

Lawrence Law Journal

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THE LAWRENCE COUNTY BAR ASSOCIATION

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10954 of 19 CA; Donna L. Smith v. Molly Kearns; Licata, Decker
30007 of 19 CA; Oliya. v. Quest Diagnostics v. Wawrzynski; Kelly, Passadelis, Koczan
30011 of 19 CA; Linda L. McConnell Individually v. Maybrook-C Overlook; Megrey, Feeney
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10761 of 20 CA; Jaime & Lon Ross v. Laurel School District; Olson, Luvara
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10773 of 22 CA; Housing Authority of Law Co v. Jordan Gardner; Perrotta, Gilkey
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FAMILY MOTION COURT

There will be no Family Motion Court on the following dates:

Friday, June 14, 2024 & Tuesday, June 18, 2024

Please contact Court Administration with emergencies.

There will be no FAMILY MOTION COURT on July 26, 2024 and no First and Final Accounts will be heard that day. The First and Final Accounts will be heard on August 2, 2024 in Motions Court, Courtroom #4.

MOTION COURT

There will be NO MOTIONS COURT (CIVIL/CRIMINAL) on
July 24, 25, or 26, 2024.

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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 Carmen F. Lamancusa on the 17th day of April, 2024 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

Lawrence County Bar Association Sponsored CLE Lunches

All programs are held as follows: lunch 11:30 a.m.; CLE 12:00 - 1:00 p.m.

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

RSVP: 724-656-2136 or jthomas@lawrencecountypa.gov

Wednesday, May 15, 2024

Computer Generated Animations for Trial & Litigation

Presenter: Jeremy Gibson, Digital Trace Forensics, LLC

RSVP deadline: 5/3

Wednesday, June 12, 2024

Ethics Seminar: Virtual Isolation: Is hyperconnectivity helping or harming the legal profession

Presenter: Brian Quinn, Lawyers Concerned for Lawyers

RSVP deadline: 5/31

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

Ayers, Richard T.

Late of Shenango Township, Lawrence County, Pennsylvania
Executrix: Frances O. Jones, 313 Warner Alley, New Castle, PA 16101
Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

Chill, David

Late of the City of New Castle, Lawrence County, Pennsylvania
Executor: Jessica Chill, 8098 North Lima Rd., Youngstown, OH 44514
Attorney: Paula Cialella, 113 N. Mercer St., New Castle, PA 16101

Egarter, Gary Michael

a/k/a Egarter, Gary M.
Late of Lawrence County, Pennsylvania
Executrix: Kristine M. Harvey, 32 Meadowbrook Dr., New Castle, PA 16105
Attorney: Ross M. Thompson, S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

Francis, Carol A.

Late of Lawrence County, Pennsylvania
Administrator: Jason E. Sobel
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Huston, James F.

Late of Lawrence County, Pennsylvania
Executrix: Suzanne McDowell, 4155 Edinburg Rd., New Castle, PA 16102
Attorney: Larry J. Puntureri, 2102 Wilmington Rd., New Castle, PA 16105

Main, Ray A., Sr.

Late of Union Township, Lawrence County, Pennsylvania
Administratrix: Joyce Cottrill, 812 Matilda Ave., New Castle, PA 16101
Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

Nuzzo, Michael A.

Late of Shenango Township, Lawrence County, Pennsylvania
Executor: Donald A. Nuzzo, 10 Edgewood Acres, New Castle, PA 16105
Attorney: Theodore A. Saad, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Shaffer, Nellie

Late of Perry Township, Lawrence County, Pennsylvania
Executrix: Patti J. Fennell, 268 Mecklem Lane, Ellwood City, PA 16117
Attorney: Gene G. Dimeo, Dimeo Law Group, PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

Zambelli, Anthony J.

Late of the City of New Castle, Lawrence County, Pennsylvania
Executrix: Abby Zambelli, 2062 N. Olivia Dr., New Park, PA 33825
Attorney: Matthew T. Mangino, 315 N. Mercer St., New Castle, PA 16101, 724-658-8535

SECOND PUBLICATION

Backstrom, Mark J.

Late of Washington Township, Lawrence County, Pennsylvania
Co-Executors: James Backstrom and Martha Backstrom
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Bering, Daniel R.

a/k/a Rapchak, Stanley A., Jr.
Late of City of New Castle, Lawrence County, Pennsylvania
Administrator: Thomas P. Rapchak
Attorney: James Stranahan IV, P.O. Box 206, Mercer, PA 16137

Culley, Diana L.

Late of City of New Castle, Lawrence County, Pennsylvania
Administrator: Edwin Culley Sr., 307 Carbon Dr., New Castle, PA 16101
Attorney: Brian S. Anderson, Friday & Cox, LLC, 1405 McFarland Rd., Pittsburgh, PA 15216

Manzelowski, Joseph L.

Late of Little Beaver Township, Lawrence County, Pennsylvania
Executor: Robert Hurtt, 1601 Shenango Rd., New Galilee, PA 16141
Attorney: Samuel S. Floro, 306 Fifth St., P.O.

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Box 588, Ellwood City, PA 16117

Schultz, James W., Sr.

Late of Little Beaver Township, Lawrence County, Pennsylvania

Executor: James W. Schultz, Jr., 1256 Houston Rd., Enon Valley, PA 16120

Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

Shuttleworth, Catherine T.

Late of Wampum Borough, Lawrence County, Pennsylvania

Co-Executrices: Kathleen A. Pansera, 509 Franklin Ave., Ellwood City, PA 16117, Susan L. Fleck, 144 Pope Dr., Wampum, PA 16157, and Anne M. Disher, 179 Oswald St., Wampum, PA 16157

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

Tirlea, George

a/k/a Tirlea, George, Jr.

Late of the Borough of Ellwood City, Lawrence County, Pennsylvania

Executor: George J. Sasaran, 148 Harpers Ferry Rd., Beaver Falls, PA 15010

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

THIRD PUBLICATION

Best, Ronald F.

Late of Lawrence County, Pennsylvania

Executor: Diana L. Verzilli and Karen L. Campbell

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

Cortes, John, Jr.

a/k/a Cortes, John

Late of Lawrence County, Pennsylvania

Co-Executrices: Jacqueline Powell and Leslie Ann Bortz

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

Huffman, Robert D.

Late of Lawrence County, Pennsylvania

Executor: Theresa J. Huffman, 220 Pine St., Harrisburg, PA 17101

Attorney: Shaun E. O'Toole, 220 Pine St., Harrisburg, PA 17108

Kelley, Edward James

a/k/a Kelley, E. James

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Marjorie Trott, 217 E. Meyer Ave., New Castle, Lawrence County, PA

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

Lutz, Christine I.

a/k/a Lutz, Christine Irene

Late of Neshannock Township, Lawrence County, Pennsylvania

Executor: John E. Lutz, 10827 Lamkins St., Sun Valley, California 91352

Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Serjak, Robert James

a/k/a Serjak, Robert J.

Late of North Beaver Township, Lawrence County, Pennsylvania

Executor: Athena Fusco, 4285 Edinburg Rd., New Castle, PA 16102

Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania on March 22, 2024, were approved and Articles of Incorporation were granted under the provisions of the Pennsylvania Business Corporation Law of 1988, 15 Pa.C.S.A. §1101, et seq., as amended. The name of the corporation is **Covert's Lawn Service, Inc.**, located at 505 Penn Avenue, Ellwood City, Pennsylvania 16117. The purpose for which the Corporation is and has been organized is to engage in and to do any lawful act or acts concerning any or all lawful business for which corporations may be incorporated under the provisions of the Pennsylvania Business Corporation Law, as amended.

John J. DeCaro, Jr.

Cusick, DeCaro & Langer, P.C.

100 Decker Dr.

P.O. Box 5137

New Castle, PA 16105

L.C.L.J. - April 15, 2024

SHERIFF SALES

Wednesday, May 8, 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,

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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. 10155-2023. The Huntington National Bank, Plaintiff vs. Gloria J. Gennock, AKA Gloria Jean Gennock, Defendant. All that

certain piece or parcel of land situate in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Gloria Jean Gennock who acquired title by virtue of a deed from Anthony J. Gennock and Gloria Jean Gennock, dated September 21, 2004, recorded September 21, 2004, and recorded in Book 1976, Page 283, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 926 Harrison Street, New Castle, PA 16101. Parcel No. 04-102700. (4th Ward New Castle) Debt: \$20,331.86 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 2

No. 10989-2023; MidFirst Bank, Plaintiff vs. Karen Cartwright, Defendant. Property address: 1008 North Beaver Street, New Castle, PA 16101. Parcel ID: #01-084100 (1st Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$26,476.96 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 3

No. 10371-2022. Wells Fargo Bank, N.A., Plaintiff vs. Amanda A. Sipes, AKA Amanda A. Duncan; Joseph L. Sipes, Defendants. All that certain piece or parcel of land situate in the Borough of Ellport, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Joseph L. Sipes and Amanda A. Sipes, husband and wife, who acquired title by virtue of a deed from Joseph L. Sipes and Amanda A. Duncan n/k/a Amanda A. Sipes, husband and wife, dated June 14, 2012, recorded June 26, 2012, at Document Number 2012-008776, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 146 Portersville Road, Ellwood City, PA 16117. Parcel No. 10-065900. (Ellport Borough) Debt: \$65,061.16 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 4

No. 10690-2022; Gitsit Solutions, LLC, Plaintiff vs. Cheri L. Donghia-Wise, Defendant. Property address: 3345 State Route 956, New Castle, PA 16105. Parcel ID: #37-025100 & 37-025101 (Wilmington Township); Improvements consist of a residential dwelling. Judgment amount: \$563,280.15 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

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Sale No. 5

No. 10912-2023; MCLP Asset Company, Inc., Plaintiff vs. William A. Croach and Genia Marie Croach, Defendants. Property address: 1003 West Pearl Street, New Castle, PA 16101. Parcel ID: #34-145602 (Union Township); Improvements thereon of the residential dwelling or lot. Judgment amount: \$273,614.27 plus interest, costs and attorney fees. Attorney: Friedman Vartolo LLP

Sale No. 6

No. 10776-2023; Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc, Plaintiff vs. Jason M. Deruyter and Thomas E. Morida, Defendants. Improvements thereon: Residential Dwelling. Property address: 111 N. Cascade St., New Castle, PA 16101. Parcel ID: #03-091800 (3rd Ward New Castle). Judgment amount: \$87,068.06 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 7

No. 10725-2023; Pennymac Loan Services, LLC, Plaintiff vs. Francis E. Shearer aka Francis Shearer, Defendant. Property address: 590 Wilson Mill Road, New Castle, PA 16105. Parcel ID: #37-078500 (Wilmington Township); Improvements consist of a residential dwelling. Judgment amount: \$112,124.81 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 8

No. 10643-2022; Freedom Mortgage Corporation, Plaintiff vs. Douglas Thompson Jr., Defendant. Improvements thereon: Residential Dwelling. Property address: 513 Franklin Ave., Ellwood City, PA 16117. Parcel ID: #12-013700 (2nd Ward Ellwood City). Judgment amount: \$115,061.37 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 9

No. 10925-2023; Associated Bank, National Association, Plaintiff vs. Linda D. McFate, Defendant. All the right, title, interest and claim of Linda D. McFate of, in and to the following described property: All the following described real estate situated in the Township of North Beaver, County of Lawrence and Commonwealth of Pennsylvania. Having erected thereon a dwelling. Deed Document No. 2010-001531. Property address: 750 West Poland Road, Bessemer, PA 16112. Parcel ID: #26-108700 (North Beaver Township). Judgment amount: \$54,859.48

plus interest, costs and attorney fees. Attorney: Grenen & Birsic, PC

Sale No. 10

No. 10930-2023; Pennsylvania Housing Finance Agency, Plaintiff vs. Wanda L. Fletcher, Defendant. Being Lot No. 255 – Section 67 – Official Survey of the City of New Castle. See Instrument: 2017-010135 Improvements thereon: a residential dwelling house. Property address: 1117 Cunningham Avenue, New Castle, PA 16101. Parcel ID: #04-126000 (4th Ward New Castle). Judgment amount: \$61,202.72 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller

Sale No. 11

No. 11128-2019; AmeriHome Mortgage Company, LLC, Plaintiff vs. Charles M. Browning and Nicoletti A. Lombardo, Defendants. All that certain piece, parcel, or lot of land situate in the Township of North Beaver, County of Lawrence, Commonwealth of Pennsylvania, being known and designated as Lot No. 82 in the Andrews Realty Company of New Castle Plan of Lots known as "Jackson Knolls", Plot No. 2 as the same is recorded in the Recorder's Office of Lawrence County Pennsylvania, in Plot Book 11, Page 62. Property address: 3169 Nesbit Street, New Castle, PA 16102. Parcel ID: #26-165300 (North Beaver Township); The improvements thereon are: residential dwelling. Judgment amount: \$135,683.57 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 12

No. 11057-2023; Lakeview Loan Servicing, LLC, Plaintiff vs. Michael Dambach, Defendant. Property address: 325 Wood Street, New Wilmington, PA 16142. Parcel ID: #18-031700 (New Wilmington Borough); Improvements consist of a residential dwelling. Judgment amount: \$95,341.58 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sworn to and subscribed before me this 19th day of March 2024.

Perry L. Quahliero Sheriff

L.C.L.J.: April 1, 8 & 15, 2024

