

Lawrence Law Journal

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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence Law Journal

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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

Caparoula, Robert

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

Executrix: Dorthenia Tuttle, 3537 Hunters Woods Blvd. #3, New Castle, PA 16105

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

Caravella, Joseph Armond, Jr.

Late of Neshannock Township, Lawrence County, Pennsylvania

Administrator: Lisa M. Murphy, 565 North Lake Shore Dr., Panama City Beach, FL 32413

Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Caravella, Nancy Lee

Late of Neshannock Township, Lawrence County, Pennsylvania

Administrator: Lisa M. Murphy, 565 North Lake Shore Dr., Panama City Beach, FL 32413

Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Griffith, James C., Sr.

Late of New Castle, Lawrence County, Pennsylvania

Administrator: James C. Griffith, Jr., 180 Griffith Dr., New Castle, PA 16105

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

Hartley, David A.

Late of Slippery Rock Township, Lawrence County, Pennsylvania

Executor: Zeke W. Hartley, 148 Spade Road, Rochester, Lawrence County, PA

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

Kelly, Thomas E.

Late of New Castle, Lawrence County,

Pennsylvania

Executrix: Lu Ann Kelly, 914 Loraine Ave., New Castle, PA 16101

Attorney: Kathleen Fee-Baird, 113 Oakhill Dr., Slippery Rock, PA 16057, (724) 421-5706

Panella, Lois A.

Late of Lawrence County, Pennsylvania

Executor: Michael Wyant, 154 Mohawk School Rd., New Castle, PA 16102

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

Perrotta, Constance Marie

a/k/a Alberico, Constance M.

Late of Neshannock Township, Lawrence County, Pennsylvania

Executrix: Angelo A. Perrotta, Jr., 3521 Hunters Woods Boulevard 1, New Castle, PA 16105

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

Prokovich, Ronald

Late of Lawrence County, Pennsylvania

Administrator: Jeffrey Prokovich, 930 Skyline Dr., Ellwood City, PA 16117

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

Sapienza, Francis Gerald

Late of Lawrence County, Pennsylvania

Administratrix: Gloria J. Port, 804 Walnut Dr., Ellwood City, PA 16117

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

Thomas, Nancy E.

a/k/a Thomas, Nancy Ellen

Late of Taylor Township, Lawrence County, Pennsylvania

Executrix: JoEllen Thomas, 766 Seventh St., P.O. Box 417, West Pittsburg, PA 16160

Attorney: Frank G. Verterano, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

SECOND PUBLICATION

Maciarelo, Carol

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Thomas Maciarelo, 227 East Leisure 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

THIRD 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

NOTICE OF FILING OF ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on the 15th day of April, 2021, and a Certificate of Incorporation was granted under the provisions of the Business Corporation Law of 1988. The name of the corporation is **The City of New Castle Pop Warner Football League** and the purpose or purposes for which it has been organized is to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated

under the Non-Profit Business Corporation Law (Organization that provides educational and team building skills for the youth of the City of New Castle).

Bradley G. Olson, Jr., Esquire
Law Offices of Bradley G. Olson, Jr.
Temple Building
125 E. North Street, Suite 212
New Castle, PA 16101
P: (724) 656-6633
F: (724) 656-0063

L.C.L.J. - April 26, 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 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 **F.J.P. Properties, LLC** and it is to be organized effective March 29, 2021.

S.R. LAW, LLC

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

L.C.L.J. - April 26, 2021

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of the State of the Commonwealth of Pennsylvania in Harrisburg, PA on or about the 1st day of March, 2021, for **Humanhood Fellowship, Inc.** The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

L.C.L.J. - April 26, 2021

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of the State of the Commonwealth of Pennsylvania in Harrisburg, PA on or about the the 1st day of April, 2021, for **Flying Trees Academy, Inc.** The corporation has been incorporated under the provisions of

the Pennsylvania Nonprofit Corporation Law of 1988.

L.C.L.J. - April 26, 2021

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 February 16, 2021 for **The Hill with a View** at 526 Bluff Avenue, Ellwood City, PA 16117. The name and address of each individual interested in the business is Mary Beth Spielvogel at 526 Bluff Avenue, Ellwood City, PA 16117. This was filed in accordance with 54 Pa.C.S. 311.

L.C.L.J. - April 26, 2021

**IN THE COURT OF COMMON PLEAS
LAWRENCE COUNTY, PENNSYLVANIA
ORPHAN'S COURT DIVISION
NO. 20008 OF 2021 O.C. ADOPTION**

In The Interest Of: K.F.H. Minor(s)

TO THE NATURAL MOTHER, KRISTIN LEE ALTENBURG OF THE ABOVE NAMED MINOR.

A PETITION HAS BEEN FILED ASKING THE COURT TO PUT AN END TO ALL RIGHTS YOU HAVE TO YOUR CHILD, KIARA FAY HOLLAND. THE COURT HAS SET A HEARING TO CONSIDER ENDING YOUR RIGHTS TO YOUR CHILD. THAT HEARING WILL BE IN THE LAWRENCE COUNTY GOVERNMENT CENTER, NEW CASTLE, PA ON THE 13TH DAY OF MAY, 2021 AT 10:00 AM IN COURTROOM NUMBER FOUR (4). IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU, AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT. YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL
NEW CASTLE, PA 16101
(724) 656-1921

NOTICE: THAT PURSUANT TO 23 PA.C.S.2733, YOU ARE HEREBY NOTIFIED THAT A PROSPECTIVE ADOPTIVE PARENT, A BIRTH PARENT AND A CHILD WHO CAN BE REASONABLY EXPECTED TO UNDERSTAND THAT A PROSPECTIVE ADOPTIVE PARENT AND A BIRTH RELATIVE OF A CHILD HAVE THE OPTION TO ENTER INTO A VOLUNTARY AGREEMENT FOR CONTINUING CONTACT OR COMMUNICATION IN ACCORDANCE WITH 23 PA.C.S.2731, ET SEQ.

L.C.L.J. - April 26, 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: Vittti 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

