

# FAYETTE LEGAL JOURNAL

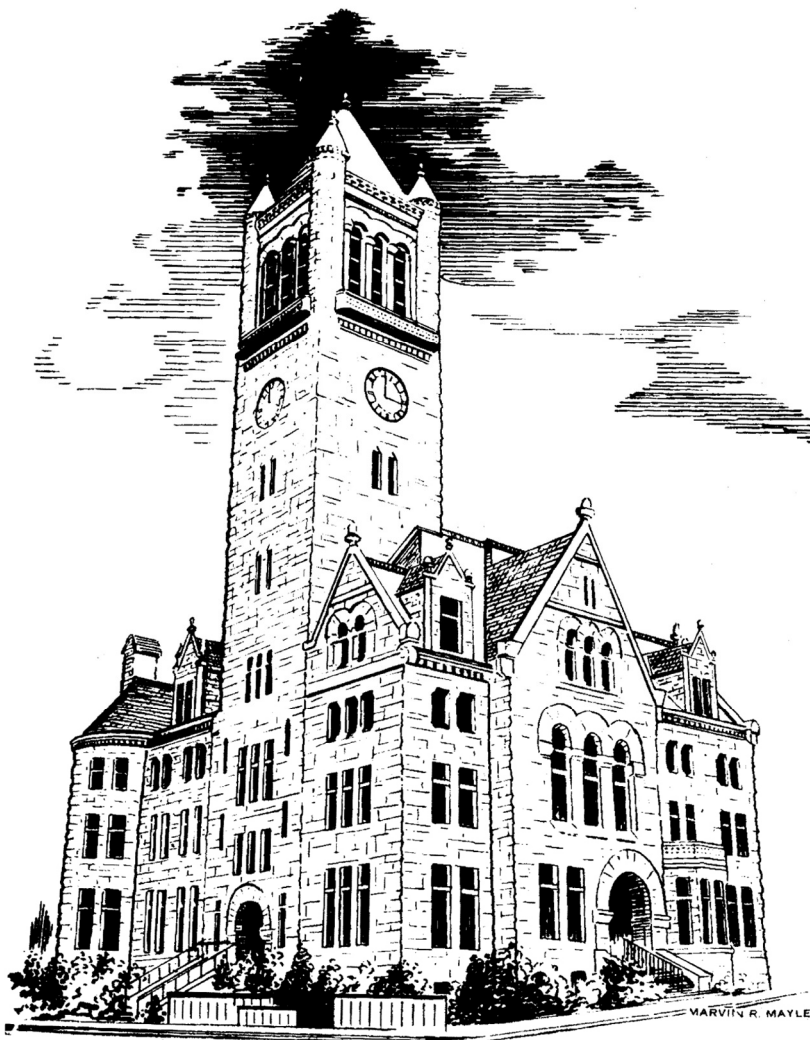
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## FAYETTE LEGAL JOURNAL

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

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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

**CHRISTA H. BIGHAM**, late of Connellsville, Fayette County, PA (3)

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

**ROBERT E. BRASHEAR, a/k/a R.E. BRASHEAR, JR.**, late of Washington Township, Fayette County, PA (3)

*Administratrix:* Beverly Brashear  
304 First Avenue  
Belle Vernon, PA 15012  
c/o 823 Broad Avenue  
Belle Vernon, PA 15012  
*Attorney:* Mark E. Ramsier

**RUTH D. FLEMING**, late of Dawson, Fayette County, PA (3)

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

**LORRAINE JANESKO**, late of Springhill Township, Fayette County, PA (3)

*Administrator:* Cheryl Ranyak  
9203 Davis Way  
Twinsburg, Ohio 44087  
c/o Seamon Law Offices  
2101 About Town Place  
Morgantown, WV 26508  
*Attorney:* Christopher Deegan

**DAVID E. KING, a/k/a DAVID E. KING, SR.**, late of Redstone Township, Fayette County, PA (3)

*Executrix:* Susan M. Blanda  
c/o Higinbotham Law Offices  
68 South Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* James Higinbotham

**ZACHARY THOMAS KROMER**, late of Masontown Borough, Fayette County, PA (3)

*Administrators:* Thomas Paul Kromer and Sandra Kay Morris  
c/o Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* James T. Davis

**JANET L. KUREK**, late of Luzerne Township, Fayette County, PA (3)

*Executrix:* Cynthia L. Despot  
c/o 51 East South Street  
Uniontown, PA 15401  
*Attorney:* Anthony S. Dedola, Jr.

**CHRISTINE ELAINE MARELLA, a/k/a CHRISTINE E. MARELLA**, late of Redstone Township, Fayette County, PA (3)

*Executrix:* Damaris Ester  
c/o Goodwin Como, P.C.  
108 North Beeson Boulevard, Suite 400  
Uniontown, PA 15401  
*Attorney:* Amanda M. Como

**RICHARD L. ROBBINS**, late of Washington Township, Fayette County, PA (3)

*Administrator:* Richard L. Robbins, II  
c/o Rafferty Legal, PLLC  
1600 Lincoln Avenue  
Latrobe, PA 15650  
*Attorney:* Jessica L. Rafferty

**JAMES SICKLES, a/k/a JAMES WILLIAM SICKLES**, late of South Union Township, Fayette County, PA (3)

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

**ALBERTA SKOWRONEK**, late of Bullskin Township, Fayette County, PA (3)  
*Co-Executors:* Joseph A. Skowronek and Patricia A. Stvek  
 137 Kings Pointe Road  
 Mt. Pleasant, PA 15666  
 c/o 749 North Church Street  
 Mt. Pleasant, PA 15666  
*Attorney:* Paul Toohey

## Second Publication

**STEPHEN A. BARAN**, late of Bullskin Township, Fayette County, PA (2)  
*Administratrix:* Wendy L. O'Brien  
 c/o Proden & O'Brien  
 99 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Wendy O'Brien

**RICKY CRAIG**, late of Lower Tyrone Township, Fayette County, PA (2)  
*Administrator:* Jeremy D. Craig  
 1109 Labelle Road  
 LaBelle, PA 15450  
 c/o The Nichols Law Group  
 35 West Pittsburgh Street, Suite 311  
 Greensburg, PA 15601  
*Attorney:* Gregory Nichols

**ELSIE GARDNER**, late of Fayette City, Fayette County, PA (2)  
*Administratrix:* Wendy L. O'Brien, Esquire  
 c/o Proden & O'Brien  
 99 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Wendy O'Brien

**JAMES P. GARDNER**, late of Fayette City, Fayette County, PA (2)  
*Administratrix:* Wendy O'Brien, Esquire  
 c/o Proden & O'Brien  
 99 East Main Street  
 Uniontown, PA 15401  
*Attorney:* Wendy L. O'Brien

**CHARLOTTE L. HATLAPATKA**, late of Uniontown, Fayette County, PA (2)  
*Executrix:* Terri L. Gunnoe-Wilburn  
 149 Edison Street  
 Uniontown, PA 15401-2580

**BRENDA SUE MARKLE, a/k/a BRENDA MARKLE**, late of Connellsville, Fayette County, PA (2)  
*Administratrix:* Brittany Butler  
 c/o Davis & Davis  
 107 East Main Street  
 Uniontown, PA 15401  
*Attorney:* James T. Davis

**MARILYN MCVEY**, late of Uniontown, Fayette County, PA (2)  
*Administrator:* Geoffrey McVey  
 c/o Halbruner, Hatch & Guise, LLP  
 2109 Market Street  
 Camp Hill, PA 17011  
*Attorney:* Jacqueline A. Kelly, CELA

**LENORA RUSH, a/k/a LENORA MARIE RUSH**, late of Uniontown, Fayette County, PA (2)  
*Executrix:* Kelley Rush-Wilhelm  
 c/o Kopas Law Office  
 556 Morgantown Road  
 Uniontown, PA 15401  
*Attorney:* John Kopas

**JANE A. SEBECK, a/k/a JANE ANN SEBECK, a/k/a JANE ANN GOLDSBORO SEBECK**, late of Dawson, Fayette County, PA (2)  
*Personal Representative:*  
 Richard A. Husband  
 c/o 208 South Arch Street, Suite 2  
 Connellsville, PA 15425  
*Attorney:* Richard A. Husband

**NANCY L. TROMBINO**, late of Washington Township, Fayette County, PA (2)  
*Executrix:* Cindy Lou Smithhammer  
 629 Walnut Street  
 Latrobe, PA 15650  
 c/o 438 Depot Street  
 Latrobe, PA 15650  
*Attorney:* Joseph Govi

## First Publication

**YVONNE G. BROADWATER, a/k/a  
YVONNE GERALDINE BROADWATER,**  
late of Smock, Fayette County, PA (1)  
*Executor:* Robert Eugene Broadwater  
c/o Radcliffe Law, LLC  
648 Morgantown Road, Suite B  
Uniontown, PA 15401  
*Attorney:* Robert R. Harper, Jr.

---

**LISA CAVALIERE, a/k/a LISA D.  
CAVALIERE, a/k/a LISA DAWN  
CAVALIERE,** late of Uniontown, Fayette  
County, PA (1)  
*Administratrix:* Olive Elaine Cavaliere  
c/o Kopas Law Office  
556 Morgantown Road  
Uniontown, PA 15401  
*Attorney:* John Kopas

---

**NANCY L. COLABIANCHI,** late of North  
Union Township, Fayette County, PA (1)  
*Executrix:* Pamela L. Deli  
c/o Radcliffe Law, LLC  
648 Morgantown Road, Suite B  
Uniontown, PA 15401  
*Attorney:* William M. Radcliffe

---

**LINDA K. DAVIDSON,** late of Bullskin  
Township, Fayette County, PA (1)  
*Personal Representative:* Diana R. Lilley  
c/o Watson Mundorff, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Robert A. Gordon

---

**RUTHANNE HOLLIDAY,** late of Hopwood,  
Fayette County, PA (1)  
*Administrators:*  
Kenneth Guiser  
135 Victoria Lane  
Hopwood, PA 15445  
Holly Packy  
270 Glenwood Drive  
Ambridge, PA 15003  
Laurel Flaherty  
107 Lang Ct.  
Pittsburgh, PA 15208

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**EVELYN A. HOVANEC, a/k/a EVELYN  
ANN HOVANEC,** late of North Union  
Township, Fayette County, PA (1)  
*Executor:* Dennis Martin  
c/o Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Gary J. Frankhouser

---

**JOANNE M. LIPTOCK,** late of Menallen  
Township, Fayette County, PA (1)  
*Administrator:* Brian M. Liptock  
c/o 9 Court Street  
Uniontown, PA 15401  
*Attorney:* Vincent J. Roskovensky, II

---

**SHEILA ORLANDI,** late of Redstone  
Township, Fayette County, PA (1)  
*Executor:* Anthony S. Dedola, Jr.  
c/o 51 East South Street  
Uniontown, PA 15401  
*Attorney:* Anthony S. Dedola, Jr.

---

**DUANE SWANEY, a/k/a DUANE BRUCE  
SWANEY,** late of Fairchance, Fayette County,  
PA (1)  
*Executor:* Bruce S. Swaney  
c/o Kopas Law Office  
556 Morgantown Road  
Uniontown, PA 15401  
*Attorney:* John Kopas

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## LEGAL NOTICES

### NOTICE

Notice is hereby given that pursuant to the Business Incorporation law of 1988 proposed Articles of Incorporation (non-profit) have been filed with the PA Department of State to incorporate Community of Faith which is to be domiciled at 1264 West Penn Blvd, Uniontown, PA 15401.

IN RE: Vergil T. Hendrickson  
Case No. 22-20814-CMB, Chapter 7

Real Estate Located at 241 Wilson Avenue,  
Uniontown, Fayette County, PA  
Tax I.D. No. 38-12-0538  
Date of Sale 5/23/2023 at 1:30 p.m.  
A Zoom Video Conference Hearing will be held  
on 5/23/2023 at 1:30 p.m. via the Zoom  
Video Conference Application.  
To participate in and join a Zoom Hearing,  
please initiate and use the following link at least  
15 minutes prior to the  
scheduled Zoom Hearing time:  
<https://www.zoomgov.com/j/16143800191>,  
or alternatively, you may use the following:  
Meeting ID: 161 4380 0191.  
Objections due by: April 17, 2023  
Initial Offer \$ 60,000.00  
Higher and better offers will be  
considered at the hearing  
Hand money required: \$1,000.00  
(Cash or Certified Funds Only)  
Contact: Robert H. Slone, Trustee  
223 South Maple Avenue  
Greensburg, PA 15601  
Ph# (724) 834-2990  
For more information:  
[www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm)

### 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 November 22, 2022, for a Limited Liability Company known as MGR 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 holding 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

### 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 October 4, 2022, for a Limited Liability Company known as Eatza Wagon Pizza, 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 restaurant/pizza shop 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

**PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS OF  
WASHINGTON COUNTY,  
PENNSYLVANIA**

**ORPHANS' COURT DIVISION**

**IN RE: NOAH DILLINGER  
a/k/a NOAH ISAIAH DILLENGER**

**D.O.B. 4/6/2018, PLACE OF BIRTH:  
FAYETTE COUNTY, PENNSYLVANIA**

**MALE CHILD OF: JULIA DILLINGER  
A/K/A JULIA M. DILLINGER A/K/A/  
JULIA MARIE DILLINGER AND ANY  
UNKNOWN FATHER**

**NO: 63-23-0117**

Take notice that a Petition for Involuntary Termination of Parental Rights of Parents, JULIA DILLINGER A/K/A JULIA M. DILLINGER A/K/A/ JULIA MARIE DILLINGER AND ANY UNKNOWN FATHER, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on May 11, 2023, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West Beau Street, suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

Nicole Snyder, Caseworker  
Washington County Children & Youth  
Social Service Agency  
95 West Beau Street  
Suite 300  
Washington, PA 15301  
Telephone: 724-228-6884

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**SHERIFF'S SALE**

Date of Sale: May 18, 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 May 18, 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.

(3 of 3)

James Custer  
Sheriff of Fayette County

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. 847 of 2022 GD  
No. 269 of 2022 ED

**LAKEVIEW LOAN SERVICING, LLC**  
**Plaintiff**

v.

**JACQUELINE PERRYMAN, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF TRAVIS R. PERRYMAN A/K/A TRAVIS RAY PERRYMAN; HARRY R. PERRYMAN, IN HIS CAPACITY HEIR OF TRAVIS R. PERRYMAN A/K/A TRAVIS RAY PERRYMAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TRAVIS R. PERRYMAN A/K/A TRAVIS RAY PERRYMAN**

**Defendant(s)**

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

BEING KNOWN AS: 815 HIGH RD DUNBAR, PA 15431

BEING PARCEL NUMBER: 09-31-0209 and 09-31-0299

IMPROVEMENTS: RESIDENTIAL PROPERTY and VACANT LAND (3 of 3)

\*\*\* END OF SHERIFF'S SALE \*\*\*\*



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Geer McAllister Best Coco Lloyd Whalen



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**JUDICIAL OPINION**

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

COMMONWEALTH OF	:	
PENNSYLVANIA,	:	
	:	
vs.	:	
	:	
JOSHUA S. GRIMM,	:	No. 2541 of 2021
Defendant.	:	Honorable Steve P. Leskinen

**OPINION**

Leskinen, J.

December 12, 2022

Before this Court is an Omnibus Pretrial Motion Nunc Pro Tune (Motion to Suppress Statement) filed by the Defendant, Joshua Grimm (hereinafter "Grimm.") Grimm asserts that some of his incriminating statements made at the scene of the stop must be suppressed because he was not advised of his Miranda rights by the PA State Police. This Court disagrees.

**BACKGROUND**

The sole evidence presented was the mobile video recording of the vehicle stop. Defendant was stopped for allegedly leaving his high beams on while operating behind a State Police vehicle, but that aspect precedes the recording. Grimm was pulled over on a side street in the east end of Uniontown. Two Troopers approached. They saw a pistol on the front seat, and could see that the Defendant was wearing a holster on his belt in plain view even before he was asked to step out of the car. He was removed from the vehicle and patted down, and was then asked to sit on the front push bar of the police vehicle, where he was subjected to some additional investigatory questions.

**DISCUSSION**

Pennsylvania courts have recognized that under limited circumstances police officers are justified in investigating a situation and may conduct a brief, investigatory detention of an individual, so long as the police officers reasonably believe that criminal activity may be afoot. In re C.C.J., 799 A.2d 116 (Pa. Super. 2002). In ascertaining evidence of reasonable suspicion, one must look to the totality of the circumstances. Commonwealth v. Riley, 415 A.2d 1131, 1135 (Pa. Super. 1998). An officer must be able to present specific, articulable facts and reasonable inferences drawn from those facts in light of the officer's experience in order to establish reasonable suspicion. Commonwealth v. Jackson, 698 A.2d 571 (1997).

Grimm argues the officers violated his constitutionally protected rights by failing to read him his Miranda warnings after removing him from his vehicle. Miranda warnings

are triggered by custodial interrogation. *Commonwealth v. McAliely*, 919 A.2d 272 (Pa. Super. 2007). A person is in custody when a reasonable person in the defendant's position would believe that he or she is being deprived of or restricted in his or her freedom of action due to pressures of official authority. *Commonwealth v. Umstead*, 916 A.2d 1146 (Pa. Super. 2007).

For car stops, in particular, the United States Supreme Court has clarified that during the course of a car stop or traffic stop the police need only give Miranda warnings while detaining a suspect by the side of the public highway when the suspect is actually placed under arrest or when the questioning of the suspect is so prolonged or coercive as to approximate the atmosphere of a station house interrogation. *Commonwealth v. Gonzalez*, 546 A.2d 26 (1988).

In this case, since the officers only detained Grimm temporarily by a show of authority for investigatory purposes, this Court finds that the interaction did not amount to the functional equivalent of an arrest such as to constitute a custodial detention. Accordingly, the officers only had to harbor a reasonable suspicion that Grimm was engaged in unlawful activity for an investigatory detention to be lawful. After review of the record the Court finds the Commonwealth has demonstrated much more than just reasonable suspicion.

The Court finds, by a preponderance of the evidence, that Grimm committed a Vehicle Code violation, and was thereafter stopped. Upon approaching the vehicle, the gun and the holster were in plain view. It was perfectly legal and appropriate to inquire whether the gun was the defendant's and whether he had a permit to carry it. Further, the investigatory detention conducted by the officers was fairly brief and the officers questioning did not "approximate the atmosphere of a police barracks interrogation." In any event, the facts disclosed that the defendant did not have a license to carry a firearm and was a "person not to possess" were inevitably going to be discovered anyway. The Defendant denied possessing any unlawful drugs, but they were found anyway. As a result, the Court finds Miranda warnings at that time were unnecessary.

Wherefore, the Court enters the following ORDER:

ORDER

AND NOW, this 12th day of December, 2022, after full consideration of the record in this matter it is hereby ORDERED and DIRECTED that Defendant's Omnibus Pretrial Motion is DENIED.

BY THE COURT:  
STEVE P. LESKINEN, JUDGE

ATTEST:  
Clerk of Court

## LUNCH & LEARN SERIES

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

- Date: **Wednesday, April 19th from 12:00 p.m. to 1:30 p.m.**
- Location: **Courtroom No. 2 of the Fayette County Courthouse**
- Discussion topics: **Employment Law Tips for Small Businesses**
- Presenters: **Rachel McElroy, Esquire**

### **CLE Credit**

1.5 hours of Substantive 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@fcbar.org](mailto:cindy@fcbar.org) on or before Monday, April 17th.



*Join us for an evening of camaraderie with your colleagues at the*

128th ANNUAL  
FAYETTE COUNTY BAR ASSOCIATION

# *Bar Banquet*

FRIDAY, APRIL 28, 2023

5:30 COCKTAIL RECEPTION  
6:30 DINNER

*The Mansion at Linden Hall*

432 LINDEN HALL ROAD  
DAWSON, PA 15428

KINDLY REPLY BY FRIDAY, APRIL 14TH  
WITH MENU SELECTION:

*prime rib, chicken marsala, or gulf shrimp with lump crabmeat*

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