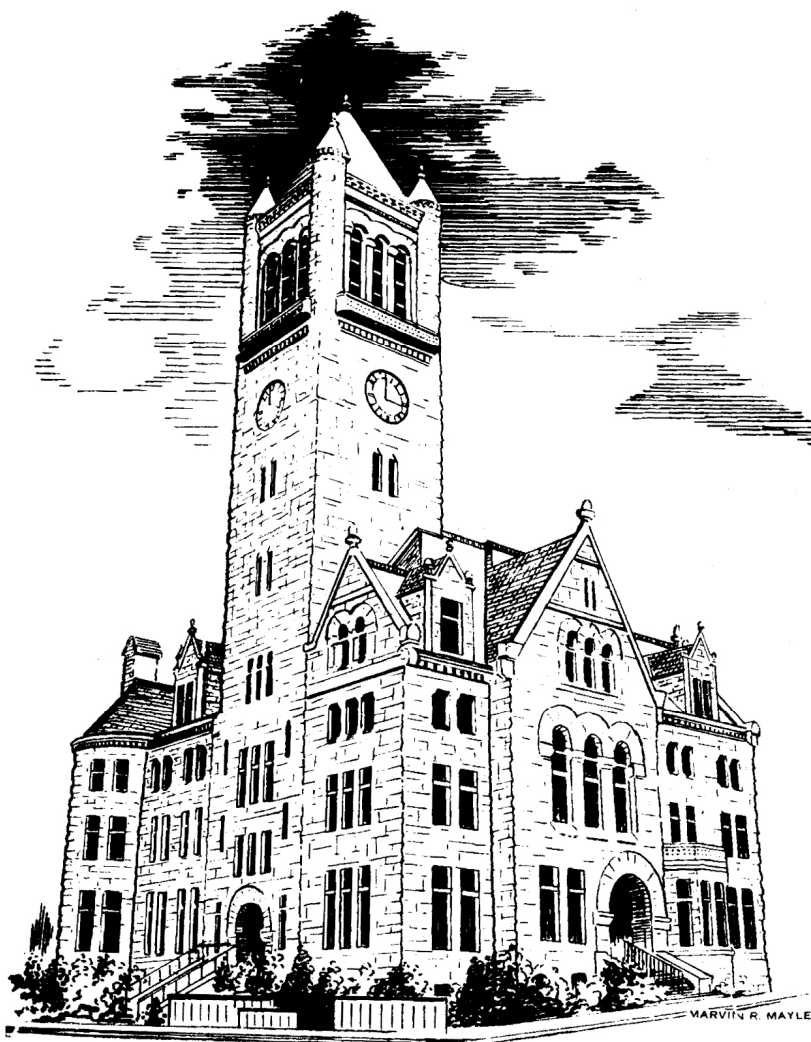


FAYETTE LEGAL JOURNAL

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FAYETTE LEGAL JOURNAL

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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

PATRICIA L. CARTER, a/k/a PATRICIA CARTER, late of Uniontown, Fayette County, PA ⁽³⁾

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 ⁽³⁾

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 ⁽³⁾

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 ⁽³⁾

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 ⁽³⁾

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 ⁽³⁾

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 ⁽³⁾
Gilbert Jeffery Mastronicola
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 ⁽³⁾

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 ⁽³⁾

Administrator: Sean W. Porter
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

Second Publication

MICHAEL R. ELWELL, late of Perry Township, Fayette County, PA ⁽²⁾

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 ⁽²⁾

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 (2)
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 (2)
Administrator: Arlene Clay
410 Miller Street
P.O. Box 332
Newell, PA 15466

GERALDINE LEE TERNITSKY, late of
Menallen Township, Fayette County, PA (2)
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 (2)
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 (2)
Co-Executor: Daniel Wissler
c/o Tremba Greiner & Brooks
1310 Morrell Avenue, Suite C
Connellsville, PA 15425
Attorney: John Greiner

First Publication

JOZEF BANIOWSKI, late of Masontown
Borough, Fayette County, PA (1)
Executor: Jerry Baniowski
c/o Newcomer Law Office
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

LORIE ANN HERCIK, a/k/a LORIE A. HERCIK, late of Hopwood, North Union
Township, Fayette County, PA (1)
Administrator: Alec D. Hercik
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

CHARLES HIGBEE, late of Dawson, Fayette
County, PA (1)
Administratrix: Jessica Higbee
c/o 92 East Main Street, Suite 24
Uniontown, PA 15401
Attorney: Michelle Kelley

RONALD MARASKY, late of South Union
Township, Fayette County, PA (1)
Personal Representative: Jeffrey P. Jordon
c/o 76 East Main Street
Uniontown, PA 15401
Attorney: Douglas S. Sholtis

TONI Y. REAGAN, a/k/a TONI YVONNE REAGAN, late of German Township, Fayette
County, PA (1)
Executrix: Jordyn M. Reagan
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401

LEGAL NOTICES

NAME CHANGE

I William Anthony Brown 3rd am legally
changing my name to William Ebert Ulery on
9th day of November 2026 at 10AM court room
3 at Fayette County courthouse

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 Realauuction 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 Realauuction via wire transfer or ACH per Realauuction 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

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
Philadelphi., 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

By virtue of a Writ of Execution No. 624

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.

**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.

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.

**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 *****

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, October 5, 2026, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Representative</u>
2624-0998	CARL WAYNE SHOWALTER	Susan Carlson A. Lee, Administratrix
2625-0880	CARL KUHN	Keith Kuhns, Administrator

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

Monday, October 19, 2026, at 9:30 A.M.

in Courtroom No. 1 of the **Honorable President Judge Steve P. Leskinen** or his chambers, Second Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

JEFFREY L. REDMAN
Register of Wills and Ex-Officio Clerk of the Orphans’ Court Division (1 of 2)

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

johnfranciswarman@gmail.com

COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE

A DECADE OF EXPERIENCE

E&O INSURED

WILL TRAVEL

ACCEPTING NEW CLIENTS

JUDICIAL OPINION

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

COMMONWEALTH OF PENNSYLVANIA :
v. :
JAMES TERRANCE STEVENSON, JR. : No. 1442 of 2024
DEFENDANT. : Honorable Senior Judge John F. Wagner, Jr.

OPINION AND ORDER

Wagner, S.J. August 27, 2026

AND NOW, this 27thday of August, 2026, before the Court is the Post Sentence Motion filed by the Defendant, James Terrance Stevenson, Jr. in which he asserts the ineffectiveness of his trial counsel and asserts that the Court imposed an illegal sentence. The Defendant raised his post-conviction collateral relief issue in his post- trial motion as relief under the Post Conviction Relief Act (hereinafter "PCRA") would not later be available as the Defendant was given a short, three (3) month, probation sentence. In order to be eligible for relief the Defendant must be still serving the sentence imposed in the case.

After a trial by jury on May 4, 2026, the Defendant was found guilty of Simple Assault and not guilty of the Criminal Trespass charge. The Court held a hearing on the Post Sentence Motion on August 12, 2026.

FACTUAL BACKGROUND

On May 25, 2024, the Defendant and Jenna Mulet were living together, although their romantic relations had ended according to Jenna Mulet's testimony. That day, Jenna Mullet went out with friends to Fox's Tavern in South Connellsville. She spent the day with Neil, Jr. Later that day, she returned to the residence for a short period, but, while the Defendant took a shower she left the residence and returned to a bar. At closing time, Jenna and Neil, Jr., left the bar and went to Neil Jr.'s residence.

After Jenna failed to return to the residence, the Defendant used an app on his phone to locate her. Both Jenna and the Defendant had the app on their phones so they could locate each other. When the Defendant saw Jenna's location on the app, he realized that she was at the residence of Neil Gray and his father. The Defendant and Neil, Jr. had been friends growing up. Around 2:00 A.M., the Defendant drove to the Gray residence, once there he spoke with Neil, Sr. who was sitting on the porch smoking a cigarette. The Defendant asked Neil, Sr., if Jenna was inside, he said she was downstairs. Neil, Sr., testified that he didn't tell the Defendant he could or couldn't enter the residence.

Testimony was presented by Jenna, both of the Grays and the Defendant. The Defendant entered the residence, saw no one downstairs, and he proceeded to go upstairs to the bedroom area. The lights were out on the bedroom floor, the Defendant turned on his cell phone flashlight as he entered the bedroom. On entering the bedroom, he observed Neil, Jr. naked on top of Jenna on the bed. Jenna testified that the Defendant said "What the fuck" then jumped on Neil and began pounding on him. Jenna testified she was able to roll out from under them, grabbed her clothing, and fled the room. Neil, Jr. was knocked unconscious on the bed. Neil, Jr., testified that he had a broken nose, bruises to his face and body also. Neil, Sr. came upstairs and followed the Defendant outside to his car. The Defendant knocked Neil, Sr., to the ground and drove off.

The Defendant testified that he did enter the bedroom and did say "What the fuck" but Jenna then got up and left. Neil, Jr. swung at him and he defended himself and punched Neil, Jr. The Defendant testified that he is trained in self defense and also trains others. As a Pennsylvania State Trooper, he has received a significant amount of training on how to subdue a suspect.

DISCUSSION

At trial, Counsel for the Defendant argued that the Defendant acted in justifiable self-defense because Neil, Jr. had swung at him when he entered the bedroom. The jury found the Defendant innocent of Criminal Trespass but found him guilty of Simple Assault, a misdemeanor of the second degree. Simple Assault is defined as when a person attempts to cause or intentionally, knowingly or recklessly causes bodily injury to another. 18 Pa. C.S. § 2701(a).

The defense now argues that counsel for the Defendant was ineffective for failing to request a jury instruction on Simple Assault by Mutual Combat, a misdemeanor of the third degree. Simple Assault by Mutual Combat involves a "fight or scuffle upon mutual consent." Pa. SSJI(Crim) 15.2701F. The Defendant also asserts that the sentence imposed by the Court was an illegal sentence. Simple Assault by mutual combat occurs when a fight or scuffle upon mutual consent occurs when both parties engage in the fighting mutually, both desiring to do so, and that a determination of mutual consent makes the assault a less serious offense than it might otherwise have been. Mutual combat infers that both parties agreed to fight and that there was no aggressor. *Commonwealth v. Cannon*, 563 A.2d 918 (Pa.Super. 1989).

To be entitled to a mutual combat or justification instruction, the defendant must show that he was faced with a clear and imminent harm, not one which is speculative or debatable, that he could reasonably expect that his action would be effective in avoiding a greater harm, and there is no legal alternative which will be effective to abate the harm. *Id*

Under the Post Conviction Relief Act (hereinafter "PCRA") a Defendant is eligible for post-conviction relief if he satisfies four general requirements:

- He must demonstrate that he was convicted of a crime under the laws of the Commonwealth of Pennsylvania and is serving a sentence for the crime. 42 Pa. C.S. § 9543(a)(1).
- His claim must be cognizable under the Act. His conviction must have resulted from one or more of the seven categories of errors or violations specified. 42 Pa. C.S. § 9543(a)(2)
- The Defendant must demonstrate that the allegations of error raised have not been previously litigated or waived. 42 Pa. C.S. § 9543(a)(3).
- It must be shown that the failure to litigate could not have been the result of any rational or tactical decision by counsel. 42 Pa. C.S. § 9543(a)(4).

Counsel is presumptively effective and where matters of strategy and tactics are concerned, counsel's assistance is deemed constitutionally adequate if counsel chose a particular course that had some reasonable basis designed to effectuate his client's interest

To prevail on any claim of ineffectiveness of counsel, the Defendant must establish all three prongs of the claim: The issue is colorable, counsel's action or failure to act had no reasonable basis designed to effectuate the Defendant's interests, and that the Defendant suffered prejudice in that, but for counsel's action or failure to act, the outcome of the trial would have been different. *Commonwealth v. Colavita*, 933 A.2d 894 (Pa. 2010), *Commonwealth v. Wallace*, 36 A.3d 1 (Pa. 2011). To demonstrate prejudice, the Defendant must show a reasonable probability, the trial result would have been different. *Id*

With this standard in mind, the Court will review the Defendant's issues. At the hearing on the post sentence motion, Trial counsel Jeremy Davis testified. He presented his case calendar that demonstrated that he had conferred with the Defendant on twenty-six (26) times. Counsel testified that he attempted on several occasions to attempt to convince the District Attorney to let the Defendant enter a plea to the misdemeanor three charge of Simple Assault by Mutual Combat. The District Attorney's representatives repeatedly informed him that the District Attorney refused such a modification. Initially, the Defendant had been charged with two felony counts of Aggravated Assault which counsel was able to have dismissed, the District Attorney refused to agree to any modification to a lesser charge on the assault for the Defendant.

Attorney Davis testified that he based his strategy on what he anticipated the Defendant's testimony was going to be. He intended to proceed with a theory of self-defense as that conformed with the Defendant's anticipated testimony and he wanted a not guilty verdict for his client and not a verdict on a lesser charge. Attorney Davis testified that he had discussed the Defendant's employment situation with his union representative. The Defendant could keep his job was if he had a not guilty verdict. A verdict to a lesser offense could still result in a loss of employment but it might not. Attorney Davis further testified that he felt that giving the jury an alternative could create confusion in the jurors.

Attorney Davis did speak with his client about the mutual combat charge but not the jury instruction. The Defendant initially denied that Davis had ever mentioned the mutual combat charge to him. His counsel attempted to correct the Defendant's statement that the Defendant meant that he had not mentioned the jury instruction.

A careful review of the testimony does not establish that counsel was ineffective. The Defendant's testimony focused on self-defense. The Defendant is not a typical witness. He is a Pennsylvania State Trooper who is familiar with the crime of simple assault. He has experience testifying in court and has experience with the charge of simple assault and defenses related to it.

Trial counsel had extensive contact with the Defendant. Testimony at trial indicated that the Defendant had a prior excessive force complaint. A second blot on his record, even if it was for a lesser charge, would have still threatened his employment. Attorney Davis's trial strategy had a reasonable basis that was designed to effectuate his client's best interest. His course of action was consistent with the testimony presented during the trial. The Defendant's argument does not establish that the outcome would have been different.

The actions of the Defendant do not support a mutual combat instruction. The witnesses testified that the Defendant was the aggressor. He barged into a house without requesting permission in the middle of the night. When he entered the house, he didn't call for his girlfriend but rather began to search the house when they weren't in the room downstairs. When he entered a dark bedroom, he was the aggressor. After entering the bedroom and observing Jenna and Neil, Jr., in a romantic embrace on the bed, the Defendant failed to retreat. The Defendant provided testimony that Neil, Jr., swung at him. However, there was no physical contact and no statement that he was unable to exit the room without interference. The jury heard the evidence and did not agree that the Defendant acted in self-defense.

The District Attorney stated that if counsel had requested a jury instruction on Simple Assault by Mutual Combat that he would have adamantly opposed it. This section of the Simple Assault statute was not charged and the testimony did not support that the men engaged in a mutual fight. The Defendant asserts that the sentence imposed was an illegal sentence. He asserts that the Defendant bears the burden of proving mutual consent by a preponderance of the evidence to earn the third degree grading. *Commonwealth v. Hodges*, 193 A.3d 428 (Pa.Super. 2018). The Defendant cites to dicta in a footnote in that case.

The Court has determined that the Defendant's testimony and the evidence presented by the other witnesses did not establish that the assault was entered into by the Defendant and Neil, Jr., by mutual consent. As the evidence presented does not support the Defendant's assertion, that mutual combat was established by a preponderance of the evidence, is without merit. Under the circumstances of the case and the Defendant's testimony, it would not have been appropriate or necessary for the Court to determine any alternative grading. The jury found the Defendant guilty of Simple Assault, a misdemeanor of the third degree, as there was no request that mutual combat grading be considered, the sentence imposed was appropriate and not illegal.

Therefore, the Court hereby DENIES the Defendant's Post Conviction Collateral Relief issues and his sentencing issue contained in his Post

BY THE COURT:
WAGNER, S.J.

ATTEST:
Clerk of Courts

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@fcbar.org

Many thanks to our sponsors:



