

# Lawrence Law Journal

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VOL. 31

August 7, 2023

No. 345

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Owned and Published By

**THE LAWRENCE COUNTY BAR ASSOCIATION**

Anthony S. Piatek, *President*

James W. Manolis, *Opinion Editor*

JoEllen Thomas, *Executive Director*

Phone 724-656-2136

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# Lawrence Law Journal

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## COUNTY OF LAWRENCE, PENNSYLVANIA CIVIL TRIAL LIST - GENERAL

11727 of 10 CA; New Wilmington Borough v. Wilmington Township Sewer Authority and Wilmington Township; Verterano, Sapienza, Keith, Perrotta

10439 of 13 CA; City Trailer Mfg Inc. v. Marinelli Realty Inc. et al; Lamancusa, A. Papa

11108 of 13 CA; Robert Doss v. Saber Healthcare et al.; Collis, Bass

11239 of 13 CA; Miriam Ortiz as Executrix v. Edison Manor Nursing & Rehab; Collis, Bass

30002 of 15 CA; Lisa Marie Misel and James Edwin Kuhn Jr. v. Saber Healthcare Group, LLC et al; Collis, Bass, Young, Monico

30009 of 18 CA; Beth C. Hillmar v. David R. Hofius, D.O.; Quinn, Shear

10534 of 19 CA; Paul Morrone v. Route 65 Auto, Inc.; Sturm, Verterano, Lamancusa

11238 of 19 CA; John Thomas Linkosky v. David Dombrosky; S. Linkosky, Verterano

10954 of 19 CA; Donna L. Smith v. Molly Kearns; Licata, Decker

10833 of 20 CA; Gary J. Crawford v. John C. Wilson and Bobbie Wilson; Dimeo, Koehler, Eddy

10229 of 20 CA; Tara Severin v. Bonnie Swogger et al; Black, S Papa

10228 of 21 CA; Daniel and Lorraine Rice v. Tammy Damron; Perrotta, Gilkey, Leon

10457 of 21 CA; Housing Authority of Law Co v. Doreese Bell; Perrotta, Iseman

10945 of 21 CA; Jeane Callahan v. Laurie S. Staples; Lockwood, DeCaro

10083 of 22 CA; Carrie Frew and Spencer Frew v. Anthony Baggetta; Hartman, Bott

10255 of 22 CA; Housing Authority of Law Co v. Tami Stafford; Perrotta, Iseman

10771 of 22 CA; Housing Authority of Law Co. v. Anthony Taylor; Perrotta, Iseman

10773 of 22 CA; Housing Authority of Law Co v. Jordan Gardner; Perrotta, Gilkey

10985 of 22 CA; Housing Authority of Law Co v. Jennifer Strohecker-Schaffer; Perrotta, Iseman

11012 of 22 CA; Housing Authority of Law Co v. Bradley Ward; Perrotta, Creighton

11013 of 22 CA; Housing Authority of Law Co v. Abigail Nahar; Perrotta, Creighton

10141 of 23 CA; Housing Authority of Law Co v. Tiffany & Anthony Sfreddo, Perrotta, Iseman

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## FAMILY MOTION COURT

There will be no Family Motion Court August 4, 8, 11, 15, or 18, 2023.

Emergencies should contact Court Administration.

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## Lawrence Law Journal

### RESERVATIONS DUE!

#### **Lawrence County Bar Association Steak Cookout**

Friday, August 18, 2023 - 6:00 p.m.

Bessemer Croatian Club  
601 East Poland Rd., Bessemer, PA 16112

\$20.00 per person payable to  
Lawrence County Bar Association for dinner (cash bar)

RSVP deadline is Friday, August 11th at 12:00 noon  
724-656-2136 or [jthomas@lawrencecountypa.gov](mailto:jthomas@lawrencecountypa.gov)

#### **Lawrence County Bar Association Sponsored Lunch CLE Course**

Thursday, August 24, 2023

##### **Help for the Helper: The Effects of Trauma and Compassion Fatigue on the Lawyer Who Cares**

Presenter: Brian Quinn, Lawyers Concerned for Lawyers  
11:30 a.m. lunch, 12:00 - 1:00 ethics CLE course  
Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle  
RSVP deadline – Monday, August 21st, 724-656-2136

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## Lawrence Law Journal

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### **Pennsylvania Bar Institute CLE Offerings in New Castle**

PBI courses to be held in the Lawrence County Law Library:  
Registration required directly with PBI at 800-932-4637 or at pbi.org

#### **Child and Spousal Support – Back to the Basics**

Wednesday, August 30, 2023

9:00 a.m. – 12:15 p.m.

3 substantive/0 ethics

Cost: \$249

#### **Ethics Refresher**

Thursday, August 31, 2023

9:00 a.m. – 12:20 p.m.

0 substantive/3 ethics

Cost: \$249

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### **SAVE THE DATES:**

#### **Lawrence County Bar Association Quarterly Meeting**

Wednesday, September 6, 2023

11:30 a.m. lunch,

12:00 noon presentation by UPMC,

12:30 p.m. business meeting

Jury Holding Room

#### **Lawrence County Bar Association Sponsored Lunch CLE**

Wednesday, September 27, 2023

#### **Having a Trauma Informed Approach to Family Court Proceedings to Better Serve Your Client**

Presenter: Elo Prano, LCSW

11:30 a.m. lunch, 12:00 - 1:00 substantive CLE course

Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle

RSVP deadline – Friday, September 22nd, 724-656-2136

#### **Lawrence County Bar Association Sponsored Lunch CLE**

Wednesday, October 25, 2023

#### **Expungements and Criminal Record Clearing and Pardons**

Presented by: Neighborhood Legal Services

11:30 a.m. lunch, 12:00 - 1:00 substantive CLE course

Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle

RSVP deadline – Friday, October 20th, 724-656-2136

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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

#### **Brest, Sara Grace**

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Sandra L. DeCarbo

Attorney: William J. Flannery, 2910 Wilmington Rd., New Castle, PA 16105

#### **Cartwright, John L.**

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

Executrix: Linette Cantakis, 1411 Randolph St., New Castle, PA 16101

Attorney: none

#### **Chamberlain, Randy C.**

Late of New Castle, Lawrence County, Pennsylvania

Executricies: Amanda Chamberlain Marstellar, 549 Leona St., Sharpville, PA 16150 and Leah Chamberlain Graziani, 316 E. Maitland Lane, New Castle, PA 16105

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

#### **Eyth, Karen Lynn**

Late of Wilmington Township, Lawrence County, Pennsylvania

Executor: David L. Kapcewich, 578 Fayette-Neshannock Falls Rd., Volant, PA 16156, 724-946-2704

Attorney: none

#### **Guthrie, Joseph Francis, Sr.**

Late of Lawrence County, Pennsylvania

Administrator: Joseph Francis Guthrie, Jr.

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

#### **Harvey, William**

Late of Hickory Township, Lawrence County, Pennsylvania

Administratrix: Kasaundra Harvey, 1018 Winslow Ave., New Castle, PA 16101

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

#### **Patterson, Jane Marlene**

Late of New Galilee, Lawrence County, Pennsylvania

Executor: H. Jay Patterson

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

## SECOND PUBLICATION

#### **Curry, Anthony**

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Gina Curry, 1110 Crowe St., New Castle, PA 16101

Attorney: Charles P. Sapienza, 713 Wilmington Ave., New Castle, PA 16101

#### **Snyder, Marylou E.**

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Diane L. Butchelle, 11138 Dougherty Rd., New Castle, PA 16101

Attorney: Reed D. Hennon, 224 W. Northview Ave., New Castle, PA 1615

#### **Vandevort, Cameron J.**

Late of Perry Township, Lawrence County, Pennsylvania

Administrator: Steven D. Vandevort, 134 Nine Hill Rd., Harmony, PA 16037

Attorney: Doulgas J. Olcott, Edgar Snyder & Associates, LLC, US Steel Tower, 10th Floor, 600 Grant St., Pittsburgh, PA 15219

#### **Welker, Ralph E.**

Late of Lawrence County, Pennsylvania

Executrix: Cynthia Welker

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

## THIRD PUBLICATION

#### **Beatty, Audrey Rae**

#### **a/k/a Beatty, Audrey R.**

Late of Township of Plain Grove, Lawrence County, Pennsylvania

Executor: Donald Ray Smith, 679 Plain Grove North Liberty Rd., Volant, PA 16156

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

#### **Bintrim, Travis J., Sr.**

Late of Lawrence County, Pennsylvania

Administratrix: Taylor M. Wetzel

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

#### **Genova, Brandi Marie**

Late of Lawrence County, Pennsylvania

Administratrix: John Genova, 25 Bestview

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Ave., Box 217, Bessemer, PA 16112  
Attorney: Larry J. Puntureri, 2102 Wilmington Rd., New Castle, PA 16105

## **Ghrist, Betty J.**

Late of Lawrence County, Pennsylvania  
Administratrix: Julie King, 1 Ben Franklin St., Uniontown, PA 15701  
Attorney: Larry J. Puntureri, 2102 Wilmington Rd., New Castle, PA 16105

## **Hazen, Ronald A.**

Late of New Castle, Lawrence County, Pennsylvania  
Executor: Jeffrey V. Yannuzzi, 479 Cloverdale Dr., Wexford, PA 15090  
Attorney: Robert C. Tourek, 2559 Brandt School Rd., Suite 202, Wexford, PA 15090

## **Patton, Mary Louise a/k/a Patton, Mary L.**

Late of Greenville Borough, Mercer County, Pennsylvania  
Executor: Patricia A. Wallace  
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market, New Wilmington, PA 16142

## **Pratt, Susan Elizabeth a/k/a Pratt, Susan a/k/a Pratt, Susan E.**

Late of Wayne Township, Lawrence County, Pennsylvania  
Administratrix: Jessica P. Anderson, c/o Richard A. Faltenovich, P.O. Box 1711, Beaver Falls, PA 15010-6711  
Attorney: Richard A. Faltenovich, P.O. Box 1711, Beaver Falls, PA 15010-6711

## **Proch, Leo M.**

Late of Slippery Rock Township, Lawrence County, Pennsylvania  
Executor: Barbara Proch, 2671 Copper Rd., New Castle, PA 16101  
Attorney: John R. Seltzer, 713 Wilmington Ave., New Castle, PA 16101, P: 724-652-0821

## **Sarver, Carolyn Irene**

Late of Ellport Borough, Lawrence County, Pennsylvania  
Co-Executrices: Kathleen Frickanish and Melinda Cappello, 2601 Dutch Ridge Rd., Ellwood City, PA 16117  
Attorney: Gene G. Dimeo, Dimeo Law Group, PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

## **NOTICE OF REVOCABLE TRUST**

Notice is hereby given of the administration of the John W. and Anna Marie King Living Trust. The Settlor of the Trust, John W. King, a resident of the Borough of New Wilmington, Lawrence County, Pennsylvania, passed away on June 8, 2023. All persons having claims against John W. King are requested to make the same known to the Trustee or his attorney named below and all persons indebted to John W. King are requested to make payment to the undersigned, without delay.

Roy L. Milliren,, Trustee  
4 Holiday Lane  
Greenville, PA 16125

Jason R. Dibble, Esquire  
Wallace & Dibble, LLC  
47 Clinton St.  
Greenville, PA 16125

L.C.L.J. - July 24 and 31, August 7, 2023

## **NOTICE OF NAME CHANGE**

NOTICE IS HEREBY GIVEN that on July 28, 2023, Matthew Alton Case, an adult individual, filed a petition for name change in the Lawrence County Court of Common Pleas requesting the court to change his name from **Matthew Alton Case** to **Matthew Joshua Peters**. The Court has fixed the 1st day of September 2023, at 9:00 o'clock a.m. in Courtroom No. 1 of the Lawrence County Government Center as the time and place for hearing of said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

Deanna L. Emerich, Esq.  
430 Court Street  
New Castle, PA 16101  
724-890-0012

L.C.L.J. - August 7, 2023

## **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 opening 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 September 1, 2023 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 SEPTEMBER 1, 2023

10015/23 O.C.A. First and Final Account of David Soukovich, Executor of the Estate of Gloria L. Soukovich, Deceased.

10016/23 O.C.A. First and Final Account of Sylvia Huff, Executor of the Estate of Ruth E. Kursel, Deceased.

10017/23 O.C.A. First and Final Account of Samuel A. Marzula, Jr., Executor of the Estate of Wanda W. Marzula, Deceased.

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

L.C.L.J. - August 7 and 14, 2023

## SHERIFF SALES Wednesday, September 13, 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

No. 10238-2023; Carrington Mortgage Services LLC, Plaintiff vs. John J. Hart, Defendant. All that certain piece, parcel or lot of land, situate, lying and being in Shenango Township, Lawrence County, Pennsylvania, being Lot No. 5 in the Craig Brothers Development Plan of Lots as recorded in the Office of the Recorder of Deeds of Lawrence County, in Plot Book Volume 16, Page 48, and being bounded and described as follows; to-wit Beginning at a point in the Northeast corner of the lot herein described said point being two hundred forty-nine (249) feet South of the Center line of Rose Stop Road and the West line of Maple Drive; thence along the Southerly line of Lots Nos. 1, and 2 in said plan, S. 88 degrees 30' West, 200 feet to a point; thence S. 01 degrees 30' E, 100 feet to a point; thence by the North line of Lot No. 6 in said plan of lots, N. 88 degrees 30'E, 200 feet to a point on the West line of Maple Drive; thence by the West line of Maple Drive, N. 01 degrees 30' W., 100 feet to the place of beginning. Under and Subject to any and all covenants,

conditions, reservations, limitations, right-of-ways, objections, easements, agreements, etc. as they appear of record. Property Address: 3596 South Maple Drive, New Castle, PA 16101. Parcel ID: #31-155200 (Shenango Township). Judgment amount: \$169,004.21 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

## **Sale No. 2**

No. 11247-2019; New Residential Mortgage Loan Trust 2018-1, Plaintiff vs. Vincent P. Christopher; Roseann C. Christopher a/k/a Rose Ann C. Christopher, Defendants. All that certain piece, parcel, or lot of land situate, lying and being in the Fourth Ward of The City of New Castle, County of Lawrence and Commonwealth of Pennsylvania. Improvements; Residential property. Property address: 717 East Reynolds Street, New Castle, PA 16101. Parcel ID: #04-045400 (4th Ward New Castle). Judgment amount: \$38,142.43 plus interest, costs and attorney fees. Attorney: RAS Citron

## **Sale No. 3 - STAYED**

## **Sale No. 4 - STAYED**

## **Sale No. 5**

No. 10895-2021; Carrington Mortgage Services, LLC, Plaintiff vs. Unknown Heirs of Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Rosemary Corcoran, deceased; Linda Corcoran, known heir of Rosemary Corcoran, deceased; Heather Jo Corcoran, known heir of Rosemary Corcoran, deceased, Defendants. All that certain piece, parcel or lot of land, situate, lying and being in North Beaver Township, Lawrence County, Pennsylvania, being Lot #2 in the Final Plat for Martha I. Stuart recorded in the Recorder of Deeds Office of Lawrence County, Pennsylvania, at Plat Book Volume 24, Page 419 being more particularly bounded and described as follows: Property Address: 664 Columbiana Road, Bessemer, PA 16112. Parcel ID: #26-164302 (North Beaver Township). Judgment amount: \$218,549.79 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

## **Sale No. 6**

No. 2023-10143; LoanCare, LLC, Plaintiff vs. Terry K. Trent Mortgagor(s) and Patricia Trent; Terry K. Trent Record Owner(s), Defendant. Property address: 4735 Old Mercer Road, Volant, PA 16156. Parcel ID: #37-042601 (Wilmington Township);

Improvements consist of a residential dwelling. Judgment amount: \$59,907.74 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

## **Sale No. 7**

No. 10534-2023. The Huntington National Bank, Plaintiff vs. Daniel Thomas Lagala, Jr., as Believed Heir and/or Administrator of the Estate of Daniel T. Lagala, Sr.; Josh Lagala, as Believed Heir and/or Administrator of the Estate of Daniel T. Lagala, Sr.; Ryan Lagala, as Believed Heir and/or Administrator of the Estate of Daniel T. Lagala, Sr./ Unknown Heirs and/or Administrators of the Estate of Daniel T. Lagala, Sr., Defendants. All that certain piece or parcel of land situate in the Borough of New Beaver, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Daniel T. Lagala, Sr. who acquired title by virtue of a deed from H.R. Lewis and E.D. Lewis, his wife, dated April 7, 1998, recorded April 17, 1998, at Instrument Number 1998-04301, and recorded in Book 1422, Page 405, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Informational Note: Daniel T. Lagala, Sr. died on February 24, 2021. Being: 198 Short Street, Wampum, PA 16157. Parcel No. 17-020800. (New Beaver Borough) Debt: \$49,116.91 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

## **Sale No. 8**

No. 11097-2022. 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, Defendants. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Patrick J. Gallagher and Donna L. Gallagher, his wife who acquired title as tenants by the entirety, by virtue of a deed from Fred A. Nocera and Herta M. Nocera, his wife, dated May 30, 1979, recorded June 1, 1979, at Book 627, Page 816, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Informational Note: Patrick J. Gallagher died on August 30, 2021 and pursuant to the tenants by the entirety language in the above-mentioned deed, all



his interest passed to Donna L. Gallagher. Being: 704 North Croton Avenue, New Castle, PA 16101. Parcel No. 03-066500. (3rd Ward New Castle) Debt: \$38,264.60 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

### **Sale No. 9**

No. 10114-2022; MidFirst Bank, Plaintiff vs. Catherine A. Laughlin and Douglas M. Laughlin, Defendants. Property address: 494 Gilmore Road, New Castle, PA 16102. Parcel ID: #26-023200 (North Beaver Township); Improvements consist of a residential dwelling. Judgment amount: \$185,516.40 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

### **Sale No. 10**

No. 10574-2017; The Bank of New York Mellon f/k/a The Bank of New York, successor in Interest to JPMorgan Chase Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD4, Mortgage Pass-Through Certificates, Series 2005-SD4, Plaintiff vs. Barb Bohizic; Theodore J. Bohizic, in Capacity as heir as Mary R. Bohizic, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary R. Bohizic, deceased, Defendants. All the right title, interest and claim of: Mary R. Bohizic and Barb Bohizic. Deed Book Vol. 1503, Page 252. Improvements: Residential. Property address: 47 Portersville Road, Ellwood City, PA 16117. Parcel ID: #36-013000 (Wayne Township). Judgment amount: \$83,080.24 plus interest, costs and attorney fees. Attorney: Patrick J. Wesner, Esquire, Parker McCay P.A.

### **Sale No. 11**

No. 10338-2023; Flagstar Bank, N.A. s/b/m Flagstar Bank, FSB, Plaintiff vs. Robert J. McConahy, Defendant. All that certain lot or piece of ground situate in the Township of Shenango, County of Lawrence and Commonwealth of Pennsylvania. Improvement: a Residential Dwelling. Property Address: 836 Gardner Center Road, New Castle, Pennsylvania 16101. Parcel ID: #31-034200 & 31-034100 (Shenango Township). Judgment amount: \$52,551.64 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

### **Sale No. 12**

No. 10721-2022; Newrez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff vs. Taylor Boak-

Burgess; Courtney Metts, Defendants. All that certain lots or pieces of ground situate in the Township of Mahoning Lawrence County, Pennsylvania. Improvements; Residential property. 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. 13**

No. 11056-2022. The Huntington National Bank, Plaintiff vs. Ronald Pivovar, as Executor of the Estate of Janyce I. Moore, Defendant. All that certain piece, parcel or of land situate and being in the First Ward, City of New Castle, County of Lawrence, State of Pennsylvania, being Lot Number Three (3) in the I.N. Phillips Heirs Plan of Lots as recorded in Plot Book Volume 2 page 49, and being more particularly bounded and described as follows: Bounded on the North by West Wallace Avenue; on the East by Lot No. 2 in said Plan formerly of Ella A. Caine, now of Edward E. Grotefend et ux; on the South by an alley; and on the West by Lot No. 4 in said Plan, formerly of E.I. Phillips, now of Virginia B. Jacob. Said lot herein described and conveyed having a frontage of fifty (50) feet on West Wallace Avenue and extending back therefrom of even width throughout a distance of one hundred sixty (160) feet to the alley on the south, and being also known and designated as City Lot No. 167 in Section 28 of the Official Survey of the City of New Castle, Pennsylvania. Being the same property conveyed to Janyce I. Moore, unmarried who acquired title by virtue of a deed from Joan E. Ballas, Executrix of the Estate of Stanley J. Mackey, deceased, dated March 17, 2000, recorded March 22, 2000, at Instrument Number 200-002973, and recorded in Book 1552, Page 719, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 105 West Wallace Avenue, New Castle, PA 16101. Parcel No. 01-045100. (1st Ward New Castle) Debt: \$21,085.00 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

### **Sale No. 14**

No. 11247-2019; Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL3, Plaintiff vs. Jason S. McDougal, in his capacity as Administrator and Heir of the Estate of Mary Louise McDougal, Deceased and Unknown Heirs, Successor, Assigns, and all Persons, Firms, or Associations claiming

right, Title or Interest from or Under Mary Louise McDougal, Deceased, Defendants, owner(s) of the property situate in the Township of Neshannock, Lawrence County, Pennsylvania. Improvements; Residential Dwelling. Property address: 438 Evergreen Avenue, New Castle, PA 16105. Parcel ID: #25-262000 (Neshannock Township). Judgment amount: \$18,019.86 plus interest, costs and attorney fees. Attorney: Orlans PC

**Sale No. 15**

No. 10971-2019. Select Portfolio Servicing, Inc., Plaintiff vs. Andrew Donald Priest, Executor for the Estate of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased and Bruce D. Garrett, known heir of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased and Frank J. Garrett, Jr known heir of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased. All that certain piece, parcel or lot of land situate in Shenango Township, Lawrence County, Pennsylvania. Tax Parcel Nos. 31-131600, 31-132000, 31-131900, 31-131800, 31-131700, 31-132100. Property Address: 202 Alborn Street a/k/a 202 Alborn Avenue, New Castle, PA 16101. Improvements: Erected Thereon. Debt: \$115,809.59 plus costs, interest & attorney fees. Attorney: Roger Fay.

Sworn to and subscribed before me  
this 26th day of July 2023.  
Perry L. Quahliero, Sheriff  
L.C.L.J. - August 7, 14 & 21 of 2023

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