

# SHERIFF SALES

**Wednesday, May 10, 2023 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 No bid may be withdrawn.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**

STAYED

## **Sale No. 3**

No. 10349-2022; MidFirst Bank, Plaintiff vs. Krystal Mravintz, 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 Krystal Mravintz, married, who acquired title by virtue of a deed from Ryan D. Gingras and Brandy M. Gingras, husband and wife, dated March 2, 2019, recorded March 9, 2018, at Document Number 2018-001890, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Property Address: 132 East Moody Avenue, New Castle, PA 16101. Parcel ID: #02-284600 & 02-010800 (2<sup>nd</sup> Ward New**

Castle). Judgment amount: \$79,758.52 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

**Sale No. 4**

No. 2022-11000; PNC Bank, National Association, Plaintiff vs. Roberta Gwin AKA Roberta I. Gwin, Defendant. **Property address: 4 Links Drive, New Castle, PA 16101. Parcel ID: #31-361555** (Shenango Township); Improvements consist of a residential dwelling. Judgment amount: \$22,476.82 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

**Sale No. 5**

No. 2022-10950; Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, Plaintiff vs. Daniel A. Monaco; Teresa M. Monaco, Defendants. All that certain piece, parcel or lot of land situate, lying and being in Littler Beaver Township, Lawrence County, Pennsylvania. **Property address: 574 Cook Road, New Galilee, PA 16141. Parcel ID: #23-045201** (Little Beaver Township); Improvements erected thereon. Judgment amount: \$104,598.53 plus interest, costs and attorney fees. Attorney: Law Office of Gregory Javardian, LLC.

**Sale No. 6**

No. 2022-10718; Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Inc., Plaintiff vs. Adam Gray; Vanessa Anne Gray, Defendants. **Property address: 3431 Clover Lane, New Castle, PA 16105. Parcel ID: #25-053900** (Neshannock Township); Improvements consist of a residential dwelling. Judgment amount: \$180,791.60 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

**Sale No. 7**

No. 10894-2021; Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1, Plaintiff vs. Mary Ann Zocolo, Defendant. All that certain piece, parcel and lot of land, situate, lying and being in North Beaver Township, Lawrence County, Pennsylvania, being (mown and identified as Lot No 101 in the Harman Plan of Lots as recorded in Lawrence County Plot Book Volume 22, Page 160, being more particularly bounded and described as follows: Beginning at an iron pin on the West line of the Smalls Ferry Road T-312, said iron pin being the southeast corner of the parcel herein conveyed; thence South 88 degrees 58 minutes 00 seconds West along the line of Lot No. 102 in the aforesaid Plan of lots and lands identified as Parcel "A" in the aforesaid Plan of lots a distance of 1063.84 feet to an iron pin along line of lands now or formerly of Ronald Martin: thence North 01 degrees 00 minutes 00 seconds West a distance of 285.00 feet to an iron pin, thence North 88 degrees 58 minutes 00 seconds East along line of lands now or formerly of John Wallace and Delta McKim a distance of 1054.48 feet to a point on the West line of Smalls Ferry Road; thence South 02 degrees 52 minutes 54 seconds East along the westerly line of Smalls Ferry Road a distance of 285.15 feet to an iron pin, being the place of beginning, and containing 6.930 acres. Under and Subject to an existing overhead Pennsylvania Power Company Transmission Line, running along the northern property line of said parcel. Being the same property conveyed to Mary Ann Zocolo, as Surviving tenant by the entirety William A. Zocolo and Mary Ann Zocolo, his wife, by deed from Green Acres Development Company, Inc. dated June 9, 1997,

recorded August 5, 1997 in Lawrence County Recorder of Deeds in Book 1366 Page 579. The said William Zocolo departed this life on April 5, 2015, leaving Mary Ann Zocolo, as Surviving tenant by the entirety NOTE: Being PIN Tax Map of the Township of North Beaver, County of Lawrence. **Property Address: 576 Smalls Ferry Road, New Castle, PA 16102. Parcel ID: #26-064301** (North Beaver Township). Judgment amount: \$201,533.09 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

#### **Sale No. 8**

No. 2022-10841; U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.A. Bank Trust National Association, Plaintiff vs. Michael J. Ferruchie; Jessica E. Rogan, Defendants. All that certain piece, parcel, or lot of land situate in the Fifth Ward of The Borough of Ellwood City, Lawrence County, Pennsylvania. **Property address: 817 Sunset Blvd., Ellwood City, PA 16117. Parcel ID: #15-016900** (5<sup>th</sup> Ward Ellwood City). Judgment amount: \$53,958.17 plus interest, costs and attorney fees. Attorney: RAS Citron

#### **Sale No.9**

No. 10456-2018; 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, Pennsylvania 16101. Parcel ID: #05-145300** (5th New Castle). Judgment amount: \$33,093.71 plus interest, costs and attorney fees. Attorney: Grenen & Birsic PC

Sworn to and subscribed before me this 17th day of March 2023.

Perry L. Quahliero  
Sheriff

Legal: April 3, 10, 17 of 2023

### **Sheriff Sales Continued from March 8, 2023 to May 10, 2023**

#### **Sale No. 6**

No. 10429-2022; Flagstar Bank, FSB, Plaintiff vs. Justin A. Joseph, Defendant. All that certain lot or piece of ground situate in New Castle, County of Lawrence, and Commonwealth of Pennsylvania. Improvement: a Residential Dwelling. **Property Address: 1215 Huron Avenue, New Castle, Pennsylvania 16101. Parcel ID: #04-110700** (4<sup>th</sup> New Castle). Judgment amount: \$36,179.46 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

#### **Sale No. 10**

No. 10778-2022; Towd Point Mortgage Trust 2015-6, U.S. Bank National Association as Indenture Trustee, Plaintiff vs. Tracy L. Ierino, Individually and as Administrator of the Estate of Suzanne Ierino a/k/a Suzanne M. Ierino, Deceased, Defendant. All that certain piece, parcel or tract of land situate in the Fifth Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania, known and designated as Lot no. 41 in the Forest Hills Plan of Lots as the same is recorded on the Recorder's Office of Lawrence County in Plot Book Volume 10, page 39. Under and subject to all reservations, restrictions,

easements, covenants, conditions, building lines, rights of ways, oil and gas leases, if any, as shown on prior instruments of record or on the recorded plan. Being the same premises which Suzanne Ierino, by Deed dated November 3, 1997 and recorded November 13, 1997, in the Lawrence County Recorder of Deeds Office at Deed Book Volume 1389 at Page 045, as Instrument No. 199712164, granted and conveyed unto Suzanne Ierino and Tracy L. Ierino. The said Suzanne Ierino departed this life on or about December 28, 2020. Decedent's Estate was raised and Letters of Testamentary were issued to heir Tracy L. Ierino at File No. 37-21-0264 by the Lawrence County Register of Wills, appointing Tracy L. Ierino as administrator of the Estate and as representative of the heirs of Suzanne Ierino. **Property address: 212 Evans Drive, Ellwood City, PA 16117. Parcel ID: #15-034700** (5<sup>th</sup> Ward Ellwood City Borough); Judgment amount: \$74,999.19 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

#### **Sale No.11**

No. 10688-2022; First National Bank of Pennsylvania, Plaintiff vs. Wendy Carey, Defendant. All the right, title, interest and claim of Wendy Carey of, in and to the following described property: All the following described real estate situated in the Second Ward, City of New Castle, County of Lawrence, and Commonwealth of Pennsylvania. Having erected thereon a dwelling. Deed Document No. 2019-000341. **Property Address: 339 Laurel Boulevard, New Castle, Pennsylvania 16101. Parcel ID: #02-035100** (2nd New Castle). Judgment amount: \$34,733.67 plus interest, costs and attorney fees. Attorney: Grenen & Birsic PC

#### **Sale No. 13**

No. 2021-10841; The Huntington National Bank, Plaintiff vs. Aaron J. Bame, AKA Aaron Bame (deceased), 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 Aaron J. Bame, unmarried, who acquired title, by virtue of a deed from Julia J. Salamon, widow by her Agent, Eva Mazur, dated Mach 12, 2012, recorded March 19, 2012, at document Number 2012-004161, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Property Address: 1005 Warren Avenue, New Castle, PA 16101. Parcel ID: #04-227200** (New Castle 4<sup>th</sup> Ward). Judgment amount: \$23,008.91 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

### **Sheriff Sales Continued from January 11, 2023 to May 10, 2023**

#### **Sale No. 2**

No. 10114-2022; MidFirst Bank, Plaintiff vs. Catherine A. Laughlin and Douglas M. Laughlin, Defendants. **Property address: 494 Gilmore Road, New Castle, PA 16102. Parcel ID: #26-023200** (North Beaver Township); Improvements consist of a residential dwelling. Judgment amount: \$185,516.40 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

#### **Sale No. 3**

No. 2016-10528; Bank of America, N.A., Plaintiff vs. Kristen A. Paglia, Defendant. All those certain lots or pieces of ground situate in the Township of Union, Lawrence County, Pennsylvania. **Property address: 2012 Pine Dr, New Castle, PA 16101. Parcel ID: #34-246800** (Union Township);

Improvements: Residential property. Judgment amount: \$101,067.22 plus interest, costs and attorney fees. Attorney: RAS Citron

### **Sheriff Sales Continued from November 9, 2022 to May 10, 2023**

#### **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, 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

### **Sheriff Sales Continued from July 13, 2022 to May 10, 2023**

#### **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 2<sup>nd</sup> 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** (2<sup>nd</sup> 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. **Being: 408 Crescent Avenue, Ellwood City, PA 16117. Parcel No. 12-042900** (2<sup>nd</sup> 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 May 10, 2023**

#### **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 May 10, 2023**

#### **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 January 11, 2023 to July 12, 2023**

#### **Sale No. 5**

No. 2022-10024; Amerihome Mortgage Company, LLC, Plaintiff vs. William Mullins; Lorrie Mullins, Defendants. **Property address: 284 South Atlantic Avenue, New Castle, PA 16101. Parcel ID: #34-017900** (Union Township); Improvements thereon: Residential Dwelling. Judgment amount: \$67,327.93 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

### **Sheriff Sales Continued from July 13, 2022 to July 12, 2023**

#### **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.

### **Sheriff Sales Continued from March 9, 2022 to July 12, 2023**

#### **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.

## Sheriff Sales continued from May 2020 to July 12, 2023

### 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 5<sup>th</sup> 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.

## Sheriff Sales Continued from January 8, 2020 to July 12, 2023

### 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, 2<sup>nd</sup> 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 12, 2023

### 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, 4<sup>th</sup> 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 July 12, 2023

### 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, 2<sup>nd</sup> Ward). Improvements: Residential Property. Judgment amount: \$4,955.84 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

