

# Lawrence Law Journal

USPS 306-600

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VOL. 30

April 18, 2016

No. 329

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**Owned and Published By**  
**THE LAWRENCE COUNTY BAR ASSOCIATION**

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**Phone 724-656-2136**

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**The Lawrence Law Journal is published every Monday. Legal notices, court opinions and advertising copy must be received at the Lawrence County Court House by noon of the preceding Wednesday. Postmaster, please send change of address to Lawrence Law Journal, 430 Court Street, New Castle, PA 16101.**

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Subscription Price \$30.00. Single copies 50¢

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Periodical postage paid at New Castle, Pennsylvania 16101

# 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

#### CESTRONE, FRANCINE CRAY

Late of Neshannock Township, Lawrence County, Pennsylvania

Administratrix: Mariel Cray

Attorney: John A. Caputo, 100 Ross St., Suite 104, Pittsburgh, PA 15219

#### FLECHER, DOROTHY M.

Late of Ellwood City, Lawrence County, Pennsylvania

Executor: Joseph Stanley Flecher

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

#### HALL, ROBERT JAMES, SR.

#### A/K/A HALL, ROBERT J., SR.

Late of Volant, Lawrence County, Pennsylvania

Executrix: Robin Ann Kuhn, 2077 Mercer-New Wilmington Rd., New Wilmington, PA 16142

Attorney: George M. Freed, 2616 Wilmington Rd., Suite B, New Castle, PA 16105-1530

#### LENNOX, CHARLOTTE LORRAINE

Late of Pulaski, Lawrence County, Pennsylvania

Administratrix: Brenda Lennox, 258 Beane Lane, Tionesta, PA 16353

Attorney: Paula J. Cialella, 113 N. Mercer St., New Castle, PA 16101

#### NESTASIE, ANNE M.

Late of Edinburg, Lawrence County, Pennsylvania

Executor: Dominic J. Nestasie, 18 Christy Rd., Delmont, PA 15626

Attorney: James L. Welsh, III, The Welsh Law Group, LLC, 3875 Franklintowne Court, Suite 130, P.O. Box 518, Murrysville, PA 15668

### SECOND PUBLICATION

#### BURNS, THOMAS CHRISTOPHER

Late of New Castle, Lawrence County, Pennsylvania

Executor: Mary Agnes Burns

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

#### MCGOWAN, BURTON W.

Late of Portersville, Lawrence County, Pennsylvania

Executors: James McGowan, 810 Young Rd., Portersville, PA 16051 and Jean McWilliams, 984 Horsecreek Rd., Seneca, PA 16346

Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 2654 Wilmington Rd., New Castle, PA 16105, (724) 658-9980

### THIRD PUBLICATION

#### BUCHTA, HAROLD J.

Late of Lawrence County, Pennsylvania

Executrix: Lori Ott Kolhmeyer

Attorney: Richard R. Morelli, 1901 Wilmington Rd., New Castle, PA 16105, (724) 654-5199

#### BUCHTA, LISA MARIE

Late of Lawrence County, Pennsylvania

Administrator: Lori Ott Kolhmeyer

Attorney: Richard R. Morelli, 1901 Wilmington Rd., New Castle, PA 16105, (724) 654-5199

#### CURTACCIO, MILDRED RUTH

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

Executor: Todd A. Pohuski, 121 South Ave., New Brighton, PA 15066

Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

#### D'AMICO, BETTY M.

Late of Ellwood City Borough, Lawrence County, Pennsylvania

Executrix: Dorothy J. D'Amico, 502 Pershing St., Ellwood City, PA 16117

Attorney: Gregory S. Fox, Fox & Fox, P.C., 323 Sixth St., Ellwood City, PA 16117

#### MCMULLEN, AMY J.

Late of Lawrence County, Pennsylvania

Executor: Michael McMullen, 4047 Mitchell Rd., Lawrence County, Pennsylvania

Attorney: Susan M. Papa, Papa & Papa, 439 Court St., New Castle, PA 16101

#### SMELTZER, ANNA M.

Late of Edinburg, Lawrence County, Pennsylvania

Executrix: Ina Ellenberger, 320 Garner Rd., Edinburg, PA 16116

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

### CERTIFICATE OF ORGANIZATION

Notice is hereby given that on March 17, 2016, a Certificate of Organization - Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, Harrisburg, Pennsylvania for **YAK-CAPE UNLIMITED, LLC**, which Limited Liability Company has been organized under the provisions of the Limited Liability Company Law of 1994, as amended.

Leymarie Clark Long, P.C.

Ryan C. Long, Esquire

423 Sixth St.

Ellwood City, PA 16117

L.C.L.J. - April 18, 2016

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA

10078-16

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs.

ALL KNOWN AND UNKNOWN HEIRS OF BILLIE J. RODGERS, Defendants.

To Whom It May Concern:

You are hereby notified that on January 27, 2016, PNC Bank, National Association filed a Mortgage Foreclosure Complaint against the above Defendant at the above number.

Property Subject to Foreclosure: 1616 E. Washington Street, New Castle, PA 16101

### NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written

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appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
PO Box 186

Harrisburg, PA 17108  
Telephone: (800) 692-7375

Brett A. Solomon, Esquire  
Pa. I.D. #83746

Attorney for Plaintiff  
Tucker Arensberg, P.C.  
1500 One PPG Place  
Pittsburgh, PA 15222  
412-566-1212

L.C.L.J. - April 11, 2016

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# LAWRENCE LAW JOURNAL

## SHERIFF SALES WEDNESDAY, MAY 11, 2016 AT 10:00 AM

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Lawrence County, Pennsylvania, there will be exposed to sale by public auction at the Lawrence County Government Center, Commissioners Meeting Room, First Floor, 430 Court St., New Castle, PA 16101 at the above date and time, the following described real estate, subject to the following **TERMS OF SALE:**

The following terms shall be complied with for each sale or continuation thereof:

1. 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, certified 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.: 11104-2015. U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan

Trust 2013-1, plaintiff vs. Karen S. Knechtel and Mark A. Knechtel, defendants. All that certain piece, parcel or lot of land situate, lying and being in the Township of Wayne, Lawrence County, Pennsylvania, known and designated as Lots Nos. 13 and 14 in the North Hill Heights Plan of Wayne Township, recorded in the Recorder's Office of Lawrence County in Plot Book Vol. 8, page 26, bounded and described as follows: Lot No. 13: Beginning at a point on the west line of Bridge Street Extension at the intersection between Lots Nos. 13 and 14; thence South along the said west line of Bridge Street Extension, a distance of 50 feet to the northwest corner of Bridge Street Extension and Smith Avenue; thence West along the north line of Smith Avenue, a distance of 150 feet to an unnamed alley; thence North along said alley, a distance of 50 feet to the intersection between Lots Nos. 14 and 13; thence east along the said line, a distance of 150 feet to the place of beginning. Lot No. 14: beginning at the intersection of the westerly line of Bridge Street and the dividing line between Lots Nos. 13 and 14 in said plan; thence in a westerly direction along said dividing line, a distance of 150 feet to the easterly line of a 16 foot alley; thence in a northerly direction along the easterly line of said alley, a distance of 50 feet to the dividing line between Lots Not 14 and 15 in said plan; thence in an easterly direction along said dividing line, a distance of 150 feet to the westerly line of Bridge Street; thence in a southerly direction along the westerly line of Bridge Street, a distance of 50 feet to the place of beginning. Parcel No.: 36-013900. Address: 112 Smith Street and Bridge Street ext. f/k/a 7845 Bridge Street, Ellwood City, PA 16117. Debt amount: \$62,392.11 plus interest, costs and attorney fees. Attorney: Shapiro & DeNardo

### SALE NO. 2

Execution No.: 11127-2015. HSBC Bank USA, N.A., as Indenture Trustee for the Registered Holders of the Renaissance Home Equity Loan Asset-Backed Certificates, Series 2005-1, plaintiff vs. Robert T. Casalandra, Tammy A. Casalandra a/k/a Tammy M. Casalandra, defendants. All that certain lot of land situate in the Neshannock Township, Lawrence County, Pennsylvania: being known as 117 Neshannock Trails Drive, New Castle, PA 16105. Parcel Number: 25-459320. Improvements: residential property. Debt: \$167,477.11 plus interest costs and attorney fees. Attorney: Udren Law Offices, P.C.

### SALE NO. 3

Execution No.: 10170-2015. Deutsche Bank Trust Company Americas as Indenture Trustee for the registered holders of Saxon Asset Securities Trust 2004-1 mortgage Loan Asset Backed Notes and Certificates, Series 2004-1, plaintiff vs. Cindy Hogue a/k/a Cindy M. Hogue, individually, and as Personal Representative of The Estate of Richard Hogue a/k/a Richard L. Hogue Estate of Richard Hogue a/k/a Richard L. Hogue unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Richard Hogue a/k/a Richard L. Hogue, defendants. All that certain lot of land situate in the Third Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania. Being known as 536 Glen Avenue, Ellwood City, PA 16117. Parcel Number: 13-024000. Improvements: residential property. Debt amount: \$66,582.76 plus interest, costs and attorney fees. Attorney: Udren Law Offices, P.C.

### SALE NO. 4

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Execution No.: 11011-2015. Wells Fargo Bank, NA, plaintiff vs. Pat Cioppa and Elisa Cioppa, defendant, owner or reputed owner. All that certain piece, parcel or Lot of land lying and being situate in the Third Ward of the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, being known as Lots Numbered 352 and 351 in Section 31 of the Official Survey of the City of New Castle, and being more particularly described as follows: beginning at a point on the South side of Laurel Place, at the dividing line between lots numbered 350 and 351 in section 31 of the Official Survey of the City of New Castle, which point is 222 feet from the East line of Duquesne Avenue, thence north 70 degrees 05' east, a distance of 80 feet along the south line of Laurel Place to a point. Said point being the dividing line between lots numbered 353 and 352 in said official survey of the City of New Castle; thence South 19 degrees 55' east a distance of 110 feet along the dividing line between lots numbered 353 and 352 to a point along a 12 foot unnamed alley to a point. Said point being the dividing line between lots numbered 351 and 350 in said official survey; thence north 19 degrees 55' west a distance of 110 feet along said dividing line between lots numbered 351 and 350 to the place of beginning. The above description is in accordance with the survey prepared by Alphonse Frank Rozzi, Registered Surveyor, dated 7/20/93, Being known as: 1314 Laurel Place, City of New Castle, PA 16101. Being the same property conveyed to Pat Cioppa and Elisa Cioppa, husband and wife who acquired title by virtue of a deed from Frank Pascoe and Belinda L. Pascoe, husband and wife, dated February 23, 2001, recorded March 5, 2001, at Official Records Volume 1611, Page 383, Lawrence County, Pennsylvania records. Parcel No.: 03-036600. Debt amount: \$72,545.46 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

## SALE NO. 5

Execution No.: 11131-2015. JPMorgan Chase Bank, National Association, plaintiff vs. Nicholas M. Byers a/k/a Nikkie Byers, defendant. All that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward of the City of New Castle, County of Lawrence, and Commonwealth of Pennsylvania, being known and designated as Lot No. 100 in George T. Weingartner's Plot of the Irish Estate and being more particularly bounded and described as follows to-wit: bounded on the South by Winslow Street; on the West by Lot No. 99 in said plot; the North by a ten (10) foot alley, and on the East by Lot No. 101, and having a frontage of forty (40) feet of said Winslow Street and extending back of even width one hundred three (103) feet to said alley. Parcel No.: 04-012600. Address: 1013 Winslow Avenue, New Castle, PA 16101. Debt amount: \$36,241.89 plus interest costs and attorney fees. Attorney: Shapiro & DeNardo

## SALE NO. 6

Execution No.: 11145-2015. The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, NA as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products Inc. Mortgage Asset-Backed Pass-Through Certificates, series 2002-RZ2 c/o Owlen Loan Servicing, LLC vs. James L. Tanner and Louise Tanner, defendant, owner or reputed owner. Situate, lying and being in the Borough of Ellport, County of Lawrence and State of Pennsylvania, being known as 122 First Street, Ellwood City a/k/a Ellport, PA 16117. Being the same premises which Otto Deotto and Mar Deotto his wife,

by deed dated April 13, 1995 and recorded April 24, 1995 in the Office of the Recorder of Deeds in and for Lawrence County in Deed Book #1203 and Page #508, granted and conveyed unto James L. Tanner and Louise Tanner his wife. Parcel ID No.: 10-075000. Attorney: Stern & Eisenberg. Debt amount: \$135,553.96 plus interest, costs and attorney fees.

## SALE NO. 7

Execution No.: 11157-2014. Wells Fargo Bank, NA, plaintiff vs. Tiffany R. Gush; Nicole Lynn Gush, Administrator of the Estate of William B. Gush, defendant, owner or reputed owner. All that certain piece, parcel or lot of land situate, lying and being in Taylor Township, Lawrence County, Pennsylvania, being Lots Nos. 8 and 9 in the Partition of the Real Estate of Daniel Cameron, deceased, bounded and described as follows, to wit: All that certain piece, parcel or lot of land situate, lying and being in Taylor Township, Lawrence County, Pennsylvania, being Lots Nos. 8 and 9 in the Partition of the Real Estate of Daniel Cameron, deceased, bounded and described as follows, to wit: On the North by Lot 7 in the aforesaid plot; on the East by the center line of a public road; On the South by Lot No. 10 in the aforesaid plot; and on the West by lands now or formerly of the Warner Heirs, having a frontage of 105 feet and extending back there from a distance of 165 feet. Being known as: 2032 Martha Street, New Castle, PA 16101. Being the same property conveyed to William B. Gush and Tiffany R. Gush, husband and wife, who acquired title by virtue of a deed from Lillian Fulkerson, a widow, dated December 20, 2001, recorded December 20, 2001 at Deed Book 1688, Page 31, Lawrence County, Pennsylvania records. William B. Gush died on August 22, 2013 and all of his right, title and interest in and to said property vested in defendant Nicole Lynn Gush, named as Administratrix of the Estate of William B. Gush. Parcel No.: 33-051500. Debt amount: \$40,379.10 plus interest costs and attorney fees. Attorney: Manley Deas and Kochalski, LLC

## SALE NO. 8

Execution No.: 10655-2014. Wells Fargo Bank NA successor by merger to Wells Fargo Home Mortgage Inc., plaintiff vs. George P. Joseph aka George Joseph, defendant owner or reputed owner. 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, more particularly bounded and described as follows, to-wit: Beginning at a point on the North line of Fairfield Avenue at a point 90 feet East of the Northeast intersection of the East line of Albert Street with the North line of Fairfield Avenue; thence in a Northerly direction by a line parallel with the East line of Albert Street, a distance of 130 feet to the South line of Lot No. 403 in the hereinafter mentioned plan; thence in an Easterly direction along the South line of Lot No. 404 by a line parallel with the North line of Fairfield Avenue, a distance of 70 feet to the Northwest corner of Lot No. 460 in said plan; thence in a Southerly direction along the dividing line between Lots Nos. 459 and 460, a distance of 130 feet to the North line of Fairfield Avenue; thence in a Westerly direction along the North line of Fairfield Avenue, a distance of 70 feet to the place of beginning, and comprising the East 30 feet of Lot No. 458 and all of Lot No. 459 in the amended and enlarged plan of the North Highland Land Company, and being now known as Lot No. 271 and Lot No. 272 in Section 2 of the Official Survey of the City of New Castle as at present constituted,

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and having erected thereon a two story brick dwelling house and garage. Being the same property conveyed to George Joseph who acquired title by virtue of a deed from Stella C. Kiriakou, a widow, dated January 6, 2004, recorded January 6, 2004, at Deed Book 1910, Page 942, Lawrence County, Pennsylvania records. Parcel No.: 02-143400. Property address: 307 E. Fairfield Ave. a/k/a 307 Fairfield Ave., New Castle, PA 16105. Debt amount: \$114,021.61 plus interest, costs and attorney fees. Attorney: Manley Deas & Kochalski

## SALE NO. 9

Execution No.: 10913-2014. JPMorgan Chase Bank, N.A., plaintiff vs. Nicole Lynn Gush, defendant, in Her Capacity as Administratrix and Heir of the Estate of William Bryan Gush, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under William Bryan Gush, Deceased owner of property situate in the Shenango Township, Lawrence County, Commonwealth of Pennsylvania, being 701 Rose Stop Road, New Castle, PA 16101-6115. Judgment amount: \$238,156.88 plus interest costs and attorney fees. Improvement: Dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. Tax Parcel No.: 31-253800.

## SALE NO. 10

Execution No.: 10091-2014. Wells Fargo Bank, N.A., plaintiff vs. Joseph Gould; Cynthia Edinger, aka Cynthia L. Edinger, defendants. All that certain piece, parcel or lot of land situate in Ellwood City Borough, (formerly Wayne Township), Lawrence County, Commonwealth of Pennsylvania, and being known and designated as Lot No. 193 in the Ballaire plan of lots, which plan is to be recorded and being more particularly bounded and described as follows: Beginning at a point on the Easterly line of Aetna Drive where the same is intersected by the dividing line between Lot Nos. 192 and 193 in said plan; thence East along the last mentioned dividing line a distance of two hundred forty (240) feet to the dividing line between line between Lot No. 69 and 193; thence South along the last mentioned dividing line a distance of Fifty-five (55) feet to a point on the dividing line between line lands herein conveyed and the North line of the Kensville Plan of lots as the same is recorded in Plot Book Vol. 12, page 3; thence West along the last mentioned dividing line a distance of two hundred forty (240) feet to the Easterly line of Aetna Drive; thence North along the Easterly line of Aetna Drive a distance of Fifty-five (55) feet to the dividing line between Lot Nos. 1932 and 193, the place of beginning. Being known as 1013 Aetna Drive, Ellwood City, PA 16117. Being the same property conveyed to Joseph Gould and Cynthia Edinger who acquired title by virtue of a deed from Arlie Miller, by his attorney in fact, Pamela S. Wright and Wilda E. Miller, by her attorney-in-fact, Pamela S. Wright, husband and wife, dated April 29, 2011, recorded May 9, 2011, at Instrument Number 2011-003631, Lawrence County, Pennsylvania records. Parcel No.: 15-050300. Debt amount: \$71,337.84 plus interest costs and attorney fees. Attorney: Manley Deas Kochalski LLC

## SALE NO. 11

Execution No.:10164-2014. Wells Fargo Financial Pennsylvania, Inc., plaintiff vs. Steven L. Gulling, AKA Steven Gulling, defendant. All that certain piece, parcel and lot of land situate, lying and being in Union Township, Lawrence County, Pennsylvania, bounded

and described as follows: Bounded on the North by land now or formerly of J.T. Phillips; on the East by a Street known as Boston Avenue; on the South by lot now or formerly of Alex Sicafuse; on the West by an alley and having a frontage of 53 1/3 feet more or less, on Boston Avenue and extending back of even width 160 feet to said alley and being Lot No. 14 in Phillips and Dushane Plan of Lots No. 2 as recorded in Deed Book Volume 18, Page 274. Being known as: 302 Boston Avenue, New Castle, PA 16101 being the same property conveyed to Steven L. Gulling and Mary Lou Gulling, husband and wife, who acquired title by virtue of a deed from Anthony L. Carbone and Susan L. Carbone, his wife, by specific Power of Attorney to Anthony L. Carbone, dated February 18, 2000, dated February 18, 2000, recorded February 23, 2000, at deed book 1548, page 661, Lawrence County, Pennsylvania records. Parcel No.: 34-153000. Debt amount: \$124,284.39 plus interest costs and attorney fees. Attorney: Manley Deas Kochalski LLC

## SALE NO. 12

Execution No.: 11196-2015. Ocwen Loan Servicing, LLC, plaintiff vs. Patsy A. Cilli, defendant, owner or reputed owner. Situate, lying and being in the Borough of New Beaver, County of Lawrence and State of Pennsylvania, being known as 128 Hamilton Lane, New Galilee, PA 16141. Being the same premises which Christine L. Cilli, by deed dated October 22, 2009 and recorded November 30, 2009 in the Office of the Recorder of Deeds in and for Lawrence County in Deed Instrument #2009-009837, granted and conveyed unto Patsy A. Cilli. Parcel No.: 17-011500. Debt amount: \$147,335.76 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg

## SALE NO. 13

Execution No.: 11203-2015. Nationstar Mortgage LLC, plaintiff vs. Ronald Rush, defendant. All that certain piece, parcel or lot of land situate, lying and being in the Second Ward, New Castle, Lawrence County, Commonwealth of Pennsylvania, being known and designated as Lot No. 35 in the Hillcrest Plan of lots, a plot of which is recorded in Recorder's Office of Lawrence County, Pennsylvania, in Plot Book volume 2, page 55. Permanent Parcel Identification Number: 02-187200. Address: 231 East Hillcrest Avenue, New Castle, PA 16105. Debt amount: \$66,751.24 plus interest costs and attorney fees. Attorney: Shapiro & DeNardo, LLC

## SALE NO. 14

Execution No.: 11035-2015. Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT3, Asset-Backed Certificates, Series 2005-OPT3, plaintiff vs. Qaiser Hasan, Tracey Hasan a/k/a Tracy Hasan a/k/a Tracey L. Hasan, defendants. All that certain lot of land situate in 3<sup>rd</sup> Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania; being known as 21 Pittsburgh Circle, Ellwood City, PA 16117. Parcel Number: 13-030700. Improvements: residential property. Debt amount: \$122,254.10 plus interest costs and attorney fees. Attorney: Udren Law Offices, P.C.

## SALE NO. 15

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 et 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 Identification No.: 02-081500. Improvements: Residential dwelling: 1008 Delaware Avenue, New Castle, PA 16105. 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, dates 11/06/2007, recorded 11/09/2007 in Instrument Number 2007-012131. Debt: \$69,478.47 plus interest costs and attorney fees. Attorney: Martha Von Rosenstiel.

### SALE NO. 16

Execution No.: 11078-2015. The Huntington National Bank, plaintiff vs. James Kather, defendant. All that certain piece, parcel or lot of land situate, lying and being in North Beaver Township, Lawrence County, Pennsylvania, more particularly bounded and described as follows: Beginning at the Southwest corner thereof at a point on the State Line Road, which said point is 545 feet North along said road from the Southwest Corner of the premises now or formerly of John C. Hayes and Lillian F. Hayes, his wife, of which this parcel is a part; thence in an easterly direction along other lands now or formerly of John C. Hayes and Lillian F. Hayes, his wife, by a line parallel with the south line of the land now or formerly of John C. Hayes and Lillian F. Hayes, his wife, which said south line is also the north line of lands now or formerly of Charles Ruhl and 545 feet distant therefrom, a distance of 200 feet to other lands now or formerly of John C. Hayes and Lillian F. Hayes, his wife, thence in a northerly direction by a line parallel with the State Line Road, a distance of 100 feet to other lands now or formerly of John C. Hayes and Lillian F. Hayes, his wife, thence in a westerly direction by a line parallel with the south line hereof, a distance of 200 feet to the west line of State Line Road; thence in a southerly direction along the west line of the said State Line Road, distance of 100 feet to the place of beginning. Being the same property conveyed to Mahoning National Bank, a corporation, by deed of Robert L. Clark, sheriff of the county of Lawrence, Commonwealth of Pennsylvania, dated the 10<sup>th</sup> day of September, 1996 and recorded in the Office for the recording of deeds in and for Lawrence county RBV

1308, page 185. Title to said premises is vested in James Kather by deed from Mahoning National Bank dated November 19, 1996 and recorded November 21, 1996 in deed book 1317, page 217. Debt amount: \$28,471.30 plus interest costs and attorney fees. Tax parcel no.: 26-176000. Premises being known as: 553 Stateline Road, Bessemer, PA 16112. Attorney: McCabe, Weisberg and Conway, P.C.

### SALE NO. 17

Execution No.: 10033-2015. Reverse Mortgage Solutions, Inc., plaintiff vs. Lena D. Demeter, defendants. All that certain lot of land situate in Borough of Ellport, Lawrence County, Pennsylvania; Being known as 127 State Avenue, Ellwood City, PA 16117. Parcel No.: 10-008300. Improvements: residential. Debt amount: \$83,828.65 plus interest costs and attorney fees. Attorney: Udren Law Offices, P.C.

### SALE NO. 18

Execution No.: 11116-2015. PNC Bank, National Association, plaintiff vs. Vickie L. Kale and Shawn C. Quear, defendants. All that certain lot of land situate in Neshannock Township, Lawrence County, Pennsylvania. Being known as 405 Evergreen Avenue (Neshannock Township), New Castle, PA 16105. Parcel Number: 25-417400. Improvements: Residential Property. Debt amount: \$93,901.61 plus interest costs and attorney fees. Attorney: Udren Law Offices, P.C.

### SALE NO. 19

Execution No.: 11279-2014. U.S. Bank National Association as Trustee for the Pennsylvania Housing Finance Agency, plaintiff vs. Jon C Hackett a/k/a Jon Charles Hackett and Cheryl L. Hackett f/k/a Cheryl L. Kane a/k/a Cheryl Lynn Kane, defendant, owner or reputed owners. All that certain piece, parcel or lot of land situate, lying and being in Hickory Township, Lawrence County, Pennsylvania, a description of which is taken from a Map of Survey prepared by J. Leslie Wilson, P.L.S. & P.E., dated December 18, 1996, and attached to Deed dated January 14, 1997 and recorded in Lawrence County Deed Book 1327, Page 150, and having thereon erected a dwelling house known as: 1220 Montgomery Lane, F/K/A 1903 Countyline Road, New Castle, PA 16101. Tax Parcel No.: 22-011700. Refer to Lawrence County Deed Book 1327, Page 150. Debt amount: \$21,458.89 plus interest, costs and attorney fees. Attorney: Leon P. Haller

### SALE NO. 20

Execution No.: 11050-2015. U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, plaintiff vs. Erika A. Coppess, defendant. All that certain piece or parcel of land situate in the First Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania, being the west half of Lot No. 798 on the Pittsburgh Company's original plan of Ellwood City, as recorded in Lawrence County Plot Book Volume 1, Page 35, being 160' x 20' and having thereon erected a dwelling known as: 724 Crescent Avenue, Ellwood City, PA 16117. Parcel No.: 11-013200. Lawrence County document #2010-008103. Debt amount: \$42,205.46 plus interest costs and attorney fees. Attorney: Purcell Krug and Haller

### SALE NO. 21

Execution No.: 11262-2015. Quicken Loans, Inc., plaintiff vs. Glenn A. Vaughn, defendant. Tax Parcel

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Nos.: 05-065000 & 05-065100. Property address: 411-413 Reynolds Street, New Castle, PA 16101. Debt amount: \$29,320.77 plus interest, costs and attorney fees. Attorney: Richard M. Squire & Associates, LLC

## SALE NO. 22

Execution No.: 11130-2015. Jon Tillia and Michael B. Kinsey, plaintiff vs. James P. Nagel, defendant. All right, title, interest and claim of James P. Nagel, with notice to their heirs and assigns, of, in and to the following described property: All those certain pieces or parcels of land situate in the Borough of Ellwood City, County of Lawrence, State of Pennsylvania, as more fully described in Document Number: 2015-003487. Being known as 240 Wampum Avenue, Ellwood City, PA 16117. Parcel ID #: 14-108200. Debt amount: \$95,950.00 plus interest, costs and attorney fees. Attorney: Dimeo Olson Law Group, LLC

## SALE NO. 24

Execution No.: 10154-2015

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2006-7, plaintiff vs. Angelica Penders, defendant. Property address: 830 Vogan Street, New Castle, PA 16101. Parcel ID No.: 05-090500. Improvements thereon of the residential dwelling. Judgment amount: \$68,660.31 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

## SALE NO. 25

Execution No.: 11123-2015. 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 Bear Stearns Asset Backed Securities Trust 2003-He 1, Asset Backed Certificates Series 2003-He 1, plaintiff vs. Alan Miller, Mary Jo Miller, defendants, owners of property situate in the Neshannock Township, Lawrence County, Pennsylvania, being 419 East Fairfield Avenue, New Castle, PA 16105-2311. Judgment amount: \$95,423.60 plus interest costs and attorney fees. Improvement: dwelling house. Tax Parcel No.: 25-285500. Attorney: Phelan Hallinan Diamond & Jones, LLP

## SALE NO. 26

Execution No.: 11146-2015. First National Bank of Pennsylvania, plaintiff vs. Carl G. Book a/k/a Carl Book and Carolyn M. Book, defendants. Parcel No.: 09-008000. All that certain, piece or lot of land situate, lying and being in the Borough of Bessemer, Lawrence County, Pennsylvania, being known and designated as Lot Numbered 9 in the Katich and Lewis Allotment, a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Volume 12, Page 25. Location: 40 Fifth Street, Bessemer, PA 16112. Improvements: one-story ranch dwelling in fair condition. Debt amount: \$48,641.31 plus interest, costs and attorney fees. Attorney: William J. Moder, Esquire

## SALE NO. 27

Execution No.: 11071-2015. First National Bank of Pennsylvania, plaintiff vs. All Known and Unknown, heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under James Shuler, deceased, defendants. Parcel No.: 02-217800. All that certain piece, parcel or lot of land situate, lying and being in the Second Ward of the city

of New Castle, County of Lawrence and Commonwealth of Pennsylvania, being known and designated as Lot No. 138 on Section 15 of the official Survey of the City of New Castle. Location: 215 E. Sheridan Avenue, New Castle, PA 16105. Improvements: One-story ranch dwelling in fair condition. Debt amount: \$50,476.64 plus interest, costs and attorney fees. Attorney: William J. Moder, Esquire

## SALE NO. 28

Execution No.: 10291-2015. Firstmerit Mortgage Corporation, plaintiff vs. Allen S. Wyant, in His Capacity as Administrator of The Estate of Kenneth E. Wyant, Jr., Jason D. Wyant, in His Capacity as Heir of The Estate of Kenneth E. Wyant, Nathan G. Wyant aka Nathaniel G. Wyant, in His Capacity as Heir of The Estate of Kenneth E. Wyant Jr., Erin S. Lee, in Her Capacity as Heir of The Estate of Kenneth E. Wyant, Jr. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations claiming right, title or interest from or under Kenneth E. Wyant, Jr. deceased owner(s) of property situate in the Union Township, Lawrence County, Pennsylvania, being 9 Slate Street, aka 9 S Slate Street, New Castle, PA 16101-1707. Judgment amount: \$20,606.55 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. Tax Parcel No.: 34-353000.

## SALE NO. 29

Execution No.: 10694-2013. Green Tree Servicing, LLC, plaintiff vs. Scott Bradley a/k/a Scott Allan Bradley, Jaime Bradley a/k/a Jaime Christine Bradley, defendant, owner(s) of property situate in the Shenango Township, Lawrence County, Commonwealth of Pennsylvania, being 1530 Old Butler Road, New Castle, PA 16101-3125. Judgment amount: \$38,749.28 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. Tax Parcel No.: 31-058500.

## SALE NO. 30

Execution No.: 11176-2015. LSF9 Master Participation Trust, plaintiff vs. Florence Boak, Known Surviving Heir of Carol A. Lease, Louise Marino, Known Surviving Heir of Carol A. Lease and Unknown Surviving Heirs of Carol A. Lease, defendants. Tax Map and Parcel Numbers: 31-206000. The improvements thereon are: residential dwelling. Address: 2051 Moravia Street, New Castle, PA 16101. Debt amount: \$39,585.36 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg and Conway, P.C.

Sworn and subscribed to before me

This 10<sup>th</sup> day of March, 2016.

Perry L. Quahliero, Sheriff

L.C.L.J.: April 4, 11 and 18, 2016