

Lawrence Law Journal

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February 13, 2023

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THE LAWRENCE COUNTY BAR ASSOCIATION

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MOTION COURT

Civil, Criminal and Family Motion Court will be held on an emergency basis only the following dates:

February 22, 23 and 24, 2023

Please contact Court Administration.

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

Agostinelli, Deborah M.

Late of Fombell, Lawrence County, Pennsylvania

Administratrix: Cari A. Marker, 126 First St., Ellwood City, PA 16117

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

Dove, Caleb M.

Late of New Castle, Lawrence County, Pennsylvania

Administrator: Lewis Michael Dove, 475 Scenic Ave., Bloomsburg, PA 17815

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

Falatko, John M., Jr.

Late of Lawrence County, Pennsylvania

Executor: John Conwell, 2435 Sumatran Way #29, Clearwater, FL 33763

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

McConnell, Margaret A.

Late of Lawrence County, Pennsylvania

Executor: Andrew Bruno

Attorney: Brian F. Levine, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

SECOND PUBLICATION

Hoye, Anna K.

Late of Lawrence County, Pennsylvania

Executrix: Amy H. Warner

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

Marzula, Wanda W.

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

Executor: Samuel A. Marzula, Jr., 190 Ridgeview Drive, Wexford, PA 15090

Attorney: William J. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Scocchera, Jodi L.

Late of New Castle, Lawrence County,

Pennsylvania

Executor: Eric Scocchera, 783 Ridge Rd., Wethersfield, CT 06109

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

THIRD PUBLICATION

Gillespie, James F.

Late of Perry Township, Lawrence County, Pennsylvania

Executrix: Jayne S. Bates, 117 Heinz Camp Rd., Portersville, PA 16051

Attorney: Gene G. Dimeo, Dimeo Law Group PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

Jones, Shirley Mae

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Paula Rae Thompson

Attorney: Joseph J. Oliva, 414 N. Jefferson St., New Castle, PA 16101

Kaufman, Dorothy Jean

a/k/a Kaufman, Dorothy J.

Late of Wilmington Township, Lawrence County, Pennsylvania

Executor: Earl Kaufman

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

Martin, Sally

a/k/a Martin, Sally L.

Late of North Beaver Township, Lawrence County, Pennsylvania

Executor: Kathleen Lang and Ronald Martin

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

Rouse Dona F.

a/k/a Rouse, Dona

Late of New Wilmington Borough, Lawrence County, Pennsylvania

Executors: Jeffrey C. Webster and Lynell D. Piccirillo

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

Thomas, Linda J.

Late of New Castle, Lawrence County, Pennsylvania

Executor: Ian Rosthauser

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

Velie, Harold Townsend, Jr

a/k/a Velie, Harold T.

Late of New Castle, Lawrence County, Pennsylvania

Executor: Scott T. Velie

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

Twp., PA 16066

Wimer, Claudia J.

a/k/a Wimer, Claudia Jean

Late of Lawrence County, Pennsylvania

Executrix: Rae Lynn Smith Misco

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

CORPORATE DISSOLUTION

Notice is hereby given that the shareholders of **Kasgro Leasing IC-DISC, Inc.**, a Pennsylvania corporation, with an address of 121 Rundle Road, New Castle, PA 16102 (Lawrence County), has unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Esquire Assist Ltd.

125 Locust St.

Harrisburg, PA 17101

L.C.L.J. - February 13, 2023

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO.: 2022-11097

THE HUNTINGTON NATIONAL BANK , Plaintiff,

vs.

Kimberly Gallagher, as Believed Heir and/ or Administrator of the Estate of Donna L. Gallagher; Patrick Gallagher, as Believed Heir and/ or Administrator of the Estate of Donna L. Gallagher; Unknown Heirs and/ or Administrators of the Estate of Donna L. Gallagher (if any), Defendants

TO: Patrick Gallagher, as Believed Heir and/ or Administrator of the Estate of Donna L. Gallagher; Unknown Heirs and/ or Administrators of the Estate of Donna L. Gallagher (if any)

You are hereby notified that Plaintiff, The Huntington National Bank , filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lawrence County, Pennsylvania, docketed to No. 2022-11097, seeking to foreclose the mortgage secured by the real estate located

at 704 North Croton Avenue, New Castle, PA 16101.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE 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 SERVICE

Pennsylvania Lawyer Referral Service

Pennsylvania Bar Association

P.O. Box 186

Harrisburg, PA 17108

(800) 692-7375

Lawrence County Government Center

430 Court Street

New Castle, PA 16101

(724) 656-1921

Publication Point, LLC

419 Ridge Road Suite H

Munster IN 46321

L.C.L.J. - February 13, 2023

SHERIFF SALES

Wednesday, March 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:

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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. 2022-10721; Newrez LLC d/b/a Shellpoint Mortgage Servicing., Plaintiff vs. Taylor Boak-Burgess and Courteney Metts, Defendants. All those certain lots or pieces of ground situate in the Mahoning Township, Lawrence County, Pennsylvania. Property address: 275 Rich Avenue, Hillsville, PA 16132. Parcel ID:

#24-007400 (Mahoning Township). Judgment amount: \$53,959.21 plus interest, costs and attorney fees. Attorney: RAS Citron

Sale No. 2

No. 2022-10788; Reliance First Capital, LLC, Plaintiff vs. Frances A. Huff, Defendant. Property address: 3453 Old Pittsburgh Rd, New Castle, PA 16101. Parcel ID: #31-170600 (Shenango Township); Improvements thereon: Residential Dwelling. Judgment amount: \$136,809.31 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 3

No. 2022-10699; Towd Point Mortgage Trust 2019-1, U.S. Bank National Association, as Indenture Trustee, Plaintiff vs. Robert J. Tanner, Defendant. Property address: 910 Vogan Street, New Castle, PA 16101. Parcel ID: #04-265300 (4th Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$38,902.66 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 4

No. 2022-10402; Freedom Mortgage Corporation, Plaintiff vs. Darryl Yanssens, Defendant. Property address: 800 Todd Avenue, Ellwood City, PA 16117. Parcel ID: #14-067500 (4th Ward Ellwood City Borough); Improvements thereon: Residential Dwelling. Judgment amount: \$164,074.07 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 5

No. 2022-10750; HSBC Bank USA, National Association as Trustee for Renaissance Home Equity Loan Asset-Backed Certificates, Series 2007-3, Plaintiff vs. Larry E. Wisor; Deborah L. Wisor, Defendants. Property address: 2947 West State Street, New Castle, PA 16101. Parcel ID: #34-352600 (Union Township); Improvements thereon: Residential Dwelling. Judgment amount: \$99,867.93 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 6

No. 10429-2022; Flagstar Bank, FSB, Plaintiff vs. Justin A. Joseph, Defendant. All that certain lot or piece of ground situate in New Castle, County of Lawrence, and Commonwealth of Pennsylvania. Improvement: a Residential Dwelling. Property Address: 1215 Huron Avenue, New Castle, Pennsylvania 16101. Parcel ID: #04-110700 (4th New Castle). Judgment amount: \$36,179.46 plus interest,

costs and attorney fees. Attorney: Powers Kirn, LLC

Sale No. 7

No. 2020-10236; PNC Bank, National Association, Successor by Merger to National City Bank, Plaintiff vs. Kimberly J. Dengler as Executrix of the Estate of Marilyn J. Fye, Deceased, Defendant. Property address: 827 East Pearl Street, New Castle, PA 16101. Parcel ID: #04-173200 (4th Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$29,006.49 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 8

No. 2022-10821; Pennsylvania Housing Finance Agency, Plaintiff vs. Megan Brown and Charles R. Brown, III, Defendants. Lots Nos. 19 and 20, Lawrence County Plot Book Volume 11, page 56. Property address: 115 South Lee Avenue, New Castle, PA 16101. Parcel ID: #34-241200 (Union Township); Improvements thereon: a residential dwelling house as identified above. Judgment amount: \$78,248.80 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller

Sale No. 9

No. 10774-2022; The Huntington National Bank, Plaintiff vs. Timothy R. Widdowfield, Jr., Defendant. All that certain piece or parcel of land situate in the Borough of New Beaver, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Timothy R. Widdowfield, Jr., single, who acquired title, as tenants by the entirety, by virtue of a deed from Faith A. Mcanlis, Administratrix of the Estate of Howard L. Widdowfield, deceased, dated May 10, 2006, recorded May 11, 2006, at Document Number 2006-005099, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property Address: 136 Widdowfield Lane AKA Widow Field Lane, New Galilee, PA 16141. Parcel ID: #17-076600 (New Beaver Borough). Judgment amount: \$176,292.69 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 10

No. 10778-2022; Towd Point Mortgage Trust 2015-6, U.S. Bank National Association as Indenture Trustee, Plaintiff vs. Tracy L. lerino, Individually and as Administrator of the Estate of Suzanne lerino a/k/a Suzanne M.

lerino, Deceased, Defendant. All that certain piece, parcel or tract of land situate in the Fifth Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania, known and designated as Lot no. 41 in the Forest Hills Plan of Lots as the same is recorded on the Recorder's Office of Lawrence County in Plot Book Volume 10, page 39. Under and subject to all reservations, restrictions, easements, covenants, conditions, building lines, rights of ways, oil and gas leases, if any, as shown on prior instruments of record or on the recorded plan. Being the same premises which Suzanne lerino, by Deed dated November 3, 1997 and recorded November 13, 1997, in the Lawrence County Recorder of Deeds Office at Deed Book Volume 1389 at Page 045, as Instrument No. 199712164, granted and conveyed unto Suzanne lerino and Tracy L. lerino. The said Suzanne lerino departed this life on or about December 28, 2020. Decedent's Estate was raised and Letters of Testamentary were issued to heir Tracy L. lerino at File No. 37-21-0264 by the Lawrence County Register of Wills, appointing Tracy L. lerino as administrator of the Estate and as representative of the heirs of Suzanne lerino. Property address: 212 Evans Drive, Ellwood City, PA 16117. Parcel ID: #15-034700 (5th Ward Ellwood City Borough); Judgment amount: \$74,999.19 plus interest, costs and attorney fees. Attorney: Hladiik, Onorato & Federman, LLP

Sale No.11

No. 10688-2022; First National Bank of Pennsylvania, Plaintiff vs. Wendy Carey, Defendant. All the right, title, interest and claim of Wendy Carey of, in and to the following described property: All the following described real estate situated in the Second Ward, City of New Castle, County of Lawrence, and Commonwealth of Pennsylvania. Having erected thereon a dwelling. Deed Document No. 2019-000341. Property Address: 339 Laurel Boulevard, New Castle, Pennsylvania 16101. Parcel ID: #02-035100 (2nd New Castle). Judgment amount: \$34,733.67 plus interest, costs and attorney fees. Attorney: Grenen & Birsic PC

Sale No. 12

No. 2022-10749; U.S. Bank National Association, not in its individual capacity but solely as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2, Plaintiff vs. Shelly Beatty-Davis aka Shelly Betty aka Shelly Davis, Defendant. Property

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address: 2402 State Rt 351, Enon Valley, PA 16120. Parcel ID: #23-003301 (Little Beaver Township); Improvements thereon: Residential Dwelling. Judgment amount: \$127,138.50 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 13

No. 2021-10841; The Huntington National Bank, Plaintiff vs. Aaron J. Bame, AKA Aaron Bame (deceased), 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 Aaron J. Bame, unmarried, who acquired title, by virtue of a deed from Julia J. Salamon, widow by her Agent, Eva Mazur, dated Mach 12, 2012, recorded March 19, 2012, at document Number 2012-004161, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property Address: 1005 Warren Avenue, New Castle, PA 16101. Parcel ID: #04-227200 (New Castle 4th Ward). Judgment amount: \$23,008.91 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No.14

No. 10914-2022; U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, Plaintiff vs. James F. Malinchak and LuAnn Malinchak, Defendants. Improvements thereon consist of a residential dwelling. Property address: 811 One Half Franklin Avenue, New Castle, PA 16101. Parcel ID: #04-144300 (4th Ward New Castle); Judgment amount: \$32,140.85 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

Sale No. 15

No. 10433-2022; Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III, Plaintiff vs. Patricia S. Quigley and William C. Quigley, Defendants. All that certain piece, parcel or tract of land situate, lying and being in the Seventh Ward of the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, known and designated as City Lot no. 259 on Section 92 of the Official Survey of the City of New Castle, and also known as Lot No. 68 in Raney's Fourth Addition to Mahoningtown, as recorded in the Recorder's Office of Lawrence County

in Plot Book Volume 1, page 31, and being more particularly bounded and described as follows: Bounded on the Northeast by Clayton Street; ON the Southeast by Bolt Street; On the Southwest by a 15 foot alley; and ON the Northwest by land now or formerly Dominico DiBacco; having a frontage of 45 feet on the said Clayton Street and extending back of even width 125 feet to said alley. Being the same premises that James A. Krause, a/k/a James Arthur Krause, single individual by deed dated 2/28/2006 and recorded 3/1/2006 in the office of the Recorder of Deeds in the County of Lawrence, Commonwealth of Pennsylvania as Instrument No. 2006-002107, granted and conveyed to William C. Quigley and Patricia S. Quigley, his wife. Property address: 220 East Clayton Street, New Castle, PA 16102. Parcel ID: #07-055700 (7th Ward New Castle); Judgment amount: \$10,356.82 plus interest, costs and attorney fees. Attorney: Richard M. Squire & Associates, LLC

Sworn to and subscribed before me
this 30th day of January 2023.
Perry L. Quahliero, Sheriff

L.C.L.J.: February 6, 13 & 20, 2023

