

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

Gennock, Stephanie M.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Laurie DeRosa, 2730 Stevenson Drive, York, PA 17404

Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

Kuczynski, John A.

Late of Wampum, Lawrence County, Pennsylvania

Executrix: Jerilynne Kuczynski, 784 Lower Boyd School Rd., Wampum, PA 16157

Attorney: Kassie Gusarenko, Myers Law Group, LLC, 17025 Perry Hwy, Warrendale, PA 15086

Lamoree, Elaine M.

a/k/a Lamoree, Elaine

Late of Neshannock Township, Lawrence County, Pennsylvania

Executor: Thomas G. Lamoree II, 233 Iraquois Dr., New Castle, PA 16105

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

Marcotullio, Frank

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Lisa M. Marcotullio, 32 Sunset Court, Cranberry Township, PA 16066

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

McCracken Mary L.

Late of Lawrence County, Pennsylvania

Administratrix: Joanne D. Nene, PO Box 8712, New Castle, PA 16107-8712

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

McGary, Scott

a/k/a McGary, John Scott

Late of New Castle, Lawrence County, Pennsylvania

Executor: Pamela Docherty and John Docherty, 515 E. Garfield Ave., New Castle, PA 16105

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

Thompson, Donald

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Janice Thompson, c/o Kristen L. Behrens, 457 Haddonfield Rd. Ste. 700, Chery Hill, NJ 08002

Attorney: Kristen L. Behrens, Dilworth Paxson LLP, 457 Haddonfield Rd. Ste. 700, Chery Hill, NJ 08002

Taylor, Isophene C.

Late of Union Township, Lawrence County, Pennsylvania

Co-Executors: Robert Clark, 12 N. Round St., New Castle, PA 16101 and Lois Pickney, 204 Smithfield St., New Castle, PA 16101

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

SECOND 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

THIRD 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

NOTICE OF TRUST

Re: Mary Lou McGonigle Revocable Trust dated June 8, 2016

Notice is hereby given that Sherri A. Langhans is Trustee of the above-named Trust. All persons indebted to Mary Lou McGonigle are requested to make payment and all those

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having claims against Mary Lou McGonigle are directed to present the same without delay to: Mary Lou McGonigle Revocable Trust, Sherri A. Langhans, Trustee, 212 Pine Grove Court, Baden, PA 15005 or to:

John M. Hartzell, Jr., Esquire
Houston Harbaugh, P.C.
Three Gateway Center
401 Liberty Ave., 22nd Flr.
Pittsburgh, PA 15222-1005

L.C.L.J. - December 21 and 28, 2020 and January 4, 2021

NOTICE OF INCORPORATION-NONPROFIT

Notice is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on November 17, 2020, for a nonprofit corporation which has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is: **Elect Dick Allen to the Hall of Fame, Inc.**

Louis M. Perrotta, P.C.
229 S. Jefferson St.
New Castle, PA 16101

L.C.L.J. - December 21, 2020

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **R&M Land Holdings, LLC** and it is to be organized effective December 1, 2020.

S.R. LAW, LLC
Ronald W. Coyer, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

L.C.L.J. - December 21, 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 October 28, 2020 for **The Witch Is Inn** at 475 Main Street Volant, PA 16156. The name and address of each individual interested in the business is Victoria Galati at 475 Main Street Volant, PA 16156. This was filed in accordance with 54 Pa.C.S. 311.

PennCorp Servicegroup, Inc.
600 North Second St.
Harrisburg, PA 17101

L.C.L.J. - December 21, 2020

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PA

MORTGAGE FORECLOSURE

CASE NO.: 10754-2020

FIRST COMMONWEALTH BANK, Plaintiff,
vs.

DOLORES DELIO, JENNIFER LOMBARDO, and JOSEPHINE BOVO, solely as the known heirs of Betty Mae Wangler, and ALL THE UNKNOWN HEIRS OF BETTY MAE WANGLER,

TO: DOLORES DELIO and ALL THE UNKNOWN HEIRS OF BETTY MAE WANGLER

On October 30, 2020, Plaintiff filed a Complaint in Mortgage Foreclosure against you in the Court of Common Pleas of Lawrence County, PA docketed at Case No. 10754-2020 to foreclose Plaintiff's mortgage and sheriff's sale the property located at 8 N. Wayne Street, New Castle, PA 16102, which you inherited from Betty Mae Wangler, deceased, by intestate succession.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Lawyer Referral
Third Floor
Lawrence County Government Center
430 Court Street
New Castle, PA 16101
(724) 656-1921

McGrath McCall, P.C.
Four Gateway Center, Suite 1040
444 Liberty Avenue
Pittsburgh, PA 15222

L.C.L.J. - December 21, 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

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**IN THE COURT OF COMMON PLEAS
LAWRENCE COUNTY, PENNSYLVANIA
NO. 90144 OF 2020, A.D.**

IN RE: FEE ASSESSMENT IN THE OFFICE OF PROTHONOTARY AND CLERK OF COURTS OF LAWRENCE COUNTY

ADMINISTRATIVE ORDER OF COURT

AND NOW, this 15th day of December, 2020, upon request of the Lawrence County Prothonotary and Clerk of Courts for authorization of assessment of a fee, and the Court finding that such request for assessment of a fee is reasonable, it is ORDERED and DECREED that the following fee assessment is hereby approved and shall be instituted:

The fee in or arising out of any criminal case for the processing of any driver's license form to be issued or transmitted to the Pennsylvania Department of Transportation is hereby assessed at \$15.00. This fee shall apply to all license suspensions, Act 122 requirements, and all related forms required in a criminal proceeding relating to a defendant's driver's license suspension and restoration.

All fees assessed and collected in accordance with this Administrative Order shall be deposited into an account designated to the Office of the Lawrence County Prothonotary's Office to be disbursed accordingly through state and county master accounts.

The effective date of this Order shall be January 1, 2021.

The Prothonotary and Clerk of Courts shall file this Order of record and properly serve a copy thereof upon Michael A. Occhibone, District Court Administrator; David C. Gettings, County Controller; and Richard L. Rapone, County Treasurer. Further, the Prothonotary and Clerk of Courts shall cause a certified copy of this Order to be published in the Lawrence County Law Journal.

BY THE COURT:
Dominick Motto
President Judge
