

Lawrence Law Journal

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April 17, 2023

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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence Law Journal

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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 20th 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

Bauder, Mark Richard

Late of Lawrence County, Pennsylvania
Executor: Travis Bauder, 735 Mt. Air Rd., New Castle, PA 16102
Attorney: Larry J. Puntureri, 2102 Wilmington Rd., New Castle, PA 16105

Kaufman, Alice Eugenie

Late of Wilmington Township, Lawrence County, Pennsylvania
Executor: Ralph W. Kaufman, Sr.
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Williams, Robert Lee

Late of New Castle, Lawrence County, Pennsylvania
Executor: Tina M. Cornelius
Attorney: Adrienne A. Langer, Cusick DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

SECOND 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: Jordan 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

THIRD 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

NOTICE

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

Lawrence Law Journal

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

NOTICE OF HEARING

Please take notice that Carson McConnell, as heir and beneficiary of the Estate of Bruce Jones, has filed a Petition with the Court of Common Pleas of Lawrence County, Pennsylvania at No. 70031 of 2023. The purpose of the hearing is to register title of a 1984 Oldsmobile Delta 88 Royale, a 1992 Subaru SVX, and a 1974 Chevrolet Monte Carlo to Carson McConnell, Petitioner. All persons making claim may be present at the hearing on May 3, 2023 at 9:00 a.m., Courtroom No. 3 of the Lawrence County Government Center.

Susan M. Papa, Esquire
439 Court St.
New Castle, PA 16101

L.C.L.J. - April 17, 2023

LEGAL NOTICE

Notice is hereby given, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Butler Equipment II, LLC** and it is to be organized effective April 3, 2023.

S.R. Law, LLC
Ronald W. Coyer, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

L.C.L.J. - April 17, 2023

FICTITIOUS NAME NOTICE

Notice is hereby given that a Registration of Fictitious Name was filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, by John G. Kurtz for the fictitious name of **Keystone Woodworks**, which has been filed under the provisions of the

Fictitious Names Act. The principal address of the filer and the business is 2924 State Rt 208, New Wilmington, PA 16142.

L.C.L.J. - April 17, 2023

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Lawrence County, Pennsylvania, at No. 70029 of 2023, M.D.

Notice is given that the Petition of Jessica L. Grimes, was filed to change her daughter, **EMELYN L. BARTH**, name to **EMELYN L. GRIMES**.

The Court has scheduled May 22, 2023 at 2:00 P.M. in Courtroom #4 of the Lawrence County Government Center for the hearing on said petition, where and when all persons interested may appear and show cause why the Judicial Changes of Name should not be granted.

Larry J. Puntureri, Esquire
2102 Wilmington Rd.
New Castle, PA 16105

L.C.L.J. - April 17, 2023

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Lawrence County, Pennsylvania at Case No. 70018 of 2023. In the Matter of Petition for Change of Name, A.L.N.

Notice is given that the Petition of Brandon Timothy Novak was filed to change **Amelia Lyn Novak** to **Amelia Lyn Ryan**.

The court has scheduled a hearing on May 5, 2023 at 2:30 p.m. in Courtrom #4 of the Lawrence County Government Center, New Castle, PA for the hearing on said Petition, where and when all persons interested may appear and show cause why the Judicial Change of Name should not be granted.

Brandon Novak

L.C.L.J. - April 17, 2023

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Lawrence County, Pennsylvania at Case No. 70019 of 2023. In the Matter of Petition for Change of Name, A.G.N.

Notice is given that the Petition of Brandon Timothy Novak was filed to change **Adalyn Grace Novak** to **Adalyn Grace Ryan**.

The court has scheduled a hearing on May 5, 2023 at 2:30 p.m. in Courtrom #4 of the

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Lawrence County Government Center, New Castle, PA for the hearing on said Petition, where and when all persons interested may appear and show cause why the Judicial Change of Name should not be granted.

Brandon Novak

L.C.L.J. - April 17, 2023

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Lawrence County, Pennsylvania at Case No. 70020 of 2023. In the Matter of Petition for Change of Name, Brandon Timothy Novak.

Notice is given that the Petition of Brandon Timothy Novak was filed to change **Brandon Timothy Novak** to **Brandon Timothy Ryan**.

The court has scheduled a hearing on May 5, 2023 at 2:30 p.m. in Courtroom #4 of the Lawrence County Government Center, New Castle, PA for the hearing on said Petition, where and when all persons interested may appear and show cause why the Judicial Change of Name should not be granted.

Brandon Novak

L.C.L.J. - April 17, 2023

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA

CIVIL DIVISION
NO.: 2023-10278

RF LAND HOLDINGS, LLC, Plaintiff,

v.

KIM LIST, known heir of Joseph Vasilcik and UNKNOWN heirs, personal representatives or assigns of JOSEPH VASILCIK, Defendant,

TO: The unknown heirs, personal representatives or assigns of Joseph Vasilcik, notice is provided a complaint to quiet title has been filed with regard to the real property situate in Shenango Township, Lawrence County, Pennsylvania known as PID 31-380500.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served 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 further notice

for any money claimed in the Complaint or for any other claim or 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 A LAWYER OR CANNOT AFFORD ONE, GO TO OR PHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Office of Lawyer Referral
Third Floor

Lawrence County Government Center
430 Court Street
New Castle, PA 16101
(724) 656-1921

Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

L.C.L.J. - April 17, 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. 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
