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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

BERES, HELEN J.

Late of Neshannock Township, Lawrence County, Pennsylvania

Executrix: Karen S. Rowland, Ocean City, MD

Attorney: Peter E. Home, 22 N. Mill St., New Castle, PA 16101, (724) 657-9111

HARTMAN, JOHN E.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Laura J. Chester, 1120 Main Road, Newfield, NJ 08344

Attorney: David E. Henderson, 2109 Wilmington Rd., New Castle, PA 16105, 724-658-5776

KREBS, CAROL M.

Late of Scott Township, Lawrence County, Pennsylvania

Administrator: Melvin J. Krebs, Jr., 24 Magee St., New Castle, PA 16101

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

MOSES, MARGARET

Late of Mahoning Township, Lawrence County, Pennsylvania

Executor: Mahfouz Abraham, 2592 Ben Franklin Highway, Edinburg, PA 16116

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

SHIRK, PENNY K.

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

Executrix: Glenys A. Fogelsonger, Wampum, PA

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

VENDITTO, ANGELINE JULIE

Late of Neshannock Township, Lawrence County, Pennsylvania

Executor: Philip A. Miscimarra, 5 Carriage House Circle, Alexandria, VA 22304

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

WILLIAMS, MICHAELYN L.

Late of Slippery Rock Township, Lawrence County, Pennsylvania

Executor: Marshall John Tino a/k/a John Tino

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

SECOND PUBLICATION

VIRAY, ASHLEY N.

Late of Neshannock Township, Lawrence County, Pennsylvania

Administrator: Violeta Viray, 246 West Parkside Drive, New Castle, PA 16105

Attorney: Heidi Rae Stewart, Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Floor, Pittsburgh, PA 15222-1005

ZEIGLER, ADA

Late of Lawrence County, Pennsylvania

Executors: Richard E. Flannery, 14 N. Mercer St.,

Suite 300, Huntington Bank Bldg., New Castle, PA 16101 and Richard E. Badger, 1718 Vinegar Valley Rd., Wampum, PA 16157

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

THIRD PUBLICATION

JENISTA, FRANCES E.

Late of Neshannock Township, Lawrence County, Pennsylvania

Executors: Lewis R. Ayers and Rochelle L. Ayers, 2100 Kings Hwy., Lot 801, Port Charlotte, FL 33980

Attorney: Nicolls Flannery & Palmer, 14 North Mercer St., 300 Huntington Bank Building, New Castle, PA 16101

KINGSTON, GERTRUDE M.

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

Co-Executors: David E. Kingston and Patricia A. Soski

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

WHITE, DONNA L.

Late of Slippery Rock Township, Lawrence County, Pennsylvania

Executor: Rose M. McQuiston

Attorney: Deborah A. Shaw, 1906 Wilmington Rd., New Castle, PA 16105, 724-856-9894

NOTICE OF CERTIFICATE OF ORGANIZED DOMESTIC LIMITED LIABILITY COMPANY

Notice is hereby given that on November 9, 2015, a Certificate of Organization of a Domestic Limited Liability Company was filed with the Department of State for **J&H Rentals, LLC**, which Domestic Limited Liability Company has been duly organized under the provisions for the PA Limited Liability Company Law of 1994 as amended.

Carmen F. Lamancusa, Esquire

414 N. Jefferson St.

New Castle, PA 16101

L.C.L.J. - December 14, 2015

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PENNSYLVANIA

In Re: U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982), Plaintiff vs.

Gary Wellman, Pamela Thompson and All Other Heirs of Thomas M. Wellman, Deceased, Known or Unknown, Defendants.

COMPLAINT IN MORTGAGE FORECLOSURE

CASE NO. 11164-13

You have been named as Defendants in a civil action instituted by U.S. Bank National Association, et al. against you in this Court. This action has been instituted to foreclose on a Mortgage dated December 2, 2005, and recorded in the Recorder's Office of Lawrence County at Mortgage Book Volume 2084, Page 236 on December 5, 2005.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered

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against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

Lawrence County Government Center
430 Court Street, Third Floor

Attorney for Plaintiff: Louis P. Vitti, Esquire
Vitti & Vitti & Associates, P.C.

215 Fourth Ave.

Pittsburgh, PA 15222

(412) 281-1725

L.C.L.J. - December 14, 2015

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SHERIFF SALES

WEDNESDAY, JANUARY 13, 2016

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.: 10222-2015. U.S. Bank National

Association as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-TC1, plaintiff vs. Ricky Jackson, Norma J. Jackson, defendant, owner(s) of property situate in North Beaver Township, Lawrence County, Pennsylvania, being 771 Clelandmill Road, a/k/a 761 Cleland Mill Road, New Castle, PA 16102-3607. Judgment amount: \$25,583.14 plus interest costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **tax parcel no.: 26-173500.**

SALE NO. 2

Execution No.: 10457-2015. The Huntington National Bank, plaintiff vs. Judy B. Gaston, defendant. All that certain piece and parcel of land, situate, lying and being in Union Township, Lawrence County, Pennsylvania, and more particularly described as follows, to-wit: Commencing at a point in the center line of the blacktop road from the Harbor to Eastbrook, where said center line is intersected by the West line of land now or formerly of Karl T. Rohrer; thence by said center line, North 89 degrees 33 minutes West, 473.3 feet to a point where the center line of said road is intersected by East line of land conveyed to Steve Kopsky, et ux. In Deed Book 538, page 752; thence by said land of Kopsky, North 11 degrees 04 minutes west, 244 feet, more or less, to a point; thence by same, North 57 degrees 26 minutes East, 107.25 feet to a point; thence North 32 degrees 34 minutes East, 225 feet to the center line of Rt. No. 422; thence by the center line of Rt. No. 422, South 57 degrees 26 minutes East, 662.25 feet to the West line of land now or formerly of Karl T. Rohrer./ South 1 degree 06 minutes West, 179.4 feet to the place of beginning thence by said land now or formerly of Rohrer. Being part of the land conveyed to B.C. Arblaster, et ux. By deed of the Estate of Paul Marakas, dated March 12, 1959, recorded April 24, 1959 in Deed Book 459, page 468. Title to said premises is vested in Judy B. Gaston by deed from B.C. Arblaster and Janet Arblaster, husband and wife, dated June 21, 1989 and recorded June 22, 1989 in Deed Book 889, Page 13. Judgment amount: \$56,043.92 plus interest costs and attorney fees. Being **tax parcel no.: 34-010000**. Premises being known as: 1911 Harbor Edinburg Road, New Castle, PA 16101. Attorney Terrance McCabe.

SALE NO. 3

Execution No.: 10394-2015. The Huntington National Bank, plaintiff vs. Carl E. Falen, defendant. All that certain lot or piece of land situate in the Fourth Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania, and being more particularly bounded and described in accord with a map of survey of Roger a. Houk dated June 10, 1980, as follows: Beginning at the southwest corner of a tract of land conveyed to Carl E. Falen and wife by deed of William C. Houk and wife dated September 24, 1959 and recorded in Lawrence County Deed Book Volume 465, page 401; thence from said point of beginning North 2p 30' East along line of other lands of William C. Houk a distance of 200 feet to appoint; thence South 88p 45' East along line of other lands of William C. Houk a distance of 100 feet to a point; thence South 2p 30' West along a line parallel to and 100 feet distance from a line marking the extension of the west line of North Street, a distance of 200 feet to a point; thence North 88p 45' West along the extension of the North line of Highland Avenue a distance of 100 feet to a point, the place of beginning. Being the same

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premises conveyed to Timothy W. Falen and wife by deed of Carl E. Falen and wife dated April 5, 1984 and recorded in Lawrence County Deed Book Volume 671, page 90. Timothy W. Falen being the son of Carl E. Falen and Anna Mae Falen, no realty transfer taxes are owed on this conveyance. The above described parcel is a division of the lands acquired by Carl E. Falen and wife in Lawrence County Deed Book Volume 465, page 401. It is the intent of this conveyance to create a driveway to be used by both the parties of the first part and the parties of the second part, said driveway to the 14 feet in width, with 7 feet of said driveway being on the land of Carl E. Falen and wife and 7 feet of said driveway being on the land of Timothy W. Falen and wife. Carl E. Falen and wife, for themselves, their heirs and assigns, reserve unto themselves the right to the use of a tract of land 7 feet in width by 200 feet in depth along the dividing line and being part of the lands conveyed herein to the parties of the second part, their heirs and assigns. The parties of the first part, their heirs and assigns, grant unto the parties of the second part, their heirs and assigns, the right to the use of a tract of land 7 feet in width by 200 feet in depth, being a part of the lands reserved by Carl E. Falen and wife, By reserving 7 feet of the land conveyed to Timothy W. Falen and wife and by giving Timothy W. Falen and wife a right to the use of 7 feet of the land held by Carl E. Falen, a right of way 14 foot width along the dividing line between the two tracts of land has been created. Each of the parties shall be responsible for an equal part of the cost of maintenance of said driveway. Tax map and **parcel number: 14-03080**. The improvements thereon are: residential dwelling. Real debt: \$22,494.98 plus interest costs and attorney fees. Seized and taken in execution as the property of Carl E. Falen. Address: **506 Highland Avenue, Ellwood City, PA 16117**. Attorney: McCabe, Weisberg and Conway, P.C.

SALE NO. 4

Execution No.: 10300-2013. The Bank of New York Mellon formerly known as The Bank of New York, as Trustee for Certificateholders, of Bear Stearns Asset Backed Securities Trust 2007-1, Asset Backed Certificates, Series 2007-1, plaintiff vs. George F. Telshaw and Heather J. Telshaw, defendants. All that certain piece, parcel or lot of land situate, lying and being in the Township of Mahoning, County of Lawrence, Commonwealth of Pennsylvania, being more particularly bounded and described as follows: Beginning at the northeast corner thereof at a point in the centerline of a public road known as, Baird Road, formerly the Lowellville-Harbor Road, and also being Township Road No. 505, said point being 225 feet west of the point where the centerline of said road is intersected by the centerline of a public road known as Evergreen Road; thence South 3 degree 0' West, a distance of 174 feet to a point; thence South 88 degree 3' West, a distance of 250 feet to a point; thence North 2 degrees 22' East, a distance of 174 feet to a point in the centerline of said Baird Road; thence by the centerline of said road by a curve to the left, a distance of 253 feet to the place of beginning. Fronting 253 feet on Baird Road and extending back of even width a distance of 174 feet. **Parcel No.: 24-125900**. Address known as: **146 Baird Road, Edinburg, PA 16116**. Judgment amount: \$163,288.95 plus interest costs and attorney fees. Attorney: Shapiro & DeNardo, LLC

SALE NO. 5

Execution No.: 10991-2014. The Home Savings and Loan Company, plaintiff vs. Jason M. Ashton and Christy

L. Ashton, defendants. Township of Neshannock, County of Lawrence & Commonwealth of Pennsylvania, **Parcel No. 1: 25-276700. Parcel No. 2: 25-279100**. HET a dwg k/a **154 Shannon Drive, New Castle, PA 16105**. Judgment amount: \$273,708.62 plus interest costs and attorney fees. Attorney: Vitti & Vitti & Associates

SALE NO. 6

Execution No.: 10085-2014. LSF9 Master Participation Trust, plaintiff vs. Joseph W. Smarsh, as administrator of the Estate of Mary Kay Smarsh, deceased, defendant. Improvements consist of a residential dwelling. Being premises: **1210 Sunny Avenue, New Castle, PA 16101**. (Union Twp) Sold as the property of Joseph W. Smarsh, as Administrator of the Estate of Mary Kay Smarsh, deceased. **Tax Parcel No.: 34-280200**. Judgment amount: \$43,566.22 plus interest costs and attorney fees. Attorney: KML Law Group, P.C.

SALE NO. 7

Execution No.: 11170-2014. Wells Fargo Bank, NA as Trustee for Carrington Mortgage Loan Trust, plaintiff vs. James R. Kozora & Tonia A. Kozora, defendants. All that certain piece, parcel or lot of land situate in the Borough of Ellwood, Lawrence County, Pennsylvania. **Tax Parcel No.: 12-029800**. Property address: **218 Franklin Avenue, Ellwood City, PA 16117**. Improvements: erected thereon. Sold as the Property of James R. Kozora and Tonia A. Kozora. Attorney: Robert W. Williams (Milstead & Associates) Debt amount: \$66,075.69 plus interest costs and attorney fees.

SALE NO. 8

Execution No.: 10386-2015. Federal National Mortgage Association, plaintiff vs. Andrew Stewart and Dawn Stewart, defendant, owner or reputed owner. All that certain piece, parcel or lot of land situate in Wilmington Township, Lawrence County, Pennsylvania. **Tax parcel no.: 37-091800**. Property address: **4610 State Rt. 158, New Wilmington, PA 16142**. Improvements: erected thereon. Sold as the property of: Andrew Stewart and Dawn Stewart. Attorney's name: Robert W. Williams, (Milstead & Associates). Debt amount: \$102,648.30 plus interest costs and attorney fees.

SALE NO. 9

Execution No.: 10769-2015. U.S. Bank, National Association, as Trustee Under the Pooling and Servicing Agreement Dated as of October 1, 2006, GSAMP Trust 2006-HE7, Mortgage Pass-Through Certificates, Series 2006-HE7, plaintiff vs. Robert Gale Tanner, defendant, owner of property situate in the Neshannock Township, Lawrence County, Pennsylvania, being **2880 Mercer Road, New Castle, PA 16105-1438**. Judgment amount: \$102,016.65 plus interest costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax parcel no.: 25-406600, 25-406700**.

SALE NO. 10

Execution No.: 10736-2015. First Merit Mortgage Corporation, plaintiff vs. Valerie Susan Vernier, defendant, owner of property in the New Castle City, 8th Ward, Lawrence County, Pennsylvania, being **1423 South Jefferson Street, New Castle, PA 16102-1518**. Judgment amount: \$21,411.89 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax Parcel No.: 08-075200**.

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SALE NO. 11

Execution No.: 10320-2015. Wells Fargo Bank, NA, plaintiff vs. Ophelia Stillwagon, in her capacity as Administratrix and Heir of The Estate of Richard P. Stillwagon, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Richard P. Stillwagon, deceased, defendant, owner of property situate in the Ellwood City Borough, 1st Ward, Lawrence County, Pennsylvania, being 1207 Lawrence Avenue, Ellwood City, PA 16117-1855 Judgment amount: \$60,177.96 plus interest costs and attorney fees. Improvement: dwelling house. Attorney: Phelan Hallinan Diamond & Jones, LLP. **Tax parcel no.: 11-037300**

SALE NO. 12

Execution No.: 10103-2015. Bank of America, N.A., plaintiff vs. Douglas L. Peters and Kimberly M. Peters, defendants. **Tax Parcel No.: 26-040000**. The improvements thereon are: residential dwelling. Real debt: \$157,508.17 plus interest, costs and attorney fees. Seized and taken in execution as the property of Douglas L. Peters and Kimberly M. Peters. Premises being known as 665 Cleland Mill Road, New Castle, PA 16102. Attorney: McCabe, Weisberg & Conway, P.C.

SALE NO. 13

Execution No.: 10622-2015. Nationstar Mortgage, LLC, plaintiff vs. Donal Peters and Karen S. Peters, defendants. Improvements consist of a residential dwelling. Being premises: 130 Woodwind Road aka 160 Woodwing Road, Slippery Rock, PA 16057. (Plain Grove Twp) Sold as the property of Donal R. Peters and Karen S. Peters. **Tax Parcel No.: 28-016400**. Judgment amount: \$120,841.74 plus interest costs and attorney fees. Attorney: KML Law Group, P.C.

SALE NO. 14

Execution No.: 10607-2015. U.S. Bank National Association as Trustee for Pennsylvania Housing Finance Agency, plaintiff vs. Marcee L. Bowser, defendant. All that certain lot or piece of ground situate in the Fourth Ward, City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, known as Lot No. 67 in Weingartner Realty Company's Plot No. 2 of the Fourth Ward, and also known as Lot No. 166 in Section 56 of the Official Survey of the City of New Castle, and having thereon erected a dwelling known as 907 Dushane Street, New Castle, PA 16101. **Tax Parcel No.: 04-240800**. To be sold as the property of Marcee L. Bowser under Lawrence County judgement no.: 2015-10607. Judgment amount: \$53,260.63 plus interest costs and attorney fees. Attorney: Purcell Krug and Haller

SALE NO. 16

Execution No.: 10187-2015. Nationstar Mortgage LLC d/b/a Champion Mortgage Company, plaintiff vs. Larry Dennison, defendant. Improvements consist of a residential dwelling. Being premises: 7327 Vine Street, Enon Valley, PA 16120. Sold as the property of Larry Dennison. **Tax Parcel #16-005000**. Judgment amount: \$97,470.39 plus interest costs and attorney fees. Attorney: KML Law Group, P.C.

SALE NO. 17

Execution No.: 10355-2015. Nationstar Mortgage LLC, plaintiff vs. Ebrahim Noysser and Terry Graziani and Christinia L. Noysser, defendants. All those certain pieces, parcels and lots of land situate, lying and being in Perry Township, Lawrence County, Pennsylvania,

and known and designated as Lot Nos. 41 and 42 in the Whieldon and Wright addition to Wurtemberg, which is recorded in Plot Book Volume 1, page 60, being more particularly bounded and described as follows: Beginning at the Northeast corner of Lot 41 where the Southwesterly line of Line Street intersects with the West Line of a public road; thence in a Southwesterly direction along said public road, a distance of 109.89 feet to the North line of a 12 foot alley; thence Westerly along the Northerly line of said alley, a distance of 99.06 feet to the Southwest corner of Lot No. 43 in said plot; thence in a Northeasterly direction along said Lot No. 43, a distance of 107.3 feet to the Southwesterly line of Line Street; thence in a Southeasterly direction along said Line Street, a distance of 69.71 feet to the place of beginning. Address: 305 Line Street, Ellwood City, PA 16117, Parcel No.: 27-061000. Judgment amount: \$71,572.45 plus interest costs and attorney fees. Attorney: Shapiro & DeNardo, LLC

SALE NO. 18

Execution No.: 10502-2015. M & T Bank, plaintiff vs. Barbara M. Nicely, defendant. Improvements consist of a residential dwelling. Being premises: 533 Jackson Street, Edinburg, PA 16116. (Mahoning Twp). Sold as the property of Barbara M. Nicely. **Tax parcel no.: 24-116400**. Judgment amount: \$56,657.63 plus interest costs and attorney fees. Attorney: KML Law Group, P.C.

SALE NO. 19

Execution No.: 10400-2013. Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, plaintiff vs. Kurt J. Hallowich, defendant, owner of property situate in the New Castle City 4th Ward, Lawrence County, Pennsylvania, being 937 Adams Street, New Castle, PA 16101-4401. Judgment amount: \$84,029.49 plus interest costs and attorney fees. Improvement: dwelling house. **Tax Parcel No.: 04-228200 & 04-004200**. Attorney: Phelan Hallinan Diamond & Jones, LLP

SALE NO. 20

Execution No.: 10746-2013. US Bank National Association as Trustee for Pennsylvania Housing Finance Agency, plaintiff vs. Kevin L. Cunningham and April L. Poloka, defendants. All those two certain lots or parcels of land situate in the Borough of Ellport, formerly the Township of Wayne, County of Lawrence and Commonwealth of Pennsylvania, known and designated as Lot No. 15 and part of Lot No. 14 in Block "F" on the Pittsburgh Company's Plan of Revised Grim Plan of Lots, recorded in the Recorder of Deeds Office in and for Lawrence County in Plot Book Volume 7, Page 24, and Having thereon erected a dwelling known as: 105 Duncan Avenue, Ellwood City, PA 16117. **Tax parcel nos. 10-093100 and 10-093000**. Lawrence County Document No. 2007-009129. Judgment amount: \$72,639.51 plus interest costs and attorney fees. Attorney: KML Law Group

SALE NO. 21

Execution No.: 10408-2013. Federal Mortgage Association, it Successors and Assigns, plaintiff vs. Beth Ann Nye, defendant. Improvements consist of a residential dwelling. Being premises: 161 State Route 351, New Galilee, PA 16141. (Little Beaver Twp) Sold as the property of Beth Ann Nye. **Tax Parcel No.: 23-034800**. Judgment amount: \$106,717.68 plus interest costs and attorney fees. Attorney: KML Law Group, P.C.

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SALE NO. 22

Execution No.: 10590-2015. JPMorgan Chase Bank, National Association, plaintiff vs. Sarah L. Beitel, defendant. All that certain piece, parcel or lot of land situate, lying and being in Scott Township, Lawrence County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows: Beginning at a point in the center of the New Castle and Slippery Rock Public Road, on the division line between lands now or formerly of John Turner and lands formerly of James Minter, et ux; thence in an Easterly direction along the centerline of said road, a distance of eight (8) rods; thence in a Southerly direction parallel with line of lands now or formerly of John Turner, a distance of forty (40) rods; thence in a Westerly direction parallel with the centerline of the said New Castle and Slippery Rock Public Road, a distance of eight (8) rods, to lands now or formerly John Turner; thence in a Northerly direction following said line dividing lands now or formerly of James Minter and lands now or formerly John Turner, a distance of forty (40) rods to the place of beginning, containing 2 acres, more or less. **Parcel No.: 30-012400.** Judgment amount: \$163,405.58 plus interest costs and attorney fees. Attorney: Shapiro & DeNardo, LLC. Address: **4068 Harlansburg Road, Slippery Rock, PA 16057.**

SALE NO. 23

Execution No.: 11123-2014. 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 2006-11, plaintiff vs. Jonathon R. Barnes & Jennifer R. Barnes, defendants. All that certain lot or piece of ground situate in 1st Ward, Borough of Ellwood City, County of Lawrence and Commonwealth of Pennsylvania. **Tax Parcel No.: 11-065800. Property address: 1113 Center Avenue, Ellwood City, PA 16117.** Improvements: erected thereon. Sold as the property of: Jonathon R. Barnes and Jennifer R. Barnes. Attorney: Law Offices of Gregory Javardian. Judgment amount: \$119,602.90 plus interest costs and attorney fees.

SALE NO. 24

Execution No.: 10582-2015. PNC Bank, National Association, successor by merger to National City Bank, plaintiff vs. Joanna Stevens and Cecelia B. Rose, defendants. All the right, title, interest and claims of Joanna Stevens and Cecelia B. Rose, of, in and to the following described property: All those certain pieces, parcels or lots of land situate, lying and being in the First Ward of the Borough of Ellwood City, County of Lawrence, Commonwealth of PA, known as **100 12th Street, Ellwood City, PA. Tax Parcel No.: 11-053000.** Judgment amount: \$63,452.83 plus interest costs and attorney fees. Attorney: Tucker Arensberg

SALE NO. 25

Execution No.: 10780-2015. The Huntington National Bank, plaintiff vs. Donald E. Tausch and Christine M. Tausch, defendants. All that certain piece, parcel and lot of land situate, lying and being in the Fourth Ward, New Castle, Lawrence County, Pennsylvania, bounded and described as follows, to-wit: beginning at the westerly corner thereof, at the intersection of the Northeast line of Pittsburgh Street (now East Washington Street) with the Southeast line of Morton Street; thence Southeasterly by said line of Pittsburgh Street, (now East Washington Street) 46.26 feet to a post; thence Northeasterly by land now or formerly of Alex M. Gross, et ux, 144 feet to a post; thence Northwesterly by an alley, 46.12 feet

to a post; thence Southwesterly by said line of Morton Street, 144 feet to a post, the place of beginning. Said lot being known and designated as Lot No. 148 in the D. C. Irish Plot of Lots and being also known as City Lot No. 267 on Section 57 of the Official Survey of the City of New Castle, Pennsylvania. Under and subject to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record. Being the same premises which Nancy J. Harding, by deed dated July 11, 2003, and recorded July 14, 2003, in the Office of the Recorder of Deeds in and for the County of Lawrence, Pennsylvania, in Book 1853, page 254 as Instrument No. 011691, granted and conveyed into Jacob McCracken and Michelle McCracken, in fee. Title to said premises is vested in Donald E. Tausch and Christine M. Tausch, husband and wife, by deed from Jacob McCracken and Michelle McCracken, husband and wife, dated October 11, 2006 and recorded October 12, 2006 in Instrument Number 2006-012018. Judgment amount: \$55,385.94 plus interest costs and attorney fees. Being **tax parcel no.: 04-089000.** Premises being known as: **1023 East Washington Street, New Castle, PA 16101.** Attorney Terrence McCabe.

SALE NO. 26

Execution No.: 10024-2015. Green Tree Servicing, LLC, plaintiff vs. Krystle Messenger and John Messenger aka John F. Messenger, defendants. Improvements consist of a residential dwelling. Being premises: **28 Chartes Street a/k/ a 28 Charles Street, New Castle, PA 16102.** Sold as the property of Krystle Messenger and John Messenger aka John F. Messenger. **Tax Parcel No.: 08-047900.** Judgment amount: \$40,732.00 plus interest costs and attorney fees. Attorney: KML Law Group, P.C.

Sworn and subscribed to before me

This 13th day of November, 2015.

Perry L. Quahliero, Sheriff

L.C.L.J.: December 7, 14, 21 of 2015