

Lawrence Law Journal

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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence Law Journal

COUNTY OF LAWRENCE, PENNSYLVANIA CIVIL TRIAL LIST - GENERAL

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Miriam Ortiz as Executrix v. Edison Manor Nursing & Rehab	11239 of 13 CA	Collis, Bass
Judy Trott & Cathy Weller et al v. Saber Healthcare Group et al	10640 of 13 CA	Collis, Bass
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CIVIL TRIAL LIST - MONTHLY NOVEMBER 7 - 14, 2022

Randy L Kohnen v. CSX Transportation Inc.	11183 of 14 CA	Darby, Smith
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FAMILY MOTION COURT

Family Motion Court will be held on emergency basis only the following dates. Please contact Lisa Hazen, Assistant Court Administrator.
November 8 through 15.

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OCTOBER-DECEMBER PBI CLE SEMINARS - NEW CASTLE

The New Castle site capacity is 6 individuals.
You must pre-register with PBI at 800-932-4637.

Family Law Update
Tuesday, October 25
9:00 a.m. - 12:15 p.m.
3 substantive/0 ethics

Essential Family Law Agreements and Documents
Tuesday, November 1
9:00 a.m. - 12:15 p.m.
3 substantive/0 ethics

Enforcement Powers and Mortgage Foreclosure and Collection
Thursday, November 17
10:00 a.m. - 12:00 p.m.
2 substantive/0 ethics

Criminal Law Update
Thursday, December 8
9:00 a.m. - 1:30 p.m.
3 substantive/1 ethics

Year in Review for the General Practitioner
Wednesday, December 14
9:00 a.m. - 12:20 p.m.
3 substantive/0 ethics

Estates and Creditor Claims
Thursday, December 15
9:00 a.m. - 12:15 p.m.
3 substantive/0 ethics

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

Lamberti, Rose Marie

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

Executrix: Joann M. Papst, 1316 Croton Ave., New Castle, PA 16101

Attorney: Norman J. Barilla, 111 West Sheridan Ave., New Castle, PA 16105, (724) 654-5549

McFarland, Roy Melvin

Late of Wilmington Township, Lawrence County, Pennsylvania

Executor: Clara McFarland

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

Palmer, Donald H.

Late of Lawrence County, Pennsylvania

Executrix: R. Dawn Palmer, 203 Petersburg Rd., Lawrence County, Pennsylvania

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

Wellman, Beverly G.

Late of Township of Union, Lawrence County, Pennsylvania

Administrator: Clint J. Wellman, 215 King Ave., New Castle, PA 16101

Attorney: Norman J. Barilla, 111 West Sheridan Ave., New Castle, PA 16105, (724) 654-5549

Wilson, Vivian H.

a/k/a Wilson, Vivian

a/k/a Wilson, Vivian Hope

Late of Wilmington Township, Lawrence County, Pennsylvania

Executrix: Heidi I. Begeot, 869 Smith Rd., New Wilmington, PA 16142

Attorney: Amy E. Molloy, Molloy Law, LLC, 15 Woodland Center Dr., P.O. Box 687, Grove City, PA 16127

SECOND PUBLICATION

Kerr, Steven Michael

Late of Shenango Township, Lawrence County, Pennsylvania

Executor: Marilyn Kerr Anderson

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

Price, James Bartholomew

Late of City of New Castle, Lawrence County, Pennsylvania

Administrator: Sally A. Kuhns, c/o Casini & Geibig, LLC, 815B Memorial Blvd., Connellsville, PA 15425

Attorney: Jennifer M. Casini, Casini & Geibig, LLC, 815B, Memorial Blvd., Connellsville, PA 15425

Yoho, Frank N., Jr.

Late of Wayne Township, Lawrence County, Pennsylvania

Executrix: Kimberly S. Yoho, 101 Saybrook Blvd., Columbiana, OH 44408

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

THIRD PUBLICATION

Burk, Thomas James

Late of Lawrence County, Pennsylvania

Administrator: Dawn L. Rendes

Attorney: Brian F. Levine, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

Gardner, Richard H.

Late of Wayne Township, Lawrence County, Pennsylvania

Executor: Diana Gardner

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

Haney, Edward L.

Late of Slippery Rock Township, Lawrence County, Pennsylvania

Administratrix: Patricia Haney, 3055 Green Acres Lane, New Castle, PA 16101

Attorney: Daniel I. Herman, Geer and Herman, P.C., 2100 Wilmington Rd., New Castle, PA 16101

Hawk, Alice M.

Late of Lawrence County, Pennsylvania

Executrix: Candi Davis, 37690 Saltwell Rd., Lisbon, OH 44432

Attorney: none

Micco, Kaitlyn

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Susan Micco, 137 Rose Point Rd., New Castle, PA 16101

Attorney: Marissa K. Kohl, Berger & Green,

Lawrence Law Journal

800 Waterfront Dr., Pittsburgh, PA 15222

Sniezek, Francis Eugene

Late of Lawrence County, Pennsylvania

Executrix: Jennifer Henderson

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

NOTICE OF REVOCABLE TRUST Pursuant to 20 Pa. C.S. §7755(c)

Notice is hereby given of the administration of THE VIVIAN H. WILSON LIVING TRUST DATED MARCH 29, 2021. The Settlor of the Trust, VIVIAN H. WILSON, a resident of Wilmington Township, Lawrence County, Pennsylvania, died on June 30, 2022. All persons having claims against VIVIAN H. WILSON are requested to make known the same to the Trustee or attorney names below. All persons indebted to VIVIAN H. WILSON are requested to make payment without delay to the Trustee or attorney named below.

Heidi I. Begeot
869 Smith Road
New Wilmington, PA 16142

Amy E. Molloy, Esquire
Molloy Law, LLC
15 Woodland Center Dr.
P.O. Box 687
Grove City, PA 16127

L.C.L.J. - October 3, 10, and 17, 2022

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on 9/21/2022 under the Domestic Business Corporation Law, for **WR PRESTON HOLDINGS, INC.**, and the address of the registered office is 511 Montgomery Ave., New Castle, PA 16102, Lawrence County.

Thomas Stanley Associates LLC
Attn: Steve Lawlor
53 Front St., 3rd Fl.
Ballston Spa, NY 12020

L.C.L.J. - October 3, 2022

SHERIFF SALES

Wednesday, November 9, 2022 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 into 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 - STAYED

Sale No. 2

No. 10206-2022: U.S. Bank National Association, Plaintiff vs. Michael James Kosick, Defendant. All that certain piece or parcel of land situate in the Borough of Ellwood City, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Michael James Kosick, a single man who acquired title by virtue of a deed from Adam Kenneth Teets and Emily S. Burr, a/k/a Emily S. Teets, husband and wife, dated March 28-2019, recorded April 11, 2019, at Document Number 2019-002376, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property Address: 800 California Avenue, Ellwood City, PA 16117. Parcel ID: #15-073700 (Ellwood City 5th Ward). Judgment amount: \$105,775.81 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 3

No. 10666-2021; Deutsche Bank National Trust Company as Trustee for Equifirst Mortgage Loan Trust 2004-3, Asset-Backed Certificates Series 2004-3, Plaintiff vs. Donna M. Donati, Defendant. All those certain lots or pieces of ground situate in the second ward of the City of New Castle, Lawrence County, Pennsylvania. Property address: 226 E Englewood Ave, New Castle, PA 16105. Parcel ID: #02-075600 (2nd Ward New Castle); Improvements: Residential property. Judgment amount: \$78,984.05 plus interest, costs and attorney fees. Attorney: RAS Citron

Sale No. 4

No. 10893-2021; U.S. Bank National Association, as Trustee, successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank, National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-1, Plaintiff vs. Craig Lemmon, Defendant. All that certain piece, parcel and 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 bounded and described as follows, to-wit: On the Southwest by Huron Avenue; on the Southeast by land now or formerly of Clifford A. Clark; on the Northeast by an alley; and on the Northwest by land now or formerly of Alice M. Pearce; said lot above-described being 33-1/3° feet wide on Huron Avenue and extending back therefrom of even

width, a distance of 134 feet to said ally on the Northeast; and being Lot No. 316 on Section of 68 of the Official Survey of the City of New Castle. Being known ad designated as Tax Parcel ID No. 04-174100 in the Deed Registry Office of Lawrence County, Pennsylvania. Property Address: 1307 Huron Avenue, New Castle, PA 16101. Parcel ID: #04-174100 (New Castle 4th Ward). Judgment amount: \$72,094.67 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

Sale No. 5

No. 10217-2022; Reverse Mortgage Funding LLC, Plaintiff vs. Linda Altsman, Known Surviving Heir of Ronald W. Ehrenberg, Cathy Wallace, Known Surviving Heir of Ronald W. Ehrenberg, Rhonda Zellhart, Known Surviving Heir of Ronald W. Ehrenberg, and Unknown Surviving Heirs of Ronald W. Ehrenberg, Defendants. All that certain piece or parcel or tract of land situate in Perry Township, County of Lawrence, Pennsylvania, and being known as 606 Palo Alto Drive, Ellwood City, Pennsylvania 16117. The improvements thereon are: Residential Dwelling. Seized and taken in execution as the property of: Linda Altsman, Known Surviving Heir of Ronald W. Ehrenberg, Cathy Wallace, Known Surviving Heir of Ronald W. Ehrenberg, Rhonda Zellhart, Known Surviving Heir of Ronald W. Ehrenberg, and Unknown Surviving Heirs of Ronald W. Ehrenberg. Property Address: 606 Palo Alto Drive, Ellwood City, PA 16117. Parcel ID: #27-023800 (Perry Township). Judgment amount: \$81,374.92 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 6

No. 10499-2022; Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as trustee on behalf of CSMC 2020-RPL5 Trust, Plaintiff vs. Melody E. Bircbichler, Defendant. Improvements thereon consist of a residential dwelling. Property address: 1918 Morris Street, New Castle, PA 16102. Parcel ID: #19-035300 & 19-035400 (South New Castle Borough); Judgment amount: \$57,867.95 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

Sale No. 7

No. 10311-2022; The Huntington National Bank, Plaintiff vs. Unknown Heirs and/or Administrators to the Estate of Elaine M. Fazzone, Defendants. All that certain piece or parcel of land situate in the City of New Castle,

County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Elaine M. Fazzino, who acquired title by virtue of a deed from C. Jay McBurney and Michele D. McBurney, husband and wife, dated September 24, 2008, recorded October 2, 2008, at Document Number 2008-009619, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property Address: 1706 Moravia Street, New Castle, PA 16101. Parcel ID: #08-056800 (New Castle 8th Ward). Judgment amount: \$14,020.31 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 8

No. 10401-2022; The Huntington National Bank, Plaintiff vs. Yvonne M. Joseph, Defendant. All that certain piece or parcel of land situate in the Township of Union, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Yvonne M. Joseph, a single individual, who acquired title by virtue of a corrective deed from Peggy Lou Freed, a single woman, and Susan Natale f/k/a Susan Kerr, married, dated June 30, 2015, recorded July 10, 2015, at Document Number 2015-005129, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property Address: 4 Lower Idlewild Drive, New Castle, PA 16101. Parcel ID: #34-284100 & 34-060900 (Union Township). Judgment amount: \$48,138.90 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

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

Perry L. Quahliero, Sheriff

L.C.L.J.: October 3, 10 & 17, 2022

Lawrence Law Journal

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I certify that 50% of all my distributed copies are paid above a nominal price.

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If publication is a general publication, publication of this statement is required. Will be printed in the 10/3/22 issue of this publication.
18. /s/ JoEllen Thomas Date: 9/30/22