

Lawrence Law Journal

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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence Law Journal

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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

Hazen, Paul L.

Late of Ellwood City, Lawrence County, Pennsylvania

Executor: Shane M. Hazen

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

Pariso, Alice

Late of the Borough of Ellwood City, Lawrence County, Pennsylvania

Executor: Randy W. Welsh, 820 Park Ave., Ellwood City, PA 16117

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

SECOND PUBLICATION

Beatrice, Charles

a/k/a Beatrice, Charles Paul

Late of Lawrence County, Pennsylvania

Administratrix: Rita Hammerle

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

Drobiezewski, Margaret Mary

Late of Amherst, Lorain County, Ohio

Executor: Gary Drobiezewski, 1416 Ledgewood Lane, Avon, OH 44011

Attorney: Bradley G. Olson, Jr., 109 N. Mercer St., New Castle, PA 16101, (724) 656-6633

Hudak, Thomas L.

Late of Little Beaver Township, Lawrence County, Pennsylvania

Executor: Mark V. Hudak

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

Krueger, James R.

a/k/a Krueger, James Robert

Late of Neshannock Township, Lawrence County, Pennsylvania

Administrator, C.T.A.: Lisa M. Close, 45 Manchester Rd., Flemington, NJ 08822

Attorney: Frank G. Verterano, Verterano &

Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Seltzer, Jacqueline

Late of Enon Valley Borough, Lawrence County, Pennsylvania

Executor: Donna Marie Seltzer, 328 Westfield Rd., Enon Valley, PA 16120

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

Stalker, Harold Wayne

Late of New Castle, Lawrence County, Pennsylvania

Executor: Shawn Howard Stalker, 1907 Tony St., New Castle, PA 16101

Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

THIRD PUBLICATION

Bailey, Ethel J.

a/k/a Bailey, Ethel Jean

Late of New Wilmington Borough, Lawrence County, Pennsylvania

Executor: John L. Bailey, Jr., PO Box 38415, Pittsburgh, PA 15238

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

Grieve, Teresa

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Bonita Toscano, 314 Berger Place, New Castle, PA 16101

Attorney: Bradley G. Olson, Jr., 109 N. Mercer St., New Castle, PA 16101, (724) 656-6633

Harrison, Eileen

Late of Lawrence County, Pennsylvania

Executrix: Beth Harrison, 8332 Regents Rd., Unit C, San Diego, CA 92122

Attorney: Susan M. Papa, Papa & Papa, 439 Court St., New Castle, PA 16101

Rice, Dawna M.

Late of Ellwood City, Lawrence County, Pennsylvania

Co-Executrices: Maureen Neal, 134 Evans St., Evans City, PA 16033 and Linda Graef, 304 Hazel St., Zelienople, PA 16063

Attorney: Sarah G. Hancher, 101 North Green Lane, Zelienople, PA 16063

SHERIFF SALES

Wednesday, May 10, 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 - STAYED

Sale No. 2 - STAYED

Sale No. 3

No. 10349-2022; MidFirst Bank, Plaintiff vs. Krystal Mravintz, 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 Krystal Mravintz, married, who acquired title by virtue of a deed from Ryan D. Gingras and Brandy M. Gingras, husband and wife, dated March 2, 2019, recorded March 9, 2018, at Document Number 2018-001890, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property Address: 132 East Moody Avenue, New Castle, PA 16101. Parcel ID: #02-284600 & 02-010800 (2nd Ward New Castle). Judgment amount: \$79,758.52 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 4

No. 2022-11000; PNC Bank, National Association, Plaintiff vs. Roberta Gwin AKA Roberta I. Gwin, Defendant. Property address: 4 Links Drive, New Castle, PA 16101. Parcel ID: #31-361555 (Shenango Township); Improvements consist of a residential dwelling. Judgment amount: \$22,476.82 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 5

No. 2022-10950; Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, Plaintiff vs. Daniel A. Monaco; Teresa M. Monaco, Defendants. All that certain piece, parcel or lot of land situate, lying and being in Little Beaver Township, Lawrence County, Pennsylvania. Property address: 574 Cook Road, New Galilee, PA 16141. Parcel ID: #23-045201 (Little Beaver Township); Improvements erected thereon. Judgment amount: \$104,598.53 plus interest, costs and attorney fees. Attorney: Law Office of Gregory Javardian, LLC.

Sale No. 6

No. 2022-10718; Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Inc., Plaintiff vs. Adam Gray; Vanessa Anne Gray, Defendants. Property address: 3431 Clover Lane, New Castle, PA 16105. Parcel

ID: #25-053900 (Neshannock Township); Improvements consist of a residential dwelling. Judgment amount: \$180,791.60 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 7

No. 10894-2021; Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1, Plaintiff vs. Mary Ann Zocolo, Defendant. All that certain piece, parcel and lot of land, situate, lying and being in North Beaver Township, Lawrence County, Pennsylvania, being (mown and identified as Lot No 101 in the Harman Plan of Lots as recorded in Lawrence County Plot Book Volume 22, Page 160, being more particularly bounded and described as follows: Beginning at an iron pin on the West line of the Smalls Ferry Road T-312, said iron pin being the southeast corner of the parcel herein conveyed; thence South 88 degrees 58 minutes 00 seconds West along the line of Lot No. 102 in the aforesaid Plan of lots and lands identified as Parcel "A" in the aforesaid Plan of lots a distance of 1063.84 feet to an iron pin along line of lands now or formerly of Ronald Martin; thence North 01 degrees 00 minutes 00 seconds West a distance of 285.00 feet to an iron pin, thence North 88 degrees 58 minutes 00 seconds East along line of lands now or formerly of John Wallace and Delta McKim a distance of 1054.48 feet to a point on the West line of Smalls Ferry Road; thence South 02 degrees 52 minutes 54 seconds East along the westerly line of Smalls Ferry Road a distance of 285.15 feet to an iron pin, being the place of beginning, and containing 6.930 acres. Under and Subject to an existing overhead Pennsylvania Power Company Transmission Line, running along the northern property line of said parcel. Being the same property conveyed to Mary Ann Zocolo, as Surviving tenant by the entirety William A. Zocolo and Mary Ann Zocolo, his wife, by deed from Green Acres Development Company, Inc. dated June 9, 1997, recorded August 5, 1997 in Lawrence County Recorder of Deeds in Book 1366 Page 579. The said William Zocolo departed this life on April 5, 2015, leaving Mary Ann Zocolo, as Surviving tenant by the entirety NOTE: Being PIN Tax Map of the Township of North Beaver, County of Lawrence. Property Address: 576 Smalls Ferry Road, New Castle, PA 16102. Parcel ID: #26-064301 (North Beaver Township). Judgment amount: \$201,533.09 plus interest, costs and attorney fees. Attorney: LOGS

Legal Group LLP

Sale No. 8

No. 2022-10841; U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.A. Bank Trust National Association, Plaintiff vs. Michael J. Ferruchie; Jessica E. Rogan, Defendants. All that certain piece, parcel, or lot of land situate in the Fifth Ward of The Borough of Ellwood City, Lawrence County, Pennsylvania. Property address: 817 Sunset Blvd., Ellwood City, PA 16117. Parcel ID: #15-016900 (5th Ward Ellwood City). Judgment amount: \$53,958.17 plus interest, costs and attorney fees. Attorney: RAS Citron

Sale No.9

No. 10456-2018; Northwest Bank, Plaintiff vs. Camilla J. Crawford, Defendant. All the right, title, interest and claim of Camilla J. Crawford of, in and to the following described property: All the following described real estate situated in the City of New Castle, Lawrence County, Pennsylvania. Having erected thereon a dwelling. Document No. 2013-014886. Property Address: 520 East Reynolds Street, New Castle, Pennsylvania 16101. Parcel ID: #05-145300 (5th New Castle). Judgment amount: \$33,093.71 plus interest, costs and attorney fees. Attorney: Grenen & Birsic PC

Sworn to and subscribed before me this 17th day of March 2023.

Perry L. Quahliero, Sheriff

L.C.L.J.: April 3, 10, and 17, 2023
