

Lawrence Law Journal

USPS 306-600

VOL. 31

June 19, 2023

No. 338

Owned and Published By

THE LAWRENCE COUNTY BAR ASSOCIATION

Anthony S. Piatek, *President*

James W. Manolis, *Opinion Editor*

JoEllen Thomas, *Executive Director*

Phone 724-656-2136

The Lawrence Law Journal is published every Monday. Legal notices, court opinions and advertising copy must be received at the Lawrence County Court House by noon of the preceding Wednesday. Postmaster, please send change of address to Lawrence Law Journal, 430 Court Street, New Castle, PA 16101.

Subscription Price \$30.00. Single copies 50¢

Periodical postage paid at New Castle, Pennsylvania 16101

Lawrence Law Journal

COUNTY OF LAWRENCE, PENNSYLVANIA CIVIL TRIAL LIST - GENERAL

11727 of 10 CA; New Wilmington Borough v. Wilmington Township Sewer Authority and Wilmington Township; Verterano, Sapienza, Keith, Perrotta

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

11239 of 13 CA; Miriam Ortiz as Executrix v. Edison Manor Nursing & Rehab; Collis, Bass

30010 of 14 CA; Rose Conti v. Saber Healthcare Group LLC; Collis, Bass

30002 of 15 CA; Lisa Marie Misel and James Edwin Kuhn Jr. v. Saber Healthcare Group, LLC et al; Collis, Bass, Young, Monico

11022 of 17 CA; Candy Braniff v. Danielle Hartje; Simon, Loch

30009 of 18 CA; Beth C. Hillmar v. David R. Hofius, D.O.; Quinn, Shear

10534 of 19 CA; Paul Morrone v. Route 65 Auto, Inc.; Sturm, Verterano, Lamancusa

11238 of 19 CA; John Thomas Linkosky v. David Dombrosky; S. Linkosky, Verterano

10833 of 20 CA; Gary J. Crawford v. John C. Wilson and Bobbie Wilson; Dimeo, Koehler, Eddy

10846 of 20 CA; Samantha Alwardt v. Bradley Esper; Sullivan, Smith

10228 of 21 CA; Daniel and Lorraine Rice v. Tammy Damron; Perrotta, Gilkey, Leon

10457 of 21 CA; Housing Authority of Law Co v. Doreese Bell; Perrotta, Iseman

10945 of 21 CA; Jeane Callahan v. Laurie S. Staples; Lockwood, DeCaro

10083 of 22 CA; Carrie Frew and Spencer Frew v. Anthony Baggetta; Hartman, Bott

10255 of 22 CA; Housing Authority of Law Co v. Tami Stafford; Perrotta, Iseman

10771 of 22 CA; Housing Authority of Law Co. v. Anthony Taylor; Perrotta, Iseman

10773 of 22 CA; Housing Authority of Law Co v. Jordan Gardner; Perrotta, Gilkey

10985 of 22 CA; Housing Authority of Law Co v. Jennifer Strohecker-Schaffer; Perrotta, Iseman

11012 of 22 CA; Housing Authority of Law Co v. Bradley Ward; Perrotta, Creighton

11013 of 22 CA; Housing Authority of Law Co v. Abigail Nahar; Perrotta, Creighton

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.

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IN THE COURT OF COMMON PLEAS LAWRENCE COUNTY, PENNSYLVANIA

IN RE: CIVIL CASE MANAGEMENT
NO. 90089 OF 2023 A.D.

ADMINISTRATIVE ORDER OF COURT

AND NOW, this 9th day of June, 2023, it is ORDERED that a civil case management conference shall be scheduled in all civil matters, excluding those set forth hereafter, by Court Administration not less than ninety (90) days nor more than one hundred twenty (120) days from the date of filing.

The Prothonotary shall, by the 10th day of each month, provide to Court Administration a listing of all civil matters filed that are subject to this Administrative Order in the previous month.

Civil cases included within this rule shall be those matters governed by the Pennsylvania Rules of Civil Procedure, with the exception of the following:

- a. Actions in mortgage foreclosure
- b. Actions subject to compulsory arbitration
- c. Actions pursuant to protection from abuse
- d. Actions for support
- e. Actions for custody, partial custody, and visitation of minor children
- f. Actions of divorce or annulment of marriage
- g. Real estate assessment appeals
- h. Actions in eminent domain

Initial case filings shall include appeals from compulsory arbitration and those cases initiated by Writs of Summons.

At the time of the case management conference, the court, after consultation with the parties, will issue a case management order which shall set forth a timeline for the completion of discovery and the filing of dispositive motions, and any other matter deemed relevant by the court, such as the exchange of expert reports, placement of the case on a general trial list, scheduling of a conciliation conference or any other matter deemed advisable by the court given the nature of the case. The case management order shall be substantially in the form attached hereto and marked Exhibit A.

The provisions of a case management order relative to the timeline for

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completion of discovery and filing of dispositive motions shall be deemed to be compliance with the Notice to Complete Discovery and Dispositive Motions required by Local Rule L212.1(b)(2)-(6) and such Notice to Complete Discovery and Dispositive Motions shall not be required to be filed and served as a condition to placing a case on the general civil trial list.

The effective date of this Order shall be July 1, 2023.

The Prothonotary shall exit this Order all Commissioned Judges of the 53rd Judicial District, to the District Court Administrator of Lawrence County, the Deputy Court Administrator of Lawrence County and to the Executive Director of the Lawrence County Bar Association for publication in the Lawrence Law Journal and general notification to the members of the Lawrence County Bar Association.

BY THE COURT:

Dominick Motto, President Judge

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

McCrum, Richard C., Sr.

Late of Lawrence County, Pennsylvania
Executor: Robert A. McCrum
Attorney: Brian F. Levine, Levine Law, LLC,
22 E. Grant St., New Castle, PA 16101-2279

Quinn, Sharalea R.

Late of Union Township, Lawrence County,
Pennsylvania
Administratrix: Charles Quinn, 15 Madonna
Dr., New Castle, PA 16101
Attorney: Matthew T. Mangino, 315 N.
Mercer St., New Castle, PA 16101, 724-
658-8535

Seamans, Thelma J.

a/k/a Seamans, Thelma Jane
Late of Neshannock Township, Lawrence
County, Pennsylvania
Executor: Debra Garrett
Attorney: Clark & Clark Law, P.C., Robert
D. Clark, Jr., 201 N. Market St., New
Wilmington, PA 16142

Spears, Nadine

Late of North Beaver Township, Lawrence
County, Pennsylvania
Administrator: David W. Spears, 220 Old
Hickory Rd., New Castle, PA 16102
Attorney: John R. Seltzer, 713 Wilmington
Ave., New Castle, PA 16101, P: 724-652-
0821

SECOND 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

THIRD PUBLICATION

Bryan, Russell James

Late of Lawrence County, Pennsylvania

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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

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

NOTICE OF CERTIFICATE OF ORGANIZATION DOMESTIC LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization Domestic Limited Liability Company was filed with the Department of State, Commonwealth of Pennsylvania with respect to a Limited Liability Company which has been organized under the provisions of the Pennsylvania Limited Liability Company Act of 2016 as amended. The name of the Limited Liability Company is **Doxa Contracting Company**, and it was organized June 2, 2023.

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

L.C.L.J. - June 19, 2023

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.

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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 July 14, 2023 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 JULY 14, 2023

10012/23 O.C.A. First and Final Account of Lisa Marcotullio, Executrix of the Estate of Frank Marcotullio, Deceased.

10013/23 O.C.A. First and Final Account of Michael W. Nalli, Administrator of the Estate of Ford Everett Wimer, Deceased.

10014/23 O.C.A. First and Final Account of Gary M. Murphy, Administrator of the Estate of Frances Fayette Murphy aka Fayette Bracken, Deceased.

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

L.C.L.J. - June 19 and 26, 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.

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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, City 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: Vittti 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, Title 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 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
