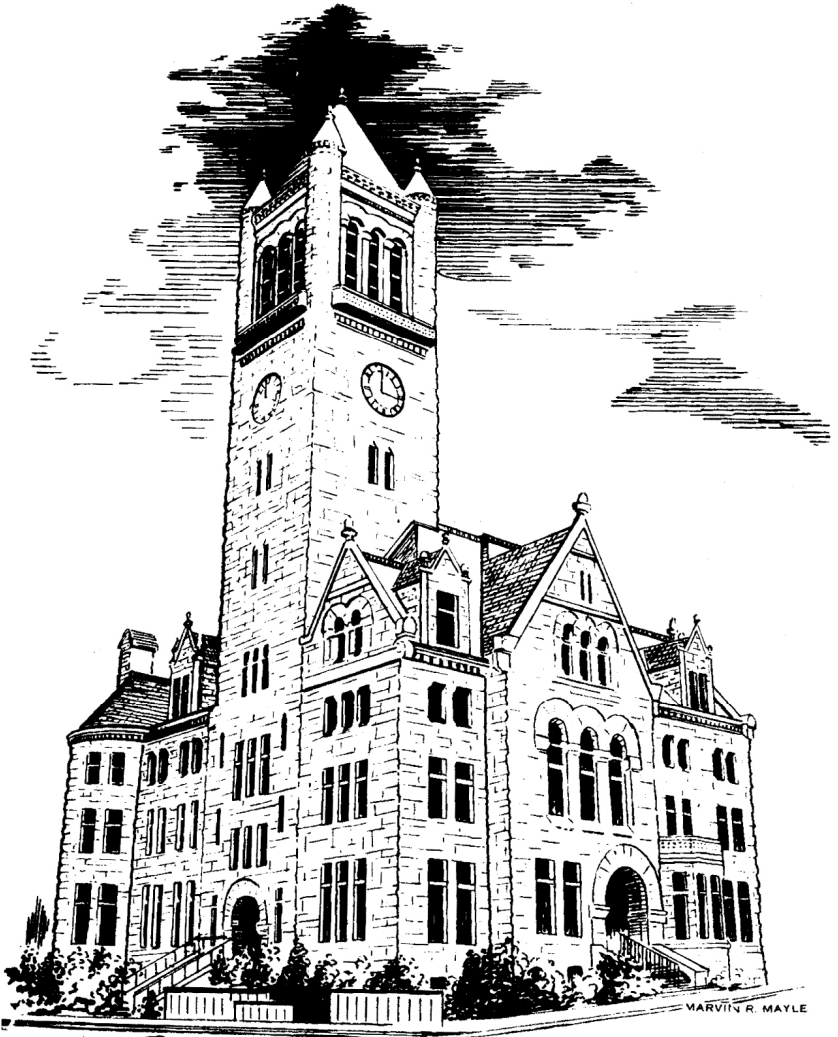


FAYETTE LEGAL JOURNAL

VOL. 89

MAY 9, 2026

NO. 19



FAYETTE LEGAL JOURNAL

The FAYETTE LEGAL JOURNAL is published weekly by the Fayette County Bar Association, 45 East Main Street, Suite 100, Uniontown, Pennsylvania 15401, 724-437-7994. Legal advertisements should be submitted online at www.fcbar.org no later than 12:00 noon on Friday for publication the following Saturday. No date of publication is promised, however. Legal notices are published exactly as submitted by the advertiser. Copyright 2001 Fayette County Bar Association. All rights reserved.

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Cover Design by Marvin R. Mayle, 207 Lick Hollow Road, Hopwood, PA

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ETHICS HOTLINE

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

RONALD CURRAN, a/k/a RONALD EARL CURRAN, late of Perryopolis, Fayette County, PA ⁽³⁾

Executrix: Candance Beth Santo
c/o 125 Constitution Street
Perryopolis, PA 15473

PATRICIA ANN HULL, a/k/a PATTI ANN HULL, a/k/a PATTI A. HULL, late of Stewart Township, Fayette County, PA ⁽³⁾

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

RONALD E. KROFCHECK, late of Perryopolis Borough, Fayette County, PA ⁽³⁾

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

CHARLES LEO MARKIEWICZ, late of Redstone Township, Fayette County, PA ⁽³⁾

Executrix: Blanch Linda Markiewicz
281 Third Street
Allison, PA 15413
c/o 183 Market Street, Suite 100
Kingston, PA 18704-5444
Attorney: David E. Schwager

LARRY DALE SALISBURY, a/k/a LARRY SALISBURY, late of Springhill Township, Fayette County, PA ⁽³⁾

Executor: Dave Salisbury
c/o Higinbotham Law Offices
68 S. Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

LINDA MARIE SMITH, late of Georges Township, Fayette County, PA ⁽³⁾

Administrator: Larry Monroe Smith
c/o Ricardo J. Cicconi Law Office
P.O. Box 953
Uniontown, PA 15401
Attorney: Ricardo J. Cicconi

WILLIAM R. TOLNAI, JR., late of Menallen Township, Fayette County, PA ⁽³⁾

Personal Representative:
Pamela S. Springer
c/o Higinbotham Law Offices
68 S. Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

Second Publication

HELEN M. CZUCHAN, late of Uniontown, Fayette County, PA ⁽²⁾

Executor: Joseph Czuchan, Jr.
c/o 96 East Main Street
Uniontown, PA 15401
Attorney: Anne N. John

EDWARD R. FIKE, a/k/a EDWARD RONALD FIKE, late of Uniontown, Fayette County, PA ⁽²⁾

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

ERIC LEAR, a/k/a ERIC L. LEAR, late of Saltlick Township, Fayette County, PA ⁽²⁾

Administrator: Patrick S. Lear
c/o Geary, Loperfito & Generelli, LLC
159 Lincoln Avenue
Vandergrift, PA 15690
Attorney: Alaine Generelli

COLTON SHRONTZ, a/k/a COLTON RYAN SHRONTZ, late of Menallen Township, Fayette County, PA (2)
Administratrix: Colleen Rea Shrontz
 c/o Peacock Keller, LLP
 95 West Beau Street, Suite 600
 Washington, PA 15301
Attorney: L. Dawn Haber

First Publication

DOLORES J. EYRING, late of Wharton Township, Fayette County, PA (1)
Executrix: Donna J. Eyring
 c/o Webster & Webster
 51 East South Street
 Uniontown, PA 15401

STEVEN ANDREW HARAGOS SR., late of North Union Township, Fayette County, PA (1)
Executor: Steven Haragos
Executrix: Michelle Lee Misiak
 c/o 11 Pittsburgh Street
 Uniontown, PA 15401
Attorney: Thomas W. Shaffer

NORMA JEAN HARTMAN, late of Georges Township, Fayette County, PA (1)
Personal Representatives:
 Donald Hartman, Jr. and Brenda Reese
 c/o Davis & Davis Attorneys at Law
 107 East Main Street
 Uniontown, PA 15401
Attorney: Jeremy J. Davis

RICK KOSLICK, a/k/a RICHARD KOSLICK, a/k/a RICHARD W. KOSLICK, late of South Union Township, Fayette County, PA (1)
Executor: Jennifer Koslick
 c/o 102 Eagleview Court
 Gibsonia, PA 15044
Attorney: Hillary Priebe

ROBERT MOATS, aka ROBERT EUGENE MOATS, late of Springhill Township, Fayette County, PA (1)
Executrix: Carol Lockard
 c/o Hajduk and Associates
 22 Bierer Avenue

Uniontown, PA 15401-4405
Attorney: Mary Hajduk

WILLIAM MATTHEW MORRIS, a/k/a WILLIAM M. MORRIS, late of Uniontown, Fayette County, PA (1)
Executrix: Taylor Renee Phlan
 c/o 11 Pittsburgh Street
 Uniontown, PA 15401
Attorney: Thomas W. Shaffer

OLIVE MAE PHELAN, late of Dunbar Township, Fayette County, PA (1)
Administrator: Cory A. Phelan
 c/o Davis & Davis Attorneys at Law
 107 East Main Street
 Uniontown, PA 15401
Attorney: Jeremy J. Davis

BERT M. PRITCHARD SR., late of Fairchance Boro, Fayette County, PA (1)
Administrator: Bessie Pritchard
 7 Delverese Street
 Fairchance, PA 15436

GRACE RILEY, a/k/a GRACE A. RILEY, late of Connellsville, Fayette County, PA (1)
Administrator: John Brosh
 c/o Casini & Geibig, LLC
 815B Memorial Boulevard
 Connellsville, PA 15425
Attorney: Jennifer Casini

GLORIA M. SPACKMAN, late of South Union Township, Fayette County, PA (1)
Executor: Andrew Poremba
 c/o 11 Pittsburgh Street
 Uniontown, PA 15401
Attorney: Thomas W. Shaffer

BENJAMIN SHIPLEY, late of Mill Run, Fayette County, PA (1)
Administratrix: Lena Shipley
 c/o Casini & Geibig, LLC
 815B Memorial Boulevard
 Connellsville, PA 15425
Attorney: Jennifer M. Casini

LEGAL NOTICES

STERN & EISENBERG, PC
 1581 MAIN ST., STE 200
 THE SHOPS AT VALLEY SQUARE
 WARRINGTON, PA 18976
 (215) 572-8111
 FACSIMILE: (215) 572-5025
 (COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY
 CIVIL ACTION – LAW

Mortgage Foreclosure Complaint

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-5
 Plaintiff
 vs.
 Michelle Chisler
 Defendant

Docket#: 55 of 2026 G.D.

TO: Michelle Chisler

You have been sued in mortgage foreclosure on premises: 137 Piper Hollow Road, Mount Braddock, PA 15465 based on defaults since August 1, 2025. You owe \$45,347.50 plus interest.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing 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 PAPER TO A 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.

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

Fictitious Name Registration

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 6, 2026, for Whips General Contracting with a principal place of business located at 210 Union St., Dickerson Run, PA 15430 in Fayette County. The individual interested in this business is Konnor Whipkey, also located 210 Union St., Dickerson Run, PA 15430. This is filed in compliance with 54 Pa.C.S. 311.417

NOTICE OF HEARING

A Petition for Reinstatement to the active practice of law has been filed by TANCREDI WILLIAM CALABRESE and will be the subject of a hearing on October 7, 2026 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the District IV Office of the Disciplinary Board of the Supreme Court of Pennsylvania, 437 Grant Street, Suite 1300, Pittsburgh, PA 15219, phone number (412) 565-3173, on or before September 23, 2026.

Marcee D. Sloan
 Board Prothonotary
 The Disciplinary Board of the
 Supreme Court of Pennsylvania

FAYETTE COUNTY TAX CLAIM BUREAU

FAYETTE COUNTY TAX CLAIM BUREAU
2 West Main Street
Uniontown, PA 15401
Telephone 724-430-1208

TO THE OWNERS OF PROPERTIES AND TO ALL HAVING TAX AND MUNICIPAL CLAIMS, MORTGAGES, LIENS, and CHARGES OF WHATEVER KIND, EXCEPT GROUND RENTS, SEPARATELY TAXED, AGAINST SUCH PROPERTIES:

Notice is hereby given that the properties will be sold freed and cleared of their respective tax and municipal claims, liens, mortgages, and/or ground rents by the Fayette County Tax Claim Bureau for non-payment of delinquent taxes under the Provisions of the Act of July 1947, P. L. 351 and its amendments on June 15, 2026 at 10:00 a.m. to June 16, 2026 at 10:00 AM online ONLY through Bid4assets.

These properties were exposed to the upset sale in September 2025 and advertised in the Daily Courier, Herald Standard and the Legal Journal in August of 2025. THE TERMS OF THE SALE online only through and advertised in the Daily Courier, Herald Standard and the Legal Journal in August of 2025. THE TERMS OF THE SALE online only through Bid4assets, and no sale shall be made, except to the County unless a bid equal to the costs as indicated by the approximate upset price (MINIMUM PRICE) set forth for each property.

****NO ONE OWING DELINQUENT TAXES 10 days before the sale CAN BID ON PROPERTIES IN THE TAX SALE.****

*******PRE-REGISTRATION IS REQUIRED BY STATUTE*******

THE COST FOR THE TRANSFER TAX WILL BE INCLUDED IN THE MINIMUM BID PRICE AND THE DEED WILL BE ISSUED AFTER THE EXCEPTION PERIOD GRANTED BY THE JUDGE IS OVER.

Fayette County Tax Claim Bureau
Rebecca Cieszynski, Director Rebecca Cieszynski, Director

Parcel	Owner	Physical Street Address	Description	MINIMUM
01-02-0115	BRUSCHE MICHAEL J	100 MAIN ST	PT LOT 31 R2S	\$9,556.26
01-04-0059-01	WIBLE BERNADINE AKA BERNADINE DALLY	404 COAL ALLEY	PT LOTS 95-96	\$373.52
01-04-0185	JONES MELODY	513 MAIN ST	LOT R1	\$7,542.27
02-02-0040	MILLER NANCY	87 FRICK ST	LOT 40 1/2 R2S	\$5,995.62
02-02-0041	CONNER NANCY L	88 FRICK ST	LOT 41 1/2 R2S	\$6,226.71
02-02-0075	CRONIN RANDY J	1512 WATER ST	PT LOT 98 R1	\$5,069.72
02-02-0141	KNIGHTBYRD PROPERTIES	1413 SECOND ST	LOT 13	\$599.80
02-04-0010	SINCERE HOME INVESTORS	424 CROSS ST	PT 24-25	\$551.58
02-04-0050	MATTIE CHRISTINE	54 UNION ST	0.16 AC (LOT 2)	\$3,392.26
02-06-0256	PASQUINI ANDREW JR	416 BRASHEAR ST	PT LOT 11 R1	\$4,654.03
02-06-0349	GAZALIE ALBERT E & OLGA T / JASON DELVITO	165 MARKET ST	LOT	\$828.80
02-07-0004	ABDULLAH OMAR	5 BOLIVAR ST	PT LOTS 10-11 R1	\$4,222.74
02-07-0057	CLOSE JEANNE	529 WATER ST	PT LOT 67 R1 RG	\$7,561.89
02-07-0206	HERBERTSON JAMES EDGAR SARAH	R SECOND ST	PT LOT 42	\$707.21
02-07-0211	KAKIRDE APARNA	SECOND ST	PT LOTS 48-49	\$624.60
02-07-0221	LAND RESOURCES CO INC	SECOND ST	LOTS 30-33	\$1,790.35
02-07-0225	LANDMARK HOLDINGS & INVESTMENTS	MILLER AVE	LOT 41	\$519.52
02-10-0028	MERCADO JOSE RICARDO RIVERA	HUMMEL ST	LOT 22	\$753.17
02-10-0030	MERCADO JOSE RICARDO RIVERA	HUMMEL ST	LOTS 24-25	\$799.89
02-10-0086	NORMAN JAMES W JR ETAL	363 HIGH ST	PT LOT 10 R1 RGRM	\$7,221.63
02-10-0237	JACOBS BRIANNE ETAL	GREEN & STEWART ST	LOT	\$726.85
02-10-0293	IACCONI TONY JR & JACKIE I	454 GREEN ST	LOT R1 RG	\$1,930.77
02-10-0361	SAVONA JOHN J & FRANCES	J619 GREEN ST	LOT 20 R1	\$4,146.25
03-06-0115	LANDMARK HOLDINGS & INVEST LLC	BARNETT AVE-BVILLE	LOT 102	\$335.14
03-06-0128	WINWOOD WILLIAM R & MARIE M	EUCLID AVE-BVILLE	LOT 75	\$901.80
04-41-0074-A	MHCA HOMES LLC	418 CENTER AVE PAD 74-A	MOBILE HOME	\$2,236.61
05-06-0071	FATTORI SAMUEL A & JOAN	604 HIGHLAND AVE	LOT 42 R1 RM	\$8,569.11
05-06-0231	THOMPSON SEAN L JR	N PROSPECT ST	PT LOT 59	\$956.63
05-06-0281	MILLER LARRY J & ROBIN J	N PITTSBURGH ST	0.234 AC	\$2,465.99
05-06-0456	JOHN MANUEL	101 N PITTSBURGH ST	PT LOTS 85 93 OFFICES	\$37,382.78
05-07-0143	RITENOUR SAMANTHA	122 S PITTSBURGH ST	LOT OFFICE/APT	\$5,155.48
05-07-0216	BECHTOLD RAECYNE	113 PORTER AVE	LOT R1 RG	\$18,016.07
05-09-0144	STIMMEL CATHERINE & HENRY	OFF EDNA ST	LOT	\$1,006.59
08-02-0004-81	BREAKIRON SHELBY	19 LOWERY DR	PAD 19	\$2,418.55
08-02-0004-83	EVANS SUSAN K	17 LOWERY DR	PAD	\$608.76
08-02-0004-99	DARNELL WILLIAM / SHIRLEY DARNELL	233 CONNELLSVILLE ST	PAD 1	\$1,016.02
08-03-0239	R SKERR LLC	RAILROAD ST	LOT 26 APTS	\$387.12
09-19-0045	WHEELER IMPROVEMENT COMPANY	KIRK AVE	LOT 14	\$645.40
09-46-0099	ROBINSON WILLIAM & SYLVIA / KRISTY SPACKMAN	10 ELM ST	PAD 99	\$2,238.15
11-04-0118	BRANGARD MARGARET A	224-226 KANAWHA AVE	LOTS 22-23	\$1,785.14

Parcel	Owner	Physical Street Address	Description	MINIMUM
11-06-0140	JORDAN PEARL T	64 KYLE AVE	LOT 18 1/2 R2S MOBILE HOME	\$1,402.66
12-04-0005	LOFSTROM TARA K & KELLY P F JR	444 SECOND ST	PT LOT 3	\$844.51
12-04-0006	LOFSTROM TARA K & KELLY P F JR	448 SECOND ST	LOT 4 R1 ATTD RG	\$9,960.53
13-12-0020-01	BAILEY MILTON & SANDRA	OFF LR26022-SMOCK	0.02 AC	\$511.52
14-02-0027	HARVIN RENTALS LLC	561 WALNUT HILL RD	LOTS 8-9	\$1,138.68
14-04-0021	MAUSER WILLIAM JR & LISA	205 1ST ST	LOT 25 R2S	\$5,934.71
14-11-0003-22	STRICKLAND TINA L	11 ROSE CIRCLE	STRICKLAND ESTATES	\$597.37
	REV TRUST / BARBARA WEYGANDT		MOBILE HOME	
14-11-0003-52	SEESE MATHEW	10 ROSE CIRCLE	STRICKLAND ESTATES	\$766.55
			MOBILE HOME	
14-11-0003-58	SMITH IVAN	3 ROSE CIRCLE	STRICKLAND ESTATES	\$777.94
			MOBILE HOME	
14-11-0003-63	MCCULLOUGH DONNA	13 ROSE GARDEN RD	STRICKLAND ESTATES	\$942.82
			MOBILE HOME	
14-11-0003-66	LISA BOBRICK	35 ROSE DR	STRICKLAND ESTATES	\$743.79
			MOBILE HOME	
14-11-0003-95	VARANO SANDRA	9 ROSE LN	MOBILE HOME	\$599.21
14-11-0091	JOHNSON THERESA	OFF TR472-NR SHOAF	6 AC	\$1,417.13
14-16-0027-01	STANDISH ELI J & TAMMY	60 COLLIER AVE	0.35 AC (LOT 16) RM	\$1,312.57
14-17-0236-02-99	WILES ROY	167 MOUNTAIN RD	MOBILE HOME	\$732.40
14-33-0028-36	MILLWOOD JACOB	508 FOURTH ST		\$1,278.31
		PAD 64 JARRETT TR CT	MOBILE HOME	
14-33-0028-37	JARRETT BROS	TRAILER COURT	506 FOURTH ST	\$971.26
		PAD 63 JARRETT TR CT	MOBILE HOME	
14-33-0028-42	RANKIN DEBBIE	510 THIRD ST		\$771.87
		PAD 58 JARRETT TR CT	MOBILE HOME	
14-33-0028-43	JARRETT BROTHERS	MOBILE HOME	508 THIRD ST	\$656.39
		PAD 57 JARRETT TR CT	MOBILE HOME	
14-33-0028-60	PRYCE KENNETH & MARIA	500 SECOND ST	PAD 40	\$1,442.97
		JARRETT TR CT	MOBILE HOME	
14-33-0028-64	JARRET RICK	507 SECOND ST	PAD 36-JARRETT TR CT	\$1,403.39
			MOBILE HOME	
14-33-0028-68	JARRETT RICHARD A /	510 FIRST ST	PAD 32 JARRETT TR CT	\$1,321.46
	JARRETT BROS TRL PK		MOBILE HOME	
14-33-0028-74	WATSON CHARLES	509 FIRST ST	PAD 26-JARRETT TR CT	\$856.17
			MOBILE HOME 2RM	
14-33-0028-83	SPRINGER LISA	506 JARRETT DR	PAD 17 JARRETT TR CT	\$652.83
			MOBILE HOME	
14-33-0028-88	ROSS TINA MARIE	525 JARRETT DR	PAD 12-JARRETT TR CT	\$2,389.11
			MOBILE HOME	
14-36-0134-99	LEWIS KATHY	289 MILLER RD	MOBILE HOME	\$629.07
15-12-0019	BURKES THOMAS & GERALDING & CANDRA	414 MAIN ST-LAMBERT LOTS 91-92		\$348.78
15-12-0029	FRIEND RANSLER & AGNES & /JERALD	445 SECOND ST-LAMBERT LOTS 41-42 LOT R1		\$5,425.86
15-13-0006	PARNELL SAMUEL & VIRGINIA	FOURTH ST-LAMBERT LOTS 187 194-200		\$536.73
15-21-0048	FOSTER RAYMOND M	359 FIRST ST-GATES	LOTS 17-18 2RM	\$1,360.02
15-33-0039	BLUE SABER LLC	618 HILLTOP RD-RONCO	LOT 167 1/2 R2S	\$2,588.99
15-33-0040	SMITH EDWARD R	616 HILLTOP RD-		\$2,759.95
		RONCO LOT 168 1/2 R2S RM		
15-33-0042	SMITH EDWARD R	604 HILLTOP RD	LOT 170 MOBILE HOME	\$2,480.59

Parcel	Owner	Physical Street Address	Description	MINIMUM
15-35-0231	KOVAL JOHN A & CYNTHIA	1536 LCKRN MSNTWN RD 0.481 ACR1 RG		\$2,908.26
17-11-0022	RAYMOND RANDY L	1012 W SECOND ST	0.177 ACR1	\$6,869.69
17-16-0028	ENNIS LAURA A	122 E SECOND ST	0.175 ACR1 RG	\$9,140.76
17-16-0062	MARTIN RONALD D JR & BRISTYN	E FIRST ST- GRINDSTONE	0.176 AC	\$1,397.79
17-16-0062-99	HICKMAN DARLENE & BRISTYN MARTIN	129 E FIRST ST MOBILE HOME		\$950.82
19-04-0132	KHAN KHALED	818 HILL RD LOTS 87-90		\$379.44
19-04-0144	KHAN KHALED	CROWTHERS AVE-LABELLE	LOTS 65 66	\$389.37
19-05-0060	EPERJESI GARY & DONNA	813 FIRST ST	LOT 3	\$1,276.09
19-06-0021	MAGNUSON BRAD	OFF TR906-ALICIA	0.1928 AC	\$599.65
19-06-0046-02	CRAWFORD JAMES D & AUDREY J	OFF TR308-HILLER	LOT 6	\$850.62
19-07-0061	KHAN KHALED	OFF FRICK ROW-HILLER	LOT 163	\$344.08
19-21-0009	HILL WILLIAM M JR	SUPERIOR ST-SUPERIOR 1AC	R1 ATTD RG	\$8,703.26
19-31-0046	THOMPSON PHILLIP M & HELEN L	221 THOMPSON 02 RD LOT 110 1/2 R2S		\$2,185.57
19-31-0123	SKINNER ERNEST & ESSIE & MILDRED	HOLLY ALLEY-THOMPSN 2 LOTS 95A 96A		\$716.15
19-33-0043	SCHNEIDER EILEEN & PAGE HARRY W & DONNA MINNICK	525 SECOND ST R1 RG	0.3168 AC	\$3,424.04
21-03-0034	AREFORD EARL S & G CARL	SR21 & SANGSTON AVE PT LOTS 66-67		\$428.99
21-07-0386	BALLARD AIMEE	230 S WATER ST	PT LOT 1 R1 RM	\$4,377.28
22-10-0058	MILLER DERRICK EDWARD	1202 NEW SALEM RD	LOT	\$687.94
22-13-0142	W E PROPERTIES LLC	911 THIRD ST	LOTS 167 168 R1 RG	\$2,648.93
22-13-0187	WORRY SUSAN R	925 FOURTH ST	LOTS 225-226 R1	\$4,613.33
22-20-0005	BERDAR SOPHIA	62 MILL ST-NEW SALEM	LOT 7 R1 RG	\$4,626.23
22-20-0043	GUSEMAN FRANK L & EMMA A	HARRISON AVE-N SALEM LOT 22 BLOCK 4		\$398.12
22-20-0044	GUSEMAN FRANK L & EMMA A	OFF HARRISON AVE LOT 19 BLOCK 4		\$424.43
22-20-0045	GUSEMAN FRANK L & EMMA A	OFF HARRISON AVE LOT 20 BLOCK 4		\$424.43
22-20-0046	GUSEMAN FRANK L & EMMA A	HARRISON AVE-N SALEM LOT 21 BLOCK 4		\$424.43
22-24-0084	HALL BARBARA	9 VIA SORRENTO ALTA VILLA PARK	MOBILE HOME	\$1,648.95
24-04-0006	GRAY S MINOR	LR26079-NR GRIFFIN	1.52 AC	\$690.59
24-07-0015	DIMITROV DIMITRE A & STANKA	510 0166 RD	LOT 16 R1 ATTD RG	\$3,336.74
24-20-0008-99	YOUNG WILLIAM D	62 URBANIA RD	MOBILE HOME	\$898.49
25-08-0035-93	CIMINO ROBERT	13 PHILLIPS MANOR RD	PAD 7 MOBILE HOME	\$815.73
25-16-0027-99	LANDMAN JODY DWIGHT	165 PERCY RD MOBILE HOME RM		\$2,765.21
25-19-0106	MEGGETT IVY & LILA	268 MAIN ST-OLIVER 1 LOT R2S (FIRE DAMAGED)		\$2,190.03
25-22-0035	FELDMAN BERTHA & PHILLIP	WALTER ST	LOT 127	\$873.01
25-38-0026-91	447 COOLSPRING STREET LLC	140 COOLSPRING JUMON	MOBILE HOME	\$1,284.71
25-47-0076	WARNICK SHIRLEY	485 COOLSPRING ST	PT LOTS 4-5 2R1	\$8,724.22

Parcel	Owner	Physical Street Address	Description	MINIMUM
25-58-0178	STINGER AMY	511 INDEPENDENCE AVE PAD		\$1,218.98
25-58-0183	SCHOCK MIKE	1230 LINCOLN AVE PAD 183	MOBILE HOME	\$3,337.14
25-58-0239	MITCHELL ROSALEI	1217 LINCOLN AVE PAD	HOLIDAY PARK MOBILE HOME	\$422.96
25-58-0262	WILSON DAVID E SR	853 SOLOMON CIR PAD	239-HOLIDAY PARK MOBILE HOME	\$1,800.58
27-04-0049-99	LEWIS ELAINE	33 HAPPY VALLEY RD	MOBILE HOME	\$1,004.09
27-20-0039-01	KUBINA JOSEPH E	OFF TR570-NR STAR JCT	0.5965 AC	\$501.55
29-02-0148	HEFLIN ROBERT MARSHALL	422 1/2 MORGANTOWN ST		\$3,446.25
29-03-0071	SMITH MARK & JANET	GRANT ST LOTS 97-100	129-130 R1	\$3,413.86
30-13-0155	RUSSELL RONALD	SR166-THORNTON RD	0.519 AC	\$446.13
30-15-0098	BATOVSKY MARK T II & TIFFANY R	288 3RD ST-ALLISON I	LOTR1	\$2,743.69
30-22-0148-02	SULLIVAN MARY A L	722 FILBERT HEIGHTS	0.384 AC R1	\$4,368.82
30-26-0019	LEWIS TRAVON	3 EDNA ST	0.23 AC R1 ATTD RG	\$2,825.51
30-26-0076	LEHMAN JAMON	STEEL ST-REPUBLIC LOT		\$1,004.94
30-26-0118	RANDHAWA MANNPREET SINGH	HIGH ST-CARDALE LOTS	255-257	\$463.46
30-27-0039	FORSYTHE KENNETH A	227 FILBERT-ORIENT RD	LOT 8 R1	\$529.20
30-33-0059	BRENT JOHN	1495 NEW SALEM RD	4 AC R2S	\$9,201.85
30-35-0100	MOODY WILLIE A EST ETAL & BRYAN T HARRIS	607 FIFTH ST	LOT 128 1/2R2S	\$1,550.87
31-08-0009-01	MOWRY W THOMAS	222 PINESLOPE RD	6.656 AC RM	\$2,778.65
31-08-0010	MOWRY W THOMAS & CATHY B	PINE SLOPE	1 AC	\$1,807.68
31-08-0012	MOWRY W THOMAS	142 HEMLOCK LA	2 AC R1 RGA 2RM	\$85,028.17
31-08-0015	MOWRY W THOMAS	395 INDIAN CREEK RD	67.9714 AC	\$23,964.99
31-08-0059-84	PRITTS GARY SR & PAM	108 MAPLE ST PAD 15	MOBILE HOME	\$728.91
31-10-0008	KALP DAVID W & MARLENE	130 MELCROFT RD	PT LOT 7 R1	\$12,007.82
31-14-0043-99	SOUTH PEGGY	385 WHITE RD	MOBILE HOME	\$394.98
33-03-0004	CHAMBERS LAWRENCE J & SHIRLEY D	1218 ISABELLA RD	LOTS 4-5 R1 ATTD RG RM	\$5,464.56
33-08-0002	TROEWDLE GLADYS D & TIFFANY GROH	1912 SECOND ST	LOT 324	\$1,015.87
34-12-0001-69	UNIONTOWN PROPERTY CORP	DELAWARE AVE-SURREY HL	HELIPAD RM	\$468.76
34-12-0068-76	KOLOSKY FRANK E & MARK	LOVETT 11 SHELLIE ST	PAD C-6 MOBILE HOME	\$734.40
34-12-0227-05	ROAR INVESTMENTS LLC	WHARTON ST	1.0699 AC	\$1,048.65
34-16-0189	GUYTON MAUDE DIXSON & WADE	PAISLEY AVE	LOT 47	\$553.87
34-16-0242	AREFORD EARL S & G CARL	VERNON ST	LOT 105	\$537.03
34-16-0342	DETRICK JOHN E & RITA ANN	32 JAMISON ST	LOT 3 R1	\$7,146.71
36-02-0013	STEVENSON ALFRED ETAL & THOMAS B EBERHART	LOCUST AVE-FRNDSHP HL	LOT 12	\$429.17
36-18-0097-99	DEVAULT ALBERT	116 GLENN SMITH RD	MOBILE HOME	\$822.61
36-19-0016-99	KOVACH EFFTEN JR	106 MAIN ST	MOBILE HOME	\$1,201.96
38-03-0065	DIXON WILLIAM R SR & LENA	65 WAYNE ST	LOT 33 R1	\$6,560.21
38-03-0231	LEMASTERS ROBERT ERIK	38 ESTER ST	LOTS 65-66	\$737.11
38-03-0369	S&S CONTRACTING PARTNERS	18 ELWOOD ST	LOTS 50-51 R1	\$5,469.28
38-03-0383	CREW MELVIN	33 MARKLE ST	LOTS 60-61 R1 (VACANT)	\$2,085.34
38-03-0384	CREW MELVIN	29 MARKLE ST	LOT 59 PT 58R2V	\$2,098.31

Parcel	Owner	Physical Street Address	Description	MINIMUM
38-03-0393	MCCUNE VIRGINIA & ELLIOTT MCCUNE	50 MARKLE ST	LOTS 81-83 R1	\$2,740.00
38-04-0384	SLEDGE MAURICE JULIUS	32 WALNUT ST	PT LOTS 54-55	\$1,769.43
38-04-0404	HORTON JACKIE R	105 WALNUT ST	PT LOT 37 R1	\$7,063.26
38-11-0360	GLASGOW PAMELA D	LAWN AVE EXT	LOT 27	\$752.93
38-12-0350	BEARD BRUCE J	50 MURRAY AVE	LOT 31 R1	\$6,379.57
38-12-0411	NARA NONA L	RR 2 WILSON AVE	PT LOTS 11-12 RGA	\$2,121.39
38-13-0580	DANTZLER JONATHAN & STEPHANIE	136 LIBERTY ST	LOT 75	\$375.85
38-13-0674	MDB LLC	24 HICKLE ST	LOT 14 R1	\$2,843.39
38-15-0306	DEAN BRANDON D & TUCKER ALANA L	81-83 WHITEMAN AVE	LOTS 29-30	\$740.02
38-15-0307	RANSAW JAMAL S	79 WHITEMAN AVE	LOT 31 R1	\$7,168.16
38-18-0025	BEARD BRUCE J	40 CARSON ST	LOT 79 R1	\$3,422.55
39-07-0184	BOWERS PAUL H & CAROL & DARHL SNYDER	770 BROADFORD RD	0.25 AC R1 RM	\$7,203.39
40-01-0073	MOORE KYLEE J	831 MAIN ST	LOT PT 4 R1	\$3,337.17
41-17-0005	HARVIN BRUCE JR	133 NAVAHO HOLLOW RD	LOT R1 BSMT RG	\$470.11
42-38-0004	LYNGVAR ARTHUR S & MELODY G	2942 DNR BL 5 FKS RD	1.07 AC MOBILE HOME RM	\$2,369.65
42-39-0070	RANKIN DAVID	ANTIQUE PARK TR	CT TRAILER	\$343.38

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COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE

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

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JUDICIAL OPINION

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

COMMONWEALTH OF PENNSYLVANIA :
 Plaintiff, :
 v. :
 TAVIN BROWN : No. 984 of 2023
 Defendant. : Honorable Linda R. Cordaro

OPINION

Linda R. Cordaro, J.

March 30, 2026

Before this Court is Defendant's Omnibus Pretrial ("OPT") Motion for suppression. This Court heard testimony and argument on February 13, 2026, and the search warrant and photographs from the pole camera were offered into evidence.

After consideration, and for the following reasons, Defendant Tavin Brown's Motion is DENIED on all counts.

SUMMARY

The following facts were established via testimony by Detective Thomas Patton and the exhibits offered at the hearing. This investigation began in 2019 when the Fayette County Bureau of Information received information that Defendant was selling large amounts of cocaine, specifically crack cocaine. During this time, detectives arranged for the informant to engage in a transaction with Mr. Brown, which yielded crack cocaine. The investigation picked up in May 2021 when detectives received additional information that the Defendant was selling narcotics primarily from a camper parked at his Connellsville residence. Following this, detectives worked with the informant to engage in a series of transactions with Mr. Brown, either occurring at the camper or at a location of the Defendant's choosing.

In August 2022, a pole camera was installed surveilling the Defendant's residence. Detectives observed suspected drug activity through the camera, including individuals making short stops at the residence and retrieving unknown items from a vehicle. Detectives also observed known persons involved in drug activity at the residence. From November 2022 to March 2023, a confidential informant engaged in a series of controlled buys at Mr. Brown's residence, including in the home, in vehicles, and in the camper. Each buy successfully yielded narcotics.

In March of 2023, detectives obtained a search warrant for the Defendant's property, including the residence, vehicles, and camper, to search for drugs or drug-related items. A search of the camper produced drugs, drug-related items, and illegal firearms, leading to these charges. The police arrived at the residence under the guise of a dog complaint. While on the porch of the home, Mr. Brown was read his Miranda warnings.

Subsequently, the Defendant made statements regarding the camper, such as that a puppy was inside the camper and that the camper was locked.

DISCUSSION

Defective Search Warrant

The first count of Defendant's OPT motion is a motion to suppress the search warrant on the bases that the scope of the warrant was overbroad and/or that it was based solely on information from an unreliable confidential informant.

When considering whether to issue a warrant, the issuing authority is bound by the facts within the "four corners" of the affidavit. See *Commonwealth v. Dukeman*, 917 A.2d 338, 341 (Pa. Super. 2007). The issuing authority must determine if, given the totality of the circumstances presented, there is "a fair probability" that evidence of criminal activity or contraband will be found in a particular place. *Commonwealth v. Housman*, 986 A.2d 822, 843 (Pa. 2009) (quoting *Illinois v. Gates*, 462 U.S. 213, 238-39 (1960)). "The place to be searched must be described 'precise enough to enable the executing officer to ascertain and identify, with reasonable effort the place intended, and where probable cause exists to support the search of the area so designated, a warrant will not fail for lack of particularity.'" *Commonwealth v. Waltson*, 724 A.2d 289,292 (Pa. 1998) (quoting *Commonwealth v. Carlisle*, 501 A.2d 664 (Pa. Super. 1985).

Mr. Brown argues that the authorized scope of the search was overly broad because it permitted the search of the residence and all vehicles on the property, including the camper. The places to be searched were clearly ascertainable by a reading of the warrant. The Court finds the extent that the warrant authorized the police to search was sufficient. Mr. Brown was known to conduct illegal deals out of many of his vehicles, either by driving them to and from locations or by leaving items for pick-up inside of them. He was known to conduct transactions inside his home and primarily inside the camper on the property.

"An informant's tip may constitute probable cause where police independently corroborate the tip, or where the informant has provided accurate information of criminal activity in the past, or where the informant himself participated in the criminal activity." *Commonwealth v. Manuel*, 194 A.3d 1076, 1083 (Pa. 2018), quoting *Commonwealth v. Clark*, 28 A.3d 1284, 1288 (Pa. 2011).

Here, the information of the confidential informant was sufficiently independently corroborated throughout the course of the investigation. Under police supervision, a series of controlled buys occurred between the informant and Mr. Brown. Further, the activity occurring on the property was observed by police through the pole camera. Even though the camper was not visible from the pole camera, it nonetheless detected individuals and different vehicles coming and going from the property.

For these reasons, suppression of the search warrant is denied.

Suppression of Statements

The second count of Defendant's OPT Motion is a motion to suppress statements made by the Defendant about the camper. "A suspect's awareness of all the possible subjects of questioning in advance of interrogation is not relevant to determining whether the suspect voluntarily, knowingly, and intelligently waived his Fifth Amendment privilege." *Colorado v. Spring*, 479 U.S. 564, 577 (1987).

The testimony of Detective Patton established that the Defendant had been properly Mirandized prior to making the statements. No evidence suggests that the Defendant did not make the statements voluntarily, knowingly, and intelligently.

For this reason, suppression of the statements made by Defendant Tavin Brown is hereby denied.

Therefore, all counts of Defendant's OPT motion are hereby DENIED, and this case shall be set for trial.

ORDER

AND NOW, on this 30th day of March, 2026, in consideration of Defendant's Omnibus Pretrial Motion and for the reasons set forth in this Court's opinion, 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



131st Annual

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