

Lawrence Law Journal

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No. 319

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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

BAKER, WILLIAM H., III

Late of Shenango Township, Lawrence County, Pennsylvania

Executrix: Jennifer J. Stanicar, 1377 Douglas Dr., Missoula, MT 59808

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

BOYLES, KENNETH W.

Late of Lawrence County, Pennsylvania

Executrix: Virginia Boyles, 123 Bryan St., New Castle, PA 16102

Attorney: Michael DeRiso, Esquire, DeRiso DeRiso & Suher, 1801 Law & Finance Building, 429 Fourth Ave., Pittsburgh, PA 15219

BOYLES, WILLIAM W.

Late of New Castle, Lawrence County, Pennsylvania

Executor: Larry W. Boyles, 164 E. Valleybrook Rd., Cherry Hill, NJ 08034

Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105, 724-658-7759

HEMMING, SYLVIA M.

Late of New Castle, Lawrence County, Pennsylvania

Executrix: Karen G. Walzer, 1086 Pulaski Mercer Rd., Pulaski, PA 16143

Attorney: none

MCCANDLESS, LOIS L.

Late of New Castle, Lawrence County, Pennsylvania

Executrices: Marilyn K. Walter, 193 Walters Lane, New Castle, PA 16101 and Glenda Wetzel, 277 German Settlement Rd., Ridgway, PA 15852

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

MCCURDY, ANNA M.

Late of Neshannock Township, Lawrence County, Pennsylvania

Executor: Mark McCurdy, 1043 Silver Oak Dr., Renfrew, PA 16053

Attorney: Mansell & Andrews, 14 N. Mercer St., Suite 532, New Castle, PA 16101

MELNICK, ANN M. ARKET TALIOS

Late of Taylor Township, Lawrence County, Pennsylvania

Executor: Adella M. Womer, P.O. Box 9, Seventh St., West Pittsburg, PA 16160

Attorney: Julie C. Anderson, Stepanian & Menchky, LLP, 222 South Main St., Butler, PA 16001

STRAW, JOAN M.

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

Administrator: Thomas A. Crawford

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

SECOND PUBLICATION

BARTLONE, DARCY FRANK

Late of New Castle, Lawrence County, Pennsylvania

Executor: Michael Macale, 511 West Cherry St., New Castle, Lawrence County, PA

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

DOUGHERTY, DOROTHY

Late of New Wilmington, Lawrence County, Pennsylvania

Personal Representative: Thomas A. Dougherty, 609 W. Oak St., Palmyra, PA 17078 and Susan E. Lefebvre, 4615 State Route 158, New Wilmington, PA 16142

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

MAIN, DAVID A.

Late of New Castle, Lawrence County, Pennsylvania

Administrator: Christopher L. Main, 15049 Pennsylvania Ave., New Castle, PA 16101

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

MASSARO, HELEN E.

Late of Lawrence County, Pennsylvania

Executrix: Jacqueline Cavell, 417 Uber St., New Castle, PA 16101

Attorney: William M. Panella, 2616 Wilmington Rd., New Castle, PA 16105, 724-658-2462

MCCOSBY, THOMAS W.

Late of Portersville, Lawrence County, Pennsylvania

Co-Executors: Thomas F. McCosby, 407 Hunt Rd., New Castle, PA 16101 or Kathleen A. Campbell, 461 Swamp Rd., New Castle, PA 16101

Attorney: none

THIRD PUBLICATION

ALLEN, MARY A.

Late of New Castle, Lawrence County, Pennsylvania

Executor: Frank Gilson, 1220 Robinson Ave., New Castle, PA 16101

Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101

CALHOUN, CHAUNISE T.

Late of Muddy Creek Township, Pennsylvania

Administrator: Ralph D. Calhoun, Sr., 1026 E. Washington St., Apt. #4, New Castle, PA 16101

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

DAUGHERTY, JOHN F., SR.

Late of New Castle, Lawrence County, Pennsylvania

Executor: John F. Daugherty, Jr. 201 East Fairmont Ave., New Castle, PA 16105

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

JUBACH, MARIANNE

Late of Ellwood City, Lawrence County, Pennsylvania

Executrix: Christine McDevitt, 479 Lundys Lane, Ellwood City, PA 16117

Attorney: William M. Panella, 2616 Wilmington Rd., New Castle, PA 16105, 724-658-2462

MARETT, TURZA M.

Late of the New Wilmington Borough, Lawrence County, Pennsylvania

Co-Executors: John T. Marett, 1745 Mercer New Wilmington Rd., New Wilmington, PA 16142 and Craig R. Marett, 160 Grimm Rd., Volant, PA 16156

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

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Wilmington, PA 16142

PHIPPS, MARGARET K.

Late of Edinburg, Mahoning Township, Lawrence County, Pennsylvania

Executor: Charles A. Phipps, Jr.

Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101

SORBO, ANDREW ALFRED, JR.

Late of the City of New Castle, Lawrence County, Pennsylvania

Administrator: Andrew Sorbo, 160 Warhurst Dr., Campbell, Ohio 44405

Attorney: Matthew T. Mangino, 315 N. Mercer St., New Castle, PA 16101, 724-658-8535

TEDROW, ROBIN M.

Late of Ellwood City, Lawrence County, Pennsylvania

Administrator: Ronald C. Tedrow, 6508 Sixth Ave., Koppel, PA 16136

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

TOTH, JOHN R.

Late of Ellport Borough, Lawrence County, Pennsylvania

Executrix: Sylvia Santillo, 504 Wayne Ave., Ellwood City, PA 16117

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

LEGAL NOTICE

Notice is hereby given that the East Brook Presbyterian Church of Hickory Township, Lawrence County, Pennsylvania, has filed Articles of Incorporation with the Pennsylvania Department of State under the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

P. Raymond Bartholomew, Esquire

701 North Hermitage Rd., Suite 12

Hermitage, PA 16148

L.C.L.J. - February 8, 2016

CERTIFICATE OF ORGANIZATION

Notice is hereby given that on January 11, 2016, a Certificate of Organization - Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, Harrisburg, Pennsylvania for J&J Heatsource, 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. - February 8, 2016

NOTICE

Notice is hereby given that, on January 28, 2016, the petition of Erin O'Brien was filed in the above named court, requesting an order to change the name of Connor Liam Coates to Connor Liam O'Brien.

The Court has fixed the day of March 9, 2016 at 9:30 a.m. in Courtroom #4 of Lawrence County Courthouse, 430 Court Street, New Castle, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause if any, why the prayer of the petitioner should not be granted.

L.C.L.J. - February 8, 2016

IN THE COURT OF COMMON PLEAS

CIVIL DIVISION - LAW LAWRENCE COUNTY, PENNSYLVANIA NO. 70103 OF 2015, M.D.

Notice is hereby given that, the petition of Gary Louis Newsom, III, was filed in the above named court, requesting an order to change his name from Gary Louis Newsom, III, to Gary Louis Brubach.

The Court has fixed the day of March 9, 2016 at 9:00 a.m. in Courtroom #4 of Lawrence County Courthouse, 430 Court Street, New Castle, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause if any, why the prayer of the petitioner should not be granted.

L.C.L.J. - February 8, 2016

IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY, PA

MORTGAGE FORECLOSURE

CASE NO.: 2016-10006

FIRST COMMONWEALTH BANK, Plaintiff,

vs.

CHRISTOFER W. ANGO, solely as the known heir of PHYLLIS M. ANGO, deceased, and ALL THE UNKNOWN HEIRS OF PHYLLIS M. ANGO, deceased, Defendants.

TO: ALL THE UNKNOWN HEIRS OF PHYLLIS M. ANGO, deceased

On January 5, 2016, Plaintiff filed a Complaint in Mortgage Foreclosure against you in the Court of Common Pleas of Lawrence County, PA, docketed at Case No. 2016-10006 to foreclose Plaintiff's mortgage and sheriff's sale the property located at 104 Almi Drive, New Castle, PA 16102, which you inherited from Phyllis M. Ango, deceased, by intestate succession.

NOTICE TO DEFEND

You have been sued in court. If you wish to defend, you must take action within twenty (20) days from the date of this publication by entering a written 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, 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.

LAWRENCE COUNTY GOVERNMENT CENTER

New Castle, PA 16101

(724) 658-2541

L.C.L.J. - February 8, 2016

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SHERIFF SALES WEDNESDAY, MARCH 9, 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.: 10920-2015. Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement

dated as of November 1, 2004 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-WHQ2, plaintiff vs. Frances L. Smith a/k/a Frances Lynn Smith and Harvey Smith a/k/a Harvey A. Smith, defendants. All that certain lot of land situate in Slippery Rock Township and partly in Shenango Township, Lawrence County, Pennsylvania: Being known as 4042 Ellwood Road, New Castle, PA 16101. Parcel Number: 32-103800. Improvements: Residential Property. Debt amount: \$104,320.89 plus interest, costs and attorney fees. Attorney: Udren Law Offices, P.C.

SALE NO. 2

Execution No.: 11159-2014. Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under the Laws of The United States of America, plaintiff vs. Thomas A. Pisor, Debra L. Pisor, Brian T. Pisor, defendants, owners of property situate in the New Castle City, 2nd Ward, Lawrence County, Pennsylvania, being 509 Blaine Street, New Castle, PA 16101-2412. Judgment amount: \$45,933.57 plus interest, costs and attorney fees. Improvement: dwelling house. Tax Parcel No.: 02-232700. Attorney: Phelan Hallinan Diamond & Jones, LLP

SALE NO. 3

Execution No.: 10720-2013. U.S. Bank National Association, plaintiff vs. Kenneth King, defendant. All those certain lots or parcel of land lying, situate and being in the Borough of New Beaver, County of Lawrence and Commonwealth of Pennsylvania, and being known and designated as Lot Nos. 9 and 10 in the Belle Plain Plan of Lots as recorded in the Recorder's Office in and for Lawrence County, Pennsylvania, in Plan Book Volume 13, page 4, and being more particularly bounded and described as follows: beginning at the point of intersection of a line parallel to and 25 feet south of the center line of Township Road No. T-305 and the dividing line between Lot Nos. 8 and 9 in said plan of lots; thence from said point of beginning south 00 degrees 09 minutes west along the dividing line between Lot Nos. 8 and 9 in said plan of lots a distance of 430 feet to a point; thence south 87 degrees 44 minutes east along line of lands now or formerly of the Borough of Ellwood City a distance of 200 feet to a point; thence north 00 degrees 09 minutes east along the dividing line between Lots Nos. 10 and 11 in said plan of lots a distance of 430 feet to a point; thence north 87 degrees 44 minutes west along the line parallel to and 25 feet south of the center line of Township Road No. T-305 a distance of 200 feet to a point, the place of beginning. Being known as parcel #17-076000, 17-075900; 2069D NKA 420 Possum Hollow Road, Wampum PA 16157. The improvements thereon are: residential dwelling. Real debt: \$62,564.63 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg and Conway, P.C.

SALE NO. 4

Execution No.: 10857-2014. The Huntington National Bank, plaintiff vs. Bonnie L. Copple and Patrick J. Copple, Sr. a/k/a Patrick Copple, defendants. All that certain piece, parcel and lot of land situate, lying and being in Neshannock Township, Lawrence County, Pennsylvania, having uniform parcel ID Number 25-305012, being also known as lot number 10 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,

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are 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. 9 of the aforesaid plan of lots; thence along said Tuscarora Drive, South 1p 07° 40' west, 115.00 feet to a point; thence along a curve to right having a radius of 25 feet, to a point on the Northerly line of Mohawk Drive; thence along said Mohawk Drive, north 88p 52' 20" west, 112.17 feet to a point on a cul-de-sac which is the westerly terminus of Mohawk Drive; thence along the Northeasterly line of said cul-de-sac 52.26 feet to a point on the Easterly line of Lot No. 13 of said plan of lots; thence along said Lot No. 13, North 1p 07° 40' East, 115.00 feet to a point on the Southerly line of Lot No. 9 of said plan; thence along said Lot No. 9 South 88p 52' 20" East, 180.47 feet to a point, the place of beginning. Being a part of the same premises conveyed to the Grantors by Deed of Gary R. Snow, ET. Ux. dated June 8, 1988 and recorded at Record Book Volume 847, page 98 in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania. Judgment amount: \$388,638.41 plus interest costs and attorney fees. Title to said premises is vested in Bonnie L. Copple and Patrick J. Copple, Sr. a/k/a Patrick Copple, husband and wife, by deed from Blaine E. Forbes and Kimberly A. Forbes, husband and wife, dated November 22, , 1991 and recorded January 2, 1992 in deed book 1006, page 113. Being tax parcel no.: 25-305012. Premises being known as: 3459 Tuscarora Drive, New Castle, PA 16105. Attorney: McCabe, Weisberg & Conway, PC.

SALE NO. 5

Execution No.: 10686-2012. US Bank National Association as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3. Asset-Backed Pass-Through Certificates, Series 2006-WFHE3, plaintiff vs. Robert F. Iwanjko, defendant. All that certain lot or piece of ground situate in the City of New Castle, 5th Ward, Lawrence County, Commonwealth of Pennsylvania being known and designated as Lot No. 6 on section 79 of the official survey of the City of New Castle, Pennsylvania being more particularly bounded and described as follows, to-wit: beginning at a stake on the westerly line of East Washington Street, 142 feet north of the intersection of the north line of Addis Avenue and the said westerly line of East Washington Street; thence south 57 degrees 40 ½ minutes west 142.50 feet to a stake on the westerly line of a 20 foot alley; thence by said alley north 33 degrees 17 ½ minutes west 37 feet to an iron pin; thence north 57 degrees 40 ½ minutes east 142.50 to a stake on the said westerly line of East Washington Street; thence by East Washington Street south 33 degrees 17 ½ minutes east 37 feet to the place of beginning. Being known as: 1408 East Washington Street, City of New Castle, PA 16101. Being the same premises which Timothy A. Steffler and Judy F. Steffler, husband and wife, and Joseph Mazzant, by deed dated July 6, 2006 and recorded in and for Lawrence County, Pennsylvania in Instrument Number 2006-008599, granted and conveyed unto Robert F. Iwanjko. Parcel No.: 05-131300, Judgment amount: \$49,315.46 plus interest, costs, and attorney fees. Attorney: Manley Deas Kochalski LLC

SALE NO. 7

Execution No.: 11030-2014. Wells Fargo Bank, N.A., plaintiff vs. Robert S. Seinkner, defendant. All that certain piece, parcel or lot of land situate, lying and being in the Second Ward, City of New Castle,

Lawrence County, Pennsylvania. Being a part of Lot Numbered 35 in the Walton Plot of Lots, and being Lot Numbered 584 on Section 2 of the Official Survey of the City of New Castle, Lawrence County, Pennsylvania, and being more particularly bounded and described as follows, to-wit: bounded on the north by Edgewood Avenue; on the East by a twenty (20) foot alley; on the South by lands now or formerly of William Harris and on the West by Highland Avenue, having frontage on Highland Avenue of forty-six(46) feet and extending back of even width therefrom a distance of one hundred fifty (150) feet to said alley. Together with appurtenances thereon. Being known as: 2312 Highland Avenue, City of New Castle, PA 16105. Being the same property conveyed to Robert S. Seinkner who acquired title by virtue of a deed from William Fleo, Jr. and Stacey M. Fleo, husband and wife, as tenants by the entirety and Dennis J. Rozzi and Pamela Rozzi, husband and wife, as tenants by the entirety, and as tenants in common between them as such tenants by the entirety, dated February 16, 2007, recorded February 20, 2007, at instrument number 2007-001835, Lawrence County, Pennsylvania records. Parcel No.: 02-226700. Judgment amount: \$71,614.53 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

SALE NO. 8

Execution No.: 10560-2014. Wells Fargo Bank, N.A., plaintiff vs. Thomas L. Frazier and Stacey Frazier, defendants. All that certain piece, parcel or lot of land situate, lying and being in the Township of Slippery Rock, County of Lawrence and State of Pennsylvania, bounded and described as follows, to-wit: beginning on the south line of the County Line Road, a distance of 902.33 feet East of the intersection of the centerline of Big Run Road with the South line of the County Line Road; thence by land now or formerly of Walter A. Lysiak, et ux., south 3 degrees west, a distance of 208.67 feet to a point; thence north 87 degrees west, a distance of 200 feet to a point; thence north 3 degrees east, a distance of 208.67 feet to the south line of the County Line Road; thence by the south line of said road, south 87 degrees east, a distance of 200 feet to the place of beginning. Being known as: 3006 County Line Road, New Castle, PA 16101. Being the same property conveyed to Thomas L. Frazier and Stacey Frazier, his wife who acquired title by virtue of a deed from Michael T. Leiterra and Wendy L. Leiterra, his wife, dated September 3, 2004 recorded September 7, 2004, at deed book 1972, page 946, Lawrence County, Pennsylvania records. Parcel No.: 32-041000. Judgment amount \$74,170.88 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

SALE NO. 9

Execution No.: 10864-2015. U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2012-3, plaintiff vs. Robert A. Palmer and Nancy J. Palmer, defendants. Improvements consist of a residential dwelling. Being premises: 203 South Liberty Street, New Castle, PA 16102. Sold as the property of Robert A. Palmer and Nancy J. Palmer. Tax parcel no.: 07-012600. Judgment amount: \$49,105.84 plus interest, costs and attorney fees. Attorney: KML Law Group, P.C.

SALE NO. 10

Execution No.: 10388-2015. Green Tree Servicing, LLC, plaintiff vs. Marylee Rogers aka Marylee Rogers

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Dennison, defendant. 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. Improvements consist of a residential dwelling. Being premises: 508 Wildwood Avenue, New Castle, PA 16105. Sold as the property of Marylee Rogers aka Marylee Rogers Dennison. Tax parcel no.: 02-179900. Judgment amount: \$33,427.38 plus interest, costs and attorney fees. Attorney: KML Law Group, P.C.

SALE NO. 11

Execution No.: 10174-2015. US Bank, plaintiff vs. Corey M. Trott, defendant. All that certain parcel or lot of land situated, lying and being in the Fifth Ward of the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit: bounded on the North by Addis Street, a distance of 130.00 feet; on the east by a 0.00 foot alley, a distance of 37-1/2 feet; on the south by lot no. 23 in the hereinafter mentioned plot of lots, a distance of 130.00 feet; and on the west by Huron Avenue, a distance of 37-1/2 feet. Also being known and designated as lot no. 51 in the Clare P. Dushane Plot of Lots, a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania, in plot book volume 4, page 36, and also being known and designated as lot no. 441 on section 78 of the official survey of the New Castle, Pennsylvania as presently constituted. Being known as parcel #05-020000. Address: 1501 Huron Avenue, New Castle, PA 16101. Judgment amount: \$79,942.88 plus interest costs and attorney fees. Attorney: Shapiro & DeNardo, LLC

SALE NO. 12

Execution No.: 10794-2015. The Huntington National Bank, plaintiff vs. Carol M. Piczko, defendant. All that certain piece, parcel of lot of land situate, lying and being in Mahoning Township, Lawrence County, Pennsylvania, being more particularly bounded and described as follows, to-wit: Beginning at a point in the center of the intersection of the New Castle-Youngstown Public Road known as Old Route 422, and the New Castle-Pulaski Road; thence by the center line of the said New Castle-Youngstown Public Road, north 48p 32' west, a distance of 593.5 feet to a point; thence by the center line of the said New Castle-Youngstown Public Road North 47p 29' west by a 2p curve, a distance of 80.9 feet to a point; thence north 82p 19' east along the Southerly line of other lands of Grantors, a distance of 492 feet to a point in the center of the New Castle-Pulaski Road thence South 2p 41' east along the center line of the New Castle-Pulaski Road, a distance of 515.5 feet to a point at the intersection of the New Castle-Pulaski Road and the New Castle-Youngstown Public Road, the place of beginning, and containing 2.84 acres according to survey by A. Russo, R.S. recorded in deed book volume 586, page 755. Being known and designated as Parcel No. 24-126300 in the Tax Assessment Office of Lawrence County, Pennsylvania. Title to said premises is vested in Carol M. Piczko, widow, by deed from Stephen Piczko and Carol M. Piczko, husband and wife, dated June 8, 2012 and recorded June 18, 2012 in instrument number 2012-008247. Premises being known as: 3574 Matthews Road, Edinburg, PA 16116. Debt amount: \$114,432.41 plus interest costs and attorney fees. Attorney: McCabe, Weisberg and Conway, P.C.

SALE NO. 13

Execution No.: 10225-2015. U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates Series 2006-HE6, plaintiff vs. Ronda Lutton, defendant owner or reputed owner. All that certain piece, parcel or plot of land situate, lying and being in the Township of Shenango, Lawrence County, Pennsylvania, being more particularly bounded and described as follows: Being known and designated as Lot No. 78 in Willowhurst Manor plan of lots, a plot of which is of record in the recorder's office of Lawrence County, in Pennsylvania, in Plot Book Volume 12, page 13 and being bounded and described as follows: Beginning at a point on the South line of Ruth Street, where the same is intersected by the dividing line between Lots numbered 78 and 79; thence along the said dividing line South 7 degrees 29' West a distance of 160 to a point; thence North 82 degrees 31' West a distance of 46.09 feet to a point on the East line of Willowhurst Circle; thence North 18 degrees 42' West along the East line of Willowhurst Circle. A distance of 57.85 feet to a point; thence along said East line of Willowhurst Circle by a curve having a radius of 75 feet, a distance of 152.08 feet to a point on the South line of Ruth Street; thence along the South line of Ruth Street, a distance of 4.31 feet to the place of beginning. Subject to, nevertheless, all restrictions, agreements and covenants which are of record. Being known as 2427 Willowhurst Circle, New Castle, PA 16101. Being the same property conveyed to Ronda Lutton, a single person, who acquired title by virtue of a deed from Clara L. Moraldi, a single person, dated June 13, 2003, recorded June 25, 2003, at Deed Book 1846, Page 965, Lawrence County Pennsylvania records. Parcel No.: 31-256000. Debt amount: \$160,366.54 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

SALE NO. 14

Execution No.: 11602-2009. The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders, CWABS, Inc., Asset-Backed Certificates, Series 2007-7, plaintiff vs. Trevor J. Fedrizzi, defendant. All that certain piece, parcel or lot of land situate, lying and being in the Township of Slippery Rock, County of Lawrence, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit: Beginning at the northwest corner thereof at a white oak tree; thence South 87 degrees 25' East along line of land now or formerly James McCormick, a distance of 280.17 feet to a point; thence South 2 degrees 35' West along lines of lands now or formerly James McCormick, a distance of 198.64 feet to a point in the centerline of Frew Mill Road, S.R. 1012; thence along said centerline, the following two courses and distances: North 74 degrees 22;20" West, a distance of 119.10 feet; North 73 degrees 43'40" West, a distance of 172.20 feet to a point; thence North 3 degrees 58' East along line of lands now or formerly John Duncan, a distance of 131.05 feet to the white oak tree, the place of beginning. Containing 1.07 acres, more or less, and described in accord with a map of survey of J. Ross Taylor. Dated April 21, 1994. Being the same property which Jeffrey T. King and Linda L. Chamberlain King, his wife, by Deed dated December 18, 2000, and recorded in the office of the Recorder of Deeds in and for Lawrence County at Record Book Volume 1604, page 319, granted and conveyed unto Laurel Highlands Management Company. Tax map and

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parcel number: 32-034300. Address: 3437 Frew Mill Rd, New Castle, PA 16101. The improvements thereon are: residential dwelling. Real Debt: \$154,429.84 plus interest costs and attorney fees. Attorney: McCabe, Weisberg and Conway, P.C.

SALE NO. 15

Execution No.: 10291-2013. The Bank of New York Mellon, as Trustee for Citi Mortgage Loan Trust 2007-1, plaintiff vs. Heather D. Greathouse and Stanley L. Greathouse III, defendant owner or reputed owner. Improvements consist of a residential dwelling. Being premises: 206 East Euclid Avenue, New Castle, PA 16105. Sold as the property of Heather D. Greathouse and Stanley L. Greathouse III. Tax parcel no.: 02-040500. Debt amount: \$52,643.63 plus interest costs and attorney fees. Attorney: KML Law Group.

SALE NO. 16

Execution No.: 10748-2015. Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D c/o Ocwen Loan Servicing, plaintiff vs Cheryl R. Thomas and Gerald Wood, defendant, owner or reputed owner. Situate lying and being in the Village of Bessemer, County of Lawrence and State of Pennsylvania, being known as 310 West Poland Avenue, Bessemer, PA 16112. Being the same premises which Todd M. Kalcevic and Laurie L. Kalcevic, husband and wife, by deeds dated November 14, 2015 and recorded December 27, 2005 in the Office of the Recorder of deeds in and for Lawrence County in deed book page 2089/191, granted and conveyed unto Gerald A. Wood and Cheryl R. Thomas. Parcel ID No.:09-004100 & 09-004200. Debt amount: \$67,984.20 plus interest costs and attorney fees. Attorney: Stern & Eisenberg

SALE NO. 17

Execution No.: 10175-2014. Huntington National Bank, plaintiff vs. Patricia Galbreath, defendant, owner or reputed owner. All the right, title, interest and claim of Patricia C. Galbreath of, in and to: all the following described real estate situated in the Township of Neshannock, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 30 Cochran Drive, New Castle, PA 16101. Instrument No. 2008-000918, Parcel No.: 25-146500. Debt amount: \$47,702.78 plus interest, costs and attorney fees. Attorney: Weltman Weinberg & Reis

SALE NO. 18

Execution No.: 10495-2012. Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-NC2 Mortgage Pass-Through Certificates, Series 2007-NC2, plaintiff vs. David A. Digia and Kathleen M. Digia, defendants. All that certain lot of land situate in the Township of Neshannock, Lawrence County, PA. Being known as 2510 Highland Avenue, New Castle, PA 16105. Parcel No.: 25-107200. Improvements: residential property. Debt: \$67,263.65 plus interest costs and attorney fees. Attorney: Udren law Offices, P.C.

SALE NO. 19

Execution No.: 10797-2015. The Huntington National Bank, Plaintiff vs. Gary T. Kling, defendant. All

that certain piece, parcel or lot of land situate, lying and being in Bessemer Borough, Lawrence County, Pennsylvania being known and designated as lot no. 7 and lot no. 8 in the map of the third addition to the Village of Bessemer, Lawrence County, Pennsylvania as recorded March 11, 1915 in the Recorder's Office of Lawrence County in Plot Book Volume 5, Page 31, and being more particularly bounded and described as follows: Beginning at an iron pin on the East line of South Main Street, said iron pin being the Southwest corner of the parcel herein conveyed; thence along the east line of South Main Street, north 1 degree 18' East, a distance of 91.17 feet to an iron pin; thence north 26 degrees 12' east, a distance of 9.73 feet to an iron pin; thence 88 degrees 42' east, a distance of 195.90 feet to an iron pin; thence south 1 degree 18' west, a distance of 100 feet to an iron pin; thence north 88 degrees 42' west, a distance of 200 feet to an iron pin on the East Line of South Main Street, being the place of beginning. Being the same property which David M. Harman and Melissa L. Harman, husband and wife, granted and conveyed unto Scott E. Brady and Stephanie M. Brady, husband and wife, by deed dated 4/26/2002 and recorded in the Recorder's Office of Lawrence County, Pennsylvania, in volume 1721, page 896.

Stephanie M. Brady died January 8, 2006, thereby vesting title to the aforementioned property into Scott E. Brady by operation of law. Tax map and parcel number: 09-033700 & 09-033800. Address: 525 South Main Street, Bessemer, PA 16112. The improvements thereon are: residential dwelling. Real debt: \$99,793.81 plus interest costs and attorney fees. Seized and taken in execution as the property of Gary T. Kling. Attorney: McCabe Weisberg and Conway, P.C.

SALE NO. 21

Execution No.: 10811-2015. Wilmington Trust Company as Trustee for The Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2003-3Xs, plaintiff vs. Carol J. Gibson, defendant, owner of property situate in the Neshannock Township, Lawrence County, Pennsylvania being 100 Worthington Avenue, New Castle, PA 16105. Judgment amount: \$59,086.87 plus interest costs and attorney fees. Improvement: dwelling house. Tax parcel no.: 25-352200. Attorney Phelan, Hallinan, Diamond & Jones.

SALE NO. 22

Execution No.: 11008-2015. U.S. Bank National Association as Trustee for the Pennsylvania Housing Finance Agency, plaintiff vs. Kerry L. McCormick, Sr., defendant owner or reputed owner. All those three (3) certain parcels of land situate in Neshannock Township, Lawrence County, Pennsylvania (1) being 100 x 295 along a 16 foot lane and Maitland Lane and being parcel #25-181300; and (2) being 311 x 150.3 and being parcel #25-181400; and (3) being approximately 48x65 along Old Plank Road and being part of parcel #1, and having thereon erected a dwelling known as: 153 Decker Drive, New Castle, PA 16105. Tax Parcel No. : 25-181300 & 25-181400. To be sold as the property of Kerry L. McCormick Sr. under Lawrence County Judgment No. 2015-11008. Debt amount: \$88,176.29 plus interest costs and attorney fees. Attorney: Leon Haller

SALE NO. 23

Execution No.: 10006-2015. U.S. Bank National Association, plaintiff vs. Justin Donston, defendant owner or reputed owner. All that certain parcel or tract

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of land situate in the Second Ward, City of New Castle, Lawrence County, Pennsylvania, being known as Lots Nos. 570 and 571 of the North Highland Plot of lots as laid out by George B. Zahniser and recorded in Plot Book Volume 3, Page 52, and being also known as City Lots Nos. 398 and 399 on Section 2 of the Official Survey of the City of New Castle, and having thereon erected a dwelling known as 321 Hazelcroft Avenue, New Castle, PA 16105. Tax Parcel No.: 02-127500. To be sold as the property of Justin R. Donston under Lawrence County judgment no.: 2015-10006. Debt amount: \$79,833.17 plus interest costs and attorney fees. Attorney: Leon Haller

SALE NO. 24

Execution No.: 10893-2015. The Huntington National Bank, plaintiff vs. Curtis R. Brogren and Kristen J. Brogren, defendants. All that certain piece, parcel of lot of land situate, lying and being in Slippery Rock Township, Lawrence County, Pennsylvania, bounded and described as follows: beginning at a point in the middle of the Ellwood City-New Castle Road where the same is intersected by the dividing line between the lands herein conveyed and lands now of Holtman; thence in a Westerly direction along said dividing line, a distance of 709 feet to the lands of Sontag, a distance of 209 feet to a point; thence in an Easterly direction along lands of McKim, a distance of 352 feet to a point; thence in a Southerly direction along lands now of Richards, a distance of 105 feet to a point; thence in an Easterly direction along lands of Richards, a distance of 388 feet to the center of the Ellwood City-New Castle Road; thence in a Southerly direction along the center line of said road, a distance of 104 feet to the place of beginning. Being the same premises conveyed to John E. Johnson and Nellie M. Johnson, husband and wife, by deed of John E. Johnson and wife dated April 20, 1976 and recorded in Lawrence County Deed Book Volume 597, page 578. John E. Johnson having died on December 28, 1978, title to said premises vested absolutely in Nellie M. Johnson as surviving tenant by the entireties. Parcel Number: 32-060000 and 32-060100. The improvements thereon are: residential dwelling. Real debt: \$108,973.86 plus interest costs and attorney fees. Seized and taken in execution as the property of Curtis R. Brogren and Kristen J. Brogren. Attorney: McCabe, Weisberg and Conway, P.C. Address: 4324 Ellwood Rd, New Castle, PA 16101

SALE NO. 25

Execution No.: 11409-2011. Green Tree Servicing LLC, plaintiff vs. Erica L. Cox and John A. Cox, defendants. Parcel Number: 04-030700. Street Address: 618 E. Reynolds Street, New Castle, PA 16101. All that certain piece 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, bounded and described as follows: On the North by Reynolds Street; on the East by land now or formerly of T.B. Richards and land now or formerly of Joseph S. Redman and wife; on the South by an alley, and on the west by the Second Alley East of Cunningham Avenue; and being 40 feet in front of said Reynolds Street, extending back South of even width 153.8 feet to said alley, being City Lot No. 331, Section 67 of the New Castle City Survey. The improvements thereon are: Residential dwelling. Real debt: \$55,648.96 plus interest costs and attorney fees. Attorney: McCabe, Weisberg and Conway, P.C.

SALE NO. 26

Execution No.: 10594-2015. LSF9 Master Participation Trust, plaintiff vs. Wanza Robinson Sr., defendant owner or reputed owner. Improvements consist of a residential dwelling. Being premises: 50 South Lee Avenue, New Castle, PA 16101. (Union Township) Tax parcel #: 34-133000. Debt amount: \$263,218.09 plus interest costs and attorney fees. Attorney: KML Law Group.

SALE NO. 27

Execution No.: 11009-2015. U.S. Bank, National Association, as Trustee for C-Bass 2007-Sp1 Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-Sp1, plaintiff vs. Robert Downing a/k/a Robert C. Downing, Patricia Downing a/k/a Patricia A. Downing, defendants, owners of property situate in the Pulaski Township, Lawrence County, Pennsylvania, being 1301 State Line Road, a/k/a 1301 North State Line Road, West Middlesex, PA 16159-4929. Judgment amount: \$64,995.63 plus interest costs and attorney fees. Improvement: dwelling house. Tax Parcel No.: 29-035600. Attorney: Phelan Hallinan Diamond & Jones, LLP

SALE NO. 28

Execution No.: 10192-2015. Wells Fargo Bank, NA, plaintiff vs. Martina Taylor, defendant, in her capacity as Executrix and Devisee of the Estate of Deborah L. Taylor, Alaysha Taylor, in her capacity as devisee of The Estate of Deborah L. Taylor, defendant, owner(s) of property situate in the New Castle City, 3rd Ward, Lawrence County, Pennsylvania, being 213 North Cascade Street, New Castle, PA 16101-3303. Judgement amount: \$35,520.22 plus interest costs and attorney fees. Improvement: dwelling house. Tax parcel no.: 03-017700. Attorney: Phelan Hallinan Diamond & Jones, LLP

SALE NO. 9

(CONTINUED FROM JANUARY 13, 2016)

By Virtue of a Writ of Execution No. 10769 of 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; Judgment Amount: \$102,016.65 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney Phelan, Hallinan, Diamond & Jones; Tax Parcel No. 25-406600, 25-406700, 25-406800.

Sworn and subscribed to before me

This 14th day of January, 2016.

Perry L. Quahliero, Sheriff

L.C.L.J. - February 1, 8, 15 of 2016