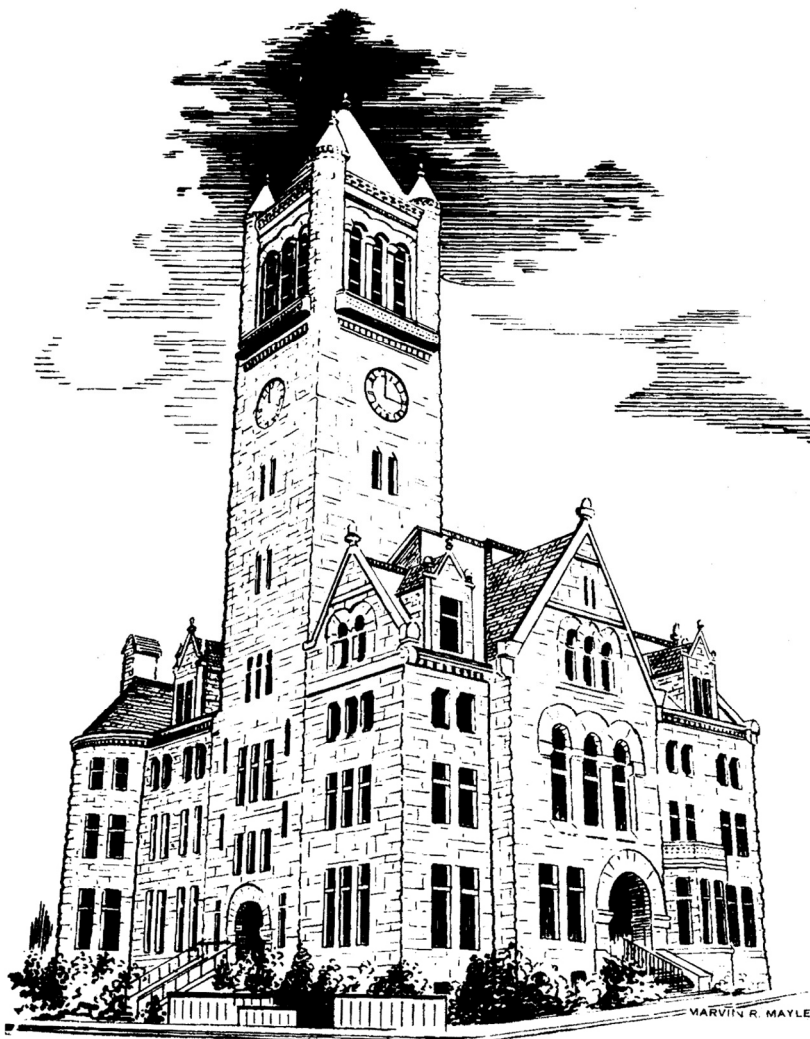


FAYETTE LEGAL JOURNAL

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FAYETTE LEGAL JOURNAL

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

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ESTATE NOTICES

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

Third Publication

FRANCES FRITZ, a/k/a FRANCES JANE FRITZ, late of Nicholson Township, Fayette County, PA (2)

Administratrix: Lori Byrd
c/o Kopas Law Office
556 Morgantown Road
Uniontown, PA 15401
Attorney: John Kopas

MAX GALES, a/k/a MAXIE GALES, late of Saltlick Township, Fayette County, PA (2)

Executrix: Sherry L. Witt
P.O. Box 266
603 Indian Creek Valley Road
Indian Head, PA 15446
c/o John M. Ranker & Associates, P.C.
140 South Main Street, Suite 301
Greensburg, PA 15601
Attorney: John M. Ranker

BARRY HERBERT, a/k/a BARRY LEE HERBERT, late of Fayette County, PA (2)

Administrator: Shaun E. O'Toole
c/o 220 Pine Street
Harrisburg, PA 17101
Attorney: Shaun O'Toole

LAWRENCE E. LOYAL, late of Connellsville, Fayette County, PA (2)

Personal Representative: Todd E. Loyal
c/o 208 South Arch Street, Suite 2
Connellsville, PA 15425
Attorney: Richard Husband

EVA JOY NICOLETTE, late of Bullskin Township, Fayette County, PA (2)

Executor: Brett Nicolette
723 Kreinbrook Hill Road
Mt. Pleasant, PA 15666
c/o 749 North Church Street
Mt. Pleasant, PA 15666
Attorney: Paul Toohey

DAVID STAIRS, late of Bullskin Township, Fayette County, PA (2)

Executrix: Laura Stairs
126 White Bridge Road
Mt. Pleasant, PA 15666
c/o 749 North Church Street
Mt. Pleasant, PA 15666
Attorney: Paul Toohey

Second Publication

ROBERT BARNA, late of Indian Head, Fayette County, PA (1)

Executor: Mark Fix
c/o 124 Vanneer Avenue
Greensburg, PA 15601
Attorney: Matthew Curiale

LORETTA M. BOZEK, late of Uniontown, Fayette County, PA (1)

Executrix: Lauren Coldren
c/o Molinaro Law Offices
141 West Peach Street
P.O. Box 799
Connellsville, PA 15425
Attorney: Carmine V. Molinaro, Jr.

THERESA PETRUSKA, a/k/a THERESA A. PETRUSKA, a/k/a THERESA ADAMIK PETRUSKA, late of Uniontown, Fayette County, PA (1)

Executor: Stephen Petruska, Jr.
c/o John & John
96 East Main Street
Uniontown, PA 15401
Attorney: Anne N. John

First Publication

**CHARLES RONALD ANDERSON, a/k/a
CHARLES R. ANDERSON, a/k/a C.
RONALD ANDERSON**, late of Perry
Township, Fayette County, PA ⁽¹⁾
Administrator: Mearl W. Anderson
c/o 9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

PATRICIA CIARROCCHI, late of Menallen
Township, Fayette County, PA ⁽¹⁾
Executor: Robert Kenneth Ciarrocchi
PO Box 9
Stockbridge, Michigan 49285
c/o Rowan Law Office
890 Vanderbilt Road
Connellsville, PA 15425
Attorney: Mark Rowan

**JOSEPHINE ANN NAGY, a/k/a
JOSEPHINE NAGY**, late of Perry Township,
Fayette County, PA ⁽¹⁾
Administrator: Thomas A. Nagy, Jr.
c/o 9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

ANTHONY POLIDORA, late of Connellsville,
Fayette County, PA ⁽¹⁾
Personal Representative: Mary J. Nagy
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

ARNOLD W. PRITTS, JR., late of Saltlick
Township, Fayette County, PA ⁽¹⁾
Co-Administrators: Douglas Alan Pritts
and Rachel Renee Pritts
c/o Casini & Geibig, LLC
815B Memorial Boulevard
Connellsville, PA 15425
Attorney: Jennifer M. Casini

HELEN I. REICHERT, late of Uniontown,
Fayette County, PA ⁽¹⁾
Administratrix: Karen S. Brozik
c/o Higinbotham Law Offices
68 South Beeson Boulevard
Uniontown, PA 15401
Attorney: James E. Higinbotham, Jr.

**LINDA L. SHALLENBERGER, a/k/a
LINDA LEE SHALLENBERGER**, late of
Connellsville, Fayette County, PA ⁽¹⁾
Personal Representative: Darlah McKeel
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Attorney: Timothy J. Witt

LEGAL NOTICES

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company has been approved and filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on August 18, 2023 for a Limited Liability Company known as JMS Property Holdings, LLC.

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

The purpose or purposes of the Limited Liability Company is real estate holdings and any other lawful purpose related thereto for which Limited Liability Companies may be organized under the Business Corporation Law.

James T. Davis, Esquire
DAVIS & DA VIS
107 East Main Street
Uniontown, PA 15401

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA
GD No. 2014 of 2022

ERIC SAUNDERS, PLAINTIFF v.
ELISHA DARNELL, ET. AL., DEFENDANTS
CIVIL ACTION - JURY TRIAL DEMANDED
TO: ELISHA DARNELL
DATE: SEPTEMBER 8, 2023

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

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

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

PUBLIC NOTICE

To Whom It May Concern,

Notice is hereby given that Jazmines Cleaning Service LLC, a limited liability company registered under the laws of the Commonwealth of Pennsylvania, is applying to provide residential and commercial cleaning services.

This notice is in accordance with the requirements of the Pennsylvania [Relevant Statute or Regulation, e.g., Pennsylvania Business Licensing Act, 15 P.S. § 1201 et seq.]. Any person or entity with an interest in this matter may submit written comments, concerns, or objections within 30 days from the date of this notice to the [Relevant Regulatory Authority, e.g., Pennsylvania Department of Revenue] at the following address:

PA DEPARTMENT OF REVENUE
P.O. BOX 280901
HARRISBURG PA 17128-0901

All communications should reference
JAZMINES CLEANING SERVICE LLC
606 SURREYHILL DR
UNIONTOWN PA 15401
724-963-8943

This notice is published in accordance with the laws and regulations governing such matters in the Commonwealth of Pennsylvania.

Dated this 7th day of September, 2023

Sincerely,
Jazmine M Workman
Owner
Jazmines Cleaning Service LLC

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

Tuesday, October 3, 2023, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2622-0300	MELVIN EARL ANSELL, deceased	Ronald Ray Ansell, Executor

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

Monday, October 16, 2023, at 9:30 A.M.

in Courtroom No. 1 of the **Honorable President Judge Steve P. Leskinen** or his chambers, Second Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

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

Tuesday, October 3, 2023, at 9:30 A.M.

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2622-0483	JERRY TYRONE McKINNEY, deceased	Benjamin F. Goodwin, Executor
2622-0417	BONNIE R. CRAMER, deceased	Cherie Cramer, Executrix

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

Monday, October 16, 2023, at 9:30 A.M.

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

SHERIFF'S SALE

Date of Sale: November 16, 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 November 16, 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 per Realauction requirements. Upon the auction's close, buyer shall have 10 business days to pay the remaining balance to the Fayette County Sheriff's Office via cashier's check. No cash will be accepted. Failure to comply with the Conditions of Sale, shall result in a default and the down payment shall be forfeited by the successful bidder and applied to the costs and judgments. The schedule of distribution will be filed no later than 30 days after the sale of real property. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.

(2 of 3)

James Custer
Sheriff of Fayette County

Vitti Law Group, Inc.
BY: Lois M. Vitti, Esquire
PA ID #209865
663 Fifth Street
Oakmont PA 15139
(412) 281-1725

No. 884 of 2023 GD
No. 185 of 2023 ED

Pennsylvania Housing Finance Agency,
Plaintiff,
vs.
Danielle M. Barnett,
Defendants.

Boro of Brownsville, Cty of Fayette,
Cmwlth of PA, HET a dwg k/a 103 Ann Street,
Brownsville, PA 15417. Parcel No. 0206029401.

Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

No. 124 of 2023 GD
No. 218 of 2023 ED

U.S. Bank National Association, as Trustee,
for Manufactured Housing Contract Senior/
Subordinate Pass-Through Certificate Trust
2001-3
(Plaintiff)
vs.
Samuel J. Bloom,
(Defendant)

By virtue of Writ of Execution No. 2023-00124, U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2001-3 (Plaintiff) vs. Samuel J. Bloom, (Defendant)

Property Address 416 3rd Street, Lemont
Furnace, PA 15456

Parcel I.D. No. 25-35-0041

Improvements thereon consist of a
residential dwelling.

Judgment Amount: \$68,765.57

Robert P. Wendt, Esq. Pa. ID.#89150
275 Curry Hollow Rd., Bldg. 1, Ste. 280
Pittsburgh, PA 15236
Telephone: 914-219-5787 x 490
Email: rwendt@leopoldassociates.com

No. 850 of 2022 GD
No. 165 of 2023 ED

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

Plaintiff
v.

John Brown
105 Windwoods Drive
Hopwood, PA 15445
Defendant

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF JOHN BROWN OF, IN AND
TO THE FOLLOWING DESCRIBED
PROPERTY:

ALL THE FOLLOWING DESCRIBED
REAL ESTATE SITUATED IN THE
TOWNSHIP OF NORTH UNION, COUNTY
OFF AYETTE, AND COMMONWEALTH OF
PENNSYLVANIA:

A RESIDENTIAL DWELLING BEING
KNOWN AND NUMBERED AS 105
WINDWOODS DRIVE, HOPWOOD, PA
15445. PARCEL ID NO.: 25-46-0139. DEED
BOOK VOLUME 2505, PAGE 295.
MORTGAGE BOOK VOLUME 3003, PAGE
735.

JUDGMENT AMOUNT: \$19,868.01.

Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

No. 1656 of 2020 GD
No. 217 of 2023 ED

Wilmington Savings Fund Society, FSB as
Trustee of Stanwich Mortgage Loan Trust A
(Plaintiff)

vs.

David T. Budinsky a/k/a David Theodore
Budinsky and Mary Budinsky a/k/a Mary
Irene Budinsky
(Defendants)

By virtue of Writ of Execution No. 2020-
01656, Wilmington Savings Fund Society, FSB
as Trustee of Stanwich Mortgage Loan Trust A
(Plaintiff) vs. David T. Budinsky a/k/a David
Theodore Budinsky and Mary Budinsky a/k/a

Mary Irene Budinsky (Defendants)
Property Address 224 Mountain View
Road, Uniontown, PA 15401
Parcel I.D. No. 34-27-0187-01
Improvements thereon consist of a
residential dwelling.
Judgment Amount: \$111,662.69

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

No. 2349 of 2022 GD
No. 158 of 2023 ED

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

Plaintiff
vs.

ROBERT L. DANIELS AKA ROBERT L.
DANIELS SR.
Mortgagor(s) and Record Owner(s)
173 Van Drive
Connellsville, PA 15425
Defendant(s)

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

BEING KNOWN AS: 173 VAN DRIVE,
CONNELLSVILLE, PA 15425

TAX PARCEL #04-35-0042

IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF:
ROBERT L. DANIELS AKA ROBERT L.
DANIELS SR.

Catherine Aponte, Esq. (331180)
 1325 Franklin Avenue, Suite 160
 Garden City, NY 11530
 (212) 471-5100

No. 2364 of 2022 GD
 No. 174 of 2023 ED

**U.S. Bank Trust National Association, as
 Trustee for CVF III Mortgage Loan Trust II**
v.
Mildred D. Danko

By virtue of Writ of Execution No. 174 of
 2023 ED

U.S. Bank Trust National Association, as
 Trustee for CVF III Mortgage Loan Trust II v
 Mildred D. Danko

Docket Number: 2364-2022

Property to be sold is situated in the
 borough/township of Brownsville, County of
 Fayette and State of Pennsylvania.

Commonly known as: 617 Hill St,
 Brownsville, PA 15417

Parcel Number: 19290014

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

Judgment Amount: \$89,519.22

STERN & EISENBERG PC
 MATTHEW C. FALLINGS, ESQUIRE

No. 1101 of 2021 GD
 No. 155 of 2023 ED

Interstate Intrinsic Value Fund A LLC
Plaintiff
v.

Marjorie V. Holup
Defendant(s)

SITUATE IN NORTH UNION
 TOWNSHIP, FAYETTE COUNTY,
 PENNSYLVANIA, BEING KNOWN AS 137
 BERNARD STREET, UNIONTOWN, PA
 15401

PARCEL NO. 25-31-0043

IMPROVEMENTS- RESIDENTIAL
 REAL ESTATE

SOLD AS THE PROPERTY OF-
 MARJORIE V. HOLUP

STERN & EISENBERG PC
 MATTHEW C. FALLINGS, ESQ.

No. 1980 of 2020 GD
 No. 152 of 2023 ED

**Deutsche Bank National Trust Company, as
 Trustee for Ameriquest Mortgage Securities
 Inc., Asset- Backed Pass-Through
 Certificates, Series 2005-R3**
Plaintiff

v.

Clair Kistner and Lennette Kistner
Defendant(s)

SITUATE IN MELCROFT, FAYETTE
 COUNTY, PENNSYLVANIA, BEING
 KNOWN AS 289 MELCROFT ROAD,
 MELCROFT, PA 15462-1017

PARCEL NO. 31-09-0005

IMPROVEMENTS- RESIDENTIAL
 REAL ESTATE

SOLD AS THE PROPERTY OF-
 LENNETTE KISTNER

Hladik, Onorato & Federman, LLP
 298 Wissahickon Avenue
 North Wales, PA 19454

No. 871 of 2023 GD
 No. 219 of 2023 ED

Towne Mortgage Company
(Plaintiff)

vs.

**Erin Litman, as Administratrix of the Estate
 of Paul A. McGrady, Deceased,**
(Defendant)

By virtue of Writ of Execution No. 2023-
 00871

Towne Mortgage Company (Plaintiff)
 vs. Erin Litman, as Administratrix of the Estate
 of Paul A. McGrady, Deceased, (Defendant)

Property Address 357 Dixon Boulevard,
 Uniontown, PA 15401

Parcel I.D. No. 34-05-0097

Improvements thereon consist of a
 residential dwelling.

Judgment Amount: \$186,163.57

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

No. 1165 of 2023 GD
No. 198 of 2023 ED

DLJ MORTGAGE CAPITAL, INC.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

Plaintiff

vs.

MARK RICHARD MARCHESINI
PATRICIA J. PETROSKY AKA PATRICIA
MARCHESINI SIMS
Mortgagor(s) and Record Owner(s)
210 Delmont Avenue
Belle Vernon, PA 15012

Defendant(s)

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

BEING KNOWN AS: 210 DELMONT
AVENUE, BELLE VERNON, PA 15012

TAX PARCEL #41-05-0025
IMPROVEMENTS: A RESIDENTIAL
DWELLING

SOLD AS THE PROPERTY OF: MARK
RICHARD MARCHESINI AND PATRICIA J.
PETROSKY AKA PATRICIA MARCHESINI
SIMS

Defendant(s)

ALL THOSE CERTAIN LOTS OR
PIECES OF GROUND SITUATE IN THE
BOROUGH OFF AYETIE CITY, COUNTY
OF FAYETTE AND COMMONWEALTH OF
PENNSYLVANIA:

BEING KNOWN AS: 18 CENTER
STREET FAYETTE CITY, PA 15438

BEING PARCEL NUMBER: 12-03-0161
IMPROVEMENTS: RESIDENTIAL
PROPERTY

No. 327 of 2023 GD
No. 182 of 2023 ED

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR
CARRINGTON HOME EQUITY LOAN
TRUST, SERIES 2005-NC4 ASSET-
BACKED PASS-THROUGH
CERTIFICATES SERVICER C/O
CARRINGTON MORTGAGE SERVICES,

vs.

Patrick P. McShane

ALL THAT CERTAIN lot or parcel of
land situate in South Union Township, Fayette
County, Pennsylvania.

BEING THE SAME PREMISES which
Patrick P. McShane and Richard S. McShane, by
Deed dated July 30, 2021 and recorded August
4, 2021 in the Office of the Recorder of Deeds in
and for Fayette County in Deed Book Volume
3482, Page 1773, granted and conveyed unto
Patrick P. McShane.

BEING KNOWN AS: 79 Elma Avenue,
Uniontown, PA 15401

PARCEL #34-15-0140

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054 (855) 225-6906
Fax: (866) 381-9549

No. 1723 of 2022 GD
No. 175 of 2023 ED

SPECIALIZED LOAN SERVICING LLC
Plaintiff

v.

AMANDA L. MCCREARY, IN HER
CAPACITY AS EXECUTRIX AND HEIR
OF THE ESTATE OF EARL L.
MCCREARY; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS,
CLAIMING RIGHT, TITLE, OR
INTEREST, FROM OR UNDER EARL L.
MCCREARY

No. 21 of 2023 GD
 No. 160 of 2023 ED

SOMERSET TRUST COMPANY

v.
RAY G. METHENEY and APRIL D. METHENEY

All the real property described in the Writ of Execution the following of which is a summary.

SOMERSET TRUST COMPANY
 v.
 RAY G. METHENEY and APRIL D. METHENEY
 Docket Number: 21 of 2023 GD
 Property of: RAY G. METHENEY and APRIL D. METHENEY
 Located in: TOWNSHIP OF HENRY CLAY, FAYETTE COUNTY
 Street Address: 273 PARNELL ROAD, CONFLUENCE, FAYETTE COUNTY, PENNSYLVANIA 15424
 Brief Description of Property: Residential, Single-Family home
 Improvements thereon: RESIDENTIAL DWELLING
 Record book Volume: 3356, Page 218
 Instrument Number: 201700012023
 Tax Assessment Number(s):
 MAP NOS.: 16-09-0232-01 & 16-09-0238

Jill M. Fein, Esquire
 Hill Wallack LLP
 1000 Floral Vale Blvd, Ste 300
 Yardley, PA 19067
 (215) 579-7700

No. 1990 of 2022 GD
 No. 183 of 2023 ED

Planet Home Lending, LLC

Plaintiff
 v.
Mark Morrison and Kathy Morrison
Defendant

By virtue of a writ of execution case number: 1990 of 2022 GD

Plaintiff: Planet Home Lending, LLC v. Defendant: Mark Morrison and Kathy Morrison owners of property situate in the Washington Township, Fayette County, Pennsylvania, being pin number 41-20-0021

Property being known as: 933 Fayette City Road, Fayette City, PA 15438
 Improvements thereon: Residential Property

Brock & Scott, PLLC

No. 655 of 2022 GD
 No. 188 of 2023 ED

FREEDOM MORTGAGE CORPORATION

v.
LAURENE PETTEY;
ROBERT B RITENOUR

By virtue of a Writ of Execution No. 655 OF 2022-GD, FREEDOM MORTGAGE CORPORATION v. LAURENE PETTEY; ROBERT B RITENOUR owner(s) of property situate in the BOROUGH OF PERRYOPOLIS, FAYETTE County, Pennsylvania, being 109 NAVY ST, PERRYOPOLIS, PA 15473

Tax ID No. 28-09-0205
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$145,113.98

McCABE, WEISBERG & CONWAY, LLC
 1420 Walnut Street, Suite 1501
 Philadelphia, PA 19102
 215 790-1010

No. 2365 of 2022 GD
 No. 214 of 2023 ED

PennyMac Loan Services, LLC
Plaintiff

v.
Timothy Rison, Known Surviving Heir of Russell D. Rison and Unknown Surviving Heir of Russell D. Rison
Defendants

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE CITY OF UNIONTOWN, FAYETTE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF COOLSPRING STREET, CORNER WITH THE EASTERLY SIDE OF MIFFLIN AVENUE; THENCE ALONG THE EASTERLY SIDE OF MIFFLIN AVENUE; NORTH 11 DEGREES 33 FEET WEST 60.50 FEET TO AN IRON PIN, CORNER WITH OTHER LAND OF THE GRANTOR HEREIN; THENCE ALONG OTHER LAND OF THE GRANTOR HEREIN, NORTH 78 DEGREES 31 MINUTES 30 SECONDS EAST, 55.60 FEET TO AN IRON PIN; THENCE ALONG

THE SAME NORTH 46 DEGREES 06 MINUTES 30 SECONDS EAST, 21.47 FEET TO AN IRON PIN; THENCE NORTH 78 DEGREES 13 FEET EAST 27.0 FEET TO AN IRON PIN, CORNER WITH LAND NOW OR FORMERLY OF ANJELA STEPHENS; THENCE ALONG SAID STEPHENS LAND, SOUTH 7 DEGREES 30 DEGREES EAST, 83.58 FEET TO A POINT IN THE NORTHERLY SIDE OF COOLSPRING STREET; THENCE ALONG THE NORTHERLY SIDE OF COOLSPRING STREET, SOUTH 85 DEGREES 15 MINUTES WEST, 96.00 FEET TO THE PLACE OF BEGINNING. WITH A BLUE PRINT PLOT OF THE ABOVE DESCRIBED PREMISES PREPARED BY THE FAYETTE ENGINEERING COMPANY DATED FEBRUARY 6, 1948, AND RECORDED IN THE RECORDERS OFFICE OF FAYETTE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 653, PAGE 421. UPON WHICH IS ERECTED A TWO STORY BRICK DWELLING AND TWO CAR BRICK GARAGE. SUBJECT TO THE SAME EXCEPTIONS AND RESERVATIONS AS CONTAINED IN DEEDS HERETOFORE MADE AND RECORDED. THE IMPROVEMENTS THEREON BEING KNOWN AS 43 MIFFLIN AVENUE, UNIONTOWN, PENNSYLVANIA - 15401.

All that certain piece or parcel or Tract of land situate in the Uniontown, Fayette County, Pennsylvania, and being known as 43 Mifflin Avenue, Uniontown, Pennsylvania 154010000.

Being known as: 43 Mifflin Avenue, Uniontown, Pennsylvania 154010000

Title vesting in Estate of Russell D. Rison by deed from Jacqueline Burkett dated May 9, 2014 and recorded May 13, 2014 in Deed Book 3248, Page 1649 Instrument Number 201400004459. The said Estate of Russell D. Rison died on July 31, 2017 without a will or appointment of an Administrator, thereby vesting title in Timothy Rison, Known Surviving Heir of Russell D. Rison and Unknown Surviving Heir of Russell D. Rison by operation of law The said Estate of Rosemary Rison died on April 12, 2017 without a will or appointment of an Administrator, thereby vesting title in Timothy Rison, Known Surviving Heir of Russell D. Rison and Unknown Surviving Heir of Russell D. Rison by operation of law.

Tax Parcel Number: 38130383

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

No. 699 of 2022 GD
No. 196 of 2023 ED

UNITED BANK, INC.
3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff
vs.

JOHN P. SHAFFER JR.
M01tgagor(s) and Record Owner(s)
378 Messmore Road
McClellandtown, PA 15458
Defendant(s)

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

BEING KNOWN AS: 378 MESSMORE ROAD, MCCLELLANDTOWN, PA 15458
TAX PARCEL #15280257

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: JOHN P. SHAFFER JR.

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

No. 2286 of 2022 GD
No. 184 of 2023 ED

CARRINGTON MORTGAGE SERVICES, LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806

Plaintiff
vs.

NATASHA SIGWALT, ADMINISTRATRIX OF THE ESTATE OF ROBERT D. DARNEY, DECEASED
7494 National Pike
Uniontown, PA 15401
Defendant(s)

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

BEING KNOWN AS: 7494 NATIONAL
 PIKE, UNIONTOWN, PA 15401
 TAX PARCEL #22-17-0155
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING
 SOLD AS THE PROPERTY OF:
 NATASHA SIGWALT, ADMINISTRATRIX
 OF THE ESTATE OF ROBERT D. DARNEY,
 DECEASED

No. 1336 of 2017 GD
 No. 187 of 2023 ED

**PENNSYLVANIA HOUSING FINANCE
 AGENCY,
 PLAINTIFF
 vs.
 DAVID C. WHYEL,
 DEFENDANT**

No. 743 of 2023 GD
 No. 186 of 2023 ED

**PENNSYLVANIA HOUSING FINANCE
 AGENCY,
 PLAINTIFF
 vs.
 MICAH E. SPAUGY,
 DEFENDANT**

ALL that piece of ground in Newell
 Borough, Fayette County, Pennsylvania, being
 Lot No. 100 in the Plot of said, Fayette County
 Plan Book Volume 1, pages 63½. HAVING
 THEREON ERECTED DWELLING KNOWN
 AND NUMBERED AS: 110 LONG STREET,
 NEWELL, PA 15466.

TAX PARCEL # 23-04-0097
 Fayette County Deed Book 3201, Page 993
 TO BE SOLD AS THE PROPERTY OF
 Micah E. Spaugy under Fayette County
 Judgment No. 743 of 2023 GD.

PARCEL ONE-TAX PARCEL #19-18-
 0008/191530:

ALL that certain lot ground in the
 Township of Luzerne, County of Fayette,
 Pennsylvania, being Lot No. 5, Joseph Merino
 Plan of Lots, Fayette Plan Book 1, page 36 1/2.
 BEING A VACANT LOT OF residential land
 located on Rose Street, Allison, PA 15412.

TAX PARCEL #: 19-18-0008
 Fayette County Deed Book 2082, page
 323.

PARCEL TWO-TAX PARCEL #19-18-
 0003/191531:

ALL that certain lot of ground in the
 Township of Luzerne, County of Fayette,
 Pennsylvania, being Lots Nos. 9 and 10, Joseph
 Merino Plan of Lots, Fayette Plan Book Volume
 1, page 36 1/2. HAVING THEREON
 ERECTED outbuildings located on Rose Street,
 Allison, PA 15413.

TAX PARCEL#: 19-18-0003
 Fayette County Deed Book 2082, page
 323.

PARCEL THREE- TAX PARCEL #19-18-
 0006/191532:

ALL those two lots of ground in the
 Township of Luzerne, County of Fayette,
 Pennsylvania, being Lots Nos. 3 and 4, Joseph
 Merino Plan of Lots, Fayette Plan Book 1, page
 36 1/2. HAVING THEREON ERECTED
 DWELLING KNOWN AS: I ROSE STREET
 ALLISON, PA 15413.

TAX PARCEL#: 19-18-0006
 Fayette Deed Book 2082, page 323.

ALL PARCELS TO BE SOLD AS THE
 PROPERTY OF DAVID C. WHYEL UNDER
 FAYETTE COUNTY JUDGMENT NO. 2017-
 01336.

*** END SHERIFF'S SALE***

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

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JUDICIAL OPINION

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

PENNTEx VENTURES, LLC and PTV 1252,	:
Plaintiffs,	:
v.	:
CITY OF UNIONTOWN,	: No. 2165 of 2022, G.D.
Defendant.	: President Judge Steve P. Leskinen

OPINION AND ORDER

LESKINEN, P.J.

August 31, 2023

Before the Court is the Priority Motion for Peremptory Judgement of Plaintiffs, PennTex Ventures, LLC, and PTV 1252, LLC, (collectively, "PennTex"). After consideration of PennTex's Motion and Brief in Support; the Response, Brief in Opposition, and Memorandum of Law on the Limited Issue of the Continued Existence and Authority of the Planning Commission submitted by Defendant, City of Uniontown; and the record in this matter, the Motion is hereby DENIED, for the reasons set forth below.

FACTUAL AND PROCEDURAL HISTORY

PennTex filed a land development application and associated plan ("Plan") with the City of Uniontown to build a retail store (Dollar General) on a parcel of land in the City of Uniontown. After a hearing on the matter, the City of Uniontown Planning Commission voted to recommend denial of Plaintiffs' Plan by resolution dated August 24th, 2022. On September 22nd, 2022, the Uniontown City Council voted in an oral 3-2 decision to approve the recommendation of the Uniontown Planning Commission to deny Plaintiffs' Petition for Final Land Development. Though the Planning Commission entered a written decision after its denial, the City Council did not issue any further written notice within fifteen (15) days of its decision, as Plaintiffs argue was required under Section 508 of the Pennsylvania Municipalities Planning Code ("MPC") (Pennsylvania Municipalities Planning Code, 53 P.S. §10508). Under Section 508(3), a failure to comply with this requirement for a written decision shall be deemed an approval of the application as presented. Plaintiffs filed a Land Use Appeal at No. 2023 of 2022, G.D., and the instant Complaint in Mandamus at No. 2165 of 2022, G.D.

The City of Uniontown then filed Preliminary Objections which this Court denied by Order dated May 12th, 2023. PennTex then filed the Priority Motion for Peremptory Judgment currently before this Court on June 15th, 2023.

Peremptory Judgment in Mandamus: Pa. R.C.P. No. 1098

PennTex filed the instant action in mandamus, which is well settled as appropriate remedy to obtain recognition of the right to deemed development plan approval. *Borough of Plum v. Tresco*, 606A. 2d. 951,954 (Pa. Cmwlth. 1992). Pa. R.C.P. No. 1098

provides in pertinent part: "At any time after the filing of the complaint, the court may enter judgment if the right of plaintiff thereto is clear." Peremptory judgment in mandamus may be granted without the filing of an answer. *Philadelphia Suburban Water Co. v. Com., Dept. of Transp.*, 387 A.2d 501, 505 (Pa. Cmwlth. 1978). However, when seeking peremptory mandamus prior to the filing of an answer, a petitioner undertakes a more difficult task to prove the absence of a genuine issue of material fact. *Id.* The standard applied under Pa. R.C.P. No. 1098 is the same as a motion for summary judgment, in that judgment should not be entered unless the case is clear and free from doubt when the record is viewed in the light most favorable to the nonmoving party, and there can be no issues of material fact. *Id.*

Mandamus is an extraordinary writ and will only issue where there is a clear legal right in the plaintiff, a corresponding duty in the defendant, and no other adequate remedy. *Dusman v. Board of Directors of Chambersburg Area School District*, 113 A.3d 362, 368 (Pa. Cmwlth. 2015). "The grant of peremptory mandamus is rarer than a writ of mandamus that is entered after a trial." *County of Carbon v. Panther Valley School District*, 61 A.3d 326, 330 (Pa. Cmwlth. 2013). "It is similar to a preliminary injunction in that it may be entered before an answer is filed and without a hearing, where necessary to protect the public interest." *Id.* "It is the moving party that has the burden of proving that no genuine issue of material fact exists and that judgment may be entered as a matter of law." *Id.*

PennTex's Motion is grounded in Section 508 of the MPC, which reads in pertinent part (referring to applications for approval of a plat):

- (1) The decision of the governing body or the planning agency shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than 15 days following the decision.
- (2) When the application is not approved in terms as filed the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite to the provisions of the statute or ordinance relied upon.
- (3) Failure of the governing body or agency to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

53 P.S. §10508. PennTex argues that the applicable decision on their Development Plan for the purposes of Section 508 (1) and (2) was the 3-2 oral vote and Resolution of the City Council on September 22nd, 2022. If their argument is correct, the City Council's failure to provide the required written notice triggered Section 508 (3), would result in a deemed approval of their application.

Authority of the Planning Commission of the City of Uniontown

The City of Uniontown contends that the City has delegated exclusive and continued authority for land use plan approvals and denials to the Planning Commission of the City of Uniontown. If their contention is correct, the Planning Commission's Resolution dated August 24th, 2022, was the "decision" for the purposes of Section 508 (1) and it did comply with the written notice obligations. {1}

The City of Uniontown submitted a Memorandum of Law on the Limited Issue of the Continued Existence and Authority of the Planning Commission and further provided discovery responses to PennTex wherein the City of Uniontown identified various documents in support of the existence of the Planning Commission of the City of Uniontown ("Planning Commission") and to support their claim that the exclusive and continued authority for land use plan approvals and denials was definitively delegated to the Planning Commission by the City Council. As this Court noted in its Opinion and Order dated May 12th, 2023, this question of delegation is not a simple one, rather, it involves the consideration of the original ordinances and the subsequent changes, enactments, and repeals of various enabling statutes, as well as the precise timeline of when these changes occurred. (Opinion at p. 6.)

The MPG permits a municipality to delegate authority for the approval and/or denial of subdivisions and land development plans. Section 501 of the MPG provides, in relevant part:

The governing body of each municipality may regulate subdivisions and land development within the municipality by enacting a subdivision and land development ordinance. The ordinance shall require that all subdivision and land development plats of land situated within the municipality shall be submitted for approval to the governing body or, in lieu thereof, to a planning agency designated in the ordinance for this purpose, in which case any planning agency action shall be considered as action of the governing body. All powers granted herein to the governing body or the planning agency shall be exercised in accordance with the provisions of the subdivision and land development ordinance.

52 P.S. §10501. The Commonwealth Court has further clarified that the MPG allows a municipality to delegate a limited approval power to a planning commission. Board of Sup'rs of Richland Tp. v. Tohickson Creek Associates, 553 A.2d 492, 493 (Pa. Cmwlth. 1989) (Ordinance gave the planning commission final decision on denials but maintained power in municipality of final decisions on approvals.) The challenge in the present matter is that the Uniontown City Planning Commission predated the MPG and the applicable enabling statutes have been repealed and/or amended multiple times. (The Court omits discussion of changes that are not dispositive to the outcome for the sake of brevity.)

{1} The Court notes that despite the voluminous documents in the record relating to various historical zoning ordinances, a number of key documents in this matter are not of record, including the Land Development Plan at issue, the August 24th, 2022 Resolution of the Planning Commission, the September 22nd, 2022, Resolution of City Council, and the minutes of the September 22nd, 2022, City Council meeting (though the Agenda from that same meeting has been admitted).

The City of Uniontown avers that the Planning Commission was implemented in 1956 under Section 4001 of the Third-Class City Code, which statutorily created such commissions. 53 P.S. §39001 (enacted in 1931 and repealed by the MPC of 1968, 1968, July 31st, P.L. 805, No. 247). The Planning Commission was formed prior to the adoption of the City's Subdivision and Land Development Ordinance ("SALDO") on February 4th, 1958. (Defendant's Memorandum of Law at page 2.)

The City of Uniontown cites to Section 4005 of the same (now repealed) Third-Class City Code for the grant of authority to the Planning Commission:

Section 4005: Approval of Plans of Building Lots; Conflict of Jurisdiction. All plans, plots, or re-plots of lands laid out in building lots, and the streets, or other portions of the same intended to be dedicated to public use, or for the use of purchases or owners of lots fronting thereon or adjacent thereto, and located within the city limits, or for a distance of three miles outside thereof, shall be submitted to the city planning commission and be approved by it before it shall be recorded. No plan, plot or re-plot shall be received or recorded in any public office unless the same shall bear thereon, by endorsement of otherwise, the approval of the city planning commission as required by law. The disapproval of any such plan by the city planning commission shall be deemed a refusal of the proposed dedication shown thereon. The approval of the commission shall be deemed an acceptance of the proposed dedication; but shall not impose any duty upon the city concerning the maintenance or improvement of any such dedicated parts, until the proper authorities of the city shall have made actual appropriation of the same by acceptance, entry, use, or improvement. No sewer, water, or gas main, or pipes, or other improvement shall be voted or made within the area under the jurisdiction of said commission, for the use of any such purchasers or owners, nor shall any permit for connection with or other use of any such improvement existing, or for any reason made, be given to any such purchasers or owners until such plan is so approved.

Formerly 53 P.S. §39004 (repealed by the MPC of 1968). The Court finds that though this language clearly makes the approval of the Planning Commission mandatory, it does not make it exclusive. To the contrary, Section 4005 specifically reserves power to the City over the final acceptance of certain dedications in plans.

When the MPC was adopted in 1968, Section 204 allowed for the transition of existing planning commissions:

Section 204. Members of Existing Commissions. The members of any existing planning commission established under former laws shall continue in office until the end of the term for which they are appointed; their successor shall be appointed as provided by this act. If a vacancy shall occur otherwise than by expiration of term, it shall be filled by appointment for the unexpired term according to the terms of this article. Should the governing body of any municipality determine to increase the number of members of an already existing planning commission, the additional members shall be appointed as provided in this article. If the governing body of any municipality shall determine to reduce the number of members on any existing planning commission, such reduction shall be effectuated by allowing the terms to expire and by making no new appointments to fill the vacancy. Any reduction or

increase shall be by ordinance.

Former 53 P.S. § 10204 (Repealed by 1988, Dec. 21, P.L. 1329, No. 170, §10). These transitional provisions were repealed in 1988, with contemporaneous commentary suggesting the drafters considered the transitional provision to be obsolete as all pre-existing commissions would have transitioned to the MPC and thus the transitional provisions were no longer necessary. (See City of Uniontown's Memorandum of Law at page 9.)

This Court has reviewed, at length, the legislative history and changes related to the Third-Class Cities Code, the MPC, Ordinance 898 (SALDO), Ordinance 1219.5 (1973 Zoning Ordinance, as amended), and Ordinance 1575 (2002 Zoning Ordinances). This Court finds that the Planning Commission was validly formed under the Third-Class Cities Code, and transitioned into a valid "planning agency" under Section 501 of the current MPC by operation of the transitional provisions of Section 204 (now repealed). Due to the "grandfathered" nature of the Planning Commission as outlined, *supra*, the City of Uniontown was not required to enact a new ordinance to re-affirm or re-create the Planning Commission under the MPC. However, since the City of Uniontown has never codified or clarified the scope of the Planning Commission's authority in a SALDO as anticipated by Section 501 of the MPC, the parties find themselves in the predicament of having to cobble together and parse language from a variety of sources over a long period of time to determine the authority of the Planning Commission. Even after extensive review, this Court cannot find any language in any of the various documents and citations provided that confer the exclusive authority for approvals or denials of subdivisions and land development plans on the Planning Commission.

Taken in the context of *Tohickson Creek Associates, supra*, which recognized that any delegation of power to a planning commission under the MPC may be a partial delegation, this Court cannot find that the language of the various ordinances presented with the historical context effectuated a total and exclusive delegation of such power to the Planning Commission. The City Council's own characterization of the Planning Commission's decision as a "recommendation" suggests that it is subject to some further form of review. Questions remain: "if the Planning Commission's Resolution denying the Plan was the final decision for the purposes of Section 508 of the MPC, what was the purpose of the City Council's vote to approve the Planning Commission's recommendation?" "Are decisions of the Planning Commission always subject to such consideration by City Council?" "If not, how did the recommendation end up on the City Council's agenda?" "What would have happened if the City Council had voted against approving the recommendation?"

The City of Uniontown has not yet filed an Answer in this matter but included a proposed draft of their intended Answer as an Exhibit to their Response to Plaintiffs' Priority Motion for Peremptory Judgment. This Court finds that the Response and this proposed Answer raise a number of disputed material facts relating to the circumstances surrounding the City Council's vote on September 22nd, 2022, that would preclude a judgment in Plaintiffs' favor at this point in the litigation.

Because this Court cannot presently find that the City of Uniontown's Ordinances vest exclusive jurisdiction over subdivisions and land development plans in the Plan-

ning Commission, the Court must look to the sequence of events that occurred in this matter to determine whether City Council triggered a new obligation for a written response under Section 508 in taking the "recommendation" of the Planning Commission under consideration and then issuing a resolution. This would include the circumstances under which the matter came before the City Council, the exact language of the resolutions produced by both the Planning Commission and the City Council (which are not currently part of the record), and how the City Council's actions fit into any established "course of dealing" in the review of development plans.

The Court finds that PennTex has not met its burden to establish that no genuine issue of material fact exists and therefore is not entitled to judgment as a matter of law based on the record at this time.

WHEREFORE, the Court issues the following Order:

ORDER

AND NOW, this 31st day of August, 2023, upon the consideration of Plaintiff's Priority Motion for Peremptory Judgement in Mandamus, a review of the pleadings, and the briefs and oral arguments submitted by the parties, the Court ORDERS as follows:

Plaintiffs' Priority Motion for Peremptory Judgment in Mandamus is hereby DENIED. Defendant shall have twenty (20) days from the date of this Order to file an Answer in this matter.

BY THE COURT:
STEVE P. LESKINEN,
PRESIDENT JUDGE

ATTEST:
PROTHONOTARY



FAYETTE COUNTY

BAR ASSOCIATION

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Save the Date

FCBA Bench Bar Conference will be held on

Wednesday, October 18th from
8:30 a.m. to 1:00 p.m. at

The Historic Summit Inn

Agenda to follow

LUNCH & LEARN SERIES

The Fayette County Bar Association's next presentation in its Lunch & Learn Series will be:

- Date: **Wednesday, September 20th from 12:00 p.m. to 1:30 p.m.**
- Location: **Courtroom No. 1 of the Fayette County Courthouse**
- Discussion topics: **Avoiding Legal Malpractice**
- Presenters: **Amy J. Coco, Esquire**

Bar Association Members enrolled in the PBA Insurance Program, which is advised and administered by USI Affinity, gain valuable malpractice avoidance information and earn up to a 7.5% discount on their malpractice insurance.

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1.5 hours of Ethics CLE credit for the program. The fees are as follows:

Members of the FCBA

- \$5 fee for attendance without CLE Credit
- \$15 fee for attendance with CLE Credit

Attorneys admitted to practice in Pennsylvania after January 1, 2018

- \$5 fee for attendance with CLE Credit

Non-members of the FCBA

- \$15 fee for attendance without CLE Credit
- \$40 fee for attendance with CLE Credit

**** All fees to be paid at the door ****
A light lunch will be provided.

RSVP

If interested in attending, please call Cindy at the Bar office at 724-437-7994 or email to cindy@fcbbar.org on or before Monday, September 18th.

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