

SHERIFF SALES

Wednesday, September 14, 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 No bid may be withdrawn.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. 10264-2021; The Huntington National Bank, Plaintiff vs. Lonnie D. Rieder; Raymond A. Rieder, Defendants. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Lonnie D. Rieder and Raymond A. Rieder, wife and husband, who acquired title by virtue of a deed from John T. Malizia, unmarried, dated February 7, 2007, recorded February 12, 2007, at Document Number 2007-001589, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Property Address: 121 East Garfield Avenue, New Castle, PA 16105. Parcel ID: #02-008300** (New Castle 2nd Ward). Judgment amount: \$59,073.82 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 2

No. 10998-2021; Select Portfolio Servicing, Inc., Plaintiff vs. Christopher J. Cook and Crystal M. Lenn, Defendants. All those two (2) certain pieces of ground situate, lying and being in the Fourth Ward of the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, being bounded and

described as follows, to-wit: Beginning at a point of the Southerly line of Butler Avenue at a line of lands now or formerly of Peter Baldauf; thence along the Southerly line of Butler Avenue in an Easterly direction 87.50 feet to line of other lands now or formerly of Patsy J. Juliano; thence in a Southerly direction along line of other lands now or formerly of Patsy J. Juliano, 120.00 feet to a 15.00 foot alley; thence in a Westerly direction along the North Line of said 15.00 foot alley, 92.95 feet, more or less, to line of lands now or formerly of Peter Baldauf thence in a Northerly direction by line of lands now or formerly of Peter Baldauf, 120.40 feet, more or less to the Southerly line of Butler Avenue at the place of beginning. Being known as Lots Nos. 98 and 99 on Section 52 of the Official Survey of the City of New Castle. Being the same premises which Robert E. Gramsky, a married man, by Deed dated February 12, 2007 and recorded February 16, 2007 in Lawrence County as Instrument Number 2007-001765, granted and conveyed unto Christopher J. Cook, a single man and Crystal M. Lenn, a single woman, in fee. **Property Address: 1030 Butler Avenue, New Castle, PA 16101. Parcel ID: #04-117300** (New Castle 4th Ward). Judgment amount: \$68,616.05 plus interest, costs and attorney fees. Attorney: LOGS Legal Group

Sale No. 3

No. 10738-2020; U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of Citigroup Mortgage Loan Trust 2018-B, Plaintiff vs. Bernard Pagliaro and Betty Pagliaro, Defendants. All that certain piece, parcel or lot of land situate, lying and being in the North Beaver Township, County of Lawrence, Pennsylvania, being known and identified as Lot No. 8 in the Book Estates Plan of Lots, as recorded in Lawrence County Plot Book Volume 15, Page 64-a, being more particularly bounded and described as follows: Beginning at a point on the North line of Leeper Drive at the intersection of the Southeast corner of the parcel herein conveyed with the Southwest corner of Lot No. 9 in said Plan of Lots; thence North 01 degree 59 minutes 20 seconds East along the line dividing Lot Nos. 8 and 9 in said Plan of Lots a distance of 210, feet to a point; thence North 88 degrees 00 minutes 40 seconds West, 7 distance of 210.0 feet to a point on the East line of James Circle; thence South 01 degree 39 minutes 20 seconds West a distance of 195.0 feet to a point; thence along an arc to the left having a radius of 15 feet an arc distance of 23.56 feet to a point on the North line of Leeper Drive; thence along the North line of Leeper Drive South 88 degrees 00 minutes 40 seconds East a distance of 195.0 feet to a point, being the place of beginning. Under and subject to a 50-foot building line, a 15-foot public utility easement and a 15-foot drainage easement as more fully set forth in Lawrence County Plot Book Volume 15, Page 64-a. Being the same premises which Larry E. Macaluso and Pamela Macaluso, husband and wife; James Book and Lorraine M. Book, husband wife; Carl N. Ezzo and Janis M. Ezzo husband and wife, and John H. Davis and Diane B. Davis, husband and wife, by Deed dated July 23, 1990 and recorded July 24, 1990, in the Lawrence County Recorder of Deeds Office at Deed Book Volume 939 at Page 608, granted and conveyed unto Bernard Pagliaro and Betty Pagliaro, husband and wife. **Property Address: 135 Leeper Drive, New Castle, PA 16102. Parcel ID: #26-099600** (North Beaver Township). Judgment amount: \$298,858.35 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

Sale No. 4 - STAYED

Sale No. 5

No. 10214-2022; M&T Bank, Plaintiff vs. Ophelia Aldridge, Defendant. Improvements consist of a residential dwelling. **Property Address: 414 Young Street, New Castle, PA 16101. Parcel ID: #02-028100** (New Castle 2nd Ward). Judgment amount: \$27,122.68 plus interest, costs and attorney fees. Attorney: KML Law Group

Sale No. 6

No. 10227-2022; The Huntington National Bank, Plaintiff vs. Frank J. Gorgacz, AKA Frank John Gorgacz; Kathleen M. Gorgacz, AKA Kathleen Marie Gorgacz, Defendants. All that certain piece or parcel of land situate in the Township of Shenango, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Frank John Gorgacz and Kathleen Marie Gorgacz, husband and wife, who acquired title by virtue of a deed from Matthew G. Dawson and Gretchen A. Dawson, dated June 12, 1989, recorded August 31, 1989, at Document ID 5869, and recorded in Book 898, Page 159, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Property Address: 1430 Old Butler Road, New Castle, PA 16101. Parcel ID: #31-088700** (Shenango Township). Judgment amount: \$19,609.90 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 7

No. 10939-2021; Pennsylvania Housing Finance Agency, Plaintiff vs. Richard M. Heck, Defendant. All that certain lot or piece of ground situate in the Twp of Wilmington, Cty of Lawrence, and Cmwlth of PA. HET a dwg k/a. **Property Address: 423 aka 694 Cottage Grove Road, New Castle, PA 16105. Parcel ID: #37-038800** (Wilmington Township). Judgment amount: \$54,928.99 plus interest, costs and attorney fees. Attorney: Vitti Law Group, Inc.

Sale No. 8

No. 10010-2020; PNC Bank, National Association, Plaintiff vs. Delores Boughter, Defendant. Improvements consist of a residential dwelling. **Property Address: 3052 Boughter Drive, New Castle, PA 16101. Parcel ID: #31-037700** (Shenango Township). Judgment amount: \$64,148.05 plus interest, costs and attorney fees. Attorney: KML Law Group

Sale No. 9

No. 10678-2021; Pennsylvania Housing Finance Agency, Plaintiff vs. Christopher P. Miller, Defendant. Lots 308 and 309 – Section 74 Official Survey of the City of New Castle. See Instrument: 2010-003886. Improvements thereon: a residential dwelling house as identified above. **Property Address: 14 Mahoning Avenue, New Castle, PA 16102. Parcel ID: #07-015700** (7th Ward, City of New Castle). Judgment amount: \$35,913.39 plus interest, costs and attorney fees. Attorney: Purcell Krug & Haller

Sale No. 10

No. 10996-2021; Lakeview Loan Servicing, LLC, Plaintiff vs. Jordan Tooker, in her capacity as Heir of Colby K. Tooker, Deceased; Minor Defendant 1, in her capacity as Heir of Colby K. Tooker, Deceased; Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Colby K. Tooker, Deceased, Defendants. Improvements thereon: Residential Dwelling. Owner(s) of property situate in the Borough of Ellwood City, Lawrence County,

Pennsylvania, being, **Property Address: 510 Wood Street, Ellwood City, PA 16117. Parcel ID: #15-081100** (5th Ward Ellwood City Borough). Judgment amount: \$92,728.13 plus interest, costs and attorney fees. Attorney: Orlans PC

Sale No. 11

No. 10069-2022; U.S. Bank National Association, not in its individual capacity but solely as Trust of NRZ Pass-Through Trust XII, Plaintiff vs. Elyce M. O’Leary, as surviving heir of Edward J. O’Leary and Jeanne J. O’Leary, Deceased, Lauren Diane O’Leary, as surviving heir of Edward J. O’Leary and Jeanne J. O’Leary, Deceased, and unknown surviving heirs of Edward J. O’Leary, 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 the West thirty four (34) feet of Lot numbered 369, all of Lot numbered 368 and the East one and two-tenths (1.2) feet of Lot numbered 367 in the North Highland Land Company Plan of Lots, a plot of which is of record in the Recorder’s Office of Lawrence County, Pennsylvania, in Plot Book, Volume 3, Page 52, and being also known and designated as Lots numbered 230 and 231 in Section 1 of the Official Survey of the City of New Castle, as now constituted, and more fully bounded and described as follows, to-wit: beginning at a point on the South line of Englewood Avenue, at line of lands now or formerly of John Loudon et ux., which said point is one and two tenths (1.2) feet West of the East line of Lot numbered 367 in said plan of lots; thence eastwardly by the South line of Englewood Avenue as distance of seventy five and two tenths (75.2) feet to lands to lands now or formerly of John G. Lamoree; thence southwardly by lands now or formerly of John G. Lamoree a distance of one hundred thirty (130) feet to the North line of Lot numbered 424 in said plan of lots; thence westwardly by the North line of Lots numbered 424, 423, and 422 in said plan of lots a distance of seventy five and two tenths (75.2) feet to line of lands now or formerly of John Loudon et ux.; thence northwardly by line of lands now or formerly of John Loudon et ux. a distance of one hundred thirty (130) feet to a point, the place of beginning. Being the same premises which Edward J. McKibben and Gula A. McKibben, husband and wife, by Deed dated April 26, 1966 and recorded on April 27, 1966, in the Lawrence County Recorder of Deeds Office at Deed Book Volume C.A.D. 516 at Page 40, granted and conveyed unto Edward J. O’Leary and Jeanne J. O’Leary, husband and wife. The Said Jeanne J. O’Leary departed this life on or about March 7, 2019. The said Edward J. O’Leary departed this life on or about January 8, 2021. No estate has been raised, where by operation of law, title vested in the interest of known heirs Elyce M. O’Leary, Lauren Diane O’Leary, and unknown surviving heirs of Edward J. O’Leary, Deceased. **Property Address: 112 Englewood Avenue, New Castle, PA 16105. Parcel ID: #02-201000** (2nd Ward City of New Castle). Judgment amount: \$93,808.77 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

Sale No. 12

No. 10103-2022: The Huntington National Bank, Plaintiff vs. Charles J. Cialella, Jr., Administrator of the Estate of Michael E. Cialella, Defendant. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Michael E. Cialella, a single man who acquired title by virtue of a deed from Philip K. Stouffer and Jennifer M. Stouffer, his wife, dated September 29, 2014, recorded September 30, 2014, at Document Number 2014-007928, Office of the Recorder of

Deeds, Lawrence County, Pennsylvania. **Property Address: 522 Wildwood Avenue, New Castle, PA 16105. Parcel ID: #02-266300** (New Castle 2nd Ward). Judgment amount: \$59,293.02 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 13 - STAYED

Sale No. 14

No. 10173-2022: First National Bank of Pennsylvania, Successor by merger to First National Bank of Slippery Rock, Plaintiff vs. Shaun P. Cullen and Jamie L. Cullen, Defendants. All the right, title, interest and claim of Shaun P. Cullen and Jamie L. Cullen, in and to the following described property: All that certain real estate situated in the Township of Wilmington, County of Lawrence and Commonwealth of Pennsylvania per Deed dated September 23, 2004, and recorded September 24, 2004 in the Office of the Recorder of Deeds, Lawrence County, Pennsylvania at Deed Book Volume 1977, Page 1. Having erected thereon a dwelling. **Property Address: 1331 Fayette-New Wilmington Road, New Wilmington, PA 16142. Parcel ID: #37-079300** (Wilmington Township). Judgment amount: \$72,073.99 plus interest, costs and attorney fees. Attorney: David Raphael

Sale No. 15

No. 10367-2022; The Money Source, Inc., Plaintiff vs. Christopher M. Gierlach, Defendant. All that certain lot or piece of ground situate in the Township of Slippery Rock, County of Lawrence, and Commonwealth of Pennsylvania. Improvement: a Residential Dwelling. **Property Address: 1630 Houk Rd, Portersville, Pennsylvania 16051. Parcel ID: #32-046413** (Slippery Rock Township). Judgment amount: \$162,097.54 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

Sworn to and subscribed before me this 22rd day of July 2022.

Perry L. Quahliero
Sheriff

Legal: August 1, 8 and 15 of 2022

Sheriff Sales Continued from July 13, 2022 to September 14, 2022

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. 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, **being: 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, **being: 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. 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. **Being: 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. Lots 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. **Being: 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. **Being: 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 RMTF 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. **Being: 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

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, **being: 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.

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 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

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

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

Sheriff Sales continued from May 2020 to November 9, 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, **being: 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 **being: 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. **Premises: 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 November 9, 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 November 9, 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.

Sheriff Sales continued from September 2019 to November 9, 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.