

Lawrence Law Journal

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THE LAWRENCE COUNTY BAR ASSOCIATION

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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

Moskal, Robert G.

Late of Wayne Township, Lawrence County, Pennsylvania

Administratrix: Lynne Gelston, 627 Old Ash Rd., Mercer, PA 16137

Attorney: Beth Fischman, Dornish Law Offices, P.C., 2500 Brooktree Rd., Ste. 301, Wexford, PA 15090

Ottaviani, Frank

Late of Ellwood City, Lawrence County, Pennsylvania

Executor: Dennis Ottaviani, 145 Nelson Lane, Zelienople, PA 16063

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

SECOND PUBLICATION

Wright, Shirley

a/k/a **Wright, Shirley G.**

Late of Lawrence County, Pennsylvania

Executor: Michael Wright, 1946 S. Jefferson St., New Castle, PA 16102

Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, (724) 658-7759

THIRD PUBLICATION

Brown, Alfreda Victoria

Late of New Castle, Lawrence County, Pennsylvania

Executor: Kenneth Theodore Brown, Jr., 270 McCaslin Rd., New Castle, PA 16101

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

Guthrie, Dennis W.

Late of Ellwood City, Lawrence County, Pennsylvania

Executrix: Treina M. Martino, 389 Pittsburgh Circle, Ellwood City, PA 16117

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

McConnell, Geraldine

Late of Lawrence County, Pennsylvania

Executor: David McConnell, 1648 E. Harbor Rd., New Castle, PA 16101

Attorney: William M. Panella, 2616 Wilmington Rd., Ste B, New Castle, PA 16101, (724) 658-2462

McCormick, Edward

Late of Scott Township, Lawrence County, Pennsylvania

Executor: Montana McCormick

Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, (724) 856-9894

Spagnola, Anthony B.

Late of Lawrence County, Pennsylvania

Administratrix: Gwendoline S. Robinson, 171 Loperwood Lane, LaGrange, OH 44050

Attorney: Susan M. Papa, Papa & Papa, 439 Court St., New Castle, PA 16101

NAME CHANGE NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lawrence County, Pennsylvania, seeking to change the name of **John T. Ierino** to **John T. Kisic**. A hearing on the Petition will be held on January 8th, 2021 at 11:30 a.m. in Courtroom No. 4 at the Lawrence County Courthouse, New Castle, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

L.C.L.J. - December 14, 2020

SHERIFF SALES

Wednesday, January 13, 2021 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. 11255 of 2019; Trinity Financial Services LLC, Plaintiff vs. Eugene D. and Bonnie Davisson, Defendant. All that certain piece, parcel, or lot of land situate, lying and being in the Township of Union, County of Lawrence and Commonwealth of Pennsylvania, being known and designated as Lot No. 6 in the plan of lots of William B. Matthews called CASTLEGATE, as recorded in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Volume 11, page 59. **Property address: R.D.2, Penn Boulevard a/k/a 184 Penn Boulevard, New Castle, PA 16101. Parcel ID: #34-230000.** (Union Township). Debt amount: \$40,019.83 plus interest, costs and attorney fees. Attorney: Jennie C. Schnayder Esq.

Sale No. 2

No. 10636 of 2019; Nationstar Mortgage LLC, Plaintiff vs. Michael T. and Karen A. Kendall, Defendant. All those two certain pieces, parcels, or lots of land situate, lying and being in the Township of Shenango, County of Lawrence and Commonwealth of Pennsylvania, being known and designated as Lots No. 75 and 76 in the Baldwin Acre Plan of Lots as the same is recorded in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Volume 4, Page 34, and together more particularly bounded and described as follows: Beginning at a point at the Southeast corner of the herein described lands on the westerly side of Houk and Newton Hollow Road, where the same is intersected by the dividing line between Lots Nos. 74 and 75 in said plan; thence North 87° 15' West, a distance of 305.25 feet to a point on the easterly line of Lot No. 92 in said plan; thence North 7° 53' West along the easterly line of said Lot No. 92 a distance of 152.62 feet to a point on the dividing line between Lots Nos 76 and 77 in said plan; thence South 87° 15' East along the dividing line a distance of 305.25 feet (erroneously described in the prior deed of record as 205.15 feet) to a point on the westerly line of Houk and Newton Hollow Road; thence South 7° 53' East, along the westerly line of said road a distance of 152.62 feet to a point, the place of beginning. Being known as: 3948 Hollow Road, New Castle, PA 16101. Being the same property conveyed to Michael T. Kendall and Karen A. Kendall, husband and wife who acquired title by virtue of a deed from Melvin Ehrenberg and Helen Ehrenberg, husband and wife, date September 30, 1993, recorded October 4, 1993, at Book 1110, Page 100, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Property address: 3948 Hollow Road, New Castle, PA 16101. Parcel ID: #31-108900 & 31-108800.** (Shenango Township). Debt amount: \$26,199.63 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 3

No. 10237 of 2020; Huntington National Bank, Plaintiff vs. Donna L. Vitale, Defendant. All that certain piece, parcel, or lot of land situate, lying and being in the Second Ward, City of New Castle, Lawrence County, Pennsylvania, being known and designated as Lot No. 4 and the West one-half of Lot No. 5 in the Cherryhurst Land Company Plan of Lots, said plot being recorded in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Vol. 4, Page 8 and being also

known as Lot No. 348 and 349 in Section 4 of the Official Survey of the City of New Castle, being more particularly bounded and described as follows, to-wit: Bounded on the North by Elizabeth Avenue; on the East by land now or formerly of William G. Tegethoff; on the South by a 12 foot alley; on the West by Lot No. 3 in said Cherryhurst Land Company Plan. Said Premises having a frontage on Elizabeth Street of 60 feet and extending back of even width 125 feet to said alley. Being known as: 108 East Elizabeth Street, New Castle, PA 16105. Being the same property conveyed to Joseph D. Vitale and Donna L. Vitale, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from John Povec, of New Castle, Lawrence County, Pennsylvania, by his Attorney in Fact Shirley A. Povec by Power of Attorney dated January 25, 1989, signed by Shirley A. Povec as his Attorney in fact, dated May 7, 2002, recorded May 8, 2002, at Instrument Number 2002-006663, and recorded in Book 1724, Page 814, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. INFORMATIONAL NOTE: Joseph D. Vitale died on March 29, 2013, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Donna Vitale. **Property address: 108 East Elizabeth Street, New Castle, PA 16105. Parcel ID: #02-219300.** (New Castle 2nd Ward). Debt amount: \$13,042.74 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sworn to and subscribed before me this 13th day of November, 2020.

Perry L. Quahliero, Sheriff

L.C.L.J.: December 7, 14 and 21 of 2020
