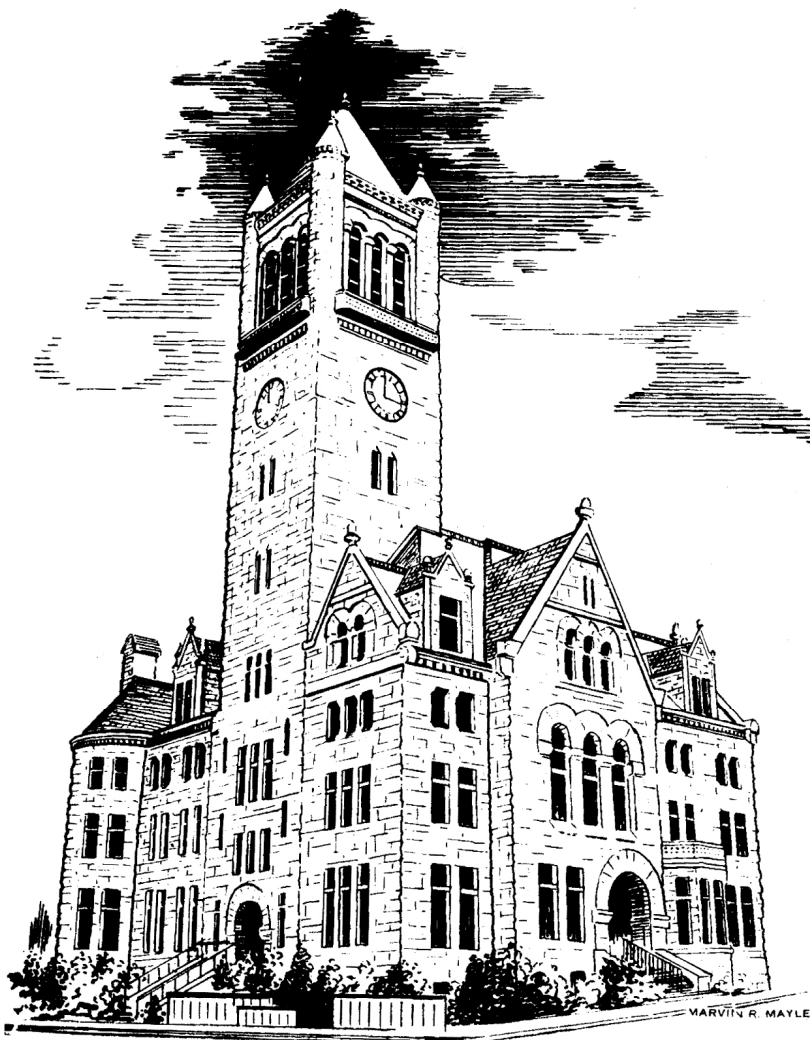


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ESTATE NOTICES

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

MARY CONAWAY, late of Connellsville City, Fayette County, PA (3)

Administrator: David S. Conaway
c/o 890 Vanderbilt Road
Connellsville, PA 15425
Attorney: Mark Rowan

WILLIAM DANNECKER, a/k/a WILLIAM P. DANNECKER, late of Chappaqua, Westchester County, NY (3)

Executrix: Lois H. Dannecker
c/o Meyer, Unkovic & Scott LLP
535 Smithfield Street, Suite 1300
Pittsburgh, PA 15222
Attorney: Jason Johns

RUSSELL LYTLE, a/k/a RUSSELL SCOTT LYTLE, late of Dunbar, Fayette County, PA (3)

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

MARY ANN STEFANCIK, a/k/a MARY STEFANCIK, late of Perryopolis, Fayette County, PA (3)

Executor: Paul J. Stefancik, Jr.
c/o Tremba, Greiner & Brooks, LLC
1310 Morrell Avenue, Suite C
Connellsville, PA 15425
Attorney: John Greiner

PAUL J. WIATRAK, late of City of Connellsville, Fayette County, PA (3)
Administrators: Richard Wiatrak and Samuel Wiatrak
c/o Law Office of Margaret Zylka House
815A Memorial Boulevard
Connellsville, PA 15425
Attorney: Margaret House

GLORIA J. ZEMBAR, late of Point Marion Borough, Fayette County, PA (3)

Administrator: James A. Grassi, Jr.
c/o P.O. Box 100
Connellsville, PA 15425
Attorney: Robert R. Harper, Jr.

Second Publication

DONALD BREWER, a/k/a DONALD RICHARD BREWER, JR., late of Wharton Township, Fayette County, PA (2)

Administratrix: Mary Caroline Savage
c/o Pavina Law, LLC
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Bryan Pavina, Jr.

NANCY D. TERRAVECCHIA, late of South Union Township, Fayette County, PA (2)

Executrix: Lucia L. Kovell
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401
Attorney: Robert L. Webster, Jr.

GAIL THOMAS, late of Dunbar Township, Fayette County, PA (2)

Executrix: Beverly Guynn
c/o Rowan Law Office
890 Vanderbilt Road
Connellsville, PA 15425
Attorney: Mark Rowan

WARNER J. WISYANSKI, late of Washington Township, Fayette County, PA (2)

Executrix: Patricia A. Wisyanski
c/o 823 Broad Avenue
Belle Vernon, PA 15012
Attorney: Mark E. Ramsier

First Publication

FRANK ANGELILLI, a/k/a FRANK ANGELILLI, JR., late of Fayette County, PA
Personal Representative:
Michele R. Vasiloff
c/o 902 First Street
P.O. Box 310
Hiller, PA 15444
Attorney: Herbert G. Mitchell, Jr. (1)

SHIRLEY A. CHAMBERS, late of Dunbar Township, Fayette County, PA (1)
Personal Representative: Amy R. Johnson
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

AUDREY BENNETT MARKER, a/k/a AUDREY M. MARKER, a/k/a AUDREY MARKER, late of Luzerne Township, Fayette County, PA (1)
Executrix: LuAnn Marker Delverme
c/o Davis & Davis Attorneys At Law
107 East Main Street
Uniontown, PA 15401
Attorney: James T. Davis

JUDITH M. MOODY, late of Fairchance Borough, Fayette County, PA (1)
Executor: Daniel J. Rittacco
c/o Newcomer Law Offices
4 North Beeson Boulevard
Uniontown, PA 15401
Attorney: Ewing D. Newcomer

CHARLES PLUTO, a/k/a CHARLES EDWARD PLUTO, late of Uniontown, Fayette County, PA (1)
Executor: United Bank
514 Market Street
Parkersburg, WV 26101

JUNE B. SACRA, late of South Uniontown Township, Fayette County, PA (1)
Executor: Kevin G. Martin
c/o Webster & Webster
51 East South Street
Uniontown, PA 15401
Attorney: Robert L. Webster, Jr.

DORIS LOUISE SMITH, a/k/a DORIS L. SMITH, late of Upper Tyrone Township, Fayette County, PA (1)
Personal Representatives:
Karen Louise Christner and
Anita Jean Smith
c/o Davis & Davis Attorneys At Law
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

BARBARA ELEANOR STEWART, a/k/a ELEANOR STEWART, late of Menallen Township, Fayette County, PA (1)
Executor: Robert Benton Stewart
c/o Fitzsimmons and Barclay
55 East Church Street, Suite 102
Uniontown, PA 15401
Attorney: James N Fitzsimmons, Jr.

LEGAL NOTICES

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

Equity Prime Mortgage LLC
Plaintiff
vs.

Michael James Rule and
Austin Michael Nicolette
Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

FAYETTE COUNTY

No. 2025-01168

NOTICE TO: Michael James Rule and Austin Michael Nicolette

Your house (real estate) at 215 Hillview Lane, Melcroft, Pennsylvania 15462, is scheduled to be sold at Sheriff's Sale on January 15, 2026, at 2.00 PM, <https://fayette.pa.realforeclose.com>, to enforce the court judgment of \$143,641.68, obtained by Equity Prime Mortgage LLC, against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorney's Fees due. To find out how much you must pay, you may call: Telephone: 215-942-2090.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened, you may call yet, you may call Powers Kirn, LLC at Telephone: 215-942-2090.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money

which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONE. IF YOU DO NOT
HAVE A LAWYER OR CANNOT AFFORD
ONE, GO TO OR TELEPHONE THE OFFICE
LISTED BELOW TO FIND OUT WHERE
YOU CAN GET LEGAL HELP.**

Southwestern Pennsylvania
Legal Aid Society, Inc.
48 E. Main Street
Uniontown, PA 15401-
724-439-3591

Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108-
800-692-7375

Please be advised that this firm is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against the property.

NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on October 30, 2025, for a Limited Liability Company, organized under the Limited Liability Company Law of 1994, as from time to time amended. The name of the Company is WASTE AWAY SOLUTIONS, LLC, having an address of 6 Clover Lane, Uniontown, Pennsylvania 15401.

James E. Higinbotham, Jr., Esq.
HIGINBOTHAM LAW OFFICES
68 South Beeson Boulevard
Uniontown, PA 15401
Telephone: 724-437-2800

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

<u>Estate Number</u>	<u>Trust Name</u>	<u>Representative</u>
2621-0368	ALICE FAYE NIDA	Melissa Turner, Administratrix
2619-0462	NANCY ARLENE WELTZ	Jeffrey Wetz, Executor
2621-0382	JUDITH E. WALTERS	Mildred L. Stash, Administrator

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

Tuesday, January 20, 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.

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

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

<u>Estate Number</u>	<u>Trust Name</u>	<u>Representative</u>
2623-837	VAUGHN WESTON	Kelley Cook, Administratrix

Monday, January 20, 2026, at 9:30 A.M.

in Courtroom No. 5 of the **Honorable Judge Joseph M. George, Jr.** or his chambers, Third Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

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

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

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Smithfield, PA 15478

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

COMMONWEALTH OF PENNSYLVANIA :
v. :
JOHN JOSEPH TRESATTI :
Appellant : Case No. 1471 of 2024

OPINION

Linda R. Cordaro, J.

Currently before this Court is the Defendant's Omnibus Pretrial Motion for Relief for suppression of evidence. This Court heard testimony and argument on September 24, 2025. Documents related to the cyber tip, Microsoft terms of service and privacy agreements, the Administrative Subpoena, documents from Verizon, and the applicable search warrant were admitted into evidence. For the following reasons, Defendant's motion is denied.

Background

The Office of the Attorney General received a cyber tip on March 25, 2024, from the National Center for Missing and Exploited Children ("NCMEC"). The NCMEC received the tip from Microsoft that an individual at a certain IP address, 108.23.24.105 through Verizon as an internet provider, was accessing or viewing images, thirteen of them, on Microsoft Bing Images which were believed to be child pornography. Two additional cyber tips were received by NCMEC on March 26 and March 31, 2024, accounting for seven additional images, making twenty total images N.T. pg. 15.

Lisa Ceh, Special Agent with the Child Predator Section at the Pennsylvania Office of Attorney General was assigned by her supervisor to investigate the cyber tips. N.T. pg. 10. Agent Ceh has been with the Attorney General's office for thirty years and in the Child Predator Section for eighteen of those years. Id. at 9. In her current duties, she ". . . investigates crimes against children." Id. She testified that she was familiar with the Microsoft terms and conditions of service and privacy policy. Id. at 17. Her understanding regarding Microsoft and Microsoft Bing was that there is no expectation of privacy when using Bing, and "... that looking for any kind of child pornography or any kind of child exploitation is prohibited," and illegal. Id. at 17. Copies of the Microsoft user agreements and policies were entered into evidence. Agent Ceh also testified, in detail, explaining the process of how Microsoft flags child pornography content which then triggers a report to NCMEC and starts an investigation by the Office of the Attorney General.

After receiving the cyber tips from NCMEC, Agent Ceh viewed the images and, in her opinion, the images were of child pornography. At that time, Agent Ceh was provid-

ed the unique IP address, but she did not know the identity, home address, or contact information of the individual user/owner. An Administrative Subpoena was issued by the Office of the Attorney General to internet provider, Verizon, which directed Verizon to release subscriber information as well as "other pertinent information" related to the IP address. N.T. pg. 27. Per the subpoena, Verizon provided the Office of the Attorney General with the customer name, address, telephone number, and other identifying information associated with the IP address Id. at 29. The subscriber was the defendant, John Tressatti, address 2155 Kingview Road, Suite A, Upper Tyrone, Fayette County, Pennsylvania. Id. at 29. The Office of the Attorney General applied for a search warrant, and Agent Ceh provided an affidavit in support thereof containing the above information.

On July 23, 2024, Magisterial District Judge Shimshock signed the application search warrant for the search of the Defendant's house. Id. at 30. The warrant was for the search of the defendant's residence, electronic devices, computers, computer hardware, and electronic storage. The following morning on July 24, 2024, the Office of the Attorney General and troopers from the Pennsylvania State Police conducted a search of the defendant's residence. The Defendant was in the home at the time of the search. Id. at 32. During the search, Agent Ceh testified that the defendant "... admitted he was looking at child pornography. He understood why we were there." Id.

During the search, the defendant was advised of his Miranda rights by Agent Tabak with the Attorney General's Office. Several computers, a camera, a camcorder and a phone were seized in the search, some of which were password protected. Id. at 34. The passwords were accessible to law enforcement as they were displayed, in plain view, on a wall inside the defendant's home. Id. Law enforcement accessed the electronic devices and "large amounts of child pornography," all of young children under the age of thirteen, were found in these devices. Id.

Additional abhorrent evidence was found in the defendant's home. The police found a "homemade video of a girl [approximately between eleven and thirteen years of age] in the house... in the bathroom... unclothed... and looking into the mirror." Id. at 35. The defendant secretly took a video of the young girl as he had a small hidden camera located in a wall vent. Id. The defendant was arrested on July 24, 2024, in connection with the subject charges by Agent Ceh.

Discussion

The defendant was charged with twenty counts of Child Pornography, 18 Pa.C.S.A. §6312, one count of Criminal Use of a Communication Facility, 18 Pa.C.S.A. § 7512(a), and once count of Photograph/Film/Depict on Computer Sex Acts- Knowingly or Permitting a Child, 18 Pa.C.S.A. § 6312(b)(1). The pretrial motion argues that the use of an administrative subpoena was unlawful. In addition, the defendant argues in the motion that there was an unlawful interrogation during the search of his home, and that the search warrant was overly broad, vague, unduly burdensome and lacked probable cause. However, at the suppression hearing before the undersigned, Defense counsel withdrew the issues of unlawful interrogation and the overly broad, vague, unduly burdensome search warrant, on the record. N.T. pg. 5. Thus, the lone issue remaining for disposition is whether the administrative subpoena was unlawful.

The Fourth Amendment of the United States Constitution and Article 1, Section 8 of the Pennsylvania Constitution prohibit unreasonable searches and seizures. Any evidence obtained by police conduct that violates an individual's constitutional rights may be subject to suppression. The purpose of this "exclusionary rule" is to discourage law enforcement officers from constitutionally violative conduct. *Commonwealth v. Santiago*, 160 A.3d 814, 827-28 (Pa. Super. 2017). The exclusion or suppression of evidence may be appropriate if there has been a violation of fundamental constitutional protections. *Commonwealth v. Balliet*, 542 A.2d 1000, 1003 (Pa. Super. 1988) citing *Commonwealth v. Morgan*, 534 A.2d 1054, 1056 (Pa. 1987).

The defendant argues there was an unlawful use of an administrative subpoena. However, this argument is without merit as it ignores the statutory process for administrative subpoenas in child pornography cases, which the Court finds were strictly followed in this case. The proper process for child pornography investigations, beginning from a search engine provider flagging content through an administrative subpoena being issued from law enforcement to internet provider for identification is clearly described by statute. First, as soon as reasonably possible after obtaining actual knowledge of facts or circumstances of apparent or imminent violations related to child pornography, a provider must report to NCMEC's CyberTipline its mailing address, telephone number, facsimile number, electronic mailing address, and individual point of contact. 18 U.S.C.A. § 2258(a). In addition, the provider must make a report to the CyberTipline of the facts or circumstances known to it. *Id.* The NCMEC, as a matter of course, then passes the cyber tip to law enforcement for further investigation. In the course of the investigation, law enforcement, or the Office of the Attorney General in this case, may issue an administrative subpoena to the internet provider to obtain further information to identify the individual who accessed the child pornography. The statute regarding administrative subpoenas in child pornography investigations provides:

§ 5743.1 Administrative Subpoena. In an ongoing investigation that monitors or utilizes only services or other means of electronic communication to identify individual engaged in an offense involving the sexual exploitation or abuse of children, the following shall apply: (i) The following may issue in writing and cause to be served a subpoena... (A) The Attorney General... (ii) A subpoena issued under subparagraph (i) may be issued to a provider of electronic communication service or remote computing service: (A) requiring disclosure under section 5743(c)(2)... of a subscriber or customer's name, address, telephone number or identity...

18 U.S.C.A. § 5731.1(a).

Based on the testimony of Agent Ceh and the submitted evidence, the Court finds the administrative subpoena issued by Agent Ceh and the Office of the Attorney General was lawful, as provided by §5731.1. Here, Microsoft flagged the twenty images and sent a cyber tip to the NCMEC as per § 2258(a). NCMEC then forwarded the cyber tip to the Attorney General's Office, which included only the IP address as identifying information. Agent Ceh investigated the tip and determined the accessed images were child pornography. To identify the individual who accessed the images, she issued an administrative subpoena to Verizon, the internet provider, to identify the individual associated with the IP address, in strict adherence to §5731.1(a). The defendant cited several cases in his brief which, the Court finds, are not on point whatsoever with the facts

and law in this case.

Therefore, the Court enters the following:

ORDER

AND NOW, this 12th day of December 2025, in consideration of Defendant's Pretrial Motion and after a hearing on this matter, it is hereby ORDERED and DIRECTED that Defendant's Motion is DENIED.

The Commonwealth shall list this case for trial.

BY THE COURT:
Linda R. Cordaro, Judge

ATTEST:
Clerk of Courts