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THE LAWRENCE COUNTY BAR ASSOCIATION

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Lawrence Law Journal

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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.

FAMILY MOTION COURT

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

Emergencies should 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

Bethle, Jordi L.

Late of New Castle, Lawrence County, Pennsylvania

Administratrix: Janette Bertino, 432 Kings Rd., Apollo, PA 15613

Attorney: Matthew T. Mangino, 315 N. Mercer St., New Castle, PA 16101, 724-658-8535

Haegg, Adrienne L.

Late of Ellwood City Borough, Lawrence County, Pennsylvania

Executrix: Gailyn M. Matscherz, 205 N. Main St., Butler, PA 16063

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

Isaac, Betty R.

Late of Pulaski, Lawrence County, Pennsylvania

Executor: Martin Isaac, 135 Ambrosia Rd., Edinburg, PA 16116

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

Lawrence, Helen

Late of Pulaski, Lawrence County, Pennsylvania

Executors: Robert Alan Lawrence, 3818 US 422, Pulaski, PA 16143 and Amy Jean Lawrence, 3722 Winchel Rd., Shaker Heights, OH 44122

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

Matis, Joshua J.

Late of Volant, Lawrence County, Pennsylvania

Administratrix: Myka Davis, 910 Clarksville Rd., Hermitage, PA 16148

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

Nord, Kathleen H.

Late of Neshannock Township, Lawrence County, Pennsylvania

Executor: Mark Richard Nord a/k/a Mark

R. Nord, 233 Forrest Rd., New Castle, PA 16105

Attorney: Frank G. Verterano, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Peters, Tina M.

a/k/a Peters, Tina

a/k/a Peteres, Tina Marie

Late of Lawrence County, Pennsylvania

Executor: Brian J. Peters

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

Sari, Charles L.

Late of Perry Township, Lawrence County, Pennsylvania

Executrix: Kathy J. Sari, 2840 Ellwood Rd., New Castle, PA 16101

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

SECOND 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

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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

THIRD 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

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 known 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

NOTICE OF CERTIFICATE OF ORGANIZATION DOMESTIC LIMITED LIABILITY COMPANY

Notice is hereby given that on the 7th day

of June 2023, a Certificate of Organization Domestic Limited Liability Company was filed with the Pennsylvania Department of State for **516 Beauty Bar, LLC**, which Domestic Limited Liability Company has been duly organized under provisions of the PA Limited Liability Company Law of 1994 as amended. The primary membership interest in said business is Alexandra Lewis, 439 Court Street, New Castle, Pennsylvania 16101.

Daniel S. Soom
439 Court Street
New Castle, PA 16101

L.C.L.J. - June 12, 2023

INCORPORATION NOTICE

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, proposed Articles of Incorporation (Nonprofit) have been filed with the Department of State to incorporate Pulaski Village Church, which is to be domiciled at 120 Water Street, Pulaski, PA 16143

L.C.L.J. - June 12, 2023

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA

CIVIL DIVISION
NO.: 2023-10278

RF LAND HOLDINGS, LLC, Plaintiff,

v.

KIM LIST, known heir of Joseph Vasilcik and UNKNOWN heirs, personal representatives or assigns of JOSEPH VASILCIK, Defendant.

TO: The unknown heirs, personal representatives or assigns of Joseph Vasilcik.

ORDER

AND NOW, on this 5th day of June 2023, as an affidavit of service of the Complaint has been filed by Amy E. Molloy, counsel for Plaintiff, and no answer to the Complaint has been made by the Defendants, upon consideration of the motion for default judgment made by Plaintiff pursuant to 231 Pa. Code 51066, it is hereby ORDERED that the Defendants be forever barred from asserting any right, lien, title, or interest in the property described as:

Parcel I.D./Map No.: 31-2906-242V (31-380500)

ALL that certain piece, parcel and tract of land situate in Shenango Township, Lawrence County, Pennsylvania, bounded

and described as follows:

BEGINNING at a point, the Northeast corner thereof on the South side of the Hog Hollow Road on the line of lands now or formerly of Albert Tecza, purchased by Article of Agreement of Frank T. McClure; thence by the line of land now or formerly of Albert Tecza in a Southerly direction, a distance of 266.00 feet to a point; thence by other land now or formerly of Albert Tecza in an Easterly direction, a distance of 230.00 feet to a point on the West line of Cascade Boulevard; thence by the West line of Cascade Boulevard by a curved line in a general Southerly direction a distance of _____ feet to the line of land now or formerly of Fennell, purchased from Frank T. McClure; thence South by the line of land now or formerly of Fennell, a distance of 125.00 feet to line of land now or formerly of Carl Banazzia; thence by the line of land now formerly of Carl Banazzia, in a Westerly direction, a distance of 67.00 feet; thence by other land now or formerly of first party, in a Westerly direction, a distance of 150.00 feet to a stake; thence in a Southwesterly direction, a distance of 220.00 feet to the Auburn Road; thence in a Westerly direction, a distance of 300.00 feet to a point on the North line of the Auburn Road where it is intersected by the line of land now or formerly of Albert Marks; thence by the line of lands now or formerly of Albert Marks, in a Northerly direction, a distance of 102.00 feet; thence by the line of land now or formerly of Albert Marks, in a Westerly direction, a distance of 265.00 feet to a point on the South side of the Hog Hollow Road; thence by the South side of the Hog Hollow Road, by a curved line, a distance of _____ feet, to a point, the place of beginning.

EXCEPTING that property conveyed to Mildred Clements and Richard William Clements by deed dated November 21, 1984 and recorded at Deed Book Volume 694, Page 236.

BEING the same premises conveyed to Hodgeco, Inc. by deed of the Tax Claim Bureau of Lawrence County Pennsylvania, Trustee dated August 20, 2020 and recorded in the Lawrence County Recorder of Deeds Office at Document No 2020-006106. Also being part of the same premises conveyed to RF Land Holdings, LLC by deed of Hodgeco, Inc. dated September 28, 2021 and recorded in the Lawrence County Recorder of Deeds Office at Document No 2021-009115.

inconsistent with the interest or claim of the Plaintiff as set forth in the Complaint. The Defendants shall be granted thirty (30)

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days (commencing as of the date hereof) to challenge this Order. If such action is not taken by Defendants within this thirty-day period, final judgment shall be entered in favor of Plaintiff upon praecipe.

BY THE COURT:
/s/ John W. Hodge

Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

L.C.L.J. - June 12, 2023

—————
**COURT OF COMMON PLEAS
CIVIL DIVISION
LAWRENCE COUNTY
NO: 10932-2022**

Nationstar Mortgage LLC, PLAINTIFF
VS.

Marcella J. Klenotic a/k/a Marcella Joan Klenotic, Individually and as known Heir of Mary Ann Klenotic, deceased and Catherine A. Laughlin, Individually and as known Heir of Mary Ann Klenotic, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary Ann Klenotic, deceased, DEFENDANTS

**NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary Ann Klenotic, deceased

1707 Brown Street, New Castle, PA 16101

Your house (real estate) at: 1707 Brown Street, New Castle, PA 16101, Parcel Number: 34-4212-188, Control Number: 34170000 is scheduled to be sold at Sheriff's Sale at Lawrence County Government Center Commissioners Meeting Room, 430 Court Street, 1st Floor, New Castle, PA 16101 on July 12, 2023 at 10:00AM to enforce the court judgment of \$85,859.77 obtained by Nationstar Mortgage LLC against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Nationstar Mortgage LLC the amount of the judgment plus costs or the back payments,

late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP., (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Publication Point, LLC
419 Ridge Rd., Suite H
Munster, IN 46321

L.C.L.J. - June 12, 2023

—————
**IN THE COURT OF COMMON PLEAS
OF LAWRENCE COUNTY,
PENNSYLVANIA
FAMILY DIVISION
No. 11066 of 2022, C.A.**

BETH HOSACK, Plaintiff,
vs.

WARREN MACKIE HOSACK, III,
Defendant.

COMPLAINT IN DIVORCE

NOW COMES, the Plaintiff, BETH HOSACK, through counsel, Bradley G. Olson, Jr., Esquire and files this Complaint in Divorce and in support thereof respectfully represents as follows:

1. The Plaintiff is BETH HOSACK an adult person who currently resides at 122 East Edison Avenue, New Castle, PA 16101.
2. The Defendant is WARREN MACKIE HOSACK, III, an adult person who currently resides at 2211 Las Vegas Boulevard South, Unit 148, Las Vegas, Nevada 89104.
3. Defendant currently resides in the State of Nevada, but Plaintiff has been a bona fide resident of the Commonwealth of Pennsylvania for a period of six (6) months or greater prior to the initiation of this action and continues to reside in the Commonwealth of Pennsylvania.
4. The Plaintiff and the Defendant were married on October 17, 2015, at Mill Creek Park in Mahoning County, Youngstown, Ohio.
5. The parties have lived separate and apart since on or about June 22, 2020.
6. There have been no prior actions for divorce or for annulment between the parties

in this or any other jurisdiction.

7. The marriage between the parties is irretrievably broken.

8. The Plaintiff has been advised that counseling is available, and that Plaintiff may have the right to request that the Court require the parties to participate in counseling.

9. The parties may enter into a written agreement with regard to all issues which may be raised in this divorce action. In the event that such an agreement is executed by the parties, that agreement may be incorporated by the Court into a final Decree of Divorce.

WHEREFORE, the Plaintiff, BETH HOSACK, respectfully requests that this Honorable Court enter a Decree in Divorce, divorcing the Plaintiff and Defendant from the bonds of matrimony.

Respectfully submitted,
Bradley G. Olson, Jr., Esquire
Attorney for Plaintiff

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 action within twenty (20) days. 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 grounds for divorce are 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, Lawrence County Government Center, 430 Court Street, New Castle, Pennsylvania 16101.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYERS' 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Services
430 Court Street
New Castle, PA 16101
724.656.1921

AMERICAN 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.

Bradley G. Olson, Jr.
109 N. Mercer St.
New Castle, PA 16101

L.C.L.J. - June 12, 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. 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 Lane 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 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

