

Lawrence Law Journal

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February 10, 2020

No. 163

Owned and Published By
THE LAWRENCE COUNTY BAR ASSOCIATION

Joseph J. Kearney, *President*

Phone 724-656-2136

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Lawrence Law Journal

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Lawrence Law Journal

ATTORNEY CONTACT INFORMATION CHANGE

Attorney Jean Perkins:
new fax number 724-656-0063, effective January 1, 2020
new address 125 E. North St., Ste. 212, New Castle, PA 16101, effective March 1, 2020

LAWRENCE COUNTY BAR ASSOCIATION UPCOMING DATES

Wednesday, February 12 - Intro to the Lawrence County Drug and Alcohol Commission
1 hour CLE, 11:30 a.m. lunch, 12:00-1:00 CLE, Location: Faraone Brothers Banquet Hall
RSVP: 724-656-2136 by February 7

Wednesday, March 11 - Quarterly Meeting
11:30 a.m. lunch, 12:00 meeting. Location: Jury Holding Room
RSVP: 724-656-2136 by March 6

Wednesday, March 25 - Right to Bear Arms
1 hour CLE, 11:30 a.m. lunch, 12:00-1:00 CLE, Location: Faraone Brothers Banquet Hall
RSVP: 724-656-2136 by March 20

Friday, April 3 - Pennsylvania Commission on Sentencing Updates
2 hour CLE, 10:00-12:00 CLE, lunch to follow, Location: Faraone Brothers Banquet Hall
RSVP: 724-656-2136 by March 27

Thursday, April 16 - Lawyers Concerned for Lawyers Ethics CLE
1 hour CLE, 11:30 a.m. lunch, 12:00-1:00 CLE, Location: Faraone Brothers Banquet Hall
RSVP: 724-656-2136 by April 10

Friday, May 1 - Law Day Program with Guest Speaker Judge Francis X. Caiazza
12:00-1:00 program, lunch to follow for attendees, Courtroom # 1
RSVP: 724-656-2136 by April 24

Wednesday, May 20 - CLE Presentation (topic to be announced)
1 hour CLE, 11:30 a.m. lunch, 12:00-1:00 CLE, Location: Faraone Brothers Banquet Hall
RSVP: 724-656-2136 by May 15

Wednesday, June 10 - Quarterly Meeting
11:30 a.m. lunch, 12:00 meeting. Location: Jury Holding Room
RSVP: 724-656-2136 by June 5

Please note that the CLE seminars above are provided as a benefit to Lawrence County Bar Association members. Non-members may attend at a cost of \$20.00 per seminar.

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

Francazio, Elvira

Late of New Wilmington Borough, Lawrence County, Pennsylvania
Executor: Vincent Fortuna, 737 Ewing Rd., Cochranville, PA 19330
Attorney: William J. Flannery, 14 N. Mercer St., Ste. 310, New Castle, PA 16101

Kelley, Elizabeth Anne

Late of New Castle, Lawrence County, Pennsylvania
Executor: Ryan Kelley, 14 Metro Dr., Bessemer, PA 16112
Attorney: William J. Flannery, 14 N. Mercer St., Ste. 310, New Castle, PA 16101

Kosciuszko, Margaret Lynne

Late of the City of New Castle, Lawrence County, Pennsylvania
Executor: Rodney Kosciuszko, 1007 Adams St., New Castle, PA 16101
Attorney: William J. Flannery, 14 N. Mercer St., Ste. 310, New Castle, PA 16101

Matis, Michael R.

Late of Lawrence County, Pennsylvania
Executrix: Ada Mae Matis
Attorney: John R. Seltzer, Flannery, Seltzer, Harper & Palmer, 14 N. Mercer St., Ste. 300, New Castle, PA 16101

Shaffer, Naomi C.

a/k/a Shaffer, Naomi Ruth
Late of Volant Borough, Lawrence County, Pennsylvania
Executor: Margaret Jaros
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Tarnaski, Richard A.

Late of Bessemer, Lawrence County, Pennsylvania
Administratrix: Lauren Tarnaski, 607 Rivers Bend Circle, Chester, VA 23836
Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

Welker, Shirley D.

Late of Shenango Township, Lawrence County, Pennsylvania
Executrix: Patricia Diane Durbin, 422 4th Ave., Warren, PA 16365
Attorney: William J. Flannery, 14 N. Mercer St., Ste. 310, New Castle, PA 16101

Wratny, John Robert

Late of Union Township, Lawrence County, Pennsylvania
Executrix: Raquel Flora, 1407 Wilson Ave., New Castle, PA 16101
Attorney: William J. Flannery, 14 N. Mercer St., Ste. 310, New Castle, PA 16101

SECOND PUBLICATION

Janacone, Richard W.

Late of New Castle, Lawrence County, Pennsylvania
Executrix: Dyanne Marie Janacone
Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, 724-856-9894

McDeavitt, Merl W., Jr.

Late of Slippery Rock Township, Lawrence County, Pennsylvania
Executor: Phillip L. Clark, Jr., New Castle, PA
Attorney: Phillip L. Clark, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

McFarland, Robert D., Sr.

Late of New Castle, Lawrence County, Pennsylvania
Executrix: Margaret Ward
Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, 724-856-9894

Russell, Elizabeth L.

Late of Lawrence County, Pennsylvania
Administrator: John S. Russell
Attorney: John R. Seltzer, Flannery, Seltzer, Harper & Palmer, 14 N. Mercer St., Ste. 300, New Castle, PA 16101

THIRD PUBLICATION

Battaglia, Frances

Late of Ellwood City, Lawrence County, Pennsylvania
Executor: Steven Battaglia, 410 Wood St., Ellwood City, PA 16117
Attorney: Gene G. Dimeo, Dimeo Law Group PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

Boyd, Martha Ann**a/k/a Boyd, Martha R.**

Late of New Wilmington Borough, Lawrence County, Pennsylvania

Executor: David Michael Boyd, PO Box 115, New Wilmington, PA 16142

Attorney: McNickle & Bonner, LLP, 209 West Pine St., Grove City, PA 16127-1595

Downing, Thomas Graham**a/k/a Downing, Thomas G.****a/k/a Downing, Tom**

Late of the Township of Wayne, Lawrence County, Pennsylvania

Executor: Thomas Britton Downing

Attorney: Gregory K. Douglass, Reed, Tosh, Wolford & Douglass, 999 Third St., Beaver, PA 15009

Evans, Margaret

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Patricia Ann Nesbit, 3608 South Maple Dr., New Castle, PA 16101

Attorney: Charles P. Sapienza, Jr., 229 S. Jefferson St., Suite 105, New Castle, PA 16101

Fister, Kay Leoline**a/k/a Fister, Kay P.**

Late of Wayne Township, Lawrence County, Pennsylvania

Executor: David R. Fister, 54 Sherwood Dr., Brockport, NY 14420

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

Geniviva, Frank J.

Late of Ellwood City, Lawrence County, Pennsylvania

Administratrix: Betty Geniviva, Ellwood City, PA

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

Lucarelli, Beverly J.

Late of Ellwood City, Lawrence County, Pennsylvania

Executor: Michael J. Lucarelli, 125 Palm Dr., Beaver Falls, PA 15010

Attorney: Gene G. Dimeo, Dimeo Law Group PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

Rand, Gary L.

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Rochelle Mangino-Rand, 1426 Eastbrook Rd., New Castle, PA 16101

Attorney: Charles P. Sapienza, Jr., 229 S. Jefferson St., Suite 105, New Castle, PA 16101

NOTICE OF DISSOLUTION

Take notice that **EASX Railroad Corporation** has filed Articles of Dissolution of the corporation with the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations and Charitable Organizations.

The registered address of the corporation is 510 Shenango Stop Road, New Castle, Pennsylvania 16101.

This notice is provided pursuant to 15 Pa.C.S. § 1975(b).

Phillip L. Clark, Jr., Esquire

Leymarie Clark Long, P.C.

Suite 8, 2nd Floor

1429 New Butler Road

New Castle, PA 16101

Phone: 724-923-4500

Attorney for EASX Railroad Corporation

L.C.L.J. - February 10, 2020

NOTICE OF DISSOLUTION

Take notice that **Rail Service Corporation** has filed Articles of Dissolution of the corporation with the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations and Charitable Organizations.

The registered address of the corporation is 510 Shenango Stop Road, New Castle, Pennsylvania 16101.

This notice is provided pursuant to 15 Pa.C.S. § 1975(b).

Phillip L. Clark, Jr., Esquire

Leymarie Clark Long, P.C.

Suite 8, 2nd Floor

1429 New Butler Road

New Castle, PA 16101

Phone: 724-923-4500

Attorney for Rail Service Corporation

L.C.L.J. - February 10, 2020

CLERK'S NOTICE

To All Persons Interested, You Will Take Notice:

That the following accounts and statements of proposed distribution or request for

audit of executors, administrators, trustees and guardians, etc., have been filed in the Orphans' Court of the Court of Common Pleas of Lawrence County, Pennsylvania. The accounts and statements of proposed distribution are open for examination.

All parties in interest have the right to file written objections to the account or statement of proposed distribution as provided by law and rules of court.

The said accounts will be presented to the Court for audit, distribution of assets and final confirmation on **February 28, 2020 at 9:00 a.m. e.s.t.**, at which time all parties in interest will have the opportunity to be heard.

FIRST AND FINAL ACCOUNTS OF DISTRIBUTION February 28, 2020

10001/20 First and Final Account of Carl A. Wargo, Executor of the Estate of Patricia Wargo Deceased.

10002/20 First and Final Account of Zoe Sallmen, Executor of the Estate of John Kennedy a/k/a John J. Kennedy, Deceased.

46/2000 First and Partial Account of Trust Under Irrevocable Trust of Grace G. and L. Roberta Stitzinger, Dated November 2, 1994, PNC Bank, National Association, Trustee

Jodi Klabor-Esoldo
Prothonotary, Clerk of Courts and Orphans' Court

L.C.L.J. - February 3 and 10, 2020

SHERIFF SALES Wednesday, March 11, 2020 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

By virtue of execution no. 11003-20119. Wells Fargo Bank, N.A. vs. Christopher J. Cutchall and Kara A. Cutchall, defendants and owner(s) of property situate in the Township of Shenango, Lawrence County, Pennsylvania, being 201 Aiken Road, New Castle, PA 16101-3203. Judgment Amount: \$168,845.16 plus interest, costs and attorney fees. Improvement: Dwelling House. Tax Parcel No.: 31-127100. Attorney: Phelan Hallinan Diamond & Jones, LLP.

Sale No. 3

No. 50897-2017. City of New Castle vs. Bernard D. Dickey. Bernard D. Dickey, owner(s) of property situate in the 4th Ward, New Castle, Lawrence County,

Pennsylvania being: 911 Morton Street, New Castle, PA 16101. Tax Parcel ID: 04-106300. Improvements thereon: Residential Property. Debt: \$5,133.57 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 4

No. 10761-2019. Pennsylvania Housing Finance Agency vs. Billie Jo Pardick and the Secretary of Housing and Urban Development. Real Estate: 1708 Audley Avenue, New Castle, PA 16105. Municipality: Second Ward – City of New Castle. Dimensions: 50 x 0150. See Instrument: 2011-004302. Map#: 02-9-263. Parcel ID: 02-218700. Improvement thereon: a residential dwelling house as identified above. Debt: \$38,244.41 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller.

Sale No. 5

No. 10791-2019. Reverse Mortgage Funding, LLC vs. Margaret A. Sopkovich. All that certain piece, parcel or lot of land situate, lying and being in the Township of Union, County of Lawrence and State of Pennsylvania, being Lot No. 39 in the Belmer Plan as laid out in said township by W.L. Wilson, C.E., and duly recorded in Lawrence County, Plan Book Volume 12, page 8, and being more particularly bounded and described as follows, to-wit: Bounded on the North by Lot No. 37 in the same plan, a distance of one hundred thirty eight and six-tenths (138.6) feet: on the East by Idlewild Drive, a distance of Seventy-five (75) feet; on the South by Lot No. 41 in the same plan, a distance of one hundred thirty-eight and nine-tenths (138.9) feet: on the West by lands now or formerly of John D. Fettison, a distance of seventy-five (75) feet: Said lot being subject to a forty (40) foot building line on Idlewild Drive as shown by said plot. Tax Parcel: 34-310300. The Improvements thereon are: Residential Dwelling. Address: 39 Upper Idlewild Drive, New Castle, PA 16101. Real Debt: \$64,777.03 plus interest, costs and attorney fees. Attorney: Mccabe, Weisberg & Conway, LLC.

Sale No. 6

No. 10975-2018. Interstate Intrinsic Value Fund A LLC vs. Delores Pinksaw & Theodore Pinksaw. All that certain piece, parcel, or lot of land lying and being situate in the Second Ward of the Borough of Ellwood City, County of Lawrence and Commonwealth of Pennsylvania, being Lot No. 358 on Pittsburgh Company's Plan of

First Addition to Ellwood City as recorded in the office for the recording of deeds etc., in and for the said County of Lawrence in Plan Book Volume 1, bounded and described as follows, to wit: Beginning at a point on the South line of Crescent Avenue, where the dividing line of Lot Nos. 357 and 358 intersects with said Avenue; thence, South by said dividing line, a distance of 160 feet to the North line of an unnamed alley; thence, West by the North line of said alley a distance of 24 feet to the dividing line of Lots Nos 358 and 359; thence, North by the said last mentioned dividing line, a distance of 160 feet to the South line of Crescent Avenue; thence, East by the South line of Avenue, a distance of 24 feet to the place of BEGINNING. BEING Parcel ID 12-009900 and being known for informational purposes only as 205 Crescent Avenue, Ellwood City, PA. Being the Same premises which was conveyed to Theodore L. Pinksaw and Delores A. Pinksaw, husband and wife, by Deed of Raymond D'Ambrosio, Executor of the Estate of Ann Dambrosio a/k/a Ann D'Ambrosio (deceased), dated 04/26/2001 and recorded 05/02/2001 as Instrument 2001-005515 BK 1626 PG 108 in the Lawrence County recorder of Deeds Office, in fee. Debt: \$39,610.29 plus interest, costs and attorney fees. Attorney: Richard M. Squire.

Sale No. 7

No. 11078-2019. Lakeview Loan Servicing, LLC vs. Andrew D. Liggett, owner(s) of property situate in the North Beaver Township, Lawrence County, Pennsylvania, being 283 McClain Road, Enon Valley, PA 16120-1209. Judgment Amount: \$105,050.23 plus interest, costs and attorney fees. Improvement: Dwelling House. Tax Parcel No. 26-067700. Attorney: Phelan Hallinan Diamond & Jones, LLP.

Sale No. 8

No. 10682-2019. Pennymac Loan Services, LLC. Vs. Ryan M. Yost. IMPROVEMENTS consist of residential dwelling. BEING PREMISES: 701 Line Avenue, Ellwood City, PA 16117. Debt: \$197,258.73 plus interest, costs and attorney fees. TAX PARCEL: 14-033600. Attorney: KML Law Group.

Sale No. 9

No. 11174-2018. US Bank National Association, as Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2002-1 c/o Ditech Financial LLC. Vs. Christopher P. Barber & Stephanie R. Barber. IMPROVEMENTS:

consist of a residential dwelling. BEING PREMISES: 138 Butch Circle f/k/a 140 Butch Circle, Edinburg, PA 16116. PARCEL ID: 24-011800. Debt: \$161,033.60 plus interest, costs and attorney fees. Attorney: KML Law Group.

Sale No. 10

No. 10650-2019. Wells Fargo Bank, N.A. vs. Brandon R. Kimmel and Betty Kimmel owner(s) of property situate in the New Castle, 1st Ward, Lawrence County, Pennsylvania, being 120 West Garfield Avenue, New Castle, PA 16105-2544. Judgment Amount: \$59,718.89 plus interest, costs and attorney fees. Improvements: Dwelling House. Tax Parcel No. 01-028400. Attorney: Phelan Hallinan Diamond & Jones, LLP

Sale No. 12

No. 50834-2016. City of New Castle vs. Andre Viviano. ALL that certain, piece, parcel or lot of land situate, lying and being in the first Ward of the City of New Castle, County of Lawrence and State of Pennsylvania, bounded and described as follows: BEING part of Lot No. 19 in the plan of lots laid out by James Ward, Trustee, for the heirs of William H. Brown, deceased, as recorded in Plot Book Vol. 2 page 66, and being more particularly bounded and described as follows: Beginning at the southwest corner thereof, at the point of intersection of Cochran Street with the Neshannock Creek, and running thence by the east line of Cochran Street a distance of 60 feet, more or less, to line of land now of Ashland Oil & Refining Co., being the line of lot No. 18 in the aforesaid plot, and running thence by line of said Lot No. 18 South 89° 13' East a distance of 60 feet, more or less to the west line of the Neshannock Creek; and running thence along the line of said Neshannock Creek South 43° 27' East, a distance of 85 feet or less, to the place of beginning, being also known as Lot No. 552 on Section 42 of the official Survey of the City of New Castle as at present constituted. PREMISES: 225-229 Cochran Alley, New Castle, Pennsylvania. Improvements thereon consist of: Residential Property. Assessment NO. 01-082100. Debt: \$4,832.97 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates.

Sale No. 13

No. 50343-2016. City of New Castle vs. Charles Farris, Jr. ALL that certain lot or parcel of land situate, lying and being in the Fifth Ward of the City of New Castle,

Lawrence county, Pennsylvania, and being known and designated as Lot No. 546, Section 67 of the Official Survey of the City of New Castle, and being more particularly bounded and described as follows: BEGINNING on the North by Arlington Avenue; on the East by lot now or formerly of Walter Rayser, on the West by lot now or formerly of Charles C. Rigby; on the South by land now or formerly of R.W. Cunningham Estate, and having a frontage on said Arlington Avenue of forty and no hundredths (40.00) feet and extending back of even width a distance of one hundred fifty and no hundredths (150.00) feet. Premises: 706 Arlington Avenue, New Castle, Pennsylvania. Improvements thereon consist of: Residential property. Assessment No: 05-000800. Debt: \$5,089.93 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates.

Sale No. 14

No. 11123-2019. Wells Fargo Bank, N.A. vs. Chaz Macri, Joseph A. Macri a/k/a Joseph A. Macri owner(s) of property situate in the Union Township, Lawrence County, Pennsylvania, being 514 McComb Circle, A/K/A 514 McCombs Circle, New Castle, PA 16101-9156. Judgment Amount: \$64,274.50 plus interest, costs and attorney fees. Improvement: Dwelling House. Tax Parcel: 34-012300. Attorney: Phelan Hallinan Diamond & Jones, LLP

Sale No. 15

No. 51122-2016. City of New Castle vs. Tiffany Taylor. All of the following real property situate in the Sixth Ward of New Castle, Lawrence County and Commonwealth of Pennsylvania, being known and designated as the southern part of Lot No. 35 of the John T. Phillips Plot of Lots and also known as city Lot No. 49 on Section 33 of the Official Survey of the City of New Castle, Pennsylvania, being more particularly bounded and described as follows, to-wit: BEGINNING at a stone monument at the intersection of the North line of State Street and the West line of Bell Avenue, thence by the West line of Bell Avenue, north 2 degrees 11 ¼ ,minutes West, 131 feet to a point; thence South 87 degrees 42 ¼ minutes West, 40 feet to a point; thence South 2 degrees 11 ¼ minutes East, 113.56 feet to a point on the said North line of State Street, thence by the North line of State street, South 66 degrees 39 ¼ minutes East, 44 feet to a stone monument, the place of beginning. Premises: 902 W

State Street, New Castle, Pennsylvania 16101. Improvements thereon consist of : Residential Property. Assessment No.: 06-002000. Debt: \$4,676.63 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates

Sale No. 16

No. 50831-2016. City of New Castle vs. Richard Bretz and Lynn A Bowyer. ALL that certain lot or piece of ground situate in the Seventh Ward of the city of New Castle, County of Lawrence and Commonwealth of Pennsylvania, being known and designated as Lot No. 6 in the plot of lots laid out by Eliza W. Smith's heirs, which plot is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book volume 3, Page 47, and being also known as Lot No. 474 in Section 82 of the official survey of the City of New Castle. Having erected thereon a dwelling being known as 703 North Cedar Street, New Castle, PA 16102. Improvements Thereon consist of: Residential Property. Assessment No.: 07-074300. Debt: \$4,971.50 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates.

Sworn and subscribed before me this
16th Day of January, 2020.
Perry L. Quahliero, Sheriff
L.C.L.J.: February 3, 10, & 18, 2020
