

Lawrence Law Journal

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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence Law Journal

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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

Hoffman, Roxanne

Late of Ellport Borough, Lawrence County, Pennsylvania

Executor: Brooke Hoffman

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

McKee, Wayne A.

Late of New Beaver Township, Lawrence County, Pennsylvania

Administrator: Emmalei Jo Gilkinson, 157 Pinehurst Dr., Freedom, PA 15042

Attorney: Jeremy S. Stragand, 81 Dutilh Rd., Suite 200, Cranberry Twp., PA 16066

Penwell, James S.

Late of Bessemer Borough, Lawrence County, Pennsylvania

Co-Executors: Paul M. Leclair, 116 Lakeview St., Bessemer, PA 16112, Wolfgang Reinhardt Rimboeck, Jr., 938 Old State Rd., New Castle, PA 16101 and Brian Tanner, 143 Smalls Ferry Rd., New Castle, PA 16102

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

SECOND PUBLICATION

Clark, Agnes L.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Janet L. Busin, New Castle, PA
Attorney: Phillip L. Clark, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Graziani, Italo A.

Late of Union Township, Lawrence County, Pennsylvania

Executor: Marcia J. Macri and Andrew J. Graziani

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

Haggerty, Janet C.

Late of Mahoning Township, Lawrence

County, Pennsylvania

Executrix: Susan A. Smith, 178 Milton Lane, Pulaski, PA 16143

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

Masters, Dennis J.

Late of Lawrence County, Pennsylvania

Administrator: Brian F. Levine

Attorney: Brian F. Levine, Levine Law, LLC, 22 East Grant St., New Castle, PA 16101

Micco, John C., Jr.

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

Executor: John C. Micco, III, 137 E. Euclid Ave., New Castle, PA 16105

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

Murphy, Frances Fayette

a/k/a Bracken, Fayette

Late of Little Beaver Township, Lawrence County, Pennsylvania

Administrator: Gary M. Murphy, 2054 Clark Rd., Enon Valley, PA 16120

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

Regan, Patrick H.

Late of Lawrence County, Pennsylvania

Administrator: Brian F. Levine

Attorney: Brian F. Levine, Levine Law, LLC, 22 East Grant St., New Castle, PA 16101

THIRD PUBLICATION

Dewberry, Paul E.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Cheryl Ann Metrick, 106 Shelton Place Dr., Evans City, PA 16033

Attorney: Gregory D. Metrick, Stranahan, Stranahan & Cline, 101 South Pitt St., P.O. Box 206, Mercer, PA 16137-0206

Graham, Richard C.

Late of Shenango Township, Lawrence County, Pennsylvania

Executrix: Susan L. Lawrence, c/o 183 Scharberry Lane, Mars, PA 16046

Attorney: Timothy B. Sechler, 183 Scharberry Lane, Mars, PA 16046

Reed, Ronald F.

a/k/a Reed, Ronald

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Cassandra Marie Reed VanSickles, 270 N. Myers Ave., Sharon, PA 16146

Lawrence Law Journal

Attorney: Roger R. Shaffer, Jr., Barr and Shaffer, 701 North Hermitage Rd., Suite 20, Hermitage, PA 16148

Semple, Kathryn A.

a/k/a Semple, Kathryn Alice Semple

Late of New Wilmington Borough, Lawrence County, Pennsylvania

Executor: Jane Wetzel

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

Villani, Betty Ann

Late of New Castle, Lawrence County, Pennsylvania

Executor: Thomas Villani, 1026 Lorraine Ave., New Castle, PA 16101

Attorney: Charles P. Sapienza, 713 Wilmington Ave., New Castle, PA 16101

Volkman, Donna L.

Late of Taylor Township, Lawrence County, Pennsylvania

Administrator: Donald H. Volkman, 3109 New Butler Rd., New Castle, PA 16101

Attorney: Richard E. Flannery, Flannery & Flannery, 214 McCarty Lane, New Castle, PA 16105

----- **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 **Byers Farm LLC** and it is to be organized effective May 12, 2021.

S.R. Law, LLC

Amy E. Molloy, Esquire
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

L.C.L.J. - June 21, 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 **Stonehouse Daffodils, LLC** and it is to be organized effective May 14, 2021.

S.R. Law, LLC

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

L.C.L.J. - June 21, 2021

NOTICE OF DISSOLUTION OF MARK D. ZEIGLER, JR., D.M.D., P.C.

Notice is hereby given that **Mark D. Zeigler, Jr., D.M.D., P.C.**, a Pennsylvania Professional Corporation, having a registered address of 1 Fairhill Drive, New Castle, Pennsylvania, 16105, is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1971, et seq., of the Pennsylvania Business Corporation Law of 1988, as amended.

James W. Manolis

Verterano & Manolis
2622 Wilmington Rd.
New Castle, PA 16105-1530
724-652-0300

L.C.L.J. - June 21, 2021

SHERIFF SALES

Wednesday, July 14, 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. 10214-2007; Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 1999-C, Asset-Backed Certificates, Series 1999-C, Plaintiff vs. Charlotte Weber; John Edward Weber, Defendants. Property address: 143 Rich Avenue a/k/a Box 219 Rich Avenue, Hillsville, PA 16132. Parcel ID: #24-159000 (Mahoning Township); Improvements thereon: Residential Dwelling. Judgment amount: \$117,155.65 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 2

No. 10832-2020; U.S. Bank, National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS3, Plaintiff vs. Christopher D. Vignolini and Lesley R.

Vignolini, Defendants. The land referred to in this commitment is described as follows: All that certain Lots Nos. 19 and 20 of the Plan of West Wort, Perry Township, Lawrence County, Pennsylvania, as laid out by the New York and Pennsylvania Mining and Manufacturing Company, LTD., and recorded in Deed Book Volume 40, Pages 14 and 15, May 8, 1883, and being more particularly bounded and described as follows, to wit: Lot No. 19 – Beginning at a point where the dividing line between Lots Nos. 19 and 21 intersect Grace Street; thence along Grace Street, a distance of 50 feet to the dividing line between Lots Nos. 17 and 19; thence along said dividing line to the intersection of said dividing line with property now owned by The Pittsburgh Company; thence along the boundary Lot No. 19 to the intersection of the dividing line between Lots Nos. 19 and 21 with the said property of The Pittsburgh Company; thence along the last mentioned dividing line to the place of beginning. Lot No. 19 having a depth of 140 feet. Lot 20 – Beginning at a point where the dividing line between Lots Nos. 20 and 21 intersect Railroad Avenue; thence along Railroad Avenue, a distance of 50 feet to the dividing line between Lots Nos. 18 and 20; thence along the above mentioned dividing line, a distance of 130 feet to a point where the dividing line of Lots Nos. 18 and 20 intersect Grace Street; thence along Grace Street to the intersection of the dividing line between Lots Nos. 20 and 22 with said Grace Street; thence along the last above mentioned dividing line to the point of beginning. Being the same premises which Anthony James Kincade and Michele Florie Kincade, husband and wife by Deed dated September 29, 2003 and recorded in the Office of Recorder of Deeds of Lawrence County on October 15, 2003 at Book 1887, Page 738 granted and conveyed unto Christopher D. Vignolini and Lesley R. Vignolini, husband and wife. Property address: 111 River Road, Ellwood City, PA 16117. Parcel ID: #27-106600 & 27-106500 (Perry Township); Judgment amount: \$49,806.07 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg, PC

Sale No. 3

No. 10129-2021; Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust not individually but as Trustee for Pretium Mortgage Acquisition Trust, Plaintiff vs. Tammy Casalandra and Robert T. Casalandra, Defendants. Property address: 911 Richview Drive, New Castle, PA 16101. Parcel ID: #34-255900, Map No. 34-4240-110. (Union Township) Improvements consist of

a residential dwelling. Judgment amount: \$144,742.23 plus interest, costs and attorney fees. Attorney: KML Law Group, P.C.

Sale No. 4

No. 10025-2021; First Commonwealth Bank, Plaintiff vs. Stephen DeSantis, Wilfred M. DeSantis and David DeSantis, solely as the known heirs of Paul C. DeSantis, deceased, and all the Unknown Heirs of Paul C. DeSantis, Defendants. All that certain piece, parcel or lot of land situate, lying and being in Mahoning Township, Lawrence County, Pennsylvania, having erected thereon a dwelling, described in Deed Book Volume 653, Page 659. Property address: 154 Gasperoni Drive, Hillsville, PA 16132. Parcel ID: #24-043300. (Mahoning Township) Judgment amount: \$17,822.95 plus interest, costs and attorney fees. Attorney: Gary Darr, Esquire.

Sale No. 5

No. 10072-2021; Pennsylvania Housing Finance Agency, Plaintiff vs. Randall B. Zieber, Defendant. Designated as Lot No. 30 in the addition to the Plot of Lots called "Carriage Hill" Plan of Lots, Plot Book 13, page 40. Addition to the Plot of Lots, Plot Book 14, page 23. See Instrument: 2015-006896. Improvement thereon: a residential dwelling house. Property address: 132 Landau Drive, Pulaski, PA 16143. Parcel ID: #29-024400 (29-3720-130). (Pulaski Township) Judgment amount: \$201,401.92 plus interest, costs and attorney fees. Attorney: Leon P. Haller, Esq.

Sale No. 6

No. 10112-2020; PNC Bank, National Association, Plaintiff vs. Cathy Marie Reid, Defendant. All that certain piece or parcel of land situate in the Borough of Ellwood City, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Cathy Marie Reid who acquired title by virtue of a deed from Robert James Reid and Cathy Marie Reid, individually and in her own right, in fee dated December 30, 1995, recorded January 5, 1996, at Deed Book 1252, Page 583, Lawrence County, Pennsylvania records. Improvement thereon: a residential dwelling house as identified above. Property address: 300 First Street, Ellwood City, PA 16117. Parcel ID: #13-036100. (Ellwood City Borough 3rd Ward) Judgment amount: \$53,028.27 plus interest, costs and attorney fees. Attorney: Manley

Deas Kochalski LLC

Sale No. 7

No. 10334-2019; The Huntington National Bank, Plaintiff vs. Matilda Pepe, as Administrator to the Estate of Susy A. Shaffer and Brett E. Shaffer, Administrator for the Estate of Howard D. Shaffer, Sr., Defendants. All that certain piece or parcel of land situate in the Township of Pulaski, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Susy A. Shaffer who acquired title by virtue of a deed from Susy A. Shaffer, Executrix of Estate of Howard D. Shaffer, Sr., deceased, dated February 28, 2013, recorded April 23, 2013, at Document ID 2013-004446, Office of the Recorder of Deeds, Lawrence County, Pennsylvania.. Property address: 435 Cheriwood Road, AKA 435 Cheriwood Road, Pulaski, PA 16143. Parcel ID: #29-116600. (Township of Pulaski) Judgment amount: \$39,520.07 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 8

No. 11267-2019; Specialized Loan Servicing LLC, Plaintiff vs. David R. Boyles, Defendant. All that certain piece, parcel and lot of land situate, lying and being in the Seventh Ward of the City of New Castle, Lawrence County, Pennsylvania, being known and designated as all of Lot No. 100 and the West 20 feet of Lot No. 101 on Section 72 of the Official Survey of the City of New Castle, and said City lot No. 100 is marked 295 and said City Lot No. 101 is marked No. 296 on the Recorded Plan of the Mahoningtown Realty Company's Plan of Lots, Plan "B", as recorded in the office of the Recorder of Deeds of Lawrence county, Pennsylvania, in Plot Book Vol. 4, p. 40, and being more particularly bound and described as follows: Commencing on the north line of Seventh Street where it is intersected by the dividing line between Lot No. 99 and 100 on Section 72 of the City Survey; thence Northwardly, a distance of 117.8 feet to an alley; thence by said alley North 63 degrees 30 minutes East, a distance of 60.16 feet to a point in the middle line of Lot No. 101 on Section 72 of the City Survey; thence by the middle line of said Lot No. 101, Southwardly a distance of 122.25 feet to the North line of Seventh Street; thence westwardly, by the north line of Seventh Street, a distance of 60 feet to a point, being the place of beginning. Property address: 519 7th Street, New Castle, PA 16102. Parcel ID: #07-071200

(New Castle 7th Ward); Judgment amount: \$29,547.03 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

Sworn to and subscribed before me this 13th day of May, 2021

Perry L. Quahliero, Sheriff

L.C.L.J.: June 7, 14, and 21 of 2021
