

Lawrence Law Journal

USPS 306-600

VOL. 31

October 9, 2023

No. 354

Owned and Published By

THE LAWRENCE COUNTY BAR ASSOCIATION

Anthony S. Piatek, *President*

James W. Manolis, *Opinion Editor*

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Phone 724-656-2136

The Lawrence Law Journal is published every Monday. Legal notices, court opinions and advertising copy must be received at the Lawrence County Court House by noon of the preceding Wednesday. Postmaster, please send change of address to Lawrence Law Journal, 430 Court Street, New Castle, PA 16101.

Subscription Price \$30.00. Single copies 50¢

Periodical postage paid at New Castle, Pennsylvania 16101

Lawrence Law Journal

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- 11239 of 13 CA; Miriam Ortiz as Executrix v. Edison Manor Nursing & Rehab; Collis, Bass
- 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
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- 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 Law Journal

Lawrence County Bar Association CLE Lunch

Wednesday, October 25, 2023

Expungements and Criminal Record Clearing and Pardons

Presented by: NLS

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

(you must attend the full hour to receive credit)

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

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

NOTICE

The Court of Common Pleas of Lawrence County will sit in special session as a Court of Remembrance in recognition of recently deceased Attorney Richard E. Flannery on the 8th day of November, 2023 at 12:00 noon in Courtroom #5.

A resolution in memory of the deceased will be presented and anyone wishing to make comments will be welcome to do so.

Dominick Motto
President Judge

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

Duncan, Maureen A.

Late of New Castle, Lawrence County, Pennsylvania

Executor: Christopher Duncan, 116 Mill Stone Circle, Winchester, VA 22602

Attorney: Charles P. Sapienza, 713 Wilmington Ave., New Castle, PA 16101

Fletcher, Mariellen

Late of Union Township, Lawrence County, Pennsylvania

Executor: Jamie Lynn Fletcher

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

Greenwood, Donna May

Late of Hickory Township, Lawrence County, Pennsylvania

Executor: Samuel Greenwood

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

Shaffer, Raymond G.

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Janice E. Shaffer, 3284 Princeton Rd., New Castle, PA 16101

Attorney: Michael J. Pater, Charlton Law, 101 East Diamond St., Suite 202, Butler, PA 16001

SECOND 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

THIRD PUBLICATION

Byler, Eli B.

Late of North Beaver Township, Lawrence County, Pennsylvania

Lawrence Law Journal

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

Lobazo, 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

NOTICE

Notice is hereby given that on September 14, 2023, the petition of Karen Lemanski was filed in the Court of Common Pleas of Lawrence County, Pennsylvania, requesting an order to change the name of **Lyreka Aiyanna Aviles** to **Lyreka Aiyanna Lemanski**.

The Court has fixed the 25th day of October, 2023, at 2:30 P.M. in Courtroom No. 4 of the Lawrence County Government Center, New Castle, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Ryan C. Long, Esquire
Leymarie Clark Long, P.C.
423 Sixth St.
Ellwood City, PA 16117

L.C.L.J. - October 9, 2023

NOTICE

Notice is hereby given that on September 14, 2023, the petition of Karen Lemanski was filed in the Court of Common Pleas of Lawrence County, Pennsylvania, requesting an order to change the name of **Zane Luis Aviles** to **Zane Luis Lemanski**.

The Court has fixed the 25th day of October, 2023, at 2:00 P.M. in Courtroom No. 4 of the Lawrence County Government Center, New Castle, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner

should not be granted.

Ryan C. Long, Esquire
Leymarie Clark Long, P.C.
423 Sixth St.
Ellwood City, PA 16117

L.C.L.J. - October 9, 2023

PUBLIC NOTICE

The Pennsylvania Department of Community and Economic Development's Financial Recovery Coordinator for the City of New Castle (City) under the Municipalities Financial Recovery Act, Act 47 of 1987, as amended (Act 47), hereby gives notice that it has completed an Exit Report (Report) recommending that the City's status as a financially distressed municipality be rescinded.

The Report has been filed with the City Clerk and a copy is available for public inspection commencing on October 9, 2023, at the City Clerk's Offices, 230 North Jefferson Street, New Castle, Pennsylvania, 16101, during normal business hours, and on the City's website at newcastlepa.org.

The Report reviews the City's financial achievements since 2007, and the Coordinator has determined that the City meets the criteria for having its status as a financially distressed municipality under Act 47 rescinded.

Written comments to the Report may be filed with the Coordinator at PFM Group Consulting, LLC; Attention: Gordon Mann; 1735 Market Street, 42nd Floor; Philadelphia, PA; 19103 until October 24, 2023.

A public meeting to receive comments on the Report will be held commencing at 5:00 pm on October 17 at the City of New Castle's City Council Chambers, 230 North Jefferson Street, New Castle, Pennsylvania, 16101.

If you are a person with a disability and wish to attend the meeting and require auxiliary aid, service, or other accommodations (including translation services) to participate in the meeting, please contact Gordon Mann, PFM Group Consulting, LLC; 1735 Market Street, 42nd Floor; Philadelphia, PA; 19103 or (215) 567-6100 to discuss how your needs may be best accommodated.

PFM Group Consulting, LLC

L.C.L.J. - October 9, 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 Nesbit 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
