresses the sufficiency of the evidence presented during trial, specifically regarding whether Appellant assaulted or hanned the victim in any way. The standard of review for a challenge to the sufficiency of the evidence is to determine whether, when viewed in a light most favorable to the verdict winner, the evidence at trial and all reasonable inferences therefrom is sufficient for the trier of fact to find that each element of the crimes charged is established beyond a reasonable doubt. Commonwealth v. Wanner, 158 A.3d 714, 717-18 (Pa. Super. 2017). The Commonwealth may sustain its burden of proving every element beyond a reasonable doubt by means of wholly circumstantial evidence. Id. at 718. The facts and circumstances established by the Commonwealth need not preclude every possibility of innocence. Any doubt raised as to the accused's guilt is to be resolved by the fact-finder. Appellate courts do not assess credibility nor assign weight to any of the testimony of record. Thus, the verdict will not be disturbed unless the evidence is so weak and inconclusive that as a matter of law no probability of fact may be drawn from the combined circumstances.

The verdict of the jury was supported by overwhelming evidence. Id. at 717-18. Multiple witnesses and exhibits demonstrated that there was sufficient evidence to find that Appellant was guilty of the crimes charged.

Shawna Winslow testified that there was a substantial gap in the attendance of Appellant's children at her daycare. T.T. at 45-48, 58-61. She stated her employees noticed and photographed the victim's injuries after the he returned to the daycare. Id. at 52-57. Appellant tried to explain to Ms. Winslow that the victim fell and bruised significantly because he had a thyroid and liver condition. Id. at 50-52. Appellant also tried to explain that the victim was diagnosed with cancer. Id. at 56, 58.

Faith Riggin testified that the victim looked unwell when he returned to Winslow's daycare in June of 2022. She described the victim as having black eyes, weight loss, hair loss, dry lips, facial bruising, facial swelling, a possible facial scratch or scar, and looking sickly. Id. at 64-71, 74-75. Ms. Riggin indicated that the victim did not suffer any injury to his genitals. Id. at 67-68. Ms. Riggin testified that Appellant would typically be the one to bring the victim to Shawna Winslow's daycare. Id. at 64, 72. Appellant also told her that the victim slipped on the hardwood floor at home and fell face-

first. Appellant further claimed that the victim had cancer. *Id.* at 72, 75-76, 80.

Cori Snyder-Watts testified that the victim had bruising on his face at Margaret Smalley's daycare, and Appellant claimed that the victim had cancer. Appellant was asked to provide medical documentation to substantiate her claim of the victim having cancer, but Appellant did not comply and instead pulled the victim from the daycare. *Id.* at 116-17. Margaret Smalley testified to the same incident that Cori Snyder-Watts did; Appellant claimed the victim had cancer but did not provide medical documentation to support her claim. *Id.* at 146-150. Additionally, Appellant never suggested that some other person caused the injuries.

Dr. Broering said that the victim's bruises and hair loss were consistent with child abuse. *Id.* at 192-93, 200, 207. Regarding the injury to the victim's genitals, Dr. Broering stated that he did not find any injuries that are commonly associated with a fall, and the story was inconsistent with his findings. *Id.* at 199-200, 206.

Melissa Teets echoed Dr. Broering in that she did not find any injuries that are commonly associated with a fall. According to Appellant, the victim was playing outside without a diaper or underwear and fell on a concrete block. *Id.* at 258.

Dr. Chaiban testified that Appellant told her that the victim had bruised his face by hitting himself with a doorknob. *Id.* at 218. Furthermore, Dr. Chaiban stated that, based on her testing, the victim did not have cancer. *Id.* at 216-18, 222, 225. Dr. Chaiban noted that the victim looked healthier at a later visit without Appellant. *Id.* at 218-19, 225.

Dr. Lynch testified that the victim was tested for cancer, but the results indicated the victim did not have cancer. *Id.* at 279-80. Dr. Lynch noted there was no other injury that helped to explain the suspicious injury to the victim's genitals. *Id.* at 278, 295-96.

Even Appellant's testimony helped to provide sufficient evidence against her when she stated that she did not see Mark Berkshire, Dawn Berkshire, or Kyle Keffer injure the victim, contradicting her counsel's repeated efforts to demonstrate otherwise. *Id.* at 402, 404, 406, 418, 423. Appellant admitted that she took the victim to Dr. Broering only after Margaret Smalley wanted medical documentation or else she was going to report Appellant. *Id.* at 409. Appellant also admitted to going to three different daycares recently.

The facts and circumstances established by the prosecution did not need to preclude every possibility of innocence, and any doubt raised as to Appellant's credibility was resolved by the Jury. Therefore, this Court finds Appellant's third issue is without merit.

Appellant's fourth and final issue addresses the sentence imposed by the Court. Sentencing is a matter vested in the sound discretion of the sentencing judge, and a sentence will not be disturbed on appeal absent a manifest abuse of discretion. *Commonwealth v. Hoch*, 936 A.2d 515, 517 (Pa. Super. 2007). In this context, an abuse of discretion is not shown merely by an error in judgment. *Id.* at 517-18. Rather, the appellant must establish, by reference to the record, that the sentencing court ignored or misapplied the law, exercised its judgment for reasons of partiality, prejudice, bias, or ill will, or arrived at a manifestly unreasonable decision. *Id.* at 518. The trial court is afforded

broad discretion in sentencing criminal defendants because of the perception that the trial court is in the best position to determine the proper penalty for a particular offense based upon an evaluation of the individual circumstances before it. *Id.* at 519.

Furthermore, the right to appellate review of the discretionary aspects of a sentence is not absolute, and it will only be considered when a substantial question has been raised regarding the sentencing. *Commonwealth v. Zirkle*, 107 A.3d 127, 132 (Pa. Super. 2014). A claim that a court did not weigh the factors as an appellant wishes does not raise a substantial question. *Id.* at 133.

Also, a challenge to the imposition of consecutive rather than concurrent sentences does not present a substantial question regarding the discretionary aspects of sentence since a defendant convicted of multiple offenses is not entitled to a "volume discount." (*Commonwealth v. Hoag*, 665 A.2d 1212 (Pa. 1995).

A sentence is not excessive and will not be disturbed on appeal if it does not exceed statutory limits and the sentencing colloquy clearly demonstrates that the sentencing court carefully considered all evidence relevant to the determination of a proper sentence. *Commonwealth v. Burtner*, 453 A.2d 10, 12 (Pa. Super. 1982).

Where a pre-sentence report exists, as in the case here, appellate courts presume that the sentencing court was aware of relevant information regarding the defendant's character and weighed those considerations along with mitigating statutory factors. *Commonwealth v. Devers*, 546 A.2d 12, 18 (Pa. 1988). At the time of sentencing, we explained the guideline ranges to the parties and neither offered any objection. We stated, "We are in the standard range on the endangering, we're in the aggravated range on the agg assault due to the age of the victim, the nature of the injuries of the victim and the fact that the defendant is the mother of the minor child victim." S.P. at 7. "Although a sentencing judge must state his or her reasons for the sentence imposed, a discourse on the court's sentencing philosophy is not required[; however, t]he court must explain any deviation from the sentencing guidelines." *Commonwealth v. Hill*, 620 A.2d 949, 953 (Pa. Super. 1993). We have complied with 42 Pa.C.S.A. §9721(b) and §9725, there has been no abuse of our broad sentencing discretion.

The circumstances of this case justify the sentence imposed, and Appellant failed to establish that this Court's sentencing was based upon improper considerations or unduly harsh and excessive. *Commonwealth v. Devers* at 18; *Commonwealth v. Zirkle* 133; *Commonwealth v. Hoch* at 517-19; *Commonwealth v. Burtner* at 12; *Commonwealth v. Corson* at 172. Therefore, this Court finds Appellant's fourth issue is without merit.

Wherefore, this Court respectfully submits that this appeal is without merit and should be denied.

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

ATTEST:
CLERK OF COURTS

ANNUAL MEMBERSHIP MEETING

The Annual General Membership meeting of the Fayette County Bar Association will be held on Wednesday, December 17, 2025, at 12:00 pm at the Fayette County Courthouse, 61 East Main Street, Uniontown, PA 15401. Members are invited to present topics of concern or interest to the Association.

JOB ADVERTISEMENT

SOMERSET COUNTY CHILDREN AND YOUTH SERVICES EXTERNAL JOB ADVERTISEMENT

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Somerset County Children and Youth Services (CYS) is currently accepting applications for the position of Assistant Solicitor. The Assistant Solicitor will handle all legal matters as directed for the Somerset County Office of Children & Youth Services providing advice/service to the Agency Administration of the Office of Children & Youth Services. For a full listing of job duties associated with this position, please see the "Job Openings" link on the Somerset County homepage (<http://www.co.somerset.pa.us/>).

Interested candidates should e-mail a cover letter, resume, supporting documentation to:

Somerset County Human Resources Director, Michelle Graham
grahamm@somersetcountypa.gov

All applications will be held in the strictest confidence.

Somerset County is an Equal Opportunity employer and will not discriminate on the basis of race, color, national origin, sex or handicap in its activities, programs or employment practices.



The Fayette County Bar Association
invites you to join us for a

Christmas PARTY

December 4TH at 5:00 pm

TITLOW TAVERN

RSVP by Monday, December 1st
724-437-7994 or cindy@fcbar.org
Guests Welcome

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Checks payable to "Connellsville Community Ministries."

