

Lawrence Law Journal

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June 3, 2024

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THE LAWRENCE COUNTY BAR ASSOCIATION

Larry J. Puntureri, *President*

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Phone 724-656-2136

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Lawrence Law Journal

COUNTY OF LAWRENCE, PENNSYLVANIA CIVIL TRIAL LIST - GENERAL

10439 of 13 CA; City Trailer Mfg Inc. v. Marinelli Realty Inc. et al; Lamancusa, A. Papa
30007 of 19 CA; Oliva. v. Quest Diagnostics v. Wawrzynski; Kelly, Passadelis, Koczan
30011 of 19 CA; Linda L. McConnell Individually v. Maybrook-C Overlook; Megrey, Feeney
10159 of 20 CA; Norge Borio II & Ruth Borio v. Justin A & Mary Ann Cwynar; A Papa, J Manolis
10429 of 20 CA; Alan Daufen v. Family Lease, LLC; Milsop, Weber
10761 of 20 CA; Jaime & Lon Ross v. Laurel School District; Olson, Luvara
10318 of 21 CA; Diesel Injection & Parts v. Keith Nagy et al; Manolis, Olson
10870 of 21 CA; Maiella v. Joseph; Jones, DeCaro
10945 of 21 CA; Jeane Callahan v. Laurie S. Staples; Lockwood, DeCaro
50030 of 21 CA; Firedex of Butler, Inc. v. Stan Watkins IV; Fives, Olson
10310 of 22 CA; Gary Fisher v. Ronald Barkey et al; Levine/Frisk, Horne
10473 of 22 CA; Geramita v. General Motors LLC; Roseman, Green
10773 of 22 CA; Housing Authority of Law Co v. Jordan Gardner; Perrotta, Gilkey
11048 of 22 CA; Judith Joseph v. Luke Johnston; Perrotta, Olson
30003 of 22 CA; Sonya Johnson et al v Maybrook-C Overook OFCO LLC; Simon, Kimball
10116 of 23 CA; Laurel School District v. Jaime Ross et al; Mangino, Olson
10141 of 23 CA; Housing Authority of Law Co v. Tiffany & Anthony Sfreddo; Perrotta, Iseman
10204 of 23 CA; Lawrence Co Landlord Assoc v. Union Township; Olson, Medure
10482 of 23 CA; Donegal Mutual Insurance Comp v. DiSilvio's LLC; Kirkwood, Webb
10526 of 23 CA; Carol D Fennick v. State Farm Mutual Auto Ins; Sullivan, McDonnell
10539 of 23 CA; Anthony Servedio et al v. Andrew R Koelliker; Manolis, Dimeo
10580 of 23 CA; ODK Capital LLC v. SRI Roofing & Sheet Metal et al; Armstrong, Herron
10616 of 23 CA; Inarts LLC TDBA v Stuart Day TDBA; Manolis, DeCaro
10650 of 23 CA; Jahn Tinglum v. The Highland House, Inc.; Natale, Clark
10684 of 23 CA; Robert S Marshall v. Robert Taylor; Langer, Dimeo
10693 of 23 CA; Amanda Kelley v. Thomas Watt, Jr.; Papa, Lynch
10699 of 23 CA; Mary Atkinson v. Cory Herbert and City of New Castle; Kressley, McDonnell
10763 of 23 CA; Gayle Suisi v. Patrick Donofrio, Jr.; Booker, Olson
10793 of 23 CA; Housing Authority of Law Co v. Leonard Wilder Jr; Perrotta, Gilkey
10828 of 23 CA; John Labick v. Investmint Properties LLC; Will, Bonner
10899 of 23 CA; Andrew C Shanor v. Mayfran International Inc; Sullivan, Garrad
11011 of 23 CA; Lesia J Reed v. Indian Creek Healthcare Inc; Chiurazzi, Bass/Monico
11038 of 23 CA; Wendy Foxx v. City of New Castle et al; Aris, Wymard/Kessler/Salvi/Grim
30008 of 23 CA; Thomas & Joanne Bratten v. Joshuason Rehabilitation et al; Perantinides, Cerimele

FAMILY MOTION COURT

There will be no Family Motion Court on the following dates:

Tuesday, June 11, 2024

Friday, June 14, 2024

Tuesday, June 18, 2024

Friday, August 30, 2024

There will be no FAMILY MOTION COURT on July 26, 2024 and no First and Final Accounts will be heard that day. The First and Final Accounts will be heard on August 2, 2024 in Motions Court, Courtroom #4.

MOTION COURT

There will be NO MOTIONS COURT (CIVIL/CRIMINAL) on
July 24, 25, or 26, 2024.

Lawrence Law Journal

Lawrence County Bar Association Sponsored CLE Lunches

All programs are held as follows: lunch 11:30 a.m.; CLE 12:00 - 1:00 p.m.

Location: Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle

RSVP: 724-656-2136 or jthomas@lawrencecountypa.gov

Wednesday, June 12, 2024

Ethics Seminar: Virtual Isolation: Is hyperconnectivity helping or harming the legal profession

Presenter: Brian Quinn, Lawyers Concerned for Lawyers

RSVP deadline: Monday, June 3rd

Thursday, August 15, 2024

Ethics Seminar: The Good, The Bad, and The Just Plain Stupid

Presenter: Larry Kelly, Esquire

RSVP deadline: 8/2

Lawrence County Bar Association Quarterly Meetings

Tuesday, June 18, 2024

11:30 a.m. lunch; 12:00 meeting

Courtroom # 5

RSVP deadline: Monday, June 10th

Wednesday, September 4, 2024

11:30 a.m. lunch; 12:00 meeting

Courtroom # 5

RSVP deadline: 8/23

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims against the estate of the decedent shall make known the same to the person(s) named or to his/her/their attorney and all persons indebted to the decedent shall make payment to the person(s) named without delay.

FIRST PUBLICATION

Campbell, William Fillmore, Jr.

a/k/a Campbell, William F.

Late of New Wilmington Borough, Lawrence County, Pennsylvania

Executor: Cheryl L. Schneider

Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Waldman, Bruce

Late of Lawrence County, Pennsylvania

Co-Executors: Dr. David Waldman and Todd Waldman

Attorney: Phillip L. Clark, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

SECOND PUBLICATION

Black, Norman R.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Ronalynn Munnell, 414 E. Edgewood Ave., New Castle, PA 16105

Attorney: Louis M. Perrotta, 229 S. Jefferson St., New Castle, PA 16101, 724-658-9980

Buckner, Thomas J.

Late of Neshannock Township, Lawrence County, Pennsylvania

Administrator: Carter A. Buckner, 306 W. Meyer Ave., New Castle, PA 16105

Attorney: John R. Seltzer, 713 Wilmington Ave., New Castle, PA 16101, 724-653-7855

Hienz, Wendy L.

Late of the Borough of Ellport, Lawrence County, Pennsylvania

Administrator: Kevin M. Hienz, 231 State Ave., Ellwood City, PA 16117

Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

Hockenberry, Jeffrey L.

Late of Wayne Township, Lawrence County, Pennsylvania

Executrix: Patricia A. Kelosky, 245 Glenwood Dr., Ellwood City, PA 16117

Attorney: Gregory S. Fox, Fox & Fox, P.C.,

323 Sixth St., Ellwood City, PA 16117

Masters, Robert A.

a/k/a Masters, Robert

Late of Neshannock Township, Lawrence County, Pennsylvania

Administratrix: Debra L. Masters, 136 W. Maitland Lane, New Castle, PA 16105

Attorney: William J. Moder, III, Kerrwood Place, Suite 104, 2500 Highland Rd., Hermitage, PA 16148

Miller, George H.

Late of Neshannock Township, Lawrence County, Pennsylvania

Executor: Harry Flannery, 116 Vahalla Dr., New Castle, PA 16105

Attorney: William J. Flannery, 2910 Wilmington Rd., New Castle, PA 16105

Perry, Michael J.

Late of Shenango Township, Lawrence County, Pennsylvania

Administratrix: Diane C. Swietlicki, 128 Oakland Ave., New Castle, PA 16101

Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Querriera, Joseph F.

Late of New Castle, Lawrence County, Pennsylvania

Executor: Ronald L. Querriera, 3045 West State St., New Castle, PA 16101

Attorney: Louis M. Perrotta, 229 S. Jefferson St., New Castle, PA 16101, 724-658-9980

Roth, Eric

a/k/a Roth, Eric T.

Late of Edinburg, Lawrence County, Pennsylvania

Executrix: Jane Ellen Ruzich, 2749 Avalonia Dr., Melbourne, FL 32940

Attorney: Louis M. Perrotta, 229 S. Jefferson St., New Castle, PA 16101, 724-658-9980

Ruozzo, Liberta

Late of the City of New Castle, Lawrence County, Pennsylvania

Administrator C.T.A.: Diana Rankin

Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, 724-856-9894

Shuttleworth, Catherine T.

Late of Wampum Borough, Lawrence County, Pennsylvania

Co-Executrices: Kathleen A. Pansera, 509 Franklin Ave., Ellwood City, PA 16117,

Susan L. Fleck, 144 Pope Dr., Wampum, PA 16157, and Anne M. Dishar, 179 Oswald St.,

Wampum, PA 16157

Lawrence Law Journal

Attorney: Gregory S. Fox, Fox & Fox, P.C.,
323 Sixth St., Ellwood City, PA 16117

Stone, Deborah L.

Late of New Castle, Lawrence County,
Pennsylvania

Administratrix: Erin Stone, 165 Cambridge
Way, New Castle, PA 16101

Attorney: Jason A. Medure, 713 Wilmington
Ave., New Castle, PA 16101

Valentino, Rudolph

Late of Neshannock Township, Lawrence
County, Pennsylvania

Co-Executors: Gary Valentino, 2486 Old
Route 18, Wampum, PA 16157 and Rudolph
Valentino, Jr., P.O. Box 372, Wampum, PA
16157

Attorney: Gregory S. Fox, Fox & Fox, P.C.,
323 Sixth St., Ellwood City, PA 16117

THIRD PUBLICATION

Booker, Xzavia Desha

Late of Lawrence County, Pennsylvania

Executors: Anthony M. Booker and Kathleen
L. Ingram Booker

Attorney: Stanley T. Booker, 3019 Wilmington
Rd., New Castle, PA 16105

Swogger, Rodger Dale

Late of Lawrence County, Pennsylvania

Administratrix: Carlotta J. Swogger

Attorney: Edward Leymarie, Jr., Leymarie
Clark Long, P.C., 423 Sixth St., Ellwood
City, PA 16117

Venturella, Charles David

Late of New Castle, Lawrence County,
Pennsylvania

Administratrix: Cathy Venturella Pullia, 914
Marshall Ave., New Castle, PA

Attorney: Louis Pomerico, 2910 Wilmington
Rd., New Castle, PA 16105, 724-658-7759

LAWRENCE COUNTY COURT OF COMMON PLEAS

NO. 10202 OF 2024, C.A.

IMPORTANT NOTICE

GEORGE KLINE AND NORMA KLINE,
Plaintiffs,

vs.

VINCENT J. MILONE, Defendant.

NOTICE IS HEREBY GIVEN TO: VINCENT
J. MILONE, FORMERLY OF 219 NORTH
STREET, EDINBURG, PENNSYLVANIA
16101

You are hereby notified that a Complaint
in Equity has been issued against the
Defendant in this matter. The Plaintiffs
respectfully request an Order for judgment
in ejectment instructing Defendant to remove
encroachments from Plaintiffs' property, costs
of the action, attorney's fees, and any other
relief the Court may deem proper.

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.

Office of Lawyer Referral, Third Floor
Lawrence County Government Center
430 Court Street
New Castle, PA 16101
(724) 656-1921

Louis M. Perrotta, Esquire

Louis M. Perrotta, P.C.

Attorney for the Plaintiff

229 S. Jefferson Street

New Castle, PA 16101

(724) 658-9980

L.C.L.J. - June 3, 2024

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA

CIVIL DIVISION

No. 10129 - 2024

Control No. 11065100

Tax Map and Parcel No. 11-1613-1669

KFG 2023, LLC, Plaintiff,

vs.

BRUCE K. SCHEIDEMANTLE AND PATRICIA
L. SCHEIDEMANTLE; THE BOROUGH OF
ELLWOOD CITY, a Municipal Corporation;

AMERICAN SAVINGS MORTGAGE CORPORATION; and CHRYSLER FIRST CONSUMER DISCOUNT, CO., a Pennsylvania Company that is inactive and/or withdrawn from operation, Defendants.

PUBLIC NOTICE TO CHRYSLER FIRST CONSUMER DISCOUNT CO.

NOTICE TO DEFEND

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Office of Lawyer Referral
Third Floor
Lawrence County Government Center
430 Court Street
New Castle, PA 16101
(724) 656-1921

Meyer, Darragh, Buckler, Bebenek & Eck P.L.L.C.
40 North Pennsylvania Avenue, Suite 410
Greensburg, PA 15601-1114

L.C.L.J. - June 3, 2024

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA NO. 10430 OF 2024, C.A.

TALVEST HOLDING LLC, PLAINTIFF,

vs.

RONALD L. LITTLE, DEFENDANT.

NOTICE OF ACTION TO QUIET TITLE

TO: RONALD L. LITTLE, an action has been commenced against you to quiet title regarding property located on Galilee Road, North Beaver Township, being identified as Permanent Parcel ID Number 26-122400 and described as follows: ALL, that certain piece or parcel of land situate, lying and being in the Township of North Beaver, Lawrence County, Pennsylvania, bounded and described as follows: BEGINNING at a point in the center of the public road leading from the concrete public road, leading from the City of New Castle, to the Borough of Wampum, formerly known as Route No. 77 now known as Route No. 18 of the State Highway System, to West Pittsburgh, which point or place of beginning of the within described premises is North 49° 33' East, a distance of 360.7 feet from the intersection of the center lines of said Route No. 18 and said public road leading to West Pittsburgh; thence North 40° 27' West, a distance of 271.5 feet by lands now or formerly of Walter L. Perry, et ux., to an iron pin; thence North 49° 33' East, a distance of 96.6 feet by the same lands to an iron pin; thence South 65° 38' East a distance of 300 feet by said Perry lands to the center of said public road leading from said Route No. 18 to West Pittsburgh; thence by the center line of said public road last mentioned, South 49° 33' West, a distance of 224.3 feet to the place of beginning; containing one (1) acre of land. 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 a default judgment shall be entered against said Defendant's heirs, successors and assigns decreeing that the Plaintiffs' fee simple title and interest in and to said property is valid and indefeasible as against the Defendant's heirs, successors and assigns and enjoining Defendant's heirs, successors and assigns from asserting any right, lien, title and interest in said property, and that judgment shall become upon the expiration of thirty (30) days after publication of such notice.

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.

Office of Lawyer Referral
Lawrence County Government Center
430 Court Street
New Castle, PA 16101
724-656-1921

Edward Leymarie, Jr., Esquire
Leymarie Clark Long, P.C.
Attorney for Plaintiffs
423 Sixth Street
Ellwood City, PA 16117
724-752-1583

L.C.L.J. - June 3, 2024

SHERIFF SALES

Wednesday, July 10, 2024 at 10:00 AM

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Lawrence County, Pennsylvania, there will be exposed to sale by public auction at the Lawrence County Government Center, Commissioners Meeting Room, First Floor, 430 Court St., New Castle, PA 16101 at the above date and time, the following described real estate, subject to the following TERMS OF SALE:

The following terms shall be complied with for each sale or continuation thereof:

1. All bidders must identify themselves prior to submitting a bid. Attorneys of record shall be presumed to be bidding for their client(s). No bid may be withdrawn.
2. If the defendant intends to bid, prior to the bidding they must submit to the Sheriff satisfactory proof that they will be able to comply with the bid. No bids will be accepted in excess of the submitted proof.
3. At the request of the plaintiff, any sale may be continued, postponed or cancelled.
4. All bids must be paid in full. The successful bidder shall pay unto the Sheriff, by cash, certified or cashiers' check, 10% within one hour after the sale and the balance within 7 days thereafter. If terms of sale are not met within the required time period, the property will be resold at 12:00 noon on the Third business day following the payment deadline at the Lawrence County Sheriff's Office, Government Center, 430 Court Street, New Castle, PA at the expense and risk of the person to whom it was struck off, who in case of deficiency on such sale shall make good the same.
5. Prior to the delivery of the Sheriff's deed,

a successful bidder may assign their bid to a third party, in which case the realty transfer taxes shall be paid as if the assignee were the original successful bidder.

6. If a Third Party is the successful bidder, a Schedule of Distribution will be filed by the Sheriff in the Prothonotary's Office on the Wednesday following the date of sale and that distribution will be made in accordance with the Schedule unless exceptions are filed within TEN days thereafter.

7. Anyone placing a bid should check with an attorney for legal advice. The property you are bidding upon may be subject to unpaid taxes, liens or mortgages.

8. Any current & delinquent real estate taxes will be paid as part of the costs and before distribution to the plaintiff or any other party.

Sale No. 1

No. 10935-2023. DLJ Mortgage Capital, Inc., Plaintiff vs. Diane S. Slicker, Defendant. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Diane S. Slicker who acquired title by virtue of a deed from Louis R. Rabe, dated November 23, 1999, recorded November 30, 1999, at Document ID 15537, and recorded in Book 1536, Page 213, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 503 Canyon Street, New Castle, PA 16101. Parcel No. 01-072500. (1st Ward New Castle) Debt: \$74,550.34 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 2

No. 10799-2023; Pennymac Loan Services, LLC, Plaintiff vs. Daniel Kelly Sr. AKA Daniel Kelly AKA Daniel Jerome Kelly and Kelly Kelly, Defendants. Property address: 336 East Maitland Lane, New Castle, PA 16105. Parcel ID: #25-412800 (Neshannock Township); Improvements consist of a residential dwelling. Judgment amount: \$146,187.70 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 3

No. 10085-2024; Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1, Plaintiff vs. Bruce M. Corwin and Mary E. Corwin, Defendants. Situated in the Township of North Beaver, County of Lawrence, Commonwealth of

Pennsylvania. Having erected thereon a dwelling. Book 1428, Page 538. Property address: 103 Shannon Avenue, New Castle, PA 16102. Parcel ID: #26-192800 (New Beaver Township); Judgment amount: \$31,858.56 plus interest, costs and attorney fees. Attorney: Weltman, Weinberg & Reis Co., LPA

Salé No. 4

No. 11081-2023. U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Indenture Trustee of CIM Trust 2023-NR2, Plaintiff vs. Cindy Deblasio and Gary Deblasio, Defendants. Parcel Number 1: All that certain piece, parcel or lot of land situate, lying and being in Wayne Township, Lawrence County, Pennsylvania, bounded and described as follows; Beginning at the Northwest corner of a hereinafter described Right-of-Way; thence South 87° 47' West, 120 feet, more or less to a point; thence by land now or formerly of McCune, North 12° 30' East, 161 feet to a point; thence North 18° 00' East, 5 feet to a point; thence North 87° 47' East, 435 feet to a point; thence South 11° 02' West, 216 feet, more or less, to a point; thence South 87° 47' West, 320 feet to the place of beginning. Containing 2.07 acres. The above description having been taken from a survey by Harry R. Stock, R.S., dated September 12, 1970. Also hereby conveying for right of ingress and egress to the above property the following described Right-of-Way; beginning at a point being North 00° 15' West, 100 feet from the South line of the above described property and being also the property line of R.H. Olinger; thence North 17° 15' East 300 feet to a point; thence North 31° 30' East 290 feet to a point; thence North 87° 47'; East 20 feet to a point; thence South 31° 30'; West 290 feet to a point; thence South 17° 15' West 300 feet to a point; thence South 90° 45' West 20 feet to the place of beginning, being a 20 foot Right-of-Way reserved for the use and service of the property hereinbefore described. Together with the appurtenances thereon. Being the same premises conveyed to Terri Martz by Deed of Commercial Credit Plan Consumer Discount Company, dated 09/01/87, and recorded in Lawrence County Deed Book Volume 818, Page 510. Parcel Number 2; All that certain piece, parcel or lot of land situate, lying and being in Wayne Township, Lawrence County, Pennsylvania, bounded and described as follows; Beginning at the Northwest corner of the land herein conveyed on what is known as the Duck Run Public Highway; thence by a distance

of 95 feet East to the old Right-of-Way of the Pittsburgh and Western Railroad Company; thence South by the Right-of-Way of the said railroad company, a distance of 137 feet to lands now or formerly of Fuller; thence West by said lands of Fuller a distance of 74 feet to the highway know as Duck Run Public Road; thence North by said highway a distance of 143 to the place of beginning. Being the same premises conveyed to Terri Martz, by James T. Irwin, Jr., and Michele G. Irwin, husband and wife, dated September 1, 1987, and recorded in Lawrence County Deed Book Volume 818, Page 506. Subject to the restrictions set forth in prior Deed. Being the same premises which Richard H. Todd, single by Deed dated 10/24/2008 and recorded in the Office of Recorder of Deeds of Lawrence County on 11/03/2008 as Instrument #2008-010600 granted and conveyed unto Gary Deblasio and Cindy Deblasio, husband and wife, the heirs, successors and assigns. Being: 4469 Hollow Road, New Castle, PA 16101. Parcel No. 36-097600 & 36-097500. (Wayne Township) Debt: \$28,503.43 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

Salé No. 5

No. 10747-2023. Rocket Mortgage, LLC f/k/a Quen Loans, LLC f/k/a Quicken Loans Inc., Plaintiff vs. Fred Settle and Sherry A. Settle, Defendants. All that certain lot or piece of ground situate in the Township of Neshannock in the County of Lawrence, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to-wit; Beginning at a stake at the Southwest corner of the lot herein described, said stake being at the intersection of the Southeast corner of Lot No. 86 in Clenmoore Farms Plan of Lots, a plot of which is of record in the Recorder's Office of Lawrence County at Plot Book Volume 5, Page 5, and the North line of an unopened 20-foot alley known and designated as Quaker Alley; thence North 01° 35' East, along the East line of said Lot No. 86, a distance of 70 feet to a stake at the Southwest Corner of land, now or formerly, of Robert I. Boyd; thence along the South line of said land, now or formerly of Robert L. Boyd, South 88° 49' East, a distance of 130 feet to a stake on the West line of North Mercer Street; thence along the West line of North Mercer Street, South 01° 35' West, a distance of 70 feet to a stake on the North line of the unopened alley heretofore mentioned; thence along the North line of said unopened alley, North 88° 49' West, a distance of 130 feet to a point, the

place of beginning. Being the same premises which Randall H. Llewellyn, unmarried by Deed dated 10/30/2000 and recorded in the Office of Recorder of Deeds of Lawrence County on 11/03/2000 at Book 1591, Page 768 granted and conveyed to Fred Settle and Sherry A. Settle, husband and wife, their heirs, and assigns. Being: 1501 N. Mercer Street, New Castle, PA 16105-2829. Parcel No. 25-361500. (Neshannock Township) Debt: \$114,150.77 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

Sale No. 6

No. 10091-2023; Matrix Financial Services Corporation, Plaintiff vs. Lauren Francis, As Believed Heir and/or Administrator of The Estate of Thomas Lee Francis, aka Thomas L. Francis and Unknown Heirs and/or Administrators of The Estate of Thomas Lee Francis, aka Thomas L. Francis, Defendants. Township of Perry, County of Lawrence, Pennsylvania. Improvement thereon: Single Family. Property address: 1484 Pleasant Hill Road, Fombell, PA 16123. Parcel ID: #27-028900 (Perry Township); Judgment amount: \$74,391.09 plus interest, costs and attorney fees. Attorney: Pincus Law Group, PLLC

Sale No. 7

No. 10044-2024; MCLP Asset Company, Inc., Plaintiff vs. Adele R. Romeo and Timothy L. Sweeney, Defendants. Property address: 2302 Harlansburg Road, New Castle, PA 16101. Parcel ID: #22-018400 (Hickory Township); Improvements thereon: a residential dwelling. Judgment amount: \$35,635.72 plus interest, costs and attorney fees. Attorney: Padgett Law Group

Sale No. 8

No. 10618-2023. Fannie Mae, Plaintiff vs. Greer Aid Propco LLC, Defendant. All, right, title, interest and claim of Greer Aid Propco LLC in and to: Being the same premises which ALC Properties, II, LLC., a Nevada Limited Liability Company, by Deed dated 07/01/2013 and recorded 07/26/2013 in Lawrence County at Document No. 2013-008642, granted and conveyed unto Greer Aid Propco, LLC, a Delaware Limited Liability Company, in fee. Being: 22 W. Clen Moore Boulevard, New Castle, PA 16105. Parcel No. 25-292101. (Neshannock Township) Debt: \$448,533,980.86 plus interest, costs and attorney fees. Attorney: Reed Smith LLP

Sale No. 9

No. 10764-2023; NewRez d/b/a Shellpoint

Mortgage Servicing, Plaintiff vs. Federick Durbin and Virginia Durbin, Defendants. Property address: 5409 Erie Street, Edinburg, PA 16116. Parcel ID: #24-028600 (Mahoning Township); Improvements thereon consist of single-family row house. Judgment amount: \$12,199.69 plus interest, costs and attorney fees. Attorney: Robert P. Wendt, Esquire

Sworn to and subscribed before me this 17th day of May 2024.
Perry L. Quahliero, Sheriff

L.C.L.J. June 3, 10 & 17, 2024

Lawrence County Bar Association Annual Essay Contest

The Lawrence County Bar Association has awarded scholarships to two local 2024 high school graduates.

Evan Magill of Lincoln High School and Evan Bailey of Wilmington High School have both received \$2,000.00 scholarships. They presented their winning essays on May 1, 2024 at the Annual Law Day Celebration in Courtroom # 1 of the Lawrence County Government Center.

The winning students had submitted essays answering the question:
"Whether a social media outlet should be held liable for posts made by its users on their platform if the information is false or defamatory."

Evan Magill will be attending Penn State University Park to major in Secondary Education of Physics.

Evan Magill's Winning Essay:

A Social Dilemma

In a society dominated entirely by social media and its many users it is important to understand that a sizable portion of information within a social media platform can be false, misleading, and defamatory. There is a phrase, "you can't believe everything you read on the internet", that has been heard time and time again. Yet it is not easy to ignore the false, misleading, and defamatory statements. Information like this can be harmful and have many negative effects on society and its people. As a result, some have turned to the social media sites themselves stating that they should be held liable for the misinformation that is posted within the platform. However, a post on social media is no different than a handwritten document or simple verbal speech. The freedom of speech is something that is highly valued in our society as it allows all voices to be heard and protects all from being limited by what they are allowed to say. The difficult part of freedom of speech is understanding that we may not like everything we read or hear from others, yet they have simply exercised their freedom of speech. The first amendment as well as many court cases create a very compelling argument as to why social media outlets should not be held liable for the misinformation posted on the site.

If one were to staple a flier to a telephone pole that entailed many false and defamatory statements about a political candidate who should be held liable, the writer of said flier, or the telephone pole? It is clear that the pole acted only as a way of communication rather than a spreader of false information. The same goes for any social media site, the site itself is essentially a digital telephone pole for users to post whatever they please. If a site were to limit this it would be a violation of users first amendment rights, "Congress shall make no law respecting an establishment of religion or prohibiting the free exercise thereof; or abridging the freedom of speech, or of the press" (Constitution Annotated). Under no circumstances should the site be to blame for the information being shared by others exercising

their right to free speech.

Not only is this prevalent in the constitution itself, but there have also been many court cases involving speech and social media. For example, in 2006 the ACLU filed a lawsuit against the Hermitage School District for suspending Hickory High School senior Justin Layshock, who had been suspended for creating a fake social media account of his principal. After many appeals the case had reached the Third Circuit Court of Appeals who in 2011 had ruled in favor of Layshock stating that the school district had violated Justin's First Amendment free speech rights ("Layshock v. Hermitage School District"). During this case, the question of whether or not the social media site was liable was never even brought up. Even if the site were to limit this student's actions, the court had clearly ruled that doing so would violate the students' rights.

Some would argue that the removal of misinformation would be beneficial to society, as it would limit the spread of false facts. Yes, this is true considering how easily false information can be misunderstood and spread as true statements. However, removing misinformation or hurtful statements would not only limit others' right to speech it would limit the free-thinking demographic that has driven our nation forward. Not only would this be a terribly negative side effect of limiting false information it would also be difficult to regulate. In many cases it is not exactly clear as to what is true and what is false, this leaves a significant amount of room for error in the process of limiting user's posts. It is obvious that such an act would create immense controversy and uproar among users.

To conclude, social media outlets should not be held liable for posts made by its users on their platform even if the information is false or defamatory. This is due to the constitutional right granted to said individuals as well as multiple court cases ruling against such action. Even though information like this can be dangerous it is incredibly important to protect and preserve the idea of free speech and free thinking to help sustain creativity and critical thinking within our society. Social media is nothing other than an outlet for people to express themselves, blaming social media for the spread of false information is simply and clearly not the solution.

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Evan Bailey's Winning Essay:

The Case for Regulation of Social Media Platforms

Barack Obama once said, "Misinformation is like fire; the more you spread it, the more people it catches, but if you stop it at its source, the people will cease to believe in it." Starting in the twentieth century, America began to experience an increase in communication and interaction with the rest of the world. This carried many benefits, such as economic growth, educational advancements, social change, and, most importantly, innovation. This innovation allowed for technological advancements, such as the internet, computers, and, eventually, smartphones. But, with this newfound power, we, as a population, were clueless how to control it.

In 1997, the first social media site, SixDegrees.com, was founded, and so started the nearly three decades of increasing misinformation that led to irrationality, prejudice, and violence. Though, this was not necessarily unforeseeable; after all, human nature makes people more inclined to believe what they read. How so? Well, did a single one of you wonder if the quote this essay started with was actually from an esteemed president or if it was just written by a high school student sitting in his government class? I may not have the same prowess, or even diction, of Obama, but in this case, the latter rings true. Because of the social, political, and cultural effect misinformation and defamatory speech has, social media must be held liable for the malicious content published on their platforms.

Social media brought immense change to popular culture. Extraordinary societal figures were now given a pedestal from which they could build their brand and promote themselves. However, with this change, increased visibility and exposure was brought to their every action. For example, if you open up your phone right now and open up X, or more commonly known as Twitter, your feed will be overloaded with the latest gossip about a celebrity's relationship, old pictures as a child, or one of their old posts that exhibits a seemingly racist or sexist ideology that they no longer align with. Although all these same things are often found in an average person's life, celebrities are put on blast or adored for such actions. But, what happens when social media's interpretations of a celebrity's actions interfere with justice?

In 2020, Tory Lanez, a famous rapper, was found guilty of three charges in his assault trial, stemming from a shooting which left fellow rapper Megan the Stallion injured. However, following the trial, many like-minded people took to social media where they shared their conspiracy theories over what "actually happened". Though this expression is and should be protected under freedom of speech, accounts advertising themselves as "news" columns should not get away with these actions. After all, *Milkovich*

v. Lorain Journal ruled newspaper companies publishing stories loaded with seemingly objective facts that can be proven false would be charged with libel and sued tremendously for these stories.¹ Quite frankly, there needs to be a standard for only true information to be published by news accounts regarding a crime. After all, why should social media companies get away with allowing content that newspaper companies wouldn't get away with?²

In addition to the expansion of popular culture, social media also transformed the way we interact socially and politically. Issues in politics, society, health, and medicine are often at the forefront of discussions on social media platforms. While this is beneficial for an educated population, the issue comes with how social media's policies are often "confusing, unclear, or contradictory". On top of that, it's hard to know what to expect on each platform, but almost every social media platform allows for some false information about political/societal issues.

Social media's hands-off approach to controlling misinformation leads to dangerous false posts, such as those depicting Donald Trump flanked in KKK gear, allegations of a hacked Democratic National Convention server in Ukraine, or George Floyd accused of being a "crisis actor". While platforms have tried to get rid of organized campaigns, they don't remove posts; they just bury them in their algorithm. These dangerous examples all qualify as defamation of character, a violation of the first amendment. And while victims can pursue a civil claim, these cases can be difficult to try in court. This problem would be resolved if we held social media companies liable for their failure to fully remove the content from the platform.³

A major failure of social media is their inability to keep up with the quickly evolving world around it. One such example is the misinformation that ran rampant when Covid-19 first started. This could've put many people's lives in danger and caused bigger outbreaks. Jevin West, the director of Center on an Informed Public at the University of Washington said, "From my perspective, the [policies] that have been most effective... are the ones that are hyper-focused". However, the lack of these hyper-focused attempts leads to plenty of posts still slipping through the cracks. This clearly shows social media has the ability to control misinformation on their platforms, but they fail to do so. Because of this negligence, the general public is unnecessarily put in danger, and there should be consequences.⁴

While technology is evolving and becoming greater around social media, there have been no attempts to control uses of this technology. One of the biggest issues in this domain is the deepfake and manipulated videos that circulate the internet. Social media companies frankly don't know how to deal with this issue, and as such, there could be dire consequences. Imagine if in an attempt to attack Joe Biden, a Republican published an edited video of Joe Biden announcing that he would deploy nuclear weapons for use on an enemy. If interpreted literally by this enemy country, there could be

a nuclear war started in the blink of an eye. This is clearly a violation of the first amendment, as this language would be an example of clear and present threat/danger to all of humanity. But, with social media companies' poor regulation of their products and no standard in place to protect us, this becomes a potentially serious issue.⁵

The other defamatory speech that calls for the need for regulation of social media is hate speech. Following the January 6th insurrection, attributed to Donald Trump's usage of Twitter, an immediate ban was issued on the former president on a variety of social media platforms. However, what often flies under the radar are average people with extreme mental disorders and prejudice leading to hate crimes. One such example is Wade Michael Page, a radicalized neo-Nazi who went into a Sikh temple and killed six people. Prior to the mass murder, Page had posted hateful messages into online forums, showing there were obvious signs that went ignored.⁶ Even more infamously, Robert Bowers stormed into a Pittsburgh synagogue, shouting "All Jews must die," and killed 11 Jewish people. His previous use of the social media Gab can also be seen as obvious signs that went unignored.⁷ With that being said, there must be a reasonable precedent for social media companies to report hateful speech on their platforms, or the company should be held liable for their role in these crimes.

Given the weight of the evidence in support of social media regulation, social media companies must be held liable for posts made by its users on their platform, if the defamatory or false posts aren't struck down by moderation. After all, if social media companies can't control their products, they shouldn't have their products.

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