

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

WILMA JUNE ANSELL, a/k/a WILMA J. ANSELL, late of Dawson, Fayette County, PA⁽³⁾

Co-Executors: John Phillips and Jeffrey A. Phillips
772 Banning Road
Dawson, PA 15428
c/o P.O. Box 488
California, PA 15419
Attorney: Lisa Buday

JOHN ROBERT COLLINS, late of German Township, Fayette County, PA⁽³⁾
Personal Representative: John R. Collins, Jr.
c/o P.O. Box 622
Smithfield, PA 15478
Attorney: Charity Grimm Krupa

FRANCES HAVENS, late of Masontown, Fayette County, PA⁽³⁾
Administratrix: Barbara J. Harring
c/o 9 Court Street
Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II

CHARLES HILLIGAS, a/k/a CHARLES H. HILLIGAS, a/k/a CHARLES HOWARD HILLIGAS, late of Uniontown, Fayette County, PA⁽³⁾
Executrix: Charlene Kopacko
c/o Radcliffe Law, LLC
648 Morgantown Road, Suite B
Uniontown, PA 15401
Attorney: William Martin

ALLEN JOSEPH KUJAWA, late of Connellsville, Fayette County, PA⁽³⁾
Administrator: Jason Kujawa
c/o Casini & Geibig, LLC
815B Memorial Boulevard
Connellsville, PA 15425
Attorney: Jennifer M. Casini

LOUIS A. MAIESE, a/k/a LOUIS MAIESE, late of Connellsville, Fayette County, PA⁽³⁾
Administratrix: Pauline Dziurznski
c/o Donald McCue Law Firm, P.C.
Colonial Law Building
813 Blackstone Road
Connellsville, PA 15425
Attorney: Donald J. McCue

MAKI ORAVETS, late of Smithfield, Fayette County, PA⁽³⁾
Administratrix: Frederick Oravets
c/o Edgar Snyder & Associates
600 Grant Street
Pittsburgh, PA 15219
Attorney: Christine Zaremski-Young

RITA A. PETRUS, a/k/a RITA ANN PETRUS, late of Franklin Township, Fayette County, PA⁽³⁾
Personal Representative: Vanessa P. Plisko
c/o Davis and Davis
107 East Main Street
Uniontown, PA 15401
Attorney: James T. Davis

EVELYN RUTH PREMOSHIS, a/k/a EVELYN R. PREMOSHIS, late of Fayette City, Fayette County, PA⁽³⁾
Executrix: Cynthia Peternel
931 Conway Avenue
Belle Vernon, PA 15012
c/o Vanderman Law Offices
142 Fallowfield Avenue
Charleroi, PA 15022
Attorney: Kris A. Vanderman

LEWIS S. RITENOUR, a/k/a LEWIS STANLEY RITENOUR, late of Saltlick Township, Fayette County, PA⁽³⁾
Executor: Frank L. Ritenour
c/o King Legal Group, LLC
114 North Maple Avenue
Greensburg, PA 15601
Attorney: Robert W. King

FRANK L. RUSH, late of Upper Tyrone Township, Fayette County, PA (3)
Administratrix: Patricia A. Rush
 1031 Scottdale Dawson Road
 Scottdale, PA 15683
 c/o 231 South Main Street, Suite 402
 Greensburg, PA 15601
Attorney: Marilyn M. Gaut

GLORIA J. SICKLES, late of Uniontown, Fayette County, PA (3)
Personal Representative: Kathleen Sickles
 c/o Davis and Davis
 107 East Main Street
 Uniontown, PA 15401
Attorney: Gary J. Frankhouser

VIRGINIA E. STIMMEL, late of Connellsville, Fayette County, PA (3)
Co-Administrators: Lulu Sekeres
 126 Miles Road
 Connellsville, PA 15425
 Mark A. Stimmel
 P.O. Box 395
 Dawson, PA 15428
 c/o 201 North Chestnut Street
 P.O. Box 342
 Scottdale, PA 15683
Attorney: James S. Lederach

ROBERT R. URBAN, late of Perryopolis, Fayette County, PA (3)
Executor: Kenneth R. Urban
 232 Todd Farm Road
 Belle Vernon, PA 15012
 c/o Moore Becker Smarto & Ciszek, P.C.
 121 West Second Street
 Greensburg, PA 15601
Attorney: Gregory C. Moore

DONALD E. WALLS, late of Lake Lynn, Fayette County, PA (3)
Personal Representative: David E. Walls
 c/o P.O. Box 622
 Smithfield, PA 15478
Attorney: Charity Grimm Krupa

J. ALLEN WHYEL, a/k/a JAMES ALLEN WHYEL, late of Markleysburg, Fayette County, PA (3)
Executrix: Pamela S. Whyel
 c/o DeHaas Law, LLC
 51 East South Street
 Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III

Second Publication

IRENE M. ALTIZER, late of South Union Township, Fayette County, PA (2)
Executrix: Lynn R. Abraham
 c/o Webster & Webster
 51 East South Street
 Uniontown, PA 15401

CAROL C. BAKOS, a/k/a CAROL CECELIA BAKOS, late of Perryopolis, Fayette County, PA (2)
Executor: Ronald S. Bakos
 c/o Casini & Geibig, LLC
 815B Memorial Boulevard
 Connellsville, PA 15425
Attorney: Jennifer M. Casini

RONALD D. BAKOS, a/k/a RONALD BAKOS, late of Perryopolis, Fayette County, PA (2)
Executor: Ronald S. Bakos
 c/o Casini & Geibig, LLC
 815B Memorial Boulevard
 Connellsville, Pa 15425
Attorney: Jennifer M. Casini

HARVEY D. GOLDBLUM, a/k/a DAVID GOLDBLUM, a/k/a HARVEY DAVID GOLDBLUM, late of Dunbar Township, Fayette County, PA (2)
Personal Representative:
 Judith A. Goldblum
 c/o Watson Mundorff, LLP
 720 Vanderbilt Road
 Connellsville, PA 15425
Attorney: Timothy J. Witt

THOMAS A. LUTERAN, late of
Connellsville, Fayette County, PA (2)
Administrator: Lori Cunningham
151 Victory Lane
Leetsdale, PA 15056
c/o 944 Beaver Grade Road
Moon Township, PA 15108
Attorney: Mark V. Aletto

RICHARD RIGGIN, late of Dawson, Fayette
County, PA (2)

Executor: Robert G. Prinkey, Jr.
158 Spring Grove Church Road
Dawson, PA 15428
c/o 257 Driftwood Road
Brownsville, PA 15417
Attorney: William Worthington

**JAMES F. WHETSEL, JR., a/k/a JAMES
FRANKLIN WHETSEL**, late of Bullskin
Township, Fayette County, PA (2)

Personal Representative: Scott J. Whetsel
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, Pa 15425
Attorney: Timothy J. Witt

First Publication

ROBERT E. BEAL, late of Connellsville,
Fayette County, PA (1)

Executor: Thomas E. Kubic
c/o Molinaro Law Offices
141 West Peach Street
P.O. Box 799
Connellsville, PA 15425
Attorney: Carmine V. Molinaro, Jr.

HARRY A. CHIDESTER, late of Uniontown,
Fayette County, PA (1)

Executor: Jessica Branco
31 Esther Street
Uniontown, PA 15401
c/o 76 East Main Street
Uniontown, Pa 15401
Attorney: Douglas S. Sholtis

SIMONE JOHN, a/k/a SIMONE L. JOHN,
late of South Union Township, Fayette County,
PA (1)

Administratrix: Paige Ormond
c/o Goodwin Como, P.C.
108 North Beeson Boulevard, Suite 400
Attorney: Benjamin Goodwin

**GEORGE B. KLOTZ, a/k/a GEORGE B.
KLOTZ, SR.**, late of Dunbar, Fayette County,
PA (1)

Personal Representative:
George Robert Klotz
c/o Watson Mundorff, LLP
720 Vanderbilt Road
Connellsville, Pa 15425
Attorney: Timothy J. Witt

**MARGARET IRENE OPAR, a/k/a
MARGARET OPAR**, late of North Union
Township, Fayette County, PA (1)

Executrix: Ann Marie Vargo
28 Wilbur Avenue
Uniontown, PA 15401
c/o 76 East Main Street
Uniontown, PA 15401
Attorney: Douglas S. Sholtis

LARRY D. RUGG, late of Springfield
Township, Fayette County, PA (1)

Executor: Steven R. Rugg
2075 Ridge Boulevard
Connellsville, PA 15425
c/o Earhart Law Office, P.C.
4312 Old William Penn Highway
Murrysville, PA 15668
Attorney: Thomas B. Earhart

PENNY L. RUGG, late of Springfield
Township, Fayette County, PA (1)

Executor: Steven R. Rugg
2075 Ridge Boulevard
Connellsville, Pa 15425
c/o Earhart Law Offices, P.C.
4312 Old William Penn Highway
Murrysville, PA 15668
Attorney: Thomas B. Earhart

LEGAL NOTICES

NOTICE

RE: Change of Name of Lyanan O. Roderick:

To Whom It May Concern:

Be advised that the Court of Common Pleas of Fayette County, Pennsylvania, will hear the Petition for the Change of Name of Lyanan O. Roderick, on April 1, 2022, at 10:00 a.m. in Courtroom No. 4. All interested individuals may attend at that date and time.

DAVIS & DAVIS

BY: Samuel J. Davis, Esquire
107 East Main Street
Uniontown, PA 15401

CORPORATE NOTICE

BRYNER RIDGE CEMETARY, INC. has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

The Proden Law Firm, LLC
99 East Main Street
Uniontown, PA 15401

NOTICE

NOTICE is hereby given pursuant to the provisions of Act 295 of December 16, 1982, P.L. 1309, that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about March 4, 2022, to conduct a business in Fayette County, Pennsylvania, under the assumed or fictitious name of French Cleaners with the principal place of business at: 366 S. Mt. Vernon Avenue, Uniontown, Pennsylvania. The name or names and addresses of persons owning and interested are: S & J Fayette, LLC, 366 S. Mt. Vernon Avenue, Uniontown, Pennsylvania

Ernest P. DeHaas, III
DeHaas Law, LLC
51 E. South Street
Uniontown, PA 15401

WATSON MUNDORFF, LLP

Notice of Revocable Trust Pursuant to
20 Pa. C.S. § 7755(c)

The Donald A. Blake & Joyce O. Blake Trust
under agreement dated 8/21/2000

Notice is hereby given of the administration of THE DONALD A. BLAKE & JOYCE O. BLAKE TRUST, DATED AUGUST 21, 2000. Joyce O. Blake, settlor of the trust, of South Connellsville Borough, County of Fayette and Commonwealth of Pennsylvania, died on December 1, 2021. All persons indebted to the said decedent are requested to make payment to the undersigned without delay, and all persons having claims or demands against said trust are requested to make known the same.

Beverly A. Hileman, Successor Trustee
c/o WATSON MUNDORFF, LLP
720 Vanderbilt Road
Connellsville, PA 15425-6218
Phone: 724-626-8882

NOTICE

Notice is hereby given that the Certificate of Organization has been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on January 4, 2022, for a limited liability company known as Nine Ten Studio 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/are: beauty services and any other lawful purpose related thereto for which the limited liability company may be organized under the Business Corporation Law.

DAVIS & DAVIS

BY: Gary J. Frankhouser, Esquire
107 East Main Street
Uniontown, PA 15401

**NOTICE OF CERTIFICATE OF
ORGANIZATION -
LIMITED LIABILITY COMPANY**

Notice is hereby given that Certificate of Organization was filed and approved with the Department of State of the Commonwealth of Pennsylvania for a limited liability company formed under the Limited Liability Company Law of 1994 on the 15th day of February, 2022. The name of the company is EDGEWOOD INVESTMENT PROPERTIES, LLC.

Margaret Zylka House, Esq.
815A Memorial Boulevard
Connellsville PA 15425
724-628-4955

SHERIFF'S SALE

Date of Sale: May 19, 2022

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, May 19, 2022, at 2:00 p.m. in Courtroom Number Three at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

Ten percent of the purchase price, or a sufficient amount to pay all costs if the ten percent is not enough for that purpose. Same must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money is due before twelve o'clock noon on the fourth day thereafter. Otherwise, the property may be resold without further notice at the risk and expense of the person to whom it is struck off at this sale who in case of deficiency in the price bid at any resale will be required to make good the same. Should the bidder fail to comply with conditions of sale money deposited by him at the time the property is struck off shall be forfeited and applied to the cost and judgments. All payments must be made in cash or by certified check. The schedule of distribution will be filed the third Tuesday after date of sale. If no petition has been filed to set aside the sale within 10 days, the Sheriff will execute and acknowledge before the Prothonotary a deed to the property sold. (1 of 3)

James Custer
Sheriff Of Fayette County

Andrew J. Marley, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

No. 624 of 2017 GD
No. 30 of 2022 ED

**Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust**

v.

**Any and All Known and Unknown Heirs,
Executors, Administrators and Devises of
the Estate of Ann Miller, deceased**

By virtue of Writ of Execution No. 624 of 2017 GD, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust v. Any and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Ann Miller, deceased, 2279 Indian Head Road, Champion, Saltlick Township, PA 15622, Tax Parcel No. 31-19-0068. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$110,164.66.

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

No. 2031 of 2021 GD
No. 20 of 2022 ED

**Deutsche Bank National Trust Company, as
Trustee, in trust for registered Holders of
Long Beach Mortgage Loan Trust 2006-11
Asset-Backed Certificates, Series 2006-11
(Plaintiff)**

vs.

**Christina M. Augustine, As Administratrix of
The Estate of Westley T. Domasky, Deceased,
(Defendant)**

By virtue of Writ of Execution No. 2021-2031, Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-11 Asset-Backed Certificates, Series 2006-11 (Plaintiff) vs. Christina M. Augustine, As Administratrix of The Estate of Westley T. Domasky, Deceased, (Defendant)

Property Address 149 Forest Lake Drive,

Acme, PA 15610
Parcel LD. No. 04-13-0021
Improvements thereon consist of a
residential dwelling.
Judgment Amount: \$131,841.46

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

No. 643 of 2020 GD
No. 233 of 2021 ED

**PNC MORTGAGE, A DIVISION OF PNC
BANK, NATIONAL ASSOCIATION
3232 Newmark Drive
Miamisburg, OH 45342**

**Plaintiff
vs.**

**PAIGE L. BLACKBURN
Mortgagor(s) and Record Owner(s)
515 Blind Lane
Belle Vernon, PA 15012
Defendant(s)**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN BOROUGH OF BELLE
VERNON, COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 515 BLIND LANE,
BELLE VERNON, PA 15012
TAX PARCEL #01-01-0055
IMPROVEMENTS: A RESIDENTIAL
DWELLING
SOLD AS THE PROPERTY OF: PAIGE
L. BLACKBURN

No. 2224 of 2019 GD
No. 34 of 2022 ED

**U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust**

vs.

**David Blades Sr. a/k/a David A. Blades Sr.;
Melissa Blades**

As the attorney for the Plaintiff, in the matter of U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. David Blades Sr. a/k/a David A. Blades Sr.; Melissa Blades, I submit the following information with the request that it be used FOR ADVERTISEMENT PURPOSES.

No. 2224 OF 2019 GD

ALL THAT CERTAIN piece or parcel of land lying and situate in Washington Township, Fayette County, Pennsylvania, known as Lot No. 7 in Auburn Plan of Lots as recorded in Plan Book Volume 1, Page 101, in Uniontown.

Tax Parcel No. 41-18-0002

TITLE TO SAID PREMISES IS VESTED in David A. Blades Sr. and Melissa Blades, husband and wife, by deed from Catherine S. Marshall and Jack W. Marshall, wife and husband and Beverly Lynne Coates, Administrator of the Estate of John A. Coates, Sr., dated August 8, 2006, recorded August 16, 2006 in the Fayette County Clerk's/Register's Office in Deed Book 2996, Page 2185.

Sold as the property of David Blades Sr. /a/ k/a David A. Blades Sr. and Melissa Blades

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

No. 34 of 2021 GD
No. 24 of 2022 ED

**QUEST IRA, INC., FBO: RAY TROUNDAY,
IRA ACCOUNT # 2675011
107 Lake Drive an Bruno CA 94066
San Bruno, CA 94066**
Plaintiff
vs.

**ANDREA J. COPTIS
MICHAEL C. STOYKO**
Mortgagor(s) and Record Owner(s)
**663 Walnut Hill Road
Uniontown, PA 15401**
Defendant(s)

ALL THAT CERTAIN LOT OF LAND SITUATE IN GEORGES TOWNSHIP, COUNTY OF FAYETTE AND COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 663 WALNUTHILLROAD, UNIONTOWN,PA 15401

TAX PARCEL #14-01-002001
IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF:
ANDREA J. COPTIS AND MICHAEL C. STOYKO ATTORNEY: KML LAW GROUP, P.C.

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

No. 250 of 2020 GD
No. 16 of 2022 ED

**PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO
NATIONAL CITY BANK**
**3232 Newmark Drive
Miamisburg, OH 45342**
Plaintiff

vs.

VICTORIA S. DERIENZO
Mortgagor(s) and Record Owner(s)
**116 Second Street
Fayette City, PA 15438**
Defendant(s)

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

BEING KNOWN AS: 116 SECOND STREET, FAYETTE CITY, PA 15438

TAX PARCEL #12-03-0322

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF:
VICTORIA S. DERIENZO

No. 2495 of 2019 GD
No. 235 of 2021 ED

KeyBank s/b/m First Niagara Bank, NA
Plaintiff,
vs.

**Debra Dillinger, as Administratrix of the
Estate of Louise Rosano**
Defendants.

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 487 Main Street, North Union, AKA Lemont Furnace, PA 15456 having erected thereon a dwelling house.

Being known and designated as Tax ID No.: 25-27-0297

BEING the same premises which Fayette County Tax Claim Bureau, by Deed dated November 12, 2019 and recorded on December 9, 2019 in Fayette County, Pennsylvania in Deed Book 3421, Page 2066, and re-recorded on April 6, 2020 in Deed Book 3424, Page 116 granted and conveyed unto Zoco Holdings.

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

No. 2501 of 2010 GD
No. 23 of 2022 ED

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING
55 Beattie Place
Suite 100, MS#001
Greenville, SC 29601
Plaintiff**
vs.
**LINDA P. DONKERS a/k/a
LINDA PATRICIA DONKERS
Mortgagor(s) and Record Owner(s)
306 Telegraph Road
Brownsville, PA 15417
Defendant(s).**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN TOWNSHIP OF LUZERNE,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 306 TELEGRAPH
ROAD, BROWNSVILLE, PA 15417
TAX PARCEL #19-06-0037
IMPROVEMENTS: A RESIDENTIAL
DWELLING
SOLD AS THE PROPERTY OF: LINDA
P. DONKERS a/k/a LINDA PATRICIA
DONKERS

No. 1992 of 2021 GD
No. 5 of 2022 ED

**PENNSYLVANIA HOUSING FINANCE
AGENCY,
PLAINTIFF**
vs.
**KEITH E. FAGAN AND
SHERYL L. FAGAN,
DEFENDANTS**

ALL that lot of ground in Bullskin
Township, Fayette County, Pennsylvania, being
approximately 247.92 x 213.25 x 239.20 x 8.00
x 81.78 x 208.71 and containing 1.323 acres,
more or less.
HAVING THEREON ERECTED
DWELLING KNOWN AND NUMBERED AS:
479 KREINBROOK HILL, ROAD MT.
PLEASANT, PA 15666.

Tax Parcel# 04-03-0100
Fayette Instrument# 2010-00007577
TO BE SOLD AS THE PROPERTY OF
KEITH E. FAGAN AND SHERYLL. FAGAN
UNDER FAYETTE COUNTY, PA
JUDGMENT NO. 1992 OF 2021 GD.

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

No. 2241 of 2018 GD
No. 21 of 2022 ED

**BANK OF AMERICA, N.A.
C/O Carrington Mortgage Services, LLC
1600 S. Douglass Road, Suite 200-A
Anaheim, CA 92806
Plaintiff**
vs.
**MARK E. FULLER AKA
MARK E. FULLER, JR.
Mortgagor(s) and Record Owner(s)
1202 Maple Street
Dickerson Run, PA 15430
Defendant(s)**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN TOWNSHIP OF DUNBAR,
COUNTY OF FAYETTE AND
COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 1202 MAPLE
STREET, DICKERSON RUN, PA 15430
TAX PARCEL #09-03-0048
IMPROVEMENTS: A RESIDENTIAL
DWELLING
SOLD AS THE PROPERTY OF:
MARKE. FULLER AKA MARK E. FULLER,
JR.

No. 462 of 2020 GD
No. 236 of 2021 ED

**PNC Bank, National Association
Plaintiff,**
vs.
**Cathy Hillen, AKA Cathy L. Hillen
Defendant.**

ALL that certain parcel of land lying and
being situate in the Township of Perry, County
of Fayette, and Commonwealth of Pennsylvania,
known as 89 Old 51 Road, Perryopolis, PA
15473 having erected thereon a dwelling house.
Being known and designated as Tax ID

No.: 27010100

BEING the same premises which James Hillen, a widower; and Charles H. Hillen and Cathy L. Hillen, his wife, by Deed dated December 17, 1982 and recorded in and for Fayette County, Pennsylvania in Deed Book 1314, Page 821, granted and conveyed unto Charles H. Hillen and Cathy L. Hillen, his wife.

STERN & EISENBERG PC
Kenya Bates, Esquire

No. 1224 of 2019 GD
No. 234 of 2021 ED

**Bayview Loan Servicing, LLC, a Delaware
Limited Liability Company**
Plaintiff

v.

**Rebecca Ann Keefer, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased
and
Patricia Ann King, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased
and
Evelyn Kay Mitchell, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased
and
John Earl Myers, Jr., solely as Beneficiary of
the Estate of Nancy J. Myers, deceased
and
Michael Steven Myers, solely as Beneficiary
of the Estate of Nancy J. Myers, deceased
and
Brenda Lee Obenstine, solely as Beneficiary
of the Estate of Nancy J. Myers, deceased
and
Cynthia Rae Patton, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased
and
Tammy Lynn Pedro, solely as Beneficiary of
the Estate of Nancy J. Myers, deceased
and
Norma Jean McFarland**
Defendant(s)

SITUATE IN SOUTH UNION
TOWNSHIP, FAYETTE COUNTY,
PENNSYLVANIA, BEING KNOWN AS 463
Morgantown Street, Uniontown, PA 15401.
PARCEL NO. 34230020
IMPROVEMENTS — RESIDENTIAL
REAL ESTATE

SOLD AS THE PROPERTY OF- Norma
Jean McFarland and Estate of Nancy Jane Myers
Fee Simple Title Vested in John B.
Mcfarland and Betty Ellen Mcfarland, his wife
by deed from Catherine Craig Carroll and Luke

Carroll, her husband, dated August 19, 1943,
recorded February 28, 1944, in the Fayette
County Clerk's Office in Deed Book 598, Page
107.

PINCUS LAW GROUP, PLLC
Alicia Sandoval (311874)
Jonathan M. Etkowicz (208786)
2929 Arch Street, Suite 1700
Philadelphia, PA 19104
Telephone: 484-575-2201
Facsimile: 516-279-6990

No. 586 of 2020 GD
No. 121 of 2020 ED
No. 26 of 2022 ED

LEGACY MORTGAGE ASSET TRUST
2019-GS7

Plaintiff

v.

MONTY LILLEY
Defendant

ALL THAT CERTAIN lot or piece of
ground situate in MENALLEN TOWNSHIP,
County of Fayette and Commonwealth of
Pennsylvania, being Lot No. 2 in the Carbonara
& Chico Plan of Lots, as recorded in said county
Recorder's Office in Plan Book Volume 68, at
page 68.

ADDRESS: 7409 NATIONAL PIKE
ROAD, A/KIA 7409 NATIONAL PIKE,
UNIONTOWN, PA 15401 TAX PARCEL 22-
17-0019

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

No. 1390 of 2019 CD
No. 14 of 2022 ED

**KEY BANK, NA S/B/M TO FIRST
NIAGARA BANK, NA**
4224 Ridge Lea Road
Amherst, NY 14226

Plaintiff

VS.

BETTY LOUISE MARTIN
Mortgagor(s) and Record Owner(s)
4 Mayflower Drive
Uniontown, PA 15401
Defendant(s)

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

BEING KNOWN AS: 4 MAYFLOWER DRIVE, UNIONTOWN, PA 15401

TAX PARCEL #34-24-0244

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: BETTY LOUISE MARTIN

No. 1801 of 2021 GD
No. 6 of 2022 ED

21st MORTGAGE CORPORATION,
Plaintiff

v.

BRYCE RICHARD MORRIS and
GABRIELLE MORRIS, husband and wife,
Defendants

ALL that certain lot, parcel or tract of land situate in Bullskin Township, Fayette County, Pennsylvania, being Lot No. 9 in the Ohler Plan of Lots No. 1, which plan is recorded in the office of the Recorder of Deeds of Fayette County, Pennsylvania, in Plan Book Volume 16, at page 24 and known as 501 Quail Hill Road, (also known as 26046 LR Clinton Road) Normalville, PA

BEING Tax Map No. 04-38-0005-01

BEING THE SAME PREMISES WHICH Gerald D. Snyder and Judy R. Synder, husband and wife, by Deed dated February 7, 2018 and recorded on February 14, 2018 in the Office for the Recording of Deeds in an for the County of Fayette at Deed Book Volume 3364, Page 1746, granted and conveyed unto Bryce Richard Morris and Gabrielle Morris, husband and wife, their heirs and assigns.

No. 60726 of 2021
No. 28 of 2022 ED

DEFENDANT: JAMIE R. RICHTER

CASE NO.: 2021-60726

DEBT: \$2,383.90 plus costs

NAME OF ATTORNEY: Charles W. Hergenroeder, Esquire Jennifer H. Lunden, Esquire

ADDRESS OF ATTORNEY:
HERGENROEDER REGA
EWING & KENNEDY, LLC
Centre City Tower, Suite 1700
650 Smithfield Street

Pittsburgh, PA 15222

ATTORNEY TELEPHONE NUMBER:
(412) 281-7724

SHORT DESCRIPTION: In the Commonwealth of Pennsylvania, County of Fayette, North Union Township:

HAVING ERECTED THEREON A TWO-STORY DWELLING BEING KNOWN AND NUMBERED AS 305 REAR 5TH STREET, WEST LEISENRING, PA 15489. RECORD BOOK VOLUME 3216, PAGE 1004. TAX PARCEL ID 25-04-0035.

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

No. 184 of 2020 GD
No. 15 of 2022 ED

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO
NATIONAL CITY BANK

3232 Newmark Drive
Miamisburg, OH 45342

Plaintiff
vs.

EUGENE ROUSE
MELISSA ROUSE
Mortgagor(s) and Record Owner(s)
213 Stone Church Road
Merrittstown, PA 15463
Defendant(s)

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

BEING KNOWN AS: 213 STONE CHURCH ROAD, MERRITTSTOWN, PA 15463 TAX PARCEL #30-17-0035

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF:
EUGENE ROUSE AND MELISSA ROUSE

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

No. 2435 of 2016 GD
 No. 238 of 2021 ED

**PNC BANK, NATIONAL ASSOCIATION,
 SUCCESSOR BY MERGER TO
 NATIONAL CITY MORTGAGE, A
 DIVISION OF NATIONAL CITY BANK
 3232 Newmark Drive
 Miamisburg, OH 45342
 Plaintiff**

vs.

**CATHERINE MATWAY RUBIS A/K/A
 CATHERINE M. RUBIS A/K/A
 CATHERINE RUBIS
 GREGORY P. RUBIS A/K/A
 GREGORY RUBIS
 Mortgagor(s) and Record Owner(s)
 134 Strawn Road A/K/A 140 Strawn Road
 Perryopolis, PA 15473
 Defendant(s)**

ALL THAT CERTAIN LOT OF LAND
 SITUATE IN BOROUGH OF PERRYOPOLIS,
 COUNTY OF FAYETTE AND
 COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 134 STRAWN
 ROAD A/K/A 140 STRAWN ROAD,
 PERRYOPOLIS, PA 15473

TAX PARCEL #28-07-0035
 IMPROVEMENTS: A RESIDENTIAL
 DWELLING

SOLD AS THE PROPERTY OF:
 CATHERINE MATWAY RUBIS A/K/A
 CATHERINE M. RUBIS A/K/A CATHERINE
 RUBIS AND GREGORY P. RUBIS A/K/A
 GREGORY RUBIS

No. 2588 of 2018 GD
 No. 237 of 2021 ED

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

**Elmer E. Smith, individually and as believed
 Heir to the Estate of Sharon L. Smith;
 Unknown Heirs and/or Administrators of the
 Estate of Sharon L. Smith
 Defendants.**

ALL that certain parcel of land lying and
 being situate in the Township of Perry, County
 of Fayette, and Commonwealth of Pennsylvania,
 known as 322 Cemetery Road, Perryopolis, PA
 15473 having erected thereon a dwelling house.

Being known and designated as Tax ID
 No.: 27160031

BEING the same premises which Fayette
 County Tax Claim Bureau, by Deed dated
 November 12, 2019 and recorded in and for
 Fayette County, Pennsylvania in Deed Book
 3423, Page 1578, granted and conveyed unto
 Sheila Peterson.

*** END SHERIFF SALES ***

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

JUDICIAL OPINION

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

COMMONWEALTH OF :
PENNSYLVANIA, :
v. :
DARRELL GREGG, : Case No. 40 of 2020
Defendant. : Honorable Joseph M. George, Jr.

OPINION AND ORDER

GEORGE, J.

February 1, 2022

This matter comes before the Court on Defendant's Omnibus Pretrial Motion for Petition for Writ of Habeas Corpus. Defendant's motion presents the following issue: whether the Commonwealth has established a prima facie case that Defendant committed one (1) count of Aggravated Assault, 18 Pa. C.S. § 2702(A)(1); two (2) counts of Simple Assault, 18 Pa. C.S. § 2701(A)(1), (3); one (1) count of Discharge of Firearm into Occupied Structure, 18 Pa. C.S. § 2707.1(A); seven (7) counts of Recklessly Endangering Another Person, 18 Pa. C.S. § 2705; one (1) count of Burglary, 18 Pa. C.S. § 3502(A)(1)(i); one (1) count of Possession of a Firearm Prohibited, 18 Pa. C.S. § 6105 (A)(1); and one (1) count of Possession of a Controlled Substance by a Person Not Regulated, 35 P.S. § 780-113(A)(16). The parties stipulate that the Commonwealth has established a prima facie case for Count 14, Possession of a Controlled Substance, and that the Defendant has a prior juvenile adjudication that makes him ineligible to possess a firearm.

FACTUAL BACKGROUND

Defendant was charged with the above-mentioned crimes in connection with a shooting that occurred at approximately 9:30 P.M. on December 19, 2019. Approximately two hours after the shooting, police were informed that Defendant was at McPatton's Pub in Uniontown. When taken into custody, Defendant was found to be in possession of fifty (50) stamp bags of heroin.

An Omnibus Pretrial Hearing was held in this matter on January 19, 2022. The Commonwealth presented the testimony of Donna Engle and Steven Friend.

Donna Engle testified that, while in her residence, she heard several loud noises outside of her door. Engle walked over to her window where she saw the Defendant and observed him only from the shoulders-up. Shortly thereafter, Engle heard another loud noise, felt a burning sensation in her leg, and ran up the stairs. Engle was shot in the upper-leg area and underwent surgery.

Steven Friend testified that he ran down the stairs after Engle was shot. Friend stat-

ed that he observed a female in the house with Defendant, and Defendant was in possession of a handgun. Neither Engle nor Friend saw the actual discharge of the firearm.

DISCUSSION

Petition for Writ of Habeas Corpus

In an Omnibus Pretrial Petition for Habeas Corpus relief, the Court must determine whether the Commonwealth established a prima facie case for the charged offenses. *Com. v. Packard*, 767 A.2d 1068, 1070 (Pa. Super. 2001). "When deciding whether a prima facie case was established, [the Court] must view the evidence in the light most favorable to the Commonwealth, and . . . consider all reasonable inferences based on that evidence which could support a guilty verdict." *Com. v. James*, 863 A.2d 1179, 1182 (Pa. Super. Ct. 2004) (citation omitted). Unlike the beyond a reasonable doubt standard, a prima facie case is merely a degree of evidence "that if presented at the trial in court, and accepted as true, the judge would be warranted in allowing the case to go to the jury." *Com. v. Wojdak*, 466 A.2d 991, 996 (Pa. 1983); see *James*, 863 A.2d at 1182.

Legal Standard

The offense of Aggravated Assault pursuant to 18 Pa. C.S.A. § 2702(A)(1) states:

(a) Offense defined.--A person is guilty of aggravated assault if he:

(1) attempts to cause serious bodily injury to another, or causes such injury intentionally, knowingly or recklessly under circumstances manifesting extreme indifference to the value of human life;

The offense of Simple Assault pursuant to 18 Pa. C.S.A. § 2701(A)(1), (3) states:

(a) Offense defined.--Except as provided under section 2702 (relating to aggravated assault), a person is guilty of assault if he:

(1) attempts to cause or intentionally, knowingly or recklessly causes bodily injury to another;

(3) attempts by physical menace to put another in fear of imminent serious bodily injury;

The offense of Discharge of a Firearm Into an Occupied Structure pursuant to 18 Pa. C.S. § 2707.1(A) states:

(a) Offense defined.--A person commits an offense if he knowingly, intentionally or recklessly discharges a firearm from any location into an occupied structure.

The offense of Recklessly Endangering Another Person pursuant to 18 Pa. C.S. § 2705 states:

A person commits a misdemeanor of the second degree if he recklessly engages in conduct which places or may place another person in danger of death or serious bodily injury.

The offense of Burglary pursuant to 18 Pa. C.S. § 3502(A)(1)(i) states:

(a) Offense defined.--A person commits the offense of burglary if, with the intent to commit a crime therein, the person:

(1)(i) enters a building or occupied structure, or separately secured or occupied portion thereof, that is adapted for overnight accommodations in which at the time of the offense any person is present and the person commits, attempts or threatens to commit a bodily injury crime therein;

The offense of Possession of a Firearm Prohibited pursuant to 18 Pa. C.S. § 6105(A)(1) states:

(a) Offense defined.--

(1) A person who has been convicted of an offense enumerated in subsection (b), within or without this Commonwealth, regardless of the length of sentence or whose conduct meets the criteria in subsection (c) shall not possess, use, control, sell, transfer or manufacture or obtain a license to possess, use, control, sell, transfer or manufacture a firearm in this Commonwealth.

The testimony of Donna Engle is sufficient to establish the offenses where she is the listed victim of Aggravated Assault, Simple Assault, Discharge of a Firearm Into an Occupied Structure, Recklessly Endangering Another Person, Burglary, and Possession of a Firearm by a Person Prohibited. Engle saw the Defendant just prior to being shot and enter her residence briefly thereafter with a firearm in his hand. Although there is no direct evidence offered by the Commonwealth of anyone who saw the actual discharge of the firearm, the circumstantial evidence provided by Ms. Engle is sufficient to establish a prima facie case, and the Petition for Writ of Habeas Corpus shall be denied with respect to the following Counts: 1, 2, 4, 5, 12, 13, and 14.

However, the testimony of Steven Friend was insufficient to establish the offenses where he is the listed victim of Simple Assault and Recklessly Endangering Another Person, as he offered no testimony to establish that the Defendant attempted to cause or caused bodily injury to him, nor that he was in danger of death or serious bodily injury at any time. Likewise, the testimony of both Mr. Friend and Ms. Engle did not provide any information as to the location of any other individual in the residence at the time the shot was fired necessary to establish that they may have been placed in danger of death or serious bodily injury. Therefore, the Court shall grant the Omnibus Pretrial Motion with respect to Counts 3, 6, 7, 8, 9, 10, and 11.

Wherefore, we will enter the following Order:

ORDER

AND NOW, this 1st day of February, 2022, upon consideration of the Omnibus Pretrial Motion, the Court hereby ORDERS and DIRECTS the following:

1. The motion is GRANTED and Counts 3, 6, 7, 8, 9, 10, and 11 only are DISMISSED;

and

2. The motion is DENIED with respect to Counts 1, 2, 4, 5, 12, 13, and 14.

The District Attorney shall list this matter for trial in accordance with Rule 600.

BY THE COURT:
JOSEPH M. GEORGE, JR., JUDGE

ATTEST:
Clerk of Courts

BAR BANQUET SAVE-THE-DATE



Fayette County Bar Association
Bar Banquet

Friday, April 29th
Nemacolin Woodlands

Invitation to follow

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