

# Lawrence Law Journal

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September 19, 2022

No. 299

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**THE LAWRENCE COUNTY BAR ASSOCIATION**

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# Lawrence Law Journal

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## COUNTY OF LAWRENCE, PENNSYLVANIA CIVIL TRIAL LIST - GENERAL

|   |                |                                      |
|---|----------------|--------------------------------------|
| New Wilmington Borough v. Wilmington Township Sewer Authority and Wilmington Township | 11727 of 10 CA | Verterano, Sapienza, Keith, Perrotta |
| City Trailer Mfg Inc. v. Marinelli Realty Inc. et al                                  | 10439 of 13 CA | Lamancusa, A. Papa                   |
| Miriam Ortiz as Executrix v. Edison Manor Nursing & Rehab                             | 11239 of 13 CA | Collis, Bass                         |
| Judy Trott & Cathy Weller et al v. Saber Healthcare Group et al                       | 10640 of 13 CA | Collis, Bass                         |
| Robert Doss v. Saber Healthcare et al.  | 11108 of 13 CA | Collis, Bass                         |
| Rose Conti v. Saber Healthcare Group LLC  | 30010 of 14 CA | Collis, Bass                         |
| Lisa Marie Misel and James Edwin Kuhn Jr. v. Saber Healthcare Group, LLC et al        | 30002 of 15 CA | Collis, Bass, Young, Monaco          |
| Rosemary McLlrot v. William N Gilleland Jr MD   | 30006 of 17 CA | Sullivan, Baum                       |
| Candy Braniff v. Danielle Hartje  | 11022 of 17 CA | Simon, Loch                          |
| John T Payne v. Susan L & Dana W Bobbert  | 10737 of 18 CA | Perrotta, Wainright                  |
| Vista South & Sheridan Estates v. Kathaleen Wimer                                     | 10406 of 19 CA | O'Leary, Anderson                    |
| Michael McMullen v. Castle Asphalt & Construction                                     | 10240 of 19 CA | S. Papa, P. Lynch                    |
| Housing Authority of Law Co v. Waddy J Moses Jr                                       | 11160 of 19 CA | Perrotta                             |
| Dan Cook et al v. T.C. Redi-Mix   | 10211 of 19 CA | Perrotta, Horne                      |
| Donna L. Smith v. Molly Kearns  | 10954 of 19 CA | Licata, Decker Jr.                   |
| Paul Morrone v. Route 65 Auto, Inc.   | 10534 of 19 CA | Sturm, Verterano, Lamancusa          |
| Shawn Cox, Jr. v. Tyler Donnelly  | 10795 of 19 CA | Bowers, Summers                      |
| John R. Presnar et al. v. Darren Skurcenski et al                                     | 10655 of 20 CA | Manolis, Pro Se                      |

## CIVIL TRIAL LIST - MONTHLY SEPTEMBER 12 - 19, 2022

|   |                |                  |
|---|----------------|------------------|
| Michelle Cialella v. Allstate Property & Casualty | 10469 of 18 CA | Simon, Siegfried |
|---|----------------|------------------|

## OCTOBER 11 - 17, 2022

|   |                |              |
|---|----------------|--------------|
| Judy Trott & Cathy Weller et al v. Saber Healthcare Group et al | 10640 of 13 CA | Collis, Bass |
|---|----------------|--------------|

## NOVEMBER 7 - 14, 2022

|   |                |              |
|---|----------------|--------------|
| Randy L Kohnen v. CSX Transportation Inc. | 11183 of 14 CA | Darby, Smith |
|---|----------------|--------------|

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## FAMILY MOTION COURT

Family Motion Court will be held on emergency basis only the following dates. Please contact Lisa Hazen, Assistant Court Administrator.  
November 8 through 15.

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## **Lawrence Law Journal**

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### **SEPTEMBER-DECEMBER PBI CLE SEMINARS - NEW CASTLE**

The New Castle site capacity is 6 individuals.  
You must pre-register with PBI at 800-932-4637.

Real Estate 101  
Wednesday, September 21  
9:00 a.m. - 12:15 p.m.  
3 substantive/0 ethics

Current Issues for Child Advocates Fall Training  
Friday, September 23  
9:00 a.m. - 1:00 p.m.  
2.5 substantive/1 ethics

Post Mortem Tax and Estate Planning  
Thursday, October 6  
9:00 a.m. - 12:15 p.m.  
3 substantive/0 ethics

Family Law Update  
Tuesday, October 25  
9:00 a.m. - 12:15 p.m.  
3 substantive/0 ethics

Essential Family Law Agreements and Documents  
Tuesday, November 1  
9:00 a.m. - 12:15 p.m.  
3 substantive/0 ethics

Enforcement Powers and Mortgage Foreclosure and Collection  
Thursday, November 17  
10:00 a.m. - 12:00 p.m.  
2 substantive/0 ethics

Criminal Law Update  
Thursday, December 8  
9:00 a.m. - 1:30 p.m.  
3 substantive/1 ethics

Year in Review for the General Practitioner  
Wednesday, December 14  
9:00 a.m. - 12:20 p.m.  
3 substantive/0 ethics

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**Lawrence Law Journal**

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Estates and Creditor Claims  
Thursday, December 15  
9:00 a.m. - 12:15 p.m.  
3 substantive/0 ethics

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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

#### **Burk, Thomas James**

Late of Lawrence County, Pennsylvania  
Administrator: Dawn L. Rendes  
Attorney: Brian F. Levine, Levine Law, LLC,  
22 E. Grant St., New Castle, PA 16101-2279

#### **Gardner, Richard H.**

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

#### **Haney, Edward L.**

Late of Slippery Rock Township, Lawrence  
County, Pennsylvania  
Administratrix: Patricia Haney, 3055 Green  
Acres Lane, New Castle, PA 16101  
Attorney: Daniel I. Herman, Geer and  
Herman, P.C., 2100 Wilmington Rd., New  
Castle, PA 16101

#### **Hawk, Alice M.**

Late of Lawrence County, Pennsylvania  
Executrix: Candi Davis, 37690 Saltwell Rd.,  
Lisbon, OH 44432  
Attorney: none

#### **Micco, Kaitlyn**

Late of New Castle, Lawrence County,  
Pennsylvania  
Administratrix: Susan Micco, 137 Rose Point  
Rd., New Castle, PA 16101  
Attorney: Marissa K. Kohl, Berger & Green,  
800 Waterfront Dr., Pittsburgh, PA 15222

#### **Sniezek, Francis Eugene**

Late of Lawrence County, Pennsylvania  
Executrix: Jennifer Henderson  
Attorney: John J. DeCaro, Jr., Cusick  
DeCaro & Langer, P.C., 100 Decker Dr.,  
P.O. Box 5137, New Castle, PA 16105, 724-  
658-2525

### SECOND PUBLICATION

#### **Beckman, Beverly Ann**

Late of North Beaver Township, Lawrence

County, Pennsylvania

Administrator: Scott Beckman, 211  
McClelland Rd., New Castle, PA 16102  
Attorney: John R. Seltzer, 713 Wilmington  
Ave., New Castle, PA 16101, 724-652-0821

#### **Bryan, Michele**

Late of Lawrence County, Pennsylvania  
Administratrix: Megan Colella, 268 New Rd.,  
Lawrence County, Pennsylvania  
Attorney: Shawn A. Sensky, 809 Wilmington  
Ave., New Castle, PA 16101

#### **Deruyter, Katrina**

Late of New Castle, Lawrence County,  
Pennsylvania  
Executor: Jason Deruyter, 111 North  
Cascade St., New Castle, PA 16101  
Attorney: Carmen F. Lamancusa, 414 N.  
Jefferson St., New Castle, PA 16101

#### **Grimm, Joseph A.**

**a/k/a Grimm, Joseph Ansley**  
Late of Hickory Township, Lawrence County,  
Pennsylvania  
Executrix: Karen Rene Oot a/k/a Karen  
Renee Oot, 411 Walnut St., Unit 13752,  
Green Cove Springs, FL 30276  
Attorney: Frank G. Verterano, Verterano &  
Manolis, 2622 Wilmington Rd., New Castle,  
PA 16105-1530

#### **McClay, Nedra L.**

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

#### **McAnallen, Diana M.**

Late of Union Township, Lawrence County,  
Pennsylvania  
Executrix: Denice Jo Smith  
Attorney: Deborah A. Shaw, 1906 Wilmington  
Rd., New Castle, PA 16105, 724-856-9894

### THIRD PUBLICATION

#### **Cherichetti, Sullivan P.**

Late of New Castle, Lawrence County,  
Pennsylvania  
Executor: Paul P. Cherichetti, 5 Mocasini  
Trail, New Castle, PA 16105  
Attorney: Carmen F. Lamancusa, 414 N.  
Jefferson St., New Castle, PA 16101

#### **Cole, Gerald L.**

#### **a/k/a Cole, Gerald Lee**

Late of Ellwood City, Lawrence County,

Pennsylvania  
Executrix: Linda A. Cole, Ellwood City, PA  
Attorney: Edward Leymarie, Jr., Leymarie  
Clark Long, P.C., 423 Sixth St., Ellwood  
City, PA 16117

## **Eckles, Patricia**

Late of New Castle, Lawrence County,  
Pennsylvania  
Administrator: Eric Perry, 903 Cleland Mill  
Rd., New Castle, PA 16102  
Attorney: William J. Flannery, 2910  
Wilmington Rd., New Castle, PA 16105

## **Pelini, Richard A.**

Late of City of New Castle, Lawrence County,  
Pennsylvania  
Executor: Michael Pelini, 1301 S. Savoie  
Ave., Bowling Green, OH 43402  
Attorney: Michael S. Butler, Heritage Elder  
Law, 318 S. Main St., Butler, PA 16001

## **Scala, Ronald N., Sr.**

Late of Wampum, Lawrence County,  
Pennsylvania  
Executor: Greg J. Scala, 111 Clubhouse  
Circle, West Middlesex, PA 16159  
Attorney: Louis Pomerico, 2910 Wilmington  
Rd., New Castle, PA 16105, (724) 658-7759

## **Vogan, David P.**

Late of Lawrence County, Pennsylvania  
Executor: Kent M. Rhodes, 607 West  
Madison Ave., New Castle, PA 16102  
Attorney: Larry J. Puntureri, 2102 Wilmington  
Rd., New Castle, PA 16105

## **Workman, Marilyn R.**

**a/k/a Workman, Marilyn Ruth**  
Late of Township of Slippery Rock, Lawrence  
County, Pennsylvania  
Executor: Gerald L. Workman, Nalli, Elias &  
Associates, PC, 150 Pleasant Dr., Suite 101,  
Aliquippa, PA 15001  
Attorney: Michael W. Nalli, Nalli, Elias &  
Associates, PC, 150 Pleasant Dr., Suite 101,  
Aliquippa, PA 15001

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## **VOLUNTARY DISSOLUTION BUSINESS CORPORATION**

Notice is hereby given by **American Clean  
Energy Systems, Inc.**, a Pennsylvania  
business corporation, that said corporation is  
winding up its affairs in the manner prescribed  
by section 1975 of the Business Corporation  
Law of 1988, so that its corporate existence  
shall cease upon the filing of Articles of  
Dissolution in the Department of State of the  
Commonwealth of Pennsylvania.

Gabrielle N. Morella, Esq.  
Morella & Associates  
706 Rochester Rd.  
Pittsburgh, PA 15237

L.C.L.J. - September 19, 2022

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## **NAME CHANGE NOTICE**

Notice is hereby given that on June 29, 2022,  
the Petition for Judicial Change of Name of  
Nathaniel Matthew Buckley a/k/a Nathaniel  
Matthew Kelly was filed in the Lawrence  
County Court of Common Pleas at Docket No.  
70095 of 2022, M.D. praying for a Decree to  
change the name of Petitioner from **Nathaniel  
Matthew Buckley a/k/a Nathaniel Matthew  
Kelly to Nathaniel Matthew Lou.**

The Court has fixed November 16, 2022, at  
9:00 a.m. in Courtroom No. 4 of the Lawrence  
County Courthouse as the time and place for  
the hearing on said Petition when and where  
all persons interested may appear and show  
cause, if any they have, why the prayer of the  
said Petition should not be granted.

Anthony Piatek, Esq.  
414 N. Jefferson St.  
New Castle, PA 16101  
724-658-5120

L.C.L.J. - September 19, 2022

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## **IN THE COURT OF COMMON PLEAS LAWRENCE COUNTY, PENNSYLVANIA ORPHAN'S COURT DIVISION**

### **NO. 20011 OF 2022 O.C. ADOPTION In The Interest Of: W.B.R.JR. Minor(s)**

TO THE NATURAL FATHER, WILLIAM  
BRENT ROBLES SR OF THE ABOVE  
NAMED MINOR.

APETITION HAS BEEN FILED ASKING THE  
COURT TO PUT AN END TO ALL RIGHTS  
YOU HAVE TO YOUR CHILD, WILLIAM  
BRENT ROBLES JR. THE COURT HAS SET  
A HEARING TO CONSIDER ENDING YOUR  
RIGHTS TO YOUR CHILD. THAT HEARING  
WILL BE IN THE LAWRENCE COUNTY  
GOVERNMENT CENTER, NEW CASTLE, PA  
ON THE 18TH DAY OF OCTOBER, 2022 AT  
11:00 AM IN COURTROOM NUMBER FOUR  
(4). IF YOU DO NOT APPEAR AT THIS  
HEARING, THE COURT MAY DECIDE THAT  
YOU ARE NOT INTERESTED IN RETAINING  
YOUR RIGHTS TO YOUR CHILD. 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

# Lawrence Law Journal

MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT. YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL  
NEW CASTLE, PA 16101  
(724) 656-1921

Notice: That pursuant to 23 Pa.C.S.2733, you are hereby notified that a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for continuing contact or communication in accordance with 23 Pa.C.S.2731, et seq.

L.C.L.J. - September 19, 2022

## LAWRENCE COUNTY COURT OF COMMON PLEAS

### NO. 10358 OF 2022, C.A. NOTICE OF ACTION TO QUIET TITLE

Rosepoint Road Realty Trust vs. Fortune Foreclosures, LLC, and Supreme Real Estate 401K Plan FBO Barbara Latimer

To: Fortune Foreclosures, LLC, and Supreme Real Estate 401K Plan FBO Barbara Latimer, action has been commenced to quiet title regarding property located at 1804 West Washington Street, New Castle, Pennsylvania, 16101. 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 plaintiffs. 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 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

Bradley G. Olson, Jr., Esquire  
Attorney for Plaintiff  
125 E. North Street, Suite 212  
New Castle, PA 16101  
(724) 656-6633

L.C.L.J. - September 19, 2022

## LAWRENCE COUNTY COURT OF COMMON PLEAS

### NO. 10359 OF 2022, C.A. NOTICE OF ACTION TO QUIET TITLE

JD Realty Trust vs. Frances M. Moore, individually BAT Holdings One, LLC and KAJA Holdings Two, LLC

To: Frances M. Moore, individually BAT Holdings One, LLC and KAJA Holdings Two, LLC, action has been commenced to quiet title regarding property located at 625 East Reynolds Street, New Castle, Pennsylvania, 16101. 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 plaintiffs. 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 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

Bradley G. Olson, Jr., Esquire  
Attorney for Plaintiff  
125 E. North Street, Suite 212  
New Castle, PA 16101

(724) 656-6633

L.C.L.J. - September 19, 2022

**LAWRENCE COUNTY COURT OF  
COMMON PLEAS**

**NO. 10360 OF 2022, C.A.**

**NOTICE OF ACTION TO QUIET TITLE**

Rosepoint Road Realty Trust vs. Estate of Carol A. McCormick, deceased Her heirs, assigns and representatives

To: Estate of Carol A. McCormick, deceased Her heirs, assigns and representatives, action has been commenced to quiet title regarding property located at 1212 Cunningham Avenue, New Castle, Pennsylvania, 16101. 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 plaintiffs. 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 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

Bradley G. Olson, Jr., Esquire  
Attorney for Plaintiff  
125 E. North Street, Suite 212  
New Castle, PA 16101  
(724) 656-6633

L.C.L.J. - September 19, 2022