

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

Bates, Margaret Ann

Late of Union Township, Lawrence County, Pennsylvania

Executrix: Sherry Magee

Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, 724-856-9894, dshaw@dshawlaw.com

Blackwell, Barbara Morton Allen

Blackwell, Barbara A.

Late of Athens, Clarke County, Georgia

Executor: Sarah E. Blackwell

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

Cosgrove, Robert J.

Late of Little Beaver Township, Lawrence County, Pennsylvania

Executrix: Stacy Cosgrove, 1674 State Route 551, Enon Valley, PA 16120

Attorney: Michele P. Conti, Conti Law, 986 Brodhead Rd., Moon Township, PA 15108

Craig, Clara Mae

Late of Lawrence County, Pennsylvania

Executor: Brian K. Craig, 181 Sunnyside Dr., New Castle, PA 16102

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

Fellner, Ursula D.

Late of New Gaililee, Lawrence County, Pennsylvania

Executor: Paulette Schaefer, 467 Moravia Rd., New Gaililee, PA 16141

Attorney: Philip W. Berezniak, 603 Hazel Ave., Ellwood City, PA 16117

Flamino, David N.

Late of Neshannock Township, Lawrence County, Pennsylvania

Executor: Dhyana Wade

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

Fox, Linda L.

Late of Lawrence County, Pennsylvania

Executrix: Beth Ann Fox Kerry, 1651 Fairview School Rd., Ellwood City, Lawrence County, Pennsylvania

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

Hogue, Roger A.

Late of Perry Township, Lawrence County, Pennsylvania

Administratrix: Denise M. Hogue, 311 Hilltop Lane, Portersville, PA 16051

Attorney: Amy E. Molloy, S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

Pacella, Mina Mae

Late of New Castle, Lawrence County, Pennsylvania

Executor: Mark A. Pacella, 3920 Emil Ridge Dr., Mechanicsburg, PA 17050, 412-303-8965

Attorney: none

Wish, Edward P., Jr.

Late of Neshannock Township, Lawrence County, Pennsylvania

Executors: Michael Wish, Merit Wish Phillips, c/o Jillian F. Zacks

Attorney: Jillian F. Zacks, McAndrews, Mehalick, Connolly, Hulse and Ryan, P.C., 429 Fourth Ave., Suite 1600, Pittsburgh, PA 15219

SECOND PUBLICATION

Kitzko, Felix S.

a/k/a Kitzko, Felix S., Jr.

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

Executor: Richard S. Kitzko, 715 Brooklyn Ave., New Castle, PA 16101

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

Minner, Joann E.

Late of Union Township, Lawrence County, Pennsylvania

Executor: Judith A. Wellman, 620 W. Clayton St., New Castle, PA 16102

Attorney: John R. Seltzer, 713 Wilmington Ave., New Castle, PA 16101, 724-652-0821

Saginak, Michael R.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Lori A. Saginak, 2110 N.E. 39th Street, Fort Lauderdale, FL 33308

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

THIRD PUBLICATION

Bessell, William A.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: E. Loraine Leasure, 105 Tammaro Dr., Ellwood City, PA 16117

Attorney: Darla J. Hancher, 101 North Green Lane, Zelenople, PA 16063

Graves, Mary P.

Late of Ellwood City, Lawrence County, Pennsylvania

Executor: Ralph Decaria, 206 Martin Ave., Ellwood City, PA 16117

Attorney: Nick A. Frisk, Jr., 303 Fifth St., Ellwood City, PA 16117

Shaffer, Oliver W.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Debra J. Johns

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

ESTATE NOTICE

Ancillary Letters of Administration have been granted on the estate of the following decedent to the personal representative named, File No. 37-21-0492, who requests all persons having claims against the estate of the decedent to make known the same in writing to her or her attorney, and all persons indebted to the decedent make payment without delay:

Bonnie W. Ataman, a/k/a Bonnie Ataman, deceased, of Masury, Ohio, and owning a certain parcel of real estate located at 214 East Edison Avenue in New Castle, Pennsylvania, 16101. Anna M. Ciambotti, Admrx, 6 Federal Plaza Central, Ste 1300, Youngstown, Ohio.

Keith Hodgens, Esq.

Henderson, Convington, Messenger, Newman & Thomas, Co., L.P.A.

6 Federal Plaza Central, Ste. 1300

Youngstown, Ohio

(330) 744-1148

L.C.L.J. - October 4, 12, and 18, 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 June 08, 2021 for **Diamond Lake Property Investments** at 812 Morton St., 2nd Floor, New Castle, PA 16101. The name and address of each individual

interested in the business is David Micco, Jr. at 812 Morton St., 2nd Floor, New Castle, PA 16101. This was filed in accordance with 54 Pa.C.S. 311.417.

Penncorp Servicegroup, Inc.

600 North Second St.

Harrisburg, PA 17101

L.C.L.J. - October 4, 2021

SHERIFF SALES

Wednesday, November 10, 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. 10433-2021; Freedom Mortgage Corporation, Plaintiff vs. Jennifer Winkler, Solely in her capacity as Heir to Terrie Stoops, Deceased, Defendants. Improvements consist of a residential dwelling. Property address: 1318 Darlington Road, Wampum, PA 16157. Parcel ID: #21-027600. (Wampum Borough) Judgment amount: \$77,356.52 plus interest, costs and attorney fees. Attorney: KML Law Group, P.C.

Sale No. 2

No. 10024-2019; First National Bank of Pennsylvania, successor to First National Bank of Slippery Rock, Plaintiff vs. Randy J. Ryan and Judith M. Ryan, Defendants. All the following described real estate situated in the Second Ward, City of New Castle, County of Lawrence, and Commonwealth of Pennsylvania. Having erected thereon a dwelling. Property address: 313 Sumner Avenue, New Castle, PA 16105. Parcel ID: #02-051200. Deed Book Volume 1679, page 557. (2nd Ward City of New Castle) Judgment amount: \$74,203.44 plus interest, costs and attorney fees. Attorney: Grenen & Birsic PC

Sale No. 3

No. 10369-2021; M & T Bank, Plaintiff vs. Javon M. Moody, Defendant. Improvement consists of a residential dwelling. Property address: 427 East Euclid Avenue, New Castle, PA 16105. Parcel ID: #02-031000. (2nd Ward City of New Castle) Judgment amount: \$75,793.86 plus interest, costs and attorney fees. Attorney: KML Law Group

Sale No. 4

No. 10604-2020; Wilmington Trust, National Association, not in its individual capacity, but solely as Owner Trustee for Bravo Residential Funding Trustee 2021-A, Plaintiff vs. Patricia Cartwright, Defendant. Improvement: single

family dwelling. Property address: 707 Oak Street, New Castle, PA 16101. Parcel ID: #03-023400. (3rd Ward City of New Castle) Judgment amount: \$33,500.90 plus interest, costs and attorney fees. Attorney: Emmanuel J. Argentieri, Esq.

Sale No. 5

No. 10828-2020; CL45 MW Loan I, LLC, Plaintiff vs. Ronald Lagana, Jr., Defendant. All that piece parcel and lot of land situate lying and being in the City of New Castle, Lawrence County, Pennsylvania, bounded and described as follows to-wit: Being at the Northeast corner thereof at a point on the West line of Highland Avenue, where the South line of land of New Castle School District, now or formerly of Anthony J. Staph, et ux, intersects the West line of Highland Ave; thence South along the West line of Highland Avenue, a distance thirty-nine and eighty-five hundredths (39.85) feet to lands now or formerly of Samuel L. Cornelius, et ux, thence North fifty-five degrees twenty-one minutes West (N 55-21' W) a distance of one hundredth twenty-two and thirty-nine hundredth (122.39) feet to a point; thence North twenty-three degrees and nineteen minutes East (N 23-19' E) a distance of forty-four and eighty-seven hundredths (44.87) feet to the lands now or formerly of New Castle School District; thence South fifty-three degrees four minutes East (S 53-04' E) a distance of one hundred twenty-three and forty-seven hundredths (123.47) feet to the place of beginning, said premises being known as designated as Lot No. 505 in Section 22 of the Official Survey as now constituted. For chain of title see Lawrence County Deed Book Volume 1718. Page 785. Being the same premises which John Albano, by his Deed dated November 30, 2012 and recorded December 5, 2012, in and for Lawrence County as Document Number 2012-015935, granted and conveyed unto Ronald Lagana, Jr., unmarried. Property address: 707 Highland Avenue, New Castle, PA 16105. Parcel ID: #02-147800. (2nd Ward City of New Castle) Judgment amount: \$49,678.22 plus interest, costs and attorney fees. Attorney: JSDC Law Offices.

Sale No. 6

No. 11041-2019; The Huntington National Bank, Plaintiff vs. Justin D. Matuz, Defendant. All that certain piece, parcel or lot of land situate, in the Township of Neshannock, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Justin D. Matuz, unmarried who

acquired title by virtue of a deed from William R. Enscoe, unmarried and Merit W. Enscoe nka Merit W. Phillips and Ronald Phillips, wife and husband, dated September 2, 2011, recorded September 7, 2011, at Document ID 2011-007380, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 1092 Valley Road, New Castle, PA 16105. Parcel ID: #25-444400. (Neshannock Township) Judgment amount: \$54,000.25 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC.

Sale No. 7

No. 10333-2017; Reverse Mortgage Solutions, Inc., Plaintiff vs. Martin E. Vigne Individually and as Trustee of the Martin E. Vigne Family Trust, dated September 14, 2007, Defendant. All those certain lots or pieces of ground situate in the Neshannock Township, Lawrence County, Pennsylvania: Improvements: Residential Property. Property address: 157 Shannon Drive, New Castle, PA 16105. Parcel ID: #25-274100. (Neshannock Township) Judgment amount: \$197,248.76 plus interest, costs and attorney fees. Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

Sale No. 8

No. 10530-2021; First National Bank of Pennsylvania, Plaintiff vs. Larry J. Puntureri, Esq. In Capacity as Administrator of Estate of Keith E. Jackson, Sr. a/k/a Keith E. Jackson, Defendant. All the right, title interest and claim of: Larry J. Puntureri, Esq. in capacity as administrator of Estate of Keith E. Jackson, Sr. a/k/a Keith E. Jackson of, in and to: A parcel of land situate in the City of New Castle, Second Ward, County of Lawrence, State of Pennsylvania. Being the same premises which Keith E. Jackson and Margo B. Jackson, his wife granted and conveyed to Keith E. Jackson and Margo B. Jackson, his wife, by Deed dated October 5, 1979, and recorded in the Office of the Recorder of Deeds of Lawrence County on September 12, 1980, at Deed Book Volume 638, Page 183. Improvements: Residential dwelling. Property address: 414 Park Avenue, New Castle, PA 16101. Parcel ID: #02-131600. (2nd Ward City of New Castle) Judgment amount: \$58,685.75 plus interest, costs and attorney fees. Attorney: David W. Raphael

Sale No. 9

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. 10

No. 10436-2021; Michael R. Piccirillo, Ancillary Administrator of the Estate of Gene A. Millione, a.k.a Gene Millione, a.k.a Gino Millione, Plaintiff vs. Ernest F. Johnston, Jr., and Robert A. Nestasie, Defendants. Improvements consist of land and building(s). Property address: 5095 West State Street, Edinburg, PA 16116. Parcel ID: #24-098600 & 24-098700. (Mahoning Township) Judgment amount: \$338,747.76 plus interest, costs and attorney fees. Attorney: Verterano & Manolis

Sale No. 11

No. 10422-2018; FNB Properties Company, Inc., Plaintiff vs. David Moffatt a/k/a David D. Moffatt, Defendant. All that certain piece, parcel or lot, of land situate, lying and being in the Fourth Ward of the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit: Beginning at the southwest corner of the lands herein described, being the northeast corner of the intersection of Warren Avenue with Stanton Avenue: Thence by the East line of Stanton Avenue, North 33 degrees 17-1/2' West, 142.98 feet to a stake at line of lands of Louis A. Mooney; Thence by lands of said Louis A. Mooney, North 57 degrees 3/4' East, 60 feet to a stake at line of other lands of Grantors: Thence by other lands of grantors, South 33 degrees 17-1/2' East, 143.67 feet to the northerly line of Warren Avenue; Thence by northerly line of Warren Avenue, South 57 degrees 40-1/2' West, 60 feet to the easterly line of Stanton Avenue, the place of beginning. And being Lot No. 303 on Section 69 of the Official Survey of the City of New Castle as a present constituted. Improvements: One Story Dwelling in Fair Condition. Property address: 1001 Warren Avenue, New Castle, PA 16101. Parcel ID: #04-023900. (City of New Castle 4th Ward) Judgment amount: \$48,807.44 plus interest, costs and attorney fees. Attorney: William J.

Moder III, Esq.

Sale No. 13

No. 11157-2018; Pennsylvania Housing Finance Agency, Plaintiff vs. Jennifer N. Weaver fka Jennifer N. Brudege, Defendant. See Instrument # 2011-003383, 1.06 acre +/- land & res. and .11 acre vacant land. Improvement thereon: a residential dwelling house and adjoining vacant lot. Property address: 442 Fairgreen Avenue, New Castle, PA 16105 and Vacant Adjoining Lot also identified as 442 Fairgreen Avenue, New Castle, PA 16105. Parcel IDs: #25-185700 & 25-116000. (Neshannock Township) Judgment amount: \$115,379.82 plus interest, costs and attorney fees. Attorney: Leon P. Haller, Esq.

Sworn to and subscribed before me this 22nd day of September 2021.
Perry L. Quahliero, Sheriff

L.C.L.J.: October 4, 12 and 18 of 2021
