

# 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 Annual Meeting

Wednesday, November 4, 2020  
12:00 noon via Zoom virtual video conference.

The link to the Zoom meeting will be emailed to all members.  
If you do not have a current email on file, or need to change your email,  
please contact 724-656-2136.

*Please note the meeting was originally scheduled as a dinner meeting the same date but has been rescheduled to a virtual meeting at the new time.*

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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

#### **Foster, Evelyn V.**

Late of Lawrence County, Pennsylvania  
Administrator: Dianna L. Duffee, 1732 Pulaski Rd., New Castle, PA 16105  
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, (724) 658-7759

#### **Latona, Joseph Bryant**

**a/k/a Latona, Joseph B.**  
Late of Ellwood City, Lawrence County, Pennsylvania  
Executor: Joseph Anthony Latona, 519 Kalchris Lane, New Castle, PA 16101  
Attorney: Louis M. Perrotta, 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

#### **Nicely, Helen**

Late of the Borough of Wampum, Lawrence County, Pennsylvania  
Executrix: Beverly Hairhoger, 1009 Clyde St. Ext., Wampum, PA 16157  
Attorney: John R. Seltzer, Flannery Seltzer Harper & Palmer, 14 N. Mercer St., New Castle, PA 16101, (724) 658-2000

#### **Patterson, Daryl K., Sr.**

**a/k/a Patterson, Daryl K.**  
Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Stacey L. Patterson a/k/a Stacy L. Patterson, 3243 W. Washington St., New Castle, PA 16101  
Attorney: Louis M. Perrotta, 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

#### **Shaffer, James Carl**

**a/k/a Shaffer, James C.**  
Late of Ellwood City, Lawrence County, Pennsylvania  
Administrators: James G. Shaffer, 915 Franklin Ave., New Castle, PA 16101, Sharon M. Albertini, 416 High Meadow Dr., New Castle, PA 16101, and Patricia A. McFarland, 249 Kathleen Dr., #705, New Castle, PA 16105  
Attorney: Louis M. Perrotta, 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

#### **Tanner, Robert G.**

Late of Neshannock Township, Lawrence County, Pennsylvania  
Executrix: Misti D. Greco, 1013 Dewey Ave., New Castle, PA 16101  
Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

#### **Tritt, James A.**

Late of Ellwood City, Lawrence County, Pennsylvania  
Executrix: Mary E. Hudson, 516 Orchard Ave., Ellwood City, PA 16117  
Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

### SECOND PUBLICATION

#### **Bakuhn, John, Sr.**

Late of New Castle, Lawrence County, Pennsylvania  
Administrator: Jeffrey L. Bakuhn, 241 Chippewa Drive, New Castle, PA 16101  
Attorney: James F. Fee, Jr., 430 Court St., New Castle, PA 16101

#### **Barberio, George Thomas, Jr.**

Late of Ellwood City, Lawrence County, Pennsylvania  
Executor: Michael Kenneth Barberio, Wampum, Pennsylvania  
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

#### **Crivaro, Paula Sondra**

Late of Neshannock Township, Lawrence County, Pennsylvania  
Administrator: Brian J. DeVivo, 104 Samuels Dr., New Castle, PA 16101  
Attorney: none

#### **Curry, Mary S.**

Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Angeline L. Dess, 24 E. Oakwood Way, New Castle, PA 16105  
Attorney: Carmen F. Lamancusa, 414 N. Jefferson St., New Castle, PA 16101

#### **Dogan, Karol P.**

Late of Neshannock Township, Lawrence County, Pennsylvania  
Executor: Gregg K. Dogan, 342 Heasley Rd., Pulaski, PA 16143  
Attorney: none

#### **Pilota, Michelle A.**

Late of Chicago Heights, Illinois  
Administrator: Kenneth Pilota, 1336 Edgewood Ave., Chicago Heights, IL 60411

# Lawrence Law Journal

Attorney: Carmen F. Lamancusa, 414 N. Jefferson St., New Castle, PA 16101

## **Rashid, Helen D.**

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

Administrator: Marc S. Rashid, 2190 Heritage Trl, Poland, OH 44514

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

## **THIRD 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

## **IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA**

No. 70087 of 2020, M.D.

In Re: Change of Name of Delbert Dennis Bensingher

### **NOTICE**

Notice is hereby given that on September 24, 2020, the Petition of **DELBERT DENNIS BENSINGER** was filed in the above-named Court, praying for a decree to change his name to **DENNIS DELBERT BENSINGER**. The Court has fixed the 1st day of December, 2020, at 1:30 o'clock P.M. in Courtroom No. 4 of the Lawrence County Government Center as the time and place for hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

John J. DeCaro, Jr., Esquire  
Cusick, DeCaro & Langer, P.C.

P.O. Box 5137  
New Castle, PA 16105  
724-658-2525

L.C.L.J. - October 19, 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 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. 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

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