

Lawrence Law Journal

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April 10, 2023

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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence County Bar Association CLE

Thursday, April 27, 2023

Presenter: Brian Quinn

Topic: Maintaining a Realistic Work/Life Balance

11:30 a.m. lunch; 12:00-1:00 1 hour ethics CLE

Faraone Brothers Banquet Hall

Reservations must be received by April 19th at 724-656-2136

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

Boyce, Edna Catherine

Late of Lawrence County, Pennsylvania
Executor: Paul Leonard Boyce, Jr.
Attorney: Phillip L. Clark, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Frederick, Ivy E.

Late of Ellwood City, Lawrence County, Pennsylvania
Administratrix: Shannon L. Myers, 155 Northwestern Dr., Ellwood City, PA 16117
Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

Gibson, Shirley M.

Late of Shenango Township, Lawrence County, Pennsylvania
Administratrix: Judith A. Bigley, 23 Homestead St., New Castle, PA 16101
Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

Kroesen, Clara Almarie

a/k/a Kroesen, Clara A.
Late of Township of Pulaski, Lawrence County, Pennsylvania
Executrix: Tracy Lynn Wilkins, Nalli, Elias & Associates, PC, 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001
Attorney: Jorden P. Colalella, Nalli, Elias & Associates, PC, 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001

Rogers, Kristine S.

Late of Ellwood City, Lawrence County, Pennsylvania
Administratrix: Pamela Weller, 106 Sylvan Dr., Beaver Falls, PA 15010
Attorney: Gene G. Dimeo, Dimeo Law Group PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

Scopellite, Genevieve

Late of Ellport Borough, Lawrence County, Pennsylvania
Executor: David Scopellite, 900 Grandview Rd., Ellwood City, PA 16117

Attorney: Matthew T. Mangino, 315 N. Mercer St., New Castle, PA 16101, 724-658-8535

Wilson, Sara Marie a/k/a Wilson, Sara M.

Late of New Wilmington Borough, Lawrence County, Pennsylvania
Executrix: Janice M. Lohrenz
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

SECOND PUBLICATION

Hazen, Paul L.

Late of Ellwood City, Lawrence County, Pennsylvania
Executor: Shane M. Hazen
Attorney: Ryan C. Long, Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Pariso, Alice

Late of the Borough of Ellwood City, Lawrence County, Pennsylvania
Executor: Randy W. Welsh, 820 Park Ave., Ellwood City, PA 16117
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

THIRD PUBLICATION

Beatrice, Charles

a/k/a Beatrice, Charles Paul
Late of Lawrence County, Pennsylvania
Administratrix: Rita Hammerle
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Drobiezewski, Margaret Mary

Late of Amherst, Lorain County, Ohio
Executor: Gary Drobiezewski, 1416 Ledgewood Lane, Avon, OH 44011
Attorney: Bradley G. Olson, Jr., 109 N. Mercer St., New Castle, PA 16101, (724) 656-6633

Hudak, Thomas L.

Late of Little Beaver Township, Lawrence County, Pennsylvania
Executor: Mark V. Hudak
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Krueger, James R.

a/k/a Krueger, James Robert
Late of Neshannock Township, Lawrence County, Pennsylvania
Administrator, C.T.A.: Lisa M. Close, 45

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Manchester Rd., Flemington, NJ 08822
Attorney: Frank G. Verterano, Verterano &
Manolis, 2622 Wilmington Rd., New Castle,
PA 16105-1530

Seltzer, Jacqueline

Late of Enon Valley Borough, Lawrence
County, Pennsylvania
Executor: Donna Marie Seltzer, 328
Westfield Rd., Enon Valley, PA 16120
Attorney: John R. Seltzer, 713 Wilmington
Ave., New Castle, PA 16101, 724-652-0821

Stalker, Harold Wayne

Late of New Castle, Lawrence County,
Pennsylvania
Executor: Shawn Howard Stalker, 1907 Tony
St., New Castle, PA 16101
Attorney: Louis M. Perrotta, Louis M.
Perrotta, P.C., 229 S. Jefferson St., New
Castle, PA 16101, (724) 658-9980

NOTICE

In the Court of Common Pleas of Lawrence
County, Orphans' Court Division, Estate of
Kimberly Dalton, Case No. 22 of 2023

Petition filed March 6, 2023 by Paul L. Dalton
pursuant to 20 PA 3546 to determine that fee
simple title to the real estate located at 803
Chestnut St., New Castle, PA 16101 is vested
in Paul L. Dalton.

Peter Lewis
Neighborhood Legal Services

L.C.L.J. - April 10, 17, and 24, 2023

COURT OF COMMON PLEAS LAWRENCE COUNTY, PA NO. 10678-21 - CIVIL ACTION LAW ACTION OF MORTGAGE FORECLOSURE

PENNSYLVANIA HOUSING FINANCE
AGENCY, PLAINTIFF

VS.

ROSE BOAK AND GARY MILLER, KNOWN
HEIRS OF CHRISTOPHER P. MILLER,
DECEASED AND THE UNKNOWN
HEIRS OF CHRISTOPHER P. MILLER,
DECEASED, DEFENDANTS

TO: THE UNKNOWN HEIRS OF
CHRISTOPHER P. MILLER, DECEASED,
DEFENDANT(S)

YOU ARE HEREBY NOTIFIED THAT
ON 9/8/22, PLAINTIFF FILED AN
AMENDED MORTGAGE FORECLOSURE

COMPLAINT ENDORSED WITH
A NOTICE TO DEFEND, AGAINST
YOU IN THE COURT OF COMMON
PLEAS OF LAWRENCE COUNTY, PA,
DOCKETED TO NO. 10678-21, WHEREIN
PLAINTIFF SEEKS TO FORECLOSURE
ITS MORTGAGE SECURING YOUR
PROPERTY LOCATED AT 14 MAHONING
AVENUE, NEW CASTLE, PA 16102,
WHEREUPON THE SHERIFF OF
LAWRENCE COUNTY WOULD SELL
YOUR PROPERTY.

YOU ARE HEREBY NOTIFIED TO
PLEAD TO THE ABOVE-REFERENCED
COMPLAINT ON OR BEFORE 20 DAYS
FROM THE DATE OF THIS PUBLICATION
OR A JUDGMENT WILL BE ENTERED
AGAINST YOU.

NOTICE

YOU HAVE BEEN SUED IN COURT. IF
YOU WISH TO DEFEND, YOU MUST
ENTER A WRITTEN APPEARANCE
PERSONALLY, OR BY AN 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. 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 OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL
HELP.

LAWRENCE COUNTY BAR ASSN.
430 COURT ST.
NEW CASTLE, PA 16101
724.656.1921

LEON P. HALLER, ATTY. FOR PLAINTIFF
1719 N. FRONT ST.
HARRISBURG, PA 17102
717.234.4178

L.C.L.J. - April 10, 2023

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

Case No. 19-23767 GLT
Chapter 7

In re: Olde Library Office Complex Partnership
Property to be sold: 106 East North Street,
New Castle, Lawrence County, Pennsylvania,

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as described in Deed Book Volume 677, page 34, tax parcel number 02201400.

Initial Offer: \$225,000 with \$2,000 down payment

Terms of Sale: No-Contingency, "AS IS, WHERE IS;" \$2,000 in cash or certified funds at time of sale, the balance within thirty days. The court will entertain higher and better offers at the hearing.

Contact: Charles O. Zebley, Jr., Trustee, P.O. Box 2124, Uniontown, Pennsylvania, 15401, (724) 439-9200

Responses and objections shall be filed and served by April 6, 2023. An in-person hearing will be held on May 2, 2023, at 1:30 p.m. before Judge Gregory L. Taddonio in Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA, 15219. Parties seeking to appear remotely must register for the hearing by submitting a registration form via the link published on Judge Taddonio's website (which can be found at <http://www.pawb.uscourts.gov/judge-taddonios-video-conference-hearing-information>) by no later than 4 p.m. on the business day prior to the scheduled hearing.

L.C.L.J. - April 10, 2023

SHERIFF SALES

Wednesday, May 10, 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 - STAYED

Sale No. 2 - STAYED

Sale No. 3

No. 10349-2022; MidFirst Bank, Plaintiff vs. Krystal Mravintz, Defendant. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Krystal Mravintz, married, who acquired title by virtue of a deed from Ryan D. Gingras and Brandy M. Gingras, husband and wife, dated March 2, 2019, recorded March 9, 2018, at Document Number 2018-001890, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property Address: 132 East Moody Avenue, New Castle, PA 16101. Parcel ID: #02-284600 & 02-010800 (2nd Ward New Castle). Judgment amount: \$79,758.52 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 4

No. 2022-11000; PNC Bank, National Association, Plaintiff vs. Roberta Gwin AKA Roberta I. Gwin, Defendant. Property address: 4 Links Drive, New Castle, PA 16101. Parcel ID: #31-361555 (Shenango Township); Improvements consist of a residential dwelling. Judgment amount: \$22,476.82 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 5

No. 2022-10950; Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, Plaintiff vs. Daniel A. Monaco; Teresa M. Monaco, Defendants. All that certain piece, parcel or lot of land situate, lying and being in Littler Beaver Township, Lawrence County, Pennsylvania. Property address: 574 Cook Road, New Galilee, PA 16141. Parcel ID: #23-045201 (Little Beaver Township); Improvements erected thereon. Judgment amount: \$104,598.53 plus interest, costs and attorney fees. Attorney: Law Office of Gregory Javardian, LLC.

Sale No. 6

No. 2022-10718; Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Inc., Plaintiff vs. Adam Gray; Vanessa Anne Gray, Defendants. Property address: 3431 Clover Lane, New Castle, PA 16105. Parcel ID: #25-053900 (Neshannock Township); Improvements consist of a residential dwelling. Judgment amount: \$180,791.60 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 7

No. 10894-2021; Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1, Plaintiff vs. Mary Ann Zocolo, Defendant. All that certain piece, parcel and lot of land, situate, lying and being in North Beaver Township, Lawrence County, Pennsylvania, being (mown and identified as Lot No 101 in the Harman Plan of Lots as recorded in Lawrence County Plot Book Volume 22, Page 160, being more particularly bounded and described as follows: Beginning at an iron pin on the West line of the Smalls Ferry Road T-312, said iron pin being the southeast corner of the parcel herein conveyed; thence South 88 degrees 58 minutes 00 seconds West along the line of Lot No. 102 in the aforesaid Plan of lots and lands identified as Parcel "A" in the aforesaid Plan of lots

a distance of 1063.84 feet to an iron pin along line of lands now or formerly of Ronald Martin: thence North 01 degrees 00 minutes 00 seconds West a distance of 285.00 feet to an iron pin, thence North 88 degrees 58 minutes 00 seconds East along line of lands now or formerly of John Wallace and Delta McKim a distance of 1054.48 feet to a point on the West line of Smalls Ferry Road; thence South 02 degrees 52 minutes 54 seconds East along the westerly line of Smalls Ferry Road a distance of 285.15 feet to an iron pin, being the place of beginning, and containing 6.930 acres. Under and Subject to an existing overhead Pennsylvania Power Company Transmission Line, running along the northern property line of said parcel. Being the same property conveyed to Mary Ann Zocolo, as Surviving tenant by the entirety William A. Zocolo and Mary Ann Zocolo, his wife, by deed from Green Acres Development Company, Inc. dated June 9, 1997, recorded August 5, 1997 in Lawrence County Recorder of Deeds in Book 1366 Page 579. The said William Zocolo departed this life on April 5, 2015, leaving Mary Ann Zocolo, as Surviving tenant by the entirety NOTE: Being PIN Tax Map of the Township of North Beaver, County of Lawrence. Property Address: 576 Smalls Ferry Road, New Castle, PA 16102. Parcel ID: #26-064301 (North Beaver Township). Judgment amount: \$201,533.09 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

Sale No. 8

No. 2022-10841; U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.A. Bank Trust National Association, Plaintiff vs. Michael J. Ferruchie; Jessica E. Rogan, Defendants. All that certain piece, parcel, or lot of land situate in the Fifth Ward of The Borough of Ellwood City, Lawrence County, Pennsylvania. Property address: 817 Sunset Blvd., Ellwood City, PA 16117. Parcel ID: #15-016900 (5th Ward Ellwood City). Judgment amount: \$53,958.17 plus interest, costs and attorney fees. Attorney: RAS Citron

Sale No.9

No. 10456-2018; Northwest Bank, Plaintiff vs. Camilla J. Crawford, Defendant. All the right, title, interest and claim of Camilla J. Crawford of, in and to the following described property: All the following described real estate situated in the City of New Castle, Lawrence County, Pennsylvania. Having erected thereon a dwelling. Document No. 2013-014886.

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Property Address: 520 East Reynolds Street,
New Castle, Pennsylvania 16101. Parcel ID:
#05-145300 (5th New Castle). Judgment
amount: \$33,093.71 plus interest, costs and
attorney fees. Attorney: Grenen & Birsic PC

Sworn to and subscribed before me this 17th
day of March 2023.

Perry L. Quahliero, Sheriff

L.C.L.J.: April 3, 10, and 17, 2023
