

# Lawrence Law Journal

USPS 306-600

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VOL. 31

October 16, 2023

No. 355

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Owned and Published By

**THE LAWRENCE COUNTY BAR ASSOCIATION**

Anthony S. Piatek, *President*

James W. Manolis, *Opinion Editor*

JoEllen Thomas, *Executive Director*

Phone 724-656-2136

The Lawrence Law Journal is published every Monday. Legal notices, court opinions and advertising copy must be received at the Lawrence County Court House by noon of the preceding Wednesday. Postmaster, please send change of address to Lawrence Law Journal, 430 Court Street, New Castle, PA 16101.

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Subscription Price \$30.00. Single copies 50¢

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Periodical postage paid at New Castle, Pennsylvania 16101

# Lawrence Law Journal

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## COUNTY OF LAWRENCE, PENNSYLVANIA CIVIL TRIAL LIST - GENERAL

- 10439 of 13 CA; City Trailer Mfg Inc. v. Marinelli Realty Inc. et al; Lamancusa, A. Papa
- 11239 of 13 CA; Miriam Ortiz as Executrix v. Edison Manor Nursing & Rehab; Collis, Bass
- 10534 of 19 CA; Paul Morrone v. Route 65 Auto, Inc.; Sturm, Verterano, Lamancusa
- 10954 of 19 CA; Donna L. Smith v. Molly Kearns; Licata, Decker
- 10229 of 20 CA; Tara Severin v. Bonnie Swogger et al; Black, S Papa
- 10429 of 20 CA; Alan Daufen v. Family Lease, LLC; Milsop, Weber
- 10228 of 21 CA; Daniel and Lorraine Rice v. Tammy Damron; Perrotta, Gilkey, Leon
- 10457 of 21 CA; Housing Authority of Law Co v. Doreese Bell; Perrotta, Iseman
- 10945 of 21 CA; Jeane Callahan v. Laurie S. Staples; Lockwood, DeCaro
- 10083 of 22 CA; Carrie Frew and Spencer Frew v. Anthony Baggetta; Hartman, Bott
- 10255 of 22 CA; Housing Authority of Law Co v. Tami Stafford; Perrotta, Iseman
- 10771 of 22 CA; Housing Authority of Law Co. v. Anthony Taylor; Perrotta, Iseman
- 10773 of 22 CA; Housing Authority of Law Co v. Jordan Gardner; Perrotta, Gilkey
- 10985 of 22 CA; Housing Authority of Law Co v. Jennifer Strohecker-Schaffer; Perrotta, Iseman
- 11012 of 22 CA; Housing Authority of Law Co v. Bradley Ward; Perrotta, Creighton
- 11013 of 22 CA; Housing Authority of Law Co v. Abigail Nahar; Perrotta, Creighton
- 10141 of 23 CA; Housing Authority of Law Co v. Tiffany & Anthony Sfreddo; Perrotta, Iseman
- 10253 of 23 CA; Housing Authority of Law Co v. Cheyenne Guy; Perrotta

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### MOTION COURT

Civil and Criminal Motion Court will be held on an emergency basis only  
December 28 and 29, 2023. Please contact Court Administration.

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**Lawrence Law Journal**

**Lawrence County Bar Association CLE Lunch**

**Wednesday, October 25, 2023**

**Expungements and Criminal Record Clearing and Pardons**

Presented by: NLS

11:30 a.m. lunch, 12:00 - 1:00 1 hour substantive CLE

(you must attend the full hour to receive credit)

Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle

RSVP deadline – Thursday, October 19th, 724-656-2136

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**Lawrence County Bar Association  
Annual Meeting & Election of Officers**

Wednesday, November 1, 2023

5:30 social, 6:00 buffet dinner, meeting to follow

Gatherings Banquet & Event Center,  
2552 Benjamin Franklin Highway, Edinburg, PA 16116

RSVP deadline: Wednesday, October 25th at 12:00 noon at  
724-656-2136 or [jthomas@lawrencecountypa.gov](mailto:jthomas@lawrencecountypa.gov)

There is no cost to attend the meeting, but you must have a reservation.  
There will be a cash bar.

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**NOTICE**

The Court of Common Pleas of Lawrence County will sit in special session as a Court of Remembrance in recognition of recently deceased Attorney Richard E. Flannery on the 8th day of November, 2023 at 12:00 noon in Courtroom #5.

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

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## 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

#### **Dardes, Patricia**

##### **a/k/a Dardes, Patricia J.**

Late of Mahoning Township, Lawrence County, Pennsylvania

Executrix: Carol J. Dardes, 146 Quaker Heights Rd., P.O. Box 157, Hillsville, PA 16132

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

#### **George, Philip F.**

##### **a/k/a George, Philip Frances**

Late of Lawrence County, Pennsylvania

Executor: John T. Siglow

Attorney: William J. Flannery, 2910 Wilmington Rd., New Castle, PA 16105

#### **Teplica, Terence M.**

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

Executrix: Linda M. Teplica, 117 Oakmont Dr., Ocean View, DE 19970

Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

### SECOND PUBLICATION

#### **Duncan, Maureen A.**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Christopher Duncan, 116 Mill Stone Circle, Winchester, VA 22602

Attorney: Charles P. Sapienza, 713 Wilmington Ave., New Castle, PA 16101

#### **Fletcher, Mariellen**

Late of Union Township, Lawrence County, Pennsylvania

Executor: Jamie Lynn Fletcher

Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

#### **Greenwood, Donna May**

Late of Hickory Township, Lawrence County, Pennsylvania

Executor: Samuel Greenwood

Attorney: Deborah A. Shaw, 1906 Wilmington

Rd., New Castle, PA 16105, dshaw@dshawlaw.com, 724-856-9894

#### **Shaffer, Raymond G.**

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Janice E. Shaffer, 3284 Princeton Rd., New Castle, PA 16101

Attorney: Michael J. Pater, Charlton Law, 101 East Diamond St., Suite 202, Butler, PA 16001

### THIRD PUBLICATION

#### **Budzowski, Peter T.**

##### **a/k/a Budzowski, Peter Thaddeus**

Late of Neshannock Township, Lawrence County, Pennsylvania

Executrix: Marcia L. Cox, 101 Ludwig Rd., New Castle, PA 16105

Attorney: John R. Seltzer, 713 Wilmington Ave., New Castle, PA 16101, 724-653-7855

#### **Midzie, Michael J.**

##### **a/k/a Midzie, Michael**

Late of City of New Castle, Lawrence County, Pennsylvania

Executrix: Sherry Lynn Bellan, Nalli, Elias & Associates, PC, 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001

Attorney: Ashley M. Elias, Nalli, Elias & Associates, PC, 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001

#### **Oddi, Valentine S.**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Larry Magnone

Attorney: John J. DeCaro, Cusick, DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

#### **Owoc, Lois J.**

Late of Shenango Township, Lawrence County, Pennsylvania

Executor: Russell D. Kennedy, 1808 Jackson Ave., New Castle, PA 16101

Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

#### **Perrett, Laura**

##### **a/k/a Perrett, Laura L.**

Late of Lawrence County, Pennsylvania

Executrix: Terry Lee Haney

Attorney: Phillip L. Clark, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

#### **Quinto, Barry C.**

##### **a/k/a Quinto, Barry Clifford**

Late of Mahoning Township, Lawrence

County, Pennsylvania  
Executor: Jeffery L. Quinto  
Attorney: John J. DeCaro, Jr., Cusick,  
DeCaro & Langer, P.C., 100 Decker Dr.,  
P.O. Box 5137, New Castle, PA 16105, 724-  
658-2525

**Shepka, Darlene J.**

Late of New Castle, Lawrence County,  
Pennsylvania  
Executor: Michael Golling, 2402 Delaware  
Ave., New Castle, PA 16105  
Attorney: Jason A. Medure, 713 Wilmington  
Ave., New Castle, PA 16101

**Vendilli, Anthony F., Sr.**

Late of Ellwood City Borough, Lawrence  
County, Pennsylvania  
Executor: Anthony F. Vendilli, Jr., 6943 East  
State St., Hermitage, PA 16148  
Attorney: John R. Seltzer, 713 Wilmington  
Ave., New Castle, PA 16101, 724-652-0821

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**FICTITIOUS NAME NOTICE**

Notice is hereby given that, effective July 7, 2023, New Castle Rehabilitation & Nursing LLC, a Pennsylvania limited liability company, with a registered office address of 5809 Warwick Avenue Teaneck, NJ 07666, Bergen County, New Jersey registered the fictitious name of "**Kadima Rehabilitation & Nursing at New Castle**" by filing a Fictitious Name Registration under the Fictitious Names Act, 54 Pa.C.S. § 301, et sq. with the Pennsylvania Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania, for the conduct of business at its principal place of business situated at 715 Harbor Street, New Castle, Lawrence County, Pennsylvania 16101.

Latsha Davis & Marshall, P.C.  
1700 Bent Creek Boulevard, Suite 140  
Mechanicsburg, PA 17050

L.C.L.J. - October 16, 2023

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**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 **Premier Ag, LLC**, and it is to be organized effective October 10, 2023.

S.R. Law, LLC  
Ronald W. Coyer, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057  
L.C.L.J. - October 16, 2023

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**IN THE COURT OF COMMON PLEAS OF  
LAWRENCE COUNTY, PENNSYLVANIA**

CIVIL DIVISION  
No. 10454 of 2023  
Control No. 33062600  
Tax Map and Parcel No. 33-4108-123

LFG 2022, LLC, Plaintiff

vs.

Shaun W. Riley, Misty Mohr and Pennsylvania  
Housing Finance Agency, Defendants

**PUBLIC NOTICE TO SHAUN W. RILEY &  
MISTY MOHR**

**NOTICE TO DEFEND**

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 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 claim or relief requested by the Plaintiff. 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, TELEPHONE THE OFFICE SET  
FORTH BELOW TO FIND OUT WHERE YOU  
CAN GET LEGAL HELP.**

**IF YOU CANNOT AFFORD TO HIRE A  
LAWYER, THIS OFFICE MAY BE ABLE  
TO PROVIDE YOU WITH INFORMATION  
ON AGENCIES THAT MAY OFFER LEGAL  
SERVICES TO ELIGIBLE PERSONS AT A  
REDUCED FEE OR NO FEE.**

Office of Lawyer Referral  
Third Floor  
Lawrence County Government Center  
430 Court Street  
New Castle, PA 16101  
(724) 656-1921

Meyer, Darragh, Buckler, Bebenek & Eck,  
P.L.L.C.

# Lawrence Law Journal

40 North Pennsylvania Avenue, Suite 410  
Greensburg, PA 15601

L.C.L.J. - October 16, 2023

## **SHERIFF SALES** **Wednesday, November 8, 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. 11081-2022; PNC Bank, National Association, Plaintiff vs. Michael Walters, Defendant. All those certain pieces of ground situate in the Borough of Ellport, Lawrence County, Pennsylvania. Improvements; Residential property. Property address: 1185 Church Street, Ellwood City, PA 16117. Parcel ID: #10-018604 (Ellport Borough). Judgment amount: \$74,832.38 plus interest, costs and attorney fees. Attorney: RAS Citron

### **Sale No. 2**

No. 10180-2023; Wells Fargo Bank, N.A., Plaintiff vs. Roger W. Fox, Defendant. Improvements thereon: Residential Dwelling. Property address: 1292 Coffee Run Road, Pulaski, PA 16143. Parcel ID: #29-011600 (Pulaski Township). Judgment amount: \$108,608.68 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

### **Sale No. 3**

No. 10678-2021; Pennsylvania Housing Finance Agency, Plaintiff vs. Christopher P. Miller, Defendant. Lots 308 and 309 – Section 74, Official Survey of the City of New Castle, Instrument No. 2010-Improvement thereon: a residential dwelling house as defined above. Property address: 14 Mahoning Avenue, New Castle, PA 16102. Parcel ID: #07-015700 (7th Ward New Castle). Judgment amount: \$42,641.97 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller

### **Sale No. 4**

No. 10941-2022; Nationstar Mortgage LLC D/B/A Mr. Cooper, Plaintiff vs. Deborah Gravatt, Heir in her capacity to the Estate of Linda Miller, Deceased; Lorie Calderone, Heir in her capacity to the Estate of Linda Miller, Deceased; Regena Miller, Heir in her capacity to the Estate of Linda Miller, Deceased; Danielle Enos, Heir in her capacity to the Estate of Linda Miller, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Association claiming right title or interest for or under Linda Miller, Deceased, Defendants. Improvements

thereon: Residential Dwelling. Property address: 2883 Portersville Road, Ellwood City, PA 16117. Parcel ID: #27-054500 (Perry Township). Judgment amount: \$54,722.01 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

## **Sale No. 5**

No. 10173-2022: First National Bank of Pennsylvania, Plaintiff vs. Shaun P. Cullen and Jamie L. Cullen, Defendants. All the right, title, interest and claim of Shaun P. Cullen and Jamie L. Cullen, his wife, in and to the following described property: All that certain real estate situated in the Township of Wilmington, County of Lawrence and Commonwealth of Pennsylvania per Deed dated September 23, 2004, and recorded September 24, 2004 in the Office of the Recorder of Deeds, Lawrence County, Pennsylvania at Deed Book Volume 1977, Page 1. Having erected thereon a two-story residential dwelling, with attached garage. Property Address: 1331 Fayette-New Wilmington Road, New Wilmington, PA 16142. Parcel ID: #37-079300 (Wilmington Township). Judgment amount: \$115,358.60 plus interest, costs and attorney fees. Attorney: David Raphael

## **Sale No. 6**

No. 10179-2023; U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, Plaintiff vs. Michael A. Sainato and Melinda S. Sainato, Defendants. Improvement: Single Family Dwelling. Property address: 3309 Nesbitt Street a/k/a Nesbit Street, New Castle, PA 16102. Parcel ID: #26-103300 (North Beaver Township). Judgment amount: \$194,159.58 plus interest, costs and attorney fees. Attorney: Romano Garubo & Argentieri

Sworn to and subscribed before me this 25th day of September 2023.

Perry L. Quahliero, Sheriff

L.C.L.J.: October 2, 9 & 16, 2023

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