

SHERIFF SALES

January 11, 2017 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 No bid may be withdrawn following the conclusion of the bidding.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. 10291 of 2013; The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, Plaintiff vs Heather D. Greathouse and Stanley Greathouse, defendant, owner or reputed owner. Improvements consist of a residential dwelling. Being premises 206 East Euclid Avenue, New Castle, PA 16105. Tax Parcel No. 02-040500. Debt Amount: \$52,643.63 plus interest, costs and attorney fees. Attorney KML Law Group.

Sale No. 2

Execution no. 10706 of 2016; U.S. Bank National Association, as Trustee, for J.P. Morgan Alternative Loan Trust 2007-S1 Mortgage Pass through certificates, Plaintiff vs Nicole M. DeFrank, defendant, owner or reputed owner. All that certain piece parcel or lot of land situate, lying and being in the 8th ward, city of New Castle,

County of Lawrence and Commonwealth of Pennsylvania, being lot number 44 in purport no. 18 of South Terrace Plan of Lots, as laid out by T.F. Morehead and recorded in Lawrence County Plot Book Volume 1, page 55, and being more particularly bounded and described as follows, to wit:

Bounded on the North by Miller Street; on the East by Hanna Street; on the South by Lot No. 45 in said plan of lots, now or formerly of Joseph Wisniewski, et ux; and on the West by a twelve (12) foot alley. Said lot herein described and conveyed having a frontage of forty-one (41) feet on Hanna Street and extending back therefrom of even width throughout a distance of one hundred twenty (120) feet to said alley on the west, and being also known as lot number five hundred thirty (530) in section 76 of the official survey of the city of New Castle, Pennsylvania. Parcel No. 08-044900. Premises: 1702 Hanna Street, New Castle, PA 16102. Debt Amount: \$65,556.16 plus interest, costs and attorney fees. Attorney Shapiro & Denardo.

Sale No. 3

Execution no. 10559 of 2016; Wilmington Savings Fund Society, FSB dba Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, Plaintiff vs Evelyn M. Hines, defendant, owner or reputed owner. Tax parcel no. 04-166100. Property address: 915 Morton Street, New Castle, PA 16101. Debt Amount: \$57,631.82 plus interest costs and attorney fees. Attorney Richard Squire.

Sale No. 4

Execution no. 10692 of 2016; Ditech Financial LLC fka Green Tree Servicing LLC, Plaintiff vs. Elizabeth A. Najar, defendant, owner or reputed owner. Improvements consist of a residential dwelling. Being premises 2311 Graceland Road, New Castle, PA 16105. Tax Parcel No. 25-292500. Debt Amount: \$90,528.15 plus interest, costs and attorney fees. Attorney KML Law Group.

Sale No. 5

Execution no: 11077 of 2015; US Bank National Association, as trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs Tammy M. Marburger and Joseph A. Perrino, defendants, owners or reputed owners. All those certain pieces or parcels of land situated, lying and being in the Township of Union, Lawrence County, Pennsylvania being Lots Nos. 94, 95, 96 and 97 in the plot of lots of Cameron Grove, surveyed by H.R. Clark, Civil Engineer, December 1875 for S.W. Dana, and having thereon erected a dwelling known as: 1609 Grove Avenue, New Castle, PA 16101. Tax Parcel No. 34-224900; Lawrence County Record Book 1982, page 661. Debt amount: \$65,019.20 plus interest, costs and attorney fees. Attorney Leon Haller.

Sale No. 6

Execution no. 10632 of 2016; PNC Bank, National Association, Plaintiff vs Frankie J. Creese, defendant, owner or reputed owner. All that certain lot of land situate in fifth ward of the borough of Ellwood City, Lawrence County, Pennsylvania; being known as 701 Pershing St, Ellwood City, PA 16117. Parcel No. 15-002100. Debt amount: \$82,551.65 plus interest, costs and attorney fees. Attorney Udren Law Offices.

Sale No. 7

Execution no. 10359 of 2016; The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, National Association, as successor in interest to JPMorgan Chase Bank, National Association fka JPMorgan Chase Bank as successor to Bank One, National Association as Trustee for ACE Securities Corp. Home Equity Loan Trust Series 2002-HE3, asset backed pass-through certificates, Plaintiff vs Dorothy H. Kern and unknown heirs, and/or administrators of the estate of Larry R. Kern Meredith Kern, as believed heir and/or administrator to the estate of Larry R. Kern, Larry R. Kern Jr as believed heir and/or administrator to the estate of Larry R. Kern, James Allen Taylor Kern, as believed heir and/or administrator to the estate of Larry R, Kern, Craig Kern, as believed heir and/or administrator to the estate of Larry R. Kern, defendant, owner or reputed owners. All that certain lot or piece of ground situate in the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania being known and designated as City Lot No. 315A on Section 44 of the Official Survey of the City of New Castle, Pennsylvania being bounded and

described as follows, to wit: Beginning at a point on the West line of Crawford Avenue, 72 feet from a monument where the West line of Crawford Avenue intersects with the North line of County Line Street; which point is the Northeast corner of land now or formerly of Ralph R. White et ux. Designated as the Southeast corner of land herein conveyed; thence North 1 degree 35 $\frac{3}{4}$ ' West, a distance of 45 feet; thence South 89 degrees 2 $\frac{1}{2}$ ' West, a distance of 133 feet more or less to the East line of a 10 foot alley, thence along East line of said alley, south 1 degree 35 $\frac{3}{4}$ ' East, a distance of 45 feet; thence along lands now or formerly of Ralph R. White, et ux., North 89 degrees 2 $\frac{1}{2}$ ' East, a distance of 133 feet, more or less to the place of beginning. Being known as 314 South Crawford Street, New Castle, PA 16101. Being the same property conveyed to Larry R. Kern, individually, who acquired title by virtue of a deed from Dorothy H. Kern, individually dated April 27, 2005 recorded May 3, 2005 at Official Records volume 2020 page 225, Lawrence County, Pennsylvania records. Larry R. Kern died on July 24, 2015. Parcel No. 03-092200. Debt: \$34,901.34 plus interest, costs and attorney fees. Attorney: Manley, Deas & Kochalski.

Sale no. 8

Execution no. 10669 of 2016; US Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs Cynthia L. Steingrabe, defendant, owner or reputed owner. All that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward of the City of New Castle, County of Lawrence, and State of Pennsylvania, being known and designated as Lot No. 15 in the revised cadet plan of lots as recorded in the Recorder's Office of Lawrence County, Pennsylvania, in plot book volume 13, page 19, and being also known as lot no. 609 on section 57 of the Official Survey of the City of New Castle, being more particularly bounded and described as follows, to wit: Beginning at a point on the northerly line of Cadet Street at the dividing line between Lot no. 15 and 16 of said plan, said point of beginning being 178.17 feet in a northwesterly direction from the intersection of the westerly line of Stanton Avenue and the said northerly line of Cadet Street; thence by the said northerly line of Cadet Street, North 64 degrees 26 $\frac{1}{2}$ minutes West, a distance of 78.17 feet to a point on the centerline of a 40 foot street previously vacated by the city of New Castle via City Ordinance No. 6868, which ordinance was previously recorded hereto; thence by the centerline of said vacated 40 foot street, north 39 degrees 9 $\frac{1}{2}$ minutes East, a distance of 94.705 feet, more or less, to a point; thence continuing along a line, North 39 degrees 9 $\frac{1}{2}$ minutes East, a distance of 7.5 feet to a point, said point being on the centerline of a 15 foot alley previously vacated by the City of New Castle via City ordinance no. 6866 which Ordinance was previously recorded hereto; thence by the centerline of said vacated 15 foot alley, South 53 degrees 26 $\frac{1}{2}$ minutes East, a distance of 69.20 feet, more or less, to a point on the dividing line between lots no. 15 and 16 of said plan; thence along the dividing line between lots no. 15 and 16 of said plan, south 33 degrees 55 $\frac{3}{4}$ minutes West, a distance of 88.63 feet to the place of beginning. Having thereon erected a dwelling known as 911 Cadet Street, New Castle, PA 16101. Tax Parcel No. 04-009200. Being the same premises which Benjamin A. and Annemarie H. Augustine, by deed dated and recorded June 5, 2008 to Lawrence County Instrument No. 2008-005370, granted and conveyed unto Cynthia Steingrabe. Under and subject to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record. Debt: \$63,620.78 plus interest, costs and attorney fees. Attorney Leon Haller.

Sale No. 9

Execution no. 10437 of 2016; Federal National Mortgage Association, Plaintiff vs James Robert Gish, III aka James Gish, defendant, owner or reputed owner. All that certain piece, parcel or lot land situate, lying and being in the Fourth Ward, City of New Castle, County of Lawrence, and state of Pennsylvania, bounded and described as follows, to wit: Bounded on the North by Epworth Street; on the East by Lot No. 10 in the Plan of Lots hereinafter mentioned; on the South by a sixteen foot alley; and on the West by Lot No. 12 in the hereinafter-mentioned plot; having a frontage of forty (40) feet on said Epworth Street, and extending back of even width, there from a distance of Ninety-seven and seven tenths (97.7) feet to the said alley on the South; being Lot numbered 11 in the Plan of Lots laid out in the Estate of Samuel H. White, dec'd, which plan is recorded in the Recorders Office in and for Lawrence county, in Plan book 1, page 45. Parcel ID# 04-139800;

Improvement: residential dwelling. Title to said premises is vested in James Robert Gish, III by deed from Laura A. Gish, single, dated 8/28/1997, recorded 12/5/97 in book 1394, page 155. Property address: 530 Epworth Street, New Castle, PA 16101. Debt: \$22,570.88 plus interest, costs and attorney fees.

Sale No. 10

Execution no. 10122 of 2016; Shenango China Federal Union, Plaintiff vs Kathie J. Wycliffe aka Kathie Degidio, defendant, owner or reputed owner. All the right, title, interest and claim of Kathie J. Wycliffe aka Kathie J. DeGidio of, in and to: All the following described real estate situated in the 2nd ward of New Castle of Lawrence County, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 1415 Delaware Avenue, New Castle, PA 16105. Deed book volume 741, page 74, parcel Number 02-067500. Debt Amount: \$26,379.41 plus interest, costs and attorney fees. Attorney Weltman, Weinberg & Reis.

Sale No. 11

Execution no. 10854 of 2016; First Commonwealth Bank, Plaintiff vs Maxine M. Rucinski aka Mary M. Rucinski, solely in her capacity as Administrator of the Estate of Gary L. Rucinski a/k/a Gary Lee Rucinski, deceased, defendant, owner or reputed owner. All those several pieces, parcels and lots of land situated, lying and being in the Borough of Bessemer, Lawrence County, Pennsylvania being the same premises located at 203 12th Street, Bessemer, PA 16112 and designated as Parcel ID nos. 09-081100, 09-081200, 09-081300, and 09-081500. Debt amount: \$27,638.44 plus interest, costs and attorney fees. Attorney Gary Darr.

Sale No. 12

Execution no. 10379 of 2016; the Huntington National Bank, Plaintiff vs Vivian Lamorella, defendant, owner or reputed owner. All that certain piece, parcel or lot of land situate, lying and being in the township of Neshannock, County of Lawrence and state of Pennsylvania, bounded and described as follows, to wit: Bounded on the North by Meyer Avenue; on the East by Lot No. 22 in the same plot; on the South by lot no. 33 in the same plot and on the west by lot no. 20 in the same plot; the said lot having a frontage of sixty (60) feet on said Meyer Avenue and extending southwardly there from of even width a distance of one hundred thirty (130) feet to said lot no. 33 in the rear; being lot no. 21 in the North view manor plan of lots as recorded in the recorder's office of Lawrence County in Plot book volume 11, page 11. Tax Parcel No. 25-217300. The improvements thereon are: Residential dwelling. Premises: 217 W. Meyer Ave, New Castle, PA 16105. Debt Amount: \$63,541.76 plus interest, costs and attorney fees. Attorney Terrence McCabe.

Sale No. 13 - STAYED

Execution no. 10889 of 2016; US Bank National Association as Trustee for the Pennsylvania Housing Agency, Plaintiff vs Alexis Jones, defendant, owner or reputed owner. All that certain parcel of land in the Second Ward, City of New Castle, Lawrence County, Pennsylvania being City Lot 11 on Section 23 of the Official Survey of the City of New Castle, Pennsylvania and having thereon erected a dwelling known and numbered as 511 East Winter Street, New Castle, PA 16105. Tax ID#02-297100. Debt amount: \$39,419.15 plus interest, costs and attorney fees. Attorney Leon Haller.

Sale No. 14

Execution no. 10729 of 2015; 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-IM2, Plaintiff vs Anne M. Crowe, administratrix of the estate of Donna R. Elson, defendant, owner or reputed owner. Property address: 559 McGary Road, New Wilmington, Neshannock Township, Lawrence County, PA 16142. Parcel ID#25-155000; Improvements thereon of the residential dwelling. Debt Amount: \$122,290.73 plus interest, costs and attorney fees. Attorney: Stephen Hladik.

Sale No. 15

Execution no. 11370 of 2011; LA Commercial Services LLC, Plaintiff vs Charles Gajda, defendant, owner or reputed owner. Debt amount: \$227,481.18 plus interest, costs and attorney fees. Attorney Reed James Davis. All those certain lots and pieces of ground located in the Commonwealth of Pennsylvania, County of Lawrence, Washington Township: Having erected thereon a dwelling known and numbered as 4560 Perry Highway, Volant, PA 16156. Deed Book Volume 633, page 1062, parcel no. 35-014800, 35-014700, 35-014900.

Sale No. 16

Execution no. 10225 of 2016; Ditech Financial LLC, Plaintiff vs Neil A. Shalenberger and Mary Lynn Short, defendants, owners or reputed owners. Improvements consist of a residential dwelling. Premises: 805 Alborn Avenue, New Castle, PA 16101. Tax Parcel No. 31-306500 and 31-306600; Debt Amount: \$99,646.91 plus interest, costs and attorney fees. Attorney: KML Law Group.

Sale No. 17

Execution no. 10686 of 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 Iwanejko, defendant, owner or reputed owner. 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 East 142.50 feet to a stake on the said Westerly line of East Washington Street; thence by 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 E. Washington Street, New Castle, PA 16101. Being the same property conveyed to Robert F. Iwanejko who acquired title by virtue of a deed from Timothy A. Steffler and Judy F. Steffler, husband and wife and Joseph Mazzant, dated July 26, 2006, recorded July 27, 2006, at Instrument Number 2006-008599, Lawrence County, Pennsylvania records. Parcel No.: 05-131300. Debt Amount: \$52,493.76 plus interest, costs and attorney fees. Attorney Manley, Deas and Kochalski.

Sworn and subscribed to before me
This 3rd day of November, 2016.
Perry L. Quahliero, Sheriff

Legal: December 5, 12, 19 of 2016

SHERIFF SALES

continued from

November 2016 to January 11, 2017 at 10:00 AM

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. 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. 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, Kim & Associates LLC. Debt amount: \$72,539.40 plus interest, costs and attorney fees.

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. 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 Yannessa, thence by the north line of said lands now or formerly of Sam Yanessa 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.

SHERIFF SALES

Continued from

September 2016 to January 11, 2017 at 10:00 AM

Sale No. 4

Execution No.: 10438-2015; The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage products, Inc., Mortgage asset backed pass through certificates, series 2003-RS2, Plaintiff vs Gary M. Lloyd and Teressa L. Lloyd, defendants. All that certain piece parcel or lot of land situate lying and being in the Fifth Ward, New Castle, Lawrence County, Pennsylvania being known and designated as Lot no. 14 in the Jackson Heights Plan of lots, a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania, in plot book Vol. 11, page 55, and more fully bounded and described as follows, to wit; Bounded on the North by Lot No. 15 in said plan, a distance of 83.93 feet; on the East by National Avenue, a distance of 53.97 feet; on the South by lots No. 13 and 17 in said plan, a distance of 104.41 feet, and on the West by Lot No. 16 said plan a distance of 50 feet. Being the same lands conveyed to Wilbur R. Boston and Ruth M. Boston, his wife, by deed Phillip R. Winter, et ux, dated March 29, 1951 of record in the Recorder's office of Lawrence County, Pennsylvania in deed book Vol. 370, page 42. **Parcel ID#05-079600.** Property address: **1604 National Street, New Castle, PA 16101.** Debt Amount: \$54,781.36 plus interest, costs and attorney fees. Attorney Shapiro & DeNardo, LLC.

Sale No. 9

Execution no. 11048-2015. U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Robert R. Michels, defendant. All those certain parcels or lots of land lying, situate and being in the borough of Ellwood City, Fourth Ward, Lawrence County and Commonwealth of Pennsylvania being designated as part of Lot No. 41 and 42 in the Nye's Plan of First addition to Hazel Dell, being 105' X 100' described in accordance with a survey dated July 23, 2002 prepared by Thomas F. Easton, registered surveyor, and having thereon erected a dwelling known as **404 Hazel Avenue, Ellwood City, PA 16117.** **Tax Parcel Nos. 14-109300 and 14-109400.** Debt Amount: \$56,624.19 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller.

Sale No. 11

Execution no. 20861-2014; Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-2, by its servicer Ocwen Loan Servicing LLC, Plaintiff vs Raymond John Price, defendant. Situate, lying and being in the Township of Union, County of Lawrence and State of Pennsylvania being known at **188 Scotland Lane, New Castle, PA 16101.** Being the same premises which Raymond John Price, single and Retta L. Jones,

formerly Retta L. Price and Glenn Jones, her husband, by Deed dated June 4, 2003 and recorded June 5, 2003 in the Office of the Recorder of Deeds in and for Lawrence County in Deed Book# 1839, page 638, granted and conveyed unto Raymond John Price, Single. **Parcel ID#34-266200.** Debt Amount: \$89,858.44 plus interest, costs and attorney fees. Attorney Stern & Eisenberg PC.

Sale No. 17

Execution no. 11148 of 2013; PNC Bank, National Association, Plaintiff vs. Rita Sims a/k/a Rita D. Sims, defendant. All that certain lot of land situate in fourth ward of the city of New Castle, Lawrence County, Pennsylvania. Being known as **1216 Huron Ave, New Castle, PA 16101. Tax Parcel ID#04-094500 & 04-094600.** Improvement: residential property. Debt Amount: \$29,761.67 plus interest, costs and attorney fees. Attorney Sherri Braunstein.

Sale No. 20

Execution no. 11190-2015; Nationstar Mortgage, plaintiff vs. Buffie Kerstetter and Heath Kerstetter, defendants. All that certain piece, parcel or lot of land situate in Ellwood City Borough, Lawrence County, Pennsylvania. **Tax Parcel nos. 14-029400 and 14-029300. Property address: 834 Garfield Drive, Ellwood City, PA 16117.** Improvement: erected thereon. Debt amount: \$108,418.09 plus interest, costs and attorney fees. Attorney Robert Williams, Esq.

Sale No. 21

Execution no. 10380 of 2016; Wells Fargo Bank, NA, Plaintiff vs. Travis D. Harry, defendant, owner of property situate in the 2nd Ward, New Castle, Lawrence County, Pennsylvania being **805 East Fairmont Ave., New Castle, PA 16105.** Debt Amount: \$100,403.97 plus interest, costs and attorney fees. **Tax Parcel No. 02-2213801.** Improvement: dwelling house. Attorney Phelan Hallinan Diamond & Jones.

SHERIFF SALES

Continued from

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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. 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. 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.