

Lawrence Law Journal

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THE LAWRENCE COUNTY BAR ASSOCIATION

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NOTICE

There will be no Civil or Criminal Motion Court on the 23rd and 24th of February. Motion Court will be on an emergency basis only. Please contact Court Administration.

NOTICE

The Lawrence County Bar Association Quarterly Meeting will be held on Zoom on Wednesday, March 9, 2022 at 12:00 noon.
The Zoom link will be sent by email to all members.

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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

Mrozek, Mark J.

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

Smail, Tennille R.

Late of New Beaver Borough, Lawrence County, Pennsylvania
Administrator: Wayne M. Smail, 168 Hamilton Lane, New Galilee, PA 16141
Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

White, Josephine A.

Late of Edinburg, Lawrence County, Pennsylvania
Executor: Gary L. White, 1015 Five Points Rd., Edinburg, PA 16116
Attorney: none

SECOND PUBLICATION

Anderson, Gloria

Late of Shenango Township, Lawrence County, Pennsylvania
Administratrix: Tara Houk, c/o Kristen L. Behrens, Esq., 457 Haddonfeild Rd., Ste. 700, Cherry Hill, NJ 08002
Attorney: Kristen L. Behrens, Dilworth Paxson LLP, 457 Haddonfeild Rd., Ste. 700, Cherry Hill, NJ 08002

Baxter, James E.

Late of New Castle, Lawrence County, Pennsylvania
Administrator: Garve E. Rice, 5586 County Line Rd., New Castle, PA 16101
Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

Cangey, Gerald Michael

Late of New Castle, Lawrence County, Pennsylvania
Executor: Gerald Cangey, 508 W. Clayton St., New Castle, PA 16102
Attorney: Louis M. Perrotta, Louis M.

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

Cardella, James E., Sr.

Late of New Castle, Lawrence County, Pennsylvania
Executor: Stephen M. Cardella, 27 Field St., Bessemer, PA 16112
Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

Kloos, Helen

Late of Ellwood City, Lawrence County, Pennsylvania
Executrix: Joan M. Keul, 742 Melody Lane, New Castle, PA 16101
Attorney: Carmen F. Lamancusa, 414 N. Jefferson St., New Castle, PA 16101

Montgomery, Joanne G.

Late of Borough of Ellwood City, Lawrence County, Pennsylvania
Executor: Brooke Hoffman
Attorney: Clark & Clark Law, P.C., Robert D. Clark, 201 N. Market St., New Wilmington, PA 16142

Morris, Myron Eugene

a/k/a Morris, Myron E.

Late of Pulaski Township, Lawrence County, Pennsylvania
Executor: Brenda Hostetler
Attorney: Clark & Clark Law, P.C., Robert D. Clark, 201 N. Market St., New Wilmington, PA 16142

Nesbit, Jeffrey R.

Late of New Castle, Lawrence County, Pennsylvania
Executrix: Patricia A. Nesbit, 3608 South Maple Dr., New Castle, PA 16101
Attorney: Charles P. Sapienza, 713 Wilmington Ave., New Castle, PA 16101

Smith, Letha Jane

Late of New Castle, Lawrence County, Pennsylvania
Executor: Connie Watson, 200 Bauder Mill Rd., Harmony, PA 16037
Attorney: Louis Pomeroy, 2910 Wilmington Rd., New Castle, PA 16105, 724-658-7759

Stewart, Joyce H.

Late of New Castle, Lawrence County, Pennsylvania
Administratrix: Lisa Stewart, 2745 Westpointe Dr., Apt. 16208, New Braunfels, TX 78132
Attorney: Gene G. Dimeo, Dimeo Law

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Group, PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

Wortman, Daniel W., III

Late of the City of New Castle, Lawrence County, Pennsylvania
Administrator: Daniel W. Wortman IV, 319 Sycamore St., New Castle, PA 16101
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

THIRD PUBLICATION

Anderson, Carl Alfred

Late of Shenango Township, Lawrence County, Pennsylvania
Executors: Kathleen Rose Anderson Kash, 1043 Stowe Rd., Ashtabula, OH 44004 and Tara Lyn Houk, 752 Harmony Baptist Rd., New Castle, PA 16101
Attorney: John R. Seltzer, 713 Wilmington Ave., New Castle, PA 16101, 724-652-0821

Baxa, Edward L.

a/k/a Baxa, Edward

Late of the City of Wampum, Lawrence County, Pennsylvania
Administrator: Stacey Baxa, 122 Minteer Rd., Butler, PA 16001
Attorney: Patrick J. Felix III, Patrick J. Felix III LLC, 213 East Main St., Carnegie, PA 15106

Boron, Gabriel J.

a/k/a Boron, Gabe

Late of Union Township, Lawrence County, Pennsylvania
Executrix: Patricia Davis, 2420 Savannah Rd., New Castle, PA 16101
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Dudick, Rose

Late of the Borough of Ellwood City, Lawrence County, Pennsylvania
Executrix: Karen Stalnecker, 353 State Route 168, Darlington, PA 16115
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

Gatto, Louis L.

Late of Ellwood City Borough, Lawrence County, Pennsylvania
Executor: Christopher L. Gatto, 105 Orchard Ave., Ellwood City, PA 16117
Attorney: Gene G. Dimeo, Dimeo Law Group PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

Joki, Craig Brian

Late of Lawrence County, Pennsylvania
Executrix: Nadema Joki, 1003 Adams St.,

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

Moore, Janyce I.

Late of New Castle, Lawrence County, Pennsylvania
Executor: Ronald Pivovar, Greenville, PA
Attorney: Peter E. Horne, 713 Wilmington Ave., New Castle, PA 16101, 724-657-9111

Morgan, John Paul, Jr.

a/k/a Morgan, John Paul

a/k/a Morgan, John P.

Late of Hickory Township, Lawrence County, Pennsylvania
Administrator: John David Morgan, 204 Tall & Short Way, New Castle, PA 16101
Attorney: Stephen J. Mirizio, 121 East State St., Sharon, PA 16146

Withers, Thelma Mary

Late of Shenango Township, Lawrence County, Pennsylvania
Executor: David Withers, 3417 SE 168th Ave., Vancouver, WA 98683
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA

NO. 10702 OF 2021, C.A.

Daniel Cullen, Plaintiff

vs.

Ashley Piper, Defendant.

NOTICE TO DEFEND

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, 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 PAPER 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
Lawrence County Government Center
New Castle, PA 16101
(724) 658-2541

AMERICANS WITH DIABILITIES ACT OF 1990

The Court of Common Pleas of Lawrence County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

Susan M. Papa, Esquire
439 Court St.
New Castle, PA 16101
724-658-4555 - phone
724-658-3797 - fax

L.C.L.J. - February 21, 2022

SHERIFF SALES

**WEDNESDAY, MARCH 9, 2022
10:00 A.M.**

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. 50669-2016. City of New Castle, Plaintiff vs. Katrina V. Frank, Defendant, owner (s) of property situate in the Second Ward, New Castle, Lawrence County, Pennsylvania, being: 806 Neshannock Boulevard, New Castle, Pennsylvania 16101. Improvements thereon: Residential property. Parcel No. 02-299800 Debt: \$4,745.38 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 2

No. 10598-2019. PNC Bank, National Association, Plaintiff vs. Anthony J. Nerti & Anita Nerti (deceased), Defendants. All that certain piece or of land situate in the City of New Castle, Lawrence County, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the Same property conveyed to Anthony J. Nerti and Anita Nerti, husband and wife who acquired title by virtue of a deed from James

Barkett, Deborah Rose Kaleel, formerly Deborah Rose Barkett andCarolynn Barkett, t/d/b/a Barkett Partnership, dated September 17, 1985, recorded October 9, 1985, at Official Records Volume 724, Page 85, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Informational Note: Anita Nerti died August 4, 2019, and pursuant to the survivorship language in the above-mentioned deed, all his rights and interest pass to Anthony J. Nerti. Property address: 1205 Barkett Avenue, New Castle PA 16101. Parcel ID: #04-186600 & 04-186500 (City of New Castle, 4th Ward). Judgment amount: \$27,433.53 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC.

Sale No. 3

No. 10313-2021; Rocket Mortgage, LLC, Plaintiff vs. Sharon L. Coulter, Defendant. All that certain piece, parcel or lot of land situate, lying and binging in Neshannock Township, Lawrence County, Pennsylvania, being known and designated as the Westerly one-half (1/2) of Lot No. 79 and all of Lot No. 78 in the J. Clyde Gillfillan Replot of the Boulevard Place Plan Addition as recorded in the Lawrence County Plot Book Vol. 11, Page 35, and being more fully bounded and described as follows: Beginning at a point on the South line of Kenneth Avenue and the West line of North Beaver Street, and which point is at the center thread of said Lot No. 79; thence South 1° 35' West, a distance of 150 feet along the Easterly one-half (1/2) of said Lot No. 79, now of James E. Gesue et ux, to a point on the North line of a 20 foot alley; thence North 88° 49' West, a distance of 17.5 feet by the North line of the alley to a point; thence North 1° 35' East, a distance of 20 feet by the East line of the Alley to a point; thence North 88° 49' West, a distance of 72.5 feet by the North line of the alley to a point; thence North 1° 35' East, a distance of 130 feet along Lot No. 77 in said plan of lots, now of Frank Argiro et ux to a point on the South line of Kenneth Avenue, thence South 88° 49' East, a distance of 90 feet by the South line of Kenneth Avenue to the place of beginning. Being the same premises that Angeline Comparone, single person and Victoria A. Landolfi and Angelo J. Landolfi, wife and husband by deed dated 10/30/1984 and recorded on 10/31/1984 in the Office of the Recorder of Deeds in the County of Lawrence in the Commonwealth of Pennsylvania in Deed Book 694, Page 67 granted and conveyed to Sharon L. Coulter, single person. The Dwelling premises are known by the street address of 109 Kenneth

Avenue, the above real estate is described in accordance with a survey made on February 9, 1965 by M.L. Wilson, Engineer. Property address: 109 Kenneth Avenue, New Castle, PA 16105. Parcel ID: #25-085000. (Neshannock Township) Judgment amount: \$75,366.11 plus interest, costs and attorney fees. Attorney: Richard M. Squire & Associates, LLC

Sale No. 4

No. 10370-2021. Northwest Bank, f/k/a Northwest Savings Bank, Plaintiff vs. Gerald R. Hulick, Defendant. All the right, title, interest and claim of Gerald R. Hulick of in and to the following described real estate situated City of Ellwood City, Lawrence County, Pennsylvania. Having erected thereon a dwelling. Instrument No. 2006-002258. Property address: 304 Rear Park Avenue A & B, Ellwood City, PA 16117. Parcel No. 12-004800 (2nd Ward Ellwood City) Debt: \$34,477.81 plus interest, costs and attorney fees. Attorney: Grenen & Birsic, P.C.

Sale No. 5

No. 10767-2020; Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, Plaintiff vs. Marlene Ross, Defendant. Property address: 106 Lilac Drive, New Castle, PA 16105. Parcel ID: #25-358400 (Neshannock Township); Improvements consist of a residential dwelling. Judgment amount: \$152,354.58 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 6

No. 11096-2019; The Huntington National Bank, Plaintiff vs. Jennifer L. Black, AKA Jennifer Lynn Black, Defendant. All that certain piece or parcel of land situate in the Township of Perry, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Jennifer L. Black, married, who acquired title by virtue of a deed from Audrey T. Bolam, a single person, dated September 9, 2015, recorded September 14, 2015, at Document Number 2015-007206, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 552 Heinz Camp Road, Portersville, PA 16051. Parcel ID: #27-007500 (Perry Township). Judgment amount: \$116,742.55 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski

Sale No. 7

No. 10971-2019. Select Portfolio Servicing, Inc., Plaintiff vs. Andrew Donald Priest, Executor for the Estate of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased and Bruce D. Garrett, known heir of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased and Frank J. Garrett, Jr known heir of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased. All that certain piece, parcel or lot of land situate in Shenango Township, Lawrence County, Pennsylvania. Tax Parcel Nos. 31-131600, 31-132000, 31-131900, 31-131800, 31-131700, 31-132100. Property Address: 202 Alborn Street a/k/a 202 Alborn Avenue, New Castle, PA 16101. Improvements: Erected Thereon. Debt: \$115,809.59 plus costs, interest & attorney fees. Attorney: Larraine Gazzara Doyle.

Sale No. 9

No. 10565-2021; 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. All that certain piece or parcel of land situate in the Borough of South New Castle, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Dale C. Lynch, a single individual who acquired title by virtue of a deed from Eric K. Gerstnecker and Carolyn Gerstnecker, his wife, dated June 7, 2010, recorded June 11, 2010, at Document Number 2010-004477, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 2410 South Jefferson Street, New Castle, PA 16102. Parcel ID: #19-047200, 19-047100, 19-047300 & 19-047400 (South New Castle Borough). Judgment amount: \$75,654.37 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 10

No. 10715-2021. S&T Bank, Plaintiff vs. J.R. Warren Electrical Contracting, Inc. and John J. Warren, Jr., Defendants. All the right, title, interest and claim of J.R. Warren Electrical Contracting, Inc. and John J. Warren, Jr. of and into the following described property. Real Estate situated in the City of New Castle, Lawrence County, Pennsylvania. Having

erected thereon a dwelling. Document No. 2017-001900. Property address: 831 S. Cascade Street, New Castle, PA 16101. Parcel No. 04-178400 (New Castle 4th Ward) Debt: \$79,730.62 plus interest, costs and attorney fees. Attorney: Grenen & Birsic, P.C.

Sale No. 11

No. 10462-2018; Prof-2013-S3 Legal Title Trust IV, by U.S. Bank National Association, as Legal Title Trustee c/o Fay Servicing, LLC, Plaintiff vs. Rosemary Huddleston, Defendant. Property address: 615 Raymond Street, New Castle, PA 16101. Parcel ID: #04-239200 (New Castle 4th Ward); Improvements consist of a residential dwelling. Judgment amount: \$33,147.22 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sworn to and subscribed before me this 26th day of January 2022.

Perry L. Quahliero, Sheriff

L.C.L.J.: February 7, 14 and 21 of 2022

