

# Lawrence Law Journal

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December 11, 2023

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**THE LAWRENCE COUNTY BAR ASSOCIATION**

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# 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
- 10482 of 21 CA; Leona S. Thompson et al v. Ross T. Meiners et al; Croumer, Schubert
- 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
- 30003 of 22 CA; Sonya Johnson et al v Maybrook-C Overook OFCO LLC; Simon, Kimball
- 10141 of 23 CA; Housing Authority of Law Co v. Tiffany & Anthony Sfreddo; Perrotta, Iseman
- 10204 of 23 CA; Lawrence Co Landlord Assoc v. Union Township; Olson, Medure
- 10253 of 23 CA; Housing Authority of Law Co v. Cheyenne Guy; Perrotta
- 10405 of 23 CA; Robert Waddington and Judith Waddington v. Michael J. Ponziani, Sr.; Olson, Perrotta
- 10456 of 23 CA; Housing Authority of Law Co v. Penny Cochran; Perrotta, Gilkey
- 10526 of 23 CA; Carol D Fennick v. State Farm Mutual Auto Ins; Sullivan, McDonnell
- 10539 of 23 CA; Anthony Servedio et al v. Andrew R Koelliker; Manolis, Dimeo
- 10580 of 23 CA; ODK Capital LLC v. SRI Roofing & Sheet Metal et al; Armstrong, Herron
- 10616 of 23 CA; Inarts LLC TDBA v Stuart Day TDBA; Manolis, DeCaro
- 10650 of 23 CA; Jahn Tinglum v. The Highland House, Inc.; Natale, Clark
- 10693 of 23 CA; Amanda Kelley v. Thomas Watt, Jr.; Papa, Lynch

**COURTHOUSE HOLIDAY SCHEDULE**

The Lawrence County Government Center will be closed:

Monday, December 25, 2023

Tuesday, December 26, 2023

Wednesday, December 27, 2023

Monday, January 1, 2024

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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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## 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

#### **Arcuri, Cynthia M.**

Late of the City of New Castle, Lawrence County, Pennsylvania  
Executor: Deborah A. Currie  
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

#### **Hamm, Karen Marie**

Late of Mahoning Township, Lawrence County, Pennsylvania  
Administrator: James P. Hamm, 5817 N. Edinburg Rd., Edinburg, PA 16116  
Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

#### **Mengel, Jerry D.**

#### **a/k/a Mengel, Jerry Dudley**

Late of Slippery Rock Township, Lawrence County, Pennsylvania  
Executors: Shawn M. Mengel and Able L. Mengel  
Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105

#### **Slamon, Rosetta A.**

Late of Shenango Township, Lawrence County, Pennsylvania  
Executrix: Danna Morgan, 858 Calypso Drive, Myrtle Beach, SC 29588  
Attorney: Charles B. Hadad, The Lynch Law Group, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066

### SECOND PUBLICATION

#### **Barris, Samuel C.**

Late of Lawrence County, Pennsylvania  
Executor: Albert A. Schultz, Jr., 417 Lyndal St., New Castle, Lawrence County, PA  
Attorney: Susan M. Papa, Papa & Papa, 439 Court St., New Castle, PA 16101

#### **Bell, Janet L.**

#### **a/k/a Karns, Janet Hosler**

Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Denise Lynn McCamey, 1140 Parkwood Court, Apt 1B, New Castle, PA

16101

Attorney: Jack W. Cline, Stranahan, Stranahan & Cline, 101 South Pitt St., P.O. Box 206, Mercer, PA 16137-0206

#### **Gardocky, Kenneth Leroy**

#### **a/k/a Gardocky, Kenneth L.**

Late of the City of New Castle, Lawrence County, Pennsylvania  
Executor: David L. Gardocky, 103 Mapeat Lane, P.O. Box 1406, New Castle, PA 16103  
Attorney: McNickle & Bonner, LLP, 209 West Pine St., Grove City, PA 16127-1595

#### **Grady, Sue R.**

Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Sherry Perry, 311 Lake Dr., New Castle, PA 16105  
Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

#### **Johnston, Linda F.**

Late of New Wilmington, Lawrence County, Pennsylvania  
Executor: Allen C. Johnston, 347 West Vine St., New Wilmington, PA 16142  
Attorney: Benjamin R. Westcott, Lovett Bookman Harmon Marks LLP, 1001 Liberty Ave., Liberty Center, Suite 1150, Pittsburgh, PA 15222

#### **Malizia, Dorothy Margaret**

Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Maureen A. Donaldson  
Attorney: John J. DeCaro, Jr., Cusick DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

#### **Romeo, Frank A.**

Late of Pulaski Township, Lawrence County, Pennsylvania  
Co-Executors: David F. Romeo, 152 Len Ann Drive, Bessemer, PA 16112 and Donna J. Romeo Biscardi, 920 Coffee Run Rd., Pulaski, PA 16143  
Attorney: John R. Seltzer, 713 Wilmington Ave., New Castle, PA 16101, 724-653-7855

#### **Wright, Phyllis I.**

#### **a/k/a Wright, Phyllis Irene**

Late of Neshannock Township, Lawrence County, Pennsylvania  
Executor: Jennifer L. Unger  
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

## THIRD PUBLICATION

### **Hunter, Dale E.**

Late of Wilmington Township, Lawrence County, Pennsylvania  
Administratrix: Carol Hunter, 4002 Wilmington Rd., New Castle, PA 16105  
Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

### **Janovick, Virginia J.**

Late of City of New Castle, Lawrence County, Pennsylvania  
Executor: Donald Janovick, 932 Marshall Ave., New Castle, PA 16105  
Attorney: John R. Seltzer, 713 Wilmington Ave., New Castle, PA 16101, Phone: 724-653-7855

### **Kennedy, Dennis Lee a/k/a Kennedy, Dennis L.**

Late of Slippery Rock Township, Lawrence County, Pennsylvania  
Executor: David Kennedy, 2731 Princeton Rd., New Castle, PA 16101  
Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

### **Kennedy, Elissa Jeanne a/k/a Kennedy, Elissa J.**

Late of Slippery Rock Township, Lawrence County, Pennsylvania  
Executor: David Kennedy, 2731 Princeton Rd., New Castle, PA 16101  
Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

## NOTICE OF DISSOLUTION

**DOMESTIC NONPROFIT CORPORATION**  
Notice is hereby given, that the **Rich Hill Presbyterian Church**, with its registered address at 3616 State Route 168, Volant, PA 15156, a Pennsylvania Nonprofit Corporation has been authorized by its Members to dissolve voluntarily and is now engaged in winding up and settling the affairs of the Corporation so that its corporate existence will end pursuant to the Pennsylvania's Nonprofit Corporation Law of 1988, as amended. Any persons having claims against the Corporation shall forward any claim, in writing to the Corporation at the following referenced address within sixty (60) days of the publication of this Notice. The claim shall set forth the claimant's name, amount claimed, and all other pertinent information to allow the Corporation to verify the validity of the claim. Any claim against the Corporation

is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

John C. Reed, Stated Clerk  
Administrative Commission  
Presbytery of Shenango (USA)  
600 East State Street  
Sharon, PA 16146

L.C.L.J. - December 11, 2023

## NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF  
LAWRENCE COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 10091-2023

Matrix Financial Services Corporation,  
Plaintiff,

vs.

Lauren Francis, as Believed Heir and/or Administrator of the Estate of Thomas Lee Francis, aka Thomas L. Francis and Unknown Heirs and/or Administrators of the Estate of Thomas Lee Francis, AKA Thomas L. Francis, Defendants

TO: Unknown Heirs and/or Administrators of the Estate of Thomas Lee Francis, AKA Thomas L. Francis

You are hereby notified that Plaintiff, Specialized Loan Servicing LLC, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Franklin County, Pennsylvania, docketed to No. 10091-2023, seeking to foreclose the mortgage secured by the real estate located at 1484 Pleasant Hill Road, Fombell, PA 16123.

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

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

L.C.L.J. - December 11, 2023

## SHERIFF SALES

**Wednesday, January 10, 2024 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. 10851-2020; U.S. Bank Trust National Association, as Trustee of the Lodge Series III Trust, Plaintiff vs. Malinda E. Young, Ryan Young, Defendants. Property to be sold is situated in the County of Lawrence and State of Pennsylvania. Improvements thereon of the residential swelling or lot (if applicable). Property address: 3500 Perry Highway, Slippery Rock, PA 16057. Parcel ID: #30-055400 (Scott Township). Judgment amount: \$487,250.74 plus interest, costs and attorney fees. Attorney: RAS Citron

### Sale No. 2

No. 10403-2023; Freedom Mortgage Corporation, Plaintiff vs. Lawrence Kadunce; Sharon Kadunce, Defendants. Property address: 1107 Wayne Avenue, Ellwood City, PA 16117. Parcel ID: #11-070200 and 11-070300 (1st Ward Ellwood City); Improvements consist of a residential dwelling. Judgment amount: \$73,993.38 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

### Sale No. 3

No. 10296-2023; Wilmington Savings Fund Society, FSB, not in its Individual Capacity but Solely as Owner Trustee for the NRPL Trust 2019-3, Plaintiff vs. Amy M. Kepple a/k/a Amy K. Kepple; Samuel R. Kepple, Defendants. Property address: 215 Crestwood Drive, New Castle, PA 16101. Parcel ID: #34-110100 (Union Township); Improvements consist of a residential dwelling. Judgment amount: \$93,530.63 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

### Sale No. 4

No. 10561-2022; Carrington Mortgage

Services, LLC, Plaintiff vs. Eleanor Castner, Known Heir of David Rockyvich and Unknown heirs, devisees, successors, assigns and all persons, firms, associations claiming right, title or interest from or under the Estate of David Rockyvich, Defendant. Property address: 512 Deemer Avenue, Ellwood City, PA 16117. Parcel ID: #10-069900 (Ellport Borough); The improvements thereon are: residential dwelling. Judgment amount: \$43,238.41 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

## **Sale No. 5**

No. 10327-2023; U.S. Bank National Association, not in its Individual Capacity but Solely as Trustee for the CIM Trust 2020-R7 Mortgage-Backed Notes, Series 2020-R7 c/o Nationstar Mortgage LLC, Plaintiff vs. John Razo Jr. II. Aka John Razo; Sheila L. Razo aka Sheila Razo, Defendants. Property address: 209 West Winter Avenue aka 209 W. Winter Ave, New Castle, PA 16101. Parcel ID: #01-047500 (1st Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$76,671.56 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

## **Sale No. 6**

No. 10867-2022; Freedom Mortgage Corporation, Plaintiff vs. Bradley D. Ripley; Virginia E. Ripley, Defendants. Property address: 3631 Copper Road, New Castle, PA 16101. Parcel ID: #32-130200 (Slippery Rock Township); Improvements consist of a residential dwelling. Judgment amount: \$264,108.53 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

## **Sale No. 7**

STAYED

## **Sale No. 8**

No. 10058-2023. First Commonwealth Bank, Plaintiff vs. Audrey Gaiser and Heather Keller, solely as the known heirs of Claude M. Gaiser, deceased, All the Unknown Heirs of Claude M. Gaiser, and All the Unknown Heirs of Audrey Gaiser, Defendants. All that certain piece, parcel of land situate and being in Union Township, Lawrence County, Pennsylvania, having erected thereon a permanently affixed a mobile home and garage. Described in deed Book Volume 641, Page 4. Being: 288 Rapson Avenue, New Castle, PA 16101. Parcel No. 34-112700. (Union Township) Debt: \$28,390.76 plus interest, costs and attorney fees. Attorney: McGrath McCall, P.C.

## **Sale No. 9**

No. 10281-2023. The Huntington National Bank, Plaintiff vs. Roger A. Plotts, Defendant. All that certain piece or parcel of land situate in the Township of Union, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Roger A. Plotts, unmarried who acquired title by virtue of a deed from Robert J. Moser, unmarried, dated August 4, 2004, recorded August 5, 2004, at Deed Book 1965, Page 75, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 1507 West State Street, New Castle, PA 16101. Parcel No. 34-299700. (Union Township) Debt: \$71,906.46 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

## **Sale No. 10**

No. 10486-2023. The Huntington National Bank, Plaintiff vs. Jim E. Weise, as Believed Heir and/or Administrator of the Estate of James E. Weise, AKA James Ellroy Weise; Mark E. Weise, as Believed Heir and/or Administrator of the Estate of James E. Weise, AKA James Ellroy Weise; Unknown Heirs and/or Administrators of the Estate of James E. Weise, AKA James Ellroy Weise (if any), Defendants. All that certain piece or parcel of land situate in the Township of Pulaski, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to James Ellroy Weise and Beverly J. Weise, His wife who acquired title, as tenants by the entirety, by virtue of a deed from James Ellroy Weise and Beverly J. Weise, his wife, , dated June 17, 1986, recorded June 19, 1986, at Book 751, Page 429, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. INFORMATIONAL NOTE: Beverly J. Weise died on January 21, 2022, and pursuant to the tenants by the entirety language in the above-mentioned deed, all her interests passed to James Ellroy Weise. Being: 190 State Route 208, Pulaski, PA 16143. Parcel No. 29-139400. (Pulaski Township) Debt: \$72,800.13 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

## **Sale No. 11**

No. 10780-2019. Horizon Farm Credit, ACA/FLCA/PCA, Plaintiff vs. John D. Thompson, Defendant. All the right, title interest and claim of John D. Thompson, in and to the following described property: All that certain real estate situate on State Route 168 in Wilmington Township, Lawrence County, Pennsylvania,

being know as 3544 State Route 168, as recorded in the Recorder's Office of Lawrence County in Deed Book Volume 827, Page 509. Being: 3544 State Route 168, Volant, PA 16156. Parcel No. 37-084300. (Wilmington Township) Debt: \$257,814.91 plus interest, costs and attorney fees. Attorney: Matthew F. Marshall

Sworn to and subscribed before me  
this 27th day of November 2023.  
Perry L. Quahliero, Sheriff

L.C.L.J.: December 4, 11 & 18 of 2023

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