

# 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

#### CHIAVERINI, RINO

Late of New Castle, Lawrence County, Pennsylvania  
Executrix: Clara P. Chiaverini, 2468 Willowhurst Circle, New Castle, PA 16101  
Attorney: Carmen F. Lamancusa, 414 N. Jefferson St., New Castle, PA 16101

#### LEONARD, CHRISTOPHER J.

#### A/K/A LEONARD, CHRISTOPHER JOHN

Late of Perry Township, Lawrence County, Pennsylvania  
Executrix: Melinda J. Leonard, 1913 St. Andrew Square, Allison Park, PA 15101  
Attorney: Sarah G. Hancher, Esquire, 101 North Green Lane, Zelienople, PA 16063

### SECOND PUBLICATION

#### CAPITOLA, THOMAS

Late of New Castle, Lawrence County, Pennsylvania  
Administrator: Diane E. Capitola  
Attorney: Louise A. Geer, Geer and Herman, P.C., 2100 Wilmington Road, New Castle, PA 16105, (724) 652-0511

#### KOMARA, MARLENE M.

Late of Canfield, Mahoning County, Ohio, and an owner of real estate situate in Mahoning Township, Lawrence County, Pennsylvania  
Administratrix: Brianna Komara Pridon, 98 Neff Drive, Canfield, OH 44406  
Attorney: James W. Manolis, Verterano & Manolis, 2622 Wilmington Rd., New Castle, PA 16105-1530

#### OESTREICH, NELSON EDWARD

Late of New Wilmington Township, Lawrence County, Pennsylvania  
Executrix: Suzanne E. Oestreich, 115 North Market St., Apt. 2, New Wilmington, PA 16142  
Attorney: McNickle & Bonner, LLP, 209 West Pine St., Grove City, PA 16127-1595

#### ZOLTANI, DAN

Late of Lawrence County, Pennsylvania  
Co-Executrices: Ruthann Z. Chiarini, Denise C. Callender, and Debra Z. Matthews  
Attorney: John R. Seltzer, Seltzer & Harper, 2625 Wilmington Road, New Castle, PA 16105

### THIRD PUBLICATION

#### MORRIS, PAT FRANK

#### A/K/A MORRIS, PAT F., SR.

Late of Shenango Township, Lawrence County, Pennsylvania  
Executor: Pat F. Morris, Jr., Prospect, PA  
Attorney: Peter E. Horne, 143 E. Wallace Ave., New Castle, PA 16101, (724) 657-9111

#### PETRUCCI, JOSEPH A., SR.

Late of New Castle, Lawrence County, Pennsylvania  
Administrator: Joseph A. Petrucci, Jr., 108 Maitland Lane, New Castle, PA  
Attorney: Charles P. Sapienza, Jr., 2625 Wilmington

Rd., New Castle, PA 16105

#### TINDALL, EARL A.

Late of Perry Township, Lawrence County, Pennsylvania  
Executor: Robert J. Tindall, P.O. Box 868, 2 Gilkey Dr., Apt. 208, Mars, PA 16046  
Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

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## SHERIFF SALES

WEDNESDAY, NOVEMBER 4, 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.: 11314-2013. Federal National Mortgage Association ("Fannie Mae"), plaintiff vs. Mark

L. Moore Sr. and Sharlene D. Moore, 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, and being known and designated as Lot No. 3 in the Moody and Ramsey Plot of the Second Ward, an unrecorded plot, and being further known and designated as Lot No. 68 in Section 23 of the Official Surveyor of the City of New Castle, and more particularly bounded and described as follows, to wit: beginning at a point on the east line of Delaware Avenue, 106-1/2 feet north of the intersection of the east line of Delaware Avenue with the north line of Wildwood Avenue; thence north 01 degree 41-3/4 minutes west by the east line of Delaware Avenue a distance of 40 feet to a point; thence north 88 degrees 18-1/4 minutes east by Lot No. 2 in said plot, now or formerly of Daniel Steven Moody e ux., and Joseph G. Frengel, formerly of Gray and Tilton, a distance of 130 feet to a point; thence south 01 degree 41-3/4 minutes east by lots numbered 6 and 13 in said plot, now or formerly of Larrigan and James P. Fee, formerly of Shelton and VanBuren, a distance of 40 feet to a point; thence South 88 degrees 18-1/4 minutes west by Lot #4 in said plot, now or formerly of James P. Fee and Barbara Jenkins, formerly of Louer, a distance of 130 feet to a point, the place of beginning. Subject to that certain Driveway Agreement dated August 8, 1958, and recorded August 18, 1958, at Book 451, page 397, Recorder of Deeds Office, Lawrence County, Pennsylvania. **Parcel ID No.: 02-081500.** Improvements: Residential dwelling. **Address: 1008 Delaware Avenue, New Castle, PA 16101.** Title to said premises is vested in Mark L. Moore, Sr. and Sharlene D. Moore, h/w, by Deed from William B. Kay and Pamela J. Kay, h/w, dated 11/06/2007 in Instrument Number 2007-012131. Debt amount: \$69,478.47 plus interest, costs and attorney fees. Attorney: Martha E. Von Rosenstiel, P.C.

### SALE NO. 2

Execution No.:2015-10438. The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RS2, plaintiff vs. Gary M. Lloyd and Teresa L. Lloyd, defendants. All that certain piece parcel or lot of land situate lying and being in the Fifth Ward, New Castle, Lawrence County, Pennsylvania, being known and designated as Lot No. 14 in the Jackson Heights Plan of Lots, a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Vol. 11, page 55, and more fully bounded and described as follows, to wit: bounded on the North by Lot No. 15 in said plan, a distance of 83.93 feet; on the east by National Avenue, a distance of 53.97 feet; on the South by Lots No. 13 and 17 in said plan, a distance of 104.41 feet, and on the west by lot no. 16 said plan a distance of 50 feet. Being the same lands conveyed to Wilbur R. Boston and Ruth M. Boston, his wife, by deed Phillip R. Winter, et ux, dated March 29, 1951 of record in the Recorder's Office of Lawrence County, Pennsylvania in deed Book Vol. 370, page 42. Being known as **parcel number 05-079600**, Judgment amount: \$54,781.36 plus interest costs and attorney fees. Attorney: Shapiro & DeNardo, LLC. **Address: 1604 National Street, New Castle, PA 16101.**

### SALE NO. 3

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Execution No.: 2015-10068. HSBC Bank USA, N.A., plaintiff vs. Gregory R. Padilla, Tracy Lynn Padilla a/k/a Tracy L. Padilla, defendants. All that certain lot of land situate in City of New Castle, Lawrence County, Pennsylvania: being **known as 709 Blaine Street, New Castle, Pa 16101. Parcel No.: 02-229100**. Improvements: Residential property. Debt amount: \$40,251.70 plus interest, costs and attorney fees. Attorney: Udren Law Offices, P.C.

## SALE NO. 4

Execution No. 10350-2014: JPMorgan Chase Bank, N.A., plaintiff vs. Jessica Anne Leonberg, defendant, owner of property situate in the new Castle City, 5<sup>th</sup> Ward, Lawrence County, Pennsylvania, **being 1102 Cunningham Avenue, New Castle, PA 16101-4740**. Judgment amount: \$60,001.10 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax parcel no.: 05-011400**.

## SALE NO. 5

Execution No.: 2014-11147. U.S. Bank National Association, plaintiff vs. Joseph S. and Donna Sorbo, defendant, owner or reputed owner. All the right, title, interest and claim of Joseph S. Sorbo and Donna M. Sorbo of, in and to the following described property: all the following described real estate situated in the Second Ward, City of New Castle, County of Lawrence, and Commonwealth of Pennsylvania. Having erected thereon a dwelling being known and numbered as **519 E. Leasure Avenue, New Castle, PA 16105**. Deed book volume 2023, page 479. **Parcel ID No.: 02-194400**. Debt amount: \$52,334.57 plus interest, costs and attorney fees. Attorney: Grenen & Birsic

## SALE NO. 6

Execution No.: 2015-10200. Wells Fargo Home Mortgage, Inc., plaintiff vs. Marcie L. Delillo, defendant, owner or reputed owner. All that certain piece, parcel or lot of land situate in City of New Castle, Lawrence County, Pennsylvania. **Tax parcel no.: 03-190200 and 03-190300**. Property address: **1324 Laurel Place, New Castle, PA 16101**. Improvements: erected thereon. Sold as the property of Marcie L. Delillo. Attorney: Robert W. Williams, Esquire. Debt amount: \$105,097.50 plus interest, costs and attorney fees.

## SALE NO. 7

Execution No.: 2015-10346. The Huntington National Bank, plaintiff vs. Stephanie J. Wagner and Nicholas W. Shaffer, defendants. **Permanent ID No.: 04-259900**. All that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward, New Castle, Lawrence County, Pennsylvania, bounded and described as follows: Beginning at a point on the South line of Rose Avenue 10 feet east of the west line of Lot No. 40 in the Weingartner Realty company's Plot of Lots No. 3; thence b a line parallel to said west line of Lot No. 40 and 10 feet east therefrom in a Southerly direction by the land now or formerly of Lloyd, 120 feet to the north line of a 10 foot alley thence by the north line of said alley in an easterly direction, 50 feet to a point; thence by a line parallel to the said west line of lot no. 40 in a northerly direction, 120 feet to the south line of Rose Avenue: thence by the south line of Rose Avenue in a westerly direction, 50 feet to a point, the place of beginning. Being 30 feet in width off the east side of lot no. 40 and 20 feet in width off the west side of Lot No. 273-274B on Section 69 of the official survey of the City of New Castle, Pennsylvania.

The premises are known by the street address of 1030 Rose Avenue, New Castle, Pennsylvania. Title to said premises is vested in Stephanie J. Wagner and Nicholas W. Shaffer by deed from Louis Ferko, of Phoenix, AZ, Viola Zarilla of Phoenix, AZ, Lawrence and Mary Tuscano, his wife, of Henderson, NV, Madaline Haas, Single, Helen Exposito and Rodys Exposito, her husband and Thelma Tuscano, Single of Lawrence County, Pennsylvania dated September 13, 2005 and recorded November 2, 2005 in deed book 2076, page 833. Being tax parcel no.: 04-259900. Premises **being known as: 1030 Rose Avenue, New Castle, PA 16101**. Debt amount: \$29,520.55 plus interest, costs and attorney fees. Attorney Terrence McCabe.

## SALE NO. 8

Execution No.: 2014-10704. LSF Master Participation Trust, plaintiff vs. Michael A. Sainato and Melinda S. Sainato, defendants. All that certain lot, piece or parcel of land situate, lying and being in the Township of North Beaver, County of Lawrence and Commonwealth of Pennsylvania, being known and numbered as part of No. 119 in the Andrews Realty Company Plan of Lots known as "Jackson Knolls" Plot No. 2, as the same is revised and recorded in the recorders office in for Lawrence County, Pennsylvania, in Plot Book Volume 12, page 42 said portion of Lot No. 119 being bounded and described as follows, to-wit: Beginning at an iron pin, said iron pin being located the following courses and distances from the intersection of the center lines of Fullerton Road and Nesbit Street; North 2 degrees 29' East, a distance of 470 feet along the center line of Nesbit Street to an iron pin; thence North 34 degrees 20' East a distance of 100 feet along the center line of Nesbit Street to an iron pin; thence North 38 degrees 45' East a distance of 50 feet along the center line of Nesbit Street to an iron pin, being the place of beginning; thence North 55 degrees 8' East along the center line of Nesbit Street a distance of 50 feet to an iron pin; thence North 84 degrees 42' East a distance of 50 feet along the center line of Nesbit Street to an iron pin; thence North 12 degrees 06 1/2' East, 28.39 feet, to a point at the intersection of the northwest corner of Lot No. 198 and the northeast corner of Lot No. 119; thence South 87 degrees 31' East 94.03 feet along line of lands now or formerly of Martello; thence South 2 degrees 29' West a distance of 65.1 feet to an iron pin in the center line of said Nesbit Street, said iron pin being the place of beginning. Subject, however, to the following covenants and restrictions, which shall be taken to real covenants running with the land and binding upon the parties of the second part, their heirs and assigns, and by the acceptance of this deed, the parties of the second part, their heirs and assigns, agree to said covenants and restrictions, which are as follows: First: That only one single family dwelling shall be erected on said premises as above described. Second: That no building or part thereof shall be placed or erected within sixty (60) feet of the center line of Old Hickory Road and that no building shall be erected within six (6) feet of any other line of said property. Third: that no livestock or poultry shall be kept on the within described premises. Fourth: that no building erected on said premises shall in any event be used for a stable, slaughter house or piggery. Fifth: that no trailer, mobile home or basement shall be used as a residence or dwelling. Reserving and excepting, nevertheless, to the party of the first part and its succes

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sors and assigns, forever, the right to use the easements shown on the plot of said "Jackson Knolls" as recorded in Plot Book Volume 12, page 42, and the right of laying under, upon or over the aforesaid granted premises, at any time or times, and or from time to time, pipes and conduits for sewers, electric lights, telephone, gas and water. Property known as: **3309 Nesbit Street, New Castle, PA 16102**. Title to said premises is vested in Michael A. Sainato and Melinda S. Sainato, husband and wife, by deed from Russell A. Margraf and Shirleen L. Margraf, husband and wife, dated July 29, 2005 and recorded August 4, 2005 in deed book 2052, page 837. Being **tax parcel no.: 26-103300**. Debt amount: \$175,188.95 plus interest, costs and attorney fees. Attorney Terrence McCabe.

## SALE NO. 9

Execution No.: 10519-2015. Wells Fargo Bank, NA, plaintiff vs. Robert Johns a/k/a Robert D. Johns, defendant. Owner(s) of property situate in the Neshannock Township, Lawrence County, Pennsylvania, being **434 Falls Avenue, New Castle, PA 16105-1414**. Judgment amount: \$74,567.39 plus interest, costs and attorney fees. Improvement: dwelling house. **Tax parcel no.: 25-271400**. Attorney: Phelan Hallinan Diamond & Jones, LLP

## SALE NO. 10

Execution No.: 10142-2015. Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for Hlls Mortgage Master Trust for The Benefit of the Holders of the Series 2014-4 Certificates issued by the Hlls mortgage Master Trust, plaintiff vs. Ashley E. Freed, Christopher L. Freed, defendants, owner(s) of property situate in the Borough of Ellwood City, Lawrence County, Pennsylvania, being **520 Mount Vernon Drive, Ellwood City, PA 16117**. Judgment amount: \$122,609.33 plus interest costs and attorney fees. Improvement: dwelling house. **Tax parcel no.: 15-012800**. Attorney: Phelan Hallinan Diamond & Jones, LLP

## SALE NO. 11

Execution No.: 10063-2015. CitiMortgage, Inc. successor by merger to Abn Amro Mortgage Group, Inc., plaintiff vs. Jason A. Russo a/k/a Jason Russo, Sarah J. Russo a/k/a Sarah Russo, defendants, owner(s) of property situate in the New Castle City, 2<sup>nd</sup> Ward, Lawrence County, Pennsylvania being **225 East Fairfield Avenue, New Castle, PA 16105-2171**. Judgment amount: \$38,250.87 plus interest, costs and attorney fees. Improvement: dwelling house. **Tax parcel no.: 02-269500**. Attorney: Phelan Hallinan Diamond & Jones, LLP

## SALE NO. 12

Execution No.: 10370-2015. Bank of New York Mellon Trust Company N.A. as Trustee on behalf of CWABS Asset-Backed certificates Trust 2005-17, c/o Green Tree Servicing LLC, plaintiff vs. Robin A. Orelli, defendant, owner or reputed owner. Judgment amount: \$67,922.92 plus interest, costs and attorney fees. Attorney: Richard J. Nalbandian, III, Esquire, Parker McCay. All right, title, interest and claim of: Robin A. Orelli. Of, in and to: Municipality: Fourth Ward of the City of New Castle. **Address: 926 Morton Street, New Castle, PA 16101**. Improvements: a residential dwelling. **Parcel No.: 04-190000**. Deed bk vol. 650, page 776.

## SALE NO. 13

Execution No.: 11878-2007. JPMorgan Chase Bank,

N.A., plaintiff vs. Francis Sniezek, defendant. Being known and designated as all that certain piece, parcel or lot of land situate, lying and being in the Township of Shenango, County of Lawrence and Commonwealth of Pennsylvania, being more particularly bounded and described as follows to wit: Beginning at a stake at the Northeast corner and over on the west line of 50 foot street hereafter referred to as Stewart Avenue is the stake being 118.00 feet front the Southeast Corner of lands now or formerly, of Charles Ketzal, et ux. Thence south 00 degrees 30 minutes east, a distance of 100.00 feet, more or less, to an iron pin which said iron pin is also the Northeast corner of lands, nor or formerly, of Samuel Stewart, thence south 89 degrees 30 minutes west by the North line of lands, now or formerly, of said Samuel Stewart, a distance of 604.00 feet to a stake being on the east line of lands, now or formerly of I. Cycone, thence north 00 degrees 30 minutes west to a point on the southern boundary line of lands, ow or formerly of Eleanor L. Sherman, thence north 09 degrees 30 minutes east along the southern boundary line of lands, now or formerly of Eleanor L. Thorman, a distance of 604.00 feet to an iron pin along the west line of a 30 feet street, being the place of beginning, containing 1.84 acres, more or less. Being known as parcel No.:31-155000. Being known as address: **3922 Stewart Avenue, New Castle, PA 16101**. Being the same lot of ground which by deed dated December 31, 1998 and recorded among the land records of Lawrence County in book 1482, page 620 was granted and conveyed by Francis Sniezek and Ann Marie Sniezek unto Francis Sniezek. Tax map and **parcel number: 31-155000**. The improvements thereon are: residential dwelling. Real debt: \$86,941.92 plus interest, costs and attorney fees. Seized and taken in execution as the property of Francis Sniezek. Attorney: McCabe, Weisberg and Conway, P.C.

## SALE NO. 14

Execution No.: 10226-2015. Citifinancial Servicing, LLC, plaintiff vs. Melinda S. Bruno, defendant, owner of property situate in the Union Township, Lawrence County, Pennsylvania, being **1636 Old Youngstown Road, Edinburg, PA 16116-5420**. Judgment amount: \$53,730.55 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP

**Tax parcel no.: 34-037700.**

## SALE NO. 15

Execution No.: 11232-2014. JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation, plaintiff vs. Rhonda A. Glevicky, Paul A. Glevicky a/k/a Paul Anthony Glevicky, III, defendants, owners of property situate in the Perry Township, Lawrence County, Pennsylvania, being **1247 West Lancaster Road, Harmony, PA 16037-9045**. Debt amount: \$61,142.14 plus interest, costs and attorney fees. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax parcel no.: 27-059300.**

## SALE NO. 16

Execution No.: 10407-2015. Wells Fargo Bank, N.A., plaintiff vs. Judith Hartman, a/k/a Judy Hartman a/k/a Judy A. Hartman and Kaitlyn M. Hartman a/k/a Kaitlynn Hartman, Administratrix of the Estate of Ronald Hartman a/k/a Ronald A. Hartman, deceased mortgagor and real owner, defendants. All that certain piece, parcel or

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lot of land situate, lying and being in North Beaver Township, Lawrence County, Pennsylvania, designated and known as Lot Number 7 in the plot of lots known as Thomas Baird Plot of North Beaver Township, Lawrence County, Pennsylvania dated October 20, 1924, W.L. Wilson, P.E., and recorded in the Recorder's Office in said county of Lawrence on the 5<sup>th</sup> day of November, 1924 in Plot Book Volume 7, page 9, said lot described as follows, to wit: Beginning at a point in the center of the concrete road leading from Mt. Jackson to Bessemer, Pennsylvania, which point is the northeast corner thereof; thence West along said road, a distance of 74.37 feet to Lot Number 8; thence south along lot number 8, a distance of 585.7 feet to a stake; thence east, a distance of 74.37 feet to lot number 6; thence North along Lot number 6, a distance of 585.7 feet, to the place of beginning, bounded as follows, to wit: on the north by a concrete road leading from Mt. Jackson to Bessemer, Pennsylvania; on the West by Lot Number 81 on the South by lands now or formerly of Charles R. Sharer and others; and on East by Lot Number 6, containing 1 acre strict measurer. Being the same lands conveyed by deed of Mary Walter to Thomas R. Kirol and Mary Ann Kirol, his wife, dated January 28, 1985 and recorded in the Recorder's Office for Lawrence County, Pennsylvania in deed book 698, page 273, and described as Parcel No. 2 in said Deed. Title to said premises is vested in Ronald Hartman by deed from Judith A. Hartman, single dated July 31, 2008 and recorded August 22, 2008 in instrument number 2008-8395. The said Ronald Hartman died on September 12, 2013 thereby vesting title in Kaitlyn M. Hartman, a/k/a Kaitlynn Hartman, Administratrix of the Estate of Ronald Hartman a/k/a Ronald A. Hartman, deceased mortgagor and real owner and Judith Hartman a/k/a Judy Hartman, a/k/a Judy A. Hartman by operation of law. **Being tax parcel no. 26-086101.** Premises being **known as 1674 East Poland Road, New Castle, PA 16102.** Debt amount: \$37,673.83 plus costs, interest and attorney fees. Attorney: McCabe, Weisberg and Conway, P.C.

## SALE NO. 17

Execution No. 2015-10393. The Huntington National Bank, plaintiff vs. Tammy Jo Topolosky a/k/a Tammy J. Topolosky, defendant. All that certain lot or piece of ground situate in Pulaski Township, County of Lawrence and Commonwealth of Pennsylvania, more particularly bounded and described as follows: beginning at the southeastern corner thereof at a point on the center line of Township Traffic Route No. 354, also known as Topper Hill Road, said point of beginning being 1,045.29 feet in a westerly direction along said center line from the center line of Pennsylvania Route No. 551; thence along lands now or formerly of Arthur Thompson, et ux, North 2p 23' West a distance of 124.18 feet to a point; thence along same South 65p 59' West a distance of 243.04 feet to a point; thence along same South 17p 50' east a distance of 94.89 feet to a point on the center line of said Township Route; thence along said center line North 70p 42' East a distance of 172.72 feet to a point; thence along same North 77p East a distance of 36 feet to a point, the place of beginning. Title to said premises is vested in Tammy Jo Topolosky a/k/a Tammy J. Topolosky by deed from Jeffrey A. Thompson and Kim M. Thompson, husband and wife, dated March 6, 2001 and recorded March 8, 2001 in deed book 1612, page 669. **Being tax parcel no. : 29-**

**131701. Premises being known as: 1753 Topper Hill Road, Pulaski, PA 16143.** Debt Amount: \$98,351.32 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg and Conway P.C.

## SALE NO. 18

Execution No.: 2013-10384. 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., Successor by merger to Integra Mortgage Company, plaintiff vs. Brian G. Welsh a/k/a Brian Gerard Welsh, Sheryl A. Welsh a/k/a Sheryl Ann Welsh, defendant, owner of property situate in Neshannock Township, Lawrence County, Pennsylvania, **being RD 5, Box 584 Sunset Valley Road, a/k/a 227 Sunset Valley Road, new Castle, PA 16105.** Judgment amount: \$101,475.08 plus costs interest and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax parcel no.: 25-054200.**

## SALE NO. 19

Execution No.: 10266-2014. PHH Mortgage Corporation, plaintiff vs. Gertrude A. Blight, defendant, owner of property situate in the New Castle City, 2<sup>nd</sup>, Lawrence County, Pennsylvania, **being 435 Winter Avenue, New Castle, PA 16101-1030.** Judgment amount: \$47,948.64 plus costs interest and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax Parcel No. : 02-244600.**

## SALE NO. 21

Execution No.: 2013-11273. The Huntington National Bank, plaintiff vs. William Howell, Real owner and Administrator of the Estate of Janet Howell, Deceased Mortgagor, defendant. **Tax Parcel No. : 13-020000;** all that certain piece or parcel of land lying, situate and being in the Third Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania, being known and designated as part of Lot No. 208 in The Pittsburgh Company's Plan of Ellwood City as recorded in the Recorder's Office in and for Lawrence County in plot book volume 1, page 35, and being more particularly bounded and described as follows: Beginning at a point on the northerly line of Pittsburgh Circle where the same is intersected by the dividing line between Lots No. 207 and 208; thence in a westerly direction along the northerly line of said Pittsburgh Circle, a distance of 40.50 feet to the dividing line between Lots No. 208 and 209 in said plan; thence North no degrees fifty-five minutes east (North 0p 55' east) along said dividing line, a distance of 106.43 feet to a point; thence south eighty-nine degrees five minutes east (south 89p 05' east) along the other portion of lot no. 208, a distance of 48 feet to the dividing line between lots no. 207 and 208; thence south no degrees fifty-five minutes west (south 0p 55' west) along said dividing line, a distance of 112.78 feet to the place of beginning. Being the same premises conveyed to Dale A. Howell and Janet L. Howell, husband and wife, via the April 18, 1973, deed of Dorothy Luca, widow, said deed having been recorded on April 24, 1973, in Lawrence County Deed Book 574, page 238. The said Dale A. Howell died June 11, 1998, whereupon sole ownership of the premises vested in Janet L. Howell, surviving tenant by the entireties. The premises address is 315 Pittsburgh Circle, Ellwood City, PA 16117.

Title to said premises is vested in Janet Howell by deed from William G. Howell, Administrator of the Estate

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of Janet L. Howell, deceased dated November 14, 2012 and recorded November 15, 2012 in Instrument number 2012-015161. The said Janet Howell died on September 24, 2012 thereby vesting title in William Howell, Real Owner and Administrator of the Estate of Janet Howell, Deceased Mortgagor by operation of law. Premises being **known as: 315 Pittsburgh Circle, Ellwood City, Pa 16117**. Debt amount: \$46,393.77 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg and Conway, P.C.

## SALE NO. 22

Execution No.: 11178-2013. The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-9, plaintiff vs. Jason A. Smith and Barbara K. Smith, Defendants. All that certain piece, parcel or lot of land situate, lying and being in the First Ward, City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit: beginning at a point on the South line of Moody Avenue, 141.7 feet west of the west line of Jefferson street and running; thence southwardly by lands now or formerly of Charles W. Davies and wife, a distance of 120 feet to lot no. 44 in the hereinafter mentioned plot; thence westwardly by same distance of 40 feet to no. 30 in said plot, now or formerly owned by J.B. Hammond; thence northwardly by same a distance of 120 feet to south line of Moody Avenue; thence eastwardly by same a distance of 40 feet in front on said Moody Avenue and extending back southwardly therefrom of even rear. Being lot no. 31 in J. Clyde Gillfillan's Plot of Joseph S. White Estate. Being also known and designated as lot no. 335, section 21 of the official survey of the City of New Castle. Title to said premises is vested in Jason A. Smith and Barbara K. Smith by deed from Shawn D. Riniti and Valerie J. Riniti dated May 21, 2005 and recorded May 23, 2005 in deed book 2033, page 898. Being **tax parcel no. 01-050100**. Premises being **known as 7 West Moody Avenue, New Castle, PA 16101**. Debt amount: \$106,024.08 plus interest costs and attorney fees. Attorney: McCabe Weisberg and Conway, P.C.

## SALE NO. 23

Execution No.: 10383-2015. Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2005-5, Asset-Backed Certificates, Series 2005-5, plaintiff vs. Robert Lee King & Jodi D. King, defendants, owners of property situate in the Lawrence County, Pennsylvania being **816 Smalls Ferry Road, Enon Valley, PA 16120-1326**. Judgment amount: \$222,603.09 plus interest costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax Parcel No.: 26-073700**.

## SALE NO. 24

Execution No.: 10621-2015. U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC2 Owen Loan Servicing, L.L.C. plaintiff vs. Grant C. Alfano & Chandra L. Alfano, defendants. Judgment amount: \$118,945.00 plus interest costs and attorney fees. Situate, lying and being in the Township of Shenango, County of Lawrence and State of Pennsylvania, being known as **1427 Old Butler Road, New Castle, PA 16101**. Being the same premises which Louis Felix, widower, by his attorney-in-fact J. Robert Jones, by deed dated October 28, 2004 and

recorded October 29, 2004 in the Office of the Recorder of Deeds in and for Lawrence County in deed book page 1986/3847, granted and conveyed unto Grant C. Alfano and Chandra L. Alfano, his wife. **Parcel ID No.: 31-116600**. Attorney: Stern & Eisenberg PC.

## SALE NO. 25

Execution No.: 2009-11554. Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of February 15, 2004 Equifirst Mortgage Loan Trust 2004-1 Asset-Backed Certificates, Series 2004-1, plaintiff vs. William D. Degitz a/k/a William Degitz & Tammy Degitz, defendants. Situate, lying and being in the Union Township, County of Lawrence and State of Pennsylvania, being known as **RD#2, Box 2265, Route 224 a/k/a 3157 West State Street, New Castle, PA 16101**. Being the same premises First Commonwealth Bank, by Deed dated 08/27/2003 and recorded 10/06/2003 in the Office of the Recorder of Deeds in and for Lawrence County in deed book: 1884, page 911, granted and conveyed unto William D. Degitz and Tammy Degitz. **Parcel ID No.: 34-112200 & 34-112100**. Judgment amount: \$49,440.03 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg, P.C.

## SALE NO. 26

Execution No.: 10151-2015. LSF Master Participation Trust, plaintiff vs. Anthony J. Lombardo, Jr., defendant, owner of property situate in the North Beaver Township, Lawrence County, Pennsylvania, being **4330 Edinburg Road, New Castle, PA 16102-3160**. Judgment amount: \$153,100.26 plus interest, costs and attorney fees. Improvement: dwelling house. **Tax parcel no.: 26-154100**. Attorney: Phelan Hallinan Diamond & Jones, LLP

## SALE NO. 27

Execution No.: 10390-2015. U.S. Bank National Association as Trustee for the Pennsylvania Housing Finance Agency, plaintiff vs. Brittany M. Pope, defendant. All that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward, New Castle, Lawrence County, Pennsylvania, being Lot No. 447 in Section 68 of the Official Survey of the City of New Castle, and having thereon erected a dwelling **known as 928 Winslow Avenue, New Castle, PA 16101**. Tax map no.: 04-0068-0447. **Tax Parcel ID: 04-062300**. Lawrence County Document No. 2011-007644. Judgment amount: \$36,056.00 plus interest costs and attorney fees. Attorney: Purcell, Krug & Haller.

## SALE NO. 28

Execution No.: 10668-2015. First National Bank of Pennsylvania, plaintiff vs. Blanche L. Kokan, defendant. **Parcel I.D. #: 34-171400**. All that certain piece, parcel or lot of land situate, lying and being in the Township of Union, County of Lawrence and State of Pennsylvania, bounded and described as follows: Beginning at a point in the center line of Highway Route 422, where the same is intersected by the Westerly line of land now or formerly of B.C. Arblaster; thence south 32p 34' West 225 feet to an iron pin; thence south 57p 26' East, 107.25 feet to an iron pin; thence south 11p 04' East, 244 feet, more or less to an iron pin in the Right of Way of Legislative Route 37031; Thence by Legislative Route 37301, North 89p 33' West, 125 feet to an iron pin; thence North 11p 04', West, 645.51 feet

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to a point in the center line of State Highway Route 422; Thence by the center line of Route 422, Thence by the center line of Route 422, South 57p 26' East, 300 feet to the place of beginning. **Location: 2153 Benjamin Franklin Parkway, Edinburg, PA 16116.** Improvements: one story dwelling in fair condition. Seized and taken in execution as the property of Blanche L. Kokan, at the suit of the plaintiff, First National Bank of Pennsylvania. Debt amount: \$76,681.39 plus interest costs and attorney fees. Attorney: William Moder

## SALE NO. 29

Execution No. 10651 of 2015; The Huntington National Bank, Plaintiff vs. Eric L. Myers and Kim D. Myers, Defendants. All that certain piece, parcel and lot of land situate, lying and being in the Township of Wilmington, County of Lawrence, Commonwealth of Pennsylvania and being known and designated as Lot No. 2 in the Plan of Lots of Ronald L. Myers and Betty J. Myers, husband and wife, dated March 15, 1994 by Ronald P. Bittler, P.L. S. as recorded in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania, in Plot Book Volume 21, page 205 and being more particularly bounded and described as follows, to wit:

Beginning at the Northeast corner of the herein described premises, which point of beginning is the intersection of the center line of Pennsylvania Route 168 with the center line of Gerber Road; which point is marked by a nail; thence in a Southwesterly direction from the center line of Pennsylvania Route 168, a 50 foot existing right of way, South 36 degrees, 37 minutes West, a distance of 409.45 feet to a point; thence in a Northwesterly direction along the Northeast line of lands now or formerly of Olive Martin, North 62 degrees, 34 minutes West, a distance of 199.09 feet to a stone; thence in a Northeasterly direction along the East line of lands now of Ronald L. Myers and Betty J. Myers, husband and wife, North 37 degrees, 26 minutes East, a distance of 311.19 feet to a point on the center line of Gerber Road, a 33 foot existing right of way; thence in an Easterly direction along the center line of Gerber Road South 87 degrees, 29 minutes a distance of 232 feet to a nail at the intersection of the center line of Gerber Road with the center line of Pennsylvania Route 168, being the place of beginning. The aforesaid parcel contains 1.60 acres including the right of way and 1.28 acres exclusive of the right of way. Title to said premises is vested in Eric L. Myers and Kim D. Myers, husband and wife, by deed from Ronald L. Myers and Betty J. Myers, husband and wife dated August 8, 1994 and recorded August 9, 1994 in Deed Book 1163, page 374. Being **Tax Parcel No. 37-049604. Premises being known as 586 Gerber Road, Volant, PA 16156.** Debt Amount: \$127,988.23 plus interest, costs and attorney fees. Attorney Terrence McCabe.

## SALE NO. 30

Execution no. 10019 of 2015; World Business Lenders, LLC, Plaintiff vs Robert Pohlod and Susan Pohlod, defendants. All the right title, interest, and claim of Robert M. Pohlod and susan C. Pohlod, of, in, and to the following described property: In the Commonwealth of Pennsylvania, County of Lawrence, Township of Mahoning. Having erected thereon a dwelling known and numbered as **107 Timber Lane, Edinburg, PA 16116. Tax Parcel #24-056300 and a dwelling known as 649 Timber Lane, Edinburg, PA 16116. Tax Parcel #24-**

**056302.** Debt Amount: \$107,190.84 plus interest costs and attorney fees. Attorney Stephanie Fera.

## SALE NO. 32

Execution No.: 10410-2014, The Huntington National Bank, plaintiff vs. Patrick J. Copple, Jr. and Tara L. Copple, defendants. All that certain piece, parcel and lot of land situate, lying and being in Neshannock Township, Lawrence County, Pennsylvania, being also known as lot number 9 in the Parkside Plan number 1 plan of lots as recorded in the Office of the Recorder of Deeds of Lawrence County at plot book volume 19, pages 185 and 185a, being more particularly bounded and described as follows: beginning at a point on the Westerly line of Tuscarora Drive which point is also the Southeast corner of Lot No. 8 of the aforesaid plan of lots; thence along said Tuscarora Drive. South 1p 07' 40" west, 130.00 feet to a point; thence along the Northerly line of lot no. 10 in said plan, north 88p 52' 20" East, 180.47 feet to a point; thence North 1p 13' 44" east, 130.00 feet to a point; thence along the southerly line of lot no. 8 in said plan, south 88p 52' 20" east, 190.22 feet to a point, the place of beginning. Being the same lands conveyed to Patrick Copple and Bonnie L. Copple, by deed of Blaine E. Forbes and Kimberly A. Forbes, his wife, individually and d/b/a Kimberly Associates, dated Recorders Office of Lawrence County in record book volume 1504 page 507. Title to said premises is vested in Patrick J. Copple, Jr. and Tara L. Copple, husband and wife, by deed from Patrick Copple and Bonnie L. Copple, husband and wife, dated May 27, 1999 and recorded June 3, 1999 in deed book 1504, page 510. Being **tax parcel no.: 25-305011.** Premises being known as: **3463 Tuscarora Drive, New Castle, PA 16105.** Debt Amount: \$72,023.40 plus interest, costs and attorney fees. Attorney: Terrence McCabe.

Sworn to and subscribed before me this 24th day of September, 2015.

Perry L. Quahliero, Sheriff  
Lawrence County, PA

L.C.L.J.: October 5, 13 & 19, 2015