

Lawrence Law Journal

USPS 306-600

VOL. 31

August 1, 2022

No. 292

Owned and Published By
THE LAWRENCE COUNTY BAR ASSOCIATION

Peter E. Horne, *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

New Wilmington Borough v. Wilmington Township Sewer Authority and Wilmington Township	11727 of 10 CA	Verterano, Sapienza, Keith, Perrotta
City Trailer Mfg Inc. v. Marinelli Realty Inc. et al	10439 of 13 CA	Lamancusa, A. Papa
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
Robert Doss v. Saber Healthcare et al.	11108 of 13 CA	Collis, Bass
Rose Conti v. Saber Healthcare Group LLC	30010 of 14 CA	Collis, Bass
Lisa Marie Misel and James Edwin Kuhn Jr. v. Saber Healthcare Group, LLC et al	30002 of 15 CA	Collis, Bass, Young, Monaco
Leanne Miller v. Jerry Kennedy, Kennedy Home Repair, LLC	11225 of 17 CA	Saad, Bonner
Rosemary Mclltrot v. William N Gilleland Jr MD	30006 of 17 CA	Sullivan, Baum
Candy Braniff v. Danielle Hartje	11022 of 17 CA	Simon, Loch
Michelle Cialella v. Allstate Property & Casualty	10469 of 18 CA	Simon, Siegfried
John T Payne v. Susan L & Dana W Bobbert	10737 of 18 CA	Perrotta, Wainright
Vista South & Sheridan Estates v. Kathaleen Wimer	10406 of 19 CA	O'Leary, Anderson
Michael McMullen v. Castle Asphalt & Construction	10240 of 19 CA	S. Papa, P. Lynch
Housing Authority of Law Co v. Waddy J Moses Jr	11160 of 19 CA	Perrotta
Dan Cook et al v. T.C. Redi-Mix	10211 of 19 CA	Perrotta, Horne
Donna L. Smith v. Molly Kearns	10954 of 19 CA	Licata, Decker Jr.
Paul Morrone v. Route 65 Auto, Inc.	10534 of 19 CA	Sturm, Verterano, Lamancusa
Shawn Cox, Jr. v. Tyler Donnelly	10795 of 19 CA	Bowers, Summers
John R. Presnar et al. v. Darren Skurcenski et al	10655 of 20 CA	Manolis, Pro Se
Nancy Smith v. Donald McCormick, et al.	10252 of 20 CA	Perrotta, Puntureri
David J Ioanilli et al v. Nicholas J Carnovale	10473 of 20 CA	Puntureri, Fives
Sandy Moyer v. Jeremy Clemmer & Ashley Craft	10746 of 21 CA	Puntureri, Creighton

FAMILY MOTION COURT

Family Motion Court will be held on emergency basis only the following dates. Please contact Lisa Hazen, Assistant Court Administrator.
August 5, August 12, November 8 through 15.

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

DiCerbo, Ralph

Late of Ellwood City Borough, Lawrence County, Pennsylvania

Executrix: Lisa DiCerbo, 410 Worth Court, Cranberry Twp., PA 16066, 724-538-8632
Attorney: none

Kitzko, Daniel F.

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Laura DePietro, 1009 W. Clayton St., New Castle, PA 16102
Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

Kosciuszko, Jason A.

Late of Union Township, Lawrence County, Pennsylvania

Administrator: Vincent Tutino, 3031 Wilmington Rd., New Castle, PA 16105
Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

Leonhardt, Robert Clair

Late of Wampum, Lawrence County, Pennsylvania

Executrix: Barbara Jane Leonhardt, 467 Darlington Rd., Wampum, PA 16157
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, 724-658-7759

Littell, Donald J.

Late of Borough of Wampum, Lawrence County, Pennsylvania

Executor: Harold M. Littell, Nalli, Elias & Associates, PC, 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001
Attorney: Jordan, P. Colalella, Nalli, Elias & Associates, PC, 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001

Patterson, Josephine J.

a/k/a Patterson, Josephine DeEtta

Late of Slippery Rock Township, Lawrence County, Pennsylvania

Executors: Lee Etta Proudfoot, 60 High Oak Farm Lane, Pulaski, PA 16143 or Merri Lynn

Drespling, 448 Big Run Rd., New Castle, PA 16101

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

Perkins, James A.

a/k/a Perkins, James Ashbrook

Late of New Wilmington, Lawrence County, Pennsylvania

Executor: Jane Perkins

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

Roberts, Mary Jo

Late of New Castle, Lawrence County, Pennsylvania

Executor: Dave L. Roberts, 340 Sawmill Run Rd., Butler, PA 16001

Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, 724-658-7759

St. John, Helen

a/k/a St. John, Helen J.

Late of Ellwood City, Lawrence County, Pennsylvania

Co-Executrices: Janet E. Wiley, Ellwood City, PA & Gayle Fabritius, Beaver Falls, PA
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

SECOND PUBLICATION

Bucci, Carmen N.

Late of Wampum, Lawrence County, Pennsylvania

Co-Executors: Mark A. Bucci, 618 Wayne Ave., Ellwood City, PA 16117 and Robert C. Bucci, 294 Wampum Mt. Air Rd., Enon Valley, PA 16120

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

Mora, William B.

Late of Borough of Ellwood City, Lawrence County, Pennsylvania

Executor: Michael J. Lubenski, 66 Spring Ave. Extension, Ellwood City, PA 16117

Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

Scalzo, George M.

Late of New Castle, Lawrence County, Pennsylvania

Administrator: Gary T. Scalzo, 8083 Puritan Dr., Unit C, Mentor, OH 44060

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

Shearer, Shirley B.

a/k/a Shearer, Shirley Jean

Late of New Wilmington, Lawrence County, Pennsylvania

Executrix: Sheryl Dawn Ligo, 812 New Castle-Mercer Rd., Mercer, PA 16137

Attorney: William G. McConnell, Jr., McConnell Law Firm, LLC, P.O. Box 1777, Hermitage, PA 16148, (724) 308-6552

THIRD PUBLICATION

Beveridge, Beryl E.

Late of Pulaski, Lawrence County, Pennsylvania

Administrator: Brian Beveridge, 503 Deer Creek Rd., West Middlesex, PA 16159

Attorney: Reed D. Hennon, 224 W. Northview Ave., New Castle, PA 16105

Conti, Rose Marie

Late of Neshannock Township, Lawrence County, Pennsylvania

Administrator: Anthony M. Conti, 306 Nutt St., New Castle, PA 16101

Attorney: Elizabeth B. Place, Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101

Jones, Erika K.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Jacqueline Dovidio aka Jackie Dovidio, 947 Leesburg Station Rd, Volant, PA

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

Morehead, Roberta A.

Late of Pulaski Township, Lawrence County, Pennsylvania

Executrix: Retta Ann Dutton

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

Tanner, Michael P.

Late of Lawrence County, Pennsylvania

Executrix: Lu Anne Salak

Attorney: LeeAnn A. Fulena, Robb Leonard Mulvihill, LLP, BNY Mellon Center, 500 Grant St., Suite 2300, Pittsburgh, PA 15219

LEGAL NOTICE

NOTICE OF TRUST SETTLEMENT

Notice is hereby given regarding the Living Trust of LOUIS V. FRANZI, late of New Castle, Lawrence County, Pennsylvania, that all creditors and claimants of the decedent and his trust must promptly submit their claims to the following trustee: Rodney L. Franzl, 831 Park Harbour Drive, Youngstown, OH 44512.

John M. Fray
604 Franklin Ave.
Ellwood City, PA 16117

L.C.L.J. - August 1, 2022

**LAWRENCE COUNTY
COURT OF COMMON PLEAS
NO. 10273-22**

IMPORTANT NOTICE

Shannon L Buha, Richard C. Buha, II
Husband and Wife, and Ryan D. Hartzell

v.

The Unknown Heirs of James E. Brown

To: Unknown Heirs of James E. Brown

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE PAPER TO YOUR LAWYER AT ONCE, IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW, THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Lawyer Referral
Lawrence Co. Govt. Center
430 Court St., 3rd Flr
New Castle, PA 16101
(724) 656-1921

Dillon McCandless King Coulter & Graham
Attorneys for Plaintiffs
600 Cranberry Woods Dr.
Cranberry Twp, PA 16066
(724) 776-6644

L.C.L.J. - August 1, 2022

SHERIFF SALES

Wednesday, September 14, 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 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. 10264-2021; The Huntington National Bank, Plaintiff vs. Lonnie D. Rieder; Raymond A. Rieder, 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 Lonnie D. Rieder and Raymond A. Rieder, wife and husband, who acquired title by virtue of a deed from John T. Malizia, unmarried, dated February 7, 2007, recorded February 12, 2007, at Document Number 2007-001589, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property Address: 121 East Garfield Avenue, New Castle, PA 16105. Parcel ID: #02-008300 (New Castle 2nd Ward). Judgment amount: \$59,073.82 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 2

No. 10998-2021; Select Portfolio Servicing, Inc., Plaintiff vs. Christopher J. Cook and Crystal M. Lenn, Defendants. All those two (2) certain pieces of ground 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: Beginning at a point of the Southerly line of Butler Avenue at a line of lands now or formerly of Peter Baldauf; thence along the Southerly line of Butler Avenue in an Easterly direction 87.50 feet to line of other lands now or formerly of Patsy J. Juliano; thence in a Southerly direction along line of other lands now or formerly of Patsy J. Juliano, 120.00 feet to a 15.00 foot alley; thence in a Westerly direction along the North Line of said 15.00 foot alley, 92.95 feet, more or less, to line of lands now or formerly of Peter Baldauf thence in a Northerly direction by line of lands now or formerly of Peter Baldauf, 120.40 feet, more or less to the Southerly line of Butler Avenue at the place of beginning. Being known as Lots Nos. 98 and 99 on Section 52 of the Official Survey of the City of New Castle. Being the same premises which Robert E. Gramsky, a married man, by Deed dated February 12, 2007 and recorded February 16, 2007 in Lawrence County as Instrument Number 2007-001765, granted and conveyed

unto Christopher J. Cook, a single man and Crystal M. Lenn, a single woman, in fee. Property Address: 1030 Butler Avenue, New Castle, PA 16101. Parcel ID: #04-117300 (New Castle 4th Ward). Judgment amount: \$68,616.05 plus interest, costs and attorney fees. Attorney: LOGS Legal Group

Sale No. 3

No. 10738-2020; U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of Citigroup Mortgage Loan Trust 2018-B, Plaintiff vs. Bernard Pagliaro and Betty Pagliaro, Defendants. All that certain piece, parcel or lot of land situate, lying and being in the North Beaver Township, County of Lawrence, Pennsylvania, being known and identified as Lot No. 8 in the Book Estates Plan of Lots, as recorded in Lawrence County Plot Book Volume 15, Page 64-a, being more particularly bounded and described as follows: Beginning at a point on the North line of Leeper Drive at the intersection of the Southeast corner of the parcel herein conveyed with the Southwest corner of Lot No. 9 in said Plan of Lots; thence North 01 degree 59 minutes 20 seconds East along the line dividing Lot Nos. 8 and 9 in said Plan of Lots a distance of 210, feet to a point; thence North 88 degrees 00 minutes 40 seconds West, 7 distance of 210.0 feet to a point on the East line of James Circle; thence South 01 degree 39 minutes 20 seconds West a distance of 195.0 feet to a point; thence along an arc to the left having a radius of 15 feet an arc distance of 23.56 feet to a point on the North line of Leeper Drive; thence along the North line of Leeper Drive South 88 degrees 00 minutes 40 seconds East a distance of 195.0 feet to a point, being the place of beginning. Under and subject to a 50-foot building line, a 15-foot public utility easement and a 15-foot drainage easement as more fully set forth in Lawrence County Plot Book Volume 15, Page 64-a. Being the same premises which Larry E. Macaluso and Pamela Macaluso, husband and wife; James Book and Lorraine M. Book, husband wife; Carl N. Ezzo and Janis M. Ezzo husband and wife, and John H. Davis and Diane B. Davis, husband and wife, by Deed dated July 23, 1990 and recorded July 24, 1990, in the Lawrence County Recorder of Deeds Office at Deed Book Volume 939 at Page 608, granted and conveyed unto Bernard Pagliaro and Betty Pagliaro, husband and wife. Property Address: 135 Leeper Drive, New Castle, PA 16102. Parcel ID: #26-099600 (North Beaver Township). Judgment amount: \$298,858.35

plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

Sale No. 5

No. 10214-2022; M&T Bank, Plaintiff vs. Ophelia Aldridge, Defendant. Improvements consist of a residential dwelling. Property Address: 414 Young Street, New Castle, PA 16101. Parcel ID: #02-028100 (New Castle 2nd Ward). Judgment amount: \$27,122.68 plus interest, costs and attorney fees. Attorney: KML Law Group

Sale No. 6

No. 10227-2022; The Huntington National Bank, Plaintiff vs. Frank J. Gorgacz, AKA Frank John Gorgacz; Kathleen M. Gorgacz, AKA Kathleen Marie Gorgacz, Defendants. All that certain piece or parcel of land situate in the Township of Shenango, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Frank John Gorgacz and Kathleen Marie Gorgacz, husband and wife, who acquired title by virtue of a deed from Matthew G. Dawson and Gretchen A. Dawson, dated June 12, 1989, recorded August 31, 1989, at Document ID 5869, and recorded in Book 898, Page 159, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property Address: 1430 Old Butler Road, New Castle, PA 16101. Parcel ID: #31-088700 (Shenango Township). Judgment amount: \$19,609.90 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 7

No. 10939-2021; Pennsylvania Housing Finance Agency, Plaintiff vs. Richard M. Heck, Defendant. All that certain lot or piece of ground situate in the Twp of Wilmington, City of Lawrence, and Cmwltth of PA. HET a dwg k/a. Property Address: 423 aka 694 Cottage Grove Road, New Castle, PA 16105. Parcel ID: #37-038800 (Wilmington Township). Judgment amount: \$54,928.99 plus interest, costs and attorney fees. Attorney: Vittti Law Group, Inc.

Sale No. 8

No. 10010-2020; PNC Bank, National Association, Plaintiff vs. Delores Boughter, Defendant. Improvements consist of a residential dwelling. Property Address: 3052 Boughter Drive, New Castle, PA 16101. Parcel ID: #31-037700 (Shenango Township). Judgment amount: \$64,148.05 plus interest,

costs and attorney fees. Attorney: KML Law Group

Sale No. 9

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. See Instrument: 2010-003886. Improvements thereon: a residential dwelling house as identified above. Property Address: 14 Mahoning Avenue, New Castle, PA 16102. Parcel ID: #07-015700 (7th Ward, City of New Castle). Judgment amount: \$35,913.39 plus interest, costs and attorney fees. Attorney: Purcell Krug & Haller

Sale No. 10

No. 10996-2021; Lakeview Loan Servicing, LLC, Plaintiff vs. Jordan Tooker, in her capacity as Heir of Colby K. Tooker, Deceased; Minor Defendant 1, in her capacity as Heir of Colby K. Tooker, Deceased; Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Colby K. Tooker, Deceased, Defendants. Improvements thereon: Residential Dwelling. Owner(s) of property situate in the Borough of Ellwood City, Lawrence County, Pennsylvania, being, Property Address: 510 Wood Street, Ellwood City, PA 16117. Parcel ID: #15-081100 (5th Ward Ellwood City Borough). Judgment amount: \$92,728.13 plus interest, costs and attorney fees. Attorney: Orleans PC

Sale No. 11

No. 10069-2022; U.S. Bank National Association, not in its individual capacity but solely as Trust of NRZ Pass-Through Trust XII, Plaintiff vs. Elyce M. O'Leary, as surviving heir of Edward J. O'Leary and Jeanne J. O'Leary, Deceased, Lauren Diane O'Leary, as surviving heir of Edward J. O'Leary and Jeanne J. O'Leary, Deceased, and unknown surviving heirs of Edward J. O'Leary, Deceased, Defendants. All that certain piece, parcel or lot of land situate, lying and being in the Second Ward, New Castle, Lawrence County, Pennsylvania, being known and designated as the West thirty four (34) feet of Lot numbered 369, all of Lot numbered 368 and the East one and two-tenths (1.2) feet of Lot numbered 367 in the North Highland Land Company Plan of Lots, a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book, Volume 3, Page 52, and being also known and designated as Lots numbered 230

and 231 in Section 1 of the Official Survey of the City of New Castle, as now constituted, and more fully bounded and described as follows, to-wit: beginning at a point on the South line of Englewood Avenue, at line of lands now or formerly of John Loudon et ux., which said point is one and two tenths (1.2) feet West of the East line of Lot numbered 367 in said plan of lots; thence eastwardly by the South line of Englewood Avenue as distance of seventy five and two tenths (75.2) feet to lands to lands now or formerly of John G. Lamoree; thence southwardly by lands now or formerly of John G. Lamoree a distance of one hundred thirty (130) feet to the North line of Lot numbered 424 in said plan of lots; thence westwardly by the North line of Lots numbered 424, 423, and 422 in said plan of lots a distance of seventy five and two tenths (75.2) feet to line of lands now or formerly of John Loudon et ux.; thence northwardly by line of lands now or formerly of John Loudon et ux. a distance of one hundred thirty (130) feet to a point, the place of beginning. Being the same premises which Edward J. McKibben and Gula A. McKibben, husband and wife, by Deed dated April 26, 1966 and recorded on April 27, 1966, in the Lawrence County Recorder of Deeds Office at Deed Book Volume C.A.D. 516 at Page 40, granted an conveyed unto Edward J. O'Leary and Jeanne J. O'Leary, husband and wife. The Said Jeanne J. O'Leary departed this life on or about March 7, 2019. The said Edward J. O'Leary departed this life on or about January 8, 2021. No estate has been raised, whereby operation of law, title vested in the interest of known heirs Elyce M. O'Leary, Lauren Diane O'Leary, and unknown surviving heirs of Edward J. O'Leary, Deceased. Property Address: 112 Englewood Avenue, New Castle, PA 16105. Parcel ID: #02-201000 (2nd Ward City of New Castle). Judgment amount: \$93,808.77 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

Sale No. 12

No. 10103-2022: The Huntington National Bank, Plaintiff vs. Charles J. Cialella, Jr., Administrator of the Estate of Michael E. Cialella, Defendant. 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 Michael E. Cialella, a single man who acquired title by virtue of a deed from Philip K. Stouffer and Jennifer M. Stouffer,

his wife, dated September 29, 2014, recorded September 30, 2014, at Document Number 2014-007928, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property Address: 522 Wildwood Avenue, New Castle, PA 16105. Parcel ID: #02-266300 (New Castle 2nd Ward). Judgment amount: \$59,293.02 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 14

No. 10173-2022: First National Bank of Pennsylvania, Successor by merger to First National Bank of Slippery Rock, Plaintiff vs. Shaun P. Cullen and Jamie L. Cullen, Defendants. All the right, title, interest and claim of Shun P. Cullen and Jamie L. Cullen, 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 dwelling. Property Address: 1331 Fayette-New Wilmington Road, New Wilmington, PA 16142. Parcel ID: #37-079300 (Wilmington Township). Judgment amount: \$72,073.99 plus interest, costs and attorney fees. Attorney: David Raphael

Sale No. 15

No. 10367-2022; The Money Source, Inc., Plaintiff vs. Christopher M. Gierlach, Defendant. All that certain lot or piece of ground situate in the Township of Slippery Rock, County of Lawrence, and Commonwealth of Pennsylvania. Improvement: a Residential Dwelling. Property Address: 1630 Houk Rd, Portersville, Pennsylvania 16051. Parcel ID: #32-046413 (Slippery Rock Township). Judgment amount: \$162,097.54 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

Sworn to and subscribed before me this 22nd day of July 2022

Perry L. Quahliero, Sheriff

L.C.L.J.: August 1, 8 and 15, 2022
