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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence Law Journal

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- 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
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MOTION COURT

Civil, Criminal, and Family Motion Court will be held on
an emergency basis only
July 26, 27, and 28, 2023.
Please contact Court Administration.

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

Bryan, Russell James

Late of Lawrence County, Pennsylvania
Administrator: Lorraine Book, 154 Leeper Dr., New Castle, Lawrence County, PA
Attorney: Susan M. Papa, Papa & Papa, 439 Court St., New Castle, PA 16101

Hennon, Earl W.

Late of Wampum, Lawrence County, Pennsylvania
Executor: Martha J. Uber, 1804 Burns St., New Castle, PA 16101
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, (724) 658-7759

Hennon, Violet E.

Late of Wampum, Lawrence County, Pennsylvania
Executor: Martha J. Uber, 1804 Burns St., New Castle, PA 16101
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, (724) 658-7759

Malley, James E.

Late of New Castle, Lawrence County, Pennsylvania
Administrator: Michelle C. Medina, 547 Benjamin St., Curtisville, PA 15032
Attorney: none

Parker, Tonya C.

a/k/a Parker, Tonya

Late of Neshannock Township, Lawrence County, Pennsylvania
Executor: Shakia Dockendorf, c/o Tracy L. Zihmer, Zihmer Law Firm, LLC, 3244 Washington Rd., Suite 210, McMurray, PA 15317
Attorney: Tracy L. Zihmer, Zihmer Law Firm, LLC, 3244 Washington Rd., Suite 210, McMurray, PA 15317

Singer, David Eugene

Late of Ellwood City, Lawrence County, Pennsylvania
Administratrix: Carolyn J. Forsythe
Attorney: Ryan C. Long, Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA

16117

Spratley, Nancy

Late of Ellwood City, Lawrence County, Pennsylvania
Executor: Deborah Faraoni, 101 Mahony Ave., Ellwood City, PA 16117
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, (724) 658-7759

Stewart, Ronna Lee

Late of New Castle, Lawrence County, Pennsylvania
Administrator: Jeffrey Stewart
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Williams, John Edward

Late of Lawrence County, Pennsylvania
Executor: John C. Williams, 21 Magee St., New Castle, Lawrence County, PA
Attorney: Susan M. Papa, Papa & Papa, 439 Court St., New Castle, PA 16101

SECOND PUBLICATION

Booker, Michelle Lynn

Late of Lawrence County, Pennsylvania
Administrator: Jamil Booker
Attorney: Stanley T. Booker, 3019 Wilmington Rd., New Castle, PA 16105, 724-856-3396

Borrelli, Vicenza Jeanne

a/k/a Borrelli, Jeanne

Late of New Castle, Lawrence County, Pennsylvania
Executrix: Linda Newell, 119 Okinawa Drive, New Castle, PA 16105
Attorney: William J. Flannery, 2910 Wilmington Rd., New Castle, PA 16105

Boyer, Ray Noble

a/k/a Boyer, Ray N.

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

Dickinson, Joan K.

a/k/a Dickinson, Joan Kay

Late of Scott Township, Lawrence County, Pennsylvania
Executor: Robert E. Dickinson, 3501 Harlansburg Rd., New Castle, PA 16101
Attorney: Amy E. Molloy, Molloy Law, LLC, 15 Woodland Center Drive, Grove City, PA 16127

Fisher, Mary Ann

Late of Wampum Borough, Lawrence County, Pennsylvania
Executrix: Karen Ann Teams, 184 Allen St., Beaver Falls, PA 15010
Attorney: James P. Shields, Elder Law Offices of Shields and Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

**Hulick, Elizabeth Jane
a/k/a Hulick, Elizabeth J.**

Late of Lawrence County, Pennsylvania
Administratrix: Mary Ann Cortez
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Wright, Dorothy

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

THIRD PUBLICATION

Carkitto, Louis

Late of New Castle, Lawrence County, Pennsylvania
Executors: David Richards, 246 West Parkside Drive, New Castle, PA 16105 and John DiMuccio, 2931 Biscayne Ave., Youngstown, OH 44505
Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

Chandler, Karl H., III

Late of North Beaver Township, Lawrence County, Pennsylvania
Executor: Sandra E. Chandler
Attorney: Clark & Clark Law, P.C., 201 N. Market St., New Wilmington, PA 16142

Ferrucci, Barbara A.

Late of West Pittsburg, Lawrence County, Pennsylvania
Executor: Gregory A. Ferrucci, 311 House Lane, Edinburg, PA 16116
Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

Karenbauer, Mark E.

Late of Lawrence County, Pennsylvania
Co-Administrators: Robert M. Karenbauer and Ruth L. Roberts
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, PC, 423 Sixth St., Ellwood City,

PA 16117

**Milan, John
a/k/a Milan, John, Jr.**

Late of Wilmington Township, Lawrence County, Pennsylvania
Co-Executrices: Susan Kimmel, 3434 Carmela Dr., New Castle, PA 16105 and Sandra L. Boyd, 932 Galer Dr., Newton Square, PA 19073
Attorney: Peter E. Horne, 713 Wilmington Ave., New Castle, PA 16101

**Slick, John J., Jr.
a/k/a Slick, John Joseph, Jr.**

Late of Pulaski Township, Lawrence County, Pennsylvania
Executor: Steven F. Slick, 1933 Garner Rd., Edinburg, PA 16116
Attorney: Ronald W. Coyer, S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

**Slick, Susan L.
a/k/a Slick, Susan Lee**

Late of Pulaski Township, Lawrence County, Pennsylvania
Executor: Steven F. Slick, 1933 Garner Rd., Edinburg, PA 16116
Attorney: Ronald W. Coyer, S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

NOTICE

Notice is hereby given of the Administration of the Rose K. Levine Revocable Trust, as well as Letters of Testamentary on the Rose K. Levine Estate having been granted to the Co-Executors, Stanley E. Levine and Ellis G. Levine. All persons having claims against either are requested to make know the same to the Attorney named below without delay.

Brian F. Levine, Esquire
Levine Law, LLC
22 East Grant St.
New Castle, PA 16101-2279

L.C.L.J. - June 5, 12, and 19, 2023

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Lawrence County, Pennsylvania at Case No. 70037 of 2023; In the Matter of Petition for Change of Name: Daniel Scott Coliny.

Notice is hereby given that, on March 27th the petition of **Daniel Scott Coliny** was filed in the above-named court, requesting an order to change his name to **Tayvonne Jamal**

Thompson.

The Court date has been rescheduled to July 11th at 11:00 a.m., previously scheduled on May 15th, 2023 at 1:30 PM in Courtroom No. 4 of the Lawrence County Government Center, Lawrence County, PA as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Peter E. Horne, Esquire
713 Wilmington Ave.
New Castle, PA 16101
L.C.L.J. - June 5, 2023

SHERIFF SALES

Wednesday, July 12, 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. 10020-2022; Reverse Mortgage Solutions, Inc., Plaintiff vs. Kathleen Bongivengo aka Kathleen M. Bongivengo, Defendant. Property address: 415 Boyles Avenue, New Castle, PA 16101. Parcel ID: #02-023000 (2nd Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$33,822.86 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 3

No. 10049-2023; Fifth Third Bank, National Association, Plaintiff vs. Gary Bok and Lorene A. Bok, Defendants. All the right, title, interest and claim of Gary Bok and Lorene A. Bok of, in and to: All the following described real estate situated in the Township of Union, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a dwelling. Book 1717, Page 676, Instrument No. 005292. Property address: 502 Smithfield Street, New Castle, PA 16101. Parcel ID: #34-186200 (Union Township); Judgment amount: \$31,115.82 plus interest, costs and attorney fees. Attorney: Weltman, Weinberg & Reis Co., LPA

Sale No. 4

No. 11073-2022; Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, Plaintiff vs. Paula Arkwright, Defendant. All that certain lot or piece of ground situate in 1st Ward, Borough of Ellwood City County of Lawrence, Commonwealth of Pennsylvania. Property address: 1214 Beaver Avenue, Ellwood City, PA 16117. Parcel ID: #11-073600 (1st Ward Ellwood City); Improvements erected thereon.

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Judgment amount: \$55,074.07 plus interest, costs and attorney fees. Attorney: Law Office of Gregory Javardian, LLC.

Sale No. 5

No. 2023-10066; US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, Plaintiff vs. David R. Boyles, Defendant. Property address: 519 7th Street, New Castle, PA 16102. Parcel ID: #07-071200 (7th Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$39,871.70 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 6

No. 10616-2022; MidFirst Bank, Plaintiff vs. Ivan C. Gailey and Patricia K. Gailey, Defendants. Property address: 219 North Scott Street, New Castle, PA 16101. Parcel ID: #03-046700 & 03-117300 (3rd Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$38,505.68 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 7

No. 10119-2023; Cascade Funding Mortgage Trust HB5, Plaintiff vs. Avis Wingert, Defendant. Property address: 273 Mccaslin Road, New Castle, PA 16101. Parcel ID: #22-105900 (Hickory Township); Improvements consist of a residential dwelling. Judgment amount: \$148,424.02 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 8

No. 50851-2015. Wayne Township Municipal Authority, Plaintiff vs. David L. Mihalko and Theresa T. Mihalko, Defendants. David L. Mihalko and Theresa T. Mihalko, owner(s) of property situate in Wayne Township, Lawrence County, Pennsylvania, being: 5066 Ellwood Road, Wayne Township, Pennsylvania, 16117. Improvements thereon: Residential property. Parcel No. 36-015600. (Wayne Township) Debt: \$7,443.65 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 9

No. 50031-2018. Wayne Township Municipal Authority, Plaintiff vs. Judith Jean Baker, Defendant. Judith Jean Baker, owner(s) of property situate in Wayne Township, Lawrence County, Pennsylvania, being: 67 Portersville Road, Wayne Township, Pennsylvania, 16117. Improvements thereon: Residential property. Parcel No. 36-051600.

(Wayne Township) Debt: \$6,313.40 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 10

No. 51118-2017. Wayne Township Municipal Authority, Plaintiff vs. Kenneth R. Jones, Defendant. Kenneth R. Jones, owner(s) of property situate in Wayne Township, Lawrence County, Pennsylvania, being: 784 Oswald Street, Wayne Township, Pennsylvania, 16117. Improvements thereon: Residential property. Parcel No. 36-072200. (Wayne Township) Debt: \$5,921.16 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 11

No. 10938-2022. PNC Bank, National Association, Plaintiff vs. Kathleen Lutz, as Believed Heir and/or Administrator of the Estate of Lynn R. Campbell; Erwin Campbell, as Believed Heir and/or Administrator of the Estate of Lynn R. Campbell; Unknown Heirs and/or Administrators of the Estate of Lynn R. Campbell, Defendants. All that certain piece or parcel of land situate in the Township of Wayne, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Lynn R. Campbell, a single person who acquired title by virtue of a deed from Kathleen E. Lutz, at Executrix of the Estate of Mary Louise Campbell a/k/a Mary L. Campbell, deceased and Kathleen E. Lutz, a married person, and Erwin C. Campbell, a married person, as heirs of the Estate of Mary Louise Campbell a/k/a Mary L. Campbell, dated June 19, 2014, recorded June 20, 2014, at Document Number 2014-04782, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 1855 West Lawrence Avenue, Ellwood City, PA, 16117. Parcel No. 36-022000 & 36-022100. (Wayne Township) Debt: \$26,681.66 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 12

STAYED

Sale No. 13

No. 10031-2023; Deutsche Bank National Trust Company, as Indenture Trustee, for the Benefit of the Holders of the Aames Mortgage Investment Trust 2005-4 Mortgage Backed Notes, Plaintiff vs. Charles Attardi, Defendant. Property address: 301 Boyles Avenue, New Castle, PA 16101. Parcel ID: #02-080000 & 02-295800 (2nd Ward New

Castle); Improvements consist of a residential dwelling. Judgment amount: \$95,925.98 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 14

No. 10150-2023; MidFirst Bank, Plaintiff vs. Patrick J. Murphy, Sr., Defendant. Property address: 704 Arlington Avenue, New Castle, PA 16101. Parcel ID: #05-043600 (5th Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$37,619.52 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 15

No. 20978-2019. Enterprise Bank, Plaintiff vs. Leo F. Golba and Nicki Golba, Defendants. All that certain piece and parcel of real property situate in Neshannock Township, County of Lawrence, Pennsylvania, being more particularly described as follows: UNIT #5-A in "THE BRADFORDS, a Condominium" as identified on the Amended Plat of the "Map of the Bradfords" filed on September 15, 2004 in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania at Condemnation Book Volume 4, Page 004. BEING the same premises which Golba Development, Limited Liability Company, also known as Golba Development L.L.C., By: Leo F. Golba and Nicki L. Golba, Members, by the deed dated 10/24/2005 and recorded 10/25/2005 in the Recorder's Office of Lawrence County in Deed Book Volume 2074, at Page 513, granted and conveyed unto Leo F. Golba and Nicki L. Golba, husband and wife. Improvements thereon: CONDO 5A. Being: 136 Abbey Road, New Castle, PA 16105. Parcel No. 25-415939. (Neshannock Township) Debt: \$196,984.33 plus interest, costs and attorney fees. Attorney: Daniel P. Branagan, Dentons Cohen & Grigsby P.C.

Sale No. 16

No. 10087-2023. Pennsylvania Housing Finance Agency, Plaintiff vs. Jennifer Lynn Troxell and Daniel Edward Troxell III, each in their capacity as heirs of Sandra Lee Troxell a/k/a Sandra L. Troxell, Deceased and Ernest M. Crawford, III, as Administrator of the Estate of Sandra Lee Troxell an/k/a Sandra L. Troxell, Deceased, Defendants. All that certain lot or piece of ground situate in the City of New Castle, Cty of Lawrence, and Cmwlth of PA. HET a dwg k/a. Being: 1408 Harlansburg Road, New Castle, PA 16101. Parcel No. 22-029800. (Hickory Township) Debt: \$76,504.97 plus interest, costs and attorney fees. Attorney: Vitti Law Group

Sale No. 17

No. 10932-2022; Nationstar Mortgage LLC, Plaintiff vs. Marcella J. Klenotic a/k/a Marcell Joan Klenotic; Individually and as known Heir of Mary Ann Klenotic, deceased; Catherine A. Laughlin, Individually and as known Heir of Mary Ann Klenotic, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary Ann Klenotic, deceased, Defendants. All that certain piece, parcel of lot of land, situate, lying and being in Township of Union, County of Lawrence and State of Pennsylvania, being known and designated as all of lot no. 23 and 10 (10) feet on the west side of lot no. 24 in the H.V. Brown plot of lots as recorded in plot book volume 11, page 49 in the Office of the Recorder of Lawrence County, Pennsylvania, being more particularly bounded and described as follows; to wit: Bounded on the south by a twenty (20) foot alley; on the east by lands of Yakopovich; on the north by Brown Street and on the west by Garden Street, having frontage on Brown Street of sixty-eight and seventy-nine hundredths (68.79) feet and extending back a distance to the alley on the south a distance of one hundred twenty (120) feet. Property Address: 1707 Brown Street, New Castle, PA 16101. Parcel ID: #34-170000 (Union Township). Judgment amount: \$85,859.77 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

Sale No. 18

No. 11096-2022; Reverse Mortgage Funding LLC, Plaintiff vs. Russell Howell, known Heir of Lawrence R. Howell, Jr., deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Tile or Interest from or under Lawrence R. Howell, Jr., deceased, Defendants. All that certain piece, parcel or lot of land, situate, lying and being in Neshannock Township, Lawrence County, Pennsylvania, being known and designated as Lot No. 109 in Section E in Beechwood Acres Plan of Lots, a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Volume 12, Page 36, and being more particularly bounded and described as follows; Beginning at a point in the center line of Shady Land where the same is intersected by the dividing line between lots numbered 109 and 108 in said plan, thence along the said dividing line South 11 degrees 19' East a distance of two hundred (200) feet to a point; thence South 78 degrees 41' West, a distance of seventy-five (75) feet to a point

on the dividing the line between lots numbers 109 and 110 in said plan; thence along the said dividing line North 11 degrees 19' West, a distance of two hundred (200) feet to a point a the center line of Shady Lane; thence along the center line of Shady Lane, North 78 degrees 41' East a distance of seventy-five (75) feet to the place of beginning. Property Address: 430 Shady Lane, New Castle, PA 16105. Parcel ID: #25-183200 (Neshannock Township). Judgment amount: \$71,320.59 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

Sworn to and subscribed before me
this 24th day of May 2023.
Perry L. Quahliero, Sheriff
L.C.L.J.: June 5, 12 & 19 of 2023
