

Lawrence Law Journal

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THE LAWRENCE COUNTY BAR ASSOCIATION

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DECEMBER COUNTY HOLIDAY DATES UPDATE

Christmas Holidays: Thursday December 23, Friday December 24 and Monday December 27

New Years Holiday: Friday December 31

The Court Calendar did not reflect the holiday of December 31

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

Fox, Donald W.

Late of North Beaver Township, Lawrence County, Pennsylvania
Executor: John W. Fox
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Presnar, Rose Marie

Late of Shenango Township, Lawrence County, Pennsylvania
Executor: Stanley D. Presnar III, P.O. Box 8832, New Castle, PA 16107
Attorney: none

Stoops, Alberta

a/k/a Stoops, Alberta Lenora

Late of New Castle, Lawrence County, Pennsylvania
Executrix: Nancy L. Jacobs, 143 Woodrow Dr., Ellwood City, PA 16117
Attorney: Philip P. Lope, Lope, Casker and Casker, 207 E. Grandview Ave., Zelienople, PA 16063

SECOND PUBLICATION

Edwards, Melvin E.

a/k/a Edwards, Melvin Eugene

a/k/a Edwards, Melvin

Late of Wilmington Township, Lawrence County, Pennsylvania
Administratrix: Helen L. Ralston, 292 Arthur Dr., Volant, PA 16156
Attorney: Ronald W. Coyer, S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

Imler, Mary M.

Late of New Castle, Lawrence County, Pennsylvania
Executor: Kenneth J. Imler and Donald C. Imler
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

McHugh, Peggy J.

Late of the City of New Castle, Lawrence

County, Pennsylvania

Executrix: Sally McHugh, 1 W. Leasure Ave., New Castle, PA 16105

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

Richards, Dorothy Ann

a/k/a Richards, Dorothy A.

Late of Union Township, Lawrence County, Pennsylvania

Executor: David Scott Richards, 4530 Scrubgrass Rd., Grove City, PA 16127

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

Young Susan

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

Executor: Trevor Ringer, 523 Thornton St., Sharon, PA 16146

Attorney: James E. Douglas, Douglas, Joseph & Olson, 409 North Hermitage Rd., Hermitage, PA 16148, (724) 981-7333

THIRD 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

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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

NOTICE OF CERTIFICATE OF ORGANIZATION DOMESTIC LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization Domestic Limited Liability Company was filed with the Department of State, Commonwealth of Pennsylvania with respect to a Limited Liability Company which has been organized under the provisions of the Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is **Pittsburgh Circle Properties, LLC** and it was organized July 15, 2021.

John J. DeCaro, Jr.
Cusick DeCaro & Langer, P.C.
100 Decker Dr.
P.O. Box 5137
New Castle, PA 16105

L.C.L.J. - August 16, 2021

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW
NO.: 2021-10488

THE HUNTINGTON NATIONAL BANK,
Plaintiff,

vs.

Unknown Successor Trustee of The White Family Trust dated September 20, 2006,
Defendant

TO: Unknown Successor Trustee of The White Family Trust dated September 20, 2006
Unknown Successor Trustee of The White Family Trust dated September 20, 2006

You are hereby notified that Plaintiff, The Huntington National Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lawrence County, Pennsylvania, docketed to No. 2021-10488, seeking to foreclose the mortgage secured by the real estate located at 508 Neshannock Boulevard, New Castle, PA 16101-2538.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you

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must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE 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 SERVICE

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

Lawrence County Government Center
430 Court Street
New Castle, PA 16101
(724) 656-1921

Publication Point, LLC
419 Ridge Road Suite H
Munster IN 46321

L.C.L.J. - August 9, 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 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; 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.

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
