

# Lawrence Law Journal

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**THE LAWRENCE COUNTY BAR ASSOCIATION**

Anthony S. Piatek, *President*

James W. Manolis, *Opinion Editor*

JoEllen Thomas, *Executive Director*

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# Lawrence Law Journal

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## COUNTY OF LAWRENCE, PENNSYLVANIA CIVIL TRIAL LIST - GENERAL

- 10439 of 13 CA; City Trailer Mfg Inc. v. Marinelli Realty Inc. et al; Lamancusa, A. Papa
- 11108 of 13 CA; Robert Doss v. Saber Healthcare et al.; Collis, Bass
- 11239 of 13 CA; Miriam Ortiz as Executrix v. Edison Manor Nursing & Rehab; Collis, Bass
- 30009 of 18 CA; Beth C. Hillmar v. David R. Hofius, D.O.; Quinn, Shear
- 10534 of 19 CA; Paul Morrone v. Route 65 Auto, Inc.; Sturm, Verterano, Lamancusa
- 10954 of 19 CA; Donna L. Smith v. Molly Kearns; Licata, Decker
- 10229 of 20 CA; Tara Severin v. Bonnie Swogger et al; Black, S Papa
- 10429 of 20 CA; Alan Daufen v. Family Lease, LLC; Milsop, Weber
- 10228 of 21 CA; Daniel and Lorraine Rice v. Tammy Damron; Perrotta, Gilkey, Leon
- 10457 of 21 CA; Housing Authority of Law Co v. Doreese Bell; Perrotta, Iseman
- 10945 of 21 CA; Jeane Callahan v. Laurie S. Staples; Lockwood, DeCaro
- 10083 of 22 CA; Carrie Frew and Spencer Frew v. Anthony Baggetta; Hartman, Bott
- 10255 of 22 CA; Housing Authority of Law Co v. Tami Stafford; Perrotta, Iseman
- 10771 of 22 CA; Housing Authority of Law Co. v. Anthony Taylor; Perrotta, Iseman
- 10773 of 22 CA; Housing Authority of Law Co v. Jordan Gardner; Perrotta, Gilkey
- 10985 of 22 CA; Housing Authority of Law Co v. Jennifer Strohecker-Schaffer; Perrotta, Iseman
- 11012 of 22 CA; Housing Authority of Law Co v. Bradley Ward; Perrotta, Creighton
- 11013 of 22 CA; Housing Authority of Law Co v. Abigail Nahar; Perrotta, Creighton
- 10141 of 23 CA; Housing Authority of Law Co v. Tiffany & Anthony Sfreddo; Perrotta, Iseman
- 10253 of 23 CA; Housing Authority of Law Co v. Cheyenne Guy; Perrotta

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### Lawrence County Bar Association Sponsored CLE Lunches:

**Wednesday, October 25, 2023**

**Expungements and Criminal Record Clearing and Pardons**

Presented by: NLS

11:30 a.m. lunch, 12:00 - 1:00 substantive CLE course

Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle

RSVP deadline – Thursday, October 19th, 724-656-2136

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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

**Budzowski, Peter T.**

**a/k/a Budzowski, Peter Thaddeus**

Late of Neshannock Township, Lawrence County, Pennsylvania

Executrix: Marcia L. Cox, 101 Ludwig Rd., New Castle, PA 16105

Attorney: John R. Seltzer, 713 Wilmington Ave., New Castle, PA 16101, 724-653-7855

**Midzie, Michael J.**

**a/k/a Midzie, Michael**

Late of City of New Castle, Lawrence County, Pennsylvania

Executrix: Sherry Lynn Bellan, Nalli, Elias & Associates, PC, 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001

Attorney: Ashley M. Elias, Nalli, Elias & Associates, PC, 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001

**Oddi, Valentine S.**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Larry Magnone

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

**Owoc, Lois J.**

Late of Shenango Township, Lawrence County, Pennsylvania

Executor: Russell D. Kennedy, 1808 Jackson Ave., New Castle, PA 16101

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

**Perrett, Laura**

**a/k/a Perrett, Laura L.**

Late of Lawrence County, Pennsylvania

Executrix: Terry Lee Haney

Attorney: Phillip L. Clark, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

**Quinto, Barry C.**

**a/k/a Quinto, Barry Clifford**

Late of Mahoning Township, Lawrence County, Pennsylvania

Executor: Jeffery L. Quinto

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

**Shepka, Darlene J.**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Michael Golling, 2402 Delaware Ave., New Castle, PA 16105

Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

**Vendilli, Anthony F., Sr.**

Late of Ellwood City Borough, Lawrence County, Pennsylvania

Executor: Anthony F. Vendilli, Jr., 6943 East State St., Hermitage, PA 16148

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

### SECOND PUBLICATION

**Byler, Eli B.**

Late of North Beaver Township, Lawrence County, Pennsylvania

Executor: Alice E. Byler

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

**Libazo, Josephine L.**

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Joanne Watkins, 3220 Meadow Lane, New Castle, PA 16105

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

**Rennard, Daniel L.**

**a/k/a Rennard, Daniel Lobur**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Michael D. Rennard

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

### THIRD PUBLICATION

**Bauder, Cathy A.**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Terry J. Boyd

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

**Russo, Joan**

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

Administratrix: Vincent Minichino, 1147 Brookshire Dr., New Castle, PA 16101  
Attorney: Matthew T. Mangino, 315 N. Mercer St., New Castle, PA 16101, 724-658-8535

## Schuster, Timothy C.

Late of Ellport, Lawrence County, Pennsylvania

Executrix: Laurie Staples

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

To All Persons Interested, You Will Take Notice:

That the following accounts and statements of proposed distribution or request for audit of Executors, Administrators, Trustees and Guardians, Etc., have been filed in the Orphans' Court of the Court of Common Pleas of Lawrence County, Pennsylvania. The accounts and statements of proposed distribution are opening for examination.

All parties in interest have the right to file written objections to the account or statement of proposed distribution as *provided by law and rules of court*.

The said accounts will be presented to the Court for audit, distribution of assets and final confirmation on October 20, 2023 at 9:00 a.m. e.s.t., at which time all parties in interest will have the opportunity to be heard.

## FIRST AND FINAL ACCOUNTS OF DISTRIBUTION OCTOBER 20, 2023

78/12 O.C. Second and Partial Account of Carmen W. Shick, Executor of the Estate of Rose Marie Ambrosia, Deceased.

10018/23 O.C.A. First and Final Account of Brooke Hoffman, Executor of the Estate of Joanne G. Montgomery, Deceased.

10019/23 O.C.A. First and Final Account of Veronica Phillips & Nick Magno, Executors of the Estate of Wanda M. Magno, Deceased.

10020/2023 O.C.A. First and Final Account of Billy Jack Smith, Executor of the Estate of Jack P. Smith, Deceased.

10021/23 O.C.A. First and Final Account of Lori A. Saginak, Executrix of the Estate of Phyllis S. Saginak, Deceased.

Jodi Klapon-Esoldo  
Prothonotary, Clerk of Courts and Orphans'

Court

L.C.L.J. - September 25 and October 2, 2023

## SHERIFF SALES Wednesday, November 8, 2023 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. 11081-2022; PNC Bank, National Association, Plaintiff vs. Michael Walters, Defendant. All those certain pieces of ground situate in the Borough of Ellport, Lawrence County, Pennsylvania. Improvements; Residential property. Property address: 1185 Church Street, Ellwood City, PA 16117. Parcel ID: #10-018604 (Ellport Borough). Judgment amount: \$74,832.38 plus interest, costs and attorney fees. Attorney: RAS Citron

## **Sale No. 2**

No. 10180-2023; Wells Fargo Bank, N.A., Plaintiff vs. Roger W. Fox, Defendant. Improvements thereon: Residential Dwelling. Property address: 1292 Coffee Run Road, Pulaski, PA 16143. Parcel ID: #29-011600 (Pulaski Township). Judgment amount: \$108,608.68 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

## **Sale No. 3**

No. 10678-2021; Pennsylvania Housing Finance Agency, Plaintiff vs. Christopher P. Miller, Defendant. Lots 308 and 309 – Section 74, Official Survey of the City of New Castle, Instrument No. 2010-Improvement thereon: a residential dwelling house as defined above. Property address: 14 Mahoning Avenue, New Castle, PA 16102. Parcel ID: #07-015700 (7th Ward New Castle). Judgment amount: \$42,641.97 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller

## **Sale No. 4**

No. 10941-2022; Nationstar Mortgage LLC D/B/A Mr. Cooper, Plaintiff vs. Deborah Gravatt, Heir in her capacity to the Estate of Linda Miller, Deceased; Lorie Calderone, Heir in her capacity to the Estate of Linda Miller, Deceased; Regena Miller, Heir in her capacity to the Estate of Linda Miller, Deceased; Danielle Enos, Heir in her capacity to the Estate of Linda Miller, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Association claiming right title or interest for or under Linda Miller, Deceased, Defendants. Improvements thereon: Residential Dwelling. Property address: 2883 Portersville Road, Ellwood

City, PA 16117. Parcel ID: #27-054500 (Perry Township). Judgment amount: \$54,722.01 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

## **Sale No. 5**

No. 10173-2022: First National Bank of Pennsylvania, Plaintiff vs. Shaun P. Cullen and Jamie L. Cullen, Defendants. All the right, title, interest and claim of Shaun P. Cullen and Jamie L. Cullen, his wife, in and to the following described property: All that certain real estate situated in the Township of Wilmington, County of Lawrence and Commonwealth of Pennsylvania per Deed dated September 23, 2004, and recorded September 24, 2004 in the Office of the Recorder of Deeds, Lawrence County, Pennsylvania at Deed Book Volume 1977, Page 1. Having erected thereon a two-story residential dwelling, with attached garage. Property Address: 1331 Fayette-New Wilmington Road, New Wilmington, PA 16142. Parcel ID: #37-079300 (Wilmington Township). Judgment amount: \$115,358.60 plus interest, costs and attorney fees. Attorney: David Raphael

## **Sale No. 6**

No. 10179-2023; U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, Plaintiff vs. Michael A. Sainato and Melinda S. Sainato, Defendants. Improvement: Single Family Dwelling. Property address: 3309 Nesbitt Street a/k/a Nesbitt Street, New Castle, PA 16102. Parcel ID: #26-103300 (North Beaver Township). Judgment amount: \$194,159.58 plus interest, costs and attorney fees. Attorney: Romano Garubo & Argentieri

Sworn to and subscribed before me this 25th day of September 2023.  
Perry L. Quahliero, Sheriff

L.C.L.J.: October 2, 9 & 16, 2023

# Lawrence Law Journal

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(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541	0	0
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f. Total Distribution	140	138
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16. Electronic Copy Circulation		
a. Paid Electronic Copies	0	0
b. Total Paid Print Copies + Paid Electronic Copies	140	138
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I certify that 50% of all my distributed copies are paid above a nominal price.

### 17. Publication of Statement of Ownership

If publication is a general publication, publication of this statement is required. Will be printed in the 10/2/23 issue of this publication.

18. /s/ JoEllen Thomas Date: 9/29/23



