

Lawrence Law Journal

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THE LAWRENCE COUNTY BAR ASSOCIATION

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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

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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

Meyer, Mary Anne

Late of Ellwood City Borough, Lawrence County, Pennsylvania

Executor: John D. Meyer, 1136 Mt. Hope Rd., Ellwood City, PA 16117

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

Scarnati, Lucille M.

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

Executrix: Bernadette Scarnati

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

Wansitler, Donald L.

Late of Slippery Rock Township, New Castle, Lawrence County, Pennsylvania

Executrix: Gloria L. Wansitler

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

SECOND 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

THIRD PUBLICATION

Kearns, Helen M.

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

Executor: Paul F. Kearns, 131 E. Sheridan

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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

NOTICE

To, Jake Juergens, Notice is hereby given to you that an Action To Quiet Title has been filed to terminate the Installment Land Contract concerning the property located at 733 East Main Street, in the City of New Castle, Lawrence County, Pennsylvania, ID NO. 03-187300.

An Answer must be filed within TWENTY (20) days of the date this appears in the newspaper, or else the Installment Land Contract dated January 10, 2019, will be determined to be "NULL AND VOID". The Answer must be filed with the Prothonotary's Office, Lawrence County Government Center, 430 Court Street, New Castle, PA, 16101, the Answer should include the case no. 10557 of 2022.

Gregory S. Fox
323 Sixth Street
Ellwood City, PA 16117
724-758-7555

L.C.L.J. - December 12, 2022

LEGAL NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF
LAWRENCE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2022-10938

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff

vs.

Kathleen Lutz, as Believed Heir and/or
Administrator of the Estate of Lynn R.
Campbell; Erwin Campbell, as Believed
Heir and/or Administrator of the Estate of

Lynn R. Campbell; Unknown Heirs and/
or Administrators of the Estate of Lynn R.
Campbell (if any), Defendants

TO: Unknown Heirs and/or Administrators of
the Estate of Lynn R. Campbell (if any)

You are hereby notified that Plaintiff, PNC
Bank, National Association, filed an Action in
Mortgage Foreclosure endorsed with a Notice
to Defend, in the Court of Common Pleas of
Lawrence County, Pennsylvania, docketed
to No. 2022-10938, seeking to foreclose the
mortgage secured by the real estate located
at 1855 West Lawrence Avenue, Ellwood
City, PA 16117.

A copy of the Action in Mortgage Foreclosure
will be sent to you upon request to the
Attorney for the Plaintiff, Manley Deas
Kochalski LLC, P. O. Box 165028, Columbus,
OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to
defend against the claims in this notice, you
must take action within twenty (20) days
after this publication, 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 other
claim or 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 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 SERVICE

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375
Lawrence County Government Center
430 Court Street
New Castle, PA 16101
(724) 656-1921

Publication Point, LLC
419 Ridge Road Suite H
Munster IN 46321

L.C.L.J. - December 12, 2022

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

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.

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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. Quahliero, Sheriff

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

