

# Lawrence Law Journal

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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

City Trailer Mfg Inc. v. Marinelli Realty Inc. et al	10439 of 13 CA	Lamancusa, A. Papa
Randolph Johnson v. CSX Transportation Inc	10180 of 13 CA	Darby, Wall
Amy Burkes et al. v. Saber Healthcare Group et al	30012 of 14 CA	Collis, Bass/Monico
Steve Emery v. DJ Hannon & Sons Inc et al.	11129 of 14 CA	Winslow, P. Lynch
Randy L. Kohnen v. CSX Transportation Inc	11183 of 14 CA	Darby, Smith
Dale Peiffer et al. v. Elbert Acosta MD et al.	30009 of 14 CA	Quinn, Rulis
Richard & Stephanie Randell v. Gregory Hardin et al	10162 of 15 CA	Voelker, DeCaro
Teresa L. Adams v. Jennifer Savino DO	30013 of 16 CA	Massa, Johnson
William & Brenda Mitlo v. FirstEnergy Corp	70087 of 16 CA	Schellhammer, Simmons
Vanessa White v. Walmart Stores East LP	10883 of 17 CA	Simon, Izsak
David S & Kristine R Harding v. John R & Gerianne Klepfer	10455 of 17 CA	A. Papa, Mansell
Eileen M. McKelvey v. William D. Viccari	10645 of 18 CA	S. Papa, Long
Kayla Houk v. Jason Wischerman	10426 of 19 CA	S. Papa, ----
Lawrence County Housing Authority v. Glenn D. Samuels Jr	10958 of 18 CA	Perrotta, Creighton
Vista South & Sheridan Estates v. Kathaleen Wimer	10406 of 19 CA	O'Leary, Anderson
Daniel E. Bucci v. Michael A. Bucci	10334 of 20 CA	S. Papa, Dimeo

## CIVIL TRIAL LIST - MONTHLY OCTOBER 13 - 19, 2020

City Trailer Mfg Inc. v. Marinelli Realty Inc. et al	10439 of 13 CA	Lamancusa, A. Papa
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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

**Frank, Eugene Joseph**  
**a/k/a Frank, Eugene J.**

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Linda Carroll, c/o 1122 Third St., Beaver, PA 15009

Attorney: Dana Marie Kwidis, 1122 Third St., Beaver, PA 15009

**King, Roger A.**

Late of Ellwood City, Lawrence County, Pennsylvania

Executrix: Kathleen Ann Zeigler, New Castle, PA

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

**Kirkwood, Donna J.**

Late of Mahoning Township, Lawrence County, Pennsylvania

Executor: Charles Kirkwood III, 3857 Shaffer Rd., Ellwood City, PA 16117

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

**Kuntz, Ruth E.**

Late of Ellwood City, Lawrence County, Pennsylvania

Executor: David G. Kuntz, 262 Kissick Lane, Ellwood City, PA 16117

Attorney: Samuel S. Floro, 306 Fifth St., P.O. Box 588, Ellwood City, PA 16117

**Kwolek, Anne**

Late of New Castle, Lawrence County, Pennsylvania

Executor: William Kwolek, Windsor, Connecticut

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

**Morici, Phyllis**

**a/k/a Morici, Phyllis L.**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Phyllis L. Dougherty, 51 Metz Court, Germantown, MD 20874

Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

**Pence, Lee D., Sr.**

**a/k/a Pence, Lee D.**

Late of Scott Township, Lawrence County, Pennsylvania

Executor: Kevin C. Pence, 376 McCaslin Rd., New Castle, PA 16101

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

### SECOND PUBLICATION

**Hardie, Gretchen M.**

Late of Scott Township, Lawrence County, Pennsylvania

Administratrix: Sherrie L. Cook, 190 W. Meyer Ave., New Castle, PA 16105

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

**Nail, James Arthur**

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

Co-Administrators: Jason L. Nail, 571 Carina Lane, Jacksonville, FL 32225 and Steven J. Nail, 1111 Locust St., New Castle, PA 16101

Attorney: William J. Flannery, Suite 310, Huntington Bank Building, 14 N. Mercer St., New Castle, PA 16101

### THIRD PUBLICATION

**Chappell, Thomas M.**

Late of Wayne Township, Lawrence County, Pennsylvania

Administratrix: Jessica Chappell, 702 N. Main St., Bessemer, PA 16112

Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

**Cooper, Penny**

Late of Wilmington Township, Lawrence County, Pennsylvania

Executor: John Cooper

Attorney: Adrienne A. Langer, Cusick DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

**Knight, Betty C.**

**a/k/a Knight, Betty Caroline**

Late of Neshannock Township, Lawrence County, Pennsylvania

Executor: Carol L. Shiber

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

**McElravy, Susan Marie**

Late of Scott Township, Lawrence County, Pennsylvania

Executor: William Paul McElravy, Jr.  
Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, 724-856-9894, dshaw@dshawlaw.com

**FICTITIOUS NAME REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 06, 2020 for **The Quiet Retreat Center** at 2470 Eastbrook Road New Castle, PA 16105. The name and address of each individual interested in the business is Debra Flint at 2470 Eastbrook Road New Castle, PA 16105. This was filed in accordance with 54 PaC.S. 311.

PennCorp Servicegroup, Inc.  
600 N. 2nd St., Ste. 401  
Harrisburg, PA 17101

L.C.L.J. - October 5, 2020

**FICTITIOUS NAME REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 15, 2020 for **Random Critter Publishing** at 3845 Harlansburg Rd New Castle, PA 16101. The name and address of individual interested in said business is Carol McFarland at 3845 Harlansburg Rd New Castle, PA 16101. This was filed in accordance with 54 Pa C.S. 311.

L.C.L.J. - October 5, 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 **October 30, 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  
October 30, 2020**

10015/20 First and Final Account of Kathleen Schaible, Executrix of the Estate of Lyla R. Hetrick, Deceased.

10016/20 First and Final Account of Linda Wilson, Executor of the Estate of C. Clair Martin, Deceased.

10017/20 First and Final Account of Susan M. Scharf, Executrix of the Estate of Margaret J. Butera, Deceased.

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

L.C.L.J. - October 5 and 13, 2020

**SHERIFF SALES**

**Tuesday, November 10, 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 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. 10791 of 2017; U.S. Bank, N.A. as Trustee for Manufactured Housing Contract Senior/subordinate Pass-Through Certificate Trust 1998-6, Plaintiff vs. Melanie K. Miller and Charles W. Miller, Defendants. Property address: RD3 Box 234B, a/k/a Rt. 956 Box 512, a/k/a 512 State Route 956, Volant, PA 16156. Parcel ID: #30-087200 (Scott Township); Improvements thereon: consist of a residential dwelling house. Judgment amount: \$75,765.38 plus interest, costs and attorney fees. Attorney: Phelan Hallinan Diamond & Jones, LLP.

## **Sale No. 3**

No. 10157 of 2020; PNC Bank National Association, successor by merger to National City Bank, Plaintiff vs. Edna Grace Funari a/k/a Edna G. Funari, Defendant. Property address: 626 Park Avenue, Ellwood City, PA 16117. Parcel ID: #11-031500 (Ellwood City Borough, 1st ward); Improvements thereon: consist of a residential dwelling house. Judgement amount: \$55,020.69 plus interest, costs and attorney fees. Attorney: KML Law Group

## **Sale No. 4**

No. 10283 of 2020; First National Bank of Pennsylvania, Plaintiff vs. The unknown heirs, Executors and/or Administrators of the Estate of Ruth Ann Voland, Defendant. Being the East twenty-five (25) feet of Lot No. 142 and the West twenty-eight (28) feet of Lot No. 141 in the Morewood Heights Plan of Lots as laid out by Weingartner Realty Company of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Vol. 8, Page 11. Property address: 311 Orlando Avenue, New Castle, PA 16105. Parcel ID: #25-425000. (Neshannock Township); Improvements thereon: consist of a residential dwelling house. Judgment amount: \$85,082.26 plus interest, costs and attorney fees. Attorney: David W. Raphael.

## **Sale No. 5**

No. 11061 of 2019; Specialized Loan Servicing LLC, Plaintiff vs. Robert J. Tanner a/k/a Robert Tanner, Defendant. All that certain piece, parcel or tract of land situate, lying and being in the Eighth Ward of the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, being known as Lot No. 22 in the Kurtz and Long Plan of Lots, and also being known and designated as City Lot No. 166 Section 76 of the Official Survey of the City of New Castle, and being more particularly bounded and described as follows: Bounded on the North by a 16 foot alley, on the East by Lot No. 21 in said Plan of Lots, now or formerly John J. Tizak, on the South by Miller Street, and on the West by Lot No. 23 in said Plan of Lots, now or formerly Walter Kendra; said lot herein described and conveyed having a frontage of 40 feet on Miller Street and extending back therefrom of even width throughout, a distance of 135 feet to the 16 foot alley on the North. Property address: 112 Miller Street, New Castle, PA 16102. Parcel ID: #08-030000 (City of New Castle, 8th ward). Judgment amount: \$25,524.04 plus interest, costs and attorney fees. Attorney: Shapiro & DeNardo, LLC

Sworn to and subscribed before me this 9th day of September, 2020.

Perry L. Quahliero, Sheriff

L.C.L.J.: October 5, 13 and 19, 2020

# Lawrence Law Journal

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I certify that 50% of all my distributed copies are paid above a nominal price.

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18. /s/ JoEllen Thomas Date: 10/2/20



