

# FAYETTE LEGAL JOURNAL

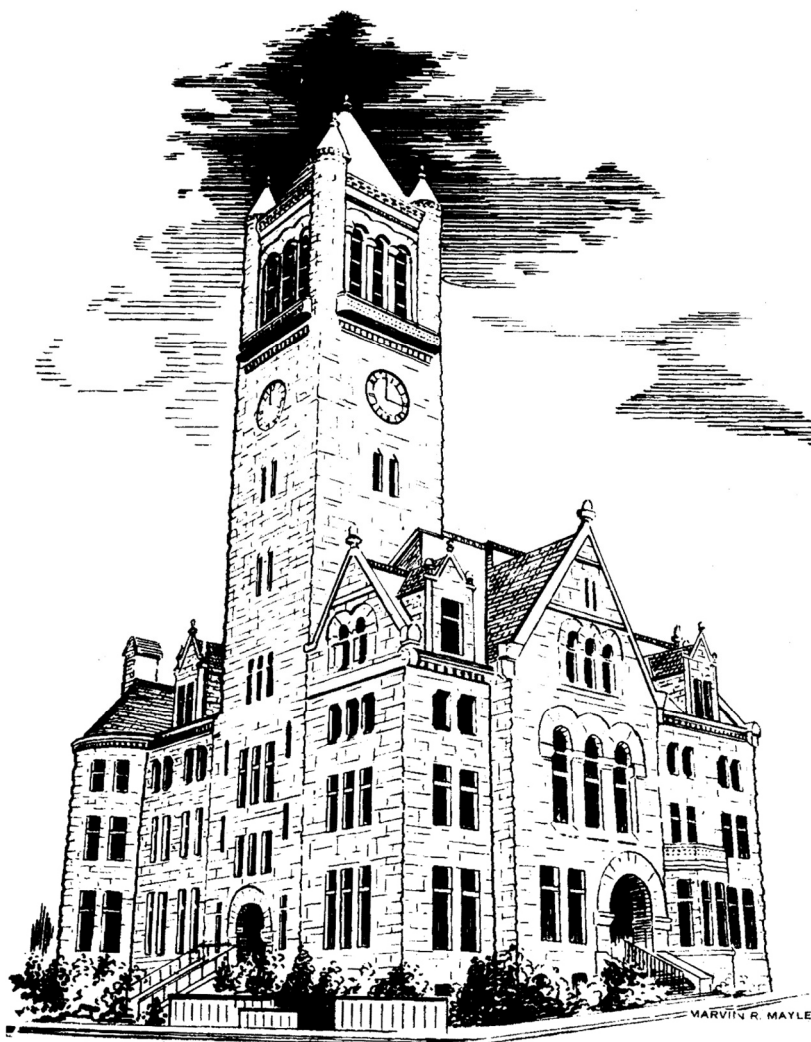
---

VOL. 85

NOVEMBER 19, 2022

NO. 47

---



## 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](http://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.

**Co-Editors:** Garnet L. Gordon and Melinda Deal Dellarose

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

## FAYETTE COUNTY BAR ASSOCIATION Board of Directors

**President:** Mark D. Brooks

**President Elect:** John A. Kopas, III

**Vice-President:** Gretchen A. Mundorff

**Secretary:** Anne N. John

**Treasurer:** Louise D. Monaghan

**Past President:** Charles O. Zebley, Jr.

**Executive Director:** Garnet L. Gordon

### *Directors*

Jennifer M. Casini

Rachel A. Clark

Jeremy J. Davis

Robert A. Gordon

Sheryl R. Heid

James E. Higinbotham, Jr.

Margaret Zylka House

Douglas S. Sholtis

### 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.

Call (800) 932-0311, ext. 2214.

### LAWYERS CONCERNED FOR LAWYERS

Our assistance is confidential,  
non-judgmental, safe, and effective

To talk to a lawyer today, call:

1-888-999-1941

717-541-4360

## 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

**CHARLES R. ADDIS**, late of Connellsville, Fayette County, PA <sup>(3)</sup>

*Personal Representatives:*

Charles Addis, Jr. and Edward T. Addis  
c/o Watson Mundorff, LLP

720 Vanderbilt Road  
Connellsville, PA 15425

*Attorney:* Robert A. Gordon

**BARBARA KAY VISAGE BENNETT, a/k/a BARBARA BENNETT**, late of Springhill Township, Fayette County, PA <sup>(3)</sup>

*Executor:* Walter E. Visage, Jr.

c/o Davis & Davis

107 East Main Street

Uniontown, PA 15401

*Attorney:* James T. Davis

**LAWRENCE BLAIR**, late of South Union Township, Fayette County, PA <sup>(3)</sup>

*Personal Representative:* Maria Katsafanas

c/o Davis & Davis

107 East Main Street

Uniontown, PA 15401

*Attorney:* Gary J. Frankhouser

**BRIAN J. COLL**, late of Masontown Borough, Fayette County, PA <sup>(3)</sup>

*Executor:* Greg Coll

800 South Washington, Suite D 204

Alexandria Virginia 22314

c/o Newcomer Law Offices

4 North Beeson Boulevard

Uniontown, PA 15401

*Attorney:* Ewing D. Newcomer

**SANDRA FELL, a/k/a SANDRA L. FELL, a/k/a SANDRA LEE FELL**, late of Perry Township, Fayette County, PA <sup>(3)</sup>

*Executrix:* Lenore R. Harding

14 Pine Lane

Perryopolis, PA 15473

c/o 1747 Rostraver Road

Belle Vernon, PA 15012

*Attorney:* Megan Kerns

**MARY GAZDIK**, late of Jefferson Township, Fayette County, PA <sup>(3)</sup>

*Executrix:* Louise Buzalka

222 Clark Road

Perryopolis, PA 15473

c/o Shire Law Firm

1711 Grand Boulevard

Park Centre

Monessen, PA 15062

*Attorney:* Mark J. Shire

**WILLIAM E. GILMORE**, late of Bullskin Township, Fayette County, PA <sup>(3)</sup>

*Personal Representative:* Diane L. Coligan

c/o Watson Mundorff, LLP

720 Vanderbilt Road

Connellsville, PA 15425

*Attorney:* Timothy J. Witt

**CARMILLA L. KRAYNAK**, late of Dunbar Township, Fayette County, PA <sup>(3)</sup>

*Personal Representative:* Edward Ermine

c/o 208 South Arch Street, Suite 2

Connellsville, PA 15425

*Attorney:* Richard Husband

**HELEN JOANE SZEPESEI**, late of Franklin Township, Fayette County, PA <sup>(3)</sup>

*Personal Representatives:*

Mark S. Szepesi and Robert M. Szepesi

c/o Watson Mundorff, LLP

720 Vanderbilt Road

Connellsville, PA 15425

*Attorney:* Robert A. Gordon

**Second Publication**

**HERMAN BARTLEY, a/k/a HERMAN RUFUS BARTLEY**, late of Bullskin Township, Fayette County, PA (2)

*Executrix:* Larna Lilley  
106 Kennedy Lane  
Dubois, PA 15801  
c/o 92 East Main Street, Suite 24  
Uniontown, PA 15401  
*Attorney:* Michelle Kelley

---

**HAROLD HENNING**, late of Markleysburg, Fayette County, PA (2)

*Administrator:* William Henning  
P.O. Box 73  
Markleysburg, PA 15459  
c/o 92 East Main Street, Suite 24  
Uniontown, PA 15401  
*Attorney:* Michelle Kelley

---

**HERBERT E. JORDAN, a/k/a HERBERT EDISON JORDAN**, late of Connellsville, Fayette County, PA (2)

*Personal Representative:* Mark W. Jordan  
c/o 208 South Arch Street Suite 2  
Connellsville, PA 15425  
*Attorney:* Richard Husband

---

**CECELIA F. KAPARIC, a/k/a CECELIA KAPARIC**, late of Brownsville Township, Fayette County, PA (2)

*Executrix:* Cathleen Divizie Frost  
c/o 9 Court Street  
Uniontown, PA 15401  
*Attorney:* Vincent J. Roskovensky, II

---

**ADELINE KIEC, a/k/a ADELINE ROSE KIEC**, late of North Union Township, Fayette County, PA (2)

*Co-Executrix:* Francene Weimer and  
Angela Georgiana  
c/o Higinbotham Law Offices  
68 South Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* James Higinbotham

---

**GREGORY DOUGLAS MATTY, a/k/a DOUGLAS MATTY**, late of Perry Township, Fayette County, PA (2)

*Executor:* Brian Matty  
c/o Adams Law Offices, PC  
55 East Church Street, Suite 10  
Uniontown, PA 15401  
*Attorney:* Jason Adams

---

**LOREN W. MCFADDEN, a/k/a LOREN WAYNE MCFADDEN**, late of Bullskin Township, Fayette County, PA (2)

*Personal Representative:*  
Barry Lee McFadden  
c/o Watson Mundorff, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Timothy J. Witt

---

**EDNA MYERS, a/k/a EDNA RUTH MYERS**, late of Markleysburg, Fayette County, PA (2)

*Executor:* Wendell E. Myers  
4351 National Pike  
Markleysburg, PA 15459  
c/o 92 East Main Street, Suite 24  
Uniontown, PA 15401  
*Attorney:* Michelle Kelley

---

**DANIEL W. YAUGER**, late of North Union Township, Fayette County, PA (2)

*Executrix:* Margaret L. Wheeler  
c/o Adams Law Offices, PC  
55 East Church Street, Suite 10  
Uniontown, PA 15401  
*Attorney:* Jason Adams

---

## First Publication

**THOMAS M. ANDREWS, SR.**, late of Uniontown, Fayette County, PA <sup>(1)</sup>  
*Administratrix:* Nancy Lee Andrews  
 c/o 9 Court Street  
 Uniontown, PA 15401  
*Attorney:* Vincent J. Roskovensky, II

**LISA GAIL CARPENTER**, late of Henry Clay Township, Fayette County, PA <sup>(1)</sup>  
*Administrator:* Kyle Bradley Hilling  
 c/o Goodwin Como, P.C.  
 108 North Beeson Boulevard, Suite 400  
 Uniontown, PA 15401  
*Attorney:* Amanda M. Como

**LARRY G. CHALFANT**, late of Perryopolis, Fayette County, PA <sup>(1)</sup>  
*Administratrix:* Leslie Marie Chalfant  
 c/o P.O. Box 727  
 Uniontown, PA 15401  
*Attorney:* Bernadette Tummons

**VALERIA L. CODDINGTON**, late of Menallen Township, Fayette County, PA <sup>(1)</sup>  
*Executrix:* Hope I. Coddington Haywood  
 c/o Molinaro Law Offices  
 P.O. Box 799  
 Connellsville, PA 15425  
*Attorney:* Carmine V. Molinaro, Jr.

**ERIKA L. CROSSLAND, a/k/a ERIKA LEE CROSSLAND**, late of South Union Township, Fayette County, PA <sup>(1)</sup>  
*Personal Representative:* Lori M. Hough and Terri L. Speelman  
 c/o Goodwin Como, P.C.  
 108 North Beeson Boulevard, Suite 400  
 Uniontown, PA 15401  
*Attorney:* Benjamin F. Goodwin

**ROBERT DANIEL DARNEY**, late of Menallen Township, Fayette County, PA <sup>(1)</sup>  
*Personal Representative:* Natasha Sigwalt  
 c/o Davis and Davis  
 107 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Jeremy J. Davis

**DAVID DICKERSON, a/k/a DAVID JONATHAN DICKERSON**, late of Perryopolis, Fayette County, PA <sup>(1)</sup>  
*Administratrix:* Martha M. Jenkins  
 c/o Higinbotham Law Offices  
 68 South Beeson Boulevard  
 Uniontown, PA 15401  
*Attorney:* James Higinbotham

**WILLIAM GDOSKY, a/k/a WILLIAM EUGENE GDOSKY**, late of Saltlick Township, Fayette County, PA <sup>(1)</sup>  
*Executrix:* Mary Jo Ruschel  
 175 Clifton Road  
 Bethel Park, PA 15102

**EDWARD RAY HILL**, late of Smithfield, Fayette County, PA <sup>(1)</sup>  
*Administratrix:* Dorothy Satullo  
 c/o Goodwin Como, P.C.  
 108 North Beeson Boulevard, Suite 400  
 Uniontown, PA 15401  
*Attorney:* Benjamin F. Goodwin

**JACK KALP, a/k/a JACK LEE KALP**, late of Saltlick Township, Fayette County, PA <sup>(1)</sup>  
*Executrix:* Brenda Lee Kalp  
 240 Pine Slope Road  
 Acme, PA 15610  
 c/o King Legal Group  
 114 North Maple Avenue  
 Greensburg, PA 15610  
*Attorney:* Robert W. King

**JOHN LUCKEY MILLER, a/k/a JOHN LUCKEY MILLER, SR., a/k/a JOHN L. MILLER**, late of Springfield, Fayette County, PA <sup>(1)</sup>  
*Administratrix:* Susan G. Stoner  
 1455 West Pittsburgh Street  
 Scottsdale, PA 15683  
 c/o Lederach Law  
 201 North Chestnut Street  
 P.O. Box 342  
 Scottsdale, PA 15683  
*Attorney:* James Lederach

**ROBIN MARIE PATTERSON, a/k/a ROBIN VANEK**, late of South Union Township,  
Fayette County, PA (1)

*Administratrix:* Cheryl Kraynal  
P.O. Box 14  
Martin, PA 15460  
c/o Fieschko & Associates, Inc.  
436 7th Avenue, Suite 2230  
Pittsburgh, PA 15243  
*Attorney:* Joseph Fieschko

**TERRELL POOLE, a/k/a TERRELL ANTHONY POOLE, SR.**, late of Uniontown,  
Fayette County, PA (1)

*Administratrix:* Diane Poole  
c/o Anderson & Labovitz, LLC  
429 Fourth Avenue, Suite 602  
Pittsburgh, PA 15219  
*Attorney:* Esther Evans

**CONZELIA LENA SHASHURA, a/k/a LENA SHASHURA**, late of Luzerne Township,  
Fayette County, PA (1)

*Executrix:* Mary Theresa Voytek  
c/o 51 East South Street  
Uniontown, PA 15401  
*Attorney:* Anthony S. Dedola, Jr.

## LEGAL NOTICES

LOGS LEGAL GROUP LLP  
BY: CHRISTOPHER A. DeNARDO,  
PA I.D. NO. 78447  
ELIZABETH L. WASSALL,  
PA I.D. NO. 77788  
LESLIE J. RASE, PA I.D. NO. 58365  
SAMANTHA GABLE, PA I.D. NO. 320695  
HEATHER RILOFF, PA I.D. NO. 309906  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
E-MAIL: PAHELP@LOGS.COM  
LLG FILE NO. 22-067587

Finance of America Reverse LLC  
PLAINTIFF

VS.

Beth Ross, known Heir of Carol A. Nicholas,  
deceased and Unknown Heirs, Successors,  
Assigns and All Persons, Firms or Associations  
Claiming Right, Title or Interest from or under  
Carol A. Nicholas, deceased  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
FAYETTE COUNTY

NO: 1792of2022GD

To the Defendants, Unknown Heirs,  
Successors, Assigns and All Persons, Firms or  
Associations Claiming Right, Title or Interest  
from or under Carol A. Nicholas, deceased:  
TAKE NOTICE THAT THE Plaintiff, Finance  
of America Reverse LLC 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)

---

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, December 5, 2022, at 9:30 A.M.

| <u>Estate Number</u> | <u>Estate Name</u>                          | <u>Accountant</u>                       |
|----------------------|---|---|
| 2620-0525            | JOHN G. HALL a/k/a JOHN GARY HALL, deceased | Rachelle F. Hall, Executrix             |
| 2621-1085            | DAVID LEONARD LANCOS, deceased              | Deborah Lancos Decostro, Administratrix |
| 2620-0413            | ROSE MOSLEY, deceased                       | Bernadette Gosha, Adminstratrix         |

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

Monday, December 19, 2022, at 9:30 A.M.

in Courtroom No. 5 of the **Honorable 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.

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, December 5, at 9:30 A.M.

| <u>Estate Number</u> | <u>Estate Name</u>                                     | <u>Accountant</u>                  |
|----------------------|--|------------------------------------|
| 2621-1186            | SHIRLEY R. GOODWIN, deceased                           | Ronald R. Goodwin, Executor        |
| 2621-0452            | M. KATHLEEN BURNS, a/k/a MARY KATHLEEN BURNS, deceased | Joni Richardson Basescu, Executrix |

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

Monday, December 19, 2022, at 9:30 A.M.

in Courtroom No. 1 of the **Honorable 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.



## SHERIFF'S SALE

Date of Sale: January 19, 2023

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday January 19, 2023, 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. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

(1 of 3)

James Custer  
Sheriff of Fayette County

McCABE, WEISBERG & CONWAY, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109  
(215) 790-1010

No. 329 of 2022 GD  
No. 235 of 2022 ED

**Citizens Bank, N.A.**  
**Plaintiff**  
**v.**

**Bryan L. Black and Jessica L. Tissue**  
**Defendants**

All that certain piece or parcel or Tract of land situate in Georges Township, Fayette County, Pennsylvania, and being known as 573 Madison Drive, Smithfield, Pennsylvania 15478.

Being known as: 573 Madison Drive, Smithfield, Pennsylvania 15478

Title vesting in Bryan L. Black and Jessica L. Tissue by deed from THOMAS P. DETRICK and JANA DETRICK, husband and wife, dated February 9, 2018 and recorded February 22, 2018 in Deed Book 3365, Page 400 Instrument Number 201800001974.

Tax Parcel Number: 14-25-030432

No. 51 of 2022 GD  
No. 174 of 2022 ED

**Trinity Financial Services, LLC**  
**4521 PGA Blvd. Suite# 295**  
**Palm Beach Gardens, FL 33418**  
**Plaintiff**

**v.**

**Terry A. Bodes**  
**136 West Apple Street**  
**Connellsville, PA 15425**

**Jeffrey S. Wallace**  
**136 West Apple Street**  
**Connellsville, PA 15425**

**United States of America**  
**700 Grant Street, Suite 4000**  
**Pittsburgh, PA 15219**  
**Defendants**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF TERRY A. BODES AND JEFFREY S. WALLACE OF, IN AND TO THE FOLLOWING DESCRIBED PROEPRTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF FAYETTE, AND CITY OF CONNELLSVILLE,

HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 136 WEST APPLE STREET, CONNELLSVILLE, PA 15425, TAX PARCEL NO. 05-06-0418 AND A COMMERCIAL VACANT LOT BEING KNOWN AS TAX PARCEL NO. 05-06-0417-02.

DEED BOOK VOLUME 2823 PAGE 1011.

---

DWALDMANLAW, P.C.,  
ATTORNEY FOR PLAINTIFF  
BY: JENNIE C. SHNAYDER, ESQUIRE  
ID #315213  
4900 CARLISLE PIKE, #182  
MECHANICSBURG, PA 17050  
TELEPHONE: (844) 899-4162  
FACSIMILE: (844) 882-4703

No. 1231 of 2022 GD  
No. 240 of 2022 ED

**LIMOSA, LLC**

vs.

**JAMIE L. BRANGARD  
WANDA R. MEYERS**

All That Certain lot of land situate in German Township, Fayette County, Commonwealth of Pennsylvania.

TAX PARCEL # 15-29-0020

PROPERTY ADDRESS: 179 Balsinger Road, Uniontown, PA 15401

---

No. 819 of 2022 GD  
No. 205 of 2022 ED

**MidFirst Bank  
Plaintiff,**

vs.

**Tina Renee Bryner, FKA Tina Renee Stutler,  
AKA Tina Renee Stutler  
Defendant.**

ALL that certain parcel of land lying and being situate in the Township of North Union, County of Fayette, and Commonwealth of Pennsylvania, known as 1435 Connellsville Road, Lemont Furnace, PA 15456 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 25-12-0171

BEING the same premises which Clayton Wade Stutler and Tina Renee Stutler, his wife, by Deed dated March 11, 2005 and recorded in and for Fayette County, Pennsylvania in Deed

Book 2939, Page 296, granted and conveyed unto Tina Renee Stutler.

---

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

No. 2745 of 2019 GD  
No. 179 of 2022 ED

**ROCKET MORTGAGE, LLC, F/K/A  
QUICKEN LOANS, LLC FKA QUICKEN  
LOANS INC.**

**635 Woodward Avenue  
Detroit, MI 48226**

**Plaintiff**

vs.

**MICHAEL D. COLLAGE  
Mortgagor(s) and Record Owner(s)  
112 Leggs Street  
Belle Vernon, PA 15012  
Defendant(s)**

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF WASHINGTON, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 112 LEGGS STREET, BELLE VERNON, PA 15012

TAX PARCEL #41-15-0031

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF:  
MICHAEL D. COLLAGE

ATTORNEY: KML LAW GROUP, P.C.

---

No. 986 of 2022 GD  
No. 178 of 2022 ED

**PNC Bank, National Association  
Plaintiff,**

vs.

**Carol Detone, AKA Carol A. Detone  
Defendant.**

ALL that certain parcel of land lying and being situate in the Township of Dunbar, County of Fayette, and Commonwealth of Pennsylvania, known as 349 Upper Sandy Hollow Road, Vanderbilt, PA 15486 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 09100052

BEING the same premises which John O. Hillen and Alicia Hillen, his wife, by Deed dated August 17, 1998 and recorded in and for Fayette County, Pennsylvania in Deed Book 2176, Page 210, granted and conveyed unto Frank Detone and Carol Detone, his wife.

---

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

No. 1054 of 2022 GD  
No. 212 of 2022 ED

**LAKEVIEW LOAN SERVICING, LLC**  
**4425 Ponce DeLeon Blvd Mail StopMs5/251**  
**Coral Gables, FL 33146**

**Plaintiff**

**vs.**

**ERIKA HARRIS**  
**Mortgagor(s) and Record Owner(s)**  
**352 Morgantown Street**  
**Uniontown, PA 15401**  
**Defendant(s)**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN CITY OF UNIONTOWN,  
COUNTY OF FAYETTE AND  
COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 352  
MORGANTOWN STREET, UNIONTOWN,  
PA 15401

TAX PARCEL #38-11-0122

IMPROVEMENTS: A RESIDENTIAL  
DWELLING

SOLD AS THE PROPERTY OF: ERIKA  
HARRIS

ATTORNEY: KMLLAWGROUP,P.C.

---

No. 1385 of 2022 GD  
No. 214 of 2022 ED

**Wintrust Mortgage, a division of Barrington**  
**Bank & Trust Co., N.A.**

**Plaintiff,**

**vs.**

**Charles Derrick Hook, AKA Charles D. Hook**  
**Defendant.**

ALL that certain parcel of land lying and being situate in the Township of Stewart, County of Fayette, and Commonwealth of Pennsylvania, known as 298 Bell Grove Road, Ohiopyle, PA 15470 having erected thereon a

dwelling house.

Being known and designated as Tax ID  
No.: 37-15-0004-05

BEING the same premises which Stephanie J. Plume and Devin R. Plume, wife and husband, by Deed dated October 16, 2019 and recorded in and for Fayette County, Pennsylvania in Deed Book 3419, Page 524, granted and conveyed unto Charles Derrick Hook, unmarried.

---

No. 1542 of 2022 GD  
No. 236 of 2022 ED

**DEUTSCHE BANK NATIONAL TRUST**  
**COMPANY, AS TRUSTEE, FOR**  
**CARRINGTON MORTGAGE LOAN**  
**TRUST, SERIES 2005-NC3 ASSET**  
**BACKED PASS-THROUGH**  
**CERTIFICATES C/O CARRINGTON**  
**MORTGAGE SERVICES, LLC**

**vs.**

**Ronald J. Hucik Donna M. Hucik**

ALL THAT CERTAIN lot of land situate in North Union Township, Fayette County, Pennsylvania, and being Lot No. 128 in Plan of Industrial Realty Company as recorded in the Recorder's Office of Fayette County, Pennsylvania.

BEING THE SAME PREMISES which Ronald J. Hucik and Donna M. Hucik f/k/a Donna M. Georgiana, by Deed dated February 25, 1976 and recorded February 26, 1976 in the Office of the Recorder of Deeds in and for Fayette County in Deed Book Volume 1193, Page 719, granted and conveyed unto Ronald J. Hucik and Donna M. Hucik.

BEING KNOWN AS: 329 Pittsburgh  
Street, Uniontown, PA 15401

PARCEL #25-22-0008

---

No. 1063 of 2022 GD  
No. 196 of 2022 ED

**Caliber Home Loans, Inc.**

**Plaintiff,**

**vs.**

**Cheryl A. Huey, AKA Cheryl Ann Huey**  
**Defendant.**

ALL that certain parcel of land lying and being situate in the City of Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 806 Franklin Avenue, Connellsville, PA 15425 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 05110070

BEING the same premises which Dale E. Clark and Luan Yanzhi Clark, his wife, both by Ronald J. Haggerty, Jr., their agent by power of attorney, by Deed dated July 6, 2016 and recorded in and for Fayette County, Pennsylvania in Deed Book 3313, Page 863, granted and conveyed unto Cheryl A. Huey, a single woman.

No. 974 of 2022 GD  
No. 177 of 2022 ED

**PNC Bank, National Association**  
**Plaintiff,**  
**vs.**

**Donna M. Kaydo, as Executrix of the Estate of Donald L. Pepper**  
**Defendant.**

ALL that certain parcel of land lying and being situate in the Township of North Union, County of Payette, and Commonwealth of Pennsylvania, known as 22 Crabapple Lane, West Leisenring, PA 15489 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 25-03-0006, 09-30-0010

BEING the same premises which Donna M. Pepper, single, by Deed dated April 1, 2015 and recorded in and for Fayette County, Pennsylvania in Deed Book 3274, Page 2143, granted and conveyed unto Donald L. Pepper.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549

No. 1607 of 2022 GD  
No. 220 of 2022 ED

**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**  
**Plaintiff**  
**v.**  
**GEORGE A. KERSHEY, JR.**  
**Defendant(s)**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CONNELLSVILLE,

COUNTY OF FAYETTE,  
COMMONWEALTH OF PENNSYLVANIA:  
BEING KNOWN AS: 1012 ROY ST  
CONNELLSVILLE, PA 15425  
BEING PARCEL NUMBER: 06040132  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY

No. 682 of 2022 GD  
No. 195 of 2022 ED

**PNC Bank, National Association**  
**Plaintiff,**

**vs.**

**David S. Lynn, Jr.; Jessica M. Richey**  
**Defendants.**

ALL that certain parcel of land lying and being situate in the Municipality of Connellsville, County of Fayette, and Commonwealth of Pennsylvania, known as 214 West Morton Avenue, Connellsville, PA 15425 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 05-07-0197

BEING the same premises which Timothy F. Doppelheuer and Teresa L. Kushner-Doppelheuer, his wife, by Deed dated May 16, 2008 and recorded in and for Fayette County, Pennsylvania in Deed Book 3062, Page 124, granted and conveyed unto David S. Lynn, Jr., single and Jessica M. Richey, single.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549

No. 503 of 2022 GD  
No. 222 of 2022 ED

**PHH MORTGAGE CORPORATION**  
**Plaintiff**

**v.**

**TOMMY MAUST, IN HIS CAPACITY AS HEIR OF CAROL L. MAUST; AMANDA MAUST MOLLOY, IN HER CAPACITY AS HEIR OF CAROL L. MAUST; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROL L. MAUST**  
**Defendant(s)**

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

BEING KNOWN AS: 188 BURGESS  
FIELD RD UNIONTOWN, PA 15401  
BEING PARCEL NUMBER: 14170092

---

KML LAW GROUP, P.C.  
Suite 5000

701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

No. 1007 of 2022 GD  
No. 176 of 2022 ED

**PNC BANK, NATIONAL ASSOCIATION**  
**3232 Newmark Drive**  
**Miamisburg, OH 45342**  
**Plaintiff**

vs.

**LORI M METTS A/K/A LORI METTS**  
**Mortgagor(s) and Record Owner(s)**  
**320 Main Street House 10 a/k/a**  
**320 Main Street**  
**Hopwood, PA 15445**  
**Defendant(s)**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN SOUTH UNION TOWNSHIP,  
COUNTY OF FAYETTE AND  
COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 320 MAIN STREET  
HOUSE 10 A/K/A 320 MAIN STREET,  
HOPWOOD, PA 15445

TAX PARCEL #34-32-0014  
IMPROVEMENTS: A RESIDENTIAL  
DWELLING

SOLD AS THE PROPERTY OF: LORI M  
METTS A/K/A LORI METTS  
ATTORNEY: KML LAW GROUP, P.C.

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549

No. 1436 of 2022 GD  
No. 231 of 2022 ED

**AMERIHOM MORTGAGE COMPANY,  
LLC**

**Plaintiff**

v.

**STEVEN MEYOKOVICH; AMANDA  
MEYOKOVICH**  
**Defendant(s)**

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

BEING KNOWN AS: 131 HUTCHINSON  
ST UNIONTOWN, PA 15401  
BEING PARCEL NUMBER: 34-27-0165

---

KML LAW GROUP, P.C.  
Suite 5000

701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

No. 2505 of 2018 GD  
No. 187 of 2022 ED

**ROCKET MORTGAGE, LLC, F/K/A  
QUICKEN LOANS, LLC FKA QUICKEN  
LOANS INC.**

**635 Woodward Avenue**  
**Detroit, MI 48226**

**Plaintiff**

vs.

**THOMAS A. ROGERS**  
**AMANDA J. ROGERS**  
**Mortgagor(s) and Record Owner(s)**  
**14 Degregory Circle**  
**Republic, PA 15475**  
**Defendant(s)**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN TOWNSHIP OF REDSTONE,  
COUNTY OF FAYETTE AND  
COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 14 DEGREGORY  
CIRCLE, REPUBLIC, PA 15475 TAX  
PARCEL #30-24-0118  
IMPROVEMENTS: A RESIDENTIAL

DWELLING  
SOLD AS THE PROPERTY OF:  
THOMAS A. ROGERS AND AMANDA J  
ROGERS  
ATTORNEY: KML LAW GROUP, P.C.

Jill M. Fein, Esquire  
Hill Wallack LLP  
777 Township Line Road, Suite 250  
Yardley, PA 19067  
(215) 579-7700

No. 1116 of 2019 GD  
No. 182 of 2022 ED

**Carrington Mortgage Services, LLC**  
**Plaintiff**  
**v.**  
**Tammy M. Shipley**  
**Defendant**

By virtue of a writ of execution case  
number: 2019-01116  
Plaintiff: Carrington Mortgage Services,  
LLC v. Defendant: Tammy M. Shipley owners  
of property situate in the Masontown Borough,  
Fayette County, Pennsylvania, being pin number  
21-08-0110  
Property being known as: 309 Locust  
Street, Masontown, PA 15461  
Improvements thereon: Residential  
Property

No. 560 of 2022 GD  
No. 201 of 2022 ED

**Reverse Mortgage Funding, LLC**  
**PLAINTIFF**  
**vs.**  
**Brenda Sinsley, known Heir of Anna Marie**  
**Farquhar, deceased and George Farquhar,**  
**Jr., known Heir of Anna Marie Farquhar,**  
**deceased and Unknown Heirs, Successors,**  
**Assigns and All Persons, Firms or**  
**Associations Claiming Right, Title or Interest**  
**from or under Anna Marie Farquhar,**  
**deceased**  
**DEFENDANTS**

All that tract of land situate in Fayette City  
(formerly Washington Township), Fayette  
County, Pennsylvania, designated as follows:  
BEGINNING at a stone in the edge of the  
road along James Wycoff's heirs farm in  
Washington Township; thence with the lands  
described as Lot No. 1 in Deed between  
Elizabeth H. Miller, Executrix of the Last Will

and Testament of James E. Hamer, deceased,  
and Martha T. Hamer, a widow, dated March 24,  
1977, and recorded in the Recorder's Office in  
and for Fayette County, Pennsylvania, in Deed  
Book Volume 1213, Page 767; South 29.75  
degrees East, 135.30 feet to a stone near the run;  
thence with lands now or formerly of Edward  
Mansfield heirs, North 52.75 degrees East, 87.45  
feet to a stone; thence with the same, North 11  
degrees West, 59.40 feet to a stone in the edge  
of the road above mentioned; thence by land  
now or formerly of Joseph Brown and alond said  
road North 87.25 degrees West, 125.40 feet to  
the place of beginning.  
CONTAINING .21875 acres of land.  
PARCEL# 1203019601  
FOR INFORMATIONAL PURPOSES  
ONLY: Being known as 476 Cook Street.  
Fayette City, PA, 15438  
COMMONLY KNOWN AS: 476 Cook  
Street, Fayette City, PA 15438  
TAX PARCEL NO. 1203019601

STERN & EISENBERG PC  
Matthew C. Fallings, Esquire

No. 968 of 2022 GD  
No. 185 of 2022 ED

**Wilmington Savings Fund Society, FSB not**  
**individually, but solely as trustee for**  
**Residential Mortgage Aggregation Trust**  
**Plaintiff**  
**v.**  
**Michael Sipe**  
**Defendants**

SITUATE IN BULLSKIN TOWNSHIP,  
FAYETTE COUNTY, PENNSYLVANIA,  
BEING KNOWN AS 108 SPAUGY HOLLOW  
ROAD, CONNELLSVILLE, PA 15425  
PARCEL NO. 04260078  
IMPROVEMENTS- RESIDENTIAL  
REAL ESTATE  
SOLD AS THE PROPERTY OF- Michael  
Sipe

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

No. 427 of 2020 GD  
No. 189 of 2021 ED  
No. 186 of 2022 ED

**BANK OF AMERICA, N.A.**  
**7105 Corporate Drive**  
**Plano, TX 75024**  
**Plaintiff**

vs.

**AMANDA WILSON**  
**Mortgagor(s) and Record Owner(s)**  
**359 Hopwood Coolspring Road**  
**Hopwood, PA 15445**  
**Defendant(s)**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN NORTH UNION TOWNSHIP,  
COUNTY OF FAYETTE AND  
COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 359 HOPWOOD  
COOLSPRING ROAD, HOPWOOD, PA 15445  
TAX PARCEL #25-46-0011-01

IMPROVEMENTS: A RESIDENTIAL  
DWELLING

SOLD AS THE PROPERTY OF:  
AMANDA WILSON

ATTORNEY: KML LAW GROUP, P.C.

---

\*\*\* END SHERIFF SALES \*\*\*

---





## ANNUAL MEMBERSHIP MEETING

The Annual General Membership meeting of the Fayette County Bar Association shall be held on **Wednesday, November 30, 2022**, at 1:00 pm in Courtroom Two at the Fayette County Courthouse, 61 East Main Street, Uniontown, PA 15401. Members are invited to present topics of concern or interest to the Association.



PLEASE JOIN THE  
FAYETTE COUNTY BAR ASSOCIATION  
FOR A

# Christmas Party

WEDNESDAY, DECEMBER 7TH

4:30 PM - 7:00 PM

MARILYN'S ON MAIN

In support of the holiday season, please bring new unwrapped toys for donation to Fayette County CYS. Monetary donations payable to "CYS Advisory Board."

*RSVP by Friday, December 2nd*  
*724-437-7994 or [cindy@fcbar.org](mailto:cindy@fcbar.org)*  
*Guests Welcome*

# 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



## STABILITY

Janney has more than 185 years of experience and traces its roots back to 1832.

- Privately held by our parent company, The Penn Mutual Life Insurance Company, for 35+ years
- 850+ Financial Advisors
- \$135.1 billion assets under advisement
- \$160.1 million average assets under advisement per Financial Advisor
- 400,000 individual and 160,000 household accounts



### Fayette Legacy Partners of Janney Montgomery Scott LLC

We are a multi-disciplined team, comprised of members with diverse, knowledgeable and extensive areas of experience. Our clients are long-term investors who value the breadth of our investment experience and unwavering focus on goal-oriented results.

43 S. Beeson Boulevard, Uniontown, PA 15401  
www.FayetteLegacy-Janney.com | 724.425.1018

WWW.JANNEY.COM • © JANNEY MONTGOMERY SCOTT LLC  
MEMBER: NYSE, FINRA, SIPC • REF. 787801-0822



JUDICIAL OPINION

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

COMMONWEALTH OF :  
PENNSYLVANIA, :  
vs. :  
WILLIAM ROBERT OLESIK, JR., :  
Defendant. : No. 1921 of 2021

OPINION AND ORDER

VERNON, J. October 21, 2022

Before the Court is the Omnibus Pretrial Motion filed by Defendant William Robert Oleksik, Jr. in the nature of a Petition for Writ of Habeas Corpus, Motion to Suppress Results of Illegal Search and Seizure, and Motion to Compel Discovery revealing the identity of the confidential informants.

FACTS

Defendant is charged with Possession of Controlled Substance [35 Pa.C.S.A. §780-113(A)(16)] and Possession of Drug Paraphernalia [35 Pa.C.S.A. §780-113(A)(32)]. At the time set for hearing, the Commonwealth admitted the record of the preliminary hearing from September 14, 2021, into evidence. The Court also permitted the Commonwealth to amend the information to reflect the proper amount of cocaine as 1.24 grams.

At the preliminary hearing, Trooper Adam Kezmarsky of the Pennsylvania State Police testified that he was working the evening hours on February 9, 2021. N.T., 9/14/2021, at 3-4. Trooper Kezmarsky was investigating a residence located at 3 Jameson Street from which multiple informants alleged narcotic distribution, specifically from a person named Charles Smith. Id. at 4-5. The State Police performed a controlled buy from the residence and as a result applied for and received a search warrant of the residence. Id. at 5. Three people were arrested: Cody Hanan for an outstanding warrant, Charles Smith for possession with intent to deliver, and Defendant for drug possession. Id. at 5-6.

Trooper Kezmarsky testified that a black backpack was located that contained a pill bottle of suspected crack cocaine. Id. at 6-7. The substance was tested at the Regional Greensburg Lab and was found to contain 1.24 grams of cocaine. Id. at 7. Trooper Kezmarsky testified that two documents were taken from the backpack indicating ownership by Defendant. Id. at 8.

## DISCUSSION

Defendant petitioned for writ of habeas corpus. As to the habeas corpus petition, the Commonwealth must prove that the evidence received at the preliminary hearing presented sufficient probable cause to believe that the Defendant committed the offense for which he is charged.

The quantity and quality of evidence presented there 'should be such that if presented at trial in court, and accepted as true, the judge would be warranted in allowing the case to go to the jury.' The Commonwealth's burden at a preliminary hearing is to establish at least *prima facie* that a crime has been committed and that the accused is the one who committed it. This means that at a preliminary hearing, the Commonwealth must show the presence of every element necessary to constitute each offense charged and the defendant's complicity in each offense. Proof beyond a reasonable doubt is not required, nor is the criterion to show that proof beyond a reasonable doubt is possible if the matter is returned for trial. However, proof, which would justify a trial judge submitting the case to the jury at the trial of the case, is required. Inferences reasonably drawn from the evidence of record which would support a verdict of guilty are to be given effect, and the evidence must be read in the light most favorable to the Commonwealth's case. Prosecutorial suspicion and conjecture are not evidence and are unacceptable as evidence.

*Commonwealth v. Snyder*, 483 A.2d 933, 935 (Pa. Super. 1984).

At the preliminary hearing, Trooper Kezmarsky testified that the black backpack included two documents identifying Defendant as its owner. Trooper Kezmarsky first testified that the cocaine was found in a pill bottle inside of the backpack, but under cross-examination after consulting his inventory log, he testified that the cocaine in the backpack was found in a plastic baggie. Upon this testimony, the Commonwealth has established a *prima facie* case for possession and paraphernalia and the Petition for Writ of Habeas Corpus is DENIED.

Defendant next moved to suppress the results of the alleged illegal search and seizure. Defendant was present at 3 Jameson Street when a valid search warrant was executed for the residence. Defendant has not alleged how this search and seizure, executed pursuant to a search warrant, was illegal, and this issue will be DENIED.

Defendant lastly moved to compel discovery of the identity of the confidential informants, any information regarding pending investigations and/or charges against the CIs, and the Pennsylvania State Police file for each CI.

The Commonwealth has a privilege to protect its confidential sources. This privilege functions to promote the free flow of information by citizens to the police by preserving the anonymity of the informant. At times, the privilege must give way to the defendant's right to prepare a defense. The government may not withhold the name of an informant when his identity or the contents of his communications are relevant to the defense or essential to the fair determination of the case. *Roviaro v. United States*, 353 U.S. 53, 77 S.Ct. 623, 1 L.Ed.2d 639 (1957).

The determination in each case depends on the crime charged, the possible defenses, and the possible significance of the informant's testimony. *Commonwealth v. Moscardelli*, 774 A.2d 754 (Pa.Super.2001). Pennsylvania courts have held that disclosure is required if, on consideration of the facts of the case, a reasonable possibility appears that disclosure of the informant's identity will be exculpatory. *Id.* The burden of establishing such a reasonable possibility is on the defendant, and is not met by a bare allegation that the informant's testimony would be helpful. *Id.*

Here, the information provided by the confidential informants during a controlled buy occurred within seventy-two hours of receiving a search warrant for the Jameson Street residence. The confidential informants were not present at the execution of the search warrant. The basis of the within charges stem from a backpack being located near Defendant showing his ownership that contained cocaine. The identity of the confidential informants is not relevant to any defense and the Motion to Compel is DENIED.

WHEREFORE, we will enter the following Order.

ORDER

AND NOW, this 21st day of October, 2022, upon consideration of the Omnibus Pretrial Motion filed by Defendant William Robert Oleksik, Jr., it is hereby ORDERED and DECREED that the Petition for Writ of Habeas Corpus, Motion to Suppress Results of Illegal Search and Seizure, and Motion to Compel Discovery revealing the identity of the confidential informants are DENIED in accordance with the foregoing Opinion.

BY THE COURT:  
NANCY D. VERNON, JUDGE

ATTEST:  
Clerk of Courts



*Quality...Experience...Results...  
It's what your clients deserve.*

***Medical Malpractice • Auto Accidents • Personal Injury***



**GISMONDI**  
& ASSOCIATES

**412-281-2200**

**[www.gislaw.com](http://www.gislaw.com)**

**700 Grant Bldg., 310 Grant St., Pgh., PA 15219**