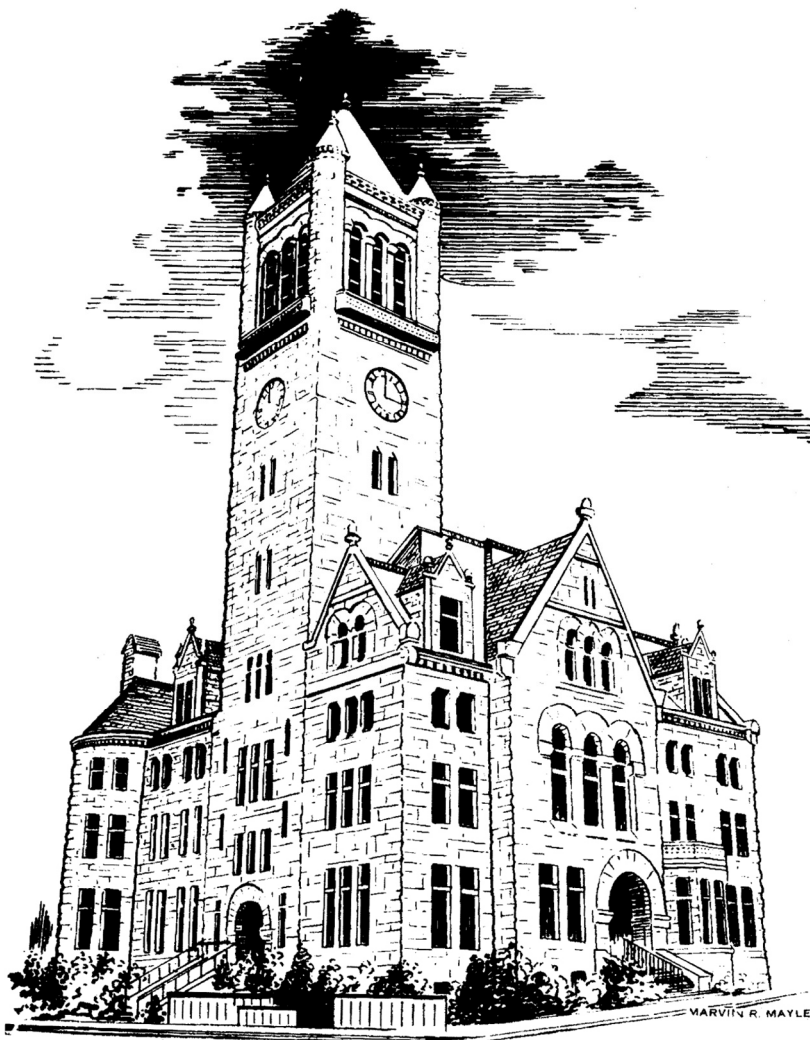


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The Ethics Hotline provides free advisory opinions to PBA members based upon review of a member's prospective conduct by members of the PBA Committee on Legal Ethics and Professional Responsibility. The committee responds to requests regarding the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

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ESTATE NOTICES

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

Third Publication

THOMAS M. ANDREWS, SR., late of Uniontown, Fayette County, PA ⁽³⁾

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 ⁽³⁾

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 ⁽³⁾

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 ⁽³⁾

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 ⁽³⁾

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 ⁽³⁾

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 ⁽³⁾

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 ⁽³⁾

Executrix: Mary Jo Ruschel
175 Clifton Road
Bethel Park, PA 15102

EDWARD RAY HILL, late of Smithfield, Fayette County, PA ⁽³⁾

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 ⁽³⁾

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 (3)

Administratrix: Susan G. Stoner
1455 West Pittsburgh Street
Scottdale, PA 15683
c/o Lederach Law
201 North Chestnut Street
P.O. Box 342
Scottdale, PA 15683
Attorney: James Lederach

ROBIN MARIE PATTERSON, a/k/a ROBIN VANEK, late of South Union Township, Fayette County, PA (3)

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 (3)

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 (3)

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

Second Publication

DOUGLAS R. KURNAVA, late of Redstone Township, Fayette County, PA (2)

Administrator: Douglas Roger Kurnava, Jr.
c/o P.O. Box 953
Uniontown, PA 15401
Attorney: Ricardo J. Cicconi

SARAH E. LIVINGSTON, late of Perry Township, Fayette County, PA (2)

Administrators: Sharon Zampatti
P.O. Box 774
Perryopolis, PA 15473
Adona Martini
P.O. Box 224
Perryopolis, PA 15473
Barbara Lichliter
18 Chapel Street
Perryopolis, PA 15473
c/o P.O. Box 718
1310 Cross Street
Rostraver, PA 15012
Attorney: Brian G. Pirilla

SHAWN ALLEN NICOLA, late of Point Marion Borough, Fayette County, PA (2)

Administratrix: Taresa Nicola
c/o Kristen L. Behrens, Esq.
Dilworth Paxson LLP
457 Haddonfield Road, Ste. 700
Cherry Hill, NJ 08002
Attorney: Kristen L. Behrens

LISA GAY ORRIS, late of Brownsville, Fayette County, PA (2)

Personal Representatives: Colleen Orris and Bernard Kubitzka
c/o Davis & Davis
107 East Main Street
Uniontown, PA 15401
Attorney: Gary J. Frankhouser

KAY J. TRUMP, a/k/a KAY JOANN TRUMP, a/k/a KAY JOAN TRUMP, a/k/a KAY HOLLENBAUGH TRUMP, late of South Connellsville, Fayette County, PA (2)

Personal Representatives: Karla R. Bradley and Robert Keith Trump
c/o Dellarose Law Offices, PLLC
99 East Main Street, Suite 101
Uniontown, PA 15401
Attorney: Melinda Deal Dellarose

First Publication

ANNA RUTH BERDYCH, late of Saltlick Township, Fayette County, PA (1)
Personal Representative:
 Carol Sullenberger
 c/o 208 South Arch Street, Suite 2
 Connellsville, PA 15425
Attorney: Richard Husband

MARY M. KLINK, late of North Union Township, Fayette County, PA (1)
Executor: Eugene R. Klink, Jr.
 c/o Webster & Webster
 51 East South Street
 Uniontown, PA 15401
Attorney: Webster & Webster

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

ROGER LEE SMITH, a/k/a ROGER L. SMITH, a/k/a ROGER SMITH, late of Dunbar Township, Fayette County, PA (1)
Executrix: Cynthia I. Smith
 131 Franklin Drive
 Greensburg, PA 15601
 c/o 1004 Ligonier Street, 4th. Floor
 Latrobe, PA 15650
Attorney: James J. Conte

MICHAEL SPEGAR, a/k/a MICHAEL J. SPEGAR, III, late of Uniontown, Fayette County, PA (1)
Personal Representative:
 Michael J. Spegar, IV
 17 Duke Drive
 Hopwood, PA 15445
 c/o Julian Gray Associates
 954 Greentree Road
 Pittsburgh, PA 15220
Attorney: Matthew Kikta

LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF
 FAYETTE COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 53 OF 2022, G.D.

SHEILA PETERSON,
 Plaintiff,

vs.

JEANNE L. MOORE, a/k/a JENNE L.
 MOORE, CARL R. MOORE, ALBERT
 MOORE, JENNIFER MOORE, AND
 EARNEST BURNSWORTH,
 Defendants.

NOTICE TO DEFENDANTS, JEANNE L. MOORE, a/k/a JENNE L. MOORE, CARL R. MOORE, ALBERT MOORE, JENNIFER MOORE, AND EARNEST BURNSWORTH

You have been named as defendants in an ejectment action instituted by plaintiff, Sheila Peterson, against you in this Court. Plaintiff alleges in the Complaint in Ejectment immediate and exclusive possession of the property at 1304 Hawthorn Street, Connellsville, Fayette County, Pennsylvania, Tax Parcel Number 06-02-0111, be granted to plaintiff, Sheila Peterson.

The service of this Complaint by publication is made pursuant to an Order of Court dated November 16, 2022 and filed at the above term and number.

You are hereby notified to plead to the Complaint in this action of which the above is a brief summary within twenty (20) days from today.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH

BELOW.

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

PENNSYLVANIA LAWYER REFERRAL
SERVICE PENNSYLVANIA BAR
ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
PHONE: 1-800-692-7375

By: David D. Tamasy, Esquire
Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Phone: 724-626-8882

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 Realauktion 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 Realauktion 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.

(3 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 Tine 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 UNIOTOWN,
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, Ohio, 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

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

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

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

PNC Bank, National Association
Plaintiff,
vs.
David S. Lynn, Jr.; Jessica M. Richey
Defendants.

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

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.

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. 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)

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 along 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 ***



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
Guests Welcome*

WARMAN ABSTRACT & RESEARCH LLC

JOHN F. WARMAN

518 Madison Drive

Smithfield, PA 15478

724-322-6529

johnfranciswarman@gmail.com

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JUDICIAL OPINION

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

COMMONWEALTH OF	:	
PENNSYLVANIA,	:	
v.	:	
	:	
KENNETH THEODORE OAKS,	:	No. 1575 - 2021
Defendant.	:	Honorable Steve P. Leskinen

OPINION AND ORDER

Leskinen, J.

August 29, 2022

Before the Court is the Defendant's Omnibus Pre-Trial Motion. After a careful review of the record and applicable case law, the Court hereby issues the following Opinion and Order:

Factual Background

An Omnibus Pre-Trial Hearing was held in this matter on August 22nd, 2022. The Commonwealth presented the testimony of Trooper Patrick Martin and an MVR of the incident.

Trooper Martin testified that on the evening of August 17th, 2020, he stopped a vehicle for having an obscured license plate, that the vehicle's occupants were Tyler Anthony Brown (the driver) and Kenneth Theodore Oaks (the passenger/Defendant), that he asked both occupants for their IDs, that both occupants gave them to him, that he looked up both of the occupants' names and criminal histories in his patrol unit, that he returned to the vehicle, that he asked Brown to step out of the vehicle, that he questioned Brown, that he then told Brown to go back into the vehicle and for Brown to ask the Defendant to step out of the vehicle, that Brown went back into the vehicle, that the Defendant stepped out of the vehicle, that he patted down the Defendant, that he felt a glass smoking device in the Defendant's pocket, and that the Defendant did in fact have Defendant did in fact have a glass smoking device in his pocket. The Defendant was arrested and the vehicle was searched. The vehicle was found to contain drugs.

The Defendant was charged with Possession Of A Controlled Substance and Possession Of Drug Paraphernalia.

On cross-examination, the Defendant's counsel asked Trooper Martin if, at the time he patted down the Defendant, he suspected the Defendant to be armed and dangerous and Trooper Martin answered that he did not.

Legal Standard

75 Pa.C.S.A. § 6308(b) states:

Whenever a police officer is engaged in a systematic program of checking vehicles or drivers or has reasonable suspicion that a violation of this title is occurring or has occurred, he may stop a vehicle, upon request or signal, for the purpose of checking the vehicle's registration, proof of financial responsibility, vehicle identification number or engine number or the driver's license, or to secure such other information as the officer may reasonably believe to be necessary to enforce the provisions of this title.

75 Pa.C.S.A. § 1332(b) states:

(b) Obscuring plate.- It is unlawful to display on any vehicle a registration plate which:

- (1) is so dirty as to prevent the reading of the number or letters thereon at a reasonable distance;
- (2) is obscured in any manner which inhibits the proper operation of an automated red light enforcement system in place pursuant to section 3116 (relating to automated red light enforcement systems in first class cities) or 3117 (relating to automated red light enforcement systems in certain municipalities) or any other automated enforcement system authorized by this title or an electronic toll collection system as authorized under 74 Pa.C.S. § 8117 (relating to electronic toll collection);
- (3) is otherwise illegible at a reasonable distance or is obscured in any manner; or
- (4) is obscured, covered or otherwise obstructed in a manner which inhibits the visibility of the issuing jurisdiction at a reasonable distance.

The Fourth Amendment protects citizens from unreasonable searches and seizures; a mere encounter need not be supported by any level of suspicion, an investigative detention must be supported by reasonable suspicion, and an arrest must be supported by probable cause. *Com. v. Hicks*, 208 A.3d 916, 926 (2019). Reasonable suspicion exists only where the officer is able to articulate specific observations which, in conjunction with reasonable inferences derived from those observations, led him reasonably to conclude, in light of his experience, that criminal activity was afoot and that the person he stopped was involved in that activity. *Com. v. Chambers*, 55 A.3d 1208, 1215 (Pa.Super.2012). The reasonable suspicion standard is less demanding than probable cause, as "reasonable suspicion can be established with information that is different in quantity or content than that required to establish probable cause" and "can arise from information that is less reliable than that required to show probable cause." *Com. v. Moore*, 805 A.2d 616,620 (Pa.Super.2002) (quoting *Alabama v. White*, 496 U.S. 325, 330, (1990)).

In addition to the documentation that the police are permitted to obtain from a driver during a routine traffic stop, a police officer may request a driver to step out of the vehicle "as a matter of course." *Pennsylvania v. Mimms*, 434 U.S. 106, (1977); *Commonwealth v. Lopez*, 415 Pa.Super. 252, 609 A.2d 177 (1992). In *Maryland v. Wilson*, 519 U.S. 408, 414, the United States Supreme Court extended this rule to the passengers in a stopped vehicle. In *Com. v. Campbell*, the Superior Court of Pennsylvania ruled that police may, in addition to the driver, ask the passengers of a stopped vehicle to identify themselves. 862 A.2d 659, 665 (Pa. Super. 2004).

Where a police officer observes unusual conduct. which leads him reasonably to conclude in light of his experience that criminal activity may be afoot and that the persons with whom he is dealing may be armed and presently dangerous, where in the course of investigating this behavior he identifies himself as a policeman and makes reasonable inquiries, and where nothing in the initial stages of the encounter serves to dispel his reasonable fear for his own or others' safety, he is entitled for the protection of himself and others in the area to conduct a carefully limited search of the outer clothing of such persons in an attempt to discover weapons which might be used to assault him, *Terry v. Ohio*, 392 U.S. 1, 30 (1968).

Discussion

Trooper Martin patted down the Defendant and felt a glass smoking device in the Defendant's pocket. However, on cross-examination Trooper Martin testified that he did not believe that the Defendant was armed and dangerous at the time he patted him down. *Terry v. Ohio* mandates that police officers are only entitled to conduct a search of the outer clothing of a person if they observe unusual conduct which leads them reasonably to conclude that criminal activity may be afoot and that the person with whom they are dealing may be armed and presently dangerous, after having identified themselves as police officers and making reasonable inquiries during which nothing dispels their reasonable fear for their own or others' safety. The Court finds that Trooper Martin lacked a reasonable fear for his or others' safety, that the threshold mandated by *Terry v. Ohio* has not been met, and that all evidence derived from the pat-down of the Defendant must be suppressed. WHEREFORE, the Court issues the following Order:

ORDER

AND NOW, this 29th day of August, 2022, the Court orders that all evidence discovered subsequent to the Defendant's pat-down be suppressed. The Court further finds that the Commonwealth cannot present a prima facie case against the Defendant on the charges of Possession Of A Controlled Substance and Possession Of Drug Paraphernalia and therefore DISMISSES all charges filed against this Defendant at this docket number.

BY THE COURT:
STEVE P. LESKINEN, JUDGE

ATTEST:
Clerk of Courts

COURT ANNOUNCEMENT**MOTIONS COURT ASSIGNMENTS
AS OF
JANUARY 1, 2023**

In accordance with the Fayette County Motions Court Procedure Rules, the assigned judge for daily Motions Court, is as follows:

Monday	Judge Nancy D. Vernon	Courtroom No. 4	9:00 AM
Tuesday	Judge Joseph M. George, Jr.	Courtroom No. 5	9:00 AM
Wednesday	Judge Linda R. Cordaro	Courtroom No. 3	9:00 AM
Wednesday	Judge John F. Wagner, Jr.	Courtroom No. 2	9:30 AM
Thursday	Judge Steve P. Leskinen	Courtroom No. 1	9:00 AM
Friday	Emergency Motions Only	Courtroom No. 1	9:00 AM

Priority motions are to be presented to the assigned judge in accordance with F.C.R. 208.3 and F.C.R. Crim. P. 575(k).

The Administrative Office of Fayette County Courts will not, after 8:30 AM, accept any motions, emergency or otherwise, personally delivered or faxed for that day's Motions Court. You may, if you wish, proceed directly to Motions Court and attempt to personally present the Motions to the Motions Court Judge. He or she may or may not accept the same.

Judge Steve P. Leskinen

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