

Lawrence Law Journal

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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence Law Journal

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LAWRENCE COUNTY BAR ASSOCIATION

The Wednesday, September 9th Quarterly Meeting will be held via ZOOM video conference.

There will be no in person meeting.

More information will be provided closer to the meeting date.

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

Domenick, Ira

Late of New Castle, Lawrence County, Pennsylvania

Executor: David Domenick, 2107 Virginia Ave., New Castle, PA 16105

Attorney: Bradley G. Olson, Jr., Temple Building, 125 E. North St., Ste. 212, New Castle, PA 16101, (724) 656-6633

Gregal, Michael J.

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

Executor: John Gregal, 4616 16th St. North, Arlington, VA 22207

Attorney: Richard A. Harper, Flannery Seltzer Harper & Palmer, 14 N. Mercer St., New Castle, PA 16101, (724) 658-2000

Jones, Cadence Roslynn

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Cynthia Clark, c/o Daniel S. Schiffman, 1300 Fifth Ave., Pittsburgh, PA 15219

Attorney: Daniel S. Schiffman, 1300 Fifth Ave., Pittsburgh, PA 15219

Martin, Leita Raney

Late of Lawrence County, Pennsylvania

Executor: Carol Foster, 1640 Wampum Mt. Air Rd., Enon Valley, PA 16120

Attorney: William M. Panella, 2616 Wilmington Rd., Ste. B, New Castle, PA 16105, (724) 658-2462

Nerti, Louise

Late of Lawrence County, Pennsylvania

Executor: Christine Nerti, PO Box 265, West Pittsburgh, PA 16160

Attorney: William M. Panella, 2616 Wilmington Rd., Ste. B, New Castle, PA 16105, (724) 658-2462

Olinger, Kevin M.

Late of Slippery Rock Township, Lawrence County, Pennsylvania

Executor: Darcy L. Cook, 281 Foster Rd., New Brighton, PA 15061

Attorney: Peter J. Pietrandrea, 1309 Freedom Rd., Cranberry Township, PA 16066

Presnar, Jamesa L.

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

Executor: Vincent J. Presnar, 117 E. Sheridan Ave., New Castle, PA 16105

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

Stone, Karen A.

Late of Neshannock Township, Lawrence County, Pennsylvania

Executor: Donald A. Carletti, 1851 Kings Chapel Rd., New Castle, PA 16105

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

SECOND PUBLICATION

Innocent, Carol A.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Abby Geminiani, 108 Miller Ave., New Castle, PA 16101

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

Karner, Margaret A.

Late of Wampum Borough, Lawrence County, Pennsylvania

Executrix: Marla J. Clem, 922 Old State Road, New Castle, PA 16101

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

Pagnotta, Nicola

a/k/a Pagnotta, Nick

Late of Hillsville, Lawrence County, Pennsylvania

Executrix: Christine Lucarielli, 3450 Creed Ave., Hubbard, OH 44425

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

Seinkner, Carol Ann

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Jodi Taylor, 8 Worthington Ave., New Castle, PA

Attorney: Paula J. Cialella, 113 N. Mercer St., New Castle, PA 16101, (724) 658-4417

Simpson, Marguerite J.

Late of Shenango Township, Lawrence

County, Pennsylvania
Executor: David L. Schmolly OD, 664 Mount Jackson Rd., New Castle, PA 16102
Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101

THIRD PUBLICATION

Innocent, Autumn Rose

Late of Neshannock, Lawrence County, Pennsylvania
Administratrix: Abby Geminiani, 108 Miller Ave., New Castle, PA 16101
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C. 423 Sixth St., Ellwood City, PA 16117

Jolley, Imogene L.

a/k/a Jolley, Jean

Late of the City of New Castle, Lawrence County, Pennsylvania
Executor: James W. Jolley
Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, (724) 856-9894, dshaw@dshawlaw.com

Martin, Shawn A.

Late of Lawrence County, Pennsylvania
Executor: Alfred L. Martin, 148 Mt. Air Rd., Enon Valley, PA 16120
Attorney: William M. Panella, 2616 Wilmington Rd., Suite B, New Castle, PA 16105, (724) 658-2462

McEwen, Gordon Craig

Late of Slippery Rock, Lawrence County, Pennsylvania
Executor: Brad D. McEwen
Attorney: Adrienne A. Langer, Cusick, DeCaro & Langer, P.C., 100 Decker Drive, P.O. Box 5137, New Castle, PA 16105, (724) 658-2525

Saulpaugh, Sandra J.

Late of Union Township, Lawrence County, Pennsylvania
Executor: Brenda Miller
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Samsa, Juliana

Late of Lawrence County, Pennsylvania
Executrix: Aislynn Rich
Attorney: John R. Seltzer, Flannery Seltzer Harper & Palmer, 14 N. Mercer St., Suite 300, New Castle, PA 16101

Shaffer, Cynthia

Late of New Castle, Lawrence County,

Pennsylvania
Executrix: Christina Shaffer, 412 Haus Ave., New Castle, PA 16101
Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

Walters, Mark Anthony

Late of North Beaver Township, Lawrence County, Pennsylvania
Executrix: Melissa Menning, 2619 Elizabeth Drive SW, Warren, OH 44481
Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

Werhnyak, Mary Jayne

Late of Lawrence County, Pennsylvania
Executrix: Debra Arena
Attorney: John R. Seltzer, Flannery Seltzer Harper & Palmer, 14 N. Mercer St., Suite 300, New Castle, PA 16101

NOTICE OF NONPROFIT CORPORATION

Notice is hereby given that Article of Nonprofit Corporation filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, Pennsylvania, on July 17, 2020, were approved to Victoria N. Price Penn State University Scholarship Fund, Inc. which nonprofit corporation has been organized under the provisions of the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended and for the purpose of said Corporation to engage in any or all lawful nonprofit activities for which corporations may be incorporation under said act.

Matthew T. Mangino, Esquire
315 N. Mercer St.
New Castle, PA 16101
724-658-8535

L.C.L.J. - August 17, 2020

CLERK'S NOTICE

To All Parties 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 **September 11, 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 September 11, 2020

10010/20 O.C.A. First and Final Account of PNC Bank, National Association, Executor for Estate of Dale A. Walker, Deceased.

10011/20 O.C.A. First and Final Account for the Trust Established Under Will of Virginia A. Walker, Deceased for Dale A. Walker, Now Deceased Fund A Marital

10012/20 O.C.A. First and Final Account for the Trust Established Under Will of Virginia A. Walker, Deceased for Dale A. Walker, Now Deceased Fund B Residual

10013/20 O.C.A. First and Final Account for the Revocable Deed of Trust Amended and Restated Dated November 20, 2009, Thomas C. Elliott, II, Settlor, Quentin D. Elliott, Trustee

10014/20 O.C.A. First and Final Account Joseph J. Macri, Administrator for Estate of Marie A. Macri, a/k/a Maria A. Macri, Deceased

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

L.C.L.J. - August 17 and 24, 2020

SHERIFF SALES

Wednesday, September 9, 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

No. 10099 of 2020; MTGLQ Investors, LP, Plaintiff vs Frank D. Barnes, Jr. and Sandra L. Barnes aka Sandra Lynn Barnes, defendants. Property address: 653 Beaver Dam Road, New Galilee, PA 16141. Parcel ID: #23-037800 (Little Beaver Twp); Improvements: thereon consist of a residential dwelling. Judgment amount: \$230,582.51 plus interest, costs and attorney fees. Attorney Hladik, Onorato & Federman, LLP.

Sale No. 2

No. 11197 of 2019; Midfirst Bank, Plaintiff vs Judith E. Mattocks, defendant. Property address: 13 Lower Idlewild Drive, New Castle, PA 16101, Union Township. Dimensions/short description: Lot No. 13, Belmar Plan of Lots, Lawrence County plot book 12, page 8. Parcel ID#34-187600; Tax map No. 34-4229-235; Instrument No. 2008-009658; Improvements thereon: a residential dwelling house as identified above. Debt: \$53,909.33 plus interest, costs and attorney fees. Attorney Leon Haller.

Sale No. 3

No. 11187 of 2017; Wilmington Savings Fund Society FSB, as trustee of Upland Mortgage Loan Trust B, Plaintiff vs Bonita L. Isabella, defendant. All that certain property situated in the township of Mahoning in the County of Lawrence and Commonwealth of Pennsylvania being described as follows: N/A. Being more fully described in a deed dated 7/13/1990 and recorded 8/31/1990, among the land records of the County and state set forth above, in deed volume 945 and page 246. Parcel ID#24-045000, 24-044900. Debt: \$170,778.41 plus interest, costs and attorney fees.

Property address: 720 Overlook Drive, Hillsville, PA 16132. Attorney: Hill Wallack LLP.

Sale No. 4

No. 10816 of 2019; Lakeview Loan Servicing LLC, Plaintiff vs Dianna Krannacker, defendant. All that certain lot or tract of land situate in the Fifth Ward of the Borough of Ellwood City, County of Lawrence and Commonwealth of Pennsylvania, being known as Lot Nos. 173 and 174 as shown on a certain plan entitle Larks-Field Plan as recorded in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania in Plan book volume 12, page 6. Subject to all prior grants and reservations of coal, oil, gas and mining rights, as may appear in prior instruments of record. Being known as: 952 Peach Street, Ellwood City, PA 16117. Property ID No. 15-076400, 15-076300; Being the same premises which James H. Guentner Jr. and Karen E. Guentner, husband and wife by deed dated 6/12/2015 and recorded 6/30/2015 in the office of the Recorder of deeds in deed book instrument number 2015-004836 at page, granted and conveyed unto Dianna L. Krannacker, unmarried. Attorney: KML Law Group. Debt: \$158,538.13 plus interest, costs and attorney fees.

Sale No. 5

No. 10465 of 2018; Northwest Bank, Plaintiff vs Camilla Crawford, defendant. All the right, title, interest and claim of Camilla J. Crawford of, in and to the following described property: All the following described real estate situated in the City of New Castle, Lawrence County, Pennsylvania. Having erected thereon a dwelling being known and numbered as 520 East Reynolds St., New Castle, PA 16101. Document No. 2013-014886, tax map# 05-145300. Debt: \$61,063.28 plus interest, costs and attorney fees. Attorney Grenen & Birsic.

Sale No. 6

No. 10061 of 2020; PNC Bank, National Association, successor by merger to National City Bank, successor by merger to National City Bank of Pennsylvania, Plaintiff vs Jennifer L. Hawk aka Jennifer L. Elliott, defendant. Improvements consist of a residential dwelling. Being premises: 902 Emery Street, New Castle, PA 16101 (New Castle, 6th Ward). Tax Parcel # 06-066500; Debt: \$47,373.85 plus interest, costs and attorney fees. Attorney KML Law Group, PC.

Sale No. 7 – Stayed

Sale No. 8

No. 10169 of 2020; Pennsylvania Housing Finance Agency, Plaintiff vs Earl W. Perrine, defendant. Premises: 418 Ninth Street, Ellwood City, PA 16117; Borough of Ellwood City, 1st Ward. Dimensions and/or Short Description: Lot 770, Pittsburgh Company Plan of Lots, plot book 1, page 35. See instrument: 2010-003420; Tax Map: 11-1609-770; Parcel No: 11-009900; Improvement thereon: a residential dwelling house as identified above. Debt: \$21,188.67 plus interest, costs and attorney fees. Attorney Leon Haller.

Sale No. 9

No. 11275 of 2019; Deutsche Bank National Trust Company, as trustee under Pooling and servicing agreement dated as of August 1, 2004 Finance America Mortgage Loan Trust 2004-2, Plaintiff vs Cynthia L. Pasquarello aka Cynthia Pasquarello and David A. Pasquarello, defendants. Premises: 2114 South Beaver Street, Borough of South New Castle, PA 16102. Tax Parcel No. 19-021400 & 19-021500; Improvements thereon consisting of a Residential Dwelling sold to satisfy judgment in the amount of \$91,055.31 plus interest, costs and attorney fees. Attorney Stern & Eisenberg.

Lawrence Law Journal

Sworn to and subscribed before me this 20th
day of July, 2020
Perry L. Quahliero, Sheriff

L.C.L.J.: August 3, 10 and 17 of 2020
