

# Lawrence Law Journal

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**THE LAWRENCE COUNTY BAR ASSOCIATION**

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## 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

#### **Balogh, Victor L.**

Late of Shenango Township, Lawrence County, Pennsylvania  
Administrator: John E. Balogh, 459 Douglas Dr., New Castle, PA 16101  
Attorney: Frank G. Verterano, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

#### **Biel, Michael Matthew a/k/a Biel, Michael M.**

Late of the City of New Castle, Lawrence County, Pennsylvania  
Co-Administrators: Paul R. Biel, 881 E. Doyle St., Toccoa, Georgia 30577 and Mary E. Hall, 811 Doris Dr., Hubbard, Ohio 44425  
Attorney: Frank G. Verterano, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

#### **Carvella, Paul E.**

Late of Lawrence County, Pennsylvania  
Executrix: Melissa A. Barnes, 102 Lakewood Rd., New Castle, PA 16101  
Attorney: Eva H. Ahern, Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

#### **Cochran, C. Norman a/k/a Cochran, Charles Norman**

Late of New Wilmington Borough, Lawrence County, Pennsylvania  
Executor: James F. Cochran, 329 Conestoga Trail, Pulaski, PA 16143  
Attorney: Frank G. Verterano, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

#### **Frediani, Philomena B. a/k/a Frediani, Philomena Bruna**

Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Deborah Ann Quear, New Castle, Pennsylvania  
Attorney: Phillip L. Clark, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

#### **Hostetler, Andy J.**

Late of Little Beaver Township, Lawrence County, Pennsylvania  
Executrix: Elizabeth A. Schnebel, 64 Harrison Rd., Edmunds Township, Maine 04628  
Attorney: William J. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

#### **Laurenza, Pasqualina**

Late of City of New Castle, Lawrence County, Pennsylvania  
Executor: Maria Mayes  
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

#### **McMasters, Earl Keith**

Late of the City of New Castle, Lawrence County, Pennsylvania  
Administrator: Rita A. McMasters, 220 East Fairmont Ave., New Castle, PA 16105  
Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

#### **Mottle, Anthony John a/k/a Mottle, Anthony J.**

**a/k/a Mottle, Anthony**  
Late of the City of New Castle, Lawrence County, Pennsylvania  
Executor: Frank G. Verterano, 2622 Wilmington Rd., New Castle, PA 16105  
Attorney: Frank G. Verterano, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

#### **Rich, Patricia A.**

Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Lisa A. Rich, 838 Lakeview Ave., New Castle, PA 16101  
Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

#### **Roe, Rosemary**

Late of the City of New Castle, Lawrence County, Pennsylvania  
Co-Executors: James T. Roe, 191 Cambridge Way, New Castle, PA 16101 and Jennifer J. Verba, 6088 Tuscarawas Rd., Industry, PA 15052  
Attorney: Theodore A. Saad, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

#### **Spellick, Deborah K.**

Late of Mahoning Township, Lawrence

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County, Pennsylvania  
Executor: Christopher Spellick, 417 Karon Dr., New Castle, PA 16101  
Attorney: Frank G. Verterano, Verterano & Mandolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

## **Tanner, Lucille C.**

### **a/k/a Tanner, Lucille Carment**

Late of Lawrence County, Pennsylvania  
Executrix: Lu Anne Salak  
Attorney: LeeAnn A. Fulena, Robb Leonard Mulvihill LLP, BNY Mellon Center, 500 Grant St., Suite 2300, Pittsburgh, PA 15219

## **SECOND PUBLICATION**

## **Bell, Frederick K.**

Late of Lawrence County, Pennsylvania  
Executrix: Elizabeth Kos  
Attorney: Brian F. Levine, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

## **Elsesser, Rita M.**

Late of Taylor Township, Lawrence County, Pennsylvania  
Executrix: Mary Ann Elsesser  
Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, 724-856-9894, dshaw@dshawlaw.com

## **Harding, James A., Jr.**

Late of Edinburg, Lawrence County, Pennsylvania  
Executor: James W. Harding, 545 Cleland Mill Rd., New Castle, PA 16102  
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, 724-658-7759

## **Hardisky, Mary B.**

Late of Wilmington Township, Lawrence County, Pennsylvania  
Executor: Margaret Burgoon  
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

## **Hogue, Carol L.**

Late of Wayne Township, Lawrence County, Pennsylvania  
Executors: Jon G. Hogue, 938 Mt. Hope Rd., Ellwood City, PA 16117 and Cara L. Florie, 1109 Aetna Dr. Ext., Ellwood City, PA 16117  
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

## **Keller, Judith M.**

Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Janice Miller, 235 Fern St., New Castle, PA 16101

Attorney: Charles P. Sapiezna, 713 Wilmington Ave., New Castle, PA 16101

## **Knott, Robert A.**

Late of Slippery Rock Township, Lawrence County, Pennsylvania  
Executrix: Rachel J. Bargebuhr, 4273 Heinz Camp Rd., Ellwood City, PA 16117  
Attorney: Gene G. Dimeo, Dimeo Law Group, PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

## **Mars, Jean Carol**

### **a/k/a Agnello, Jean C.**

Late of Lawrence County, Pennsylvania  
Co-Administrators: Lisa Douglas, 899 Wampum-New Galilee Rd., New Galilee, PA 16141 and David Agnello, 899 Wampum-New Galilee Rd., New Galilee, PA 16141  
Attorney: Larry J. Puntureri, 2102 Wilmington Rd., New Castle, PA 16105

## **Mathas, Janette L.**

Late of Ellwood City Borough, Lawrence County, Pennsylvania  
Executrix: Brooke Anthony, 217 State Ave., Ellwood City, PA 16117  
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

## **THIRD PUBLICATION**

## **Blazic, Patricia J.**

Late of Neshannock Township, Lawrence County, Pennsylvania  
Executrix: Trisha Mellott  
Attorney: Adrienne A. Langer, Cusick, DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

## **DiClaudio, Daniel Joseph**

### **a/k/a DiClaudio, Daniel J.**

Late of Pulaski, Lawrence County, Pennsylvania  
Executrix: Pauline DiClaudio, 8240 Mercer St., Pulaski, PA 16143  
Attorney: David A. Ristvey, Lewis and Ristvey, P.C., 689 North Hermitage Rd., Suite 1, PO Box 1024, Hermitage, PA 16148-1024

## **Dzemyan, John P.**

Late of Lawrence County, Pennsylvania  
Executors: John Dzemyan, 466 Bloomster Hollow, Smethport, PA 16749 or Patricia Lockley, 2405 Huckleberry Lane, New Castle, PA 16101  
Attorney: Susan M. Papa, Papa & Papa, 439 Court St., New Castle, PA 16101

**Haley, Mary Alice****a/k/a Haley, Mary A.**

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

Executrix: Lillian M. Blackford, 410 Locust St., New Castle, PA 16101

Attorney: William J. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 161015-1530

**Hancox, Dean Quinton****a/k/a Hancox, Dean Q.**

Late of Shenango Township, Lawrence County, Pennsylvania

Executrix: Chelsea A. Michaels

Attorney: Timothy Bonner, 209 West Pine St., Grove City, PA 16127

**Janowski, James D.**

Late of Pulaski Township, Lawrence County, Pennsylvania

Executor: Jo Ann Janowski, 742 State Route 208, Pulaski, PA 16143

Attorney: none

**Nogee, John J.**

Late of Lawrence County, Pennsylvania

Administrator: Brian F. Levine

Attorney: Brian F. Levine, Levine Law LLC, 22 E. Grant St., New Castle, PA 16101-2279

**Pacella, Anthony**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Mark A. Pacella, 3920 Emil Ridge Rd., Mechanicsburg, PA 17050, 412-303-8965

Attorney: none

**Panella, William M.**

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

Executor: Sheila Panella, 11 Crocker Lane, New Castle, PA 16105

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

**Pensy, Jodi L.****a/k/a Pensy, Jodi**

Late of Wayne Township, Lawrence County, Pennsylvania

Executor: Steven K. Pensy, 3185 State Rd., New Castle, PA 16101

Attorney: Ronald W. Coyer, S.R. Law LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

**Tepsich, Samuel R.**

Late of Shenango Township, Lawrence County, Pennsylvania

Executor: Robert J. Tepsich, Nalli, Elias & Associates PC, 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001

Attorney: Ashley M. Elias, Nalli, Elias & Associates PC, 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001

**NOTICE OF NAME CHANGE**

Notice is hereby given that a Petition for Change of Name was filed requesting an Order to change the name of **Delaney Rose Madras** to **Lane McKinley Madras**. The Court has fixed the 11th day of May, 2022, at 1:30 p.m., in Courtroom #4 of the Lawrence County Government Center, New Castle, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

L.C.L.J. - April 11, 2022

**SHERIFF SALES****Wednesday, May 11, 2022 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. 108757-2021; The Huntington National Bank, Plaintiff vs. Arlene J. Calhoun, Individually, and as Known Heir and/or Administrator of the Estate of Terri Lynn Calhoun; Unknown Heirs and/or Administrators of the Estate of Terri Lynn Calhoun, Defendants. All that certain piece or parcel of land situate in the Township of Scott, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Terri Lynn Calhoun, single, who acquired title by virtue of a deed from Arlene J. Calhoun, widow, dated August 29, 2011, recorded December 1, 2011, at Document Number 2011-011290, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 3189 Harlansburg Road, New Castle, PA 16101. Parcel ID: #30-014100 (Scott Township). Judgment amount: \$19,782.85 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski

### **Sale No. 2**

No. 10828-2021; The Huntington National Bank, Plaintiff vs. Rich Eckert, as Believed Heir and/or Administrator of the Estate of Richard L. Eckert; Unknown Heirs and/or Administrators of the Estate of Richard L.

Eckert (if and); Rob Eckert, as Believed Heir and/or Administrator of the Estate of Richard L. Eckert, Defendants. All that certain piece or parcel of land situate in the Township of Union, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Richard L. Eckert, Individually, who acquired title by virtue of a deed from Eckert Enterprises, LLC, a Pennsylvania Limited Liability Company dated December 29, 2011, recorded December 29, 2011, at Document Number 2011-012601, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 1920 Underwood Street, New Castle, PA 16101. Parcel ID: #34-149800 (Union Township). Judgment amount: \$53,969.23 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski

### **Sale No. 3**

No. 10036-21; U.S. Bank National association as indenture trustee, for the holders of the CIM Trust 2021-NR3, Mortgage-Backed Notes, Series 2021-NR3, Plaintiff vs. Robert D. Goddard a/k/a Robert Goddard and the United States of America, Defendants. Improvements thereon consisting of : a Residential Dwelling, sold to satisfy judgment in the amount of \$74,662.34. Property address: 2002 East Harlansburg Road, New Castle, PA 16101. Parcel ID: #22-060200 (Hickory Township). Judgment amount: \$74,662.34 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg, PC.

Sworn to and subscribed before me this 23rd day of March 2022.

Perry L. Quahliero, Sheriff

L.C.L.J.I: April 4, 11 and 18, 2022

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IN THE COURT OF COMMON PLEAS  
LAWRENCE COUNTY, PENNSYLVANIA  
NO. 90034 OF 2022 A.D.

IN RE: ADOPTION OF LOCAL RULE OF CIVIL PROCEDURE L1051  
ADMINISTRATIVE ORDER OF COURT

AND NOW, this 5th day of April, 2022, it is ORDERED and DECREED that Local Rule of Civil Procedure L1051, providing for a 10-day Notice of Intent to File Praecipe to Terminate Supersedeas pursuant to Pa.R.Civ.P.M.D.J. 1013C(7), is hereby adopted as hereafter set forth:

Local Rule L1051 Notice Prior to Filing of Praecipe to  
Terminate Supersedeas Pursuant to Pa.R.Civ.P.M.D.J. 1013C(7)

(a) No Praecipe to Terminate Supersedeas Pursuant to Pa.R.Civ.P.M.D.J. 1013C(7) shall be filed unless the moving party certifies that a Notice of Intent to File Praecipe to Terminate Supersedeas pursuant to Pa.R.Civ.P.M.D.J. 1008C(7) in the form attached hereto and identified as Exhibit A-Appendix C has been filed and served upon all parties at least ten (10) days prior to the filing of the Praecipe to Terminate Supersedeas pursuant to Pa.R.Civ.P.M.D.J. 1013C(7).

(b) The Prothonotary shall not terminate a supersedeas pursuant to Pa.R.Civ.P.M.D.J. 1008C(7) unless the Praecipe to Terminate Supersedeas contains a certification that the Notice required by this Rule has been filed and served by mailing the same by First Class Mail to attorneys of record or, if a party is unrepresented, to the party's last known address of record, at least ten (10) days prior to the filing of a Praecipe. A Certificate of Mailing (US Postal Form 3817 or a Certified Mail Receipt) shall be attached to the Praecipe as proof of mailing.

(c) Upon the filing of the above Praecipe, in accordance with the provisions of this Local Rule, a Certification of Termination shall be issued unless the docket reflects that the Defendant is not currently in default of a required rental payment, or a motion to continue the supersedeas is pending or has been granted.

The Prothonotary shall exit this Order to all Commissioned Judges of the Fifty-Third Judicial District, the Lawrence County District Court Administrator and the Executive Director of the Lawrence County Bar Association and Law Librarian.

The Lawrence County District Court Administrator is ORDERED and DIRECTED to do the following:

1. File seven (7) certified copies of this Administrative Order and Rule with the Administrative Office of Pennsylvania Courts.
2. File two (2) certified copies and one diskette with the Legislative Reference Bureau for publication in the Pennsylvania Bulletin.
3. File one (1) certified copy with the Pennsylvania Procedural Rules Committee.
4. Forward one (1) copy for publication in the Lawrence County Law

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Journal.

5. Forward one (1) copy to the Lawrence County Law Library.

6. Keep continuously available for public inspection copies of this Administrative Order and Rule in the Office of the Prothonotary of Lawrence County.

The effective date of this Administrative Order shall be thirty (30) days after the date of publication in the Pennsylvania Bulletin.

BY THE COURT:

Dominick Motto, President Judge

Exhibit A  
APPENDIX C

IN THE COURT OF COMMON PLEAS, LAWRENCE COUNTY, PENNSYLVANIA

\_\_\_\_\_

Plaintiff/Landlord

VS

\_\_\_\_\_

Defendant/Tenant

NO: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

TO: \_\_\_\_\_

Date of Notice \_\_\_\_\_

## IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO MAKE PAYMENTS TO THE LAWRENCE COUNTY OFFICE OF THE PROTHONOTARY, REQUIRED OF YOU IN THIS CASE. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, THE SUPERSEDEAS, WHICH PERMITTED YOU TO REMAIN IN YOUR PROPERTY DURING THE APPEAL, MAY BE TERMINATED. 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.

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

\_\_\_\_\_  
Signature of Plaintiff or Attorney

\_\_\_\_\_  
Address

\_\_\_\_\_  
THIS DOCUMENT MUST BE MAILED  
USING U.S. POSTAL FORM 3817 OR BY CERTIFIED MAIL