

Lawrence Law Journal

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No. 310

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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence Law Journal

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CIVIL/CRIMINAL MOTION COURT

Civil/Criminal Motion Court will be held on an emergency basis only the following dates:

Thursday, December 22

Wednesday, December 28

Thursday, December 29

Friday, December 30

Please contact Court Administration.

The Courthouse will be closed:

Friday, December 23, Monday, December 26, Tuesday, December 27

Lawrence Law Journal

COURT OF REMEMBRANCE

The Court of Common Pleas of Lawrence County will sit in special session as a Court of Remembrance in recognition of recently deceased District Justice James A. Reed and Attorney Nick A. Frisk, Jr. on the 11th day of January, 2023 at 12:00 noon in Courtroom # 1.

A resolution in memory of the deceased will be presented and anyone wishing to make comments will be welcome to do so.

Dominick Motto, President Judge

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

Black, Walter B., Jr.

Late of Lawrence County, Pennsylvania
Administratrix: Gerri Black
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Brophy, Dennis P.

Late of New Castle, Lawrence County, Pennsylvania
Executor: Lori Lynn Brophy Beck
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Douglas, Lisa M. Agnello

Late of Lawrence County, Pennsylvania
Executor: Jordan Agnello, 3758 Ellwood Rd., New Castle, PA 16101
Attorney: Larry J. Puntureri, 2102 Wilmington Rd., New Castle, PA 16105

Hulick, Gerald R.

Late of Borough of Ellwood City, Lawrence County, Pennsylvania
Executrices: Jamie R. Hulick, 435 Line Ave., Ellwood City, PA 16117 and Cassie N. Hulick, 300 Line Ave., Ellwood City, PA 16117
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

Kaprutus, Joseph J.

Late of the City of New Castle, Lawrence County, Pennsylvania
Executor: Steven A. Kulik, 3208 Greentree Circle, New Castle, PA 16105
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Keller, Francis W.

Late of Borough of Ellwood City, Lawrence County, Pennsylvania
Executrix: Tricia S. Stiles, 412 Riverside Dr., Ellwood City, PA 16117
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

Klamut, Francis J.

Late of South New Castle Borough, Lawrence County, Pennsylvania
Executor: Ted A. Klamut, 701 Rosella Place, The Villages, FL 32162
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Potochnik, Rose Marie

Late of Bessemer Borough, Lawrence County, Pennsylvania
Co-Executors: Joanne M. Gravel, 308-200 Burnhamthorpe Rd East, Mississauga, ON L5A 4L4, Canada and Rosanne M. Green, 120 E. Fairfield Ave., New Castle, PA 16105
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Wigton, Gertrude C.

Late of Ellwood City, Lawrence County, Pennsylvania
Executrices: Melanee W. Sinclair, PO Box 6286, Whelling, WV 26003 and Valerie W. Estey, 209 Great Road A2, Acton, MA 01720
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

Yakubik, Anna Jane

Late of Lawrence County, Pennsylvania
Executrix: Brenda Yakubik
Attorney: Michael S. Butler, Heritage Elder Law, 318 S. Main St., Butler, PA 16001

SECOND PUBLICATION

Kearns, Helen M.

Late of the City of New Castle, Lawrence County, Pennsylvania
Executor: Paul F. Kearns, 131 E. Sheridan Ave., New Castle, PA 16105
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Hill, Darrell C.

Late of Lawrence County, Pennsylvania
Administratrix: Wilma Hill
Attorney: Leymarie Clark Long, PC, 423 Sixth St., Ellwood City, PA 16117

Thompson, Melvin

Late of New Castle, Lawrence County, Pennsylvania
Executrix: Kathryn A. Thompson, 4162 Mitchell Rd., New Castle, PA 16105
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, 724-658-7759

THIRD PUBLICATION

Addicott, Sara Jane

a/k/a Addicott, Sara J.

Late of Pulaski Township, Lawrence County,

Pennsylvania

Administrator: Charles A.J. Halpin, III, The Land Title Building, 100 S. Broad St., Ste. 1830, Philadelphia, PA 19110
Attorney: Charles A.J. Halpin, III, 100 S. Broad St., Ste. 1830, Philadelphia, PA 19110

Ditz, Patricia Ann

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

Lehmier, Mollie

Late of the City of New Castle, Lawrence County, Pennsylvania
Administratrix: Karen Peterson, 10402 Napoleon St., Fredericksburg, VA 22408
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

NOTICE OF REVOCABLE TRUST Pursuant to 20 Pa. C.S. §7755(c)

Notice is hereby given of the administration of THE CATHERINE A. ANGELO FAMILY TRUST DATED JANUARY 19, 2022. The Settlor of the Trust, CATHERINE A. ANGELO, a resident of Edinburg, Lawrence County, PA, died on February 7, 2022. All persons having claims against CATHERINE A. ANGELO are requested to make known the same to the Trustee or attorney named below. All persons indebted to CATHERINE A. ANGELO are requested to make payment without delay to the Trustee or attorney named below.

Michael J. Angelo, III
100 Oak Avenue
Penn Hills, PA 15235

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

L.C.L.J. - November 28, December 5 & 12, 2022

NOTICE

Notice is hereby given of the Administration of the **Jane K. Nelson Revocable Trust**, as well as Letters of Testamentary on the Jane K. Nelson Estate having been granted to the Executor, John Carl Nelson. All persons having claims against either are requested to make known the same to the Attorney named below without delay.

Brian F. Levine, Esquire
Levine Law, LLC
Attorney for the Executor
22 E. Grant St.
New Castle, PA 16101-2279

L.C.L.J. - November 28, December 5 & 12, 2022

LEGAL NOTICE

A Hearing has been scheduled for January 30, 2023, at 2:30 p.m., in Courtroom No. 1 of the Lawrence County Government Center, on the Petition by Eric Potskalski and Solitaire A. Bedelyon to receive a title to the manufactured home located at 110 West Drive Road, Volant, PA, 16156. Any person objecting should appear at the Hearing.

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

L.C.L.J. - December 5, 2022

NOTICE

To All Persons Interested, You Will Take Notice:

That the following accounts and statements of proposed distribution or request for audit of Executors, Administrators, Trustees and Guardians, Etc., have been filed in the Orphans' Court of the Court of Common Pleas of Lawrence County, Pennsylvania. The accounts and statements of proposed distribution are opening for examination.

All parties in interest have the right to file written objections to the account or statement of proposed distribution as *provided by law and rules of court*.

The said accounts will be presented to the Court for audit, distribution of assets and final confirmation on December 30, 2022 at 9:00 a.m. e.s.t., at which time all parties in interest will have the opportunity to be heard.

FIRST AND FINAL ACCOUNTS OF DISTRIBUTION December 30, 2022

10018/22 O.C.A. First and Final Account of Gregory S. Fox for the Estate of Joseph A. McCandless, Deceased.

10019/22 O.C.A. First and Final Account of Kenneth T. Brown, Jr., Executor for the Estate of Alfreda V. Brown, Deceased.

10005/22 O.C.A. First and Final Account of

Ken Gilliland & Bonnie Claypoole, Executors of the Estate of Diana L. Hoeing, Deceased.

10020/22 O.C.A. First and Final Account of Rita A. McMasters for the Estate of Earl Keith McMasters, Deceased.

10021/22 O.C.A. First and Final Account of Kathy J. Ludwig, Executrix for the Estate of Donna J. Boak, Deceased.

Jodi Klaboron-Esoldo, Prothonotary, Clerk of Courts and Orphans' Court

L.C.L.J. - November 28 and December 5, 2022

**LAWRENCE COUNTY
COURT OF COMMON PLEAS
NUMBER: 10561-22**

**NOTICE OF ACTION IN MORTGAGE
FORECLOSURE**

Bank of America, N.A., Plaintiff

v.

Eleanor Castner, Known Heir of David Rockyvich, Estate of David Rockyvich, and Unknown heirs, devisees, successors, assigns and all persons, firms, associations claiming right, title or interest from or under the Estate of David Rockyvich, Defendants

TO: Unknown heirs, devisees, successors, assigns and all persons, firms, associations claiming right, title or interest from or under the Estate of David Rockyvich.

Premises subject to foreclosure: 512 Deemer Avenue, Ellwood City, Pennsylvania 16117.

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 notice 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, Third Floor

New Castle, Pennsylvania 16101
(724) 656-1921

McCabe, Weisberg & Conway, LLC
Attorneys for Plaintiff
1420 Walnut St., Ste. 1501
Phila., PA 19102
215-790-1010

L.C.L.J. - December 5, 2022

**SHERIFF SALES
Wednesday, January 11, 2023
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. 10492-2022; The Huntington National Bank, Plaintiff vs. Crystal Fallecker, as Executrix of the Estate of Linda K. Biddle, Defendants. All that certain piece or parcel of land situate in the Borough of Ellwood City, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Terry A. Biddle and Linda K. Biddle, husband and wife, who acquired title, as tenants by the entirety, by virtue of a deed from Robert B. Gordon and Janice M. Gordon, husband and wife, dated January 14, 1977, recorded January 18, 1977, at Book 604, Page 560, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property Address: 641 1st Avenue, Ellwood City, PA 16117. Parcel ID: #14-008500 (Ellwood City 4th Ward). Judgment amount: \$54,919.97 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 2

No. 10114-2022; MidFirst Bank, Plaintiff vs. Catherine A. Laughlin and Douglas M. Laughlin, Defendants. Property address: 494 Gilmore Road, New Castle, PA 16102. Parcel ID: #26-023200 (North Beaver Township); Improvements consist of a residential dwelling. Judgment amount: \$185,516.40 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 3

No. 2016-10528; Bank of America, N.A., Plaintiff vs. Kristen A. Paglia, Defendant. All those certain lots or pieces of ground situate in the Township of Union, Lawrence County, Pennsylvania. Property address: 2012 Pine Dr, New Castle, PA 16101. Parcel ID: #34-246800 (Union Township); Improvements: Residential property. Judgment amount: \$101,067.22 plus interest, costs and attorney

fees. Attorney: RAS Citron

Sale No. 4

No. 2022-10436; Freedom Mortgage Corporation, Plaintiff vs. James A Hernandez, Defendant. Property address: 200 Conestoga Trl, Pulaski, PA 16143. Parcel ID: #29-128800 (Pulaski Township); Improvements thereon: Residential Dwelling. Judgment amount: \$186,540.13 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 5

No. 2022-10024; Amerihome Mortgage Company, LLC, Plaintiff vs. William Mullins; Lorrie Mullins, Defendants. Property address: 284 South Atlantic Avenue, New Castle, PA 16101. Parcel ID: #34-017900 (Union Township); Improvements thereon: Residential Dwelling. Judgment amount: \$67,327.93 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 6

STAYED

Sale No. 7

No. 10676-2022; Citizens Bank, N.A. S/B/M to Citizens Band of Pennsylvania, Plaintiff vs. Charles A.J. Halpin, III, esquire, Personal Representative of the Estate of George A. Plaufcan, Sr. a/k/a George A. Plaufcan, deceased, Defendant. All that certain lot or piece of ground situate in Borough of South New Castle, County of Lawrence, and Commonwealth of Pennsylvania. Improvements: Erected thereon. Property address: 203 East Treser Avenue, New Castle, PA 16102. Parcel ID: #19-024100, 19-024000 & 19-023900 (South New Castle Borough). Judgment amount: \$154,907.30 plus interest, costs and attorney fees. Attorney: Law Office of Gregory Javardian, LLC

Sale No. 8

No. 10856-2021; Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Structured Trust I 2007-1 Asset-Backed Certificates, 2007-1, Plaintiff vs. Joann Johnson, in her capacity as Executrix and Heir of Robert E. Nye; Andrew Johnson, in his capacity as Heir of Robert E. Nye, Defendants. All those certain lots or pieces of ground situate in the First Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania. Property address: 412 13th Street, Ellwood City, PA 16117. Parcel ID: #11-046900 (1st Ward Ellwood City Borough); Improvements: Residential

property. Judgment amount: \$67,146.69 plus interest, costs and attorney fees. Attorney: RAS Citron

Sale No. 9

No. 10565-2022; Bankunited, N.A., Plaintiff vs. Shannon K. Owens and Stephen Owens, Defendants. All that certain property situated in the Township of Neshannock in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: Being more fully described in a Deed dated 12/07/04 and recorded 12/09/04, among the land records of the county and state set forth above, in Book 1996, Page 540. Property address: 416 Falls Avenue, New Castle, PA 16105. Parcel ID: #25-178000 (Neshannock Township). Judgment amount: \$162,013.77 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

Sworn to and subscribed before me this 28th day of November 2022.

Perry L. Quahiero, Sheriff

L.C.L.J.: December 5, 12 & 19 of 2022
