

# 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

#### **COLLINS, SHIRLEY M.**

Late of Slippery Rock Township, Lawrence County, Pennsylvania

Executor: Gary R. Collins, 4218 US 422, New Castle, PA 16101

Attorney: Robert D. Clark, 201 N. Market St., New Wilmington, PA 16142

#### **HARTZEL, FRANCES J.**

Late of Butler County, Pennsylvania

Executor: Robert K. Frishkorn, 219 North Clay St., Zelenople, PA 16063

Attorney: Kurt S. Rishor, 101 East Diamond St., Suite 208, Butler, PA 16001

#### **NAPLES, ANN J.**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Carol L. Maciarello, 227 E. Leasure Ave., New Castle, PA 16101

Attorney: Bradley G. Olson, Jr., Dimeo Olson Law Group, 28 N. Mill St., New Castle, PA 16101, (724) 656-6633

#### **PANDER, LUCILLE**

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Jean E. Wilson, 87 Borowicz Rd., New Wilmington, PA 16142

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

#### **ROZZI, MADELINE C.**

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Angela Rispoli

Attorney: John J. DeCaro, Jr., Cusick & DeCaro, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, (724) 658-2525

#### **VOLLICK, EDWARD S.**

Late of Lawrence County, Pennsylvania

Executrix: Mary E. Jordan

Attorney: John R. Seltzer, Seltzer & Harper, 2625 Wilmington Rd., New Castle, PA 16105

### THIRD PUBLICATION

#### **EISENHUTH, SHARON L.**

Late of New Castle, Lawrence County, Pennsylvania

Executrix: S. Joan Morris a/ka Sara Joanne Young

Attorney: Charles S. Cusick, Jr., Esq., Cusick & DeCaro, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

#### **SCHRY, JAMES C.**

Late of Ellwood City, Ellport Borough, Lawrence County, Pennsylvania

Co-Executrices: Jane A. Timpano and Kathryn Mazzanti

Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

#### **ZAPADKA, THADDEUS R.**

Late of Ellwood City, Lawrence County, Pennsylvania

Executrix: Deborah Ann Murphy

Attorney: Edward Leymarie, Jr., Leymarie Clark

Long, P.C., 423 Sixth St., Ellwood City, PA 16117

## NOTICE OF FILING OF ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on the 1st day of May, 2015, and a Certificate of Incorporation was granted under the provisions of the Business Corporation Law of 1988. The name of the corporation is **The People's Amusement Company of Lawrence County, Inc., d/b/t/a The Barnyard Landing**, and the purpose or purposes for which it has been organized is to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Business Corporation Law (commercial property maintenance).

Bradly G. Olson, Jr., Esquire

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L.C.L.J. - August 17, 2015

# LAWRENCE LAW JOURNAL

## SHERIFF SALES WEDNESDAY, SEPTEMBER 9, 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 PA. 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.: 11120-2014. Nationstar Mortgage LLC dba Champion Mortgage Co., plaintiff vs. Richard Mooney, known heir of Dolores J. Carangie, Larry C. Mooney, known heir of Dolores J. Carangie, Charles

P. Mooney, known heir of Dolores J. Carangie and unknown heirs of Dolores Carangie. Attorney: Richard J. Nalbandian, III, Esquire. All the right, title, interest and claim of: Unknown heirs of Dolores J. Carangie of in and to: Municipality: Fourth Ward of the City of New Castle. Address: **1009 Warren Avenue, New Castle, PA 16101**. Improvements: a residential dwelling. **Parcel ID: 04-039600**. Deed Book 489 and page 826. Judgment amount: \$74,708.56 plus interest, costs and attorney fees.

### SALE NO. 2

Execution No.: 10198-2015. U.S. Bank National Association, as Trustee under Securitization Servicing Agreement dated as of July 1, 2005 Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-HE1 c/o Oewen Loan Servicing, LLC, plaintiff vs. The Unknown Heirs, Executors and Devises of the Estate of James E. Flannery, defendant. Situate, lying and being in the South New Castle Borough, County of Lawrence and State of Pennsylvania, being known as **2201 Morris Street, New Castle, PA 16102**. **Tax Parcel ID# 19-027000, 19-027100, 19-027200**. Being the same premises Antonett Skufca, by deed dated March 11, 1970 and recorded March 16, 1970 in the office of the Recorder of Deeds in and for Lawrence County in Deed Book: 548, Page 965, granted and conveyed unto James E. Flannery and Dorothy M. Flannery, his wife. Debt amount: \$64,067.44 plus interest costs and attorney fees. Attorney: Stern & Eisenberg, PC.

### SALE NO. 3

Execution No.: 10609-2014. Nationstar Mortgage LLC, plaintiff vs. William and Jessica Kroll, defendants. All that certain piece, parcel or lot of land situate in City of New Castle, Lawrence County, Pennsylvania. Tax **Parcel No.: 05-073300**. Property address: **1116 Cunningham Avenue a/k/a 1116 Cunningham Avenue, New Castle, PA 16101**. Improvements: erected thereon. Attorney: Robert W. Williams. Debt amount: \$28,651.28 plus interest costs and attorney fees.

### SALE NO. 4

Execution No.: 10193-2015. Wells Fargo Bank, N.A., plaintiff vs. Mark A. Felasco, Shannon L. Felasco, defendant, owner of property situate in the Neshannock Township, Lawrence County, Pennsylvania, being **2703 Graceland Road, New Castle, PA 16105-2343**. Improvement: dwelling house. Judgment amount: \$160,971.39 plus interest costs and attorney fees. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax Parcel No.: 25-375100**

### SALE NO. 5

Execution No.: 11268-2014. LSF8 Master Participation Trust, plaintiff vs. Harry R. Heasley & Phyllis A. Heasley & The United States of America, defendants. All that certain piece, parcel or lot of land situate, lying and being in Neshannock Township, Lawrence County, Pennsylvania being known as Lots Numbered 31,32 and 33 in the Plot of Lots laid out by Thomas Maitland as recorded in Lawrence County Plot Book Vol. 2, page 63. **Tax Parcel No.: 25-175000**. **Property address: 1639 Katherine Street, New Castle, PA 16105**. Debt amount: \$170,822.95 plus interest costs and attorney fees. Attorney: Richard M. Squire & Associates, LLC

### SALE NO. 6

# LAWRENCE LAW JOURNAL

Execution No.: 11231-2014. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-14, plaintiff vs. Raymond M. Bettoni and Mary Bettoni, defendants. All that certain lot or parcel of land situate in the Fourth Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania, known as the Southern 100 feet of Lot No. 25 in the John B. Hazen's Plan of Lots, as recorded in Plot Book Volume 3, page 17, and being more particularly bounded and described as follows: Beginning at the intersection of the dividing line between Lot Nos. 24 and 25 with the North line of Line Avenue; thence North along said dividing line for a distance of 100 feet to a point; thence East by a line parallel to and 100 feet distant from the North line of Line Avenue, for a distance of 50 feet to a point on the West side of an alley; thence South along the West side of said alley, for a distance of 100 feet to a point on the North line of Line Avenue; thence West along the North line of Line Avenue, for a distance of 50 feet to the place of beginning. **Parcel No. 14-091200.** Judgment amount: \$90,393.55 plus interest costs and attorney fees. **Address: 122 Line Avenue, Ellwood City, PA 16117.** Attorney: Shapiro & DeNardo, LLC

## SALE NO. 7

Execution No.: 10573-2014. Wells Fargo Bank, National Association as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust 2003-He6, Asset-Backed Pass-Through Certificates, Series 2003-He6, Plaintiff vs. Douglas M. Peters owner(s) of property situate in the Neshannock Township, Lawrence County, Pennsylvania, being **224 Sunset Drive, New Castle, PA 16105-3110.** Judgment amount: \$240,960.58 plus interest costs and attorney fees. Improvement: Dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax Parcel No.: 25-051400.**

## SALE NO. 8

Execution No.: 10431-2014. Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, plaintiff vs. Linda L. Lutton, a/k/a Linda Lutton; Ronald K. Taranski, defendants. All that certain piece, parcel or lot of land situate, lying and being in the Third Ward, New Castle, Lawrence County, Pennsylvania, being known as Lot No. 67 on Section 31 of the Official Survey of the City of New Castle. Being known as: **1014 Dewey Avenue, New Castle, PA 16101.** Being the same premises which Sherry L. Esser and Gerard Esser, her husband, by deed dated May 29, 2008 and recorded June 5, 2008 in and for Lawrence County, Pennsylvania, as Instrument #2008-005360, granted and conveyed unto Ronald E. Tarnaski and Linda L. Lutton. **Parcel No.: 03-118400.** Judgment amount: \$47,796.75 plus interest costs and attorney fees. Attorney: Zucker, Goldberg & Ackerman, LLC

## SALE NO. 9

Execution No.: 10150-2015. JPMorgan Chase Bank, National Association, plaintiff vs. Kinsey K. Fobes, defendant. All that certain piece or parcel of land situate, lying and being in the fifth ward of the city of New Castle, Lawrence County, Pennsylvania, bounded and described as follows: Bounded on the West by Pollock Avenue on the North by Bleakley Avenue, on the East by an alley; on the South by land of James Pander, ET UX., being 38 feet wide on said Pollock Avenue and

extending back of even width 150 feet to said alley on the East; being known as Lot No. 121 in section 67 of the official survey of the City of New Castle. Under and subject to restrictions, reservations, conditions, covenants, easements, rights of way ETC, recorded appearing in instruments of record. **Parcel No. 05-086200.** Address: **1101 Pollock Avenue, New Castle, PA 16101.** Judgment amount: \$38,076.58 plus interest costs and attorney fees. Attorney: Shapiro & DeNardo, LLC

## SALE NO. 10

Execution No.: 10251-2015. MTGLQ Investors, L.P., plaintiff vs. Kathleen H. Harper, defendant. Situate, lying and being in the Sixth Ward, City of New Castle, Lawrence County, Pennsylvania, being known as **810 Harbor Street, New Castle, PA 16101.** Being the same premises which The Lawrence County Housing Starts Partnership, A Pennsylvania Limited Partnership, By and through its General Partner, Lawrence County Family Center, Inc. a Pennsylvania Non-Profit Corporation, by Deed dated May 11, 2001 and recorded May 30, 2001 in the Office of the Recorder of Deeds in and for Lawrence County in Deed Book 1633 page 495, granted and conveyed unto Kathleen H. Harper, individually. **Parcel I.D. No. 06-069200.** Judgment amount: \$42,447.92 plus interest costs and attorney fees. Attorney: Stern & Eisenberg, PC

## SALE NO. 11

Execution No.: 11269-2014. LFS8 Master Participation Trust, plaintiff vs. Susan R. Lutz, defendant. All the right, title, interest and claim of Susan R. Lutz of in and to: All the following described real estate situated in the township of Wayne, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as **4712 Ellwood Road, New Castle, PA 16101.** Deed book volume 1634, page 306, **parcel number: 36-024500.** Judgment amount: \$137,596.25 plus interest, costs and attorney fees. Attorney: Weltman, Weinberg & Reis Co., LPA

## SALE NO. 12

Execution No.: 10992-2012. Bank of America, plaintiff vs. Tommy Shropshire, defendant owner or reputed owner. Debt amount: \$65,005.22 plus interest costs and attorney fees. All that certain piece, parcel or lot of land situate in City of New Castle, Lawrence County, Pennsylvania. **Tax parcel no.: 07-118400. Property Address: 407 Seventh Street, New Castle, PA 16102.** Improvements: erected thereon. Attorney: Robert W. Williams, Esquire

## SALE NO. 13

Execution No.: 10622-2012. Wells Fargo, NA, plaintiff vs. Jeffrey Norris, defendant owner or reputed owner. Debt Amount: \$42,320.78 plus interest costs and attorney fees. All that certain piece, parcel or lot of land situate, lying and being in the Seventh Ward of the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, being the Northeast half of lot no. 25 in the Pennsylvania Company's addition to the Town of Mahoningtown, as recorded in the Office of the Recorder of Deeds in plan book volume 1, page 7, and also known and designated as lot no. 166 in section 95 of the official survey of the city of New Castle, and being more particularly bounded and described as follows: bounded on the Northwest by Cedar Street; on the Northeast by Lot No. 24 in the Pennsylvania Company's addition to the Town of Mahoningtown; on the Southeast by an alley;

# LAWRENCE LAW JOURNAL

and on the Southwest by the other half of Lot No. 25, now or formerly Pietro Pecoraro; having a frontage on said Cedar Street of 25 feet and extending back of even width to said alley in the rear. Being known as: **209 South Cedar Street, New Castle, PA 16102-1425**. Being the same premises which Anthony Natale, single individual, by deed dated June 24, 2005 and recorded June 27, 2005 in and for Lawrence County, Pennsylvania, in deed book volume 2042, page 567, granted and conveyed unto Jeffrey Norris. **Parcel No.: 07-086900**. Attorney: Zucker Goldberg & Ackerman

## SALE NO. 14

Execution No.: 10432-2015. Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan asset-backed trust series INABS 2007-A Home Equity Mortgage Loan Asset-Backed Certificates series INABS 2007-A c/o Owlen Loan Servicing LLC, plaintiff vs. Michael Devers and Victoria Cialella Devers, defendant. Situate, lying and being in the Second Ward of the City of New Castle, County of Lawrence and State of Pennsylvania, being **known as 224 East Winter Avenue, New Castle, PA 16101**. Being the same premises which Betty J. Cialella, unmarried widow by deed dated April 12, 1999 and recorded April 13, 1999 in the Office of the Recorder of Deeds in and for Lawrence County in deed book/page 1495/229, granted and conveyed unto Victoria Cialella Devers and Michael Devers, her husband. **Parcel No.: 02-104600**. Debt amount: \$225,549.90 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg

## SALE NO. 15

Execution No.: 10290-2015. Wells Fargo Bank, NA, plaintiff vs. Daniel C. Drake, defendant, owner of property situate in the Shenango Township, Lawrence County, Pennsylvania being **743 Harmony Baptist Drive aka 743 Harmony Baptist Road, New Castle, PA 16101-6626**. Judgment amount: \$112,781.01 plus interest costs and attorney fees. Improvement: dwelling house. **Parcel No.: 31-210900**. Attorney Phelan Hallinan Diamond & Jones.

## SALE NO. 16

Execution No.: 10439-2015. PNC Bank, National Association, successor in interest to National City Real Estate Services, LLC successor by merger to National City Mortgage, Inc. formerly known as National City Mortgage Co., plaintiff vs. Todd A. Henry and Stacy L. Henry aka Stacy Farris, defendants. Judgment amount: \$32,258.95 plus interest costs and attorney fees. Attorney: KML Law Group, P.C. Improvements consist of a residential dwelling. **Being premises 918 Adams Street, New Castle, PA 16101. Tax Parcel #04-084700**.

## SALE NO. 17

Execution No.: 10110-2014. U.S. Bank, National Association, as successor trustee to Bank of America, N.A., as successor by merger to LaSalle Bank, NA, as trustee for the holders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, series 2006-HE2, plaintiff vs. Anthony Marinelli; Rebecca Josephine Marinelli; United States of America, defendants. All that certain piece, parcel or lot of land situate, lying and being in Neshannock Township, Lawrence County, Pennsylvania, being known and designated as lot numbered 261, in the revised plan of Walmo, a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Vol. 8, page 33, and

being more fully bounded and described as follows, to wit: Bounded on the North by lot numbered 260 in said plan of lots, a distance of two hundred thirty-two and sixty-two hundredths (232.62) feet; on the East by lots numbered 2 and 3 in said plan of lots, a distance of one hundred(100) feet; on the South by lot numbered 262 in said plan of lots, a distance of two hundred thirty-three and forty-three hundredths (233.43) feet and on the West by the center line of Rosedale Avenue, a distance of one hundred (100) feet, and containing an area of .535 acre. Being known as: **2908 Rosedale Avenue, New Castle, PA 16105**. Being the same premises which Christopher John Jurkiewicz, Executor of the Estate of John Walter Jurkiewicz, deceased, and Christopher John Jurkiewicz, individually and as beneficiary, and Robert Joseph Jurkiewicz and Rebecca Josephine Marinelli, as beneficiaries, by deed dated March 18, 2008 and recorded April 21, 2008 in and for Lawrence County, Pennsylvania as document number 2008-003537, granted and conveyed unto Anthony Marinelli and Rebecca Josephine Marinelli, husband and wife. Debt amount: \$50,883.06 plus interest, costs and attorney fees. **Parcel No.: 25-196400**. Attorney: Zucker, Goldberg & Ackerman, LLC

## SALE NO. 18

Execution No.: 10185-2015. First Merit Mortgage Corporation, plaintiff vs. Mary R. Richard a/k/a Mary Richard, defendant, owner of property situate in the South New Castle Borough, Lawrence County, Pennsylvania, being **2006 South Beaver Street, New Castle, PA 16102-1615**. Judgment amount: \$45,375.87 plus interest costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, L.L.P. **Tax Parcel No.: 19-021100, 19-021200**.

## SALE NO. 19

Execution No.: 10382-2015. Wells Fargo Bank, NA, plaintiff vs. Caroline S. Ritenour, defendant, owner of property situate in the New Castle City, Fifth Ward, Lawrence County, Pennsylvania, being **304 Friendship Street, New Castle, PA 16101**. Judgment amount: \$36,861.53 plus interest costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax Parcel No.: 05-056800**.

## SALE NO. 20

Execution No.: 10444-2013. U.S. Bank National Association, successor trustee to Bank of America, N.A. as successor to LaSalle Bank, N.A. as trustee for the Merrill Lynch First Franklin Mortgage Loan rust, Mortgage Loan Asset-Backed Certificates, Series 2007-3, plaintiff vs. Michael A. Frisk Jr. & Tarah L. Frisk, 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 Lot No. 45 on the Grove and Whieldon Plan of Lots as recorded in the Recorder's Office of Lawrence County, Pennsylvania, and more particularly described as follows: bounded on the East by Lot No. 44 in the same plan; and on the South by Orchard Avenue; said lot having a frontage of 40.71 feet on the North line of Orchard Avenue and extending Northward of even width therefrom, a distance of 140 feet to a street known as Ellwood Avenue. Being known as: **608 Orchard Avenue, Ellwood City, PA 16117**. Being the same premises which Eric M. Fabritius, correctly known as Eric M. Fabritius, single individual, by Deed dated March 12, 2007 and recorded March 27, 2007 in and for Lawrence County, Pennsylvania, as instrument #2007-003136, granted and conveyed unto Michael A.

# LAWRENCE LAW JOURNAL

Frisk Jr. and Tarah L. Frisk, his wife. **Parcel No.: 14-000700.** Debt amount: \$95,030.02 plus interest costs and attorney fees. Attorney: Zucker, Goldberg & Ackerman, LLC

## SALE NO. 21

Execution No.: 10507-2015. PNC Bank, National Association, plaintiff vs. Tracey R. Bethune A/K/A Tracy R. Bethune, defendant. All that certain lot of land situate in City of New Castle, Lawrence County, Pennsylvania: Being known as **307 Hillcrest Avenue, New Castle, PA. Parcel No.: 02-216900.** Improvements: residential property. Debt amount: \$51,284.57 plus interest costs and attorney fees. Attorney: Udren Law Offices, P.C.

## SALE NO. 22

Execution No.: 10506-2015. U.S. Bank National Association as Trustee Successor in Interest to Bank of America, National Association as Trustee, successor by merger to LaSalle Bank, National Association as Trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2007-HE1 Trust, plaintiff vs. Christine Sager and Russell Sager, defendants. All that certain piece, lot or parcel of land situate, lying and being in Union Township, Lawrence County, Pennsylvania, being more particularly bounded and described as follows, to wit: BOUNDED ON THE North by Hart Street, on the East by land now or formerly of Marry J. Stewart; on the South by an Alley, and on the West by land now or formerly of Zadok E. Lanham, et ux., said lot having frontage of forty-two and no hundredths (42.00) feet on said Hart Street and extending back therefrom, of even width, a distance of one hundred and seventy-seven and no hundredths (177.00) feet to said alley on the South. **Parcel No.: 34-031500. Address: 1716 Hart Street, New Castle, PA 16101.** Debt amount: \$70,116.33 plus interest costs and attorney fees. Attorney: Shapiro & DeNardo, LLC

## SALE NO. 23

Execution No. 10364-2015. The Hunting National Bank, plaintiff vs. Mary T. Haney, Executrix of the Estate of Roberta Gayle Tepsick, deceased mortgagor and real owner, defendants. **Parcel ID. No.: 33-121900.** All that certain piece, parcel or lot of land situate in Taylor Township, Lawrence County, Pennsylvania, and known as 184, 185 and 186 in the West Pittsburgh Realty company's plan of lots as recorded in plot book volume 3, page 32 in the office of the Recorder of Deeds of Lawrence County, Pennsylvania, and being more particularly bounded ad described as follows, to wit: bounded on the North by Lot No. 183 in said plan of lots; on eh East by Center Avenue; on the South by Fifth Street; and on the West by a 12 foot alley; Lot No. 186 has a frontage of 27 feet on Center Avenue and extends westwardly to said alley of uniform width. A distance of 100 feet; lot nos. 184 and 185 each have a frontage of 22 feet on Center Avenue and each extends westwardly therefrom of uniform width, a distance of 100 feet to said 12 foot alley. **Address: 193 Center Avenue, West Pittsburgh, PA 16160.** The improvements thereon are: residential dwelling. Real Debt: \$54,810.22 plus interest costs and attorney fees. Seized and taken in execution as the property of Mary T. Haney, Executrix of the Estate of Roberta Gayle Tepsick, deceased mortgagor and real owner. Attorney: McCabe Weisberg and Conway, P.C.

## SALE NO. 24

Execution No.: 10444-2015. LSF9 Master Participation Trust, plaintiff vs. Bernard Pagliaro and Betty Pagliaro, defendants. **Parcel Number: 26-099600. Address: 135 Leeper Drive, New Castle, PA 16102.** (North Beaver Township) The improvements thereon are: residential dwelling. Real debt: \$206,403.21 plus interest costs and attorney fees. Seized and taken in execution as the property of: Bernard Pagliaro and Betty Pagliaro. Attorney: McCabe, Weisberg and Conway, P.C.

## SALE NO. 25

Execution No.: 10135-2015. OneWest Bank, N.A., plaintiff vs. Carl T. Hobel, Jr., defendant. Tax map and parcel **number: 05-063300.** The improvements thereon are: residential dwelling. Real debt: \$77,795.81 plus interest costs and attorney fees. Seized and taken in execution as the property of Carl T. Hobel, Jr. **Address: 721 Rear City Line Street, New Castle, PA 16101.** New Castle, 5<sup>th</sup> Ward. Attorney: McCabe, Weisberg and Conway, P.C.

## SALE NO. 26

Execution No.: 10364-2010. BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, plaintiff vs. Melanie A. Nice and Kevin A. Nice, defendants. Improvements consist of a residential dwelling. Being premises: **1907 Highland Avenue, New Castle, PA 16105.** Sold as the property of Melanie A. Nice and Kevin A. Nice. **Tax parcel no.: 02-302400.** Judgment amount: \$124,193.03 plus interest costs and attorney fees. Attorney: KML Law Group. P.C.

## SALE NO. 27

Execution No.: 10927-2014. U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, plaintiff vs. Tabatha M. Brunsworth and Timothy J. Hernandez, defendants. All that certain piece or lot of land situate, lying and being in the Second Ward of the City of New Castle, Lawrence County, Pennsylvania, being Lots Nos. 7, 8, and 9 in the North Highland Land Company Plan of Lots, Lawrence County Plot Book Volume 3, page 52. Also designated as Lots Nos. 114 and 116 on Section 5 of the Official Survey of the City of New Castle, Pennsylvania. Having thereon erected a dwelling known as **2211 Highland Avenue, New Castle, PA 16105. Tax parcel no. 02-088700.** Debt amount: \$48,118.12 plus interest costs and attorney fees. Attorney: Purcell Krug and Haller.

## SALE NO. 28

Execution No.: 10189-2014. U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, plaintiff vs. Nelson L. Fox III, defendant. All that certain parcel or lot of land situate, lying and being in the Fifth Ward of the City of New Castle, Lawrence County, Pennsylvania, known as part of Lot No. 44 in the Kurtz and DuShane's Mayfield Plan of Lots, and also known as Lot No. 480 on Section 78 of the Official Survey of the City of New Castle, and having thereon erected a dwelling known as **1502 Thorpe Street, New Castle, PA 16101. Parcel ID#05-039500.** Judgment amount: \$87,503.94 plus interest costs and attorney fees. Attorney: Purcell Krug and Haller.

## SALE NO. 29

Execution No.: 10833-2013. U.S. National Bank Association as Trustee for the Pennsylvania Housing



# LAWRENCE LAW JOURNAL

Finance Agency, plaintiff vs. Rosemarie Prine, Bonnie Krampert, Cathy Krampert, Georgialea Exposito and Walter Krampert, known heirs of Joseph V. Krampert, deceased, defendants. All those two certain parcels or lots of land situate, lying and being in the Third Ward of the City of New Castle, Lawrence County, Pennsylvania (1) Being Lot No. 15 in the Revised Plot of J.G. and W. McConahy of the Third Ward, New Castle, PA; also known as Lot No. 86 in Section 30, of the Official Survey of the City of New Castle. (2) Being Lot No. 16 in J.G. and W. McConahy Revised Plan of Lots, recorded in Lawrence County Plot Book Volume 2, page 12; also being known as Lot No. 85 in Section 30 of the Official Survey of the City of New Castle, Having thereon erected a dwelling known as **433 Martin Street, New Castle, PA 16101. Tax Parcel Nos. 03-150000, 03-150100.** Reference Lawrence County Document No. 2008-012006. Debt Amount: \$40,916.88 plus interest, costs and attorney fees. Attorney Purcell, Krug & Haller.

## SALE NO. 30

By virtue of a writ of execution no. 10395 of 2015; U.S. Bank National Association, as Trustee, Successor in interest to Wachovia Bank, N.A. formerly known as First Union National Bank, as Trustee for Abfc 2002-Wfl Trust, Abfc Mortgage Loan Asset Backed Certificates, Series 2002 Wfl , Plaintiff vs Elijah Doster, Jr, defendant, owner of property situate in the first ward, New Castle, Lawrence County, Pennsylvania **being 324 North Beaver Street, New Castle, PA 16101-2255.** Debt Amount: \$19,295.30 plus interest, costs and attorney fees. **Tax Parcel No. 01-021100.** Attorney Phelan, Hallinan Diamond & Jones.

## SALE NO. 31

By virtue of a writ of execution no. 10090 of 2015; Deutsche Bank National Trust Company, solely as trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass through certificates series 2005-11, plaintiff vs unknown heirs, successors, assigns and all persons firms or associations claiming right, title or interest from or under Charles P. Bromley, deceased, defendant, owner of property situate in the Neshannock Township, Lawrence County, Pennsylvania, **being 103 West Elizabeth Street, New Castle, PA 16105-2857. Tax ID# 25-243400.** Debt Amount: \$112,323.40 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney Phelan Hallinan Diamond & Jones.

## SALE NO. 32

By virtue of a writ of execution no. 10471-2015; U.S. Bank National Association, as trustee for Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE4, asset backed pass-through certificates, series 2004-HE4, Plaintiff vs Carolyn Lloyd, defendant, owner of property situate in Third Ward, Ellwood City, Lawrence County, PA **being 207 Hickory Way, Ellwood City, PA 16117-2133. Tax ID# 13-014100.** Debt Amount: \$63,120.59 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney Phelan Hallinan Diamond & Jones.

## SALE NO. 33

By virtue of a writ of execution no. 10214 of 2007; Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 1999-C, Plaintiff vs. Charlotte Weber, John Edward Weber, defendants, owners of property situate in the Mahoning Township, Lawrence County, Pennsylvania, **being 143 Rich Avenue aka**

**Box 219 Rich Avenue, Hillsville, PA 16132.** Improvement: dwelling house. Debt Amount: \$117, 155.65 plus interest, costs and attorney fees. Attorney Phelan Hallinan Diamond & Jones. **Tax ID# 24-159000.**

## SALE NO. 34

By virtue of a writ of execution no. 10254 of 2013; Green Tree Servicing LLC, Plaintiff vs Pamela V. Kifer, defendant, owner of property situate in the Ellport Borough, Lawrence County, Pennsylvania being **227 Duncan Avenue, Ellwood City, PA 16117-2406.** Debt amount: \$78,681.47 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney Phelan, Hallinan Diamond & Jones. **Tax ID# 10-094500.**

Sworn to and subscribed before me

this 10th day of July, 2015.

Perry L. Quahliero, Sheriff

Lawrence County, PA

L.C.L.J.: August 3, 10 & 17, 2015