

Lawrence Law Journal

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June 10, 2024

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THE LAWRENCE COUNTY BAR ASSOCIATION

Larry J. Puntureri, *President*

James W. Manolis, *Opinion Editor*

JoEllen Thomas, *Executive Director*

Phone 724-656-2136

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Lawrence Law Journal

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30011 of 19 CA; Linda L. McConnell Individually v. Maybrook-C Overlook; Megrey, Feeney
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10761 of 20 CA; Jaime & Lon Ross v. Laurel School District; Olson, Luvara
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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

Thursday, August 15, 2024

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

Presenter: Larry Kelly, Esquire

RSVP deadline: 8/2

There is no cost to Lawrence County Bar Association members.

Non-members are \$50.00

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

Buchanan, Judy M.

Late of the City of New Castle, Lawrence County, Pennsylvania
Administratrix: Chelsea Evanoski, 231 W. Moody Ave., New Castle, PA 16101
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Keesey, Jack Harvey, Sr.

Late of Pulaski, Lawrence County, Pennsylvania
Administratrix: Jeannie K. Shaffer, 3828 Marr Rd., Pulaski, PA 16143
Attorney: none

Miller, William

Late of Shenango Township, Lawrence County, Pennsylvania
Administrator: Ronald Miller, 3408 N. 60th Ave., Phoenix, AZ 85033
Attorney: Emily Sanchez-Parodi, 2910 Wilmington Rd., New Castle, PA 16105

Pagley, Louis P., Sr.

Late of Hermitage, Mercer County, Pennsylvania
Executor: Louis P. Pagley, Jr., 3715 Tamara Trail, Hermitage, PA 16148
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Taylor, Robert W.

Late of the City of New Castle, Lawrence County, Pennsylvania
Co-Administrators: JoEllen Thomas, P.O. Box 417, West Pittsburg, PA 16160 and Frank G. Call, 601 Court St., New Castle, PA 16101
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Weir, Michael R.

Late of Perry Township, Lawrence County, Pennsylvania
Administrator: Morgan Weir, 414 Watters Station Rd., Evans City, PA 16033
Attorney: Peter D. Lyle, 81 Dutilh Rd., Suite 200, Cranberry Twp., PA 16066

SECOND 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

THIRD 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. Disher, 179 Oswald St., Wampum, PA 16157

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

FICTITIOUS NAME REGISTRATION

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 21, 2024, for **Real Steel Designs** with a principal place of business located at 1000 Shady Lane Rd., Pulaski, PA 16143 in Lawrence County. The individual interested in this business is Daniel Graham, Jr., also located 1000 Shady Lane Rd., Pulaski, PA 16143. This is filed in compliance with 54 Pa.C.S. 311.

Penncorp Servicegroup, Inc.
600 North Second Street
Harrisburg, PA 17101

L.C.L.J. - June 10, 2024

NOTICE OF INCORPORATION

Notice is hereby given that on May 13, 2024 Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, for **Hillcrest Presbyterian Church in America in Neshannock Township** which Corporation has been organized under the provisions of the Nonprofit Corporation Law of 1988.

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

L.C.L.J. - June 10, 2024

NOTICE OF CERTIFICATE OF ORGANIZATION DOMESTIC LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization Domestic Limited Liability Company was filed with the Department of State, Commonwealth of Pennsylvania with respect to a Limited Liability Company which has been organized under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016 as amended. The name of the Limited Liability Company is **Golden Pickle SB LLC**, and it was organized May 20, 2024.

Clark & Clark Law, P.C.

Robert D. Clark, Jr.
201 N. Market St.
New Wilmington, PA 16142

L.C.L.J. - June 10, 2024

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA

CIVIL DIVISION

No. 10155 of 2024

Control Nos. 33-062400; 33-062500

Tax Map and Parcel No. 33-4111-221;
33-4111-201

KFG 2023, LLC, Plaintiff,

vs.

COLEEN R. ELLIS; et al., Defendants.

NOTICE TO DEFEND - COLEEN R. ELLIS

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 10, 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

Sale 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

Sale 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 Glenmoore 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. Glen 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