

# Lawrence Law Journal

USPS 306-600

---

VOL. 31

June 8, 2020

No. 180

---

---

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

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
Dale Peiffer et al. v. Elbert Acosta MD et al.	30009 of 14 CA	Quinn, Rulis
Richard & Stephanie Randell v. Gregory Hardin et al	10162 of 15 CA	Voelker, DeCaro
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, ----
Paul R. Robinson v. Colton Marett	10672 of 18 CA	Andrews, Fulena
Karen Maize & Sam Maize v. The New Englander Banquet	10697 of 18 CA	Giannetti, Decker
Lawrence County Housing Authority v. Glenn D. Samuels Jr	10958 of 18 CA	Perrotta, Creighton
Housing Auth of Co of Lawrence v. Sean Hicks	10664 of 18 CA	Perrotta, ----
Housing Auth of Co of Lawrence v. Nakia L. Reighert	10502 of 19 CA	Perrotta, Gilkey
Vista South & Sheridan Estates v. Kathaleen Wimer	10406 of 19 CA	O'Leary, Anderson

---

## 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

#### **Alexander, Wayne**

Late of Neshannock Township, Lawrence County, Pennsylvania  
Administrator: Jonathan Alexander, 3744 Allendale Circle, Pittsburgh, PA 15204  
Attorney: Mansell & Andrews, c/o Charles Y. Mansell, 14 N. Mercer St., Suite 532, New Castle, PA 16101

#### **Mazzocco, Terry L.**

Late of the City of New Castle, Lawrence County, Pennsylvania  
Administrator: John W. Chambers, 1233 Blue Sky Drive, New Castle, PA 16101  
Attorney: Peter E. Horne, 712 Wilmington Ave., New Castle, PA 16101, (724) 657-9111

#### **Paige, Mabel R.**

Late of Neshannock Township, Lawrence County, Pennsylvania  
Executor: James R. Paige, Jr., 3559 Cedar Ridge Rd., Allison Park, PA 15101  
Attorney: Stephen F. Ban, Metz Lewis Brodman Must O'Keefe LLC, 535 Smithfield St., Suite 800, Pittsburgh, PA 15222

### SECOND PUBLICATION

#### **Berasi, Ryan A.**

Late of Pulaski, Lawrence County, Pennsylvania  
Administratrix: Alyssa R. Berasi, Pulaski Township, Pennsylvania  
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

#### **Catarcio, Nicholas D.**

**a/k/a Catarcio, Nick D.**  
Late of Lawrence County, Pennsylvania  
Executrix: Nichole L. Columbus  
Attorney: LeeAnn A. Fulena, Robb Leonard Mulvihill, BNY Mellon Center, 500 Grant St., Suite 2300, Pittsburgh, PA 15219

#### **Hall, Jacqueline**

Late of City of New Castle, Lawrence County, Pennsylvania  
Executrix: Autumn Heather Ealy, 109

Okinawa Drive, New Castle, PA 16105  
Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101

#### **Hill, Patricia Lee**

Late of the City of New Castle, Lawrence County, Pennsylvania  
Administrator: Michael Hill, 108 Aspen Dr., Beaver, PA 15009  
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

### THIRD PUBLICATION

#### **Armstrong, Phyllis K.**

#### **a/k/a Armstrong, Phyllis Kathryn**

Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Sharen L. Taylor, 575 S. Findlay St., Port Clinton, OH 43452  
Attorney: Richard E. Flannery, Flannery, Seltzer, Harper & Palmer, 14 N. Mercer St., New Castle, PA 16101

### SHERIFF SALES

#### **Wednesday, July 8, 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**

No. 10108 of 2020; First Commonwealth Bank vs. Mary Ann Maggi, defendant. All that certain piece, parcel or lot of land situate, lying and being in Union Township, Lawrence County, Pennsylvania known and designated as Lot 78 in the Plan of lots known as Belmar Park Section A, having erected thereon a dwelling known as 406 Avalon Drive, New Castle, PA 16101, and designated as Parcel No. 34-211500, described in Deed book volume 1496, page 103. Debt \$42,960.69 plus interest, costs and attorney fees. Attorney Gary Darr.

## **Sale No. 2**

No. 11300 of 2019; The Huntington National Bank vs Aaron J. Bame, defendant. All that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward, City of New Castle, Lawrence County, Pennsylvania being known and designated as the Easterly portion of lot No. 14 in the Mooney Plan of Lots, as recorded in the Office of the Recorder of Deeds for Lawrence County, Pennsylvania in Plot Book Volume 12, page 4, as shown on plot prepared by R. M. Williams, Engineer, dated February 27, 1952, more particularly bounded and described as follows, to wit:

Beginning at the Southwest corner of the land herein described which point is distant 124 feet from the northeast corner of the intersection of Warren Avenue with Stanton Avenue; thence along the Easterly line of lands now or formerly of Francis J. Clause, et ux., North 33 ° 17 ½' West, a distance of 144.40 feet to a point situate on the southerly line of Lot No. 1 in said plot; thence along the Southerly line of said Lot No. 1 in said plot, a distance of 58.50 feet to a point; thence South 33° 17 ½' East along the West line of Lot No. 15 in said plot a distance of 145.09 feet to the North line of said Warren Avenue; thence in a Westerly direction along the North line of Warren Avenue, a distance of 58.50 feet to a point, the place of beginning. Being known as: 1005 Warren Avenue, New Castle, PA 16101. Being the same property conveyed to Aaron J. Bame, unmarried who acquired title by virtue of a deed from Julia J. Salamon, widow by her agent, Eva Mazur, dated March 12, 2012, recorded March 19, 2012 at Document Number 2012-004161, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Parcel No. 04-227200; Debt \$26,730.23 plus interest, costs and attorney fees. Attorney Manley Deas Kochalski.

## **Sale No. 4**

By virtue of a writ of execution no. 2019-11201; Wells Fargo Bank, N.A. vs Beth Ann Hodges, in her capacity as Heir of William J. Backstrom a/k/a William James Backstrom, deceased, Pete Molinaro, in his capacity as heir of William J. Backstrom aka William James Backstrom, deceased, Lisa Croft, in her capacity as heir of William J. Backstrom aka William James Backstrom, deceased, Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under William J. Backstrom, Deceased, owner of property situate in the 5th Ward, City of New Castle, Lawrence County, Pennsylvania being 1427 Jackson Ave., New Castle, PA 16101-5128. Debt Amount: \$70,804.86 plus interest, costs and attorney fees. Tax Parcel No. 05-106000.

## **Sale No. 5**

No. 11247 of 2019; New Residential Mortgage Loan Trust 2018-1 vs Vincent P. Christopher; Roseann C. Christopher aka Rose Ann C. Christopher. All those certain lots or pieces of ground situate in the City of New Castle, Lawrence County,

Pennsylvania: Being known as 717 East Reynolds St, New Castle, PA 16101. Being Parcel Number 04-045400; Improvements: Residential Property. Debt: \$38,567.05 plus interest, costs and attorney fees. Attorney RAS Citron LLC.

**Sale No. 6**

No. 10887 of 2019; Reverse Mortgage Funding LLC vs. Susan Wojciechowski, known surviving heir of Robert C. Wojciechowski, Robert C. Wojciechowski Jr. known surviving heir of Robert C. Wojciechowski and unknown surviving heirs of Robert C. Wojciechowski. The land referred to herein below is situated in the County of Lawrence, State Of Pennsylvania, and is described as follows:

Beginning at the Northwest corner thereof at a point in the Center line of the Eastbrook and Harlansburg Road known as traffic route number 108 where the same is intersected by the dividing line between lands herein conveyed and lands now or formerly of Louis D'Alexander et ux; proceeding thence North 65° 30' East along the center line of said public road 200 feet to a point; thence south 24° 17' east along the west line of lands now or formerly of Joseph John Dadjko et al. 1089 feet to a metal post; thence South 65° 30' West along lands now or formerly of James S Smith et ux., 200 feet to a metal post; thence North 24° 17' West by the East line of lands now or formerly of Samuel E. Rhodes and lands now or formerly of Louis D'Alexander, et ux., 1089 feet to a point in the center line of said public road, the place of beginning, containing 5.0 acres. Parcel No. 30-097400 (Scott Township) Property address: 3356 Harlansburg Rd, New Castle, PA 16101. The improvements thereon are: Residential dwelling. Debt: \$128,799.94 plus interest, costs and attorney fees. Attorney McCabe, Weisberg & Conway LLC.

Sworn to and subscribed before me this 22nd day of May, 2020.  
Perry L. Quahliero, Sheriff

L.C.L.J.: June 1, 8, and 15, 2020





