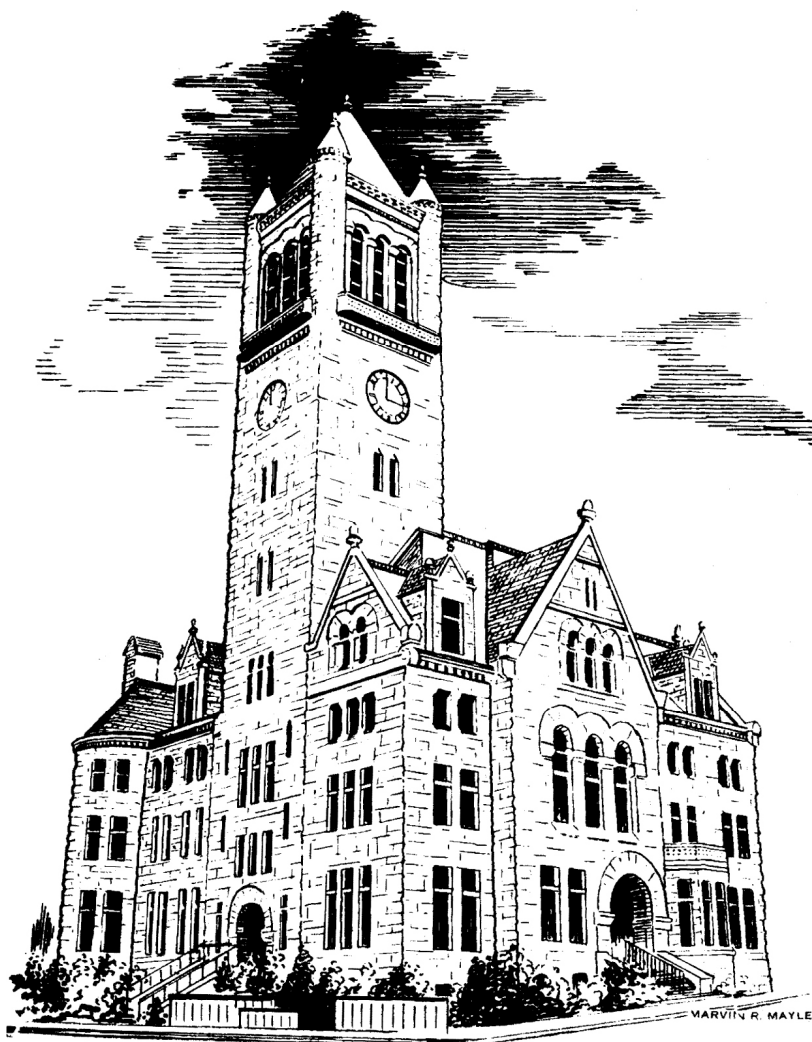


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FAYETTE LEGAL JOURNAL

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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

MARKELL DESHAWN McKOY, late of Uniontown, Fayette County, PA (3)

Administratrix: ShawnTay Snyder
c/o DelVecchio & Miller, LLC
428 Boulevard of the Allies, Suite 300
Pittsburgh, PA 15219
Attorney: Christopher Miller

WAUNITA MILLER, a/k/a LOUISE MILLER, late of Redstone Township, Fayette County, PA (3)

Personal Representative:
Ryan Douglas Noakes
c/o Mitchell Law Office
P.O. Box 310
902 First Street
Hiller, PA 15444
Attorney: Herbert G. Mitchell, Jr.

JUANITA C. MORRISON, late of Bullskin Township, Fayette County, PA (3)

Personal Representative: Jean Stansak
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

JUSTINE MARIE STACOVIAK, a/k/a JUSTINE M. STACOVIAK, late of German Township, Fayette County, PA (3)

Executrix: Stacie L. Rude
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401

Second Publication

AMANDA LYNN COLLINS, a/k/a

AMANDA L. COLLINS, late of South Union Township, Fayette County, PA (2)

Personal Representative: Linda Gail Collins
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

SONDRA LEE GRIMM, late of Bullskin Township, Fayette County, PA (2)

Personal Representative: Kevin D. Grimm
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

EARLA JANE KNOYER, a/k/a EARLA J. KNOYER, a/k/a EARLA KNOYER, late of South Union Township, Fayette County, PA (2)

Executor: Edward P. Knoyer
c/o Davis & Davis Attorneys at Law
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

PATRICK O'REILLY, a/k/a PATRICK MICHAEL O'REILLY, late of Uniontown, Fayette County, PA (2)

Administrator: Terrence O'Reilly
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

JACK EDWARD SNYDER, JR., a/k/a JACK E. SNYDER, late of Bullskin Township, Fayette County, PA (2)

Personal Representative: Joanne E. Snyder
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Shane M. Gannon

ANN MARIE WILSON, a/k/a ANNA M. WILSON, late of Brownsville, Fayette Couty, PA (2)

Executrix: Rose M. Livingston
c/o 401 Sixth Street at Washington Avenue
Post Office Box 1
Charleroi, PA 15022
Attorney: Alan Benyak

First Publication

CAROL SUE BROWN, late of Connellsville, Fayette County, PA (1)

Executrix: Lori A. Randall
a/k/a Lori Randall
c/o Henderson Law Offices
319 Pittsburgh Street
Scottdale, PA 15683
Attorney: Kevin Henderson

JULIA D. BURNSWORTH, late of the Borough of South Connellsville, Fayette County, PA (1)

Personal Representative: Lisa A. Marlor
c/o 208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard A. Husband

EARL WAYNE FELGAR, a/k/a EARL W. FELGAR, late of Bullskin Township, Fayette County, PA (1)

Administratrix: Caprice M. Mills
c/o Avolio Law Group, LLC
117 North Main Street
Greensburg, PA 15601
Attorney: Leslie Mlakar

ELEANOR LOKINK, a/k/a JEAN LOKINK, late of Washington Township, Fayette County, PA (1)

Executrix: Sheryl Benicky
1332 Paradise Avenue
Belle Vernon, PA 15012-2526

PAUL RICHTER, late of Springfield Township, Fayette County, PA (1)

Executrix: Tammy L. Tamblyn
c/o 92 East Main Street, Suite 24
Uniontown, PA 15401
Attorney: Michelle Kelley

MARY KATHRYNE SAYLOR, a/k/a MARY K. SAYLOR, a/k/a MARY SAYLOR, late of Connellsville, Fayette County, PA (1)

Co-Executors: David B. Saylor and James Saylor
c/o Donald McCue Law Firm P.C.
Colonial Law Building
813 Blackstone Road
Connellsville, PA 15425
Attorney: Donald J. McCue

THOMAS JOHN TORBICH, late of Farmington, Fayette County, PA (1)

Executor: John Torbich
c/o 11 Pittsburgh Street
Uniontown, PA 15401
Attorney: Thomas W. Shaffer

LEGAL NOTICES

NOTICE

Notice is hereby given that a Certificate of Organization has been approved and filed with the Department of State for the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania on June 12, 2026 for a Limited Liability Company known as BLP Consulting, LLC.

Said Limited Liability Company has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the Limited Liability Company are business consulting and any or all lawful purposes related thereto, for which a limited liability company may be organized under the Business Corporation Law, as amended.

Donald McCue Law Firm, P.C.
813 Blackstone Road
Connellsville, PA 15425

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL DIVISION
No. 1342 of 2026, G.D

JOSE P. SIGUENCIA BERMEJO,
Plaintiff,
v.

THE ESTATE OF HAROLD O.
CROSSLAND, SR., DOROTHY
J. CROSSLAND, DOROTHY J.
CROSSLAND, HER HEIRS,
SUCCESSORS AND ASSIGNS,
RICHARD O. CROSSLAND,
RICHARD O. CROSSLAND, HIS
HEIRS, SUCCESSORS AND
ASSIGNS, and FAYETTE COUNTY
TAX CLAIM BUREAU,
Defendant.

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone: 1-800-692-7375

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KEVIN T. TONCZYCZYN,
PA I.D. NO. 332616
ELIZABETH L. WASSALL,
PA I.D. NO. 77788
JOSEPH L. LoCASTRO, IV,
PA I.D. NO. 314973
985 OLD EAGLE SCHOOL ROAD,
SUITE 514
WAYNE, PA 19087
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. MLS 26-073545

COURT OF COMMON PLEAS
CIVIL DIVISION
FAYETTE COUNTY
NO: 2026-01118

CLEARVIEW FEDERAL CREDIT UNION
PLAINTIFF

VS.

Davina C. Cook; Owennetta C. Hamrick, known Heir of Owen Cook, deceased; Veronica C. Osgood, known Heir of Owen Cook, deceased; Doris M. Cook, known Heir of Owen Cook, deceased; Ingrid L. Cook, known Heir of Owen Cook, deceased; Chevonne R. Stover-Brooks, known Heir of Owen Cook, deceased; Owen Cook, Jr., known Heir of Owen Cook, deceased; Markell J. Cook, known Heir of Owen Cook, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Owen Cook, deceased
DEFENDANTS

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Owen Cook, deceased: TAKE NOTICE THAT THE Plaintiff, CLEARVIEW FEDERAL CREDIT UNION has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED

THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

SOUTHWESTERN PA LEGAL SERVICES
45 EAST MAIN STREET
UNIONTOWN, PA 15401
724-439-3591
800-846-0871 (toll free)

Pursuant to Purdon's PA Statutes, Title 53, Chapter 88, Section 8841(d) of the Consolidated County Assessment Law, notice is hereby given that the assessment roll from which real estate taxes are levied for the 2027 tax year is open for inspection in the Fayette County Department of Assessment. Any person(s) who may be aggrieved by said valuation(s) may file a formal statement of appeal in writing on or before September 1, 2026 with the Department for consideration to have effect for the 2027 calendar year. No appeal can be considered during the current year if not properly filed by this legal deadline. Appeals must be properly signed by the owner of record, not an attorney, tax representative or third party agent. Processing fee for residential appeals is \$ 25.00 per parcel. Processing fee for commercial/industrial appeals is \$ 100.00 per parcel. No appeals can be accepted without the proper filing fee attached at time of filing. Only one parcel number is permitted per form.

Forms for such appeal can be obtained from the Department of Assessment, 2 West Main St Uniontown PA 15401, or found on line at <http://property.co.fayette.pa.us/appeals.aspx>

Should you have any questions concerning this request, please feel free to contact my office at your convenience. I can be reached on (724) 430-1350

Rebecca Cieszynski, CPE
Chief Assessor/Director of Assessments

SHERIFF'S SALE

Date of Sale: September 17, 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 September 17, 2026, at 2:00 pm at <https://fayette.pa.realforeclose.com>.

The Conditions of sale are as follows:

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

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

(3 of 3)

James Custer
Sheriff of Fayette County

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. 1922 of 2025 G.D.

No. 146 of 2026 E.D.

**PNC BANK, NATIONAL ASSOCIATION,
Plaintiff**

v.

**VALERIE W. ANNIS,
Defendant**

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

BEING KNOWN AS: 102 GRISCOM ST,
DAWSON, PA 15428

BEING PARCEL NUMBER: 07-03-0049
IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 201 of 2026 G.D.

No. 123 of 2026 E.D.

**PNC Bank, National Association
PLAINTIFF
VS.**

**Steve Boiaroff, Jr. a/k/a Steven Boiaroff Jr.
DEFENDANT**

ALL the following pieces or parcels of land
situate in Wharton Township, Fayette County,
Pennsylvania,

COMMONLY KNOWN AS: 903 Wharton
Furnace Road a/k/a 893 Wharton Furnace Road,
Farmington, PA 15437

TAX PARCEL NO. 42-20-0003

No. 2562 of 2024 DSB
No. 151 of 2026 E.D.

**BRANCH BANKING AND TRUST
COMPANY, by EDGEFIELD HOLDINGS,
LLC, Assignee,
Plaintiff,
v.
SPENCER TODD CHRISTOPHER,
Defendant.**

ALL that certain lot situate in the
Township of North Union, County of Fayette,
and Commonwealth of Pennsylvania,
BEING known and designated as Tax ID
No. 25-06-0171,
BEING the same premises conveyed to
Timothy A. Demott and Darla M. Demott, his
wife, by deed of Alfred E. Kraft and Mary E.
Kraft, his wife, dated August 21, 2009, recorded
in Fayette County Record Book 3102, Page
1660, and thereafter conveyed to Spencer T.
Christopher by deed of Alfred E. Kraft and Mary
E. Kraft, his wife, dated April 15, 2013.

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

No. of 2026 G.D.
No. of 2026 E.D.

**LAKEVIEW LOAN SERVICING, LLC
4425 Ponce De Leon Blvd
Mail Stop Ms5/2SI
Coral Gables, FL 33146
Plaintiff
vs.
CLIFFORD FISHER AKA CLIFFORD E.
FISHER
TIFFANY FISHER AKA TIFFANY L.
FISHER
Mortgagor(s) and Record Owner(s)
212 214 North Jefferson Street
Connellsville, PA 15425
Defendant(s)**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN CITY OF CONNELLSVILLE,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 212 214 NORTH
JEFFERSON STREET, CONNELLSVILLE,
PA 15425
TAX PARCEL #05-09-0097
IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
CLIFFORD FISHER AKA CLIFFORD E.
FISHER AND TIFFANY FISHER AKA
TIFFANY L. FISHER

1325 Franklin Avenue, Suite
160 Garden City, NY 11530
(212) 471-5100

No. 108 of 2026 G.D.
No. 2500 of 2024 E.D.

**U.S. Bank Trust, National Association as
Trustee for LB-Dwelling Series VI Trust
v.
Thomas E. Fisher; Linda Fisher**

By virtue of Writ of Execution No. 108 of
2026 ED, U.S. Bank Trust, National Association
as Trustee for LB-Dwelling Series VI Trust v.
Thomas E. Fisher; Linda Fisher
Docket Number: 2024-02500
Property to be sold is situated in the
Township of Stewart, County of Fayette and
Commonwealth of Pennsylvania.
Commonly known as: 1178 Kentuck Road,
Ohio, PA 15470 Parcel Number: 37-10-
000202
Judgment Amount: \$94,587.41
Residential Dwelling

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

No. 2877 of 2025 G.D.
No. 105 of 2026 E.D.

**Rocket Mortgage, LLC f/k/a Quicken Loans,
LLC f/k/a Quicken Loans Inc.
Plaintiff
v.
Cherie Fort, solely in her capacity as heir of
Harry C. Echard, deceased
Defendant(s)**

SITUATE IN CONNELLSVILLE,
FAYETTE COUNTY, PENNSYLVANIA,
TOWNSHIP OF BULLSKIN BEING KNOWN
AS 156 RICH HILL RD, CONNELLSVILLE,
PA 15425-6310
PARCEL NO. 04360079
IMPROVEMENTS - RESIDENTIAL
REAL ESTATE
SOLD AS THE PROPERTY OF-Audrey
R. Echard, Harry C. Echard

No. 1324 of 2026 G.D.
No. 115 of 2026 E.D.

Frick Financial Federal Credit Union
Plaintiff,
vs.
Zachary E. Pringle
Defendant.

ALL that certain parcel of land lying and being situate in the Township of Georges, County of Fayette, and Commonwealth of Pennsylvania, known as 113 Shoaf Road, Smithfield, PA 15478 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 14-12-0046

BEING the same premises which Antonio Marco Pantalo and Tiffany Pantalo, husband and wife, by Deed dated April 13, 2018 and recorded in and for Fayette County, Pennsylvania in Deed Book 3369, Page 53, granted and conveyed unto Zachary E. Pringle, single.

1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

No. 380 of 2026 G.D.
No. 112 of 2026 E.D.

US Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust
v.

Clinton L. Rikken III

By virtue of Writ of Execution No. 112 of 2026, E.D., US Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust v. Clinton L. Rikken III

Docket Number: 380 of 2026 GD

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

Commonly known as: 95 Chaffee Street, Uniontown, PA 15401

Parcel Number: 25-47-0179

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling

Judgment Amount: \$145,417.29

No. 847 of 2026 DSB
No. 114 of 2026 E.D.

UNITED BANK, a Virginia banking corporation
Petitioner,
v.

ROADSIDE PROPERTIES, LLC, a Pennsylvania limited liability company,
Respondent.

2005 Dinner Bell / Five Forks Road, Farmington, PA 15437-1058, Commercial Bar/Lounge, Residential 1 Family, Wharton Township, Fayette County, Pennsylvania

ALL that certain piece, parcel or tract of land situate in the Wharton Township, Fayette County, Pennsylvania, and containing an area of 0.755 of an acre, as per survey of Walter R. Hager, dated February 20, 1975, which survey is attached to deed recorded in the Recorder's Office of Fayette County, Pennsylvania, in Deed Book 1191, Page 903.

DEED DATE: July 29, 2008

RECORDED in Record Book 3068, at Page 1044

TAX IDENTIFICATION: 42-22-0062

BEING 2005 Dinner Bell / Five Forks Road Farmington, PA 15437

McCABE, WEISBERG & CONWAY, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102
(215) 790-1010

No. 2947 of 2025 G.D.
No. 124 of 2026 E.D.

PennyMac Loan Services, LLC
Plaintiff
v.

Elaine M. Shelton a/k/a Elaine Shelton
Defendant

First:

All that certain Lot of ground situated in the City of Connellsville, Fayette County, Pennsylvania, known as Lot Number Sixty-Seven (67) on a plan of lots laid out by George May, September 5th, 1882, bounded and described as follows, to-wit:

Bounded on the South by Washington Avenue, on the East by Sycamore Street, on the North by Wood Alley, and on the West by Lot Number Sixty-Three (63), fronting forty-one and two-thirds (41 2/3) feet on said Washington Avenue, and running back One Hundred and Twenty (120) feet to said Alley. Containing Five Thousand (5,000) square feet of land.

Second:

A certain piece of ground situate in the City of Connellsville, Fayette County, Pennsylvania, being part of Lot No. 63 on a plan of lots laid out by George May, September 5, 1882, bounded and described as follows, to wit:

Beginning at a point on the North side of Washington Avenue, corner of Lot No.67 in said plan of Lots; thence in a Northerly direction along said Lot No.67 (hereinafter described as item "first") One Hundred and Twenty (120) feet to Wood Alley; thence in a Westerly direction along said alley Fifteen (15) feet, more or less; thence in a Southerly direction, through said Lot No. 63, and along the fence erected thereon, and to the West of an Apple Tree, One Hundred and Twenty (120) feet to said Washington Avenue; thence along said Washington Avenue in an Easterly direction Fifteen (15) feet, more or less, to the place of beginning.

All that certain piece or parcel or Tract of land situate Fayette County, Pennsylvania, and being known as 312-312 J/2 East Washington Avenue, Connellsville, PA 15425.

Title vesting in Elaine M. Shelton a/k/a Elaine Shelton by deed from John W. Rugg and Connie Rugg dated August 6, 2015 and recorded August 28, 2015 in Deed Book 3286, Page 1259.

Tax Parcel Number: 05120005

KML LAW GROUP, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

No. 193 of 2019 G.D.

No. 144 of 2026 E.D.

**NATIONSTAR MORTGAGE LLC D/B/A
MR. COOPER AS SUCCESSOR BY
MERGER TO PACIFIC UNION
FINANCIAL, LLC
800 State Highway 121 B4P
Lewisville, TX 75067**

Plaintiff

vs.

**JASON STARK
Mortgagor(s) and Record Owner(s)
596 Liberty Street
Perryopolis, PA 15473
Defendant(s)**

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

BEING KNOWN AS: 596 LIBERTY

STREET, PERRYOPOLIS, PA 15473

TAX PARCEL #28-03-0016

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF: JASON
STARK

Padgett Law Group

ALYK L. OFLAZIAN, ESQUIRE (312912)

1055 E. Baltimore Pike, Suite 201

Media, PA 19063

(850) 422-2520

No. 125 of 2026 G.D.

No. 2986 of 2025 E.D.

SELENE FINANCE, LP

v.

DAVID JAMES STULL

By virtue of Writ of Execution No. 2025-02986, SELENE FINANCE, LP v. DAVID JAMES STULL

Property Address: 16 1st Street, Star Junction, PA 15482 Township of Perry, County of Fayette, Commonwealth of Pennsylvania

Tax Parcel Number: 27-15-0043

Improvements thereon: Single family residential dwelling

Judgment Amount: \$131,562.04

No. 1725 of 2026 G.D.

No. 103 of 2026 E.D.

AMOS FINANCIAL LLC

Plaintiff,

vs.

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
THOMAS R. CARAFA SR., DECEASED**

Defendant(s).

ALL THOSE THREE (3) CERTAIN
LOTS OF LAND SITUATE IN THE
BOROUGH OF MASONTOWN, FORMERLY
GERMAN TOWNSHIP, FAYETTE COUNTY,
PENNSYLVANIA KNOWN AND
DESIGNATED AS LOTS NO. 7, 8, AND 9 IN
BLOCK 37 IN THE REVISED PLAN OF
LOTS OF THE MASONTOWN LAND
IMPROVEMENT COMPANY, WHICH SAID
PLAN IS RECORDED IN THE RECORDER'S
OFFICE OF FAYETTE COUNTY,
PENNSYLVANIA IN PLAN BOOK VOLUME
9, PAGE 10.

IMPROVEMENT THEREON: A frame residential dwelling being known and numbered 314 Cottage Avenue, Masontown, PA 15461

TAX PARCEL NUMBER: 21-06-0040.

Property seized and taken in Execution as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THOMAS R. CARAFA SR., DECEASED.

No. 2430 of 2025 G.D.
No. 122 of 2026 E.D.

PNC Bank, National Association
PLAINTIFF
VS.
Dustin VanDivner
DEFENDANT

All that certain lot or piece of ground situate in the Township of Perry, Fayette County, Pennsylvania, known as Lot No. 25 in the Weiss Plan of Lots, recorded in the Office of the Recorder of Fayette County in Plan Book Volume 8, Page 52.

COMMONLY KNOWN AS: 122 First Street, Perryopolis, PA 15473
TAX PARCEL NO. 27-07-0009

No. 601 of 2026 G.D.
No. 116 of 2026 E.D.

Equity Resources, Inc.
Plaintiff,
vs.
Michael R. Wolfe; Allison Wolfe
Defendants.

ALL that certain parcel of land lying and being situate in the Borough of Vanderbilt, County of Fayette, and Commonwealth of Pennsylvania, known as 507 2nd Street, Vanderbilt, PA 15486 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 40-01-0008

BEING the same premises which GJ & AJ Properties, LLC, by Deed dated July 23, 2021 and recorded in and for Fayette County, Pennsylvania in Deed Book 3482, Page 73, granted and conveyed unto Michael R. Wolfe and Allison Wolfe, husband and wife.

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

No. 119 of 2026 G.D.
No. 773 of 2026 E.D.

THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK, AS
SUCCESSOR IN INTEREST TO
JPMORGAN CHASE BANK, AS TRUSTEE
FOR CENTEX HOME EQUITY LOAN
TRUST 2004-0

V.

DAWN L. ZEKIR AND JAMES ZEKIR

THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK, AS
SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK, AS TRUSTEE FOR CENTEX
HOME EQUITY LOAN TRUST 2004-0 v.
DAWN L. ZEKIR AND JAMES ZEKIR

All that certain tract or parcel of land situate in South Union Township, Fayette County, Pennsylvania.

Parcel ID: 34-27-0349

Property Address: 277 Hopwood
Fairchance Road, Uniontown, PA 15401
Improvements thereon: Residential
Dwelling

Judgment Amount: \$58,063.73

*** END SHERIFF'S SALE ***

Registers’ Notice

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

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

Monday, August 3, 2026, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Representative</u>
2625-0200	KATHRYN A. PLUTO	Shirley M. Krevinko

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

Monday, August 17, 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. :
BERNARD LEWIS RICHARDSON, III, : NO. 1641 OF 2014
PETITIONER. : Honorable John F. Wagner, Jr.

OPINION AND ORDER

Wagner, S.J. July 15, 2026

Before the Court is the Amended Post Conviction Relief Act Petition (hereinafter "PCRA") filed by the Petitioner, Bernard Lewis Richardson, III. After a nonjury trial, the Petitioner was found guilty of charges for an incident that occurred on January 14, 2014. {1} The Petitioner received an aggregate sentence of twenty (20) to forty (40) years incarceration.

PCRA ISSUES

In the Petitioner's Amended PCRA petition, the following issues were raised:

- Counsel for the Petitioner were ineffective during times in the proceedings that the Petitioner was constitutionally guaranteed the right to have effective assistance of counsel as follows:
- Counsel was ineffective for failing to confirm with the Fayette County District Attorney's office prior to the Petitioner waiving his 5th Amendment Constitutional Right to remain silent and then subsequently providing a recorded statement of Mr. Richardson's alleged guilt to the investigating officer;
- Counsel was ineffective for failing to object to the admission into evidence during the Petitioner's nonjury trial of the alleged transcribed taped admission of the Petitioner.
- Counsel was ineffective for failing to file an Omnibus Pretrial Motion in the form of a Motion to Suppress the Petitioner's alleged transcribed taped statement;
- Counsel was ineffective for failing to file a Motion in Limine concerning and attempting to exclude the alleged transcribed tape admission of Mr. Richardson;

{1} Aggravated Assault, 18 Pa. C.S. § 2702(A)(4), False Imprisonment, 18 Pa. C.S. § 2903(A), Robbery, 18 Pa. C.S. § 3701(A)(1)(ii), Burglary, 18 Pa. C.S. § 3502(A)(1), Criminal Trespass, 18 Pa. C.S. § 3503 9A)(1)(i), Theft by Unlawful Taking, 18 Pa. C.S. § 3921 (A), Unauthorized Use of a Motor Vehicle, 18 Pa. C.S. § 3928(A), Terroristic Threats, 18 Pa. C.S. § 2706(A)(1), Conspiracy to Robbery-Threat of Serious Bodily Injury, 18 Pa. C.S. § 903

- Counsel was ineffective for failing to question the investigating officer at the time of Mr. Richardson's nonjury trial about whether he had the permission of the Fayette County District Attorney's Office to offer the Petitioner a plea offer of four (4) to eight (8) years on incarceration in exchange for the Petitioner waiving his 5th Amendment Constitutional Right to remain silent which would make any statements inadmissible;
- Counsel was ineffective for advising and permitting the Petitioner to waive his right to a trial by jury; and
- Counsel was ineffective for not providing the Petitioner with a written jury trial waiver colloquy or conducting an on-the-record jury trial waiver colloquy to ascertain whether the Petitioner was fully informed of his constitutional right to have his case heard in front of a jury and to determine if the Petitioner knowingly and voluntarily waived his right to a jury trial.

FACTUAL BACKGROUND

On January 13, 2014, the Petitioner, Misty Danko (hereinafter "Danko") and Keith Johnson (hereinafter "Johnson") planned to rob Danko's former boyfriend, Ronald Packroni, (hereinafter "Packroni"), who was a known drug dealer who sold marijuana. Danko and Johnson included the Petitioner in their plan to rob Packroni.. Later, Danko and Johnson picked up Broderick Harris, and the Petitioner to assist with the robbery. When the four individuals got to Packroni's residence, Packroni let Danko into the residence and they went into his bedroom.. A short time later, Danko left the bedroom and let the other three men into the residence. When Packroni left the bedroom, he encountered a man with a firearm who told him to get on the floor. Packroni observed his brother Jonathan Packroni and Jonathan Byers being beaten. Then he was beaten and kicked. The three victims were then tied up but the perpetrators continued to assault them and threatened to kill them. The three men had hoodies over their heads and bandanas across their faces so they could not be identified by the victims. While the assault was occurring, Danko was ransacking the residence and eventually obtained over eleven thousand dollars (\$11,000.00) from the Packronis.

Threats were made to kill the victims and also to kill Packroni 's minor child if they didn't give them money. Packroni was taken to an ATM machine to withdraw money and also to another residence where there were additional funds and drugs.

PROCEDURAL BACKGROUND

Subsequently, the Petitioner was the first of the co-conspirators to be arrested and he was charged with forty-nine (49) offenses. Counsel Dianne Zerega was appointed to represent him after he was charged. The Petitioner and Attorney Zerega met in the Office of the District Attorney to negotiate a plea agreement. Officer O'Barto was present and a plea offer was proposed. If the Petitioner made a statement and was willing to testify against the others involved, he would get a reduced sentence. As a result, the Petitioner made a recorded statement and agreed to testify against his co-defendants. The affidavit attached to the criminal complaint for Johnson and Harris contained a statement that the Petitioner was testifying against the two men.

On the day of the preliminary hearing, Officer O'Barto transported the Petitioner to the Magisterial District Judge's Office. On arrival, Officer O'Barto placed the Petitioner in a holding cell with the two co-conspirators that he was to testify against without any supervision of the three men. Prior to the preliminary hearing, counsel interviewed the Petitioner and found him to be shaking, upset, and uncooperative. At that point, the Petitioner refused to speak to counsel and refused to testify. The hearing was continued until new counsel could be appointed. Petitioner's Counsel blamed the officer for placing him in with his co-conspirators. She testified that he appeared upset, fearful and ultimately uncooperative. New counsel, Kim Kovach, was appointed and withdrew prior to trial. Then Benjamin Goodwin proceeded to a non-jury trial with the Petitioner. At the non-jury trial, the Commonwealth introduced the Petitioner's taped statement and played it for the jury without objection.

After being sentenced, the Petitioner appealed to the Superior Court of Pennsylvania. On May 18, 2016, the Superior Court affirmed his sentence. On May 3, 2017, the Petitioner filed a pro se Petition for Post Conviction Relief (hereinafter "PCRA"). At least seven attorneys were appointed to represent the Petitioner in his post conviction action, but no amended petition was ever filed nor was there a hearing on the issues. Although years have passed, this amended petition is an extension of his first timely filed PCRA. The Court held a hearing on the amended PCRA petition. At the hearing, the three attorneys who represented the Petitioner pretrial and at the trial testified.

At the hearing on the Amended PCRA, Attorney Dianne Zerega testified that she represented the Petitioner and was present when he provided a statement to the Commonwealth about what had happened on the evening of the robbery. She testified that the Defendant made the statement in anticipation of receiving a benefit for his testimony and a reduced sentence as a result of his cooperation. The statement was given in the District Attorney's Office after a tentative plea agreement had been reached. Counsel was unable to specifically remember the terms of the agreement. The Petitioner was willing to cooperate after he learned that the child had been threatened which occurred while he was away from the victim's residence. The criminal complaints of the other two men naming the Petitioner as the cooperating witness for the Commonwealth.

Testimony was presented that on the date of the preliminary hearing the officers placed the Petitioner alone in a cell with the male codefendants. Counsel testified that when she had contact with him, the Petitioner was shaking and having difficulty speaking, she stated that the Petitioner acted frightened. The Petitioner informed his counsel that he was not going to say anything against his codefendants. He refused to testify and refused to discuss the situation with counsel. The Petitioner did not cooperate and never testified against the co-conspirators, as a result he never received any benefit for his statement. The taped statement was admitted at trial without objection.

DISCUSSION

Counsel is presumed to be effective and the Petitioner bears the burden of proving otherwise. *Commonwealth v. Hopkins*, 231 A.3d 855, 871 (Pa. Super. 2020). To establish a claim of ineffective assistance of counsel, a defendant must show, by a preponderance of the evidence, ineffective assistance of counsel which, in the circumstances of the particular case, so undermined the truth determining process that no reliable adjudi-

cation of guilt or innocence could have taken place. The burden is on the Petitioner that no reliable adjudication of guilt or innocence could have taken place. The burden is on the Petitioner to prove all three of the following prongs: (1) the underlying claim is of arguable merit; (2) that counsel had no reasonable strategic basis for her action or inaction.; and (3) but for the errors and omissions of counsel, there is a reasonable probability that the outcome of the proceedings would have been different. *Commonwealth v. Sandusky*, 203 A.3d 1033, 1043 (Pa. Super. 2019). The Petitioner must demonstrate that he suffered actual prejudice as a result of counsel's errors. A claim has arguable merit where the factual averments, if accurate, could establish cause for relief. *Commonwealth v. Stewart*, 84 A.3d 286 (Pa. 2019).

Actual prejudice is defined as a reasonable probability that, but for counsel's lapse, the result of the proceeding would have been different. In making a determination about prejudice, a court hearing an ineffectiveness claim must consider the totality of the evidence before the judge. *Commonwealth v. Crispell*, 193 A.3d 919, 932 (Pa. 2018). Ultimately, the Court in reviewing the situation must question the reliability of the proceedings and question whether the result of the particular proceeding was unreliable because of the breakdown in the adversarial process that our system counts on to produce just results. *Id.* A probability is reasonable if it is sufficient to undermine confidence in the outcome of the proceeding. *Id.*

In the current case, counsel failed to file a pretrial motion or object at trial to the introduction of the Petitioner's statements to the Commonwealth pursuant to a plea agreement when the Petitioner did not enter a plea in the case. Pursuant to Pennsylvania Rules of Evidence, a statement made during plea discussions with an attorney for the prosecuting authority is not admissible against the defendant if the discussion did not result in a guilty plea. Pa.R.E. 404(a)(4). An incriminating statement against one's self interest may be admitted into evidence whether it was made to a police officer or to an assistant district attorney handling the case, provided the Commonwealth showed interest in participating in such discussions and the statement was given unsolicited and voluntary. *Commonwealth v. Wolf*, 510 A.2d 764 (Pa. Super. 1986). In order for a statement to be inadmissible at trial, the defendant's expectation must be reasonable given the totality of the circumstance that at the time of providing the statement, he was actually engaged in plea negotiation with the Commonwealth. *Commonwealth v. Callo-way*, 459 A.2d 1170 (Pa. Super. 1983).

At the PCRA hearing, counsel for the Petitioner testified that she and the Petitioner met with Officer O'Barto in the District Attorney's Office to discuss a plea agreement for her client. The Petitioner provided the inculpatory statement to Officer O'Barto based on a plea agreement that was acceptable to her client. At the time of the preliminary hearing, defense counsel testified that the Petitioner refused to testify against his co-conspirators.

When the Petitioner made his inculpatory statement, the Commonwealth was interested in participating in a plea negotiation with the Petitioner. The victims could not identify any of the male co-conspirators and at that time, Danko was not cooperating. Based on the totality of the circumstances, when he gave the statement to Officer O'Barto, he was engaged in plea negotiations as he was giving the statement to the prosecuting officer in the Office of the District Attorney. Officer O'Barto testified that a plea

agreement was discussed with the Petitioner. As a result of those negotiations, the Petitioner made a taped inculpatory statement concerning his and his co-defendants involvement in the acts on the night of the assaults and robbery. The Petitioner's statement was made during plea negotiations with the Commonwealth and therefore it should not have been admitted at trial.

Whether a district attorney was present or not during negotiations does not effect whether the Petitioner's statement was admissible or not at trial. Pennsylvania's Superior Court has ruled that it was error for an admission of a defendant's inculpatory statement made during plea negotiations with an arresting officer. *Commonwealth v. Stutler*, 966 A.2d 594 (Pa. Super. 2009). The Superior Court also held that such an admission resulted in harmful error. *Id.*

Trial counsel testified that he made no attempt to suppress the statement because his aim was to convince the Court that the Petitioner made a false statement. Based on the directives of the Rule of Evidence, counsel should have attempted to suppress the inculpatory statement. Trial counsel admitted that if he had it to do over, he would have objected to the introduction of the statement at trial. (PCRA hearing Pg. 28, Line 7-25). Rule of Evidence 410(a)(4) clearly requires that the Petitioner's statement should have not have been admitted and should have been suppressed and it was error to not object to the admission or make any attempt to have it suppressed. As the Petitioner exercised his right to remain silent during trial, the statement could not have been introduced for impeachment purposes.

The Petitioner was prejudiced by the admission of this inadmissible statement. There is a reasonable probability that but for the admission of the statement, the Commonwealth would not have been able to persuade the Court beyond a reasonable doubt that the Petitioner was guilty of all of the charges.

As the Court grants the Petitioner's petition on this issue, the Court finds no need to address the other issues raised. Therefore, the Petitioner's PCRA petition is hereby GRANTED. The District Attorney is directed to place the Petitioner' case back on the trial list.

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, August 12th** from **12:00 p.m. to 1:30 p.m.**
- Location: **Fayette County Courthouse - Courtroom TBD**
- Discussion topic: **Civility and Mental Health**
- Presenter: **Brian S. Quinn, Esquire** - Lawyers Concerned for Lawyers

CLE Credit

1.5 hours of Ethics 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, August 10th.

