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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence Law Journal

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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

MOTION COURT

Civil and Criminal Motion Court will be held on an emergency basis only

December 28 and 29, 2023.

Please contact Court Administration.

MOTION COURT

Civil and Criminal Motion Court will be held on an emergency basis only

February 21, 22, and 23, 2024.

Please contact Court Administration.

NOTICE

Effective January 2, 2024, the Parcel ID# Certification Fee will increase to
\$20.00 per Parcel ID# on all recorded documents.

Amending County of Lawrence Ordinance No. 116 of 2003

The fee will be paid at the time of recording and can be included in the
recording fee payable to: Lawrence County Recorder of Deeds

Ordinance No. 116 of 2003 is hereby amended as follows:

Part 1: section 10(a) FEES, is revised to read: (a) "the Lawrence County
Board of Assessment shall charge a \$20.00 fee for each Parcel ID within
the Recorded Instrument."

County of Lawrence Resolution R-2023-481

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

Buckwalter, John L., Jr.

a/k/a Buckwalter, John Logan, Jr.

a/k/a Buckwalter, John, Jr.

Late of the Borough of New Wilmington, Lawrence County, Pennsylvania
Executors: John L. Buckwalter III, 552 N. Neville St., #94, Pittsburgh, PA 15213 and Susan B. Pry, 4147 Dundee Dr., Murrysville, PA 15668

Attorney: Stephen L. Kimes, Sampson, Cardas and Kimes, 123 North Diamond St., P.O. Box 168, Mercer, PA 16137

Hines, Robert

a/k/a Hines, Robert E.

Late of Perry Township, Lawrence County, Pennsylvania

Executor: Thomas Hines, 500 Portersville Rd., Ellwood City, PA 16117

Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

Marshall, Joel L., Sr.

Late of Lawrence County, Pennsylvania

Administrator: Joel L. Marshall, Jr.

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

Norris, Jeanette M.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Jeanette A. Masters, 11990 Market St., Unit 512, Reston, Virginia 20190

Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101

Ries, Donald G.

a/k/a Ries, Donald George

Late of Lawrence County, Pennsylvania

Executrix: Karen Sue Ries

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

Robertson, Bradley L.

Late of Neshannock Township, Lawrence County, Pennsylvania

Executrix: Cheryl Strobel, 200 Bryson Mill Rd., New Castle, PA 16102

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

SECOND 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

THIRD 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

**NOTICE OF CERTIFICATE OF
ORGANIZATION DOMESTIC LIMITED
LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization Domestic Limited Liability Company was filed with the Department of State, Commonwealth of Pennsylvania with respect to a Limited Liability Company which has been organized under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016 as amended. The name of the Limited Liability Company is **Bob's Key Fobs LLC**, and it was organized July 17, 2023.

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

L.C.L.J. - December 18, 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

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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. Wise, 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

