

SHERIFF SALES

Wednesday, November 9, 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 No bid may be withdrawn.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 - STAYED

Sale No. 2

No. 10206-2022: U.S. Bank National Association, Plaintiff vs. Michael James Kosick, Defendant. All that certain piece or parcel of land situate in the Borough of Ellwood City, County of Lawrence and Commonwealth of Pennsylvania, bounded and described as follow to wit: Being the same property conveyed to Michael James Kosick, a single man who acquired title by virtue of a deed from Adam Kenneth Teets and Emily S. Burr, a/k/a Emily S. Teets, husband and wife, dated March 28-2019, recorded April 11, 2019, at Document Number 2019-002376, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Property Address: 800 California Avenue, Ellwood City, PA 16117.** **Parcel ID: #15-073700** (Ellwood City 5th Ward). Judgment amount: \$105,775.81 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 3

No. 10666-2021; Deutsche Bank National Trust Company as Trustee for Equifirst Mortgage Loan Trust 2004-3, Asset-Backed Certificates Series 2004-3, Plaintiff vs. Donna M. Donati, Defendant. All those certain lots or pieces of ground situate in the second ward of the City of New Castle, Lawrence County, Pennsylvania. **Property address: 226 E Englewood Ave, New Castle, PA 16105. Parcel ID: #02-075600** (2nd Ward New Castle); Improvements: Residential property. Judgment amount: \$78,984.05 plus interest, costs and attorney fees. Attorney: RAS Citron

Sale No. 4

No. 10893-2021; U.S. Bank National Association, as Trustee, successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank, National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-1, Plaintiff vs. Craig Lemmon, Defendant. All that certain piece, parcel and lot of land, 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: On the Southwest by Huron Avenue; on the Southeast by land now or formerly of Clifford A. Clark; on the Northeast by an alley; and on the Northwest by land now or formerly of Alice M. Pearce; said lot above-described being 33-1/3° feet wide on Huron Avenue and extending back therefrom of even width, a distance of 134 feet to said ally on the Northeast; and being Lot No. 316 on Section of 68 of the Official Survey of the City of New Castle. Being known ad designated as Tax Parcel ID No. 04-174100 in the Deed Registry Office of Lawrence County, Pennsylvania. **Property Address: 1307 Huron Avenue, New Castle, PA 16101. Parcel ID: #04-174100** (New Castle 4th Ward). Judgment amount: \$72,094.67 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

Sale No. 5

No. 10217-2022; Reverse Mortgage Funding LLC, Plaintiff vs. Linda Altsman, Known Surviving Heir of Ronald W. Ehrenberg, Cathy Wallace, Known Surviving Heir of Ronald W. Ehrenberg, Rhonda Zellhart, Known Surviving Heir of Ronald W. Ehrenberg, and Unknown Surviving Heirs of Ronald W. Ehrenberg, Defendants. All that certain piece or parcel or tract of land situate in Perry Township, County of Lawrence, Pennsylvania, and being known as 606 Palo Alto Drive, Ellwood City, Pennsylvania 16117. The improvements thereon are: Residential Dwelling. Seized and taken in execution as the property of: Linda Altsman, Known Surviving Heir of Ronald W. Ehrenberg, Cathy Wallace, Known Surviving Heir of Ronald W. Ehrenberg, Rhonda Zellhart, Known Surviving Heir of Ronald W. Ehrenberg, and Unknown Surviving Heirs of Ronald W. Ehrenberg. **Property Address: 606 Palo Alto Drive, Ellwood City, PA 16117. Parcel ID: #27-023800** (Perry Township). Judgment amount: \$81,374.92 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 6

No. 10499-2022; Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as trustee on behalf of CSMC 2020-RPL5 Trust, Plaintiff vs. Melody E. Birckbichler, Defendant. Improvements thereon consist of a residential dwelling. **Property address: 1918 Morris Street, New Castle, PA 16102. Parcel ID: #19-035300 & 19-035400** (South New Castle Borough);

Judgment amount: \$57,867.95 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

Sale No. 7

No. 10311-2022; The Huntington National Bank, Plaintiff vs. Unknown Heirs and/or Administrators to the Estate of Elaine M. Fazzone, 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 Elaine M. Fazzone, who acquired title by virtue of a deed from C. Jay McBurney and Michele D. McBurney, husband and wife, dated September 24, 2008, recorded October 2, 2008, at Document Number 2008-009619, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Property Address: 1706 Moravia Street, New Castle, PA 16101.** **Parcel ID: #08-056800** (New Castle 8th Ward). Judgment amount: \$14,020.31 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 8

No. 10401-2022; The Huntington National Bank, Plaintiff vs. Yvonne M. Joseph, 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 Yvonne M. Joseph, a single individual, who acquired title by virtue of a corrective deed from Peggy Lou Freed, a single woman, and Susan Natale f/k/a Susan Kerr, married, dated June 30, 2015, recorded July 10, 2015, at Document Number 2015-005129, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Property Address: 4 Lower Idlewild Drive, New Castle, PA 16101.** **Parcel ID: #34-284100 & 34-060900** (Union Township). Judgment amount: \$48,138.90 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

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

Perry L. Quahliero
Sheriff

Legal: October 3, 10 & 17 of 2022

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

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 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. 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. 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

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

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**. (Pulaski Township) Debt: \$2,370.46 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

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 RMTTP 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 March 9, 2022 to November 9, 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 November 9, 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 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.

Sheriff Sales continued from September 14, 2022 to January 11, 2023

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