

# Lawrence Law Journal

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**THE LAWRENCE COUNTY BAR ASSOCIATION**

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# LAWRENCE LAW JOURNAL

## 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

#### **KERR, HAROLD E.**

Late of Lawrence County, Pennsylvania  
Executrix: David Allen Kerr and Linden Paul Kerr  
Attorney: Richard A. Harper, Seltzer & Harper, 2625 Wilmington Rd., New Castle, PA 16105

#### **RALSTON, DELMER JOHN**

#### **A/K/A RALSTON, DELMER J.**

Late of New Castle, Lawrence County, Pennsylvania  
Administratrix: Doreen E. Chastain, New Castle, Lawrence County, Pennsylvania  
Attorney: Peter E. Horne, 143 East Wallace Ave., New Castle, PA 16101, (724) 657-9111

#### **SERVEDIO, MARY LOUISE**

#### **A/K/A SERVEDIO, MARY L.**

Late of Shenango Township, Lawrence County, Pennsylvania  
Administrator: Rosemarie Commisso  
Attorney: Michael Hughes, Esq., Michael Hughes & Associates, LLC 355 Fifth Ave., Suite 1416, Pittsburgh, PA 15222

### SECOND PUBLICATION

#### **BRANDENBURG, FRED E., JR.**

Late of North Beaver Township, Lawrence County, Pennsylvania  
Executor: Fred E. Brandenburg, III  
Attorney: Daniel M. D'Antonio, Esquire, 300 Ninth St., Conway, PA 15027

#### **COGLIANO, NICHOLAS, J.**

Late of Ellwood City, Lawrence County, Pennsylvania  
Executrix: Arlene F. Cogliano  
Attorney: Ryan C. Long, Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

#### **FELIX, ARMEN R., JR.**

Late of the Seventh Ward of the City of New Castle, Lawrence County, Pennsylvania  
Executrix: Tina L. Donofrio, 1014 Warren Ave., New Castle, Lawrence County, PA 16101  
Attorney: Norman J. Barilla, 111 West Sheridan Ave., New Castle, PA 16105

#### **KRAUSE, JAMES A.**

Late of Union Township, Lawrence County, Pennsylvania  
Executrix: Margaret Allred Krause, 255 Thornhill Dr., New Castle, PA 16101  
Attorney: Norman J. Barilla, 111 West Sheridan Ave., New Castle, PA 16105

### THIRD PUBLICATION

#### **BOHAR, IDA G.**

#### **A/K/A BOHAR, IDA**

Late of Little Beaver Township, Lawrence County,

Pennsylvania

Executrix: Justina D. Hertzler, c/o Richard A. Faltenovich, Esquire, P.O. Box 1711, Beaver Falls, PA 15010

Attorney: Richard A. Faltenovich, Esquire, P.O. Box 1711, Beaver Falls, PA 15010

#### **CALABRESE, MARY C.**

Late of New Castle, Lawrence County, Pennsylvania  
Administrator: Michael Frabotta  
Attorney: Louise A. Geer, Esquire, Geer and Herman, P.C., 2100 Wilmington Rd., New Castle, PA 16105, (724) 652-0511

#### **MAGGIE, JOSEPH**

Late of New Castle, Lawrence County, Pennsylvania  
Executor: Joseph Maggie, III, 1027 Court St., New Castle, PA

Attorney: Carmen F. Lamancusa, Esq., 414 N. Jefferson St., New Castle, PA 16101

#### **POWELL, PAUL H., III**

Late of Ellwood City, Lawrence County, Pennsylvania  
Executrix: Rebecca L. Powell, 211 Foch St., Ellwood City, PA 16117

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

#### **RUBINO, STEPHEN J.**

Late of Ellwood City, Lawrence County, Pennsylvania  
Administrator: Joseph H. Rubino, 200 Franklin Ave., Ellwood City, PA 16117

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

#### **SMITH, RICHARD GEORGE**

#### **A/K/A SMITH, RICHARD G.**

#### **A/K/A SMITH, RICHARD G., SR.**

#### **A/K/A SMITH, RICHARD**

Late of New Castle, Lawrence County, Pennsylvania  
Executor: Richard George Smith, Jr., 284 Leawood Drive, New Castle, PA 16105

Attorney: Carolyn E. Hartle, Esquire, Hartle Elder Law Practice, LLC, 1621 Dutch Lane, Unit 102, Hermitage, PA 16148

#### **SOFILKANICH, FRANK C.**

Late of Ellwood City, Lawrence County, Pennsylvania  
Executor: Kim V. Nye, 711 Sunset Boulevard, Ellwood City, PA 16117

Attorney: Samuel S. Floro, Esquire, 306 Fifth St., P.O. Box 588, Ellwood City, PA 16117

## NOTICE

COMPLAINT TO QUIET TITLE  
AT CASE NO. 10008 OF 2015, M.D.  
COURT OF COMMON PLEAS, LAWRENCE  
COUNTY, PENNSYLVANIA

TO: DORI TEUTEBERG and GREGG MCDANIEL, their heirs, and/or assigns.

Take notice that Ronald E. Totin and Lisanna Hancock-Totin, filed a Complaint to Quiet Title averring that Ronald E. Totin entered into an Agreement to Sell

Real Estate to Dori Teuteberg and Gregg McDaniel for property located at 1513 and 1515 East Elizabeth Street, New Castle, Lawrence County, Pennsylvania 16143, with a Permanent Identification Numbers of: **04-060200** and **04-136400** having acquired the same as a result of a Deed dated January 10, 1995 of Laura Lynn Kitzko n/k/a Laura Lyn DePietro and Theodore R. DePietro of record in the Office of the Recorder of Deeds, Lawrence County, PA at Deed Book Volume 1189, Page 407 and a Deed dated May 17, 1991 of Rita Cwynar of record in the Office of the Recorder of Deeds, Lawrence County, PA at Deed Book Volume 975, Page 373. Ronald Totin entered into an Agreement of Sale regarding the above realty dated September 14, 2012 with Dori Tuetberg and Gregg M. McDanel. Defendants failed to remit payment in full for the premises as required by the Agreement and have failed to relinquish any right, title and interest in the realty acquired as a result of the within Agreement. Therefore, a Complaint was filed to terminate any right, title and interest in subject property acquired as a result of the Agreement of Sale.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defense or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Lawrence County Referral Service  
Lawrence County Government Center  
430 Court Street  
New Castle, PA 16101  
(724) 656-1921

George M. Freed, Esquire  
2616 Wilmington Road, Suite B  
New Castle, PA 16105  
(724) 657-9830  
L.C.L.J. - April 13, 2015

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# LAWRENCE LAW JOURNAL

## SHERIFF SALES

WEDNESDAY, MAY 13, 2015

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. Unless otherwise requested prior to the sale by a prospective bidder or a party in interest, multiple parcels subject to one execution will be bid in bulk. If requested prior to the sale, each parcel will be first bid as a separate parcel provided that no structure or appurtenances are erected upon more than one parcel. At the conclusion of both methods of bidding the property will be sold to the highest bidder.
2. 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 following the conclusion of the bidding.
3. 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.
4. At the request of the plaintiff, any sale may be continued, postponed or cancelled.
5. All bids must be paid in full. The successful bidder shall pay unto the Sheriff, by cash or cashiers check, 10% within one hour after the sale and balance within 7 days thereafter. If terms 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.
6. 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.
7. Pursuant to P.A. R.C.P. Rules 3129, 3135 and 3136, notice is hereby given to all parties' interest and claimants that a Schedule of Distribution will be filed by the Sheriff in the Sheriff's Office on the Wednesday following the date of sale, or any continued sale and that distribution will be made in accordance with the Schedule unless exceptions are filed within TEN days thereafter.
8. 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.
9. Any 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

Execution No.: 11220-2014; Beneficial Consumer Discount Company, plaintiff vs. Mark and Melinda

Deal, defendants, owners or reputed owners. Situate, lying and being in the Township of North Beaver, Lawrence County, Pennsylvania, being known as **144 Vance Road, New Castle, PA 16102-3422**. Being the same premises which Robert J. Serjak, an unmarried man, by Deed dated June 1, 2006 and recorded June 2, 2006 in the Office of the Recorder of Deeds in and for Lawrence County in Deed Instrument number 2006-005973. **Parcel I.D. No.: 26-161901**. Debt amount: \$155,828.08 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg

### SALE NO. 2

Execution No.: 2013-11098. Pennymac Holdings, LLC, plaintiff vs Shawn M. Taylor, defendant, and owner of property situate in Union Township, Lawrence County, Pennsylvania, and being **307 Carbone Drive, New Castle, PA 16101-8605**. Judgment amount: \$115,385.93 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax Parcel No.: 34-140400**.

### SALE NO. 3

Execution No.: 10806-2014; The Huntington National Bank, plaintiff vs. Kevin David Polding and Victoria Lynn Polding, defendants. All that certain piece, parcel or lot of land situate, lying and being in the second ward of the City of New Castle, Lawrence County, Pennsylvania 16105, being more particularly bounded and described as follows, to wit: Beginning at a point on the intersection of the west line of Delaware Avenue with the south line of Sheridan Avenue and being the northeast corner of land herein to be conveyed; thence along the west line of Delaware Avenue a course of south 1 degree 41-3/4 minutes east, a distance of 65 feet to a stake; thence along the north line of land now or formerly of John M. Casacchia, et ux, on a course of south 88 degrees 18 1/4 minutes west, a distance of 100 feet to a stake; thence along the East line of land now or formerly of Charles Lewis, et ux, on a course of north 1 degrees 41-3/4 minutes west, a distance of 65 feet to a stake on the south line of Sheridan Avenue; thence along the south line of Sheridan Avenue on a course of north 88 degrees 18-1/4 minutes east, a distance of 100 feet to a point, the place of beginning; and being known and designated as lot no. 183 on section 16 of The Official Survey of the City of New Castle, Pennsylvania. This description is made pursuant to map of survey for James E. O'Malley, dated July 29, 1959, by M.J. Jones, C.E., and on record in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania at deed book volume 463, page 178. Tax map and **Parcel no.: 02-214400**. The improvements thereon are: residential dwelling, address: **1311 Delaware Avenue, New Castle, PA 16101**. Real debt: \$69,342.68 plus interest, costs and attorney fees. Seized and taken in execution as the property of: Kevin David Polding and Victoria Lynn Polding. Attorney: McCabe, Weisberg and Conway, P.C.

### SALE NO. 4

Execution No.: 10829-2014; Firstmerit Mortgage Corp., plaintiff vs. Michael Lysakowski, defendant, owner of property situate in the Slippery Rock Township, Lawrence County, Pennsylvania, being **279 Fairview School Road, Ellwood City, PA 16117**. Judgment Amount: \$127,274.86 plus interest, costs and attorney fees. Improvement: dwelling house. **Tax**

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**Parcel No.: 32-091802.** Attorney Phelan, Hallinan, Diamond & Jones LLP.

## SALE NO. 5

Execution No.: 11044-2013; Bank of America, N.A., plaintiff vs. Charles R. Wehr and Kathy Wehr, defendants. All that certain lot or parcel of land situate in the Fourth Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania, known and designated as the west half of lot no. 33 on Homer H. Hazens plan of first addition, now or record in the office for recording deeds, etc. and more particularly described as follows: beginning at an intersection of the southerly line of Hazen Avenue with a dividing line between lots no. 33 and 34; thence south along that dividing line 1p 30 00 west, a distance of 150.00 feet to an alley; thence south 88p 30 00 east 25.00 feet; thence through lot no. 33 north 1p 30 00 east a distance of 150.00 feet to Hazen Avenue; thence along Hazen Avenue north 88p 30 00 west a distance of 25.00 feet to the place of beginning. Tax map and **parcel number: 14-094500**. The improvements thereon are: residential dwelling. Real debt: \$63,113.99 plus interest, costs and attorney fees. Seized and taken in execution as the property of Charles R. Wehr and Kathy Wehr. Attorney: McCabe, Weisberg and Conway, P.C. **Address: 228 Hazen Avenue, Ellwood City, PA 16117.**

## SALE NO. 6

Execution No.: 10659-2014; U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a trust Indentured dated as of April 1, 1982), plaintiff vs. Karen L. Luurtsema aka Karen L. Bartley and Carter S. Bartley, defendants. Township of North Beaver, Lawrence County, and State of Pennsylvania. HET dwg k/a **116 Clark Street, New Castle, PA 16102. Parcel Nos. 26-170000 and 26-170100**. Debt amount: \$128,447.92 plus interest, costs and attorney fees. Attorney: Louis P. Vitti

## SALE NO. 7

Execution No.: 10149-2014; LSF8 Master Participation Trust, plaintiff vs. Dale R. Creely and Martina A. Creely, Defendants. All that certain piece, parcel or lot of land situate, lying and being in New Beaver Borough, Lawrence County, Pennsylvania, being identified as lot no. 7 in parcel "B" of the subdivision of Angeline M. Pope property as recorded in the Office of the Recorder of Deeds of Lawrence County in plot book volume 120, page 137, and being more particularly bounded and described as follows, to-wit: beginning at a point where the dividing line of lot nos. 7 and 9 in the aforesaid plan intersects the easterly line of land now or formerly of Davis; thence along the easterly line of land now or formerly Davis, north 3 degrees east, a distance of 80.21 feet to a point on the dividing line between lot nos. 7 and 5 in the aforesaid plan; thence along the last mentioned dividing line north 88 degrees 53 minutes 30 seconds east, a distance of 144.96 feet to a point on the westerly line of Pope Drive; thence along the westerly line of Pope Drive, south 1 degree 6 minutes 30 seconds east, a distance of 80 feet to a point on the dividing line between lot nos. 7 and 9 in said plan; thence along the last mentioned dividing line south 88 degrees 53 minutes 30 seconds west, a distance of 150.70 feet to a point on the easterly line of land now or formerly of Davis, said point being the place of beginning. Subject to a right of way to the manufacturers light and heat co. filed 10/8/29 in book 272, page 130. Subject to a right of way to Columbia Gas transmission corp. filed

3/16/73 in book 573 page 403. Subject to a mutual right of way agreement filed 10/30/74 in book 586, page 954. **Tax map or parcel ID no. 17-059055. Address: 156 Pope Drive, Wampum, PA 16157-3522.** Title to said premises is vested in Dale R. Creely and Martina A. Creely, husband and wife, by deed from David C. Baker and Greta A. Baker, husband and wife dated June 16, 2004 and recorded June 30, 2004 in Deed Book 1955, page 0444. Debt amount: \$318,440.58 plus interest, costs and attorney fees. Attorney McCabe, Weisberg and Conway PC.

## SALE NO. 8

Execution No.: 11160-2014. Wells Fargo Bank, N.A. vs. Holly A. Italia a/k/a Holly Italia, James S. Italia a/k/a James Italia owner(s) of property situate in the New Castle City, 3<sup>rd</sup>, Lawrence County, Pennsylvania, being **1321 Barbour Place, New Castle, PA 16101-2601**. Judgment amount: \$116,389.31 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax parcel no.: 03-010000.**

## SALE NO. 9

Execution No.: 10891-2014. The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABB, Inc. Asset-Backed Certificates, Series 2007-12, plaintiff vs. Jonnie Kubic & Kevin Kubic, defendants. Improvements consist of a residential dwelling. Being premises: **749 Smiley Stop Road, Wampum, PA 16157**. Sold as the property of Jonnie Kubic and Kevin Kubic. **Tax parcel no.: 36-023100**. Judgment amount: \$128,236.53 plus interest, costs and attorney fees. Attorney: KML Law Group, P.C.

## SALE NO. 10

Execution No.: 10709-2014. Reverse Mortgage Solutions, plaintiff vs. Carol A. Cina, defendant. All that certain piece, parcel or lot of land situate in Neshannock Township, Lawrence County, Commonwealth of Pennsylvania, being lot number eighty (80) in the revised plan of Blews Acres, which plan is of record in the Recorder's Office of Lawrence County in plot book no. 12, page 45, said premises are more particularly bounded and described as follows: bounded on the north by lot number seventy-nine (79) in said plot; on the east by eighty-one (81) in, said plot; and on the west by Carol Drive. Having a frontage of one hundred (100) feet on Carol Drive and extending back along the north line a distance of two hundred and twenty-one hundredths (200.21) feet, a distance of one hundred eighty-seven and eighty-three hundredths (187.83) feet along the south line and a distance of one hundred and seventy-six hundredths (100.76) feet on the east line. Title to said premises is vested in Carol A. Cina by deed from Carol B. Fulkerson n/k/a Carol A. Cina dated and recorded October 16, 2007 in instrument number 2007-011175. Being **tax parcel no.: 25-143900. Premises being known as: 534 Blews Way, New Castle, PA 16105**. Judgment amount: \$76,613.47 plus interest, costs and attorney fees. Attorney McCabe, Weisberg & Conway, PC.

## SALE NO. 11

Execution No.: 11114-2014. Citizens Bank, N.A. f/k/a RBS Citizens, NA f/k/a Citizens Bank NA, s/b/m Charter One Bank, NA, plaintiff vs. Kevin L. Holfelder and Mary Ann Holfelder, defendants, owners or reputed owner. All that certain lot or piece of ground situate in

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Borough of New Wilmington, County of Lawrence, and Commonwealth of Pennsylvania. **Tax Parcel No.: 18-020600. Property address: 125 North Lincoln Street, New Wilmington, PA 16142.** Improvements; erected thereon. Attorney: Law Offices of Gregory Javardian. Judgment amount: \$72,954.54 plus interest, costs and attorney fees.

## SALE NO. 12

Execution No.: 11094-2014. PNC Bank, National Association, successor in interest to National City Real Estate Services, LLC, Successor by merger to National City Mortgage, Inc., f/k/a National City Mortgage Co., plaintiff vs. Sandra L. Williams, defendant, owner or reputed owner. Improvements consist of a residential dwelling. **Being premises: Box 46 Churchill Road, Hillsville, PA 16132. Tax parcel no.: 24-091100.** Debt amount: \$39,183.75 plus interest, costs and attorney fees. Attorney: KML Law Group

## SALE NO. 13

Execution No.: 10964-2008. Bank of New York as Trustee for The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-7, plaintiff vs. Daniel Benincase, Cindy L. Benincase, defendants, owners of property situate in the Lawrence County, Pennsylvania, being **614 Knox Avenue, Lots 183-A and 182-A, New Castle, PA 16101-1486.** Judgment amount: \$136,829.97 plus interest, costs and attorney fees. Improvement: dwelling house. **Tax Parcel No.: 34-298000, 34-298100.** Attorney: Phelan Hallinan Diamond & Jones, LLP

## SALE NO. 14

Execution No.: 10688-2014. LSF8 Master Participation Trust, by Caliber Home Loans, Inc. as its attorney in fact, plaintiff vs. Deana Melissa Stoner, defendant. Parcel No. One: All that certain, piece, parcel or lot of land situate, lying and being in the Township of Union, County of Lawrence, Commonwealth of Pennsylvania, and being known and designated as part of Lot No. 241 in the Revised plan of West View Terrace in Union Township, as recorded in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania in plot Book Volume 1, page 59 and being more particularly bounded and described as follows, to wit: Bounded on the North by Parcel Number Two in the within deed, on the East by Grandview Avenue, on the South by Union Street, and on the West by Parcel No. two in the within deed. Said premises have a frontage on said Grandview Avenue of fifty (50) feet, more or less, and extend back therefrom of even width, a distance of 140 feet. Parcel Number Two: all that certain piece, parcel or lot of land situate, lying and being in the Township of Union, County of Lawrence, Commonwealth of Pennsylvania, and being known and designated as part of Lot No. 241 and all of Lot Number 242 in the West View Terrace plan of lots as recorded in the office of the recorder of deeds of Lawrence County, Pennsylvania, in Plat Book Volume 1, page 59, being more particularly described and bounded as follows, to wit: Beginning at a point on the West line of Grandview Avenue where the same is intersected by the South line of Phillips Street and running thence Southwardly by the South line of Phillips Street a distance of 317 feet, more or less, to a point on the North Line of Union Street thence by the North line of Union Street in an Easterly direction, a distance of 156 feet more or less, to parcel number one

in the within deed; thence by Parcel Number one in the within deed in a Northerly direction, a distance of 50 feet, more or less, to a point on the South line of Lot Numbered 252 in the West View Terrace Plan of Lots thence by the South line of said lot numbered 252 in an Easterly direction, a distance of 140 feet, more or less to the West line of Grandview Avenue, thence by the West line of Grandview Avenue in a Northerly direction, a distance of 65 feet, more or less to a point being the place of beginning. Being all of lot numbered 242 and a part of lot numbered 241 in the West View Terrace Plan of Lots, a plan of which is recorded in the Recorders office of Lawrence County in Plot Book Volume 1, page 59. Tax map and parcel number: union Tax Map 4217 Uniform Parcel **Identification Numbers 34-159400, 34-159300. Property address: 314 Grandview Ave., New Castle, PA 16101.** The improvements thereon are: Residential Dwelling. Real debt: \$96,043.88 plus interest, costs and attorney fees. Seized and taken in execution as the property of: Deana Melissa Stoner. Attorney: McCabe, Weisberg and Conway P.C.

## SALE NO. 15

Execution No.: 10687-2014. Nationstar Mortgage LLC, plaintiff vs. Bryan J. Smith and April B. Keighley, defendants. All that certain lot or parcel of ground situate in the Township of Neshannock, County of Lawrence, Commonwealth of Pennsylvania, being designated as Lot No. 328 in Phase III of the Neshannock Trails Plan, Planned Residential Development, which is recorded in the Office of Recorder of Deeds of Lawrence County, Pennsylvania, in Plan Book Volume 22, Page 322-323 on October 29, 1997. Subject to the Declaration of Covenants and Conditions as the same was recorded in the Office of the Recorder of Deeds of Lawrence County, in Deed Book Volume 1205, Page 52, et seq., on May 1, 1995, and the Corrective Declaration of Covenants, Conditions, and Restrictions recorded in the Office of the Recorder of Deeds of Lawrence County in Deed Book Volume 1222, Page 341, on August 8, 1995, as revised by the Neshannock Trails Subdivision Final Recording Plat dated January 17, 1996, and recorded at Plat Book Volume 22, Page 67, on April 1, 1996. Subject to grants, rights, easements, exceptions, reservations, conditions, covenants, restrictions and rights of way as contained in prior instruments of record and in said recorded plan. Subject to coal, mining and mineral rights as heretofore conveyed or reserved by prior instruments of record and to building lines and easements on said recorded plan. Under and subject to all matters which may be shown by a complete and accurate survey and to all rights of way, easements, and conditions as are apparent upon an inspection of the premises. **Parcel No. 25-459478. Address: 3332 Long Branch Drive, New Castle, PA 16105.** Judgment amount: \$304,262.38 plus interest, costs and attorney fees. Attorney: Shapiro & DeNardo

## SALE NO. 16

Execution No.: 11134-2012. Pennymac Holdings, LLC F/K/A Pennymac Mortgage Investment Trust Holdings I, LLC, plaintiff vs. Laura B. Kelley, defendant, owner of property situate in the Neshannock Township, Lawrence County, Pennsylvania being **124 West Northview Avenue, New Castle, PA 16105-2848.** Judgment amount: \$59,369.67 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax Parcel**

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**No.: 25-418600**

## SALE NO. 17

Execution No.:11119-2014. Wells Fargo Bank N.A., plaintiff vs. Richard J. Prestopine, Jr., defendant, owner of property situate in Wayne Township, Lawrence County, Pennsylvania, being **RR#3 Northwestern Drive, a/k/a 219 Northwestern Drive, Ellwood City, PA 16117**, Judgment amount: \$113,191.00 plus interest, costs and attorney fees. Improvement: dwelling house. **Tax Parcel No.: 36-005700**. Attorney: Phelan Hallinan Diamond & Jones, LLP

## SALE NO. 18

Execution No.:11135-2014. The Huntington National Bank, plaintiff vs. Frederick C. Masters and Amy L. Masters, defendants. **Parcel No.: 04-024900**. The improvements thereon are: residential dwelling. Judgment amount: \$56,050.76 plus interest, costs and attorney fees. Seized and taken in execution as the property of: Frederick C. Masters and Amy L. Masters. **Address: 1016 Rose Avenue, New Castle, PA 16101**. Attorney: McCabe, Weisberg and Conway, P.C.

## SALE NO. 19

Execution No.:10440-2014. U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, plaintiff vs. Paige M. Bartolomeo, defendant. All that certain piece or parcel of land situate in Borough of Ellport, Lawrence County, Pennsylvania, being the easterly one-half of Lot No. 99-B and the easterly one-half of Lot No. 100 in the County Club Addition, as recorded in Lawrence County Plot Book Volume 6, page 6, and having thereon erected a dwelling known as **401 Mahony Avenue, Ellwood City, PA 16117**. **Tax Parcel No.: 10-068400**. To be sold as the property of Paige M. Bartolomeo, n/k/a Paige M. Hill, under Lawrence County judgment no. 2014-10440. Judgment amount: \$115,536.24 plus interest, costs and attorney fees. Attorney: Purcell Krug and Haller

## SALE NO. 20

Execution No.:11280-2014. US Bank National Association as Trustee for Pennsylvania Housing Finance Agency, plaintiff vs. Lettice R. Johnson, defendant. All that certain piece, parcel or lot of land, situate in the Fourth Ward, City of New Castle, Lawrence County, Pennsylvania, being more particularly bounded and described as follows: bounded on the North by Maryland Avenue; on the East by Lot No. 59 in the same plot of lots, now owned by Anna M. Jack; on the South by a fifteen (15) foot alley; and on the West by Lot No. 57, owned by John K. Moore, et ux, et al, and being Lot No. 58 in George T. Weingartner's Plan of the Irish Estate, being also designated as Lot No. 462 in Section 58 of the City Survey. Having thereon erected a dwelling **known as 1038 Maryland Avenue, New Castle, PA 16101**. **Tax parcel no.:04-026100**. Being the same premises which Findley K. Boyd Jr. and Barbara J. Boyd, his wife, by deed dated 12/30/1998 and recorded 01/05/1999 in Lawrence County Record Book 1479, Page 154, granted and conveyed unto Lettice R. Johnson. Under and subject to and together with prior grants and reservations of coal, oil, gas mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

Judgment amount: \$21,951.20 plus interest, costs and attorney fees. Attorney: Purcell Krug and Haller

## SALE NO. 22

Execution No.: 11079-2014. US Bank NA as Trustee for Pennsylvania Housing Finance Agency, plaintiff vs. Kristen F. Grumbine, defendant. All those certain pieces, parcels or lots of land situate in Union Township, Lawrence County, Pennsylvania, being Lot No. 3 and the westerly one-half of Lot No. 2 in the Revised Plot of Eden Heights Plan, as laid out by William G. Egbert and recorded in Lawrence County Plot Book Volume 11, Page 40 and having thereon erected a residential dwelling house known as **2995 West State Street, New Castle, PA 16101**. **Parcel ID: 34-339800**. Judgment amount: \$59,579.32 plus interest costs and attorney fees. Attorney: Purcell Krug and Haller

## SALE NO. 23

Execution No. 10077-14; Landmark CSA Corporation, Plaintiff vs. Kelly J. Wagner aka Kelly J. Reed, Defendant. Judgment Amount: \$8,403.62 plus interest, costs and attorney fees. All the right, title, interest and claim of Kelly J. Wagner aka Kelly J. Reed, of, in and to the following described property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Lawrence, City of New Castle: Having erected thereon a two-story dwelling **known as 1006 Woodland Avenue, New Castle, PA 16101**, deed book volume 1530, page 354, **Parcel ID# 03-129100**. Attorney Justin M. Tuskan.

## SALE NO. 25

No. 10741 of 2014; Citimortgage, Inc., Plaintiff vs. Donald L. Wansitler and Gloria Wansitler, defendants. All that certain lot or piece of ground situate in Slippery Rock Township, County of Lawrence, and Commonwealth of Pennsylvania. **Tax Parcel No. 32-127200**; Property address: **1425 Old State Road, New Castle, PA 16101**. Improvements: Erected thereon. Attorney: Powers, Kirm & Associates, LLC. Judgment Amount: \$115,660.32 plus interest, costs and attorney fees.

## SALE NO. 6

(CONTINUED FROM MARCH 11, 2015)

Execution no. 10752 of 2014; Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Quest Trust 2006-X1, Asset-Backed Certificates series 2006-X1, by its servicer Ocwen Loan Servicing LLC, plaintiff vs. Clair t. Damon, Jr and Linda Damon, defendant, owner or reputed owner. All that certain piece, parcel or lot of land lying and being in Mahoning Township: All that certain piece, parcel or lot of land situate, lying and being in Union Township, Lawrence County, Pennsylvania, being known and designated as Lot No. 121, Belmar Park Section "A" plan of lots, on record in the Lawrence County Recorder's Office in Plat Book Volume 12, page 30, further bounded and described as follows: Beginning at a point on the West line of Thornhill Drive, a 50 foot street, where the same is intersected by the North line of Lot No. 120 in said plan of lots; thence North 88 degrees 04 minutes West, 140 feet along the dividing line between lots 120 and 121 in said plan to a point thence North 1 degree 56 minutes East, 75 feet along the dividing line between lots 121 and 79 in said plan to a point; thence South 8 degrees 04 minutes East, 140 feet along the dividing line between Lots 122 and 121 in said plan to a point on the West line of Thornhill Drive, thence South 1 degree 56 minutes West 75 feet along the West line of Thornhill Drive to a point, the place of beginning. Being the same premises which

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Samuel Francis Zarilla and Sarah Zarilla, his wife, by deed dated January 27, 1979 and recorded January 29, 1979 in the office of the recorder of deeds in and for Lawrence County in Deed book 624, page 757, granted and conveyed unto Clair T. Damon Jr. and Linda J. Damon, his wife. Debt Amount: \$161,992.21 plus interest, costs and attorney fees. Attorney Stern and Eisenberg. Being known as **485 Thornhill Drive, New Castle, PA 16101, Parcel #34-079400,**

Sworn to and subscribed before me this  
17<sup>th</sup> day of March, 2015.

Perry L. Quahliero, Sheriff  
Lawrence County, PA

L.C.L.J: April 6, 13, & 20 of 2015

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