

Lawrence Law Journal

USPS 306-600

VOL. 31

February 3, 2020

No. 162

Owned and Published By
THE LAWRENCE COUNTY BAR ASSOCIATION

Joseph J. Kearney, *President*

Phone 724-656-2136

LAW JOURNAL COMMITTEE

Richard E. Flannery

Carmen F. Lamancusa

James W. Manolis

Frank G. Verterano

James W. Manolis, *Opinion Editor*

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

COUNTY OF LAWRENCE, PENNSYLVANIA CIVIL TRIAL LIST - GENERAL

Robert W. Ferrara, III v. Todd Tropea	11237 of 13 CA	Winslow, P. Lynch
City Trailer Mfg Inc. v. Marinelli Realty Inc. et al	10439 of 13 CA	Lamancusa, A. Papa
Randolph Johnson v. CSX Transportation Inc	10180 of 13 CA	Darby, Wall
Amy Burkes et al. v. Saber Healthcare Group et al	30012 of 14 CA	Collis, Bass/Monico
Steve Emery v. DJ Hannon & Sons Inc et al.	11129 of 14 CA	Winslow, P. Lynch
Randy L. Kohnen v. CSX Transportation Inc	11183 of 14 CA	Darby, Smith
Richard & Stephanie Randell v. Gregory Hardin et al	10162 of 15 CA	Voelker, DeCaro
Corrine Miller v. Jeffrey Stoner	10341 of 16 CA	Fee, Lamancusa
Teresa L. Adams v. Jennifer Savino DO	30013 of 16 CA	Massa, Johnson
William & Brenda Mitlo v. FirstEnergy Corp	70087 of 16 CA	Schellhammer, Simmons
Vanessa White v. Walmart Stores East LP	10883 of 17 CA	Simon, Izsak
David S & Kristine R Harding v. John R & Gerianne Klepfer	10455 of 17 CA	A. Papa, Mansell
Frank P. Sparano Adm of Estate v. Jameson Memorial Hospital et al.	30005 of 17 CA	Richards, Bell
Ron & Marlene Kahrer v. Penn-Ohio Roofing & Siding LLC	11170 of 18 CA	Kenworthy, Heutsche
Eileen M. McKelvey v. William D. Viccari	10645 of 18 CA	S. Papa, Long
Kayla Houk v. Jason Wischerman	10426 of 19 CA	S. Papa, ----

**CIVIL TRIAL LIST - MONTHLY
FEBRUARY 10 - 18, 2020**

Robert W. Ferrara, III v. Todd Tropea	11237 of 13 CA	Soom, Fulena
---------------------------------------	----------------	--------------

Lawrence Law Journal

ATTORNEY CONTACT INFORMATION CHANGE

Attorney Jean Perkins:
new fax number 724-656-0063, effective January 1, 2020
new address 125 E. North St., Ste. 212, New Castle, PA 16101, effective March 1, 2020

LAWRENCE COUNTY BAR ASSOCIATION UPCOMING DATES

Wednesday, February 12 - Intro to the Lawrence County Drug and Alcohol Commission
1 hour CLE, 11:30 a.m. lunch, 12:00-1:00 CLE, Location: Faraone Brothers Banquet Hall
RSVP: 724-656-2136 by February 7

Wednesday, March 11 - Quarterly Meeting
11:30 a.m. lunch, 12:00 meeting. Location: Jury Holding Room
RSVP: 724-656-2136 by March 6

Wednesday, March 25 - Right to Bear Arms
1 hour CLE, 11:30 a.m. lunch, 12:00-1:00 CLE, Location: Faraone Brothers Banquet Hall
RSVP: 724-656-2136 by March 20

Friday, April 3 - Pennsylvania Commission on Sentencing Updates
2 hour CLE, 10:00-12:00 CLE, lunch to follow, Location: Faraone Brothers Banquet Hall
RSVP: 724-656-2136 by March 27

Thursday, April 16 - Lawyers Concerned for Lawyers Ethics CLE
1 hour CLE, 11:30 a.m. lunch, 12:00-1:00 CLE, Location: Farone Brothers Banquet Hall
RSVP: 724-656-2136 by April 10

Friday, May 1 - Law Day Program with Guest Speaker Judge Francis X. Caiazza
12:00-1:00 program, lunch to follow for attendees, Courtroom # 1
RSVP: 724-656-2136 by April 24

Wednesday, June 10 - Quarterly Meeting
11:30 a.m. lunch, 12:00 meeting. Location: Jury Holding Room
RSVP: 724-656-2136 by June 5

Please note that the CLE seminars above are provided as a benefit to Lawrence County Bar Association members. Non-members may attend at a cost of \$20.00 per seminar.

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

Janacone, Richard W.

Late of New Castle, Lawrence County, Pennsylvania
Executrix: Dyanne Marie Janacone
Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, 724-856-9894

McDeavitt, Merl W., Jr.

Late of Slippery Rock Township, Lawrence County, Pennsylvania
Executor: Phillip L. Clark, Jr., New Castle, PA
Attorney: Phillip L. Clark, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

McFarland, Robert D., Sr.

Late of New Castle, Lawrence County, Pennsylvania
Executrix: Margaret Ward
Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, 724-856-9894

Russell, Elizabeth L.

Late of Lawrence County, Pennsylvania
Administrator: John S. Russell
Attorney: John R. Seltzer, Flannery, Seltzer, Harper & Palmer, 14 N. Mercer St., Ste. 300, New Castle, PA 16101

SECOND PUBLICATION

Battaglia, Frances

Late of Ellwood City, Lawrence County, Pennsylvania
Executor: Steven Battaglia, 410 Wood St., Ellwood City, PA 16117
Attorney: Gene G. Dimeo, Dimeo Law Group PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

Boyd, Martha Ann

a/k/a Boyd, Martha R.
Late of New Wilmington Borough, Lawrence County, Pennsylvania
Executor: David Michael Boyd, PO Box 115,

New Wilmington, PA 16142
Attorney: McNickle & Bonner, LLP, 209 West Pine St., Grove City, PA 16127-1595

Downing, Thomas Graham

a/k/a Downing, Thomas G.

a/k/a Downing, Tom

Late of the Township of Wayne, Lawrence County, Pennsylvania
Executor: Thomas Britton Downing
Attorney: Gregory K. Douglass, Reed, Tosh, Wolford & Douglass, 999 Third St., Beaver, PA 15009

Evans, Margaret

Late of New Castle, Lawrence County, Pennsylvania
Administratrix: Patricia Ann Nesbit, 3608 South Maple Dr., New Castle, PA 16101
Attorney: Charles P. Sapienza, Jr., 229 S. Jefferson St., Suite 105, New Castle, PA 16101

Fister, Kay Leoline

a/k/a Fister, Kay P.

Late of Wayne Township, Lawrence County, Pennsylvania
Executor: David R. Fister, 54 Sherwood Dr., Brockport, NY 14420
Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101

Geniviva, Frank J.

Late of Ellwood City, Lawrence County, Pennsylvania
Administratrix: Betty Geniviva, Ellwood City, PA
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Lucarelli, Beverly J.

Late of Ellwood City, Lawrence County, Pennsylvania
Executor: Michael J. Lucarelli, 125 Palm Dr., Beaver Falls, PA 15010
Attorney: Gene G. Dimeo, Dimeo Law Group PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

Rand, Gary L.

Late of New Castle, Lawrence County, Pennsylvania
Administratrix: Rochelle Mangino-Rand, 1426 Eastbrook Rd., New Castle, PA 16101
Attorney: Charles P. Sapienza, Jr., 229 S. Jefferson St., Suite 105, New Castle, PA 16101

THIRD PUBLICATION

Fike, Clair E.

a/k/a Fike, Clair Eugene

a/k/a Fike, Eugene

Late of Plain Grove Township, Lawrence County, Pennsylvania

Executor: Robert Hawkins, 821 West Park Rd., Slippery Rock, PA 16057

Attorney: Ronald W. Coyer, S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

Glass, Harry

Late of Lawrence County, Pennsylvania

Executor: Tim Glass

Attorney: Larry Puntereri, 2102 Wilmington Rd., New Castle, PA 16105

Hunt, Marilyn R.

Late of City of New Castle, Lawrence County, Pennsylvania

Co-Executors: Jeanne Ann Hunt, 434 Shady Lane, New Castle, PA 16105 and Nellie Montgomery, 1280 Montgomery Lane, New Castle, PA 16101

Attorney: Richard E. Flannery, Flannery Seltzer Harper & Palmer, 14 N. Mercer St., 300 Huntington Bank Building, New Castle, PA 16101

Kessel, Mary Katherine

Late of New Castle, Lawrence County, Pennsylvania

Executor: Vivian Fell

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

Martin, C. Clair

Late of Scott Township, Lawrence County, Pennsylvania

Executor: Linda Wilson

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

Petrich, Rebecca M.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Betsy Blackiston, 3517 Bent Tree Lane, Stow, OH 44224

Attorney: Paula J. Cialella, 113 N. Mercer St., New Castle, PA 16101, (724) 658-4417

Sallie, Noel D.

Late of Union Township, Lawrence County, Pennsylvania

Executor: Eric L. Sallie

Attorney: Adrienne A. Langer, Cusick DeCaro & Langer, P.C., 100 Decker Dr., P.O.

Box 5137, New Castle, PA 16105, 724-658-2525

Sheakley, Nancy Jeanne

a/k/a Sheakley, Nancy G.

Late of New Wilmington Borough, Lawrence County, Pennsylvania

Executor: Baxter C. Sheakley

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

Taafe, Judith Ann

Late of Lawrence County, Pennsylvania

Executor: Patrick J. Taafe

Attorney: John R. Seltzer, Flannery Seltzer Harper & Palmer, 14 N. Mercer St., Ste. 300, New Castle, PA 16101

Tancabel, John Eugene

Late of Lawrence County, Pennsylvania

Executrix: Mary Ann Proctor

Attorney: John R. Seltzer, Flannery Seltzer Harper & Palmer, 14 N. Mercer St., Ste. 300, New Castle, PA 16101

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Lawrence County, Pennsylvania, at Case No. 70134 of 2019, M.D.: In the Matter of Petition of Change of Name, Marquise Roel Evans to Marquise Roel Cureton.

Notice is hereby given that the Petition of Tai Lori Cureton was filed to change the name of minor child Marquise Roel Evans to Marquise Roel Cureton.

The Court has scheduled February 11, 2020 at 10:00 o'clock A.M. in Courtroom # 4 of the Lawrence County Government Center, New Castle, PA for the hearing on said petition, where and when all persons interested may appear and show cause why the Judicial Change of Name should not be granted.

L.C.L.J. - February 3, 2020

IN THE COURT OF COMMON PLEAS LAWRENCE COUNTY, PENNSYLVANIA ORPHAN'S COURT DIVISION

NO. 20015 OF 2019 O.C. ADOPTION In The Interest Of: D.M.D. Minor(s)

To the Unknown Father of Damian Michael DeFiore, a Minor, Born to Jennifer DeFiore (Benson) on May 24, 2017 at UPMC Horizon Hospital, Farrell, Mercer County, Pennsylvania

A Petition has been filed asking the Court to put an end to all rights you have to your child, Damian Michael DeFiore. The Court has set a hearing to consider ending your rights to your child. That hearing will be in the Lawrence County Government Center, New Castle, PA on the 20th day of March, 2020 at 1:00 PM in Courtroom Number Four (4). If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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
New Castle, PA 16101
(724) 656-1921

Notice: That pursuant to 23 Pa.C.S.2733, you are hereby notified that a prospective parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for continuing contact or communication in accordance with 23 Pa.C.S.2731, et seq.

L.C.L.J. - February 3, 2020

CLERK'S 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 open 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 **February 28, 2020 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 February 28, 2020

10001/20 First and Final Account of Carl A. Wargo, Executor of the Estate of Patricia Wargo Deceased.

10002/20 First and Final Account of Zoe Sallmen, Executor of the Estate of John Kennedy a/k/a John J. Kennedy, Deceased.

46/2000 First and Partial Account of Trust Under Irrevocable Trust of Grace G. and L. Roberta Stitzinger, Dated November 2, 1994, PNC Bank, National Association, Trustee

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

L.C.L.J. - February 3 and 10, 2020

SHERIFF SALES Wednesday, March 11, 2020 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

By virtue of execution no. 11003-20119. Wells Fargo Bank, N.A. vs. Christopher J. Cutchall and Kara A. Cutchall, defendants and owner(s) of property situate in the Township of Shenango, Lawrence County, Pennsylvania, being 201 Aiken Road, New Castle, PA 16101-3203. Judgment Amount: \$168,845.16 plus interest, costs and attorney fees. Improvement: Dwelling House. Tax Parcel No.: 31-127100. Attorney: Phelan Hallinan Diamond & Jones, LLP.

Sale No. 2

By virtue of a Writ of Execution No. 50869-2016. City of New Castle vs. Coy Ryan Price, owner of property situate in the Fourth Ward, New Castle, Lawrence County, Pennsylvania, being: 520 Taylor Street, New Castle, PA 16101. All that certain piece of parcel or lot of land lying in the Fourth Ward of New Castle, County of Lawrence, State of Pennsylvania, being known and designated as Lot 385A on Section 50 being the same property conveyed to M. Edward Francis and Shirley V. Francis by M. Edward Francis and Shirley V. Francis on August 19, 1985 and recorded on September 26, 1985 in Deed Book 722 page 435. Parcel ID# is 04-092800. Debt Amount: \$ 4,999.80 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 3

No. 50897-2017. City of New Castle vs.

Bernard D. Dickey. Bernard D. Dickey, owner(s) of property situate in the 4th Ward, New Castle, Lawrence County, Pennsylvania being: 911 Morton Street, New Castle, PA 16101. Tax Parcel ID: 04-106300. Improvements thereon: Residential Property. Debt: \$5,133.57 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 4

No. 10761-2019. Pennsylvania Housing Finance Agency vs. Billie Jo Pardick and the Secretary of Housing and Urban Development. Real Estate: 1708 Audley Avenue, New Castle, PA 16105. Municipality: Second Ward - City of New Castle. Dimensions: 50 x 0150. See Instrument: 2011-004302. Map#: 02-9-263. Parcel ID: 02-218700. Improvement thereon: a residential dwelling house as identified above. Debt: \$38,244.41 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller.

Sale No. 5

No. 10791-2019. Reverse Mortgage Funding, LLC vs. Margaret A. Sopkovich. All that certain piece, parcel or lot of land situate, lying and being in the Township of Union, County of Lawrence and State of Pennsylvania, being Lot No. 39 in the Belmer Plan as laid out in said township by W.L. Wilson, C.E., and duly recorded in Lawrence County, Plan Book Volume 12, page 8, and being more particularly bounded and described as follows, to-wit: Bounded on the North by Lot No. 37 in the same plan, a distance of one hundred thirty eight and six-tenths (138.6) feet: on the East by Idlewild Drive, a distance of Seventy-five (75) feet; on the South by Lot No. 41 in the same plan, a distance of one hundred thirty-eight and nine-tenths (138.9) feet: on the West by lands now or formerly of John D. Fettison, a distance of seventy-five (75) feet: Said lot being subject to a forty (40) foot building line on Idlewild Drive as shown by said plot. Tax Parcel: 34-310300. The Improvements thereon are: Residential Dwelling. Address: 39 Upper Idlewild Drive, New Castle, PA 16101. Real Debt: \$64,777.03 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC.

Sale No. 6

No. 10975-2018. Interstate Intrinsic Value Fund A LLC vs. Delores Pinksaw & Theodore Pinksaw. All that certain piece, parcel, or lot of land lying and being situate in the Second Ward of the Borough of

Ellwood City, County of Lawrence and Commonwealth of Pennsylvania, being Lot No. 358 on Pittsburgh Company's Plan of First Addition to Ellwood City as recorded in the office for the recording of deeds etc., in and for the said County of Lawrence in Plan Book Volume 1, bounded and described as follows, to wit: Beginning at a point on the South line of Crescent Avenue, where the dividing line of Lot Nos. 357 and 358 intersects with said Avenue; thence, South by said dividing line, a distance of 160 feet to the North line of an unnamed alley; thence, West by the North line of said alley a distance of 24 feet to the dividing line of Lots Nos 358 and 359; thence, North by the said last mentioned dividing line, a distance of 160 feet to the South line of Crescent Avenue; thence, East by the South line of Avenue, a distance of 24 feet to the place of BEGINNING. BEING Parcel ID 12-009900 and being known for informational purposes only as 205 Crescent Avenue, Ellwood City, PA. Being the Same premises which was conveyed to Theodore L. Pinksaw and Delores A. Pinksaw, husband and wife, by Deed of Raymond D'Ambrosio, Executor of the Estate of Ann Dambrosio a/k/a Ann D'Ambrosio (deceased), dated 04/26/2001 and recorded 05/02/2001 as Instrument 2001-005515 BK 1626 PG 108 in the Lawrence County recorder of Deeds Office, in fee. Debt: \$39,610.29 plus interest, costs and attorney fees. Attorney: Richard M. Squire.

Sale No. 7

No. 11078-2019. Lakeview Loan Servicing, LLC vs. Andrew D. Liggett, owner(s) of property situate in the North Beaver Township, Lawrence County, Pennsylvania, being 283 McClain Road, Enon Valley, PA 16120-1209. Judgment Amount: \$105,050.23 plus interest, costs and attorney fees. Improvement: Dwelling House. Tax Parcel No. 26-067700. Attorney: Phelan Hallinan Diamond & Jones, LLP.

Sale No. 8

No. 10682-2019. Pennymac Loan Services, LLC. Vs . Ryan M. Yost. IMPROVEMENTS consist of residential dwelling. BEING PREMISES: 701 Line Avenue, Ellwood City, PA 16117. Debt: \$197,258.73 plus interest, costs and attorney fees. TAX PARCEL: 14-033600. Attorney: KML Law Group.

Sale No. 9

No. 11174-2018. US Bank National Association, as Trustee for Manufactured Housing Contract Senior/Subordinate Pass-

Through Certificate Trust 2002-1 c/o Ditech Financial LLC. Vs. Christopher P. Barber & Stephanie R. Barber. IMPROVEMENTS: consist of a residential dwelling. BEING PREMISES: 138 Butch Circle f/k/a 140 Butch Circle, Edinburg, PA 16116. PARCEL ID: 24-011800. Debt: \$161,033.60 plus interest, costs and attorney fees. Attorney: KML Law Group.

Sale No. 10

No. 10650-2019. Wells Fargo Bank, N.A. vs. Brandon R. Kimmel and Betty Kimmel owner(s) of property situate in the New Castle, 1st Ward, Lawrence County, Pennsylvania, being 120 West Garfield Avenue, New Castle, PA 16105-2544. Judgment Amount: \$59,718.89 plus interest, costs and attorney fees. Improvements: Dwelling House. Tax Parcel No. 01-028400. Attorney: Phelan Hallinan Diamond & Jones, LLP

Sale No. 12

No. 50834-2016. City of New Castle vs. Andre Viviano. ALL that certain, piece, parcel or lot of land situate, lying and being in the first Ward of the City of New Castle, County of Lawrence and Sate of Pennsylvania, bounded and described as follows: BEING part of Lot No. 19 in the plan of lots laid out by James Ward, Trustee, for the heirs of William H. Brown, deceased, as recorded in Plot Book Vol. 2 page 66, and being more particularly bounded and described as follows: Beginning at the southwest corner thereof, at the point of intersection of Cochran Street with the Neshannock Creek, and running thence by the east line of Cochran Street a distance of 60 feet, more or less, to line of land now of Ashland Oil & Refining Co., being the line of lot No. 18 in the aforesaid plot, and running thence by line of said Lot No. 18 South 89° 13' East a distance of 60 feet, more or less to the west line of the Neshannock Creek; and running thence along the line of said Neshannock Creek South 43° 27' East, a distance of 85 feet or less, to the place of beginning, being also known as Lot No. 552 on Section 42 of the official Survey of the City of New Castle as at present constituted. PREMISES: 225-229 Cochran Alley, New Castle, Pennsylvania. Improvements thereon consist of: Residential Property. Assessment NO. 01-082100. Debt: \$4,832.97 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates.

Sale No. 13

No. 50343-2016. City of New Castle vs.

Charles Farris, Jr. ALL that certain lot or parcel of land situate, lying and being in the Fifth Ward of the City of New Castle, Lawrence county, Pennsylvania, and being known and designated as Lot No. 546, Section 67 of the Official Survey of the City of New Castle, and being more particularly bounded and described as follows: BEGINNING on the North by Arlington Avenue; on the East by lot now or formerly of Walter Rayser, on the West by lot now or formerly of Charles C. Rigby; on the South by land now or formerly of R.W. Cunningham Estate, and having a frontage on said Arlington Avenue of forty and no hundredths (40.00) feet and extending back of even width a distance of one hundred fifty and no hundredths (150.00) feet. Premises: 706 Arlington Avenue, New Castle, Pennsylvania. Improvements thereon consist of: Residential property. Assessment No: 05-000800. Debt: \$5,089.93 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates.

Sale No. 14

No. 11123-2019. Wells Fargo Bank, N.A. vs. Chaz Macri, Joseph A. Macri a/k/a Joseph A. Macri owner(s) of property situate in the Union Township, Lawrence County, Pennsylvania, being 514 McComb Circle, A/K/A 514 McCombs Circle, New Castle, PA 16101-9156. Judgment Amount: \$64,274.50 plus interest, costs and attorney fees. Improvement: Dwelling House. Tax Parcel: 34-012300. Attorney: Phelan Hallinan Diamond & Jones, LLP

Sale No. 15

No. 51122-2016. City of New Castle vs. Tiffany Taylor. All of the following real property situate in the Sixth Ward of New Castle, Lawrence County and Commonwealth of Pennsylvania, being known and designated as the southern part of Lot No. 35 of the John T. Phillips Plot of Lots and also known as city Lot No. 49 on Section 33 of the Official Survey of the City of New Castle, Pennsylvania, being more particularly bounded and described as follows, to-wit: BEGINNING at a stone monument at the intersection of the North line of State Street and the West line of Bell Avenue, thence by the West line of Bell Avenue, north 2 degrees 11 ¼ minutes West, 131 feet to a point; thence South 87 degrees 42 ¼ minutes West, 40 feet to a point; thence South 2 degrees 11 ¼ minutes East, 113.56 feet to a point on the said North line of State Street, thence by the North

line of State street, South 66 degrees 39 ¼ minutes East, 44 feet to a stone monument, the place of beginning. Premises: 902 W State Street, New Castle, Pennsylvania 16101. Improvements thereon consist of : Residential Property. Assessment No.: 06-002000. Debt: \$4,676.63 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates

Sale No. 16

No. 50831-2016. City of New Castle vs. Richard Bretz and Lynn A Bowyer. ALL that certain lot or piece of ground situate in the Seventh Ward of the city of New Castle, County of Lawrence and Commonwealth of Pennsylvania, being known and designated as Lot No. 6 in the plot of lots laid out by Eliza W. Smith's heirs, which plot is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book volume 3, Page 47, and being also known as Lot No. 474 in Section 82 of the official survey of the City of New Castle. Having erected thereon a dwelling being known as 703 North Cedar Street, New Castle, PA 16102. Improvements Thereon consist of: Residential Property. Assessment No.: 07-074300. Debt: \$4,971.50 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates.

Sworn and subscribed before me this
16th Day of January, 2020.
Perry L. Quahliero, Sheriff

L.C.L.J.: February 3, 10, & 18, 2020
