

Lawrence Law Journal

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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence Law Journal

COUNTY OF LAWRENCE, PENNSYLVANIA CIVIL TRIAL LIST - GENERAL

City Trailer Mfg Inc. v. Marinelli Realty Inc. et al	10439 of 13 CA	Lamancusa, A. Papa
Miriam Ortiz as Executrix v. Edison Manor Nursing & Rehab	11239 of 13 CA	Collis, Bass
Judy Trott & Cathy Weller et al v. Saber Healthcare Group et al	10640 of 13 CA	Collis, Bass
Amy Burkes et al. v. Saber Healthcare Group et al	30012 of 14 CA	Collis, Bass/Monico
Brenda K. Cummins v. Saber Healthcare Group, LLC and Indian Creek Health Care, Inc. d/b/a Edison Manor Nursing & Rehabilitation Center	30005 of 15 CA	Collis, Bass
Lisa Marie Misel and James Edwin Kuhn Jr. v. Saber Healthcare Group, LLC et al	30002 of 15 CA	Collis, Bass, Young, Monico
Nathan Kreitzer, Sr. and Joyce E. Kreitzer v. Madison Acquisitions, LLC	10767 of 17 CA	Soom, Lazo
Leanne Miller v. Jerry Kennedy, Kennedy Home Repair, LLC	11225 of 17 CA	Saad, Bonner
Rosemary Mclltrot v. William N Gilleland Jr MD	30006 of 17 CA	Sullivan, Baum
Candy Braniff v. Danielle Hartje	11022 of 17 CA	Simon, Loch
Melanie Medved Administratrix v. Jameson Hospital	30002 of 17 CA	Meyers, Shear
Michelle Cialella v. Allstate Property & Casualty	10469 of 18 CA	Simon, Siegfried
Linda L. Fox v. Christopher James Beaman	10159 of 18 CA	Garbett, Fulena
Vista South & Sheridan Estates v. Kathaleen Wimer	10406 of 19 CA	O'Leary, Anderson
Michael McMullen v. Castle Asphalt & Construction	10240 of 19 CA	S. Papa, P. Lynch
Saab Tech LLC v. Zambelli Fireworks Manufacturing Co.	10318 of 19 CA	C. Papa, Barron
Diane A Snyder v. Paul A Zarilla	10220 of 19 CA	Mack, Martini
Housing Authority of Law Co v. Waddy J Moses Jr	11160 of 19 CA	Perrotta
Dan Cook et al v. T.C. Redi-Mix	10211 of 19 CA	Perrotta, Horne
Barbara J. Kunselman v. James A. Floyd	10291 of 20 CA	Sensky, Bongivengo
Carol Hitch v. Tracy D. Kimmel et al	10919 of 20 CA	Shorr, McGee
John R. Presnar et al. v. Darren Skurcenski et al	10655 of 20 CA	Manolis, Pro Se
Marcyne Flak v. Medical Arts Building	10729 of 20 CA	Natale, Eisenberg

Lawrence Law Journal

HOLIDAY MOTION COURT

Civil/Criminal/Family

December 20, 2021 - January 3, 2022

Motion Court will be held on emergency basis only.

Please contact Court Administration.

The Courthouse will be closed as follows:

will be closed for the Christmas Holiday, December 23, 24, 27, 2021 and will be closed for the New Year's Holiday, December 31, 2021.

Have a safe, happy and healthy holiday season.

NOTICE

The Court of Common Pleas of Lawrence County will sit in special session as a Court of Remembrance in recognition of the following deceased members of the Lawrence County Bar on the **12th day of January, 2022 at 12:00 p.m.** in Courtroom #1:

Thomas Bashara II, Esq.

Gerald Crowley, Esq.

Harry O. Falls, Esq.

David T. Mojock, Esq.

Anthony J. Kosciuszko, Esq.

Resolutions in memory of the deceased will be presented and anyone wishing to make a comment will be welcome to do so.

The Court of Remembrance was a long-standing tradition that once existed in the Lawrence County Court and which the Court now seeks to reinstate so that proper tribute to the memory of the deceased members of the Bar may be made.

Dominick Motto
President Judge

NOTICE

Register and Recorder, Janet L. Kalajainen, and staff are very happy to announce three new programs coming to our office that will be available by the end of the year. Access to these programs, which have been custom-built to ensure a quick, efficient and user-friendly experience for the customer, will be available on our website at: lawrencecountypa.gov/gov/register. Also on the site will be detailed instructions on how to use each one.

The first program we are implementing is a new Cloud Search for our real estate records. This will be one of the very first offered by any county in Pennsylvania. It is a modern web browser-like interface that will speed up and simplify searching through our public records which reach back to 1849. It has exciting features like a lightning-quick Quick Search, a more thorough Advanced Search and Live Chat support with a 24/7 Help Desk for any questions you may have. Cloud Search will provide users quick and easy access to publicly available information which they can print at home for free. There will also now be an option to purchase certified documents online and the site will include an easy-to-use shopping cart for such transactions.

We are also happy to announce that we are implementing eProbate, a new state-of-the-art virtual probate system. It will take the virtual probates that our office started at the beginning of the COVID-19 pandemic a step further and expand on the ease and timeliness for attorneys and customers alike.

Petitions for probate will now be able to be submitted online. Once we receive them, you will be prompted to schedule an appointment for video probate at your convenience. The information provided will be automatically populated within our software system to help expedite the issuing of Letters and Short Certificates. This new system of probate will be beneficial to both our residents and our out-of-town customers who may need our service in a prompter manner. Once the probate is reviewed and accepted, original documents can be either mailed in or brought to the Courthouse, whereupon Letters and Short Certificates will be ready for pickup or delivery upon payment.

And finally, the Register of Wills office will be offering eFiling for the majority of our documents. This will give our customers the ability to now scan documents and send them to us electronically to be filed, saving both time and postage.

We have been e-Recording in the Recorder of Deeds side of our office since 2012 and now approximately 60% of our documents are received electronically, with the percentage increasing every year. We have always tried to keep up with the latest innovations in technology and are excited to provide these three new programs for even faster and more efficient service.

Janet L. Kalajainen

Register and Recorder

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

Abbey, John Frederick
a/k/a Abbey, John F.

Late of Franklin, Hancock County, Maine, and an owner of real estate situate in Scott Township, Lawrence County, Pennsylvania
Ancillary Executrix: Sandra Monigold, a/k/a Sandy Monigold, 127 Township Rd. 382, Steubenville, Ohio 43952
Attorney: Frank G. Verterano, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Agostinelli, Carl Frank
a/k/a Agostinelli, Carl F.

Late of Ellwood City, Lawrence County, Pennsylvania
Executor: Curtis C. Agostinelli, Ellwood City, Pennsylvania
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Hogue, Jack R.

Late of Ellwood City, Lawrence County, Pennsylvania
Executor: Jason R. Hogue, c/o Ronald J. DiGiorno, 150 Pleasant Dr., Suite 103, Aliquippa, PA 15001
Attorney: Ronald J. DiGiorno, 150 Pleasant Dr., Suite 103, Aliquippa, PA 15001

Huffman, Sandra Lee
a/k/a Huffman, Sandra L.

Late of New Castle, Lawrence County, Pennsylvania
Executor: Robert Glenn Huffman, Jr., 116 Old Concord Circle, Beaver Falls, PA 15010
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, 724-658-7759

Ligo, Nyron L.
a/k/a Ligo, Nyron Leroy

Late of Wilmington Township, Lawrence County, Pennsylvania
Executor: Carol Heinz
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Mayer, Thomas C.

Late of New Castle, Lawrence County, Pennsylvania
Executor: Eugene C. Mayer, 3 Abbeville St., Due West, SC 29639
Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

Miller, James R.
a/k/a Miller, James Reed

Late of Pulaski Township, Lawrence County, Pennsylvania
Executor: Elizabeth Wilson f/k/a Elizabeth Jean Gorley
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Nagel, John R.

Late of the City of New Castle, Lawrence County, Pennsylvania
Executrix: Janice E. Wilbeck, 108 Highcrest Lane, Rockwell, TX 75087
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

Perrotta, Angelo Anthony, Jr.

Late of Lawrence County, Pennsylvania
Co-Administrators: Rosemarie Perrotta, 1807 Cameron Ave., New Castle, PA 16101 and Angelo A. Perrotta, III, 1020 Adams St., New Castle, PA 16101
Attorneys: Shawn Sensky, 809 Wilmington Ave., New Castle, PA 16101 and Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105

Rush, Douglas P.

Late of Ellwood City, Lawrence County, Pennsylvania
Administratrix: Michele Rush-Steighner, 504 Joffre St. Ext., Ellwood City, PA 16117
Attorney: Gene G. Dimeo, Dimeo Law Group PLLC, 120 Fourth St., Ellwood City, PA 16117, 724-752-9955

Wallace, Ann M.

Late of Ellwood City Borough, Lawrence County, Pennsylvania
Executrix: Debra Casciato, 811 Plymouth Lane, Ellwood City, PA 16117
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

SECOND PUBLICATION

Carpenter, Tammy

Late of Ellport Borough, Lawrence County, Pennsylvania
Executrix: Amanda Carpenter, 317 State Ave., Ellport, PA 16117

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

Cunningham, Elton Dale

Late of Slippery Rock Township, Lawrence County, Pennsylvania

Administratrix: Donna Jean Cunningham, 1367 Mill Bridge Rd., Lawrence County, Pennsylvania

Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101

Hohenberger, Betty R. a/k/a Hohenberger, Betty Ray

Late of Shenango Township, Lawrence County, Pennsylvania

Executrix: Tracy R. Phillips, 2317 Graham Ave., New Castle, PA 16101

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

McConahy, George R.

Late of Hickory Township, Lawrence County, Pennsylvania

Executrix: Margaret J. Woods

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

Porterfield, Carol Rose

Late of Shenango Township, Lawrence County, Pennsylvania

Administrator: Ronald T. Porterfield, 1401 Old Princeton Rd., New Castle, PA 16101

Attorney: Jason A. Medure, 713 Wilmington Ave., New Castle, PA 16101

THIRD PUBLICATION

Baird, Phyllis A.

Late of Bessemer Borough, Lawrence County, Pennsylvania

Executor: Michael Crist

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

DeLillo, Catherine Ann a/k/a DeLillo, Catherine A.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Maryalce Lowery, 728 Sequoia St., Pittsburgh, PA 15237

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

Essinger, Theresa A.

Late of New Castle, Lawrence County, Pennsylvania

Administrator: Ralph J. Mascetta, 2915 Ellwood Rd., New Castle, PA 16101

Attorney: Carmen F. Lamancusa, 414 N. Jefferson St., New Castle, PA 16101

NOTICE OF BUSINESS INCORPORATION - NONPROFIT

Notice is hereby given that Articles of Incorporation - Nonprofit filed with the Commonwealth of Pennsylvania, Department of State, Harrisburg, Pennsylvania, on November 16, 2021, were approved to **Penn/Ohio Throttle, Inc.**, which business corporation has been organized under the provisions of the Business Incorporation Law of 1988, as amended and may conduct business for any lawful purpose. The primary interested party in said business is Sean R. Meyers, 181 Bartholomew Road, New Galilee, PA 16141.

Gene G. Dimeo, Esquire
Dimeo Law Group, PLLC
120 Fourth St.
Ellwood City, PA 16117

L.C.L.J. - December 20, 2021

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on September 30, 2021, for the purposes of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is **Western Pennsylvania Foundation for the Arts**. The purpose of which it has been organized is for art education and opportunities for youth and the community, to provide access to the arts regionally, and to promote local artists.

Said organization is organized exclusively for charitable, religious, educational, and/or scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

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

L.C.L.J. - December 20, 2021

INCORPORATION NOTICE

Notice is hereby given that **Wilmington Area**

Summer Baseball was incorporated under the provisions of the Nonprofit Corporation Law of 1988 on October 12, 2021.

Norman A. Stark, Esquire
Marsh Schaaf, LLP
300 State St., Suite 300
Erie, PA 16507

L.C.L.J. - December 20, 2021

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 January 7, 2022 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 JANUARY 7, 2022

10012/2021 O.C.A. First and Final Account of Jeffrey W. McConnell, Administrator of the Estate of Susan Marie McConnell a/k/a Susan M. McConnell, Deceased.

10013/2021 O.C.A. First and Final Account of Paul M. LeClair, Wolfgang Reinhardt Rimboek, Jr and Brian Tanner, Co-Executors of the Estate of James S. Penwell, Deceased.

10014/2021 O.C.A. First and Final Account of Lisa M. Murphy, Administrator of the Estate of Nancy Lee Caravella, Deceased.

10015/2021 O.C.A. First and Final Account of Lisa M. Murphy, Administrator of the Estate of Joseph Armond Caravella, Jr, Deceased.

10016/2021 O.C.A. First and Final Account of Julia A. Makeski, Administrator of the Estate of Robert E. Pokersnik, Deceased.

10017/2021 O.C.A. First and Final Account of JoEllen Thomas, Executrix of the Estate of Nancy E. Thomas, Deceased.

Jodi Klabon-Esoldo, Prothonotary, Clerk of Courts and Orphans' Court

L.C.L.J. - December 13 and 20, 2021

SHERIFF SALES WEDNESDAY, JANUARY 12, 2022 AT 10:00 A.M.

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. 10791-2017; U.S. Bank, N.A., as Trustee for Manufactured Housing Contract Senior/subordinate Pass-Through Certificate Trust 1998-6, Plaintiff vs. Melanie K. Miller and Charles W. Miller, Defendants. All those certain lots or pieces of ground situate in Scott Township, Lawrence County, Pennsylvania: Property address: RD3 Box 234B, a/k/a Rt. 956 Box 512, a/k/a 512 State Route 956, Volant, PA 16156. Parcel ID: #30-087200; Improvements: Residential property. Judgment amount: \$75,765.38 plus interest, costs and attorney fees. Attorney: RAS Citron.

Sale No. 2

No. 11268-2019; Wells Fargo Bank, N.A., Plaintiff vs. Delores A. Pinksaw and Theodore L. Pinksaw, Defendants and owners of property situate in the 2nd Ward, Borough of Ellwood City, Lawrence County, Pennsylvania being property address: 205 Crescent Avenue, Ellwood City, PA 16117. Parcel ID: #12-009900; Improvements thereon: Residential dwelling. Judgment amount: \$37,685.97 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC.

Sale No. 3

No. 10812-2019; Specialized Loan Servicing LLC, Plaintiff vs. Robert J. Tanner a/k/a Robert S. Tanner, Defendant. All that certain piece, parcel or lot of land situate, lying and being in the Township of Shenango, County of Lawrence and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit: Bounded on the North by Alvaretta Boulevard, on the East by Lot No. 177 in the hereinafter mentioned plot of lots; on the South by Lot No. 175 in the hereinafter mentioned plot of lots; and on the West by Motor Street, and being Forty (40) feet wide on the said Alvaretta Boulevard and extending back therefrom of even width, a distance of 120 feet. Property address:

1502 Alvaretta Boulevard, New Castle, PA 16101. Parcel ID: #31-096100 (Shenango Township). Judgment amount: \$49,425.83 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

Sale No. 4

No. 10135-2021; CitiMortgage, Inc., Plaintiff vs. Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Judith Protain f/k/a Judith Vogel, deceased, Kimberly Craig, solely in her capacity as Known Heir of the Estate of Judith Protain f/k/a Judith Vogel, deceased, Kimberly Craig, solely in her capacity as known heir of the Estate of Judith Protain f/k/a Judith Vogel, deceased, Heidi Piatt a/k/a Heidi Kinterknecht, solely in her capacity as Known Heir of the Estate of Judith Protain f/k/a Judith Vogel, deceased, Howard E. Protain, solely in his capacity as Known Heir of the Estate of Judith Protain f/k/a Judith Vogel, deceased, Donald L. Vogel, Jr. solely in his capacity as Known Heir of the Estate of Judith Protain f/k/a Judith Vogel, deceased, Defendants. All that certain piece, parcel or lot of land, lying and being in the First Ward, City of New Castle, Lawrence County, Pennsylvania, being known and designated as Lot No. 210 on Section 28 of the Official City Survey, as at present constituted, and being more particularly bounded and described as follows, to-wit: Bounded on the North by land conveyed by William T. Reese, et ux to Eva S. Johnson by Deed recorded in Deed Book Vol. 371, P. 456, a distance of 160.69 feet; on the East by a Twenty (20) foot alley a distance of Sixty-Four and Fifty-Four Hundredths (64.54) feet more or less; on the South by lands conveyed by William T. Reese, et ux to a Anthony Rich, et ux, by Deed recorded in Deed Book Vol. 356, P. 535, a distance of One Hundred Sixty and Ninety-Nine Hundredths (160.99) feet; and on the West by North Beaver Street, a distance of Sixty-Four and Fifty-Four Hundredths (64.54) feet. Being the same premises which Esse C. Horton and Frances J. Horton, his wife by Deed dated August 19, 2005, and recorded in the Office of Recorder of Deeds of Lawrence County on August 29, 2005 at Book 2058 Page 746 granted and conveyed unto Judith Vogel and Donald Vogel, Sr. Wife and Husband. The improvements thereon being known as Property address: 406 North Beaver Street, New Castle, PA 16101. Parcel ID: #01-056000 (1st Ward, City of New Castle). Judgment amount: \$72,059.00 plus interest,

costs and attorney fees. Attorney: Stern & Eisenberg, PC

Sale No. 5

No. 10571-2021; Reliant Income Fund, LLC c/o Fay Servicing, LLC, Plaintiff vs. Frank D. Barnes, Jr. and Sandra L. Barnes, Defendants. All that certain property situated in the Township of Little Beaver in the County of Lawrence and Commonwealth of Pennsylvania, being described as follow: being more fully described in a Deed dated 03/31/05 and recorded 04/21/05, among the land records of the County and State set forth above, in Deed Volume 2025 and Page 519. Property address: 653 Beaver Dam Road, New Galilee, PA 16141. Parcel ID: #23-037800 (Little Beaver Township). Judgment amount: \$85,234.64 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

Sale No. 6

No. 10755-2020; First Commonwealth Bank, Plaintiff vs. Sam P. Kuhn a/k/a Samuel P. Kuhn, Defendant. All that certain piece or lot of land situated and being in the Borough of Bessemer, County of Lawrence and Commonwealth of Pennsylvania, being Lot No. 668 as shown on the map of the Second Addition to the Village of Bessemer, recorded in Plot Book Volume 5, page 19 and 34, having erected thereon a dwelling. Property address: 32 6th Street Bessemer, PA 16112. Parcel ID: #09-078400 (Bessemer Borough). Judgment amount: \$51,121.45 plus interest, costs and attorney fees. Attorney: McGrath McCall, P.C.

Sale No. 7

No. 10742-2018; Bank of America, N.A., Plaintiff vs. Bonnie Lou Aller, Individually and in Her Capacity as Heir of Letetia E. Lyon a/k/a Letetia Tish E. Lyon, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Letetia E. Lyon a/k/a Letetia Tish E. Lyon, Deceased, Defendants. All that certain lot or piece of ground situate in the township of Scott, County of Lawrence and State of Pennsylvania. Improvements: a Residential Dwelling. Property address: 112 State Route 956, Slippery Rock, PA 16057. Parcel ID: #30-052200 (Scott Township). Judgment amount: \$56,015.39 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

Sale No. 8

No. 10187-2021; The Huntington National

Bank, Plaintiff vs. Rhonda J. Robinson, as Believed Heir and/or Administrator of the Estate of Kathaleen L. Robinson; Gerald A. Robinson, as Believed Heir and/or Administrator of the Estate of Kathaleen L. Robinson; Unknown Heirs and/or Administrators of the Estate of Kathaleen L. Robinson (if any), Defendants. All that certain piece or parcel of land situate in the Township of Union, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Kathaleen L. Robinson and Gerald E. Robinson, her husband who acquired title by virtue of a deed from Verona R. Schetrom, no marital status shown, dated August 9, 2004, recorded August 10, 2004, at Document ID 010318, and recorded in Book 1966, Page 24, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Informational Note: Gerald E. Robinson died on March 7, 2013, and pursuant to the survivorship language in the above-mentioned deed, all his interests pass to Kathaleen L. Robinson. Property address: 409 Boston Avenue, New Castle, PA 16101. Parcel ID: #34-286000 & 34-286600 (Union Township). Judgment amount: \$75,593.73 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski

Sale No. 9

No. 10540-2021; The Huntington National Bank, Plaintiff vs. Michael D. Mrozek; Rochelle A. Perry Mrozek, a/k/a Rochelle A. Perry, Defendants. 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 Michael D. Mrozek and Rochelle A. Perry who acquired title with rights of survivorship, by virtue of a deed from Priscilla May Shaffer, unmarried, dated November 5, 1998, recorded November 6, 1998, at Instrument Number 1998-014728, and recorded in Book 1468, Page 974, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 422 East Laurel Boulevard, AKA 422 Laurel Boulevard, New Castle, PA 16101. Parcel ID: #02-209100 (City of New Castle, 2nd Ward). Judgment amount: \$23,226.63 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 10

No. 10578-2020; U.S. Bank, N.A., as Trustee, on behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust

2006-CH2 Asset Backed Pass-Through Certificates, Series 2006-CH2, Plaintiff vs. Mamie L. Seybert, Defendant. Property address: 2013 Brent Road, Volant, PA 16156. Parcel ID: #25-000800 (Plaingrove Township); Improvements: consists of a residential dwelling. Judgment amount: \$71,602.41 plus interest, costs and attorney fees. Attorney: KML Law Group, P.C.

Sale No. 11

No. 10488-2021; The Huntington National Bank, Plaintiff vs. Unknown Successor Trustee of The White Family Trust dated September 20, 2006, Defendants. 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 The White Family Trust, Lee R. White, Sr. and Jo Ann White, Trustees, dated September 20, 2006 who acquired title by virtue of a deed from Lee R. White, Sr. and Jo Ann White, his wife, dated September 20, 2006, recorded October 5, 2006, at document Number 2006-011812, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 508 Neshannock Boulevard, New Castle, PA 16101. Parcel ID: #02-288700 (City of New Castle, 2nd Ward). Judgment amount: \$29,436.38 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 12

No. 50926 of 2016. City of New Castle, Plaintiff vs. Stanley T. Booker, Defendant. Property address: 325 East Long Avenue & 327 East Long Avenue, New Castle PA 16101. Parcel ID: #05-146400 & 05-068600 (City of New Castle, 5th Ward). Improvements: Residential 1 Family & Commercial Property. Judgment amount: \$3,096.48 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

Sale No. 13

No. 50722 of 2016. City of New Castle, Plaintiff vs. Jason Kerr, Defendant. Property address: 841 Frank Avenue, New Castle PA 16101. Parcel ID: #05-007500 (City of New Castle, 5th Ward). Improvements: Residential Property. Judgment amount: \$1,592.95 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

Sale No. 15

No. 11150-2019; Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff vs. Terry L. Houk, Defendant. All that certain

piece, parcel or lot of ground situate in the Township of Shenango, Lawrence County, Pennsylvania, bounded and described as follows: Beginning at the northwest corner of the land herein conveyed at a point in the center line of Twin Oaks Drive, said point being the corner lands now or late of John J. King, Heinrich, Gilbert and Person Estate; Thence along the center line of said Twin Oaks Drive, south 88 degrees, 4 and one-half minutes east, a distance of 499.9 feet to a point; Thence south 2 degrees, 10 minutes west, a distance of 49.7 feet to a point in the center line of Shenango Stop Road. Thence along the center line of Shenango Stop Road, the following courses and distances; thence south 65 degrees, 57 minutes west, a distance of 100 feet to a point; thence south 59 degrees, 19 minutes west, a distance of 100 feet to a point; thence south 51 degrees, 14 minutes west, a distance of 174.5 feet to a point. Thence along other lands now or late of George V. Sillman and Nellie Sillman, north 88 degrees, 4 and one-half minutes west, a distance of 194.8 feet to the center line of Twin Oaks Drive. Thence along said center line of Twin Oaks Drive, north 2 degrees, 10 minutes east, a distance of 261.5 feet to the place of beginning. Subject to coal and mining rights, rights of way, easements, building lines, covenants, conditions, restriction, etc., as same may appear in prior instrument of record. Being the same premises which Terry L. Houk, an unmarried man and Karen Martin f/k/a Karen J. Houk, an unmarried woman, who acquired title as husband and wife by Deed dated November 16, 2016 and recorded November 21, 2016 at Instrument 2016-009866 in the Office of the Recorder of Deeds in and for County of Lawrence, Pennsylvania granted and conveyed unto Terry L. Houk, an unmarried man, in fee. Property address: 712 Twin Oaks Drive, New Castle, PA 16101. Parcel ID: #31-018400 (Shenango Township). Judgment amount: \$191,348.51 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

Sale No. 16

No. 11182-2019; J.P. Morgan Mortgage Acquisition Corp., Plaintiff vs. Derek Decouto and Samantha J. Decouto, Defendants. All those certain pieces of land situate in the Fourth Ward of the Borough of Ellwood City, County of Lawrence, Commonwealth of Pennsylvania, being known and designated as part Lots Nos. 108, 109 and 110 on the Smith II, Caven's Addition to Nye's First Addition to Hazel Dell as the same is recorded

in the Recorder's Office of Lawrence County in Plot Book Volume 6, Page 46, and being more particularly bounded and described as follows: Beginning at a point where the Northerly line of Ellwood Avenue intersects the Easterly line of Lot No. 1013 in the Workley Plan; Thence along the Easterly line of Lot No. 1013 in the Workley Plan, North 2° East, a distance of 50 feet to a point; thence South 87° 15' East, a distance of (150) feet to a point on the Westerly line a North Street; thence along the Westerly line of North Street, South 2° West, a distance of (50) feet to a point on the Northerly line of Ellwood Avenue; thence along the Northerly line of Ellwood Avenue, North 87° 15' West, a distance of (150) feet to a point being the place of beginning. Under and Subject to reservations, restrictions, easements and rights of way as the same may appear in prior instruments of record. Property address: 610 North Street, Ellwood City, PA 16117. Parcel ID: 14-081900 (4th Ward Ellwood City Borough). Judgment amount: \$134,539.53 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

Sale No. 17

No. 10122-2018; PNC Bank, National Association, Plaintiff vs. Gary S. Irvine, Defendant. All that certain piece or parcel of land situate in the Township of Neshannock, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Gary S. Irvine who acquired title by virtue of a deed from The Bank of New York Trust Company NA as Successor to JPMorgan Chase Bank NA as Trustee, A National Association, dated October 7, 2008, recorded December 11, 2008, at Instrument Number 2008-011537, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: 22 West Oakwood Way, New Castle, PA 16105. Parcel ID: #25-141900 (Neshannock Township). Judgment amount: \$120,254.18 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 18

No. 10365-2021 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2018-RPL5, Plaintiff vs. Catherine G. Clark and Robert G. Clark, Defendants. All that certain piece or parcel of land situate, lying and being in the Township of Pulaski, County of Lawrence

and Commonwealth of Pennsylvania, bounded and described as follow: Beginning at an iron pin in the center line of High Hill Rd., being Legislative Route 37035 at the Southwest corner thereof, said point being 466 feet, more or less, Eastwardly from the Southwest corner of lands now or formerly of any Scavnecki; thence by said centerline of said road, North 60 degrees 55 minutes 40 seconds East 44.16 feet to a point; thence by same North 69 degrees 19 minutes East, 269.80 feet to a point; thence by same North 68 degrees 39 minutes East 494 feet to a point; thence by same North 70 degrees 13 minutes East 825.93 feet to a point; thence by land now or formerly of Robert Stinson, South 4 degrees 6 minutes 22 seconds West 734.46 feet to a point; thence by land now or formerly of John Urban and Alex Zets, North 83 degrees 56 minutes 17 seconds West 1484 feet to the place of beginning. Being the same premises that Joseph Geiser and Gay Marie Geiser, husband and wife by Deed dated 10/14/2000 and recorded on 11/03/2000 in the Office of the Recorder of Deeds, in the Lawrence County, Commonwealth of Pennsylvania in Deed Book 1591, Page 793 granted and conveyed Robert G. Clark and Catherine G. Clark, husband and wife. Property address: 4109 High Hill Road, West Middlesex, PA 16159. Parcel ID: #29-047200 (Pulaski Township). Judgment amount: \$140,432.40 plus interest, costs and attorney fees. Attorney: Richard M. Squire & Associates, LLC

Sale No. 19

No. 10545-2019; Pennsylvania Housing Finance Agency, Plaintiff vs. David L. Stoops, Defendant. Lot No. 24 of J.A. Weingartner's Butler Avenue Addition. Parcel one: being approximately 150 feet x 420; and Parcel two: being approximately 464.5x240x40x429.7x24.3. See Instrument: 2011-004256. Improvement thereon: a residential dwelling house. Property address: 1535 Old Butler Road, New Castle, PA 16101. Parcel ID: #31-191300 (Shenango Township). Judgment amount: \$50,557.66 plus interest, costs and attorney fees. Attorney: Leon P. Haller

Sworn to and subscribed before me this 24th day of November 2021.

Perry L. Quahliero, Sheriff

L.C.L.J.: December 6, 13 and 20 of 2021

