

Lawrence Law Journal

USPS 306-600

VOL. 31

April 1, 2024

No. 379

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
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
30007 of 19 CA; Oliya. v. Quest Diagnostics v. Wawrzynski; Kelly, Passadelis, Koczan
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
10761 of 20 CA; Jaime & Lon Ross v. Laurel School District; Olson, Luvara
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
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
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
10116 of 23 CA; Laurel School District v. Jaime Ross et al; Mangino, Olson
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
10456 of 23 CA; Housing Authority of Law Co v. Penny Cochran; Perrotta, Gilkey
10482 of 23 CA; Donegal Mutual Insurance Comp v. DiSilvio's LLC; Kirkwood, Webb
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

FAMILY MOTION COURT

There will be no Family Motion Court on the following dates:

Friday, June 14, 2024 & Tuesday, June 18, 2024

Please contact Court Administration with emergencies.

There will be no FAMILY MOTION COURT on July 26, 2024 and no First and Final Accounts will be heard that day. The First and Final Accounts will be heard on August 2, 2024 in Motions Court, Courtroom #4.

MOTION COURT

There will be NO MOTIONS COURT (CIVIL/CRIMINAL) on
July 24, 25, or 26, 2024.

Lawrence Law Journal

NOTICE

The Court of Common Pleas of Lawrence County will sit in special session as a Court of Remembrance in recognition of recently deceased Attorney Carmen F. Lamancusa on the 17th day of April, 2024 at 12:00 noon in Courtroom 5.

A Resolution in memory of the deceased will be presented and anyone wishing to make comments will be welcome to do so.

Dominick Motto
President Judge

Lawrence County Bar Association Sponsored CLE Lunches

All programs are held as follows: 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

Monday, April 22, 2024

Landlord Tenant Law

Presented by Adam DiBuo, NLS Managing Attorney for Housing &
Cyndi Gilkey NLS Housing Law Staff Attorney
RSVP deadline: 4/15

Wednesday, May 15, 2024

Computer Generated Animations for Trial & Litigation

Presenter: Jeremy Gibson, Digital Trace Forensics, LLC
RSVP deadline: 5/8

Wednesday, June 12, 2024

Ethics Seminar: Virtual Isolation: Is hyperconnectivity helping or harming the legal profession

Presenter: Brian Quinn, Lawyers Concerned for Lawyers
RSVP deadline: 6/5

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.

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

Best, Ronald F.

Late of Lawrence County, Pennsylvania
Executor: Diana L. Verzilli and Karen L. Campbell
Attorney: John R. Seltzer, 713 Wilmington Ave., New Castle, PA 16101, 724-653-7855

Cortes, John, Jr.

a/k/a Cortes, John

Late of Lawrence County, Pennsylvania
Co-Executrices: Jacqueline Powell and Leslie Ann Bortz
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Huffman, Robert D.

Late of Lawrence County, Pennsylvania
Executor: Theresa J. Huffman, 220 Pine St., Harrisburg, PA 17101
Attorney: Shaun E. O'Toole, 220 Pine St., Harrisburg, PA 17108

Kelley, Edward James

a/k/a Kelley, E. James

Late of New Castle, Lawrence County, Pennsylvania
Administratrix: Marjorie Trott, 217 E. Meyer Ave., New Castle, Lawrence County, PA
Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101

Lutz, Christine I.

a/k/a Lutz, Christine Irene

Late of Neshannock Township, Lawrence County, Pennsylvania
Executor: John E. Lutz, 10827 Lamkins St., Sun Valley, California 91352
Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Serjak, Robert James

a/k/a Serjak, Robert J.

Late of North Beaver Township, Lawrence County, Pennsylvania
Executor: Athena Fusco, 4285 Edinburg Rd., New Castle, PA 16102

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

SECOND PUBLICATION

Bauder, Michael Roy

Late of Volant Borough, Lawrence County, Pennsylvania

Executrix: Cheryl Ann Bauder, 162 Whitman Ln., Volant, PA 16156

Attorney: Bradley G. Olson, Jr., Law Offices of Bradley G. Olson, Jr., 109 N. Mercer St., New Castle, PA 16101, (724) 656-6633

THIRD PUBLICATION

Acosta, Ana S.

a/k/a Acosta, Ana Socorro

a/k/a Acosta, Ana

Late of the City of New Castle, Lawrence County, Pennsylvania

Executor: Hector Paniagua, 116 Upchurch Rd., Zebulon, NC 27597

Attorney: Theodore A. Saad, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

Bucciarelli, Emilio

a/k/a Bucciarelli, Emil

Late of City of New Castle, Lawrence County, Pennsylvania

Executor: Paul Bucciarelli, 215 E. Glen Moore Blvd., New Castle, PA 16105

Attorney: Tomi Herold (TLH Counsel LLC), 322 S. Linden Ave., Pittsburgh, PA 15208, 412-951-9781

Durbin, Jeffrey Edward

a/k/a Durbin, Jeff E.

Late of Shenango Township, Lawrence County, Pennsylvania

Administrator: Jeanette M. Durbin, 143 Big Run Creek Rd., New Castle, PA 16101

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

Hutchinson, Patricia J.

Late of New Castle, Lawrence County, Pennsylvania

Executor: Kenneth L. Hutchinson

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

Litwinowicz, Patricia H.

Late of Neshannock Township, Lawrence County, Pennsylvania

Administratrix: Alice M. Litwinowicz, 7201 Righters Mill Rd., Derwood, MD 20855

Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Nickum, Wanda

Late of New Castle, Lawrence County, Pennsylvania

Co-Executors: John J. Nickum, 973 Cleland Mill Rd., New Castle, PA 16102 and Susan E. Bartolone, 2784 Enon Rd., Enon Valley, PA 16120

Attorney: Reed D. Hennon, 224 W. Northview Ave., New Castle, PA 16105

Parisi, Rose L.

Late of Ellwood City Borough, Lawrence County, Pennsylvania

Administratrix: Amanda M. Parisi, 131 Carol Rose Drive, Beaver Falls, PA 15010

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

Purvis, Darla A.

Late of the City of New Castle, Lawrence County, Pennsylvania

Executrix: Darlene Smith, 317 E. Cliveden St., Philadelphia, PA 19119, 215-435-0731

Attorney: none

Togisala, Melissa H.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Grace M. Hoyland-Wallace, 103 Fields Dr., New Castle, PA 16101

Attorney: Reed D. Hennon, 224 W. Northview Ave., New Castle, PA 16105

BENEFICIARY NOTICE

NOTICE IS HEREBY GIVEN - The Estate of Helen J. Kloos, of Ellwood City, Lawrence County, Pennsylvania has been unable to locate the following beneficiaries:

- a. Barbara Jean Young
- b. Jerry Young
- c. Peg Meyer
- d. Bill Young
- e. Joann Young
- f. Joan Young
- g. Roberta Young

A hearing on the distribution of Estate Proceeds from the Estate of Helen J. Kloos is set to take place on the 7th day of May, 2024 in Courtroom 4 of the Lawrence County Government Center, 430 Court Street, New Castle, PA 16101. Failure to appear at this hearing may result in a forfeiture of any potential inheritance you may receive.

Joseph J. Oliva, Esquire
414 N. Jefferson St.
New Castle, PA 16101

L.C.L.J. - March 18 & 25, and April 1, 2024

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA

No. 70014 of 2024, M.D.

In Re: Petition for Change of Name of Michael Louis DiBacco, III, a/k/a Michael L. DiBacco, III, a/k/a Michael DiBacco, III

Notice is hereby given that petition of Michael Louis DiBacco III, a/k/a Michael L. DiBacco III, a/k/a Michael DiBacco III was filed in the above-named Court, requesting an order to change the name of Michael Louis DiBacco III, a/k/a Michael L. DiBacco III, a/k/a Michael DiBacco III to Cindy Kinkade Lector. The Court has fixed the day of May 3, 2024 at 2:30 p.m. in Courtroom Number 4 of the Lawrence County Government Center as the time and place for the hearing said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

L.C.L.J. - April 1, 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 April 26, 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
APRIL 26, 2024**

10002/24 O.C.A. First and Final Account of Cumberland Trust, Administrator of the Estate of Bernice J. Staczak, Deceased.

10003/24 O.C.A. First and Final Account of Randy W. Welsh, Executor of the Estate of Alice Pariso, Deceased.

10004/24 O.C.A. First and Final Account of Nicholas M. Sarris, Administrator of the Estate of Pericles N. Georgeadis, a/k/a Perry

N. Georgeadis, Deceased.

10005/24 O.C.A. First and Final Account of Patricia Ann DeCarbo, Executor of the Estate of Robert P. McCormick a/k/a Robert Patrick McCormick, Deceased.

10006/24 O.C.A. First and Final Account of Barbara Rose Medure, Executrix of the Estate of Angelo A. Medure, Sr., Deceased.

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

L.C.L.J. - April 1 and 8, 2024

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA

Case No. 70017-24

In RE: Unopened Alleyway in Village of New Bedford located between Lots 28 and 29 of the Village of New Bedford Plan as Recorded in Mercer County Plot Book 1, Page 548

COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF

I. PARTIES TO THE ACTION

1. Your Complainant, David L. Johnson, is an adult individual of sound mind who currently resides at 436 State Route 208, New Bedford, Lawrence County, Pennsylvania.

II. JURISDICTION AND VENUE

2. Pursuant to 42 Pa.C.S.A. §931(a), jurisdiction is appropriate in the Court of Common Pleas of Lawrence County.

3. Pursuant to 42 Pa.C.S.A. §931(c), venue is appropriate in the Court of Common Pleas of Lawrence County.

III. STATEMENT OF FACTS

4. Your Complainant is the owner of multiple parcels of property in New Bedford, Lawrence County, Pennsylvania. Particularly, your Complainant owns the following parcels of land:

a. Parcel 29-3710-129, Lot Number 29 of the Village of New Bedford Plan as recorded in Mercer County Plot Book 1 Page 548;

b. Parcel 29-3719-128, Lot Number 28 of the Village of New Bedford Plan as recorded in Mercer County Plot Book 1 Page 548.

5. Traversing between these above-identified parcels of land is an unopened alleyway. See Exhibit "A" attached hereto.

6. The alleyway has never been ordained as a public passageway by the municipality

of New Bedford.

7. More than twenty-one (21) years have expired since the creation of the plan of lots and, particularly, the alleyway in question.

8. No other person within the Village of New Bedford has ever utilized the alleyway for ingress, egress or regress to their property.

9. Since your Complainant became the record owner of the subject properties, he has enclosed the unopened alleyway by erecting a fence.

10. Pursuant to the laws of this Commonwealth, upon the expiration of twenty-one years, the municipality of New Bedford lost its right to ordain the alleyway as a public passageway and, therefore, ownership of the property reverted to the abutting landowners subject to the easement rights of other landowners within the plan of lots.

11. More than twenty-one (21) years has expired since your Complainant erected a fence and enclosed the unopened alleyway.

12. As a result of the erection of the fence around the boundary of the alleyway, no person has ever used or otherwise had access to the alleyway.

13. Your Complainant submits that any easement rights that were obtained by other landowners within the plan of lots were forfeited and your Complainant is now the owner of the land in fee simple.

IV. CAUSES OF ACTION

FIRST CAUSE OF ACTION

Declaratory and Injunctive Relief

14. The preceding paragraphs of this Complaint are incorporated herein by reference as though set forth in full.

15. As set forth above, Plaintiff is the owner of multiple parcels of land that abut an unopened alleyway.

16. Plaintiff erected a fence around the parcels of land, which encapsulated the alleyway and prevented any person from utilizing the alleyway for ingress, egress and regress purposes.

17. The Village of New Bedford never adopted the alleyway as a public passageway and more than twenty-one (21) years since the alleyway's creation has passed.

18. For a period in excess of twenty-one years, no person other than Plaintiff has enjoyed the use of the alleyway.

19. An actual controversy exists under the laws of the Commonwealth of Pennsylvania as any person within the Village of New Bedford has an easement right to utilize the alleyway for ingress, egress and regress purposes.

20. Plaintiff submits that all persons within the village of New Bedford forfeited their right to use the alleyway for ingress, egress and regress purposes as the alleyway has been restricted from any such use for a period in excess of twenty-one (21) years but instead has been under the sole access and control of Plaintiff.

21. Based on the foregoing, Plaintiff submits that he possesses the absolute and exclusive right to possession and ownership of the alleyway to the exclusion of all others for any purpose he deems proper.

22. The rights and duties Plaintiff and all other residents of the Village of New Bedford will be immediately affected by the enforcement of Plaintiff's Declaratory Relief action.

23. No adequate remedy other than that requested in this complaint exists by which the rights of the Plaintiff and the residents of the Village of New Bedford may be determined.

24. This action is brought under the Declaratory Judgments Act, 42 Pa.C.S. §§ 7531 to 7541.

SECOND CAUSE OF ACTION

QUIET TITLE – ADVERSE POSSESSION

25. All preceding paragraphs of this Complaint are incorporated herein by reference as though set forth in full.

26. Plaintiff is the legal owner of the parcels of land identified in Paragraph 4 of this Complaint, which are situated in the Village of New Bedford.

27. At the time of the creation of the Village of New Bedford, a paper alleyway was identified on the plan, which traverses Plaintiff's property.

28. Since the creation of the alleyway, the Village of New Bedford has never utilized or maintained it.

29. Presently, the alleyway is grass-filled and only Plaintiff has maintained it.

30. More than twenty-one (21) years have elapsed since the creation of the alleyway without the Village of New Bedford adopting it as a public passageway.

31. In accordance with 36 P.S. §2131, "Whenever any highway, street, court, or alley, shall be vacated, or hath been vacated, by authority of law, the adjoining owner or owners shall be authorized to reclaim the same, to the centre thereof, unless the ground was originally taken in unequal proportions from the then owners thereof, and in such case, the adjoining owners shall reclaim, in the proportion contributed by such owners, or by those under whom they shall have derived their titles."

32. Since purchasing the parcels identified above, Plaintiff cared for the entire portion of alleyway which abuts all herein named parties properties and exercised complete dominion and control over the same as evidenced by the erection of a fence incapsulating the alleyway more than twenty-one (21) years ago.

33. Plaintiff demonstrated his actual possession of the land for a period in excess of twenty-one (21) years by performing the following acts: mowing the lawn and planting and caring for shrubbery and vegetation and other forms of plant life thereon and erecting a fence, which incapsulated the entirety of the alleyway.

34. Plaintiff's possession of the land was visible and notorious possession for a period in excess of twenty-one (21) years as they performed the various acts named above in the presence of other land owners within the subdivision during all hours of the day.

35. Plaintiff's possession of the land was distinct and exclusive for a period in excess of twenty-one (21) years and was of a type of possession which would characterize that of the owner, as the Plaintiff solely cared for the land during this period of time.

36. Plaintiff's possession of the land during this twenty-one (21) year period was hostile as evidenced by the fact that Plaintiffs' cared for the land even though others in the Village of New Bedford had the right of ingress, egress and regress against their easement rights.

37. Plaintiff's possession and control of the land was continuous and uninterrupted for a period in excess of twenty-one (21) years as evidenced by the fact that the Plaintiffs have continued to care for the land and plant and cultivate vegetation since the date of ownership and in excess of twenty-one (21) years, erected a fence encapsulating the alleyway.

38. Plaintiff asserts that the ownership of the entire portion of the land originally designated as the unnamed alleyway which traverses his land, has vested to the Plaintiff under the doctrine of adverse possession as the Plaintiff have exercised control over the same in an actual, continuous, exclusive, visible, notorious, distinct, and hostile manner for a period in excess of twenty-one (21) years.

39. While the laws of the Commonwealth of Pennsylvania recognize that all persons within a plan maintain an easement right over an unopened alleyway or roadway, Plaintiff submits that those rights were forfeited and extinguished after he encapsulated the subject alleyway and no person within the Village used or attempted to use the alleyway within the past twenty-one years.

40. Since the Plaintiff encapsulated the alleyway and restricted its use, no person, property owner, nor any heirs, assigns and personal representatives of any such person have made any attempts to enforce their claim or easement interest over the subject alleyway.

41. Plaintiff believes and therefore avers that no person, property owner, nor any of their heirs, assigns, or personal representatives have any intention of asserting a right of title or interest in the subject property and it is necessary to quiet title to the subject property to prevent waste and provide the Plaintiff with an unencumbered clear title of record and ownership of the alleyway.

42. The Plaintiff has standing to institute this action to Quiet Title based upon the interest he obtained in the subject property by way of the laws of the Commonwealth of Pennsylvania.

V. PRAYER FOR RELIEF

WHEREFORE, Plaintiff respectfully requests this Court

a. For judgment that the Plaintiff is the fee simple owner of all right, title, claim and interest in and to the property identified as the unnamed alleyway which traverses Lots 28 and 29 of the within Village of New Bedford Plan as recorded in the Mercer County Plot Book 1 Page 548, located in New Bedford, Lawrence County, Pennsylvania.

b. For judgment that no landowner in the Village of New Bedford has any easement right or any other right, title, estate, claim or interest in or lien on the real property known as the unnamed alleyway which traverses

Lots 28 and 29 of the within Village of New Bedford Plan as recorded in the Mercer County Plot Book 1 Page 548, located in New Bedford, Lawrence County, Pennsylvania;

c. Any other relief this Court deems appropriate.

Respectfully Submitted,
Bradley G. Olson, Jr.
Attorney for the Plaintiffs
Law Offices of Bradley G. Olson, Jr.
109 N. Mercer Street
New Castle, PA 16101
(P) 724.656.6633
(F) 724.656.0063
(E) brad@lobo-legal.com

L.C.L.J. - March 25, April 1 and 8, 2024

SHERIFF SALES
Wednesday, May 8, 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. 10155-2023. The Huntington National Bank, Plaintiff vs. Gloria J. Gennock, AKA Gloria Jean Gennock, Defendant. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Gloria Jean Gennock who acquired title by virtue of a deed from Anthony J. Gennock and Gloria Jean Gennock, dated September 21, 2004, recorded September 21, 2004, and recorded in Book 1976, Page 283, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 926 Harrison Street, New Castle, PA 16101. Parcel No. 04-102700. (4th Ward New Castle) Debt: \$20,331.86 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 2

No. 10989-2023; MidFirst Bank, Plaintiff vs. Karen Cartwright, Defendant. Property address: 1008 North Beaver Street, New Castle, PA 16101. Parcel ID: #01-084100 (1st Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$26,476.96 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 3

No. 10371-2022. Wells Fargo Bank, N.A., Plaintiff vs. Amanda A. Sipes, AKA Amanda A. Duncan; Joseph L. Sipes, Defendants. All

that certain piece or parcel of land situate in the Borough of Ellport, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Joseph L. Sipes and Amanda A. Sipes, husband and wife, who acquired title by virtue of a deed from Joseph L. Sipes and Amanda A. Duncan n/k/a Amanda A. Sipes, husband and wife, dated June 14, 2012, recorded June 26, 2012, at Document Number 2012-008776, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 146 Portersville Road, Ellwood City, PA 16117. Parcel No. 10-065900. (Ellport Borough) Debt: \$65,061.16 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 4

No. 10690-2022; Gitsit Solutions, LLC, Plaintiff vs. Cheri L. Donghia-Wise, Defendant. Property address: 3345 State Route 956, New Castle, PA 16105. Parcel ID: #37-025100 & 37-025101 (Wilmington Township); Improvements consist of a residential dwelling. Judgment amount: \$563,280.15 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 5

No. 10912-2023; MCLP Asset Company, Inc., Plaintiff vs. William A. Croach and Genia Marie Croach, Defendants. Property address: 1003 West Pearl Street, New Castle, PA 16101. Parcel ID: #34-145602 (Union Township); Improvements thereon of the residential dwelling or lot. Judgment amount: \$273,614.27 plus interest, costs and attorney fees. Attorney: Friedman Vartolo LLP

Sale No. 6

No. 10776-2023; Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc, Plaintiff vs. Jason M. Deruyter and Thomas E. Morida, Defendants. Improvements thereon: Residential Dwelling. Property address: 111 N. Cascade St., New Castle, PA 16101. Parcel ID: #03-091800 (3rd Ward New Castle). Judgment amount: \$87,068.06 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 7

No. 10725-2023; Pennymac Loan Services, LLC, Plaintiff vs. Francis E. Shearer aka Francis Shearer, Defendant. Property address: 590 Wilson Mill Road, New Castle, PA 16105. Parcel ID: #37-078500 (Wilmington Township); Improvements

Lawrence Law Journal

consist of a residential dwelling. Judgment amount: \$112,124.81 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 8

No. 10643-2022; Freedom Mortgage Corporation, Plaintiff vs. Douglas Thompson Jr., Defendant. Improvements thereon: Residential Dwelling. Property address: 513 Franklin Ave., Ellwood City, PA 16117. Parcel ID: #12-013700 (2nd Ward Ellwood City). Judgment amount: \$115,061.37 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 9

No. 10925-2023; Associated Bank, National Association, Plaintiff vs. Linda D. McFate, Defendant. All the right, title, interest and claim of Linda D. McFate of, in and to the following described property: All the following described real estate situated in the Township of North Beaver, County of Lawrence and Commonwealth of Pennsylvania. Having erected thereon a dwelling. Deed Document No. 2010-001531. Property address: 750 West Poland Road, Bessemer, PA 16112. Parcel ID: #26-108700 (North Beaver Township). Judgment amount: \$54,859.48 plus interest, costs and attorney fees. Attorney: Grenen & Birsic, PC

Sale No. 10

No. 10930-2023; Pennsylvania Housing Finance Agency, Plaintiff vs. Wanda L. Fletcher, Defendant. Being Lot No. 255 – Section 67 – Official Survey of the City of New Castle. See Instrument: 2017-010135 Improvements thereon: a residential dwelling house. Property address: 1117 Cunningham Avenue, New Castle, PA 16101. Parcel ID: #04-126000 (4th Ward New Castle). Judgment amount: \$61,202.72 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller

Sale No. 11

No. 11128-2019; AmeriHome Mortgage Company, LLC, Plaintiff vs. Charles M. Browning and Nicoletti A. Lombardo, Defendants. All that certain piece, parcel, or lot of land situate in the Township of North Beaver, County of Lawrence, Commonwealth of Pennsylvania, being known and designated as Lot No. 82 in the Andrews Realty Company of New Castle Plan of Lots known as "Jackson Knolls", Plot No. 2 as the same is recorded in the Recorder's Office of Lawrence County Pennsylvania, in Plot Book 11, Page 62. Property address: 3169 Nesbit Street, New

Castle, PA 16102. Parcel ID: #26-165300 (North Beaver Township); The improvements thereon are: residential dwelling. Judgment amount: \$135,683.57 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 12

No. 11057-2023; Lakeview Loan Servicing, LLC, Plaintiff vs. Michael Dambach, Defendant. Property address: 325 Wood Street, New Wilmington, PA 16142. Parcel ID: #18-031700 (New Wilmington Borough); Improvements consist of a residential dwelling. Judgment amount: \$95,341.58 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sworn to and subscribed before me this 19th day of March 2024.

Perry L. Quahliero Sheriff

L.C.L.J.: April 1, 8 & 15, 2024

