

Lawrence Law Journal

USPS 306-600

VOL. 31

August 2, 2021

No. 240

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
Judy Trott & Cathy Weller et al v. Saber Healthcare Group et al	10640 of 13 CA	Collis, Bass
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
Brenda K. Cummins v. Saber Healthcare Group, LLC and Indian Creek Health Care, Inc. d/b/a Edison Manor Nursing & Rehabilitation Center	30005 of 15 CA	Collis, Bass
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
Leanne Miller v. Jerry Kennedy, Kennedy Home Repair, LLC	11225 of 17 CA	Saad, Bonner
Rosemary Mclltrot v. William N Gilleland Jr MD	30006 of 17 CA	Sullivan, Baum
Michelle Cialella v. Allstate Property & Casualty	10469 of 18 CA	Simon, Siegfried
Linda L. Fox v. Christopher James Beaman	10159 of 18 CA	Garbett, Fulena
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
Diane A Snyder v. Paul A Zarilla	10220 of 19 CA	Mack, Martini
Housing Authority of Law Co v. Waddy J Moses Jr	11160 of 19 CA	Perrotta
Barbara J. Kunselman v. James A. Floyd	10291 of 20 CA	Sensky, Bongivengo

CIVIL TRIAL LIST - MONTHLY SEPTEMBER 12 - 20, 2021

Teresa L. Adams et al. v. Jennifer Savino et al	30013 of 16 CA	Massa, Johnson
OCTOBER 12 - 18, 2021		
Linda C. Ash et al v. Honeywell International et al	1 of 2006 CA	
Richard E. Randell et al v. Gregory Hardin et al	10162 of 15 CA	Voelker, DeCaro
Randy L. Kohnen v. CSX Transportation Inc	11183 of 14 CA	Darby, Smith

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

Braden, Florence R.

a/k/a Braden, Florence Rebecca

Late of Enon Valley Borough, Lawrence County, Pennsylvania

Administrator C.T.A.: David A. Braden, c/o 472 Constitution Blvd., New Brighton, PA 15066

Attorney: James R. Fenchel II, 472 Constitution Blvd., New Brighton, PA 15066

Burns, Deborah A.

Late of New Wilmington, Lawrence County, Pennsylvania

Executrix: Holly Burns, 189 Melody Lane, New Wilmington, PA 16142

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

Fishburn, Richard A.

Late of New Castle, Lawrence County, Pennsylvania

Co-Executors: Beth Ann Stone, P.O. Box 104, West Pittsburgh, PA 16160 and David Scott Fishburn, 2101 S. Jefferson St., New Castle, PA 16102

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

Grant, William H.

Late of Ellwood City, Lawrence County, Pennsylvania

Administratrix: Cynthia L. Grant, 1132 Hickernell Rd., Ellwood City, PA 16117

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

Jamrozik, Tresa

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Jacqueline Schweikert, 1045 North Elder Court, Sand Springs, OK 74063

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

Kwolek, Rose M.

Late of Union Township, Lawrence County,

Pennsylvania

Executrix: Deborah J. Show, 3221 Elm Dr., New Castle, PA 16105

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

McKee, Margaret C.

Late of the Borough of New Wilmington, Lawrence County, Pennsylvania

Executor: Richard H. McKee, 1167 Millstone River Rd., Hillsborough, NJ 08844

Attorney: Mansell & Andrews, 14 N. Mercer St., Suite 532, New Castle, PA 16101

Morici, Matthew Andrew

Late of Shenango Township, Lawrence County, Pennsylvania

Executrix: Patricia Ann Morici

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

Renner, Anita Marie

Late of New Castle, Lawrence County, Pennsylvania

Administrator: Michael B. Myers, 18 N. Lee Ave., New Castle, PA 16101

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

Stellmar, Darlene

Late of Pulaski, Lawrence County, Pennsylvania

Executor: Daniel Stellmar, 6963 Oak St., Lowellville, OH 44436

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

SECOND PUBLICATION

Barber, Eugene I.

Late of Union Township, Lawrence County, Pennsylvania

Executrix: Carol Barber, 198 Wallace Circle, New Castle, PA 16101

Attorney: John A. Caputo, John A. Caputo & Associates, 310 Grant St., 820 Grant Building, Pittsburgh, PA 15219

Brown, Rose Marie

Late of Ellwood City, Lawrence County, Pennsylvania

Executrix: Colleen Marie McAdams, 1008 Clearview Ave., New Castle, PA 16101

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

Lawrence Law Journal

DiFrischia, Dorothy

Late of Lawrence County, Pennsylvania
Co-Executors: Donald J. DiFrischia, 3479
County Line Rd., New Castle, PA 16101 and
Darlene Drotleff, 1619 Katherine St., New
Castle, PA 16101

Attorney: Larry J. Puntureri, 2102 Wilmington
Rd., New Castle, PA 16105

Fish, Mary Anna

Late of New Castle, Lawrence County,
Pennsylvania

Executrix: Gina Fish, 914 McCleary Ave.,
New Castle, PA 16101

Attorney: none

Glodic, Robert J.

Late of Lawrence County, Pennsylvania
Administratrix: Joyce Ann Glodic, 113 W.
Miller St., New Castle, PA 16102

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

**Johnson, Lewis Henry, Jr.
a/k/a Johnson, Lewis H., Jr.**

Late of Lawrence County, Pennsylvania
Executor: Lettice Renee Johnson

Attorney: Joshua P. Geist, Goodrich and
Geist, P.C., 3634 California Ave., Pittsburgh,
PA 15212

Jurasko, Joseph S., Jr.

Late of Little Beaver Township, Lawrence
County, Pennsylvania

Executrix: Lisa M. Jurasko, 2364 Sheffield
Rd., Aliquippa, PA 15001, 724-494-6041

Attorney: Lynette Costa, 378 Golden Grove
Rd., Baden, PA 15005, 412-310-4678

King, Joyce A.**a/k/a King, Joyce Arlene**

Late of Wilmington Township, Lawrence
County, Pennsylvania

Executor: Jeffrey A. King

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

O'Rock, Virginia

Late of Portersville, Perry Township,
Lawrence County, Pennsylvania

Executrix: Udora Veltre, 3002 Ellwood Rd.,
New Castle, PA 16101

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

Rocco, Sally S.

Late of New Castle, Lawrence County,
Pennsylvania

Executrix: Gina Rocco, 2465 Edgewater Dr.,

Poland, OH 44514

Attorney: Bradley G. Olson, 125 East North
St., New Castle, PA 16101, 724-656-6633

THIRD PUBLICATION**Amodie, Constance K.**

Late of New Castle, Lawrence County,
Pennsylvania

Executrix: Barbara Jean Pursell, 19 Spring
Hill Lane, New Castle, PA 16101

Attorney: Reed D. Hennon, 224 W. Northview
Ave., New Castle, PA 16105

Fusco, Jennie June

Late of New Castle, Lawrence County,
Pennsylvania

Executor: James Fusco, Jr. and Shirley
Miller

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

Sherman, Jay E., Sr.

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

Executor: Jay E. Sherman, Jr., PO Box 832,
New Castle, PA 16103

Attorney: none

Wolanski, Ann M.

Late of Union Township, Lawrence County,
Pennsylvania

Executor: Thomas T. Wolanski

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

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 **Kira M. Ketterer** to **Kira
M. Kistic**. A hearing on the Petition will be
held on August 5th, 2021 at 9:30 o'clock a.m.
in Courtroom No. 4 at the Lawrence County
Courthouse, 430 Court St., 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. - August 2, 2021

SHERIFF SALES

**Wednesday, September 8, 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

Lawrence Law Journal

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. 10036-2021; CIM REO 2021-NR3 LLC,

Plaintiff vs. Robert D. Goddard a/k/a Robert Goddard and United States of America, Defendant. All that certain lot or piece of ground situate in the Township of Hickory, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follows: Bounded on the North by the New Castle-Harlansburg Road; on the East by lands of Howard Cox; on the South by lands of J.R. Rick, and on the West by the Fairgrounds Road. Being designated as Map No. 22-062-200 in the Deed Registry Office of Lawrence County, Pennsylvania. Being the same premises which Claire G. Michaels aka Clair George Michaels and Donna Michaels and husband and wife by Deed dated August 28, 2003 and recorded in the Office of Recorder of Deeds of Lawrence County on August 28, 2003 at Book 1870, Page 946 granted and conveyed unto Robert Goddard. Property address: 2002 East Harlansburg Road, New Castle, PA 16101. Parcel ID: #22-062200 (Hickory Township); Judgment amount: \$74,662.38 plus interest, costs and attorney fees. Attorney: Andrew J. Marley, Esq.

Sale No. 2

No. 11200-2019; Wells Fargo N.A., Plaintiff vs. David S. Nicholas, Jr., as Believed Heir and/or Administrator of the Estate of David S. Nicholas, AKA David Nicholas; Jessica Nicholas, as Believed Heir and/or Administrator of the Estate of David S. Nicholas AKA David Nicholas; Amy Beachler, as Believed Heir and/or Administrator of the Estate of David S. Nicholas, AKA David Nicholas; Sara Nicholas as Believed Heir and/or Administrator of the Estate of David S. Nicholas, AKA David Nicholas; Unknown Heirs and/or Administrator of the Estate of David S. Nicholas, AKA David Nicholas, Defendants. All that certain piece, parcel or tract of land situate, lying and being in the City of New Castle, Lawrence County, Pennsylvania, bounded and described as follows: Beginning at a point which is the Southeast corner of land described being at an iron pin on the boundary line of property now or formerly of Werhnyak and Steingradle, N 53° 26' 30" West along land now or formerly of Steingradle a distance of 67.50 feet to an iron pin; thence N 56° 26' 30"W along a 15' vacated alley a distance of 162.45 feet to an iron pin; thence N 36° 33' 30" E along lands now or formerly of Senko a distance of 157.50 feet to an iron pin, thence S 53° 26' 30" E along Butler Avenue a distance of 237.10 feet to an iron pin; thence S 39° 09' 30" W along land now or formerly

Cook, a 15' alley and lands now or formerly of Werhnyak, a distance of 155 feet to an iron pin the placing of beginning. Being the same property conveyed to David s. Nicholas who acquired title by virtue of a deed from David S. Nicholas, no marital status shown, dated January 21, 2016, recorded January 22, 2016, at Document ID 2016-000517, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 1014 Butler Avenue, New Castle, PA 16101. Parcel ID: #04-108700 or 04-0051-0445-000 (New Castle 4th Ward); Judgment amount: \$60,109.92 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 3

No. 10422-2020; Enterprise Bank, Plaintiff vs. 10K Solutions, LLC and R.A. Graham Investments, LLC, Defendants. More particularly known as: Lot No. 199, Section 42 of the Official Survey of the City of New Castle and being more particularly bounded and described as follows, to-wit: Beginning at a point on the South line of Washington Street, which point is at the Northeast corner of the lands herein described and the Northwest corner of the lands of the heirs of W.A. Stritmater; thence along the South line of Washington Street as distance of 23.8 feet to lands formerly of Barbara Genkinger; thence South by said lands a distance of 180 feet, more or less, to the line of Market Street; thence East along the North line of Market Street a distance of 45.36 feet to the land of the heirs of W.A. Stritmater; thence North along said lands of the heirs of W.A. Stritmater a distance of 75 feet; thence West along said land of the heirs of W.A. Stritmater a distance of 21.56 feet; thence North along said land of heirs of W.A. Stritmater a distance of 105 feet, more or less, to the place of beginning. Property address: 124 E. Washington Street, New Castle, PA 16101. Parcel ID: #02-193700 (City of New Castle 2nd Ward); Judgment amount: \$180,000.00 plus interest, costs and attorney fees. Attorney: Hergenroeder Rega Ewing & Kennedy, LLC

Sale No. 4

No. 11097-2019; The Huntington National Bank, Plaintiff vs. Leo Golba, AKA Leo F. Golba; Nicki Golba, AKA Nicki L. Golba, Defendants. All that certain piece, parcel or lot of land situate, in the Township of Union, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property

conveyed to Leo F. Golba and Nicki L. Golba, husband and wife, who acquired title by virtue of a deed from Leo F. Golba and Nicki L. Golba, husband and wife, dated June 29, 2007, recorded July 10, 2007, at Document Number 2007-007286, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 4125 West Washington Street, New Castle, PA 16101. Parcel ID: #34-276100. (Union Township) Judgment amount: \$93,016.69 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC.

Sale No. 5

No. 11087-2019; The Huntington National Bank, Plaintiff vs. Leo F. Golba, AKA Leo F. Golba, Jr.; Nicki Golba, AKA Nicki L. Golba, Defendants. All that certain piece, parcel or lot of land situate in the Township of Union, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Leo F. Golba and Nicki L. Golba, husband and wife, who acquired title by virtue of a deed from Leo F. Golba and Nicki L. Golba, husband and wife, dated June 29, 2007, recorded July 10, 2007, at Document Number 2007-007287, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 4097 West Washington Street, New Castle, PA 16101. Parcel ID: #34-276200. (Union Township) Judgment amount: \$95,606.12 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC.

Sale No. 6

No. 11046-2018; Wells Fargo Bank, N.A., s/b/m to First Union Home Equity Bank, N.A., Plaintiff vs. Sandra L. McFall, Defendant. All that certain lot or piece of ground situate in the, County of Lawrence and Commonwealth of Pennsylvania. Improvements: a Residential Dwelling. Property address: 721 Court Street, New Castle, PA 16101. Parcel ID: #03-108300 & 03-108400. (3rd Ward, City of New Castle) Judgment amount: \$53,539.51 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC.

Sale No. 7

No. 10295-2021; Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, Plaintiff vs. Thomas Britten Downing, Personal Representative of the Estate of Thomas G. Downing a/k/a Thomas Graham Downing a/k/a Tom Downing, Deceased, Defendant. All that certain lot or piece of ground situate

Lawrence Law Journal

in Wayne Twonship, County of Lawrence and Commonwealth of Pennsylvania. Improvements: erected thereon. Property address: 460 Wurtemberg Road, Ellwood City, PA 16117. Parcel ID: #36-040000. (Wayne Township) Judgment amount: \$19,727.53 plus interest, costs and attorney fees. Attorney: Law Office of Gregory Jarvardian, LLC.

Sworn to and subscribed before me this 21st day of July 2021.

Perry L. Quahliero Sheriff

L.C.L.J.: August 2, 9 and 16 of 2021
