

Lawrence Law Journal

USPS 306-600

VOL. 31

April 19, 2021

No. 225

Owned and Published By
THE LAWRENCE COUNTY BAR ASSOCIATION

Phillip L. Clark, Jr., *President*

Phone 724-656-2136

LAW JOURNAL COMMITTEE

Richard E. Flannery

Carmen F. Lamancusa

James W. Manolis

Frank G. Verterano

James W. Manolis, *Opinion Editor*

The Lawrence Law Journal is published every Monday. Legal notices, court opinions and advertising copy must be received at the Lawrence County Court House by noon of the preceding Wednesday. Postmaster, please send change of address to Lawrence Law Journal, 430 Court Street, New Castle, PA 16101.

Subscription Price \$30.00. Single copies 50¢

Periodical postage paid at New Castle, Pennsylvania 16101

Lawrence Law Journal

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
Randy L. Kohnen v. CSX Transportation Inc	11183 of 14 CA	Darby, Smith
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
Nathan Kreitzer, Sr. and Joyce E. Kreitzer v. Madison Acquisitions, LLC	10767 of 17 CA	Soom, Lazo
Vanessa White v. Walmart Stores East LP	10883 of 17 CA	Simon, Izsak
Leanne Miller v. Jerry Kennedy, Kennedy Home Repair, LLC	11225 of 17 CA	Saad, Bonner
Rosemary McLtrot v. William N Gilleland Jr MD	30006 of 17 CA	Sullivan, Baum
Foulk Decorating Co. d/b/a Foulk's Flooring America v. Bio-Medical Applications of Pennsylvania, Inc. d/b/a Fresenius Medical Care New Castle	11049 of 18 CA	Godnich, Passodelis
Michelle Cialella v. Allstate Property & Casualty	10469 of 18 CA	Simon, Siegfried
Vista South & Sheridan Estates v. Kathaleen Wimer	10406 of 19 CA	O'Leary, Anderson
Michael McMullen v. Castle Asphalt & Construction	10240 of 19 CA	S. Papa, P. Lynch
Saab Tech LLC v. Zambelli Fireworks Manufacturing Co.	10318 of 19 CA	C. Papa, Barron
Daniel E. Bucci v. Michael A. Bucci	10334 of 20 CA	S. Papa, Dimeo
Barbara J. Kunselman v. James A. Floyd	10291 of 20 CA	Sensky, Bongivengo

CIVIL TRIAL LIST - MONTHLY

MAY 10 - 21, 2021

Randy L. Kohnen v. CSX Transportation, Inc. 11183 of 14 CA Mansell, Smith

JUNE 15 - 21, 2021

Vanessa White v. Walmart Stores East LP 10883 of 17 CA Simon, Izsak

NOTICE

Hiring Full-Time Legal Secretary

Clark & Clark Law in New Wilmington is hiring a full-time legal secretary position. Email resumé to attyclark@zoominternet.net.

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

Maciarello, Carol

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Thomas Maciarello, 227 East Leasure Ave., New Castle, Lawrence County, PA 16105

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

McDowell, Judith L.

Late of Ellwood City, Lawrence County, Pennsylvania

Co-Administrators: Michael Barberio, Wampum, PA and Matthew Barberio, Ellwood City, PA

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

Morella, Daryl M.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Sierra V. Morella, 422 Division St., Apt. 2, New Castle, PA 16101

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

Reed, Robert C.

Late of New Wilmington Borough, Lawrence County, Pennsylvania

Executor: John R. Reed

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

SECOND PUBLICATION

McGeorge, Eleanor L.

Late of Wampum, Lawrence County, Pennsylvania

Executrix: Grace E. McGeorge

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

Moore, Dow Lee

Late of New Castle, Lawrence County,

Pennsylvania

Administrators: Victoria J. Logan, New Castle, PA and Mark A. Moore, Sr., McDonald, OH

Attorney: Peter E. Horne, 713 Wilmington Ave., New Castle, PA 16101, 724-657-9111

THIRD PUBLICATION

Davis, Denise

Late of Shenango Township, Lawrence County, Pennsylvania

Administratrix: Kathy Gierlach, 1315 Willowbrook Rd., New Castle, PA 16101

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

Harris, Jean

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Susan J. Weigle

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

Lee, Jerome Alexander

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Linda Jean Lee, 806 N. Croton Ave., New Castle, PA 16101

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

Peluso, Katherine M.

Late of Lawrence County, Pennsylvania

Administrator: Nicholas Shuler, 10 Bend Rd., New Wilmington, Lawrence County, PA

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

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of incorporating the below named domestic business corporation pursuant to the provisions of the Business Corporation Law of 1988, as amended.

The name of the corporation is: **Columbus Macro Holdings, Inc.**

Levi J. Morris,

Stevens & Lee

620 Freedom Business Center, Suite 200
King of Prussia, PA 19406

L.C.L.J. - April 19, 2021

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. The name of the Limited Liability Company is **Richard Charles Ratvasky, LLC** and the company was organized effective February 28, 2012.

S.R. Law, LLC

Thomas R. Coyer, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

L.C.L.J. - April 19, 2021

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 was organized under the provisions of The Pennsylvania Uniform Limited Liability 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 AND J Ratvasky Limited Liability Company** and the company was organized effective October 19, 2017.

S.R. Law, LLC

Thomas R. Coyer, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

L.C.L.J. - April 19, 2021

PUBLIC HEARING NOTICE

Notice is hereby given that the Council of the City of New Castle, PA, will hold a Public Hearing on Wednesday, May 19, 2021 at 6:00 p.m. in the Council Chambers, City Building, 230 N. Jefferson Street, New Castle, PA. The purpose of the public hearing will be to consider adopting an ordinance creating the Greater New Castle Recreation Authority for the purpose of providing administrative services in the operation of Sylvan Heights Golf Course and other parks and recreational assets of the City of New Castle; Further, the proposed ordinance would create either a five or seven person board to manage the authority; To provide the authority with all powers provided for in the Municipal Authorities Act of 1945; and to prepare and file with the appro-

priate state agency Articles of Incorporation for said Authority.

City of New Castle, PA
Ciara Buck, Deputy City Clerk

L.C.L.J. - April 19, 2021

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 opening 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 May 7, 2021 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 May 7, 2021

10002/2021 O.C.A. First and Final Account of Elizabeth Ford, Executrix for the Estate of Percy M. Kelty, Jr a/k/a Perc Kelty, Deceased.

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

L.C.L.J. - April 12 and 19, 2021

SHERIFF SALES

Wednesday, May 12, 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. 10872-2019; Lakeview Loan Servicing, LLC, Plaintiff vs. Kaitlyn M. Fuchs a/k/a Kaitlyn Margaret Fuchs a/k/a Kaitlyn M. Mortimer and Shane R. Mortimer a/k/a Shane Robert Mortimer, Defendant. Property address: 5782 N. Edinburg Road, Edinburg, PA 16116. Parcel ID: #24-080600, #24-080700 & #24-080800 (Mahoning Township); Judgment amount: \$147,122.95 plus interest, costs and attorney fees. Attorney: Richard M. Squire & Associates, LLC

Sale No. 2

No. 11029-2019; Pennsylvania Housing Finance Agency, Plaintiff vs. Jamie L. Best, Defendant. All that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward, City of New Castle, Lawrence County, Commonwealth of Pennsylvania, and being known and designated as Lot No. 36 in the George T. Weingartner plot of the Newell property. Property address: 933 Clarence Avenue, New Castle, PA 16101. Parcel ID: #04-211600 (4th Ward City of New Castle); Having erected thereon a dwelling house. Judgment amount: \$51,126.85 plus interest, costs and attorney fees. Attorney: Vittli Law Group, Inc.

Sale No. 3

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, Defendants. All those two certain lots or parcels of land situate, lying and being in the Seventh Ward, City of New Castle, Lawrence County, Pennsylvania, having erected thereon a dwelling. Property address: 8 N. Wayne Street, New Castle, PA 16102. Parcel ID: #07-139300 & Tax Map No. 07-92-123 (7th Ward City of New Castle) Judgment amount: \$27,766.51 plus interest, costs and attorney fees. Attorney: McGrath McCall, P.C.

Sale No. 4

No. 10792-2020; MidFirst Bank, Plaintiff vs. Rochelle Mangino Rand, as Administrator of the Estate of Gary Rand, aka Gary L. Rand, Defendant. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence County, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Gary Rand, single individual who acquired title by virtue of a deed from Jill A. Mentzer, single individual, dated May 12, 2011, recorded May 13, 2011, at Document Number 2011-003798, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 1022 Dewey Avenue, New Castle, PA 16101. Parcel ID: #03-086000. (3rd Ward City of New Castle) Judgment amount: \$63,687.37 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 5

No. 10164-2020; M & T Bank, Plaintiff vs. Beth Cohen, David R. Cohen, Solely in His Capacity as Heir of Shirley R. Cohen, Deceased,

Defendants. Property address: 411 Blaine Street, New Castle, PA 16101. Parcel ID: #02-293900 (2nd Ward City of New Castle); Improvements consist of a residential dwelling. Judgment amount: \$26,237.87 plus interest, costs and attorney fees. Attorney: KML Law Group, PC.

Sworn to and subscribed before me this 11th day of March, 2021.

Perry L. Quahliero, Sheriff

L.C.L.J.: April 12, 19 and 26 of 2021
