

# 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

#### **Innocent, Autumn Rose**

Late of Neshannock, Lawrence County, Pennsylvania

Administratrix: Abby Geminiani, 108 Miller Ave., New Castle, PA 16101

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

#### **Jolley, Imogene L.**

**a/k/a Jolley, Jean**

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

Executor: James W. Jolley

Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, (724) 856-9894, dshaw@dshawlaw.com

#### **Martin, Shawn A.**

Late of Lawrence County, Pennsylvania

Executor: Alfred L. Martin, 148 Mt. Air Rd., Enon Valley, PA 16120

Attorney: William M. Panella, 2616 Wilmington Rd., Suite B, New Castle, PA 16105, (724) 658-2462

#### **McEwen, Gordon Craig**

Late of Slippery Rock, Lawrence County, Pennsylvania

Executor: Brad D. McEwen

Attorney: Adrienne A. Langer, Cusick, DeCaro & Langer, P.C., 100 Decker Drive, P.O. Box 5137, New Castle, PA 16105, (724) 658-2525

#### **Saulpaugh, Sandra J.**

Late of Union Township, Lawrence County, Pennsylvania

Executor: Brenda Miller

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

#### **Samsa, Juliana**

Late of Lawrence County, Pennsylvania

Executrix: Aislynn Rich

Attorney: John R. Seltzer, Flannery Seltzer Harper & Palmer, 14 N. Mercer St., Suite 300,

New Castle, PA 16101

#### **Shaffer, Cynthia**

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Christina Shaffer, 412 Haus Ave., New Castle, PA 16101

Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

#### **Walters, Mark Anthony**

Late of North Beaver Township, Lawrence County, Pennsylvania

Executrix: Melissa Menning, 2619 Elizabeth Drive SW, Warren, OH 44481

Attorney: Michael C. Bonner, 713 Wilmington Ave., New Castle, PA 16101

#### **Werhnyak, Mary Jayne**

Late of Lawrence County, Pennsylvania

Executrix: Debra Arena

Attorney: John R. Seltzer, Flannery Seltzer Harper & Palmer, 14 N. Mercer St., Suite 300, New Castle, PA 16101

## SECOND PUBLICATION

#### **Caccia, Patricia**

Late of Ellwood City, Lawrence County, Pennsylvania

Executor: William Harold Domhoff, Ellwood City, Pennsylvania

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

#### **Callahan, Dorothy E.**

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Joanne S. Mellet, 111 Battery B St., New Castle, PA 16102

Attorney: Bradley G. Olson, Jr., Temple Building, 125 E. North St., Ste. 212, New Castle, PA 16101, (724) 656-6633

#### **Godfrey, Linda Jean**

**f/k/a Fitzpatrick, Linda J.**

Late of Lawrence County, Pennsylvania

Executrix: Sylvia White, 7 North Greenwood Ave., New Castle, PA 16103

Attorney: Brian F. Levine, 22 East Grant St., New Castle, PA 16101

#### **Hairhoger, Carl Victor**

Late of Lawrence County, Pennsylvania

Executrix: Nancy Jean Hairhoger, 193 Center Ave., West Pittsburg, PA 16160

Attorney: Brian F. Levine, 22 East Grant St., New Castle, PA 16101

#### **Kahrer, William Francis**

Late of New Wilmington Borough, Lawrence

County, Pennsylvania  
Administrator: Cynthia M. Barnes, 537 S. Mercer Ave., Hermitage, PA 16148  
Attorney: Angelo A. Papa, 318 Highland Ave., New Castle, PA 16101

**McEwen, Thomas Ryan**

Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Beverly Barns  
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, (724) 658-7759

**Sines, Wallace Eugene, Sr.  
a/k/a Sines, Wallace E., Sr.**

Late of New Middleton, Mahoning County, Ohio  
Executor: Wallace Eugene Sines, Jr., Poland, Ohio  
Attorney: Phillip L. Clark, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

**THIRD PUBLICATION**

**Chieze, Ernestine Catherine**

Late of West Pittsburg, Lawrence County, Pennsylvania  
Executrix: Toni L. Chieze, West Pittsburg, PA  
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

**Coyne, Clara Marie**

Late of Lawrence County, Pennsylvania  
Administrator: Nora Best, 3745 Hollow Rd., New Castle, PA 16101  
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, (724) 658-7759

**Kradel, James C., Sr.  
a/k/a Kradel, James Clarence, Sr.  
a/k/a Kradel, James**

Late of New Castle, Lawrence County, Pennsylvania  
Executor: James E. Heaney, 846 Arlington Ave., New Castle, PA 16101  
Attorney: Joseph J. Kearney, 29 East North St., P.O. Box 51, New Castle, PA 16103-0051

**Lowers, Catherine L.**

Late of Taylor Township, Lawrence County, Pennsylvania  
Executor: Mary E. Braatz  
Attorney: Clark & Clark Law, P.C., Robert D. Clark, 201 N. Market St., New Wilmington, PA 16142

**Michael, Donald R.**

Late of the New Wilmington Borough,

Lawrence County, Pennsylvania  
Executor: David S. Michael  
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

**Price, Victoria N.**

Late of the City of New Castle, Lawrence County, Pennsylvania  
Executor: Robert N. Price, 318 Hearthstone Dr., New Castle, PA 16105  
Attorney: Matthew T. Mangino, 315 N. Mercer St., New Castle, PA 16101, 724-658-8535

**Tremmel, Cheryl Noreen**

Late of North Beaver Township, Lawrence County, Pennsylvania  
Executor: Jon William Tremmel  
Attorney: Adrienne A. Langer, Cusick DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

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**SHERIFF SALES**

Wednesday, September 9, 2020 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. 10099 of 2020; MTGLQ Investors, LP, Plaintiff vs Frank D. Barnes, Jr. and Sandra L. Barnes aka Sandra Lynn Barnes, defendants. Property address: 653 Beaver Dam Road, New Galilee, PA 16141. Parcel ID: #23-037800 (Little Beaver Twp); Improvements: thereon consist of a residential dwelling. Judgment amount: \$230,582.51 plus interest, costs and attorney fees. Attorney Hladik, Onorato & Federman, LLP.

## **Sale No. 2**

No. 11197 of 2019; Midfirst Bank, Plaintiff vs Judith E. Mattocks, defendant. Property address: 13 Lower Idlewild Drive, New Castle, PA 16101, Union Township. Dimensions/short description: Lot No. 13, Belmar Plan of Lots, Lawrence County plot book 12, page 8. Parcel ID#34-187600; Tax map No. 34-4229-235; Instrument No. 2008-009658; Improvements thereon: a residential dwelling house as identified above. Debt: \$53,909.33 plus interest, costs and attorney fees. Attorney Leon Haller.

## **Sale No. 3**

No. 11187 of 2017; Wilmington Savings Fund Society FSB, as trustee of Upland

Mortgage Loan Trust B, Plaintiff vs Bonita L. Isabella, defendant. All that certain property situated in the township of Mahoning in the County of Lawrence and Commonwealth of Pennsylvania being described as follows: N/A. Being more fully described in a deed dated 7/13/1990 and recorded 8/31/1990, among the land records of the County and state set forth above, in deed volume 945 and page 246. Parcel ID#24-045000, 24-044900. Debt: \$170,778.41 plus interest, costs and attorney fees.

Property address: 720 Overlook Drive, Hillsville, PA 16132. Attorney: Hill Wallack LLP.

## **Sale No. 4**

No. 10816 of 2019; Lakeview Loan Servicing LLC, Plaintiff vs Dianna Krannacker, defendant. All that certain lot or tract of land situate in the Fifth Ward of the Borough of Ellwood City, County of Lawrence and Commonwealth of Pennsylvania, being known as Lot Nos. 173 and 174 as shown on a certain plan entitle Larks-Field Plan as recorded in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania in Plan book volume 12, page 6. Subject to all prior grants and reservations of coal, oil, gas and mining rights, as may appear in prior instruments of record. Being known as: 952 Peach Street, Ellwood City, PA 16117. Property ID No. 15-076400, 15-076300; Being the same premises which James H. Guentner Jr. and Karen E. Guentner, husband and wife by deed dated 6/12/2015 and recorded 6/30/2015 in the office of the Recorder of deeds in deed book instrument number 2015-004836 at page, granted and conveyed unto Dianna L. Krannacker, unmarried. Attorney: KML Law Group. Debt: \$158,538.13 plus interest, costs and attorney fees.

## **Sale No. 5**

No. 10465 of 2018; Northwest Bank, Plaintiff vs Camilla 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 being known and numbered as 520 East Reynolds St., New Castle, PA 16101. Document No. 2013-014886, tax map# 05-145300. Debt: \$61,063.28 plus interest, costs and attorney fees. Attorney Grenen & Birsic.

## **Sale No. 6**

No. 10061 of 2020; PNC Bank, National

Association, successor by merger to National City Bank, successor by merger to National City Bank of Pennsylvania, Plaintiff vs Jennifer L. Hawk aka Jennifer L. Elliott, defendant. Improvements consist of a residential dwelling. Being premises: 902 Emery Street, New Castle, PA 16101 (New Castle, 6th Ward). Tax Parcel # 06-066500; Debt: \$47,373.85 plus interest, costs and attorney fees. Attorney KML Law Group, PC.

**Sale No. 7 – Stayed**

**Sale No. 8**

No. 10169 of 2020; Pennsylvania Housing Finance Agency, Plaintiff vs Earl W. Perrine, defendant. Premises: 418 Ninth Street, Ellwood City, PA 16117; Borough of Ellwood City, 1st Ward. Dimensions and/or Short Description: Lot 770, Pittsburgh Company Plan of Lots, plot book 1, page 35. See instrument: 2010-003420; Tax Map: 11-1609-770; Parcel No: 11-009900; Improvement thereon: a residential dwelling house as identified above. Debt: \$21,188.67 plus interest, costs and attorney fees. Attorney Leon Haller.

**Sale No. 9**

No. 11275 of 2019; Deutsche Bank National Trust Company, as trustee under Pooling and servicing agreement dated as of August 1, 2004 Finance America Mortgage Loan Trust 2004-2, Plaintiff vs Cynthia L. Pasquarello aka Cynthia Pasquarello and David A. Pasquarello, defendants. Premises: 2114 South Beaver Street, Borough of South New Castle, PA 16102. Tax Parcel No. 19-021400 & 19-021500; Improvements thereon consisting of a Residential Dwelling sold to satisfy judgment in the amount of \$91,055.31 plus interest, costs and attorney fees. Attorney Stern & Eisenberg.

Sworn to and subscribed before me this 20th day of July, 2020

Perry L. Quahliero, Sheriff

L.C.L.J.: August 3, 10 and 17 of 2020

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