

Lawrence Law Journal

USPS 306-600

VOL. 31

February 19, 2024

No. 373

Owned and Published By

THE LAWRENCE COUNTY BAR ASSOCIATION

Larry J. Puntureri, *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

10439 of 13 CA; City Trailer Mfg Inc. v. Marinelli Realty Inc. et al; Lamancusa, A. Papa
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
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 20 CA; Alan Daufen v. Family Lease, LLC; Milsop, Weber
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; Jeanne Callahan v. Laurie S. Staples; Lockwood, DeCaro
50034 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 Jospeh 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

IN THE COURT OF COMMON PLEAS
LAWRENCE COUNTY, PENNSYLVANIA
NO. 90036 OF 2024 A.D.

IN RE: ADOPTION OF LOCAL RULES L5101-L5105 GOVERNING THE
CUSTODY OF EXHIBITS

ADMINISTRATIVE ORDER

AND NOW, this 12th day of February, 2024, in accordance with the directives of Pennsylvania Rules of Judicial Administration, 5101-5105, and in order to effectuate the purposes thereof, Local Rules L5101-L5105 are hereby adopted as follows:

CUSTODY OF EXHIBITS IN COURT PROCEEDINGS

Rule L5101. Definitions.

(a) Any word or phrase used in these local rules that are defined in Pa.R.J.A. 5101(a) shall have the meaning and definition as set forth in Pa.R.J.A. 5101(a)(1)-(7), unless the context clearly indicates otherwise, or the particular word or phrase is expressly defined in the local rule in which the particular rule is included.

(b) For any words and phrases not defined in Pa.R.J.A. 5101, a meaning may be discerned through examination of its dictionary definition and its legal meaning may be gleaned from its use in an applicable body of law.

Rule L5102. Custody of Exhibits. General Provisions.

(a) During Court Proceedings. The Court Reporter shall be designated as custodian of all documentary exhibits and photographs and non-documentary exhibits accepted or rejected during court proceedings; provided, however, if the Court Reporter is not present during the court proceeding, such as if the proceeding is being electronically and/or digitally recorded, the court assistant serving that courtroom shall be designated as such custodian, and shall, immediately upon the conclusion of the proceeding, deliver such exhibits to the custody of the Court Reporter.

(b) After Court Proceedings. The Court Reporter shall be designated as the custodian of all documentary exhibits and photographs and all non-documentary exhibits accepted or rejected during the court proceedings after the court proceedings have concluded.

(1) Custodian. The custodian shall:

Lawrence Law Journal

(i) retain and take custody of all documentary exhibits, photographs, and non-documentary exhibits accepted or rejected during the court proceeding;

(ii) within five (5) business days file of record with the Prothonotary and Clerk of Courts in the case file a numbered list of exhibits, and for each exhibit identify the proponent, whether the exhibit was admitted or rejected from evidence and a textual description or identification of the exhibit, and immediately secure all such exhibits in a secured and locked vault provided to the Court Reporter for such purposes, with access thereto to be provided only under the control and supervision of the Court Reporter and the President Judge.

Rule L5103. Custody of Exhibits. Special Provisions.

(a) Documentary Exhibits.

(1) If a proponent offers into evidence an exhibit such as a letter, report, drawing, map, photograph, or other document that is larger in size than 8-1/2 x 11 inches, the proponent may provide a copy reduced to 8-1/2 x 11 inches for entry into the record.

(2) A proponent who provides a reduced copy of an oversized exhibit shall ensure that the reproduced document is clear and capable of further reproduction or transfer to digital media.

(b) Photographs.

(1) If a proponent offers into evidence a photograph, the proponent shall ensure that the original or a copy of the photograph in lieu of the original (no larger in size than 8-1/2 x 11 inches) is entered into the record.

(2) A proponent who provides a copy of a photograph shall ensure that the reproduced document is clear and capable of further reproduction or transfer to digital media.

(c) Non-documentary Exhibits: Generally.

(1) If a proponent offers into evidence a non-documentary exhibit, the proponent shall ensure that a photograph (no larger in size than 8-1/2 x 11 inches) of the exhibit is entered into the record.

(2) A proponent who provides a photograph of a non-documentary exhibit shall ensure that the photograph is clear and capable of further reproduction or transfer to digital media.

Lawrence Law Journal

(3) An exhibit that is bulky, oversized or otherwise physically impractical for the Court Reporter to maintain, the exhibit shall be secured as directed by the court in a secured vault established for such purpose.

(d) Non-documentary Exhibits: Weapons, Contraband, Hazardous Materials.

(1) In any proceeding in which weapons, cash, other items of value, drugs, or other dangerous materials are offered into evidence, the Court Reporter shall secure the exhibits while the court proceeding is in session as well as during all breaks and recesses.

(2) During the proceeding, the Court Reporter shall exercise all appropriate safeguards necessary to protect the public based on the nature of the exhibit.

(3) Exhibits comprised of weapons, cash, other items of value, drugs, or other dangerous materials are prohibited from viewing in the jury room. The court shall direct alternative viewing arrangements for such exhibits upon the request of the jury.

(e) Use of Digital Media. A proponent shall ensure that an exhibit in a digital format entered into the record is in a format acceptable to the court.

(f) Duplicates. The court may direct that the original item, and not a duplicate, be entered into the record.

Rule L5105. Confidentiality. Exhibits Under Seal.

(a) If an exhibit offered into evidence contains confidential information or confidential documents as defined in the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania (“Policy”), the court may direct that the exhibit be sealed and a certification prepared in compliance with the Policy be affixed thereto.

(b) Any exhibit sealed by the court shall not be accessible to the public.

The effective date of this Order shall be April 1, 2024.

The District Court Administrator of Lawrence County shall:

1. File one (1) electronic copy of this Administrative Order and Rule with the Administrative Office of Pennsylvania Courts via email to adminrules@pacourts.us.

Lawrence Law Journal

2. File two (2) paper copies of this Administrative Order and Rule with the Legislative Reference Bureau and one (1) electronic copy in Microsoft Word format only via email to bulletin@palrb.us for publication in the Pennsylvania Bulletin.

3. Arrange to have this Administrative Order and Rule published in the Lawrence County Bar Association website at lawrencecountybar.org, and forward one (1) copy to the Lawrence Law Journal for publication.

4. Arrange to have this Administrative Order and Rule, as well as all Local Rules, published on the 53rd Judicial District website at lawrencecountypa.gov.

5. Keep this Administrative Order and Rule, as well as all local rules of this Court, continuously available for public inspection and copying in the appropriate Lawrence County filing office. The respective filing office shall furnish to any person a copy of any local rule upon request and payment of reasonable costs of reproduction and mailing.

BY THE COURT:

Dominick Motto
President Judge

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

DeEulio, June M.

Late of Neshannock Township, Lawrence County, Pennsylvania
Executor: David J. DeEulio, 191 Southbrook Dr., New Castle, PA 16105
Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Donaldson, Charles E.

Late of the City of New Castle, Lawrence County, Pennsylvania
Executrix: Charles Donaldson, 833 Almira Ave., New Castle, PA 16101
Attorney: Matthew T. Mangino, 315 N. Mercer St., New Castle, PA 16101, 724-658-8535

Hazen, Douglas Arthur

Late of Lawrence County, Pennsylvania
Administrator: James L. Ferrante, II
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Leone, Florence M.

a/k/a Leone, Florence Marie

Late of the City of New Castle, Lawrence County, Pennsylvania
Executrix: Lucinda Bowker, 110 East Wabash Ave., New Castle, PA 16102
Attorney: none

Miloser, Geraldine E.

Late of Lawrence County, Pennsylvania
Executor: Carlee Miloser, 173 Charlemont Ave., West Pittsburg, PA 16160
Attorney: Kevin B. Lorello, 212 Enclave Dr., New Castle, PA 16105

St. Denis, Barbara

a/k/a St. Denis, Barbara Jean

Late of the City of New Castle, Lawrence County, Pennsylvania
Executor: Renee Jones, 49 DuClair Dr., Little Rock, AR 72223
Attorney: Frank G. Verterano, Verterano &

Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

SECOND 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

THIRD 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

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 Klabor-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 19 of 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 Wes, 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 al., South 89 degrees 45 ¾ 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 ¾ 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
