

# 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

#### **DeCampi, David M.**

Late of Perry Township, Lawrence County, Pennsylvania

Executors: Celeste R. Boehm, 118 McCreary Rd., New Brighton, PA 15066 and Timothy Broniszewski, 1041 Utica New Lebanon Rd., Utica, PA 16362

Attorney: Matthew T. Mangino, 315 N. Mercer St., New Castle, PA 16101

#### **Kerr, Geraldine R.**

##### **a/k/a Kerr, Geraldine**

Late of Wilmington Township, Lawrence County, Pennsylvania

Executor: Margaret Kerr

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

#### **McEwen, Joanne Elizabeth**

Late of Neshannock Township, Lawrence County, Pennsylvania

Administrator: Dennis R. McEwen, 135 Seminole Dr., Pittsburgh, PA 15228

Attorney: Raymond C. Vogliano, Eckert Seamans Cherin & Mellott LLC, 600 Grant St., 44th Floor, Pittsburgh, PA 15219

#### **Nicol, Edward W.**

Late of Little Beaver Township, Lawrence County, Pennsylvania

Executors: Chelsey Shingler and Dale Vollmer

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

#### **Pounds, William**

##### **a/k/a Pounds, William D., Sr.**

##### **a/k/a Pounds, William Dale, Sr.**

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

Executrix: Phyllis McConahy, 145 Patterson Rd., Slippery Rock, PA 16057

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

#### **Sheehan, Olive A.**

Late of Bessemer, Lawrence County, Pennsylvania

Co-Executors: Lee P. Sheehan, 603 Columbiana Rd., Bessemer, PA 16112 and Timothea R. Kost, 329 Beagle Club Rd., Cowansville, PA 16218

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

#### **Stanczak, Bernice J.**

Late of Lawrence County, Pennsylvania

Executor: David Stanczak, 1816 Chippingham Rd., Woodridge, IL 60517-4624

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

### SECOND PUBLICATION

#### **Folino, Xavier W.**

Late of Slippery Rock Township, Lawrence County, Pennsylvania

Executrix: Sara A. Balough

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

#### **Marino, Concetta M.**

Late of Volant, Lawrence County, Pennsylvania

Executor: Daniel E. Marino

Attorney: Amy D. Reese, Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Twp., PA 16066

#### **Masters, Charles, Jr.**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Phillip Masters, 628 Johns St., New Castle, PA 16101

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

#### **Taranto, Joseph T. Jr.**

Late of Wayne Township, Lawrence County, Pennsylvania

Executor: Joseph T. Taranto III, 1824 Hassam Rd., Coraopolis, PA 15108

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

#### **Trimble, John I.**

Late of Shenango Township, Lawrence County, Pennsylvania

Executrix: Lori L. Mort, 512 Shenango Park Dr., New Castle, PA 16101

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

## THIRD 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

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## 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, Covington, 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

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## NOTICE OF DISSOLUTION

Notice is hereby given that **Railroad Ventures, Inc.**, having a registered address of 721 Boardman-Poland Road, Suite 201, Youngstown, Ohio 44512, is being dissolved pursuant to the Pennsylvania Business Corporation Law, as amended. Any person having claims against the company shall

forward that claim, in writing, to the company at the above referenced address. Said claim must be received by the company not more than sixty (60) days after the date of this notice or said claim will be barred.

Charles Y. Mansell, Esquire  
Mansell & Andrews  
14 N. Mercer St., Suite 532  
New Castle, PA 16101

L.C.L.J. - October 18, 2021

## NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW

NO.: 2021-10565

THE HUNTINGTON NATIONAL BANK,  
Plaintiff,

vs.

Dale Cartwright, as Believed Heir and/ or Administrator of the Estate of Dale C. Lynch; Alicia Lewis, as Believed Heir and/ or Administrator of the Estate of Dale C. Lynch; Shawn Cartwright, as Believed Heir and/ or Administrator of the Estate of Dale C. Lynch; Unknown Heirs and/ or Administrators of the Estate of Dale C. Lynch (if any), Defendants

TO: Unknown Heirs and/ or Administrators of the Estate of Dale C. Lynch (if any)

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. 2021-10565, seeking to foreclose the mortgage secured by the real estate located at 2410 South Jefferson Street, New Castle, PA 16102.

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 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 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 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  
419 Ridge Road Suite H  
Munster IN 46321

L.C.L.J. - October 18, 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

## Lawrence Law Journal

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

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