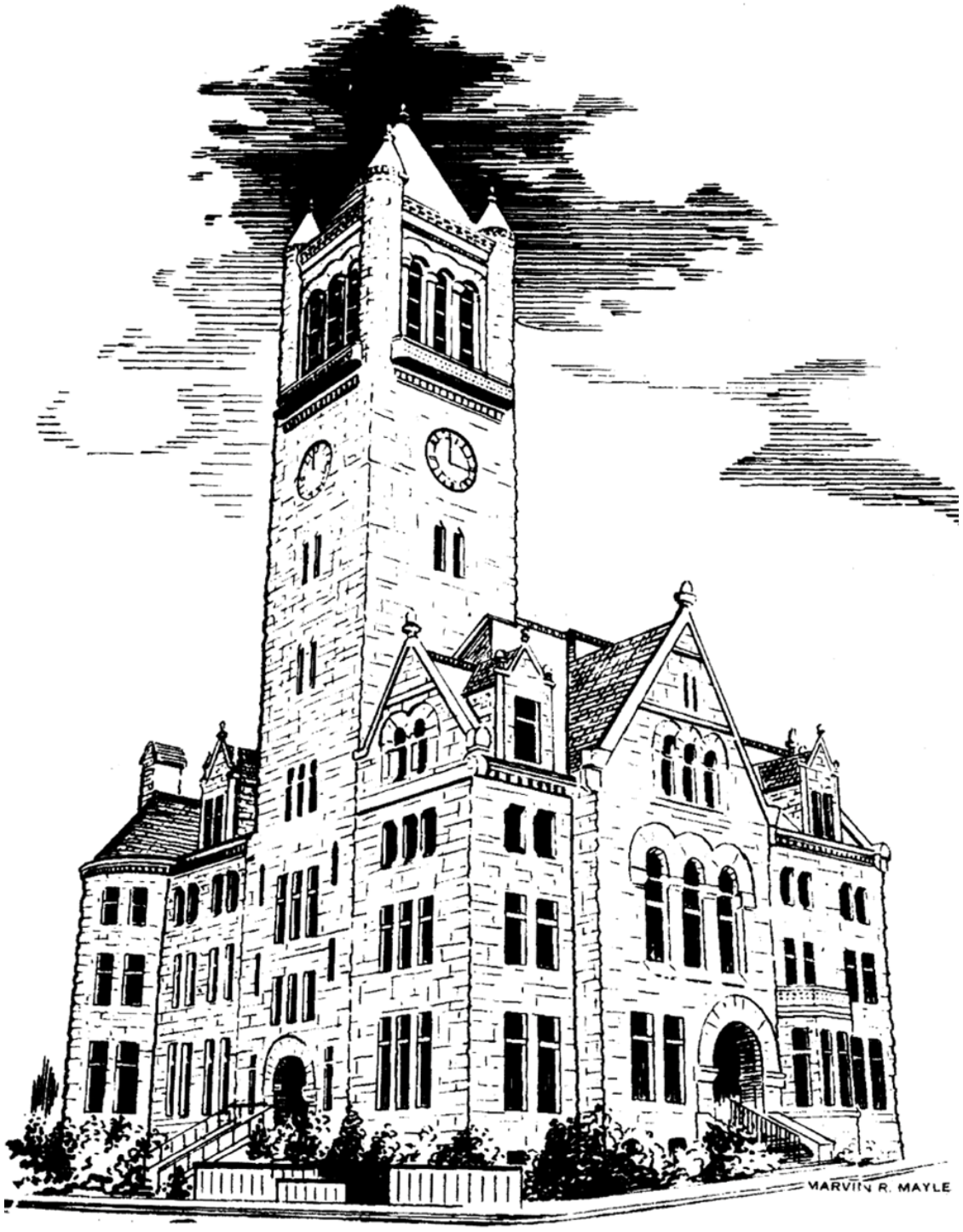
FAYETTE LEGAL JOURNAL

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FAYETTE LEGAL JOURNAL

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The Ethics Hotline provides free advisory opinions to PBA members based upon review of a member's prospective conduct by members of the PBA Committee on Legal Ethics and Professional Responsibility. The committee responds to requests regarding the impact of the provisions of the Rules of Professional Conduct or the Code of Judicial Conduct upon the inquiring member's proposed activity. All inquiries are confidential.

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ESTATE NOTICES

Notice is hereby given that letters testamentary or of administration have been granted to the following estates. All persons indebted to said estates are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors named.

Third Publication

GARY A. BASINGER a/k/a GARY A. BASINGER, SR., late of Springfield Township, Fayette County, PA
Executrix: Christina L. Basinger a/k/a Christine L. Basinger
c/o Auld Brothers Law Group, LLC
5349 William Flynn Highway
Gibsonia, PA 15044
Attorney: Rebecca A. Auld

JOY A. CRAIG a/k/a JOY ARLENE CRAIG, late of North Union Township, Fayette County, PA
Executor: Walter T. Craig, II
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401

JAMES FRANCIS DECARLO, late of Menallen Township, Fayette County, PA
Executrix: Brooke DeCarlo Fagan
c/o 45 East Main Street, Suite 400
Uniontown, PA 15401
Attorney: John M. Elias

SUE ELLEN MCGRANE DUCHENE a/k/a SUE ELLEN DUCHENE, late of Springfield Township, Fayette County, PA
Executor: Richard Pierce Duchene
c/o 3300 Grant Building
310 Grant Street
Pittsburgh, PA 15219
Attorney: Walter Nalducci

JULIA ICKES, late of Stewart Township, Fayette County, PA
Executrix: Billie Mastowski
141 Sycamore Lane
Normalville, PA 15469

KELLY SUE KENT, late of Connellsville, Fayette County, PA
Personal Representative: Danielle Huey
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

STEPHEN JOHN KNAPP, late of Masontown, Fayette County, PA
Administrator: James Andrew Knapp, Sr.
c/o 11 Pittsburgh Street
Uniontown, PA 15401
Attorney: Thomas W. Shaffer

ALAN MILLER, late of South Union Township, Fayette County, PA
Administrator: Rick Miller
c/o Adams Law Offices, PC
55 East Church Street, Suite 101
Uniontown, PA 15401
Attorney: Jason F. Adams

DOROTHY JOAN SHAFFER a/k/a DOROTHY J. SHAFFER, late of Uniontown, Fayette County, PA
Executrix: Suzanne Carothers
c/o Radcliffe Martin Law, LLC
648 Morgantown Road, Suite B
Uniontown, PA 15401
Attorney: William M. Radcliffe

LARRY G. SHOW a/k/a LARRY GEORGE SHOW, late of Farmington, Fayette County, PA
Co-Executors: Larry Edward Show and Bruce William Show
c/o Radcliffe Martin Law, LLC
648 Morgantown Road, Suite B
Uniontown, PA 15401
Attorney: William M. Martin

Second Publication

ROBERT ALLER, late of Everson Borough, Fayette County, PA
Personal Representative:
Walter S. Gosztyla
c/o Henderson Law Offices
319 Pittsburgh Street
Scottdale, PA 15683
Attorney: Kevin Henderson

WILLIAM B. CROSS, SR., late of North Union Township, Fayette County, PA
Administratrix: Sophia Cross
c/o Davis & Davis Attorneys At Law
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

WILLIAM DAVIS, late of Perryopolis, Fayette County, PA
Administrator: Jewel Marie Davis
7379 National Pike
Uniontown, PA 15401

WENDY LYNN FURLONG-LINT, late of Luzerne Township, Fayette County, PA
Administrator: Brandon Furlong
c/o Davis & Davis Attorneys At Law
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

ANNETTA KOVACH, late of New Salem, Fayette County, PA
Executrix: Pamela Jo Kovach
c/o Sechler Law Firm, LLC
500 Commonwealth Drive
Warrendale, PA 15086
Attorney: Emily Masotto

CAROLE ANN RUTT a/k/a CAROLE A. RUTT, late of Brownsville Borough, Fayette County, PA
Executrix: Joni Titler
c/o Davis & Davis Attorneys At Law
107 East Main Street
Uniontown, PA 15401
Attorney: Samuel J. Davis

First Publication

DEBRA L. GALLIS, late of Borough of Dunbar, Fayette County, PA
Co-Administrators: John A. Gallis, Jr., Chad A. Gallis, and Dayna M. Self
c/o Snyder and Snyder Attorneys at Law
17 North Diamond Street
Mount Pleasant, PA 15666
Attorney: Marvin D. Snyder

WALTER GREENAWALT a/k/a WALTER GREENWALT, late of Bullskin Township, Fayette County, PA
Executrix: Sharon Roskovich
c/o Rafferty Legal, PLLC
1600 Lincoln Avenue
Latrobe, PA 15650
Attorney: Jessica L. Rafferty

JOHN HAJDUK a/k/a J. LAWRENCE HAJDUK a/k/a LARRY HAJDUK, late of Markleysburg Borough, Fayette County, PA
Executor: Mark A. Rowan
c/o Rowan Law Office
890 Vanderbilt Road
Connellsville, PA 15425
Attorney: Mark Rowan

IDA ELIZABETH HAWKINS, late of Orlando, Orange County, FL
Executrix: Christy Davis
c/o Rowan Law Office
890 Vanderbilt Road
Connellsville, PA 15425
Attorney: Mark Rowan

DAVID L. HIXSON a/k/a DAVID HIXSON, late of Uniontown, Fayette County, PA
Personal Representative:
Denise E. White
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

LOUANN KENNEY, late of Dickerson Run, Fayette County, PA
Administrator: Laura Imbrogno
211 West Georgia Avenue
Connellsville, PA 15425

GREGORY R. KESSLER, late of South Union Township, Fayette County, PA
Executor: Geoffrey R. Kessler
c/o Davis & Davis Attorneys At Law
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

DEANNA CAROLE KRIEGER, late of Connellsville, Fayette County, PA
Executor: Eric P. Krieger
c/o Snyder and Snyder Attorneys at Law
17 North Diamond Street
Mount Pleasant, PA 15666
Attorney: Marvin D. Snyder

DONNA LINDSAY, late of South Union Township, Fayette County, PA
Executrix: Louann L. Pegg
954 Walnut Hill Road
Uniontown, PA 15401

MARIE CATHERINE MATICH a/k/a MARIE C. MATICH, late of Dunbar Township, Fayette County, PA
Executor: Mark Matich
c/o Rowan Law Office
890 Vanderbilt Road
Connellsville, PA 15425
Attorney: Mark Rowan

VIRGINIA G. MOHAR a/k/a VIRGINIA S. MOHAR, late of Connellsville Township, Fayette County, PA
Executrix: Lauren K. Mohar
c/o The Law Office of
William G. Tressler
410 North Allegheny Street
Bellefonte, PA 16823
Attorney: William G. Tressler

ERNA MYERS a/k/a ERNA N. MYERS, late of Masontown, Fayette County, PA
Executor: Clinton Myers
2407 Sylvania Drive
Bethel Park, PA 15102

FRANK PTAK, late of Brownsville, Fayette County, PA
Executrix: Alyssa S. Franks
c/o Dickie McCamey & Chilcote
444 Liberty Avenue, Suite 1000
Pittsburgh, PA 15222
Attorney: Timothy Chiappetta

GEORGE SHIMEK, late of German Township, Fayette County, PA
Executor: Danielle Guthrie
c/o Adams Law Offices
55 East Church Street, Suite 101
Uniontown, PA 15401
Attorney: Jason Adams

JOHN ALAN WILLIAMS a/k/a JOHN A. WILLIAMS, late of Saltlick Township, Fayette County, PA
Executrix: Trisha W. Hall
c/o William J. Mansfield, Inc.
237 West Lancaster Avenue, Suite 231
Devon, PA 19333

CATHERINE ANN YOUNKIN a/k/a CATHERINE A. YOUNKIN a/k/a CATHERINE YOUNKIN, late of Connellsville, Fayette County, PA
Administratrix: Lori Hensley
c/o Donald McCue Law Firm P.C.
Colonial Law Building
813 Blackstone Road
Connellsville, PA 15425
Attorney: Donald J. McCue

LEGAL NOTICES

NOTICE

Pursuant to the Public School Code of 1949, as amended, notice is hereby given by Intermediate Unit 1, having an address of One Intermediate Unit Drive, Coal Center, Washington County, Pennsylvania 15423, of an online public auction of real property it owns, having a physical address of 6353 National Pike, Grindstone, Fayette County, Pennsylvania 15442 (Tax Parcel No. 30-19-000801). Said real property is comprised of 8.88 acres and a former public school building. The property is served by public water and has an on-lot sewage system. The public auction shall be hosted by Joe R. Pyle Complete Auction & Realty Service. Potential bidders for the public auction shall visit https://www.joerpyleauctions.com in order to place any bids. Bidding will be open on October 30, 2026, at 5:00 p.m. EST and end on December 8, 2026, at 6:00 p.m. EST, subject to the terms of Joe R. Pyle Complete Auction & Realty Service. AND FURTHER, conveyance of the property to the winning bidder shall be by Special Warranty Deed, under and subject to any existing exceptions, reservations, restrictions, easements, rights, limitations, and conditions in the chain of title, and also subject to a restrictive covenant running with the land prohibiting the future construction or operation of any charter or cyber charter school. In addition, the winning bid shall be subject to approval by the Intermediate Unit 1 Board of Directors at its next regular meeting, which is scheduled for December 10, 2026, at 6:00 p.m.

Questions regarding this public auction may be addressed to Intermediate Unit 1 at 724-938-3241.

Michele McVicker
Board Secretary (2 of 3)

DIVORCE NOTICE

In the matter of the marriage of Joel R. Dunmeyer and Erikka L. Dunmeyer, case number 1413 of 2021-D, filed in Westmoreland County Courthouse.

To Erikka L. Dunmeyer,

You are hereby notified that a divorce action has been filed against you. If you do not respond by November 15, 2026, the court may proceed in your absence and grant a divorce.

Joel R. Dunmeyer

Attorney Marvin D. Snyder
17 North Diamond Street
Mount Pleasant, PA 15666

IN THE COURT OF COMMON PLEAS
OF FAYETTE COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
No. 51-OC-2026

IN RE: GUARDIANSHIP OF
DAMON LEE HALL,
An alleged incapacitated person.

TO: PAUL HALL, JAMES HALL, JOHNNY HALL, TOMMIE SUE HALL AND TO ALL INTERESTED PARTIES:

NOTICE OF HEARING ON PETITION FOR ADJUDICATION OF INCAPACITY AND APPOINTMENT OF GUARDIAN AND SERVICE BY PUBLICATION

NOTICE IS HEREBY GIVEN that a Petition has been filed in the above-captioned matter seeking an Adjudication of Incapacity and the Appointment of a GUARDIAN OF THE PERSON AND ESTATE for DAMON LEE HALL, alleged to be totally incapacitated.

A Hearing on said Petition is scheduled for Monday, November 16, 2026 at 1:15 p.m. in Courtroom No. 5 of the Fayette County Court of Common Pleas located at 61 East Main Street, Uniontown,

PA 15401. Any person having an interest in this matter is notified that if they fail to appear at the scheduled hearing, the Court may proceed in their absence and grant the relief requested in the Petition. A copy of the Petition and Scheduling Order may be obtained from the Office of the Clerk of the Orphans' Court of Fayette County, Pennsylvania.

ANY PERSON HAVING AN INTEREST IN THIS MATTER HAS THE RIGHT TO APPEAR AT THE HEARING, TO BE HEARD, TO PRESENT EVIDENCE, TO CROSS-EXAMINE WITNESSES, AND TO BE REPRESENTED BY COUNSEL.

IF YOU DO NOT HAVE A LAWYER, YOU SHOULD CONSULT WITH ONE REGARDING YOUR RIGHTS. IF YOU CANNOT AFFORD A LAWYER, YOU MAY CONTACT YOUR LOCAL LAWYER REFERRAL SERVICE OR LEGAL AID OFFICE.

SHERIFF'S SALE

Date of Sale: January 21, 2027

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 21, 2027, at 2:00 pm at https://fayette.pa.realforeclose.com.

The Conditions of sale are as follows:

All bidders must complete the Realauction on-line registration process at https://fayette.pa.realforeclose.com to participate in the auction.

All bidders must place a 10% deposit equal to the successful bid for each property purchased to Realauction via wire transfer or ACH per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder. (1 of 3)

James Custer
Sheriff of Fayette County

Brock & Scott, PLLC

No. 1625 of 2026 G.D.
No. 230 of 2026 E.D.

LAKEVIEW LOAN SERVICING, LLC
v.
MIRANDA MAE BASINGER

By virtue of a Writ of Execution No. 1625 OF 2026 G.D. LAKEVIEW LOAN SERVICING, LLC v. MIRANDA MAE BASINGER owner(s) of property situate in the TOWNSHIP OF GERMAN, FAYETTE County, Pennsylvania, being 512 LECKRONE HIGHOUSE RD, MCCLELLANDTOWN, PA 15458 Tax ID No. 15350147 aka 15-35-0147

mprovements thereon: RESIDENTIAL DWELLING

Judgment Amount: $273,262.31

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

No. 1294 of 2026 G.D.
No. 253 of 2026 E.D.

FIFTH THIRD BANK, NATIONAL ASSOCIATION,
Plaintiff
v.
TRAVIS D. BASINGER
Defendant

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

BEING KNOWN AS: 203 HOWELL STREET, DAWSON, PA 15428

BEING PARCEL NUMBER: 07-02-0022

IMPROVEMENTS: RESIDENTIAL PROPERTY

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

No. 213 of 2018 G.D.
No. 243 of 2026 E.D.

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-C, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-C,
Plaintiff
v.
ALBERT CELLURALE; KATHY CELLURALE
Defendant(s)

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

BEING KNOWN AS: 112 DUALL DRIVE HOPWOOD (SOUTH UNION TOWNSHIP), PA 15445

BEING PARCEL NUMBER: 34120091

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

No. 1125 of 2026 G.D.
No. 211 of 2026 E.D.

ROCKET MORTGAGE, LLC
v.
HEATHER R COPE, DUSTY R COPE, AND THE UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE USDA

By virtue of a Writ of Execution No. 1125 of 2026 GD ROCKET MORTGAGE, LLC v. HEATHER R COPE, DUSTY R COPE, AND THE UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE USDA

All that certain lot or parcel of ground situate in Dunbar Township, Fayette County, Pennsylvania, surveyed and plotted by Willam Blaney, being the second plot of lots, and being No. 8 on said plot, bounded and described as follows:

Parcel ID: 09-11-0101

Property Address: 3018 West Crawford Avenue, Connellsville, PA 15425

Improvements thereon: Residential Dwelling

Judgment Amount: $61,141.26

Orlans Law Group PLLC

No. 1982 of 2024 G.D.
No. 241 of 2026 E.D.

Freedom Mortgage Corporation
v.
William M. Costabile Jr. a/k/a William Mark Costabile Jr. and Alicia N. Costabile

By virtue of a Writ of Execution No. 2024-01982 Freedom Mortgage Corporation v. William M. Costabile Jr. a/k/a William Mark Costabile Jr. and Alicia N. Costabile owner(s) of property situate in the City of Uniontown, Fayette County, Pennsylvania, being 83 Evergreen Terrace, Uniontown, PA 15401

Parcel No. 38060054

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $135,595.02

No. 455 of 2025 G.D.
No. 232 of 2026 E.D.

Self-Help Ventures Fund
Plaintiff,
Vs.
Earl T. Crosby
Defendants

ALL that certain piece, parcel or tract of land situate in Belle Vernon Borough, Fayette County, Pennsylvania, known and identified as part of lot No. 77 In the original plan of lots of Belle Vernon, which said plan is duly recorded in the Office of the Recorder of Deeds of Fayette County,

Pennsylvania, in Plan Book Volume 1, page 37, more particularly bounded and described as follows:

BEGINNING at a point at the northeast intersection of Main Street and Third Street and running along Third Street a distance of 100 feet to Solomon Street; thence along Solomon Street a distance of 54 feet to a point; thence through lot No. 77, along land now or formerly of Mary K. Lauderback which was formerly a part of lot No. 77, a distance of 100 feet to a point on Main Street; thence along Main Street a distance of 54 feet to the place of beginning.

Being the same property conveyed to Earl T. Crosby by deed from Threshold Housing Development, Inc. dated 04/23/2004 and recorded with Fayette County Recorder of Deeds on 04/26/2004 as Instrument #200400006502 in Book 2902, Page 677.

Parcel No. 01-03-0010

BEING KNOWN AS 301 Main Street, Belle Vernon, PA 15012

No. 731 of 2026 G.D.
No. 228 of 2026 E.D.

Rocket Mortgage, LLC
PLAINTIFF
VS.
Richard Dorreman and Courtney Dorreman
DEFENDANTS

All those certain lots or pieces of ground situate in the Borough of Everson, County of Fayette and Commonwealth of Pennsylvania, being Lot Nos. 253, 254 and 255 in Plat "A" of a Plan of Lots laid out by Everson Graff and Macrum as recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Plan Book Volume 24, page 670.

COMMONLY KNOWN AS: 413 Painter Street, Everson, PA 15631

TAX PARCEL NO. 10030124

Padgett Law Group
BRIAN MCCANN, ESQUIRE (338018)
1055 E. Baltimore Pike, Suite 201
Media, PA 19063
(850) 422-2520

No. 1824 of 2025 G.D.
No. 254 of 2026 E.D.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-7
v.
ESTATE OF KAREN HLATKY, DECEASED, SAMUEL T. HLATKY, AS ADMINISTATOR AND KNOWN HEIR OF THE ESTATE OF KAREN HLATKY, DECEASED.

By virtue of Writ of Execution No. 2025-01824 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-7 v. ESTATE OF KAREN HLATKY, DECEASED, SAMUEL T. HLATKY, AS ADMINISTATOR AND KNOWN HEIR OF THE ESTATE OF KAREN HLATKY, DECEASED.

Property Address: 819 Smithfield New Geneva Road, Smithfield, PA 15478

Township of Nicholson, County of Fayette, Commonwealth of Pennsylvania

Tax Parcel Number: 24190006

Improvements thereon: Single family residential dwelling

Judgment Amount: $34,775.80

No. 860 of 2024 G.D.
No. 234 of 2026 E.D.

Flagstar Bank, FSB
Plaintiff,
Vs.
Allison R. Gruhalla
Defendants

FIRST: ALL THOSE TWO CERTAIN LOTS OF LAND SITUATE IN DUNBAR TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, BEING LOTS NOS. 20 AND 21 IN PLAN OF LOTS LAID OUT FOR GEORGE B. SOVERNS BY THOMAS M. ZIMMERMAN AND RECORDED IN PLAN BOOK NO. 1, PAGE 2-1/2, SAID LOTS 20 AND 21 BEING BOUNDED AND DESCRIBED AS FOLLOWS:

LOT NO. 20: BEGINNING IN THE DIVISION LINE BETWEEN LOTS NOS. 19 AND 20, SOUTH OF FRONT STREET; THENCE SOUTH, 96.37 FEET, MORE OR LESS, TO CHESTNUT ALLEY; THENCE EAST ALONG CHESTNUT ALLEY, 50 FEET TO LINE OF LOT NO. 21; THENCE NORTH, 91.72 FEET, MORE OR LESS, TO A POINT NEAR FRONT STREET; THENCE WEST, 50.36 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

LOT NO. 21: BEGINNING IN THE DIVISION LINE BETWEEN LOTS NOS. 20 AND 21, SOUTH OF FRONT STREET; THENCE SOUTH, 91.72 FEET, MORE OR LESS, TO CHESTNUT ALLEY; THENCE EAST ALONG CHESTNUT ALLEY, 50 FEET TO LINE OF LOT NO. 21; THENCE NORTH, 61.29 FEET TO LIBERTY ALLEY; THENCEORTH 88 FEET, MORE OR LESS, TO A CORNER; THENCE WEST, 61.74 FEET, TO THE PLACE OF BEGINNING.

Parcel No. 09-03-0112

BEING KNOWN AS 237 Front Street, Vanderbilt, PA 15486

Brock & Scott, PLLC

No. 1751 of 2026 G.D.
No. 217 of 2026 E.D.

FREEDOM MORTGAGE CORPORATION
v.
JAMES M JOHNSON

By virtue of a Writ of Execution No. 2026-01751 FREEDOM MORTGAGE CORPORATION v. JAMES M JOHNSON owner(s) of property situate in the TOWNSHIP OF NORTH UNION, FAYETTE County, Pennsylvania, being

148 HOPWOOD COOLSPRING RD, HOPWOOD, PA 15445

Tax ID No. 25530025 AKA 23-53-0025

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $57,572.33

No. 1156 of 2026 G.D.
No. 249 of 2026 E.D.

Anex Warehouse and Distribution, Co.
(Plaintiff)
v.
Phillip Knight
(Defendant)

By virtue of a Writ of Execution Case Number 1156 of 2026, G.D.

Anex Warehouse and Distribution, Co. v. Phillip Knight
(Plaintiff) (Defendant)

Being identified as:

Fayette County Parcel Id No. 05-09-0520.

Property being known as:

231 Queen Street, Connellsville.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

No. 421 of 2026 G.D.
No. 239 of 2026 E.D.

FIFTH THIRD BANK N.A.,
Plaintiff
v.
TODD M. MAUST; ERIN MAUST
Defendant(s)

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE FIFTH WARD, CITY OF CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1104 CHESTNUTSTREETCONNELLSVILLE, PA 15425

BEING PARCEL NUMBER: 05-12-0155-01

IMPROVEMENTS: RESIDENTIAL PROPERTY

STERN & EISENBERG, PC
JESSICA N. MANIS, ESQ.

No. 1108 of 2019 G.D.
No. 210 of 2026 E.D.

Lakeview Loan Servicing, LLC
Plaintiff
v.
Kamry L. Morrison and Todd A. Morrison, Jr.
Defendants

SITUATE IN CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA, TOWNSHIP OF CONNELLSVILLE BEING KNOWN AS 202 E. GEORGIA AVENUE, CONNELLSVILLE, PA 15425
PARCEL NO. 06-04-0046

IMPROVEMENTS- RESIDENTIAL REAL ESTATE

SOLD AS THE PROPERTY OF- Todd A Morrison Jr and Kamry L Morrison

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No. 2113 of 2025 G.D.
No. 233 of 2026 E.D.

TH MSR Holdings LLC
Plaintiff,
vs.
Scarlena Naicker
Defendants

PARCEL ONE: ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE CITY OF UNIONTOWN, FORMERLY SOUTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, MORE PARTICULARY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF THE BRICK PAVED PORTION OF SAID DERRICK ROAD AT THE INTERSECTION OF AN EASTERN EXTENSION OF THE NORTHERN CURB LINE OF A BRICK DRIVEWAY, KNOWN AS HILLCREST LANE; THENCE WITH SAID HILLCREST LANE, NORTH 83 DEGREES 3 MINUTES WEST, 28.5 FEET TO A STAKE; THENCE WITH THE SAME ON A CURVE WITH A RADIUS TO THE LEFT OF 139 FEET FOR A DISTANCE OF 32.75 FEET TO A STAKE; THENCE WITH SAME BY A CURVE TO THE RIGHT WITH A RADIUS OF 407.4 FEET FOR A DISTANCE OF 104.52 FEET TO A STAKE; THENCE WITH THE SAME BY A CURVE TO THE RIGHT WITH A RADIUS OF 72 FEET FOR A DISTANCE OF 113.64 FEET TO A STAKE; THENCE WITH THE SAME BY A CURVE TO THE RIGHT WITH A RADIUS OF 407.4 FEET FORA DISTANCE OF 46.45 FEET TO A STAKE; THENCE WITH SAME BY A CURVE TO THE LEFT WITH A RADIUS OF 428.27 FEET FORA DISTANCE OF 44.98 FEET TO A STAKE; THENCE WITH LANDS NOW OR FORMERLY OF CLELIA K. HENDERSON, SOUTH 83 DEGREES 3 MINUTES EAST, 227.02 FEET TO THE CENTER OF THE PAVED PORTION OF SAID DERRICK ROAD; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 6 DEGREES 57 MINUTES WEST, 150 FEET TO THE PLACE OF BEGINNING, UPON WHICH

IS ERECTED A BRICK DWELLING HOUSE AND TWO-CAR GARAGE.

EXCEPTING AND RESERVING ALL OF THE NINE-FOOT VEIN OF COAL AND ALL OTHER ORE AND MINERAL UNDER SAID VEIN TOGETHER WITH ALL RIGHTS AND PRIVILEGES AS HERETOFORE CONVEYED.

UNDER AND SUBJECT TO THE RIGHT OF HARRY WHYEL AND FLORENCE M. WHYEL, HIS WIFE, THEIR HEIRS AND ASSIGNS, TO MAINTAIN AND USE A SEWER LINE RUNNING THROUGH A PORTION OF THE WESTERN END OF THE ABOVE-DESCRIBED PREMISES.

ALSO, UNDER AND SUBJECT TO ALL THE RIGHTS OF THE CITY OF UNIONTOWN IN AND TO THE HIGHLAND AVENUE SEWER WHICH IT OWNS, AND WHICH RUNS THROUGH THE PREMISES ABOVE DERSCRJBED.

ALSO, UNDER AND SUBJECT TO ALL THE CONVENANTS AND RESTRICTIONS THAT NO BUILDING SHALL BE ERECTED OR EXTENDED ON SAID PREMISES WITHIN 75 FEET OF THE WESTERN CURB LINE OF SAID DERRICK ROAD, WHICH CONVENANT RUNS WITH THE LAND, AND IN FAVOR OF ALL OTHER OWNERS FRONTING ON SAID DERRICK ROAD.

PARCEL TWO: ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE CITY OF UNIONTOWN, FORMERLY SOUTH UNION TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF DERRICK AVENUE, SAID POINT BEING THE COMMON CORNER OF LANDS FORMERLY OF HARRY WHYEL AND OTHERS, LAND FORMERLY OF CLELIA KNOX HENDERSON; THENCE ALONG SAID PROPERTY, NORTH 83 DEGREES 3 MINUTES WEST, 227.02 FEET TO A STAKE AT THE CURB LINE OF THE EAST SIDE OF HILLCREST LANE; THENCE BY THE EASTERN CURB LINE OF SAID HILLCREST LANE IN A NORTHERLY DIRECTION AND BY THE ARC OF A 428.27 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 80.IO FEET TO AN IRON PIN; THENCE SOUTH 83 DEGREES 3 MINUES EAST, 231.76 FEET TO CENTER OF DERRICK AVENUEL THENCE BY THE CENTER OF DERRICK AVENUE, SOUTH 6 DEGREES 57 MINUTES WEST, 79.86 FEET TO THE PLACE OF BEGINNING.
EXCEPTING AND RESERVING, ALL OF THE NINE-FOOT COAL AND ALL THE ORE AND OTHER MINERALS UNDERLYING THE SAID NINE-FOOT COAL, TOGETHER WITH THE APPURTENANT MINING RIGHT AS HERETOFORE CONVYED OR EXCEPTED OR RESERVED.

BEING THE SAME PREMISES CONVEYED TO STANLEY R. MOODY AND LORRAINE
L. MOODY, HIS WIFE, BY DEED OF ROBERT KELLY, II, AND ANGELA KELLY, HIS WIFE, DATED JULY 12, 2018 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF FAYETTE COUNTY, PENNSYLVANIA, IN RECORD BOOK VOLUME 3378, PAGE 237.

Parcel ID: 38-15-0132

RYAN L. ARNOLD AND SCARLENA NAICKER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, BY DEED FROM STANLEY R. MOODY AND LORRAINE L. MOODY, HIS WIFE, DATED JULY 25, 2019, RECORDED AUGUST 2, 2019 IN THE FAYETTE COUNTY CLERK'S/REGISTER'S OFFICE IN DEED BOOK 3409, PAGE 1112.

BEING KNOWN AS 34 Derrick Ave, Uniontown, PA 1540

No. 125 of 2025 G.D.
No. 214 of 2026 E.D.

JPMorgan Chase Bank, National Association
PLAINTIFF
VS.
Rob J. Powell and Mallary E. Powell
DEFENDANTS

ALL THAT CERTAIN parcel of land situated in the Borough of Masontown, County of Fayette, Commonwealth of Pennsylvania, being known and designated as follows:

COMMONLY KNOWN AS: 119 Cumberland Avenue, Masontown, PA 15461

TAX PARCEL NO. 21030133

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
133 GAITHER DRIVE, SUITE F MT. LAUREL, NJ 08054
855-225-6906

No. 1988 of 2026 G.D.
No. 250 of 2026 E.D.

SELENE FINANCE, LP,
Plaintiff
v.
JAMES W. REARICK, JR.; JAMIE S. REARICK
Defendant(s)

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

BEING KNOWN AS: 132 BETHEL CHURCH RD DAWSON, PA 15428

BEING PARCEL NUMBER: 18080062

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

No. 2178 of 2025 G.D.
No. 276 of 2025 E.D.

LAKEVIEW LOAN SERVICING, LLC
v.
TADD RICHTER

By virtue of a Writ of Execution No. 2025-02178, LAKEVIEW LOAN SERVICING, LLC v. TADD RICHTER

ALL THAT CERTAIN TRACT OF LAND SITUATE IN DUNBAR TOWNSHIP, FAYETTE COUNTY, COMMONWEALTH OF Pennsylvania. Parcel ID: 09-31-0200

Property Address: 542 High St, Dunbar, PA 15431

Improvements thereon: Residential Dwelling

Judgment Amount: $108,160.07

Brock & Scott, PLLC

No. 1420 of 2026 G.D.
No. 236 of 2026 E.D.

ROCKET MORTGAGE, LLC
v.
WILLIAM L. RITZ, III A/K/A WILLIAM LOUIS RITZ; DEEVA RITZ; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By virtue of a Writ of Execution No. 1420 of2026, ROCKET MORTGAGE, LLC v. WILLIAM L. RITZ, III A/K/A WILLIAM LOUIS RITZ; DEEVA RITZ; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, owner(s) of property situate in the REDSTONE TOWNSHIP, FAYETTE County, Pennsylvania, being

621 PALA AVENUE, FAIRBANK, PA 15435

Tax ID No. 30370063 A/K/A 30-37-0063

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $107,023.56

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

No. 2688 of 2024 G.D.
No. 227 of 2026 E.D.

TIKVA 2024 LLC
(Plaintiff)
vs.
Constance L. Williams, Gerald L. Bosley, Paula Porreca-Murray, Tammy L. Pitman, William K. Bosley, As Surviving Heir of Leona Porreca, Deceased, Elizabeth A. Mansberry, Heather L. Bosley, John W. Bosley, Pamela J. Everly, As Surviving Heir of Barry W. Bosley Deceased and Unknown Surviving Heirs of Leona Porreca, Deceased
(Defendants)

By virtue of Writ of Execution No. 2024-02688, TIKVA 2024 LLC (Plaintiff) vs. Constance L. Williams, Gerald L. Bosley, Paula Porreca-Murray, Tammy L. Pitman, William K. Bosley, As Surviving Heir of Leona Porreca, Deceased, Elizabeth A. Mansberry, Heather L. Bosley, John W. Bosley, Pamela J. Everly, As Surviving Heir of Barry W. Bosley Deceased and Unknown Surviving Heirs of Leona Porreca, Deceased (Defendants)

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE NORTH UNION TOWNSHIP, COUNTY OF FAYETTE, AND COMMONWEALTH OF PENNSYLVANIA, BEING FULLY DESCRIBED IN DEED DATED JULY 1, 2011 AND RECORDED ON AUGUST 1, 2011 IN THE OFFICE OF THE FAYETTE COUNTY RECORDER OF DEEDS IN DEED BOOK VOLUME 3160, AT PAGE 1868.

Property Address 150 Eicher Street, Uniontown, PA 15401

Parcel I.D. No. 25-22-0144

Improvements thereon consist of a residential dwelling.

Judgment Amount: $152,330.94

ROBERTSON, ANSCHUTZ, SCHNEJD, CRANE & PARTNERS, PLLC
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906

No. 1512 of 2026 G.D.
No. 229 of 2026 E.D.

TOWD POINT MORTGAGE TRUST 2018-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff
v.
AARON LEE WILSON, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF DENISE LINDEMAN
Defendant(s)

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

BEING KNOWN AS: 11 HOGSETT LN UNIONTOWN, PA 15401

BEING PARCEL NUMBER: 25200134

IMPROVEMENTS: RESIDENTIAL PROPERTY

*** END SHERIFF'S SALE***

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

johnfranciswarman@gmail.com

COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE

A DECADE OF EXPERIENCE E&O INSURED WILL TRAVEL ACCEPTING NEW CLIENTS

JUDICIAL OPINION

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

J.L.Y.,	:	
Plaintiff,	:	
v.	:	
J.A.Y.,	:	No. 105 of 2022
Defendant.	:	Honorable President Judge Steve P. Leskinen

OPINION and ORDER

LESKINEN, P.J. September 10, 2026

Upon consideration of the evidence presented as to the economic issues including the equitable distribution of the marital estate in the above-captioned divorce action in hearings held on July 31st, 2026, and August 14th, 2026, and the pre-hearing and post-hearing submissions by the parties, the Court enters the following Opinion and Order in resolution of the parties' economic claims.

Factual and Procedural History:

1. Husband and Wife were married on September 12th, 1987, in Fayette City, Pennsylvania.
2. The parties have been separated and living apart since January 7th, 2022.
3. Husband filed the above-captioned divorce action on January 24th, 2022.
4. Shortly after they were married, the parties constructed the residence at 7 Bucks Drive in Lake Lynn, Pennsylvania, which became the marital residence.
5. By Order dated November 17th, 2022, Husband was granted exclusive possession of the workshop and the spare bedroom at the marital home, while Wife was to reside in the rest of the home.
6. Wife filed Counterclaims for counsel fees and expenses and for alimony on August 15th, 2024.
7. By Order dated May 13th, 2026, this Court found that the marriage was irretrievably broken, that the parties had lived separate and apart for at least one year, that compelling circumstances existed for the entry of the decree of divorce and the bifurcation of the economic issues, and that sufficient economic protections can be provided for Wife during the pendency of the disposition of the remaining economic matters.
8. The Decree of Divorce was entered on May 14th, 2026.

Equitable Distribution Factors Pursuant to 23 Pa. C.S.A. §3502(a):

1. The length of the marriage.

The parties were married for almost 35 years at the time of separation and acquired the majority of their assets during the marriage. This favors Wife to the extent that Husband's extensive retirement benefits are entirely marital assets, whereas if the parties had only been married for a short period of time, Wife would only have had a claim against a portion of those assets.

2. Any prior marriage of either party.

Neither of the parties had previously been married. This factor does not favor either party.

3. The age, health, station, amount and sources of income, vocational skills, employability, estate, liabilities, and needs of each of the parties.

Husband was 65 years of age at the time of the hearings on economic issues. He worked as an HVAC maintenance supervisor at a federal prison throughout the marriage and amassed significant retirement benefits as a result. He is in fair health for his age. His income consists of his pension, social security, distributions from his "thrift savings plan", and a small investment account. He occasionally does HVAC work but does not do so consistently enough to generate significant income. He is eligible for Medicare. His ongoing living expenses are typical for a retiree.

Wife will be 62 in October of 2026. She worked at a restaurant she owned with her family from about 1993-1998. She did not otherwise maintain steady employment outside the home. She has been engaged in farming activities throughout the marriage which produced some income but was more in the nature of a hobby. Wife claims that she is unable to work due to poor health but her testimony on this issue was not credible. She has allergies but is able to work on the farm on a daily basis. Wife will be eligible for Social Security benefits based on Husband's earnings in October of 2026 (which would exceed the benefits for which she would qualify from her own past earnings) and will be eligible for Medicare in three years. Her living expenses are typical for a retiree, with two exceptions: first, though she is eligible for health insurance through the Federal Employees Health Benefits Program (FEHB) until she is eligible for Medicare, the monthly cost to maintain her current plan as a former spouse would be $993.48. Second, Wife testified that she lives approximately ½ the time in the marital home and the other ½ the time in a home on a farm that she inherited with her two sisters from her Father, who passed away in December of 2024. As a result, her living expenses would potentially include the costs of maintaining two homes. The extra costs associated with maintaining two homes would be the result of her own choices. She offered no reasonable justification for maintaining this arrangement other than wanting to keep both the marital home and the inherited home and farm. This factor favors Husband receiving the marital home.

4. The contribution by one party to the education, training or increased earning power of the other party.

There was no evidence that either party contributed to the education, training, or increased earning power of the other party.

5. The opportunity of each party for future acquisitions of capital assets and income.

Both parties are in their sixties and neither expressed plans to engage in any significant income-generating activities in the future. Husband does occasional HVAC work and Wife continues to farm, but neither activity is likely to result in significant income for either party. This factor does not favor either party.

6. The sources of income of both parties, including, but not limited to, medical, retirement, insurance or other benefits.

The sources of income for both parties are similar and rely primarily on Husband's Social Security and the pension and savings from his federal employment. This factor favors Husband, to the extent that he is the source of this income.

7. The contribution or dissipation of each party in the acquisition, preservation, depreciation or appreciation of the marital property, including the contribution of a party as a homemaker.

The most significant marital assets are Husband's pension, his Thrift Savings Account, the marital home, and the 40 acres in Star Junction. Husband was the primary financial provider of the household and the majority of the marital assets were accumulated as a result of his employment and income. During the marriage, Husband was consistently employed by the federal government, while Wife worked only sporadically outside the home. Husband's employment allowed Wife to spend most of her time farming, even though the profits from her farming activities were minimal. The Court finds no convincing evidence that Wife contributed significantly as a homemaker. Though she testified that she would pack lunches for husband, do laundry, and occasionally cook, she also testified that she had been farming since approximately 1990 and thus spent time outside the home

on those activities, which contributed little financially to the household. Husband's contribution to the finances of the household is the most important factor in this case and strongly favors Husband.

Further, the Court finds that Wife has attempted and continues to try to devalue the marital residence by contacting the bank who issued the mortgage pre-approval on the offer the parties received to buy the marital home and by contacting family members of the couple who made the offer to discourage the sale. This wholly inappropriate behavior serves no purpose other than to lower the potential value of the marital home and Wife would be solely responsible for any resulting devaluation of the property. This interference also favors awarding the marital home to Husband.

The parties agreed to a list of marital property and valuations of these assets that was filed of record on March 10th, 2026. Despite this documentation, at the hearings on the economic issues, Wife testified that a number of these assets were not marital assets but rather, were assets she received from her Father's estate by operation of his will. The Court finds this testimony was not credible. The parties had been depreciating the assets at issue for years on their federal income taxes and Wife has yet to open an estate for her Father, who died in December of 2024, stating that she hasn't done so because she didn't want to pay any inheritance taxes.

This factor strongly favors Husband.

8. The value of the property set apart to each party.

Wife inherited a 1/3 interest in her father's home and farm, which was divided equally among Wife and her two sisters. She apparently continues to reside in that home part time with the consent of her sisters. The parties stipulated as to the value of the marital portion of the value of her inherited property. The Court cannot determine the full value and nature of Wife's inheritance and the extent to which it contributes to her personal assets and income because no estate has been opened since Wife's father passed away in December of 2024. Wife also claims the 2004 Ford Truck is titled in her Father's name, and therefore the Court excluded the vehicle from the marital estate as it would have been gifted or inherited during the marriage. This factor benefits Wife, both in terms of the property set aside to her and for the lack of transparency as to the assets of her father's estate.

9. The standard of living of the parties established during the marriage.

The parties lived a modest life, and by all accounts continue to do so, other than Wife's insistence on maintaining two households between which she divides her time. Though there was some testimony about withdrawals Wife made from joint accounts, there was no testimony that either party engaged in any excessive spending. This factor does not favor either party.

10. The economic circumstances of each party at the time the division of property is to become effective.

Both parties are essentially entirely reliant on Husband's retirement and Social Security income other than the minimal income generated by their respective business activities (farming and HVAC work). Wife is attempting to maintain two households between which she divides her time. This factor favors Husband to the extent that Wife's potential additional household expenses are self-imposed.

10.1. The Federal, State, and local tax ramifications associated with each asset to be divided, distributed or assigned, which ramifications need not be immediate and certain.

The tax ramifications associated with each asset to be divided will be similar for both parties as to the real estate and personal property. Withdrawals from the Thrift Savings Plan are taxed as ordinary income and due to the age of the parties there would be no penalty for early withdrawal. This benefits both parties who would be in a relatively low tax bracket.

To the extent that Husband is entitled to withdraw an amount from the Thrift Savings Plan equal to the credit/offset as set forth below, he shall be entitled to gross-up the amount withdrawn at a percentage equal to the marginal tax rate from his most recent filed income

tax returns.

To the extent that Husband was taxed for the early withdrawal from his Thrift Savings Account to pay for Wife's legal fees, that issue will be addressed separately, below.

10.2. The expense of sale, transfer, or liquidation associated with a particular asset, which expense need not be immediate and certain.

There will be closing costs associated with the sale of the marital home and the 40 acres of land in Star Junction, with the parties responsible for the closing costs of the respective properties they were awarded. If Husband chooses to accept the offer of $300,000.00 on 7 Bucks Drive, there would be no real estate agent fees necessary. As the home was a "principal residence" there should be no federal income tax assessed. If the personal items to which neither party expressed an interest are to be sold, at auction or otherwise, the cost of sale would be deducted before the distribution of proceeds.

11. Whether the party will be serving as the custodian of any dependent minor children.

The parties have no children.

Total Value of Marital Estate: $1,833.693.28

Total Percentage Distribution:	59.66% to Husband, 40.34% to Wife
Percentage Distribution of Real Property: {1}	50.27% to Husband, 49.73% to Wife
Percentage Distribution of Retirement:	62.74% to Husband, 37.26% to Wife
Percentage Distribution of Personal Property:	58.36% to Husband, 41.64% to Wife

Total Credit/Adjustment Due to Husband: $26,896.35

$ 800.00	Spousal Support Arrears
$11,955.00	Legal Fees and Expenses
$14,141.35	½ Property Taxes and Mortgage Payments

Discussion and Statement of Reasons for Distribution Pursuant to 23 Pa. C.S.A. §3506

The distribution of 59.66% of the total marital estate to Husband and 40.34% to Wife reflects the fact that the entirety of the retirement accounts and the majority of the parties' assets were acquired during the marriage from Husband's earnings. Husband was consistently employed outside the home during the entirety of the parties' marriage which allowed Wife to engage in farming activities for more than thirty years on a hobby basis, as the income produced from her farming activities was minimal. Within that overall distribution, Wife's percentage of the distributed real estate assets is relatively higher, reflecting the increase in value to her inherited farm during the marriage, and her percentage of the personal property is relatively higher, reflecting her desire to continue to engage in farming activities and the parties' accumulation of farm equipment as part of their personal property. Conversely, Husband's share of the retirement assets is relatively higher, reflecting that those assets were accrued during the marriage entirely from his employment.

Wife requested that the marital home be awarded to her, however, doing so (along with the marital portion of her farm at 171 Hilltop Road) would result in an award of a disproportionate share of the marital assets without sufficient liquid assets to cover her ongoing living expenses. Furthermore, Wife has been maintaining two residences, between which she divides her time, and has offered no reasonable justification for continuing to maintain that arrangement. The parties have received a very reasonable, arms-length offer of $300,000.00 to purchase the marital home without the need for real estate commissions. Wife has acted outrageously in trying to obstruct that potential sale, to the point of

{1}The value of the property at 7 Bucks Drive is calculated after deducting the mortgage and line of credit balance.

necessitating injunctive relief from the Court. Awarding the marital home in its entirety to Husband allows him to sell the home without any further obstruction from wife and does not leave Wife homeless, as she already maintains another residence where she testified that she lives approximately half the time already.

Based in part on Wife's obstructive behavior throughout the pendency of this action, the Court structured this equitable distribution to award each asset in its entirety to one party or the other, where possible, to minimize the need for contingencies and cooperative behavior from the parties in the distribution of the assets.

Other Issues and Adjustments

Attorney's Fees

Wife filed Counterclaims for counsel fees and expenses and for alimony on August 15th, 2024. Wife had five attorneys of record during the pendency of this action: {2} Margaret Zylka-House from April 12th, 2022, through February 16th, 2023; John Kopas from December 7th, 2023, through January 30th, 2025; Patrick McDaniel from March 7th, 2025, through August 29th, 2025, Jennifer Casini from August 29th, 2025, through March 26th, 2026; and John Foster from April 23rd, 2026, to present. Though Wife makes a claim for attorney's fees, the only documentary evidence and testimony offered was of a total of $9,500.00 paid to Casini and Geibig, with a balance due of $3,702.78, and a balance due to Foster Law Group of $5,791.25. The record is notable for its absence of any payment or balances due to Wife's first three attorneys of record. The Court may assume that Wife incurred legal fees to those attorneys and that any payments toward those fees came from marital accounts, but no definitive evidence was presented from which the Court could determine the amounts paid and to whom.

In a divorce, the court may allow a spouse reasonable counsel fees and expenses pursuant to 23 Pa. C.S.A. §3702(a). Counsel fees are awarded based on the facts of each case after a review of all the relevant factors, including the payor's ability to pay, the requesting party's financial resources, the value of the services rendered, and the property received in equitable distribution. Llaurado v. Garcia-Zapata, 223 A.3d 247, 259 (Pa. Super. 2019). On December 10th, 2025, Wife filed a Petition for Advanced Distribution of Marital Property, seeking a court-ordered withdrawal from Husband's Thrift Savings Plan in the net amount of $7,500.00 for legal fees as an advance against her share of the equitable distribution of the marital property. This request was granted by Order dated December 11th, 2025, which directed the withdrawal of sufficient funds to result in a net amount of $7,500.00, with the consequences of the withdrawal to be considered in the course of the equitable distribution. Plaintiff's Hearing Exhibit "U" shows that a withdrawal was made in the amount of $9,500.00, from which $1,900.00 was withheld for federal taxes, with a net distribution of $7,600.00, of which $7,500.00 was paid to Casini and Geibig.

Wife did not have sufficient income during the pendency of this action to pay her own attorney's fees and thus, payment from the marital assets, including accounts held by Husband was necessary at the time. However, wife's share of the equitable distribution is more than sufficient to provide Wife with the means to cover her own litigation costs and therefore Husband is entitled to a proportional credit in the equitable distribution for the fees paid. Furthermore, the testimony presented at the bifurcation hearing and then later at the hearings on the economic issues clearly demonstrates that Wife has consistently been obstructive and uncooperative in attempting to resolve the divorce, which led to increased legal fees for both parties. Husband should not be responsible for Wife's legal fees in addition to his own under these circumstances. Therefore, Husband is entitled to a credit for 60% of the $9,525.00 paid by checks to Casini and Geibig, LLC, for legal fees (See

{2} Dates referenced are from the entry of appearance until either an order granting a motion to withdraw or the entry of appearance of a new attorney.

Plaintiff's Hearing Exhibit "T") and the $1,900.00 in federal tax withholdings from the withdrawal of funds from the Thrift Savings Plan (Exhibit "U"), which would be equal to $6,855.00

Husband also provided evidence of a total of $4,500.00 paid by three checks to Attorneys Vincent Tiberi and Michelle Kelley for services as a Divorce Master and Mediator, respectively. As both attorneys testified during the hearing on bifurcation, the Court had to take the unusual step of hearing the economic issues directly, as Wife's behavior was so obstructive that the Court's intervention was necessary, even with the best efforts of two competent and experienced attorneys. The Court finds that any progress towards the resolution of the case with the Divorce Masters was negated by Wife's obstructive behavior and therefore she should be responsible for the entire cost of the Masters' fees, with a credit to Husband in the amount of $4,500.00.

The Court further finds that Husband is entitled to a $600.00 credit for legal fees related to the Motion for Special Relief Husband filed on August 31st, 2026. As previously stated, Wife testified at the hearings on economic issues that she had contacted the Pennsylvania State Employees Credit Union (PSECU) in an attempt to interfere with the mortgage preapproval PSECU issued for Ethan Sebold and Brenna Ross to purchase the marital home at 7 Bucks Drive. Per Husband's Motion, which Wife did not appear in Motions Court to contest, even after this behavior came to light at the hearings, Wife continued to repeatedly contact PSECU, despite their requests for her to cease all communication. This Court issued an Order dated September 3rd, 2026, enjoining Wife from any further contact with PSECU regarding the marital property at 7 Bucks Drive. Her behavior was a deliberate attempt to interfere with the potential sale of the marital home and is unacceptable behavior. Husband should not have to bear the cost of the legal fees associated with Wife's behavior.

Therefore, Wife's request for an award of legal fees is denied, and further, Husband is entitled to a credit in the amount of $11,955.00 for legal fees and related costs, including the advance distribution taken from Husband's Thrift Savings Plan.

Alimony

Though Wife filed a Counterclaim for alimony on August 15th, 2024, no evidence or testimony was presented on this issue at the hearings on the economic issues, nor was it addressed in Wife's pre-hearing and post-hearing submissions, therefore, the Court will treat the Counterclaim for alimony as abandoned. Further, upon consideration of the seventeen alimony factors set forth at 23 Pa. C.S.A. §3701(b), (which largely mirror the equitable distribution factors), an award of alimony would not be appropriate. As Wife is eligible for Social Security benefits from Husband's earnings in October of 2026 and is awarded the balance of the Thrift Savings Plan (after adjustment for credit to Husband), and Husband's ongoing income will be from his own Social Security benefits and his pension, Wife has no reasonable need for alimony.

Miscellaneous Credits and Offsets

The Court finds as follows with respect to the other credits or offsets sought by Husband:

- Husband is entitled to an $800.00 credit for spousal support arrears initially ordered by Domestic Relations and then reversed by this Court, which he paid by check on May 6th, 2026.
- No additional credits or adjustments shall be made for post-separation withdrawals made by Wife from the parties' joint accounts or against the line of credit. Both parties made withdrawals during the post-separation periods and the evidence was insufficient for this Court to find that such withdrawals were for a purpose for which a

credit or offset is appropriate.

- Because both parties resided in or had access to the marital home, Husband is found to be entitled to a credit for one-half of the property taxes paid on the marital home for 2025 and 2026. The total amount paid, as evidenced in Plaintiff's Exhibit "A1" was $5,239.87, and therefore the credit due would be $2,619.93. Similarly, Husband is entitled to one-half of the documented mortgage payments made on the marital home (Exhibit "W"), a total of $23,042.84, for which the credit due would be $11,521.42.

Equitable Distribution:

Based on the above, the Court equitably distributes the marital assets as follows: {3}

Marital Residence at 7 Bucks Drive:
Value to Husband: $242,845.67

The Court finds that the fair market value of the marital residence is $300,000.00, based on an arms-length third party offer to buy the house. If that offer is rescinded or otherwise lost due to Wife's interference with the potential buyers, wife shall be solely responsible for the difference between the $300,000.00 offer and the eventual sale price of the property. The property is subject to a mortgage balance of $37,774.04 and a Line of Credit with a balance of $19,380.29, leaving $242,845.67 in equity.

40 Acres in Star Junction
Value to Wife: $204,500.00

Gas Rights to be retained and divided 50/50 (not separately valued)

Husband presented an appraisal of the property of $204,500.00 and Wife presented an appraisal of $132,000.00. The Court finds Husband's appraisal accurately reflects the fair market value of the property.

171 Hilltop Road, Marital Interest Only
Value to Wife (as stipulated) $35,782.20

Husband's Pension
Value to Husband: $675,877.71

Husband's Thrift Savings Plan
Value to Wife: $432,392.04

Subject to credits to Husband in the amount of $26,896.35 plus gross-up for federal taxes, and any additional credits awarded due to Wife's further misconduct or delay.

Husband's Individual Brokerage Account
Total value to Husband: $6,602.39

Husband's Equitable Roth IRA
Total value to Husband: $74, 809.27

{3} Any assets not listed were determined not to be marital assets. The Court accepted the list of marital assets and values in the stipulation filed on March 10th, 2026, and accepted the values set forth by Husband on the remaining assets, as Wife did not set forth or provide evidence of alternate values.

Vehicles where value is disputed {4}
2018 Mitsubishi Eclipse: Value to Wife: $6,500.00
2004 Ford Truck: Value to Wife: $0
2020 Ford F250 Truck: Value to Husband: $38,280.00

Personal Property and Equipment: {5}
Awarded to Wife, Total Value: $42,825.00

2018 Honda Quad	$4,000.00	
1965 706 International Tractor		$5,750.00
1960 460 International	$2,500.00	
1965 1020 John Deere Tractor		$2,500.00
Vermeer 504i Round Baler		$5,000.00
2010 JD 6251 Gator	$4,500.00	
2011 JD 1023 Tractor	$11,000.00	
Utility Trailer	$1,500.00	
JD Square bailer	$3,000.00	
Stihl Weed Eater	$300.00	
60 Gallon Air Compressor		$350.00
Wood Planer	$700.00	
Generator	$225.00	
410 shotgun	$200.00	
floor jack	$25.00	
Recliner	$100.00	
Floor lamp	$25.00	
Dining Room Table	$500.00	
Queen Size Bed	$200.00	
Night Stand	$25.00	
2 dressers	$200.00	
freezer	$75.00	
Refrigerator in workshop		$150.00

Awarded to Husband, Total Value: $44,954.00

1990 Hitachi 120 Excavator	$9,000.00
1980 JD 450C Track loader	$8,500.00
1995 JD 7775 Skidsteer	$7,000.00
2004 Econoline 12 ton trailer	$3,500.00
1980 Mack Dump Truck	$7,500.00
Howse Brush Hog	$350.00
Fitness equipment-treadmill	$30.00
Fitness equip. Weight Machine	$150.00
2010 Buick Lucerne	$4,700.00
Drill Press	$150.00
Craftsman Toolbox and Tools	$500.00

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{4} The Court accepted Husband's values of the two vehicles for which the parties were unable to agree on valuations. Husband used the same methodology to value each vehicle, while Wife proposed the low end of the values for the vehicles she wanted and the high value for Husband's truck, and then denied knowledge of how those exhibits for valuation were produced. The value for the 2004 Ford Truck is set at $0, as the vehicle is titled in the name of Wife's Father.

{5} Where only one party requested a piece of personal property, it was awarded to that party. Where both parties requested a piece of personal property, it was awarded to Wife. Where neither party requested a piece of personal property, the Court divided the items among the parties.

Grizzly Table Saw	$500.00
Wood Sander	$100.00
Joiner	$250.00
10 clamps	$100.00
2021 Aluminum Camper Top	$399.00
Ruger LC9	$200.00
Ruger 40 caliber	$300.00
12 gauge shotgun	$250.00
2000 aerolite camper	$1,000.00
.30-60 Remington Rifle	$75.00
7mm Remington Bolt	$250.00
58 caliber muzzle	$150.00

Unclaimed by either party, Total Value: $15,325.00
Awarded to Wife: $7,675.00

Loveseat	$50.00
Couch	$50.00
End table	$50.00
2018 Vermeer VR820 rake	$6,000.00
1948 Allis Chalmer Mod. B.	$1,500.00
Dresser	$25.00

Awarded to Husband: $7,650.00

Entertainment center	$500.00
blanket chest	$200.00
2017 Krone discbine cutter	$6,500.00
Seeder	$400.00
Full Size Bed	$50.00

Business and Miscellaneous Items: {6}

Husband's misc. tools and business equipment	$ 3,000.00
Wife's Livestock	$10,000.00

WHEREFORE, the Court enters the following Order:

EQUITABLE DISTRIBUTION ORDER

AND NOW, this 10th day of September, 2026, after bifurcation and hearings on the economic issues in the above-captioned divorce action, and upon consideration of the pre-hearing and post-hearing submissions by the parties, the Court ORDERS and DIRECTS that the marital estate in the above-captioned divorce action shall be EQUITABLY DISTRIBUTED as follows and as set forth in more detail in the preceding Opinion:

Total Value of Marital Estate:	$1,833,693.28
Total Distributed to Plaintiff Husband:	$1,094,019.04 (59.66%)
Total Distributed to Defendant Wife:	$ 739,674.24 (40.34%)
Total Credit/Adjustment Due to Husband:	$ 26,896.35

{6} Husband listed miscellaneous tools valued at a total of $1,500.00, which he testified he used in part for HVAC work. Wife valued husband's business at $4,000.00 and testified that items worth $6,125.00 were missing from the garage, some of which Husband testified had been sold or were not usable. After considering the testimony and the credibility of both parties, the Court values husband's tools and other business equipment at $3,000.00 with no additional award or adjustment for allegedly missing items. Wife valued her livestock at $10,000.00, Husband valued her livestock at $15,000.00, the Court adopts Wife's valuation.

The Court further ORDERS and DIRECTS as follows:

- Defendant Wife shall vacate the marital residence at 7 Bucks Drive and remove any personal property she was awarded no later than 5:00 P.M. on Friday, October 16th, 2026. If she fails to do so, she shall be automatically assessed a charge of $40.00/day reflecting the pro rata costs of the mortgage and line of credit payments, and property taxes and insurance, for each full or partial day she remains in the home, in addition to any other applicable penalties as set forth below.
- No later than 5:00 P.M. on Friday, October 16th, 2026, the parties shall provide each other with reciprocal deeds for the two real estate parcels awarded in the equitable distribution. Husband shall be responsible for preparing the deed to 7 Bucks Drive from Husband and Wife to Husband, and Wife shall be responsible for preparing the deed to the 40 acres in Star Junction from Husband and Wife to Wife. The parties shall then have until Friday, October 30th, at 5:00 P.M. to execute the respective deeds and return them to the respective Grantee for each deed. The parties shall be responsible for the recording costs of their respective deeds and shall record the deeds within thirty (30) days of the receipt of the executed deed from the other party.
- Husband shall prepare any documents necessary to transfer the title of the vehicles awarded in this equitable distribution, if necessary, and the parties shall appear at a mutually agreed upon date, time, and notary office to execute the documents. Wife shall produce any documents necessary to facilitate this process and shall cooperate with the execution of the documents. If the parties are unable to agree on a date and time, then they shall appear on Friday, October 16th, 2026, at 2:00 P.M. at Joe Fida's Instant Auto Plate Service, Inc. at 160 Pittsburgh St. in Uniontown.
- Husband's obligations to pay for the mortgage, line of credit, property taxes, and insurance pursuant to the Domestic Relations Order dated July 8th, 2026, entered at No. 297 DR 2025, shall cease on Friday, October 16th, 2026. If Wife has failed to vacate the marital home or to execute either of the deeds as set forth above, Husband shall continue to make the appropriate payments for the property at 7 Bucks Drive, but not on the 40 acres in Star Junction, and shall be entitled to a further credit for any expenses paid or incurred as a result of Wife's non-compliance with this Order, including attorney's fees.
- Husband's credit/offset as set forth in the preceding Opinion and for any additional credits/penalties shall be paid as a withdrawal from his Thrift Savings Plan prior to the transfer of the balance to Wife. Husband shall be entitled to gross-up the amount withdrawn at a percentage equal to the marginal tax rate from his most recent filed income tax returns. Husband shall not be obligated to transfer the balance of the Thrift Savings Account to Wife until Wife has completed all obligations pursuant to this Order as to vacating the marital home and executing the documents necessary to transfer the real property and vehicles, so that any additional credits due as the result of any delay can be assessed and paid from the account before transfer. Once Wife has completed all obligations, Husband shall have thirty (30) days to make the withdrawal for his credit due, present the Court with a proposed Retirement Benefit Court Order (RBCO) and submit the signed order to the appropriate federal benefits administrator.
- The Court shall retain jurisdiction over this matter as necessary to enforce the provisions of this Order and may assess any appropriate penalties against any party for failure to comply.

BY THE COURT:
STEVE. P. LESKINEN,
PRESIDENT JUDGE

ATTEST:
PROTHONOTARY


PLEASE JOIN THE
FAYETTE COUNTY BAR ASSOCIATION
FOR A
Christmas Party
THURSDAY DECEMBER 3RD
5:00 PM - 7:00 PM
TITLOW TAVERN
In the spirit of the holiday season, please join us in supporting Pennsylvania State Police's Shop with a Cop, which helps bring holiday joy to local children in need.
Monetary donations payable to
"Gifts for Kids of Fayette County"
RSVP by Monday, November 30
724-437-7994 or admin@fcbar.org
Guests Welcome

GENERAL MEMBERSHIP MEETING

The Annual General Membership meeting of the Fayette County Bar Association will be held on Thursday, December 10, 2026, at 12:00 pm at the Fayette County Courthouse, Courtroom Two, 61 East Main Street, Uniontown, PA 15401. Members are invited to present topics of concern or interest to the Association.