

Lawrence Law Journal

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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 and
January 2

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

Beck, David A.

Late of Union Township, Lawrence County, Pennsylvania
Administrator: Victoria Beck, 108 S. Lee Ave., New Castle, PA 16101
Attorney: John R. Seltzer, 713 Wilmington Ave., New Castle, PA 16101, 724-652-0821

Dess, William J.

Late of Union Township, Lawrence County, Pennsylvania
Executors: Judy D. Swiger and Douglas W. Dess
Attorney: Adrienne A. Langer, Cusick DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

Drake, Tyler M.

Late of New Castle, Lawrence County, Pennsylvania
Administratrix: Heidi Drake, 211 Gallaher Lane, New Castle, PA 16101
Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

Hilton, Elmer

Late of New Castle, Lawrence County, Pennsylvania
Executors: Nora Best, 3745 Hollow Rd., New Castle, PA 16101 and Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, 724-658-7759

Wallis, Doris M.

Late of Slippery Rock Township, Lawrence County, Pennsylvania
Executrix: Joanne M. Crowther, 594 Frew Rd., Ellwood City, PA 16117
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

Weir, David Richey

Late of Union Township, Lawrence County, Pennsylvania
Executor: David James Weir
Attorney: Clark & Clark Law, P.C., Robert

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

Wilder, Connie L.

a/k/a Newton, Connie

a/k/a Newton, J. Norman, Jr.

Late of Lawrence County, Pennsylvania
Administrator: Brian Scott Newton
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

SECOND 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

THIRD 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

FICTITIOUS NAME NOTICE

I, Kenneth Rayner III of 160 West Harbor
Road in New Castle, Pennsylvania intend

to do business under my state registered
fictitious name 'Rust Belt Contracting' effective
immediately. PA 178562.

L.C.L.J. - December 19, 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. Quahliero, Sheriff

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