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THE LAWRENCE COUNTY BAR ASSOCIATION

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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

Ball, David Gilbert

Late of Neshannock Township, Lawrence County, Pennsylvania

Executrix: Amy Ball, 692 W. Maitland Lane, New Castle, PA 16105

Attorney: Wade M. Fisher, Ekker Kuster McCall & Epstein LLP, 68 Buhl Blvd., P.O. Box 91, Sharon, PA 16146

Bosley, Ruth D.

Late of Wampum, Lawrence County, Pennsylvania

Executor: Timothy Bosley, Charleston, South Carolina

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

Mack, Evelyn M.

Late of Wayne Township, Lawrence County, Pennsylvania

Executrix: Marilyn E. Stinson, 1031 Aetna Drive, Ellwood City, PA 16117

Attorney: Samuel S. Floro, 306 Fifth St., P.O. Box 588, Ellwood City, PA 16117

Matus, Gerald J.

Late of Lawrence County, Pennsylvania

Executor: Marilyn Johnston, 2769 Old Rt. 18, Wampum, PA 16157

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

McConnell, Veva B.

Late of North Beaver Township, Lawrence County, Pennsylvania

Executor: Thomas Edward McConnell

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

Ritzert, Agnes

Late of Ellwood City, Lawrence County, Pennsylvania

Executrix: Janet A. Schreffler, 2846 Trulli Terrace, The Villages, FL 32163

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

City, PA 16117

Scarnati, Albert J.

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

Executor: Lucille Scarnati

Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, 724-856-9884

SECOND PUBLICATION

Hosie, Matthew P.

Late of New Wilmington, Lawrence County, Pennsylvania

Executor: James R. Hosie

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

Hosler, Dolores M.

Late of City of New Castle, Lawrence County, Pennsylvania

Executors: Donald H. Hosler, Jr. and Kathleen A. Hosler, c/o 83 Scharberry Lane, Mars, PA 16046

Attorney: Timothy B. Sechler, 183 Scharberry Lane, Mars, PA 16046

Houk, Keith C.

Late of Wampum, Lawrence County, Pennsylvania

Co-Executors: Jeffrey G. Aromatorio, 102 Registry Lane, Baden, PA 15005 and Ardith Blackburn, 717 Morningstar Dr., Ellwood City, PA 16117

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

Kalajainen, Gary L.

Late of Shenango Township, Lawrence County, Pennsylvania

Executrix: Kimberly Kalajainen

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

Kosin, Evelyn R.

Late of Lawrence County, Pennsylvania

Executor: Richard Stanley Kosin, 736 Harmony Baptist Rd., New Castle, PA 16101

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

McConnell, Susan Marie

a/k/a McConnell, Susan M.

Late of Washington Township, Lawrence County, Pennsylvania

Administrator: Jeffrey W. McConnell, 1259 Carter Rd., Volant, PA 16156

Attorney: Ronald W. Coyer, S.R. Law, LLC,

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631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

McGowan, James Burton

Late of Portersville, Lawrence County, Pennsylvania

Executrix: Cindy McGowan

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

Robinson, Laverne

Late of Hickory Township, Lawrence County, Pennsylvania

Executrix: Susan D. Duddy, 424 Stonehouse Lane, Volant, PA 16156

Attorney: Ronald W. Coyer, S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

Smith, Richard J., Jr.

Late of Ellwood City, Lawrence County, Pennsylvania

Executor: Rod A. Smith, 619 Warwick Lane, Cranberry Township, PA 16066

Attorney: Edward F. Voelker, Jr., Voelker & Associates, P.C., Hampton Stoneworks Professional Building, 3960 Route 8, Suite 200, Allison Park, PA 15101

Yahn, Christopher B.

Late of Ellwood City, Lawrence County, Pennsylvania

Co-Executors: Michael Cavalier, Ellwood City, PA and Robert G. Brough, Ellwood City, PA

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

THIRD PUBLICATION

Adams, Emma C.

Late of Wilmington Township, Lawrence County, Pennsylvania

Executor: Judy Black

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

Alben, Robert Dean

Late of New Beaver Borough, Lawrence County, Pennsylvania

Co-Administrators: Sandra J. Bosley, 130 12th St. Extension, Ellwood City, PA 16117 and/or Pamela I. McCandless, 1113 Smith St., New Castle, PA 16101

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

Altman, Robert J.

Late of New Beaver Borough, Lawrence County, Pennsylvania

Executor: Raymond McDonald, 1160 Park Dr., Wampum, PA 16157

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

Birtalan, Emma C.

Late of Ellwood City, Lawrence County, Pennsylvania

Executor: David C. Birtalan, P.O. Box 131, Keller, TX 76244

Attorney: David A. Crissman, Montgomery Crissman Kubit LLP, 518 North Main St., Butler, PA 16001, (724) 285-4776

Kollar, Dorothy L.

a/k/a Kollar, Dorothy Louise

a/k/a Kollar, Dorothy

Late of Pulaski Township, Lawrence County, Pennsylvania

Executors: Nancy Lee Hoffman, P.O. Box 283, Pulaski, PA 16143 and Twila M. Safranic, 15 Valley View Dr., Apt. A, New Wilmington, PA 16142

Attorney: Kenneth K. McCann, 701 North Hermitage Rd., Ste. 12, Hermitage, PA 16148

Kuhlber, Betty C.

a/k/a Kuhlber, Betty

Late of New Wilmington Borough, Lawrence County, Pennsylvania

Executor: David G. Kuhlber, 720 Enterprise Rd., Grove City, PA 16127

Attorney: Ronald W. Coyer, S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

McAnallen, Ann K.

Late of Ellport, Lawrence County, Pennsylvania

Co-Executors: Susan Mazzant, 311 Jamison Ave., Ellwood City, PA 16117 and Dennis McAnallen, 525 Morningstar Dr., Ellwood City, PA 16117

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

McCandless, Joseph A.

Late of Ellwood City Borough, Lawrence County, Pennsylvania

Executor: Gregory S. Fox, 323 Sixth St., Ellwood City, PA 16117

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

McElwain, Helen B.

Late of Ellwood City Borough, Lawrence

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County, Pennsylvania
Executor: H. Frank McElwain, a/k/a Harold F. McElwain, 928 Beechwood Blvd., Ellwood City, PA 16117
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

Pilota, Michelle A.

Late of Chicago Heights, Illinois
Executor: Kenneth Pilota, 1336 Edgewood Ave., Chicago Heights, IL 60411
Attorney: Carmen F. Lamancusa, 414 N. Jefferson St., New Castle, PA 16101

Poholsky, Joan M.

Late of Ellwood City, Lawrence County, Pennsylvania
Administratrix: Graceann L. Snyder, 413 Byng St., Ellwood City, PA 16117
Attorney: Ryan C. Long, Leymarie Clark Long, P.C., 423 Sixth St. Ellwood City, PA 16117

Powell, Helen M.

Late of the Borough of Ellwood City, Lawrence County, Pennsylvania
Co-Executors: Zachery T. Powell, 500 Crescent Ave., Ellwood City, PA 16117 and/or Susan D. Campbell, 6192 Boxer Dr., Bethel Park, PA 15102
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

Reed, Pearl K.

a/k/a Reed, Pearl Katherine

Late of the New Wilmington Borough, Lawrence County, Pennsylvania
Executor: Jill A. Kimes
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Vero, Harry E.

Late of New Wilmington, Lawrence County, Pennsylvania
Executor: Carl Edward Vero, 201 15th St., Bessemer, PA 16112
Attorney: Glenn H. Gillette, Thomson Rhodes & Cowie, P.C., 1010 Two Chatham Center, Pittsburgh, PA 15219

SHERIFF SALES

Wednesday, March 10, 2021 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. 10168-2020; Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust

not individually but as Trustee for Pretium Mortgage Acquisition Trust Plaintiff vs. Lynda C. Huzinec, The Unknown Spouse of Lynda C. Huzinec and The unknown spouse of Mildred A. Gallaher, deceased, Defendant. Property address: 118 Spring Avenue, Ellwood City, PA 16117. Parcel ID: #13-027500 (3rd Ward Borough of Ellwood City); Improvements thereon: consist of a residential property. Judgment amount: \$105,430.70 plus interest, costs and attorney fees. Attorney: Daniel C. Kerrick, Esquire

Sale No. 2

No. 11201-2016; U.S. Bank National Association as Trustee for Pennsylvania Housing Finance Agency, Plaintiff vs. Rebecca L. Grimm and Daniel R. Grimm, Defendants. Lot No. 1729 Pittsburgh Company's Plan of Ellwood City, Plot Book Volume 1, page 43. Property address: 1208 Beaver Avenue, Ellwood City, PA 16117. Parcel ID: #11-000900 (1st Ward Borough of Ellwood City); Improvements thereon: consist of a residential dwelling house. Judgment amount: \$53,346.84 plus interest, costs and attorney fees. Attorney: Leon P. Haller, Esquire

Sale No. 3

No. 10688-2020; Huntington National Bank, Plaintiff vs. Christopher P. Watt, Defendant. All that certain piece, parcel, or lot of land situate in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Property address: 702 Arlington Avenue, New Castle, PA 16101. Parcel ID: #05-110300. (New Castle 5th Ward) Being the same property conveyed to Christopher P. Watt, a single individual who acquired title by virtue of a deed from T. Anthony Pionati and Charlotte Pionati, his wife, dated September 10, 2007, recorded September 11, 2007, at Document ID 2007-009845, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Judgment amount: \$39,836.67 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 4

No. 10780-2019; AGChoice Farm Credit, ACA, Plaintiff vs. John D. Thompson, Defendant. All that certain real estate situate on State Route 168 in Wilmington Township, Lawrence County, Pennsylvania, as recorded in the Recorder's Office of Lawrence County in Deed Book Volume 827, Page 509.. Property address: 3544 State Route 168, Volant, PA 16156. Parcel

ID: #37-084300. (Wilmington Township) Judgment amount: \$283,282.94 plus interest, costs and attorney fees. Attorney: Matthew F. Marshall

Sworn to and subscribed before me this 7th day of January, 2021.

Perry L. Quahliero, Sheriff

L.C.L.J.: February 1, 8 and 16 of 2021

