

# SHERIFF SALES

## November 9, 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 No bid may be withdrawn following the conclusion of the bidding.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. 11230 of 2015 CA; The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-backed certificates series 2005-8, Plaintiff vs Robert E. Clark and Roxanne E. Clark, defendants, owners or reputed owners. All that certain lot or piece of ground situate in North Beaver Township, County of Lawrence, and Commonwealth of Pennsylvania. Tax **Parcel No.: 26-070700**; Property Address: **118 Leeper Drive, New Castle, PA 16102**. Improvements: erected thereon. Debt Amount: \$131,750.28 plus interest, costs and attorney fees. Attorney Gregory Javardian.

Sale No. 2

By virtue of a writ of execution no. 10492 of 2016; Wells Fargo Bank, NA, Plaintiff vs Tracie M. Fowler a/k/a Tracie M. Jeffries, defendant, owner of property situate in the New Castle, 7<sup>th</sup> Ward, Lawrence County, Pennsylvania and being **106 South Wayne St, New Castle, PA 16102. Tax Parcel No. 07-084000**. Judgment amount: \$26,757.93 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney Phelan Hallinan Diamond & Jones.

Sale No. 3

By virtue of a writ of execution no. 10424 of 2016; U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-Wfhe2, asset-backed pass through Certificates, Series 2006-Wfhe2, Plaintiff vs. Cornelia Coe, defendant, owner of property situate in the 5<sup>th</sup> Ward, New Castle, Lawrence County, Pennsylvania and **being 516 East Lutton Street, New Castle, PA 16101-4757**. Judgment amount: \$78,836.75 plus interest, costs and attorney fees. Attorney Phelan, Hallinan, Diamond & Jones. Improvement: dwelling house. **Tax Parcel No. 05-119900**.

Sale No. 4

By virtue of a writ of execution no. 11195 of 2015; Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage Inc., Plaintiff vs. Theresa L. Schuetz, defendant, owners or property situate in the Union Township, Lawrence County, Pennsylvania **being 1502 Herrick Street, New Castle, PA 16101**. Debt Amount: \$58,555.47 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney Phelan, Hallinan Diamond & Jones. **Tax Parcel No. 34-317300**.

Sale No. 5

Execution no. 10439 of 2016; Wells Fargo Bank, NA, Plaintiff vs Harold Baughman, defendant, owner or reputed owner. All those certain lots of land situate in the Village of Chewton, Wayne Township, County Of Lawrence County and Commonwealth of Pennsylvania, designated and known as lots nos. 1, 2 and 3 in the Chewton Land Company's Plan of Lots said lots being bounded and described as follows:  
 Lots 1, 2 and 3 are bounded on the North by a 20 foot alley; on the East by Oswald Street; on the South by Ann Street and on the West by Eliza Street each having a frontage of 60 feet on Ann Street and extending back of even width a distance of 180 feet, further described as follows:  
 Beginning at an iron pin at the intersection of the North Line of Ann Street with the West Line of Oswald Street; thence along the West line of Oswald Street North 03 degrees 00 minutes East a distance of 190.85 feet to an iron pin located at the intersection of the West line of Oswald Street with the South line of an unopened alley; thence along the South line of an unopened alley South 87 degrees 00 minutes West a distance of 185 feet to an iron pin; thence along the East line of Eliza Street, South 03 Degrees 00 minutes West a distance of 190.85 feet to an iron pin at the intersection of the East line of Eliza Street with the North line of Ann Street; thence along the North line of Ann Street North 87 degrees 00 minutes East a distance of 185 feet to an iron pin, being the place of beginning. Subject to taking for Highway purposes by Pennsylvania Department of highways as set forth in Deed Book Volume 587, page 542. Being known as **135 Oswald Street, Wampum, PA 16157**. Being the same property conveyed to Harold M. Baughman, single, who acquired title by virtue of a deed from Mark A. Majors and Debbie J. Majors, husband and wife dated May 1, 2009, recorded May 5, 2009 at Document number 2009-003426, Lawrence County, Pennsylvania records. **Parcel No.: 36-089200**. Debt Amount: \$66,900.21 plus interest, costs and attorney fees. Attorney Manley Deas Kochalski.

Sale No. 6

By virtue of a writ of execution No. 10242-2016; Citifinancial Servicing LLC, Plaintiff vs Linda M. Norton, Ronald D. Norton, defendant, owner of property situate in the North Beaver Township, Lawrence County, Pennsylvania, being **1356 New Galilee Rd, aka 1651 Galilee Rd, Wampum, PA 16157**. Judgment amount: \$57,088.38 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney Phelan, Hallinan, Diamond & Jones, LLP. **Tax Parcel No. 26-011700**.

Sale No. 7

By virtue of a writ of execution no. 11238 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. John J. Beshero, Lisa A. Beshero, defendant, owner of property situate in the 2<sup>nd</sup> Ward, City of New Castle, Lawrence County, Pennsylvania and being **419 Boyles Avenue, New Castle, PA 16101-2520**. Judgment amount: 104,264.53 plus interest, costs and attorney fees. Improvement: dwelling house. Attorney Phelan, Hallinan, Diamond, & Jones. **Tax Parcel No. 02-018800**.

Sale No. 8

Execution no. 10320 of 2016; Bayview Loan Servicing, Plaintiff vs Lori Kulnis and Robert Kulnis, defendants, owners or reputed owners. Improvements consist of a residential dwelling. Being **premises: 102 Hoover Road, New Castle, PA 16101. Tax Parcel No. 31-176500**. Debt Amount: \$94,250.23 plus interest, costs and attorney fees. Attorney KML Law Group.

Sale No. 9

Execution No. 10475 of 2016; US Bank National Association as Trustee for Pennsylvania Housing Finance Agency, plaintiff vs. Kirk K. Guilmart and Joanne L. Guilmart, defendant, owner or reputed owners. All that certain parcel of in the First Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania, being a part of Lots no. 1196, 1197 and 1198 on the Pittsburgh Company's Plan of the First Addition to Ellwood City, Lawrence County Plot Book 1, page 38, and being approximately 94 X 40, and having thereon erected a dwelling known and numbered as **518 Sixth street, Ellwood City, PA 16117. Parcel No. 11-000800**. Map no. 11-1602-1196; Lawrence County Deed Book 1379, page 423. Debt amount: \$35,203.95 plus interest, costs and attorney fees. Attorney Leon Haller.

Sale No. 10

Execution No. 10915 of 2013; PNC Bank, National Association, Plaintiff vs James L. Donley, Kathleen S. Donley, United States of America c/o U.S. Attorney for the Western District of PA, defendants, owners or reputed owners. All that certain lot of land situate in Wayne Township, Lawrence County, PA. Being known as **Lot #3, Dutch Ridge Rd aka 1725 Dutch Ridge Rd, Wayne Township, Ellwood City, PA 16117 Parcel No.: 36-083505**; Improvements: Residential Property; Debt Amount: \$203,317.02 plus interest, costs and attorney fees. Attorney Udren Law Offices.

Sale No. 11

Execution no. 10304 of 2016; Wells Fargo Bank, NA, Plaintiff vs. Carol B. Gwin and John T. Gwin, defendant, owner or reputed owner. All that certain piece, parcel or lot of land lying and being situate in the Township of Union, County of Lawrence, Commonwealth of Pennsylvania being known and designated as Lot No. 157 on the Lawrence County Tax Map 4212 and also known as part of Lot No. 30 in the H.V. Brown Plan as recorded in Lawrence County Plot Book Volume 11, page 49. Beginning at a point on the South side of West Washington Street Extension, which point is 64.25 feet east of the intersection of the East line of Pearl Street with the South line of West Washington Street Extension; thence by the south line of said West Washington Street, North 87 degrees 05' East, a distance of 38.15 feet to a monument; thence by the said South line of West Washington Street, North 88 degrees 30' East, a distance of 25.85 feet to a stake on the dividing line between the lands herein described and lands now or formerly of Hennon and DeGidio; thence by said dividing line, South 01 degree 33' East, a distance of 154.34 feet to a stake or point on the north line of a 20 foot alley; thence by said north line of said alley, South 87 degrees 05' East, a distance of 64 feet to a stake on the dividing line of lands herein described and lands now or formerly of Hennon and Degidio; thence by said dividing line, North 01 degree 33' West, a distance of 155 feet to the place of beginning; having a frontage of 64 feet on West Washington Street Extension and extending back of even width a distance of 154.34 feet on the

east and a distance of 155 feet on the west. Being **known as 1617 West Washington St, New Castle, PA 16101**. Being the same property conveyed to John T. Gwin and Carol B. Gwin, his wife, who acquired title by virtue of a deed from Mark A. Symons, a single person, dated August 28, 2008, recorded August 29, 2008 at Instrument No. 2008-008590, Lawrence County, PA records. **Parcel No. 34-214400**. Debt Amount: \$90,694.92 plus interest, costs and attorney fees. Attorney Manley Deas Kochalski.

Sale No. 12

Execution No. 10573 of 2016; US Bank National Association, Plaintiff vs Michael A. Moore, defendant, owner or reputed owner. All that piece of land situate in the Second Ward, City of New Castle, County of Lawrence, Pennsylvania being known as Lot NO. 217 in Section 15 of the Official Survey of the City of New Castle, and having thereon erected a dwelling known as **314 East Sheridan Avenue, New Castle, PA 16105. Parcel No. 02-146600**; Lawrence Co instrument no. 2009-001840. Debt Amount: \$38,081.52 plus interest, costs and attorney fees. Attorney Leon Haller.

Sale No. 13

Execution no. 10078-2016; PNC Bank, National Association, Plaintiff vs. All known and unknown heirs of Billie J. Rodgers, Defendant, owners or reputed owners. All the right, title, interest and claims of all known and unknown heirs of Billie J. Rodgers, of, in and to the following desc'd prop: All that certain piece, parcel or lot of land situate, lying and being in the fifth ward of the city of New Castle, County of Lawrence, Commonwealth of PA, **known as 1616 East Washington St, New Castle, PA 16101. Tax Parcel No. 05-059800**. Debt Amount: \$17,782.45 plus interest, costs and attorney fees. Attorney Tucker Arensburg.

Sale No. 14- STAYED

Sale No. 15

Execution no. 10558 of 2016; Nationstar Mortgage LLC, Plaintiff vs Daniel J. Honneffer, defendant, owner or reputed owner. Improvements consist of a residential dwelling. Being **premises: 1118 Center Ave, Ellwood City, PA 16117. Tax Parcel No. 11-034000, 11-034100 and 11-034200**. Debt Amount: \$90,703.93 plus interest, costs and attorney fees. Attorney KML Law Group.

Sale No. 16

Execution No. 11193 of 2015; the Huntington National Bank, Plaintiff vs Caroline DeNome, Administratrix of the Estate of Lillian DeNome, deceased Mortgagor and Real Owner, defendant. All that certain or parcel of land situate in the First Ward of the Borough of Ellwood City, Lawrence County, PA, known as a part of Lot No. 713 on the Pittsburgh Company's Plan of Ellwood City, in Plat Book Volume 1, page 35, and more particularly described as follows: Beginning at a point on the East line of Seventh Street for a distance of 80 feet North from the intersection of the East line of Seventh Street with the North Line of Park Avenue; thence North along the East line of Seventh Street for a distance of 80 feet to an alley; thence East along the South line of said alley for a distance of 40 feet to the dividing line between lots numbered 713 and 714; thence South along said dividing line for a distance of 80 feet to a point; thence West for a distance of 40 feet to the place of beginning. Property address: **417 Seventh Street, Ellwood City, PA 16117. Tax Parcel No. 11-022400**; The improvements thereon are a Residential Dwelling. Debt: \$14,381.12 plus interest, costs and attorney fees. Attorney McCabe, Weisberg & Conway PC.

Sale No. 17

Execution no. 10134 of 2016; The Huntington National Bank, Plaintiff vs. Allison M. Mercurio and Dale Peiffer, defendants, owners or reputed owners. All that certain piece or parcel of land in the Second Ward, City of New Castle, Lawrence County, Pennsylvania more particularly bounded and described as follows: Bounded on the South by Fairmont Avenue; On the West by the West one-half of lot No. 61 in hereafter named Plat of Lots; on the north by an alley; on the East by Lot No. 63 in the hereafter named Plan of Lots. Said land fronting

on Fairmont Avenue for a distance of sixty (60) feet and extending back of even width to the center of an alley, a distance of one hundred twenty seven and one-half (127.5) feet. Being the East one-half of lot no. 61 and lot no. 62 in the Cherryhurst Land company's plat of lots recorded in Lawrence County Plot Book volume 4, page 8; also known as the East one-half of lot no. 416 and lot no. 417 in section 4 of the Official Survey of the City of New Castle. Tax Map and **Parcel No. 02-214500**. The improvements thereon are residential dwelling. Property address: **123 E. Fairmont Ave, New Castle, PA 16105**. Debt: \$95,552.76 plus interest, costs and attorney fees. Attorney McCabe, Weisberg & Conway, PC.

#### Sale No. 18

Execution no. 10541 of 2016; The Huntington National Bank, Plaintiff vs Sylvester Ambrosini, defendant, owners or reputed owner. All that certain piece, parcel, or lot of land situate in the Fourth Ward, City of New Castle, Lawrence County, PA known as City lot no. 28 in Section 69 of the Official Survey of the City of New Castle, and also being known as Lot No. 60 in the Edward Nolan Plan of Lots, as duly recorded in the Recorder's office of Lawrence County, Pennsylvania, said lot being more particularly bounded and described as follows, to wit: Beginning at a stake on the north side of Beckford Street at the Southeast corner of the lot herein conveyed; thence south 57 degrees .75' West along the north line of Beckford Street a distance of 40 feet to an iron pin; thence North 33 degrees 17.5' West a distance of 122.5 feet to an iron pin on the South line of a 15 foot alley; thence North 57 degrees .75' East a distance of 40 feet along the South line of said 15 foot alley to a stake; thence South 33 degrees 17.5 East a distance of 122.5 feet to a stake on the north line of Beckford Street, being the place of beginning. **Tax No.: 04-205500**. Improvement thereon: residential dwelling: Property address: **937 Beckford St, New Castle, PA 16101**. Debt: \$21,072.03 plus interest, costs and attorney fees. Attorney McCabe, Weisberg & Conway PC.

#### Sale No. 19

Execution No. 10218 of 2016; Nationstar Mortgage LLC, Plaintiff vs. Amy Sue Blews, Administratrix of the Estate of Belva W. Blews, deceased, defendants. All that certain piece, parcel or lot of land situate, lying and being in the Second Ward, New Castle, Lawrence County, Pennsylvania, being known and designated as Lot Numbered 44 in the Cherryhurst Land Company Plan of lots, a plot of which is of recorded in the Recorder's office of Lawrence County, Pennsylvania, in Plot Book Vol. 4, page 8, and also known as Lot Numbered 328 in Section 5 of the Official Survey of the City of New Castle, and more particularly bounded and described as follows to wit: Bounded on the north by Elizabeth Street, on the east by Lot Numbered 45 in said plan of lots on the south by an alley, and on the west by Lot Numbered 43 in said plan of lots numbered 43 in said plan of lots, having a frontage of 40 feet on said Elizabeth Street and extending back therefrom, of even width, a distance of 125 feet to said alley on the south. **Parcel No. 02-185400**. Debt Amount: \$ 56,328.19 plus interest, costs and attorney fees. Attorney: Shapiro & Denardo. **Property Address: 312 East Elizabeth St, New Castle, PA 16105**.

#### Sale No. 20

Execution No. 10386 of 2016; US Bank National Association as Trustee for Pennsylvania Housing finance Agency, plaintiff vs John C. Gibbons and Melanie J. Gibbons, defendant, owner or reputed owner. All that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward, New Castle, Lawrence County, Pennsylvania, being Lot No. 70 in Section 57 of the Official Survey of the City of New Castle and having thereon erected a dwelling known as **821 Franklin Ave, New Castle, PA 16101**. **Tax Parcel No. 04-204400**. Debt amount: \$19,853.14 plus interest, costs and attorney fees. Attorney Leon Haller.

#### Sale No. 21

Execution No. 10043 of 2016; James B. Nutter & Company, Plaintiff vs. Joseph A. Petrucci, Jr. as Administrator of the Estate of Joseph A. Petrucci, Sr, deceased, defendant, owner, or reputed owner. All that certain lot or piece of ground situate in New Castle, County of Lawrence, and Commonwealth of Pennsylvania. **Tax Parcel No. 03-139600**. **Property address: 1328 Laurel Place, New Castle, PA 16101**. Improvements:

erected thereon. Attorney Powers, Kirn & Associates LLC. Debt amount: \$72,539.40 plus interest, costs and attorney fees.

#### Sale No. 22

Execution No. 10456 of 2016; First National Bank of Pennsylvania, Plaintiff vs Justin Farris, defendant, owner or reputed owner. **Parcel No.04-218900**. All that certain piece, parcel or lot situate, lying and being in the Fourth Ward, City of New Castle, County of Lawrence, and State of Pennsylvania being Lot No. 7 and the West one-half of Lot No. 8 in Plan No. 2 of the East Side Realty Company, which plot is of record in the Recorder's Office of Lawrence County in Plot Book Vol. 4, page 22. **Location: 921 Maryland Avenue, New Castle, PA 16101**. Improvements: Two Story Dwelling in Fair Condition. Debt Amount: \$34,831.09 plus interest, costs and attorney fees. Attorney William Moder III.

#### Sale No. 23

Execution No. 10424 of 2015; LSF8 Master Participation Trust, Plaintiff vs Jeffrey R. Baker, Defendant, owner or reputed owners. All that certain tract of land situate lying and being in Hickory Township, Lawrence County, Pennsylvania being more fully bounded and described as follows, to wit: Beginning at a point on the New Castle-Neshannock Falls Road, sometimes known as the New Castle-New Wilmington public road, where the same is intersected by the premises conveyed to Joseph A. Rung, et ux., et al., by deed of Walter L. Ringer, Widower, dated January 18, 1958, and recorded in Lawrence County in deed book volume 456 at page 402; thence south two degrees thirty seven minutes west (S 02 degrees 37' W) by the centerline of said public Road, a distance of seventy-two and eighty eight hundredths (72.88) feet to a point; thence South seventy seven degrees thirty minutes East (S 77 degrees 30' E), a distance of eight hundred thirteen and forty two hundredths (813.42) feet to a point; thence North six degrees thirty six minutes East (N 06 degrees 36' E), a distance of one hundred seventy seven and twelve hundredths (177.12) feet to a point; thence North eighty six degrees twenty one minutes West (N 86 degrees 21' W) a distance of two hundred ninety six and three hundredths (296.03) feet to a point on the easterly line of lands conveyed to Joseph A. Rung et ux., as recorded in Lawrence County in deed book volume 362 at page 414; thence north five degrees eighteen minutes East (N 05 degrees 18' E) a distance of two hundred thirty one and no hundredths (231.00) feet, more or less, to a point in the center line of the Eastbrook station Road; thence by the center line of the said Eastbrook Station Road North seventy two degrees thirty minutes west (N 72 degrees 30' W), a distance of fifty-six and no hundredths (56.00) feet to a point; thence southwesterly by the east boundary line of lands now or formerly of Virginia Rung, Widow, a distance of two hundred eighty one and no hundredths (281.00) feet, more or less. To the southeast corner of lands now or formerly of Virginia Rung, Widow; thence North seventy seven degrees thirty minutes West (N 77 degrees 30' W) by the South boundary line of lands now or formerly of Virginia Rung and lands formerly conveyed to Joseph A. Rung and Virginia Rung, his wife, as recorded in Deed Book Volume 456 at page 402, a distance of three hundred forty four and no hundredths (344.00) feet to a point; thence North eighty five degrees fifteen minutes west (N 85 degrees 15' W) by same a distance of sixty eight and no hundredths (68.00) feet to the place of beginning. **Tax Map No. 22-068000**. Property address: Improvement thereon: residential dwelling. Debt Amount: 215,426.00 plus interest, costs and taxes. Attorney McCabe, Weisberg & Conway, PC.

#### Sale No. 24

Execution no. 10012 of 2016; Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing agreement dated as of August 1, 2004 finance America Mortgage Loan Trust 2004-2, Plaintiff vs Cynthia L. Pasquarello and David A. Pasquarello, defendants, owners or reputed owners. All that certain lot of land situate in Borough of South New Castle, Lawrence County, PA. **being known as 2114 South Beaver Street, New Castle, PA 16102. Parcel No. 19-021500 and 19-021400**; Improvement: residential property. Debt Amount: \$80,944.60 plus interest, costs and attorney fees. Attorney: Udren Law Offices.

#### Sale No. 25

Execution no. 11171-2013; Hot Fire Coals, LLC d/b/a Sealane Investments, Plaintiff vs Rashida A. Benning, defendant, owners and reputed owners. **Property address: 806 Harbor Street, New Castle, PA 16101. Tax parcel No. 06-066700**; Improvements thereon of the residential dwelling. Debt Amount: \$48,829.70 plus interest, costs and attorney fees. Attorney Stephen Hladik.

Sale no. 26

Execution no. 11157-2015; Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but as trustee of Securitized Mortgage Asset Loan Trust 2015-1, Plaintiff vs Amanda O'Neill and Robert Carney, Defendant. **Property Address: 827 E. Washington St, New Castle, PA 16101. Parcel ID# 04-183900 and 04-129800**. Improvements thereon of the residential dwelling. Debt amount: \$ 14,475.57 plus interest, costs and attorney fees. Attorney Stephen Hladik.

Sale No. 27

Execution No. 10576 of 2016; The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, Plaintiff vs. Gary DeBlasio, Amy DeBlasio, defendants, owners or reputed owners. All that certain lot or parcel of land situate in the First Ward in the Borough of Ellwood City, Lawrence County, Pennsylvania and known and designated as Lot No. 2559 on the Pittsburgh Company's Plan of third Addition to Ellwood City, as recorded in Lawrence County, Pennsylvania, Plot book Volume 2, page 23. **Being known as 110 13<sup>th</sup> St, Ellwood City, PA 16117**. Being the same property conveyed to Gary DeBlasio and Amy Deblasio, husband and wife, dated August 23, 2006 recorded August 29, 2006 at Document ID 2006-010064, Lawrence County, Pennsylvania records. **Parcel No. 11-052500**. Debt amount: \$89,805.07 plus interest, costs and attorney fees. Attorney Manley Deas Kochalski.

Sale No. 28

Execution No. 10528 of 2016; Bank of America, N.A., Plaintiff vs Kristen A. Paglia, defendant, owner or reputed owner. All that certain piece, parcel or lot of land situate, lying and being in Union Township, Lawrence County, Pennsylvania being known and designated as Lot No. 40 in the Westview Acres Plan of lots a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania in Plot Book Volume 13, page 42 and being fully bound and described as follows to wit:  
Beginning at a point on the North line of Pine Drive where the same is intersected by the boundary line between lots numbered 39 and 40 in said Plan of Lots; thence South Eighty-eight degrees thirty-one minutes East (S 88 degrees 31' E), a distance of one hundred (100) feet to a point; thence along the boundary line between lots numbered 40 and 41, North one degree twenty-nine minutes West (N 1 degree 29' W) a distance of one hundred ninety-nine and thirty-seven hundredths (199.37) feet to a point; thence South eighty-eight degrees and thirty one minutes West (S 88 degrees 31 'W), a distance of one hundred (100) feet to a point; thence along the boundary line between lots numbered 39 and 40, South one degree twenty-nine minutes East (S 1 degrees 29' E), a distance of one hundred ninety-nine and thirty-seven hundredths (199.37) feet to a point on the North line of Pine Drive, the place of beginning. **Parcel No. 34-246800. Property address: 2012 Pine Drive, New Castle, PA 16101**. Improvements thereon are residential dwelling. Debt amount: \$101,067.22 plus interest, costs and attorney fees. Attorney McCabe, Weisberg & Conway PC.

Sale No. 29

Execution No. 10409 of 2016; The Huntington National Bank, Plaintiff vs Michael J. Flannery aka Michael James Flannery and Deborah L. Flannery aka Deborah Lynn Flannery, defendants, owners or reputed owners. Parcel No. 1: Tax Parcel No. 05-117900; All of that certain lot, piece or parcel of land situate, lying and being in the Fifth Ward of the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania bounded and described as follows to wit: Bounded and described as follows to wit: Bounded on the North by Friendship Street; on the East by lands now or formerly of James Ross, et ux; on the South by lands now or formerly of Sam Yannessa; on the West by lands now or formerly of Jerry Hall, et ux; having a frontage of 25 feet on the said Friendship Street and Extending back of even width a distance of 80 feet; being the westerly one half of

City lot No. 239 in Section 56 of the Official survey of the City of New Castle; and have erected thereon a ½ of a double house containing six rooms and bath and designated as **306 East Friendship Street, New Castle, PA.** Title to said premises is vested in Michael J. Flannery and Deborah L. Flannery by deed from Deborah L. Flannery aka Hodges, Deborah and Michael James Flannery dated July 12, 2000 and recorded September 7, 2000 in deed book volume 1581, page 201. Parcel No. 2: Parcel ID #05-112300: All that certain piece, parcel or tract of land, situate lying and being in the Fifth Ward of the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania and more particularly bounded and described as follows, to wit: Beginning at a point on the south line of Friendship Street, which said point is the northeast corner of the tract hereby conveyed, thence southwardly by the westline of lands now or formerly of the New Castle School District, a distance of 80 feet to the north line of a tract of land now or formerly of Sam Yanness, thence by the north line of said lands now or formerly of Sam Yanness in a westerly direction a distance of 25 feet to the southeast corner of the lands of the grantees in this conveyance; thence northward by the east line of the tract of land of the grantees herein, a distance of 80 feet to the south line of said Friendship Street; thence by the said south line of Friendship Street in an eastwardly direction, a distance of 25 feet to a point, the place of beginning. Said tract has been designated **308 E. Friendship Street, New Castle, PA.** Title to said premises is vested in Michael James Flannery and Deborah L. Flannery by deed from Susan L. Swankler, administratrix of the estate of Joyce Beverly Prioletti, deceased, dated November 17, 1999 and recorded December 15, 1999 in deed book volume 1539, page 281. Parcel No. 3: Parcel ID#05-160800; All that certain piece, parcel or lot of land, lying and being in the fifth ward, City of New Castle, County of Lawrence, State of Pennsylvania and being known and designated as Lot 245 on Section 56 of the official survey of the City of New Castle. Title to said premises is vested in Michael J. and Deborah Lynn Flannery by deed from Tax Claim Bureau of Lawrence County, Pennsylvania dated May 18, 1998 and recorded May 27, 1998 in deed book volume 1433, page 160. **Parcel No. 05-117900 and 05-112300 and 05-160800.** Improvements thereon are residential dwelling. Debt Amount: \$67,631.04 plus interest, costs and attorney fees. Attorney McCabe, Weisberg & Conway.

Sale No. 30

Execution No. 10619 of 2016; The Huntington National Bank, Plaintiff vs. Thomas E. Stewart and Nancy A. Stewart, defendants, owners or reputed owners. All that certain property situated in the Township of Neshannock, County of Lawrence in the Commonwealth of Pennsylvania, being described as follows: with the assessment number 25-399-800 and being more fully described in a deed dated 12-10-53 and recorded 1-6-54 among the land records of the county and state set forth above, in deed book 388, page 52. **Parcel Number: 25-399800. Property address: 2780 Mercer Road, New Castle, PA 16105.** Improvements thereon are residential dwelling. Debt amount: \$87,374.01 plus interest, costs and attorney fees. Attorney McCabe, Weisberg & Conway.

Sworn and subscribed to before me  
 This 16<sup>th</sup> day of September, 2016.  
 Perry L. Quahliero, Sheriff

Legal: October 3, 10, & 17, 2016