

Lawrence Law Journal

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August 14, 2023

No. 346

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

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

FAMILY MOTION COURT

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

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

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

Lawrence Law Journal

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

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

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

Boatman, Patricia A.

Late of Neshannock Township, Lawrence County, Pennsylvania

Executrix: Barbara Hake, 405 Belle St., Evans City, PA 16033

Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Noble, John H.

Late of Volant Borough, Lawrence County, Pennsylvania

Administratrix: Debra J. Noble, 302 Gray Ave., P.O. Box 82, Cabot, PA 16023

Attorney: Peter E. Horne, 713 Wilmington Ave., New Castle, PA 16101

SECOND 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 Marsteller, 549 Leona St., Sharpsville, 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

THIRD 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

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on July 20, 2023, were approved and Articles of Incorporation - Nonprofit was granted under the provisions of the Nonprofit Corporation Law of 1988, 15 Pa.C.S. §5306 (relating to articles of incorporation) or 15 Pa. C.S. §7102 (relating to cooperative corporations generally). The name of the corporation is **America's Trades Foundation Inc.** located at 4117 Pulaski Road, New Castle, Pennsylvania, 16101. The purpose or purposes for which it has been organized is to provide post-secondary scholarships and awards while promoting the benefits of trade and technical training to the general public and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Nonprofit Corporation Law.

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

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

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on March 8, 2023 with respect to a proposed nonprofit corporation, **Michael Marino Family Charitable Foundation**, which has been incorporated under the Nonprofit Corporation Law of 1988.

Christopher Farrell, Esq.
Denton Cohen & Grigsby, P.C.
625 Liberty Ave.
Pittsburgh, PA 15222-3152

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

NOTICE OF CERTIFICATE OF ORGANIZATION DOMESTIC LIMITED LIABILITY

Notice is hereby given that a Certificate of Organization Domestic Limited Liability Company was filed with the Department of State, Commonwealth of Pennsylvania with respect to a Limited Liability Company which has been organized under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016 as amended. The name of the Limited Liability Company is **Mountaineer Real Estate LLC**, and it was organized July 27, 2023.

Clark & Clark Law, P.C.
Robert D. Clark, Jr.
201 N. Market St.
New Willmington, PA 16142
L.C.L.J. - August 14, 2023

NOTICE

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA
No. 10535 Of 2023, C.A.
IN DIVORCE

Melanie Bradley, Plaintiff

Vs.

Kenneth Eugene Bradley, Defendant

NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a Decree of divorce or Annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for divorce, indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the Lawrence County Courthouse, New Castle, Pennsylvania, 16101.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A 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
Lawrence County Government Center
New Castle, PA 16101
Telephone (724) 656-1921

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Lawrence

County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

Susan M. Papa, Esquire
PAPA & PAPA
439 Court Street
New Castle, PA 16101

L.C.L.J. - August 14, 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-Esoldo
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 Bohzic; Theodore J. Bohzic, in Capacity as heir as Mary R. Bohzic, Deceased and Unknown Heirs, Successors, Assigns and All Persons,

Firms or Associations Claiming Right, Title or Interest from or under Mary R. Bohzic, deceased, Defendants. All the right title, interest and claim of: Mary R. Bohzic and Barb Bohzic. 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

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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
