

Lawrence Law Journal

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Owned and Published By

THE LAWRENCE COUNTY BAR ASSOCIATION

Larry J. Puntureri, *President*

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Phone 724-656-2136

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Lawrence Law Journal

COUNTY OF LAWRENCE, PENNSYLVANIA CIVIL TRIAL LIST - GENERAL

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11239 of 13 CA; Miriam Ortiz as Executrix v. Edison Manor Nursing & Rehab; Collis, Bass
10534 of 19 CA; Paul Morrone v. Route 65 Auto, Inc.; Sturm, Verterano, Lamancusa
10753 of 19 CA; Janee Eggleston v. Joseph Richard et al.; Booker, Medure, Joyce, Curilla
10954 of 19 CA; Donna L. Smith v. Molly Kearns; Licata, Decker
30011 of 19 CA; Linda L. McConnell Individually v. Maybrook-C Overlook; Megrey, Feeney
10429 of 19 CA; Alan Daufen v. Family Lease, LLC; Milsop, Weber
10228 of 21 CA; Daniel and Lorraine Rice v. Tammy Damon; Perrotta, Gilkey, Leon
10318 of 21 CA; Diesel Injection & Parts v. Keith Nagy et al; Manolis, Olson
10482 of 21 CA; Leona S. Thompson et al v. Ross T. Meiners et al; Croumer, Schubert
10870 of 21 CA; Maiella v. Joseph; Jones, DeCaro
10945 of 21 CA; Jeane Callahan v. Laurie S. Staples; Lockwood, DeCaro
50030 of 21 CA; Firedex of Butler, Inc. v. Stan Watkins IV; Fives, Olson
10083 of 22 CA; Carrie Frew and Spencer Frew v. Anthony Baggetta; Hartman, Bott
10473 of 22 CA; Geramita v. General Motors LLC; Roseman, Green
10773 of 22 CA; Housing Authority of Law Co v. Jordan Gardner; Perrotta, Gilkey
11012 of 22 CA; Housing Authority of Law Co v. Bradley Ward; Perrotta, Creighton
30003 of 22 CA; Sonya Johnson et al v Maybrook-C Overook OFCO LLC; Simon, Kimball
11048 of 22 CA; Judith Josphe v. Luke Johnson; Perrotta
10141 of 23 CA; Housing Authority of Law Co v. Tiffany & Anthony Sfredo; Perrotta, Iseman
10204 of 23 CA; Lawrence Co Landlord Assoc v. Union Township; Olson, Medure
10253 of 23 CA; Housing Authority of Law Co v. Cheyenne Guy; Perrotta
10405 of 23 CA; Waddington v. Ponziani, Sr.; Olson, Perrotta
10456 of 23 CA; Housing Authority of Law Co v. Penny Cochran; Perrotta, Gilkey
10526 of 23 CA; Carol D Fennick v. State Farm Mutual Auto Ins; Sullivan, McDonnell
10539 of 23 CA; Anthony Servedio et al v. Andrew R Koelliker; Manolis, Dimeo
10580 of 23 CA; ODK Capital LLC v. SRI Roofing & Sheet Metal et al; Armstrong, Herron
10616 of 23 CA; Inarts LLC TDBA v Stuart Day TDBA; Manolis, DeCaro
10650 of 23 CA; Jahn Tinglum v. The Highland House, Inc.; Natale, Clark
10693 of 23 CA; Amanda Kelley v. Thomas Watt, Jr.; Papa, Lynch
10699 of 23 CA; Mary Atkinson v. Cory Herbert and City of New Castle; Kressley, McDonnell
10763 of 23 CA; Gayle Suisi v. Patrick Donofrio, Jr.; Booker, Olson
10793 of 23 CA; Housing Authority of Law Co v. Leonard Wilder Jr; Perrotta, Gilkey
10828 of 23 CA; John Labick v. Investmint Properties LLC; Will, Bonner

MOTION COURT

Civil and Criminal Motion Court will be held on an emergency basis only
February 21, 22, and 23, 2024.
Please contact Court Administration.

MOTION COURT

There will be no Family Motion Court on Friday, March 1, 2024.

LAWRENCE COUNTY BAR ASSOCIATION QUARTERLY MEETING

Wednesday, March 13, 2024
11:30 a.m. lunch, 12:00 noon meeting
Courtroom # 5
RSVP due March 1, 2024
724-656-2136 or jthomas@lawrencecountypa.gov

Lawrence Law Journal

Lawrence County Bar Association Sponsored CLE Lunches

There is no cost for LC Bar members for lunch or the CLE.

Lunch 11:30 a.m.; CLE 12:00 - 1:00 p.m.

Location: Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle
RSVP: 724-656-2136 or jthomas@lawrencecountypa.gov

Thursday, February 29, 2024

Settlement Planning from Start to Finish

Presenters: George Audi, ChSNC, CSSC, Settlement Planner, Sage
Settlement Consulting
and

Amanda Greenburg, Esq., Vice President, ARCHER

RSVP deadline: 2/22

Tuesday, March 19, 2024

Improving Outcomes with Structured Co-Parenting Communication

Presenter: Elle Barr, OurFamilyWizard Judicial Education Coordinator

RSVP deadline: 3/12

Monday, April 22, 2024

Presentation from NLS - topic TBD

Presented by NLS

RSVP deadline: 4/15

Wednesday, June 12, 2024

Ethics Seminar - topic TBD

Presenter: Brian Quinn, Lawyers Concerned for Lawyers

RSVP deadline: 6/5

These seminars are held as a benefit to LC Bar Association members.

They are open to all members, regardless of your practice area.

11:30-1:00 lunch and a CLE credit at no cost!

All that is requested is that you keep your reservation if you make one.

Lunch is ordered and paid for by the RSVP deadline.

Thank you!

Lawrence Law Journal

PBI CLE New Castle

The following PBI Programs will be held in the Lawrence County Law Library. You must pre-register with PBI at 800-247-4724 or at PBI.org.

Premises Liability Litigation 2024

Friday, February 23, 2024

9:00 a.m. – 1:20 p.m.

Credits: 3 substantive/1 ethics; Tuition: standard \$249

Adobe Acrobat for Lawyers – PDFs and a Whole Lot More 2024

Wednesday, March 20, 2024

9:00 a.m. – 12:15 p.m.

Credits: 3 substantive/0 ethics; Tuition: standard \$249

Right to Know Law 2024

Wednesday, March 27, 2024

9:00 a.m. – 12:15 p.m.

Credits: 3 substantive/0 ethics; Tuition: standard \$279

1031 Exchanges: Transactions with Related Parties and Business Split Ups 2024

Thursday, March 28, 2024

9:00 a.m. – 12:15 p.m.

Credits: 3 substantive/0 ethics; Tuition: standard \$249

Important Issues About Medicare Coverage, Social Security Benefits & Long-Term Care 2024

Tuesday, April 9, 2024

9:00 a.m. – 12:15 p.m.

Credits: 3 substantive/0 ethics; Tuition: standard \$249

Ethics Compliance Crusher 2024

Thursday, April 11, 2024

9:00 a.m. – 12:15 p.m.

Credits: 3 ethics; Tuition: standard \$249

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

Aiken, Martha Irene

Late of New Castle, Lawrence County, Pennsylvania
Executor: Nancy E. Aiken
Attorney: John J. DeCaro, Jr., Cusick DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

Breitenstein, Dorothy

Late of Perry Township, Lawrence County, Pennsylvania
Administrator: Lorraine Peterson, 930 Rosepoint Harlansburg Rd., New Castle, PA 16101
Attorney: William J. Flannery, 2910 Wilmington Rd., New Castle, PA 16105

Cotton, Lauren K.

a/k/a Cotton, Lauren Kay

Late of New Castle, Lawrence County, Pennsylvania
Executor: John Earl Cotton, 173 Brook Park Dr., Canfield, OH 44406
Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, 724-658-9980

Jeffries, James F.

a/k/a Jeffries, James Francis

Late of Neshannock Township, Lawrence County, Pennsylvania
Executrix: Alicia Nicole Munrow, 7480 Gardner St., Brooksville, FL 34613
Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Malizia, Frank Anthony

Late of the City of New Castle, Lawrence County, Pennsylvania
Executor: Alexis Nethington, 1228 Eagle View Dr., Columbus, OH 43228
Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Mazzocca, Albert

Late of New Castle, Lawrence County, Pennsylvania
Executor: Colin McConnell, II, a/k/a Colin McConnell, 4731 Hillsville Rd., Pulaski, PA 16143
Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, 724-658-9980

SECOND PUBLICATION

Folda, Kathy Ann

Late of Little Beaver Township, Lawrence County, Pennsylvania
Executrix: Rachel A. Wallace, 1817 Beaver Dam Rd., Enon Valley, PA 16120
Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Riccio, Vincenzo

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

Thompson, Lois Elaine

a/k/a Thompson, Lois E.

Late of Lawrence County, Pennsylvania
Executor: Bryan E. Thompson
Attorney: Phillip L. Clark, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

THIRD PUBLICATION

Adams, Nick, Jr.

Late of the City of New Castle, Lawrence County, Pennsylvania
Executrix: Tracie R. Treichel, 5440 Wattsburg Rd., Erie, PA 16509
Attorney: Matthew T. Mangino, 315 N. Mercer St., New Castle, PA 16101, 724-658-8535

Booher, Cynthia Lee

Late of Shenango Township, Lawrence County, Pennsylvania
Executrix: Brandi Lee Crowl, 323 Holly Lane, New Castle, PA 16105
Attorney: William J. Flannery, 2910 Wilmington Rd., New Castle, PA 16105

Byers, William Ross

a/k/a Byers, W. Ross

Late of New Wilmington Borough, Lawrence County, Pennsylvania
Executor: Thomas Roy Byers
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142

Conti, Anthony P., Jr.
a/k/a Conti, Anthony Patrick, Jr.
Late of Borough of New Wilmington,
Lawrence County, Pennsylvania
Executrix: Jennifer Conti, Nalli, Elias &
Associates, PC, 150 Pleasant Dr., Suite 101,
Aliquippa, PA 15001
Attorney: Ashley M. Elias, Nalli, Elias &
Associates, PC, 150 Pleasant Dr., Suite 101,
Aliquippa, PA 15001

Fiacco, Phyllis M.
Late of the City of New Castle, Lawrence
County, Pennsylvania
Executrix: Lanette Tarnaski, 1209 Old
Princeton Rd., New Castle, PA 16101
Attorney: Matthew T. Mangino, 315 N.
Mercer St., New Castle, PA 16101, 724-
658-8535

Lewis, Darlene A.
a/k/a Lewis, Darlene Anne
Late of Wilmington Township, Lawrence
County, Pennsylvania
Executor: Robert W. Lewis
Attorney: Clark & Clark Law, P.C., Robert
D. Clark, Jr., 201 N. Market St., New
Wilmington, PA 16142

Marino, Casey T.
Late of Lawrence County, Pennsylvania
Executrix: Amanda Marino Palladino, 3022
Shelby Dr., Benton, AR 72015
Attorney: Larry J. Puntureri, 2102 Wilmington
Rd., New Castle, PA 16105

McClimans, Elene H.
Late of New Castle, Lawrence County,
Pennsylvania
Administrator: River Communities Fiduciary
Services, 2097 Duss Ave., Ambridge, PA
15003
Attorney: Michelle A. Ross, Leech Tishman
Fuscaldo & Lampl LLC, 525 William Penn
Place, 28th Fl., Pittsburgh, PA 15219

Rispoli, Anita J.
a/k/a Rispoli, Jan
Late of Wilmington Township, Lawrence
County, Pennsylvania
Executor: Charles Y. Mansell, 414 N.
Jefferson St., New Castle, PA 16101
Attorney: Mansell & Andrews, c/o Charles
Y. Mansell, 414 N. Jefferson St., New Castle,
PA 16101

Veltre, Mary Ann
Late of New Castle, Lawrence County,
Pennsylvania
Executor: Robert A. Veltre, Jr., 735 Beaver

St., Sewickley, PA 15143
Attorney: Louis M. Perrotta, Louis M.
Perrotta, P.C., 229 S. Jefferson St., New
Castle, PA 16101, 724-658-9980

FICTITIOUS NAME NOTICE

Fictitious Name: **Forward Lawrence**
Address of the principal place of business,
including street and number: 325 East
Washington Street, New Castle, PA 16101
The real names and addresses, including
street and number, of the persons who are
parties to the registration: Lawrence County
Regional Chamber of Commerce, 325 East
Washington Street, New Castle, PA 16101
and Lawrence County Economic Development
Corporation, 325 East Washington Street,
New Castle, PA 16101.
An application for registration of fictitious
name under the Fictitious Names Act was
filed on or about January 25, 2024 with the
Pennsylvania Department of State.

MacDonald, Illig, Jones & Britton
100 State St., Ste. 700
Erie, PA 16507-1459

L.C.L.J. - February 12, 2024

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 March 8, 2024 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 MARCH 8, 2024

10001/24 O.C.A. First and Final Account of
Catherine Martinson, Administratrix of the
Estate of Timothy Leindecker, Deceased.

Jodi Klapon-Esoldo
Prothonotary, Clerk of Courts and Orphans'

Court

L.C.L.J. - February 12 and 19, 2024

SHERIFF SALES

Wednesday, March 13, 2024 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. 10362-2023. The Huntington National Bank, Plaintiff vs. James Dale Kather, Defendant. All that certain piece or parcel of land situate in the Township of North Beaver, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to James Dale Kather, a single person who acquired title by virtue of a deed from James Dale Kather, acting in his capacity as Administrator of the Estate of James David Kather, Jr., deceased, dated February 1, 2016, recorded May 31, 2016, at Document Number 2016-003924, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 553 State Line Road, AKA 553 Stateline Road, Bessemer, PA 16112. Parcel No. 26-176000. (North Beaver Township) Debt: \$11,442.12 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 2

No. 10192-2023; U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R5 Mortgage-Backed Notes, Series 2018-R5 c/o Nationstar Mortgage LLC DBA Mr. Cooper, Plaintiff vs. Louis R. Rabe, Defendant. Improvements thereon: Residential Dwelling. Property address: 505 Canyon St., New Castle, PA 16101. Parcel ID: #01-019100 (1st Ward New Castle). Judgment amount: \$49,377.17 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 3

No. 10462-2023. The Huntington National Bank, Plaintiff vs. Theodore R. DiNardo, Defendant. All that certain piece or parcel of land situate in the Township of Union, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Theodore R. DiNardo and Martha M. DiNardo, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Criss Ann List, as Executrix of the Estate of Keith A. List aka Keith List, and Cynthia E. List, a widow, dated August 5, 2002,

recorded August 19, 2022, at Instrument Number 2002-011769, and recorded in Book 1751, Page 110, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. INFORMATIONAL NOTE: Martha M. DiNardo died on December 24, 2021, and pursuant to the tenants by the entirety language in the above-mentioned deed, all her interests passed to Theodore R. DiNardo. Being: 1796 Harbor Edinburg Road, Edinburg, PA 16116. Parcel No. 34-187800. (Union Township) Debt: \$19,529.00 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 4

No. 10367-2017. The Huntington National Bank, Plaintiff vs. Beverly A. Grist, AKA Beverly Ann Grist; Kacie A. Kline; Dorothy E. Livesay, Defendants. All that certain piece or parcel of land situate in the Township of North Beaver, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Michael Grist, single who acquired title by virtue of a deed from Beverly Ann Grist AKA Beverly Grist, Widow, dated November 10, 2022, recorded November 30, 2022, at Document Number 2022-009768, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being the same property conveyed to Kacie A. Kline, unmarried and Beverly Ann Grist, unmarried who acquired title by virtue of a deed from Beverly Grist a/k/a Beverly Ann Grist, unmarried, dated December 2, 2004, recorded December 6, 2004, at Document Number 015543 and recorded in Book 1995, Page 380, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 143 West Beechwood Road, Bessemer, PA 16112. Parcel No. 26-058201. (North Beaver Township) Debt: \$74,801.77 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 5

STAYED

Sale No. 6

No. 10346-2023; Community Loan Servicing, LLC FKA Bayview Loan Servicing, LLC, Plaintiff vs. Lynda DeJoseph, Executrix of the Estate of Crescenzo E. DeJoseph, Defendants. All the following described real estate situated in the Commonwealth of Pennsylvania, County of Lawrence; Being the same premises conveyed to Crescenzo E. DeJoseph, by Deed from Crescenzo E.

DeJoseph and Judith A. DeJoseph, his wife, dated April 18, 1996, recorded May 17, 1996 in the Lawrence County Clerk's/ Register's Office in Deed Book 1278, Page 171. Property address: 1031 South Mill Street, New Castle, PA 16101. Parcel ID: #05-034100 (5th Ward New Castle). Judgment amount: \$217,357.18 plus interest, costs and attorney fees. Attorney: Fein Such Kahn & Shepard PC

Sale No. 7

No. 10253-2022; U.S. Bank National Association, not in its individual capacity, but solely as trustee for the RMAC Trust, Series 2018-G-CTT, Plaintiff vs. Michael J. Docchio, Defendant. All that certain lot or parcel of land lying, situate and being in the Third Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania and being known and designated as Lot No. 494 in the Pittsburgh Company's Plan of Ellwood City as recorded in the Recorder's Office in and for Lawrence County in Plot Book Volume 1, page 35, and being more particularly bounded and described as follows: Beginning at the intersection of the West line of Fourth Street with the dividing line between Lots No. 493 and 494; thence West along said dividing line, 192 feet to an alley; thence North along the East line of said alley, 38.44 feet to the dividing line between Lots No. 494 and 495; thence East along the last mentioned dividing line, 192 feet to the West line of Fourth Street; thence South along the West line of Fourth Street, 38.44 feet to the place of beginning. Being the same premises that David A. Ickes and Leanne C. Ickes, his wife, and Carolyn R. Wimer, a single person and Dorothy V. Ickes, widow by deed dated 6/27/1998 and recorded 7/9/1998 in the office of the Recorder of Deeds in the County of Lawrence, Commonwealth of Pennsylvania in Book 1446, Page 369 and as Instrument No. 1998-008817 granted and conveyed to Michael J. Docchio, a single man. Property address: 110 Fourth

Street, Ellwood City, PA 16117. Parcel ID: #13-020400 (3rd Ward Ellwood City). Judgment amount: \$50,262.43 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federmann

Sale No. 8

No. 10740-2022; U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for VRMTG Asset Trust, Plaintiff vs. Denise Baer, Known Heir to the Estate of Margaret C. Mingione aka

Margaret C. Vellone; Russell Mingione, Known Heir to the Estate of Margaret C. Mingione aka Margaret C. Vellone; Joseph Mingione, Known Heir to the Estate of Margaret C. Mingione aka Margaret C. Vellone; Any and All Unknown Heirs, Assigns and Persons Claiming Right to or Under the Estate of Margaret C. Mingione aka Margaret C. Vellone, deceased, Defendants. Improvements: Residential. Deed Book Vol. Pg # (or) Instrument #; Book 1411, Page 660. Property address: 422 East Fairmont Avenue, New Castle, PA 16105. Parcel ID: #02-053600 (2nd Ward New Castle). Judgment amount: \$57,392.47 plus interest, costs and attorney fees. Attorney: Parker McCay, P.A.

Sale No. 9

No. 10525-2023; First National Bank of Pennsylvania, Plaintiff vs. Angenette Wallace, as Administrator of the Estate of Margie T. Wallace deceased, Defendant. All the right, title, interest and claim of Angenette Wallace, as Administrator of the Estate of Margie T. Wallace, deceased of, in and to the following described property; All that certain real estate situated in the 5th Ward of the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, per Deed dated May 25, 1979, and recorded June 19, 1979 in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania at Deed Book Volume 627, Page 794. Property address: 1304 Hamilton Street, New Castle, PA 16101. Parcel ID: #05-140000 (5th Ward New Castle). Judgment amount: \$31,744.24 plus interest, costs and attorney fees. Attorney: David Raphael

Sale No. 10

No. 10820-2022; Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff vs. Ashley A. Eichenberger, Defendant. Property address: 705 Tara Drive, Ellwood City, PA 16117. Parcel ID: #27-021400 (Perry Township); Improvements consist of a residential dwelling. Judgment amount: \$179,040.84 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 11

No. 10277-2023; Wilmington savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F, Plaintiff vs. The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, title or interest from or under the Estate of Anthony J. Biega, Deceased; United States of America, Defendants. All that certain

property situated in the Township of Wayne in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: being more fully described in a Deed dated 09/15/05 and recorded 09/19/05, among the land records of the county and state set forth above, in Book 2064, Page 095. Property address: 496 Oswald Street, Wampum, PA 16157. Parcel ID: #36-062900 & 36-063000 (Wayne Township). Judgment amount: \$100,922.19 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

Sale No. 12

No. 10055-2023. The Huntington National Bank, Plaintiff vs. Clyde M. Bartley, Defendant. All that certain piece or parcel of land situate in the Borough of Ellwood City, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Clyde M. Bartley and Rose J. Bartley, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Max Braunstein and Martha Braunstein, his wife, dated April 12, 1965, recorded April 20, 1965, at Book 508, Page 211, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. INFORMATIONAL NOTE: Rose J. Bartley died on May 16, 2016, and pursuant to the tenants by the entirety language in the above-mentioned deed, all her interests passed to Clyde M. Bartley. Being: 601 Pershing Street, Ellwood City, PA 16117. Parcel No. 15-003600. (5th Ward Ellwood City) Debt: \$40,114.22 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 13

No. 10567-2015; U.S. Bank trust National Association, not in its individual capacity, but solely as Trustee of LSF8 Master Participation Trust, Plaintiff vs. Unknown Surviving Heirs of Candace L. Anderson, Jamie Landerson Anderson-Miller, Known Surviving Heir of Candace L. Anderson, Shawn E. Anderson, Sr., Known Surviving Heir of Candace L. Anderson, Craig L. Anderson, Known Surviving Heir of Candace L. Anderson, Davida D. Booker, Known Surviving Heir of Candace L. Anderson, Joseph R. Earl, Known Surviving Heir of Candace L. Anderson, Jason A. Montgomery, Sr., Known Surviving Heir of Candace L. Anderson, Defendants. All That certain piece, parcel or lot of land situate, lying and being in the Sixth Ward of the City of New Castle, county of Lawrence and State of Pennsylvania, being known and designated as city Lot No. 220-B on Section

19of the Official Survey of the City of New Castle, Pennsylvania, being more particularly bounded and described as follows, to-wit: Beginning at a stake at the Northeast corner thereof, said stake being on the South line of Rebecca Street, a 33 foot street, (said point of beginning being fixed as follows: from the intersection of the center line of Rebecca Street with the centerline of Harbor Street, a 50 foot street, measured along the center line of said Rebecca Street South 89 degrees 45 ¼ minutes West, a distance of 317 feet to a point and then measured south 00 degrees 14 ¼ minutes East, a distance of 16.5 feet to said stake on the South line of Rebecca Street); Thence by land now or formerly of Renoldo Stoner et al., South 00 degrees 14 ¼ minutes East, a distance of 215 feet to a stake; thence by land now or formerly of Joseph Dawson et ux., South 89 degrees 45 ¼ minutes West a distance of 149.5 feet to a stake; thence by land now or formerly of Leo B. O'Loughlin, North 00 degrees 14 ¼ minutes West, a distance of 215 feet to a stake on the South line of Rebecca Street; thence along the south line of Rebecca Street North 89 degrees 45 ¼ minutes East, a distance of 149.5 feet to a point, the place of beginning. Containing .7378 of an acre. Being the same premises conveyed to Candace L. Anderson, Widow, from Shawn E. Anderson and Angelique Anderson, husband and wife, by Deed dated November 30, 2011 and recorded December 1, 2011 as Instrument Number: 2011-011320. The improvements thereon are: Residential Dwelling. Property address: 1015 Rebecca Street, New Castle, PA 16101. Parcel ID: #06-001900 (6th Ward New Castle) Judgment amount: \$43,039.95 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 14

No. 10814-2023; First National Bank of Pennsylvania, Plaintiff vs. Amanda Peters, as known Heir of Robert S. Dolin, Deceased, Defendant. All the right, title, interest and claim of Amanda Peters, as known Heir of Robert S. Dolan, Deceased, of, in and to the following described property; All that certain real estate situated in the Township of Neshannock, County of Lawrence and Commonwealth of Pennsylvania, per Deed dated November 15, 2011, and recorded November 16, 2011 in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania as Instrument No. 2011-010504. Having erected thereon a residential dwelling. Property address: 10 Fruitland Drive, New Castle, PA 16105. Parcel ID: #25-

070400 (Neshannock Township). Judgment amount: \$103,256.47 plus interest, costs and attorney fees. Attorney: David Raphael

Sale No. 15

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: #3-117300 & 03-046700 (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. 16

No. 10521-2023. MidFirst Bank, Plaintiff vs. Steven Coast, Defendant. All that certain piece or parcel of land situate in the Township of Pulaski, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Steven Coast, an unmarried person who acquired title, by virtue of a deed from Zacharey E. Whitcher and Jessica T. Wharry, both unmarried, dated October 30, 2020, recorded November 4, 2020 at Document ID 2020-007986, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 156 Oak Street Extension, Pulaski, PA 16143. Parcel No. 29-040100. (Pulaski Township) Debt: \$158,761.25 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 17

No. 10951-2023; Northwest Bank, Plaintiff vs. Randall Allen Cook, Jr., Defendant. All the right, title, interest and claim of Randall Allen Cook, Jr. of, in and to the following described property: All the following described real estate situated in the Third Ward, City of New Castle, County of Lawrence and Commonwealth of Pennsylvania. Having erected thereon a dwelling. Deed Document No. 2015-009452. Property address: 301 Fern Street, New Castle, PA 16101. Parcel ID: #03-035600 (3rd Ward New Castle). Judgment amount: \$34,031.15 plus interest, costs and attorney fees. Attorney: Grenen & Birsic, PC

Sale No. 18

No. 10052-2022; Lakeview Loan Servicing, LLC, Plaintiff vs. Emily Kantner and Kali K. Kantner, Defendants. Property address: 216 Tulagi Way, New Castle, PA 16105. Parcel ID: #25-312500 (Neshannock Township); Improvements consist of a residential dwelling. Judgment amount: \$115,585.93

plus interest, costs and attorney fees.
Attorney: KML Law Group P.C.

Sale No. 19

No. 10952-2023; Northwest Bank, Plaintiff vs. Randall Allen Cook, Jr., Defendant. All the right, title, interest and claim of Randall Allen Cook, Jr. of, in and to the following described property: All the following described real estate situated in the Third Ward, City of New Castle, County of Lawrence and Commonwealth of Pennsylvania. Having erected thereon a dwelling. Deed Document No. 2017-006432. Property address: 113 N. Vine Street, New Castle, PA 16101. Parcel ID: #03-027800 (3rd Ward New Castle). Judgment amount: \$70,703.60 plus interest, costs and attorney fees. Attorney: Grenen & Birsic, PC

Sworn to and subscribed before me this 12th day of January 2024.

Perry L. Quahliero Sheriff

L.C.L.J.: February 5, 12 & 19, 2024
