

# SHERIFF SALES

Tuesday, November 10, 2020 at 10:00<sup>AM</sup>

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 No bid may be withdrawn.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. 10791 of 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 thereon: consist of a residential dwelling house. Judgment amount: \$75,765.38 plus interest, costs and attorney fees. Attorney: Phelan Hallinan Diamond & Jones, LLP.

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

### **Sale No. 3**

No. 10157 of 2020; PNC Bank National Association, successor by merger to National City Bank, Plaintiff vs. Edna Grace Funari a/k/a Edna G. Funari, Defendant. **Property address: 626 Park Avenue, Ellwood City, PA 16117. Parcel ID: #11-031500** (Ellwood City Borough, 1<sup>st</sup> ward); Improvements thereon: consist of a residential dwelling house. Judgment amount: \$55,020.69 plus interest, costs and attorney fees. Attorney: KML Law Group

### **Sale No. 4**

No. 10283 of 2020; First National Bank of Pennsylvania, Plaintiff vs. The unknown heirs, Executors and/or Administrators of the Estate of Ruth Ann Volland, Defendant. Being the East twenty-five (25) feet of Lot No. 142 and the West twenty-eight (28) feet of Lot No. 141 in the Morewood Heights Plan of Lots as laid out by Weingartner Realty Company of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Vol. 8, Page 11. **Property address: 311 Orlando Avenue, New Castle, PA 16105. Parcel ID: #25-425000.** (Neshannock Township); Improvements thereon: consist of a residential dwelling house. Judgment amount: \$85,082.26 plus interest, costs and attorney fees. Attorney: David W. Raphael.

### **Sale No. 5**

No. 11061 of 2019; Specialized Loan Servicing LLC, Plaintiff vs. Robert J. Tanner a/k/a Robert Tanner, Defendant. All that certain piece, parcel or tract of land situate, lying and being in the Eighth Ward of the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, being known as Lot No. 22 in the Kurtz and Long Plan of Lots, and also being known and designated as City Lot No. 166 Section 76 of the Official Survey of the City of New Castle, and being more particularly bounded and described as follows: Bounded on the North by a 16 foot alley, on the East by Lot No. 21 in said Plan of Lots, now or formerly John J. Tizak, on the South by Miller Street, and on the West by Lot No. 23 in said Plan of Lots, now or formerly Walter Kendra; said lot herein described and conveyed having a frontage of 40 feet on Miller Street and extending back therefrom of even width throughout, a distance of 135 feet to the 16 foot alley on the North. **Property address: 112 Miller Street, New Castle, PA 16102.**

**Parcel ID: #08-030000** (City of New Castle, 8<sup>th</sup> ward). Judgment amount: \$25,524.04 plus interest, costs and attorney fees. Attorney: Shapiro & DeNardo, LLC

Sworn to and subscribed before me this 9th day of September, 2020.  
*Perry L. Quahliero, Sheriff*

Legal: October 5, 12 and 19 of 2020

# SHERIFF SALES

Continued from September 9, 2020 to November 10, 2020 at 10:00 AM

## **Sale No. 1**

No. 10099 of 2020; MTGLQ Investors, LP, Plaintiff vs Frank D. Barnes, Jr. and Sandra L. Barnes aka Sandra Lynn Barnes, defendants. **Property address: 653 Beaver Dam Road, New Galilee, PA 16141. Parcel ID: #23-037800** (Little Beaver Twp); Improvements: thereon consist of a residential dwelling. Judgment amount: \$230,582.51 plus interest, costs and attorney fees. Attorney Hladik, Onorato & Federman, LLP.

## **Sale No. 3**

No. 11187 of 2017; Wilmington Savings Fund Society FSB, as trustee of Upland Mortgage Loan Trust B, Plaintiff vs Bonita L. Isabella, defendant. All that certain property situated in the township of Mahoning in the County of Lawrence and Commonwealth of Pennsylvania being described as follows: N/A. Being more fully described in a deed dated 7/13/1990 and recorded 8/31/1990, among the land records of the County and state set forth above, in deed volume 945 and page 246. **Parcel ID#24-045000, 24-044900.** Debt: \$170,778.41 plus interest, costs and attorney fees. Property address: **720 Overlook Drive, Hillsville, PA 16132.** Attorney: Hill Wallack LLP.

## **Sale No. 9**

No. 11275 of 2019; Deutsche Bank National Trust Company, as trustee under Pooling and servicing agreement dated as of August 1, 2004 Finance America Mortgage Loan Trust 2004-2, Plaintiff vs Cynthia L. Pasquarello aka Cynthia Pasquarello and David A. Pasquarello, defendants. **Premises: 2114 South Beaver Street, Borough of South New Castle, PA 16102. Tax Parcel No. 19-021400 & 19-021500;** Improvements thereon consisting of a Residential Dwelling sold to satisfy judgment in the amount of \$91,055.31 plus interest, costs and attorney fees. Attorney Stern & Eisenberg

# SHERIFF SALES

Continued from July 8, 2020 to November 10, 2020 at 10:00 AM

## **Sale No. 4**

No. 11201 of 2019. Wells Fargo Bank, N.A., Plaintiff vs. Beth Ann Hodges, in Her Capacity as Heir of William J. Backstrom a/k/a William James Backstrom, Deceased, Pete Molinaro, in His Capacity as Heir of William J. Backstrom a/k/a William James Backstrom, Deceased, Lisa Croft in Her Capacity as Heir of William J. Backstrom a/k/a William James Backstrom, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William J. Backstrom, Deceased, Defendants. **Property address: 1427 Jackson Avenue, New Castle PA 16101. Parcel ID: #05-106000** (City of New Castle, 5th Ward). Improvements: Dwelling House. Judgment amount: \$70,804.86 plus interest, costs and attorney fees. Attorney: Phelan Hallinan Diamond & Jones, LLP+

## **Sale No. 5**

No. 11247 of 2019; New Residential Mortgage Loan Trust 2018-1 vs Vincent P. Christopher; Roseann C. Christopher aka Rose Ann C. Christopher. All those certain lots or pieces of ground situate in the City of New Castle, Lawrence County, Pennsylvania: **Being known as 717 East Reynolds St, New Castle, PA 16101. Being Parcel Number 04-045400**; Improvements: Residential Property. Debt: \$38,567.05 plus interest, costs and attorney fees. Attorney RAS Citron LLC.

## **Sale No. 6**

No. 10887 of 2019; Reverse Mortgage Funding LLC vs. Susan Wojciechowski, known surviving heir of Robert C. Wojciechowski, Robert C. Wojciechowski Jr. known surviving heir of Robert C. Wojciechowski and unknown surviving heirs of Robert C. Wojciechowski. The land referred to herein below is situated in the County of Lawrence, State Of Pennsylvania, and is described as follows:  
Beginning at the Northwest corner thereof at a point in the Center line of the Eastbrook and Harlansburg Road known as traffic route number 108 where the same is intersected by the dividing line between lands herein conveyed and lands now or formerly of Louis D'Alexander et ux; proceeding thence North 65° 30' East along the center line of said public road 200 feet to a point; thence south 24° 17' east along the west line of lands now or formerly of Joseph John Dadjko et al. 1089 feet to a metal post; thence South 65° 30' West along lands now or formerly of James S Smith et ux., 200 feet to a metal post; thence North 24° 17' West by the East line of lands now or formerly of Samuel E. Rhodes and lands now or formerly of Louis D'Alexander, et ux., 1089 feet to a point in the center line of said public road, the place of beginning, containing 5.0 acres. Parcel

**No. 30-097400 (Scott Township) Property address: 3356 Harlansburg Rd, New Castle, PA 16101.** The improvements thereon are: Residential dwelling. Debt: \$128,799.94 plus interest, costs and attorney fees. Attorney McCabe, Weisberg & Conway LLC.

# SHERIFF SALES

Continued from May 13, 2020 to November 10, 2020 at 10:00 AM

## **Sale No.1**

No. 10980-2019. The Huntington National Bank vs. James R. Robinson, as Executor of the Estate of Claire E. Robinson, aka Claire E. Robinson. All that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward, New Castle, Lawrence County, Pennsylvania, being known as Lots No. 1 and 2 on Section 57 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 on the westerly right of way of Hazen Street, a 40 feet right of way, said point being 400 feet from an existing iron pin found at the intersection of Jr. High Street and Hazen Street; thence South 88° 12' 45" West, a distance of 110 feet to an iron pin; thence North 00° 59' East along an unopened 10 foot alley, a distance of 68.40 feet to an iron pin; thence North 71° 00' 49" East, a distance of 115.65 feet to an iron pin on the westerly right of way Hazen Street; thence South 00° 59' East along the westerly right of Hazen Street, a distance of 102.60 feet to a point at the place of beginning. Described in accord with a Map of Survey of Roger A. Houk, professional Land Surveyor, dated May 19, 2000, and attached hereto for reference. Being known as: **802 Hazen Street, New Castle, PA 16101**. Being the same property conveyed to Clair E. Robinson and Erma Mae Robinson, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Salvatore Canzano and Giovannina Canzano, his wife, dated June 5, 2000, recorded June 6, 2000, at Instrument Number 2000-006102, and recorded in Book 1564, Page 981, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. INFORMATION NOTE: Erma Mae Robinson died April 7, 2007 and pursuant to the survivorship language in the above-mentioned deed, all her interest passed to Clair E. Robinson. Parcel **Nos.: 04-038400, 04-038300**. Debt: \$49,744.32 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

## **Sale No. 3**

No. 50850-2016. City of New Castle vs. Michael J. Zwierzynski, owner(s) of property situate in the 5<sup>th</sup> Ward, New Castle, Lawrence County, Pennsylvania **being: 1415 Randolph Street, New Castle, PA**. Improvements thereon: residential property. **Parcel No. 05-097300**. Debt: \$5,085.75 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

## **Sale No. 4**

No. 50984-2016. City of New Castle vs. Cassandra Lascola. 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. 6**

No. 50570-2016. City of New Castle vs. Jeffrey A. Lombardo, Sr. owner(s) of property situate in the 7<sup>th</sup> Ward, New Castle, Lawrence County, Pennsylvania **being: 203 S. Lafayette Street, New Castle, Pennsylvania 16102**. Improvement thereon: residential property. **Parcel No. 07-063400**. Debt: \$4,746.80 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates.

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

No. 11201-2016. U.S. Bank National Association as Trustee for Pennsylvania Housing Finance Agency vs. Rebecca L. Grimm and Daniel R. Grimm. Real Estate: **1208 Beaver Avenue, Ellwood City, PA 16117**. Municipality: 1st Ward Borough of Ellwood City. Lot No. 1729, Pittsburgh Company's Plan of Ellwood City, Plot Book volume 1, Page 43. See Instrument: 2009-002420. Tax Map: 11-1612-1729. Improvement thereon: a residential dwelling house as identified above. **Parcel No. 11-000900**. Debt: \$53,346.84 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller

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

No. 10720-2019. Nationstar Mortgage LLC D/B/A Champion Mortgage Company vs. Mary E. Eckhardt a/k/a Mary Eileen Eckhardt, as trustee and Beneficiary of the Eckhardt Family Revocable Living Trust, Dated 08/21/03; Unknown Beneficiaries of the Eckhardt Family Revocable Living Trust Dated 08/21/03. All those certain lots or pieces of ground situate in the 4<sup>th</sup> Ward, City of New Castle, Lawrence County, Pennsylvania. Being Known as: **1617 Stanton Avenue, New Castle, PA 16101. Being Parcel Number: 04-036300**. Improvements: Residential Property. Debt: \$91,959.85 plus interest, costs and attorney fees. Attorney: RAS Citron, LLC.

#### **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.

#### **Sale No. 15**

No. 50638-2016. City of New Castle vs. Cherie C. Williams, owner(s) of property in the 5<sup>th</sup> Ward, New Castle, Lawrence County, Pennsylvania, **being: 1106 Pollock Avenue, New Castle, Pennsylvania 16101. Tax Parcel No. 05-081000**. Improvements thereon: Residential Property. Debt: \$4,940.68. Attorney: Portnoff Law Associates, Ltd.

#### **Sale No. 16**

No. 10971-2019. Select Portfolio Servicing, Inc. 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: Roger Fay.

**Sale No. 18**

No. 50354 of 2019. Pulaski Township Municipal Authority, Lawrence County, PA vs. Nancy F. Reese. All that certain piece, parcel or tract of land situate, lying and being in the Pulaski Township, Lawrence County, Pennsylvania, and being more particularly bounded and described as follows, to-wit: BEGINNING at a point in the centerline of Traffic Route 422 where the same is intersected by the East line of lands now or formerly of Emig; thence in an Easterly direction along the centerline of Traffic Route 422, a distance of 428 feet to an iron pin on the lands formerly of Metz and now of Beck; thence by lands of Beck and formerly Hanna and now of Kupiec, North 8 degrees 48 minutes East, a distance of 162 feet; thence by lands of Kupiec, South 84 degrees 47 minutes East, a distance of 73 feet by line of lands formerly of Tantlinger and now of Hudran and Pope; thence by lands of Hudran and Pope, north 7 degrees 18 minutes East, a distance of 263.08 feet to line of lands formerly of Dunkle and now of Nowiki; thence along line of lands of Nowicki, 84 degrees 52 minutes West, a distance of 630.06 feet to line of lands now or formerly of Emig; thence South 10 degrees 23 minutes West, a distance of 212.08 feet to the centerline of Route 422, the place of beginning. **Property address: 3201 Evergreen Road, Pulaski, PA. Parcel No. 29-108000.** Debt: \$14,303.63, plus interest, costs and attorney fees. Attorney: John R. Seltzer.

**Sale No. 21**

No. 51021-2016. City of New Castle vs. Louis M. Thomas. All that certain piece, parcel or lot of land situate, lying and being in the Third Ward, City of New Castle, County of Lawrence and State of Pennsylvania, being more particularly bounded and described as follows, to-wit: BEGINNING at a point, said point being North 89° 17 ½' East, a distance of 48 feet from the intersection of the East line of Ray Street and the North line of Elder Street; thence along the North line of Elder Street North 89° 17 1/2' East, a distance of 82.39 feet to a point on the West side of a 20 foot alley; thence along the West line of said 20 foot alley North 00° 43 ¼' East, a distance of 160 feet to a point; thence along the North line of Lot Number 288 South 89° 17 ½' West, a distance of 82.39 feet to a point; thence South 00° 43 ¼' West, as distance of 160 feet to a point, the place of beginning, being the Easterly Sections of Lots Number 285, 286, 287 and 288 of Section 37 of the Survey of the City of New Castle. **PREMISES: 306 N. Ray Street, New Castle, Pennsylvania.** Improvements thereon consist of: Commercial Property. **Parcel No.: 03-151700.** Debt: \$5,154.52 plus interest, costs and attorney fees. Attorney: Portnoff Law Assoc.

**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.

### **Sale No. 23**

No. 50693-2016. City of New Castle vs. Scott M. Brommer. All those two certain pieces, parcels or lots of land situate, lying and being in the Seventh Ward, new Castle, Lawrence County, Pennsylvania, bounded and described as follows: SECOND PARCEL: 07-061800. BEGINNING as a point on the south line of Madison Avenue at line of Lot No. 172 in the plan of lots laid out by William E. Wallace, trustee, a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Vol. 2, page 34, being line of land now or formerly of David Bender; thence southerly along said line, 117 feet to a 16 foot alley; thence westerly along said alley 50 feet to line of lots numbered 171 in said plan; thence northerly along said line, 117 feet to Madison Avenue, thence easterly, along said Madison Avenue, 50 feet to a point, the place of beginning, having a frontage on said Madison Avenue of 50 and extending back therefrom, of even width, a distance of 117 feet. Said lot is known and designated as Lot 171 in the above-mentioned plan of lots. **PREMISES: 613 W. Madison Street, New Castle, Pennsylvania.** Improvements thereon consist of: Residential property. **Parcel No. 07-061800.** Debt: \$4,960.26 plus interest, costs and attorney fees. Attorney: Portnoff Law Assoc

### **Sale No. 26**

No. 10011-2020. Pennsylvania Equity Resources, Inc. vs. Joseph William McLaughlin. All that certain piece, parcel and lot of land situate, lying and being in the Township of Wayne, County of Lawrence, Commonwealth of Pennsylvania, being known as Lot Nos. 15 and 16 in the plot of lots laid out by Reid S. Newton and known and designated as Plan of North Hill Heights, said plan of lots being acknowledged by Reid S. Newton June 30, 1925 and recorded in the Recorder's Office of Lawrence County in Plot Book Volume 8, Page 26, bounded and described as follows: ON the East by Bridge Street, ON the South by Lot No. 14 in the same plan of lots; ON the West by a 16 foot alley; ON the North by Lot No. 17 in the same plan of lots; having frontage of 100 feet in Bridge Street and extending back therefrom at right angles to said Street, a distance of 150 feet to the 16 foot alley on the West. **Parcel No. 36-116000.** BEING the same premises which Joseph William C. Means and Maggie M. Means by Deed dated February 22, 2018 and recorded in the Office of Recorder of Deeds of Lawrence County on March 1, 2018 at Book/Page or Instrument #2018-001641 granted and conveyed unto Joseph William McLaughlin, an unmarried person. KNOWN AS **1285 Bridge Street, Ellwood City, PA 16117.** Debt: \$ 130,301.34. Attorney: Stern & Eisenberg

### **Sale No. 28**

No. 51052-2016. City of New Castle vs. Cheryl Thomas. All that certain piece or parcel of land situate, lying and being in the Fifth Ward, City of New Castle, Lawrence County, Pennsylvania, being known as the west half of Lot No. 365 on Section No. 56 of the Official Survey of the City of New Castle, bounded and described as follows: BOUNDED on the North by a 15-foot alley; on the East by lot now or formerly of Luigi Cioppa, et ux.; on the South by lot now or formerly of

Martha Ashton; and on the West by lot now or formerly of Guiseppe Paglia; having a frontage of 25 feet on said 15-foot alley, and extending back therefrom of even width throughout a distance of 100 feet to said land now or formerly of Martha Ashton on the south. SUBJECT TO the coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed excepted and reserved by instruments of record; the right of surface, lateral or subjacent support, or any surface subsidence. SUBJECT TO the oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instrument of record. PREMISES: **309 E. Lutton Street, New Castle, Pennsylvania.** IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY. **Parcel No. 05-033800.** Debt: \$4,921.72 plus interest, costs and attorney fees. Attorney: Portnoff Law Assoc.

# SHERIFF SALES

Continued from March 11, 2020 to November 10, 2020 at 10:00 AM

## **Sale No. 10**

No. 10650 of 2019. Wells Fargo Bank, N.A., Plaintiff vs. Brandon R. Kimmel and Betty Kimmel, Defendants. **Property address: 120 W. Garfield Avenue, New Castle, PA 16105. Parcel ID: #01-028400** (City of New Castle, 1st Ward). Improvements: Dwelling house. Judgment amount: \$59,718.89 plus interest, costs and attorney fees. Attorney: Phelan Hallinan Diamond & Jones, LLP.

## **Sale No. 13**

No. 50343 of 2016. City of New Castle, Plaintiff vs. Charles Farris, Jr., Defendant. **Property address: 706 Arlington Avenue, New Castle, PA 16101. Parcel ID: #05-000800** (City of New Castle, 5<sup>th</sup> Ward). Improvements: Residential Property. Judgment amount: \$5089.93 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

# SHERIFF SALES

Continued from January 8, 2020 to November 10, 2020 at 10:00 AM

## **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.

## **Sale No. 4**

No. 50947 of 2016. City of New Castle, Plaintiff vs. Joseph Fulkerson and Maria Lombardo, Defendants. **Property address: 22 N. Cedar Street, New Castle, PA 16102. Parcel ID: #07-074400** (City of New Castle, 7<sup>th</sup> Ward). Improvements: Residential Property. Judgment amount: \$5,066.44 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, LTD.

## **Sale No. 12**

No. 51077 of 2016. City of New Castle, Plaintiff vs. Tammy Pace, Defendant. **Property address: 1405 N. Mercer Street, New Castle, PA 16105. Parcel ID: #01-015900** (City of New Castle, 1<sup>st</sup> Ward). Improvements: Residential Property. Judgment amount: \$5,173.14 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

# SHERIFF SALES

Continued from November 12, 2019 to November 10, 2020 at 10:00 AM

## **Sale No. 14**

No. 50550 of 2019. 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.

## **Sale No. 22**

No. 50233 of 2016. City of New Castle, Plaintiff vs. Ralph N. Cialella, Jr., Defendant. **Property address: 806-808 S. Mill Street, New Castle PA 16101. Parcel ID: #08-044500** (City of New Castle, 8<sup>th</sup> Ward). Improvements: Commercial Property. Judgment amount: \$5,441.62 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

# SHERIFF SALES

Continued from September 11, 2019 to November 10, 2020 at 10:00 AM

## **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.

## **Sale No. 17**

No. 51121 of 2016. City of New Castle, Plaintiff vs. Thomas William Watt, Jr., Defendant. **Property address: 1006 N. Jefferson Street, New Castle PA 16101. Parcel ID: #01-065400** (City of New Castle, 1st Ward). Judgment amount: \$5,297.57 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

# SHERIFF SALES

Continued from March 2018 to November 10, 2020 at 10:00 AM

**Sale No. 10**

No. 50482 of 2016. City of New Castle, Plaintiff vs. Shawn C. Allen and Amanda Allen, Defendants. **Property address: 223 E. Wallace Avenue, New Castle PA 16101. Parcel ID: #02-031200** (City of New Castle, 2nd Ward). Judgment amount: \$5,073.70 plus interest, costs and attorney fees. Attorney: Robert P. Daday.