

SHERIFF SALES

Wednesday, July 13, 2022 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. 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 No bid may be withdrawn.
2. 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.
3. At the request of the plaintiff, any sale may be continued, postponed or cancelled.
4. 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 the balance within 7 days thereafter. If terms of sale 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.
5. 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.
6. If a Third Party is the successful bidder, a Schedule of Distribution will be filed by the Sheriff in the Prothonotary's Office on the Wednesday following the date of sale and that distribution will be made in accordance with the Schedule unless exceptions are filed within TEN days thereafter.
7. 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.
8. Any current & 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

No. 10948-2021; The Huntington National Bank, Plaintiff vs. Louis Rossano, AKA Lou Rossano, Defendant. All that certain piece or parcel of land situate in the Township of Union, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Lou Rossano, unmarried, who acquired title by virtue of a deed from Anna Rossano, a widow, by Lou Rossano, her Attorney-in-fact, dated May 10, 2005, recorded May 10, 2005, at Instrument Number 005212, and recorded in Book 2030, Page 484, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Property address: 473 West Harbor Road, New Castle, PA 16101. Parcel ID: #34-279600** (Union Township). Judgment amount: \$71,075.05 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski

Sale No. 2

No. 10465-2018; Northwest Bank, Plaintiff vs. Camilla J. Crawford, Defendant. All the right, title, interest and claim of Camilla J. Crawford of, in and to the following described property: All the

following described real estate situated in the City of New Castle, Lawrence County, Pennsylvania. Having erected thereon a dwelling. Document No. 2013-014886. **Property address: 520 East Reynolds Street, New Castle, PA 16101. Parcel ID: #05-145300** (New Castle 5th Ward). Judgment amount: \$33,093.71 plus interest, costs and attorney fees. Attorney: David W. Raphael, Esq.

Sale No. 3

No. 10574-2017; The Bank of New York Mellon f/k/a The Bank of New York, successor in Interest to JPMorgan Chase Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD4, Mortgage Pass-Through Certificates, Series 2005-SD4, Plaintiff vs. Barb Bohizic; Theodore J. Bohizic, in Capacity as heir as Mary R. Bohizic, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary R. Bohizic, deceased, Defendants. All the right title, interest and claim of: Mary R. Bohizic and Barb Bohizic. Deed Book Vol. 1503, Page 252. Improvements: Residential. **Property address: 47 Portersville Road, Ellwood City, PA 16117. Parcel ID: #36-013000** (Wayne Township). Judgment amount: \$83,080.24 plus interest, costs and attorney fees. Attorney: Patrick J. Wesner, Esquire, Parker McCay P.A.

Sale No. 4

No. 10070-2022; New REZ LLC D/B/A Shellpoint Mortgage Servicing, Plaintiff vs. Deborah A. Quinn, Defendant. All those certain lots or pieces of ground situate in the Township of Slippery Rock, Lawrence County, PA. Improvements: Residential Property. **Property address: 3242 Shaffer Road a/k/a 3264 Shaffer Road, Ellwood City, PA 16117. Parcel ID: #32-072401 & 32-072402** (Slippery Rock Township). Judgment amount: \$213,021.27 plus interest, costs and attorney fees. Attorney: Robert Crawley

Sale No. 5

No. 10643-2019; PNC Bank, National Association successor by merger to National City Bank, Plaintiff vs. Joan E. Trimble, Defendant. Improvements consists of a residential dwelling. **Property address: 505 Shenango Park Drive, New Castle, PA 16101. Parcel ID: #31-374000** (Shenango Township). Judgment amount: \$40,790.21 plus interest, costs and attorney fees. Attorney: KML Law Group

Sale No. 6

No. 50748-2019. Wilmington Area School District, Plaintiff vs. Nancy F. Reese, Defendant. Nancy F. Reese, owner(s) of property situate in Pulaski Township, Lawrence County, Pennsylvania, **Property address: 3201 Evergreen Road, Pulaski Township, Pennsylvania, 16143**. Improvements thereon: Residential 1 Family Property. **Parcel No. 29-108000**. Debt: \$2,383.09 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 7

No. 50733-2016. City of New Castle, Plaintiff vs. Vakia J. Armstrong and United States of America, Defendants. Vakia J. Armstrong and United States of America, owner(s) of property situate in New Castle, Lawrence County, Pennsylvania, **Property address: 6 Culbertson, New Castle, Pennsylvania**. Improvements thereon: Residential property. **Parcel No. 04-076500**. Debt: \$1,266.50 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 8

No. 50640-2019. Wilmington Area School District, Plaintiff vs. Christopher L. Widmyer, Defendant. Christopher L. Widmyer, owner(s) of property situate in Pulaski Township, Lawrence County, Pennsylvania, **Property address: 605 State Route 208, Pulaski Township, Pennsylvania, 16143**. Improvements thereon: Residential property. **Parcel No. 29-092000**. Debt: \$2,370.46 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 9

No. 50373-2019. Wilmington Area School District, Plaintiff vs. Scott P. Leonard and Heather E. Leonard, Defendants. Scott P. Leonard and Heather E. Leonard, owner(s) of property situate in Wilmington Township, Lawrence County, Pennsylvania, **Property address: 507 Wilson Mill Road, Wilmington Township, Pennsylvania, 16142**. Improvements thereon: Residential property. **Parcel No. 37-049500**. Debt: \$2,576.77 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 10

No. 10831-2021. Pennsylvania Housing Finance Agency, Plaintiff vs. Michael Lee Murphy, Defendant. Lots Nos. 157-B and 159-B on Section 21 of the Official Survey of the City of New Castle. See Instrument: 2010-007013. Improvements thereon: a residential dwelling house. **Property address: 11 East Edison Avenue, New Castle, PA 16101. Parcel No. 01-036200** (1st Ward City of New Castle). Debt: \$49,720.58 plus interest, costs and attorney fees. Attorney: Purcell Krug & Haller

Sale No. 11

No. 10050-2022. Pennsylvania Housing Finance Agency, Plaintiff vs. Stacey M. Campbell, Defendant. Unit D of Plot U in Shenango Greens Townhouse Development, as recorded in the Recorder's Office of Lawrence County Book 3, Page 28. See Instrument: 2015-005131. Improvements thereon: a residential dwelling house. **Property address: 21 Links Drive, New Castle, PA 16101. Parcel No. 31-361603** (Shenango Township). Debt: \$130,387.02 plus interest, costs and attorney fees. Attorney: Purcell Krug & Haller

Sale No. 12

No. 10125-2022. Pennsylvania Housing Finance Agency, Plaintiff vs. Jason E. Scott and Maureen M. Scott, Defendants. Lot No. 8, Plot of Lots of William Ryan, City Lot No. 244, Section 69 Official Survey of the City of New Castle. See Instrument: 2018-005859. Improvements thereon: a residential dwelling house. **Property address: 912 Rose Avenue, New Castle, PA 16101. Parcel No. 04-023600** (4th Ward City of New Castle). Debt: \$47,191.94 plus interest, costs and attorney fees. Attorney: Purcell Krug & Haller

Sale No. 13

No. 10086-2022. First National Bank of Pennsylvania, Plaintiff vs. Diane E. Berkebile, a/k/a Diane E. Stickle, Defendant. All the right, title, interest and claim of Diane E. Berkebile, a/k/a Diane E. Stickle of, in and to the following described property: All that certain real estate situated in the 2nd Ward of The City of New Castle, County of Lawrence and Commonwealth of Pennsylvania per deed dated September 15, 1992 and recorded on September 24, 1992 in The Office of the Recorder of Deeds of Lawrence County, Pennsylvania at Deed Book Volume 1048, Page 408 and per certain Quit Claim Deed dated March 16, 2016, and recorded on March 30, 2016 in the Office of the Recorder of Deeds of Lawrence County Pennsylvania at Instrument No. 2016-002329. Having erected thereon a dwelling. **Property address: 142 East Garfield Avenue, New Castle, PA**

16105. Parcel No. 02-016800 (2nd Ward City of New Castle). Debt: \$29,101.62 plus interest, costs and attorney fees. Attorney: David W. Raphael

Sale No. 14

No. 10699-2018. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMTP Trust, Series 2019-C, Plaintiff vs. John McCloskey a/k/a John T. McCloskey; Kenneth J. McCloskey, Defendants. All that certain piece, parcel or lot of land situate in Ellwood City Borough, Lawrence County, Pennsylvania. Improvements: erected thereon. **Property address: 408 Crescent Avenue, Ellwood City, PA 16117. Parcel No. 12-042900** (2nd Ward Ellwood City Borough). Debt: \$49,345.63 plus interest, costs and attorney fees. Attorney: Bernadette Irace, Esquire

Sale No. 15

No. 10107-2022. Temple View Capital Funding, LP, Plaintiff vs. Elite Interior Design, LLC, Defendant. All that property situated in the second ward of the City of New Castle in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: Being more fully described in a Deed dated 07/14/2020 and recorded 08/07/2020, among the land records of the county and state set forth above in Instrument No. 2020-005173. **Property address: 213 E. Garfield Avenue, New Castle, PA 16105. Parcel No. 02-177800** (2nd Ward City of New Castle). Debt: \$38,662.14 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

Sworn to and subscribed before me this 25th day of May 2022.

Perry L. Quahliero
Sheriff

Legal: June 6, 13 and 20 Of 2022

Sheriff Sales Continued from May 11, 2022 to July 13, 2022

Sale No. 3

No. 10036-21; U.S. Bank National association as indenture trustee, for the holders of the CIM Trust 2021-NR3, Mortgage-Backed Notes, Series 2021-NR3, Plaintiff vs. Robert D. Goddard a/k/a Robert Goddard and the United States of America, Defendants. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$74,662.34. **Property address: 2002 East Harlansburg Road, New Castle, PA 16101. Parcel ID: #22-062200** (Hickory Township). Judgment amount: \$74,662.34 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg, PC.

Sheriff Sales Continued from March 9, 2022 to July 13, 2022

Sale No. 5

No. 10767-2020; Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, Plaintiff vs. Marlene Ross, Defendant. **Property address: 106 Lilac Drive, New Castle, PA 16105. Parcel ID: #25-358400** (Neshannock Township); Improvements consist of a residential dwelling. Judgment amount: \$152,354.58 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 7

No. 10971-2019. Select Portfolio Servicing, Inc., Plaintiff vs. Andrew Donald Priest, Executor for the Estate of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased and Bruce D. Garrett, known heir of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased and Frank J. Garrett, Jr known heir of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased. All that certain piece, parcel or lot of land situate in Shenango Township, Lawrence County, Pennsylvania. **Tax Parcel Nos. 31-131600, 31-132000, 31-131900, 31-131800, 31-131700, 31-132100. Property Address: 202 Alborn Street a/k/a 202 Alborn Avenue, New Castle, PA 16101.** Improvements: Erected Thereon. Debt: \$115,809.59 plus costs, interest & attorney fees. Attorney: Lorraine Gazzara Doyle.

Sheriff Sales Continued from January 12, 2022 to July 13, 2022

Sale No. 7

No. 10742-2018; Bank of America, N.A., Plaintiff vs. Bonnie Lou Aller, Individually and in Her Capacity as Heir of Letetia E. Lyon a/k/a Letetia Tish E. Lyon, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Letetia E. Lyon a/k/a Letetia Tish E. Lyon, Deceased, Defendants. Improvements: a Residential Dwelling. **Property address: 112 State Route 956, Slippery Rock, PA 16057. Parcel ID: #30-052200** (Scott Township). Judgment amount: \$56,015.39 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

Sheriff Sales continued from May 2020 to July 13, 2022

Sale No. 4

No. 50984-2016. City of New Castle vs. Cassandra Lascola, Defendant. Cassandra Lascola, owner(s) of property situate in the Third Ward, New Castle, Lawrence County, Pennsylvania, **Property address: 719 Chestnut Street, New Castle, Pennsylvania.** Improvements thereon: Residential property. **Parcel No. 03-113600.** Debt: \$4,701.76 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 13

No. 50992-2016. City of New Castle vs. Jodi L. Hookway, owner(s) of property situate in the 5th Ward, New Castle, Lawrence County, Pennsylvania **Property address: 811 Pollock Avenue, New Castle, Pennsylvania 16101.** Tax Parcel **No. 05-023200.** Improvements thereon: residential Property. Debt No.: \$4,930.67 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 22

No. 51032-2016. City of New Castle vs. Cheryl Thomas. All that certain piece, parcel, or lot of land situate, lying and being in the Fifth Ward, New Castle, Lawrence County, Commonwealth of Pennsylvania, being known and designated as Lot numbered 483 in Section 56 of the Official Survey of the City of New Castle, and being more fully bounded and described as follows, to-wit: BOUNDED on the South by Lutton Street; on the West by land now or formerly of Acrisio Turco, et ux; on the North by land now or formerly of Pasquale Amabile, et ux; and on the East by an alley, fronting fifty (50) feet on Lutton Street and extending back of even width, a distance of one hundred eighty (180) feet. Improvements thereon consist of: residential property. **Property address: 303 E. Lutton Street, New Castle, Pennsylvania. Parcel No. 05-105100.** Debt: \$5,198.29 plus interest, costs and attorney fees. Attorney: Portnoff Law Assoc.

Sheriff Sales Continued from January 8, 2020 to July 13, 2022

Sale No. 3

No. 50449 of 2016. City of New Castle, Plaintiff vs. Jay Fulvi and Michelle Cox, Defendants. 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 known and designated as Lot No. 9 in the plan of lots laid out by G.W. Moody and A.P. Ramsey and known as the Moody and Ramsey Plan of Lots, and being also known and designated as Lot No. 75 in Section 23 of the Official Survey of the City of New Castle, and being more particularly bounded and described as follows, to-wit: Beginning at a point where the Southerly line of Winter Avenue intersects the dividing line between Lots, Nos. 9 and 10 in said Plan; thence in a Southerly direction along said dividing line between Lots Nos. 9 and 10, a distance of 127 feet, more or less, to a point where said line is intersected by dividing line between Lots 9 and 16 in said Plan, thence in a Westerly direction along said dividing line between Lots Nos. 9 and 16, a distance of 50 feet, more or less, to a point where said dividing line is intersected by the dividing line between Lots Nos. 8 and 9 in said Plan; thence in a Northerly direction along said dividing line between Lots Nos. 8 and 9, a distance of 127 feet, more or less, to a point where said dividing line is intersected by the Southerly line of Winter Avenue, thence Eastwardly along the southerly line of Winter Avenue. A distance of 50 feet, more or less, to the place of beginning. **Property address: 514 E. Winter Avenue, New Castle, PA 16105. Parcel ID: #02-135000** (City of New Castle, 2nd Ward) Judgment amount: \$5,339.97 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, LTD.

Sheriff Sales Continued from November 12, 2019 to July 13, 2022**Sale No. 14**

No. 50550 of 2017. City of New Castle, Plaintiff vs. Danielle S. Palumbo and James B. Lombardo, Defendants. **Property address: 717 E. Long Avenue, New Castle PA 16101. Parcel ID: #04-195600** (City of New Castle, 4th Ward). Improvements: Residential Property. Judgment amount: \$5,046.47 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

Sale No. 15

No. 50315 of 2016. City of New Castle, Plaintiff vs. Anthony J. & Anita Nerti, Defendants. All that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward, City of New Castle, Lawrence County, Pennsylvania, more particularly bounded and described as follows, to-wit: Beginning at a point on Rich Avenue, now known as Barkett Avenue, said point being the Southwest point of lands herein described thence North along line of Lot No. 113, a distance of 115 feet to a point; thence East along line of Lot No. 103, a distance of 60 feet to a point; thence South along line of Lot No. 111, a distance of 115 feet to a point; thence West along Barkett Avenue, a distance of 60 feet to a point, the place of beginning, and being Lot No. 112 in the Piovesan Plan of Lots, Plot No. 3, as recorded in Lawrence County in Plot Book Volume 13, Page 46. **Property address: 1205 Barkett Avenue, New Castle PA 16101. Parcel ID: #04-186600** (City of New Castle, 4th Ward). Judgment amount: \$5,813.59 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

Sheriff Sales continued from September 2019 to July 13, 2022**Sale No. 16**

No. 50601 of 2016. City of New Castle, Plaintiff vs. Cheryl A. Lucchesi, Defendant. **Property address: 311 Shaw Street, New Castle PA 16101. Parcel ID: #02-051900** (City of New Castle, 2nd Ward). Improvements: Residential Property. Judgment amount: \$4,955.84 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

Sheriff Sales Continued from May 11, 2022 to September 14, 2022**Sale No. 1**

No. 108757-2021; The Huntington National Bank, Plaintiff vs. Arlene J. Calhoun, Individually, and as Known Heir and/or Administrator of the Estate of Terri Lynn Calhoun; Unknown Heirs and/or Administrators of the Estate of Terri Lynn Calhoun, Defendants. All that certain piece or parcel of land situate in the Township of Scott, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Terri Lynn Calhoun, single, who acquired title by virtue of a deed from Arlene J. Calhoun, widow, dated August 29, 2011, recorded December 1, 2011, at Document Number 2011-011290, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Property address: 3189 Harlansburg Road, New Castle, PA 16101. Parcel ID: #30-014100** (Scott Township). Judgment amount: \$19,782.85 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski

Sheriff Sales Continued from March 9, 2022 to September 14, 2022

Sale No. 1

No. 50669-2016. City of New Castle, Plaintiff vs. Katrina V. Frank, Defendant, owner (s) of property situate in the Second Ward, New Castle, Lawrence County, Pennsylvania, **Property address: 806 Neshannock Boulevard, New Castle, Pennsylvania 16101**. Improvements thereon: Residential property. **Parcel No. 02-299800** Debt: \$4,745.38 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sheriff Sales Continued from January 12, 2022 to September 14, 2022

Sale No. 1

No. 10791-2017; U.S. Bank, N.A., as Trustee for Manufactured Housing Contract Senior/subordinate Pass-Through Certificate Trust 1998-6, Plaintiff vs. Melanie K. Miller and Charles W. Miller, Defendants. **Property address: RD3 Box 234B, a/k/a Rt. 956 Box 512, a/k/a 512 State Route 956, Volant, PA 16156. Parcel ID: #30-087200** (Scott Township); Improvements: Residential property. Judgment amount: \$75,765.38 plus interest, costs and attorney fees. Attorney: RAS Citron