

SHERIFF SALES

Wednesday, March 10, 2021 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 No bid may be withdrawn.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. 10168-2020; Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust not individually but as Trustee for Pretium Mortgage Acquisition Trust Plaintiff vs. Lynda C. Huzinec, Defendant. **Property address: 118 Spring Avenue, Ellwood City, PA 16117.** **Parcel ID: #13-027500** (3rd Ward Borough of Ellwood City); Improvements thereon:

consist of a residential property. Judgment amount: \$105,430.70 plus interest, costs and attorney fees. Attorney: Daniel C. Kerrick, Esquire

Sale No. 2

No. 11201-2016; U.S. Bank National Association as Trustee for Pennsylvania Housing Finance Agency, Plaintiff vs. Rebecca L. and Daniel R. Grimm, Defendants. Lot No. 1729 Pittsburgh Company's Plan of Ellwood City, Plot Book Volume 1, page 43. **Property address: 1208 Beaver Avenue, Ellwood City, PA 16117. Parcel ID: #11-000900** (1st Ward Borough of Ellwood City); Improvements thereon: consist of a residential dwelling house. Judgment amount: \$53,346.84 plus interest, costs and attorney fees. Attorney: Leon P. Haller, Esquire

Sale No. 3

No. 10688-2020; Huntington National Bank, Plaintiff vs. Christopher P. Watt, Defendant. All that certain piece, parcel, or lot of land situate in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows, to-wit: **Property address: 702 Arlington Avenue, New Castle, PA 16101. Parcel ID: #05-110300.** (New Castle 5th Ward) Being the same property conveyed to Christopher P. Watt, a single individual who acquired title by virtue of a deed from T. Anthony Pionati and Charlotte Pionati, his wife, dated September 10, 2007, recorded September 11, 2007, at Document ID 2007-009845, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Judgment amount: \$39,836.67 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 4

No. 10780-2019; AGChoice Farm Credit, ACA, Plaintiff vs. John D. Thompson, Defendant. All that certain real estate situate on State Route 168 in Wilmington Township, Lawrence County, Pennsylvania, as recorded in the Recorder's Office of Lawrence County in Deed Book Volume 827, Page 509.. **Property address: 3544 State Route 168, Volant, PA 16156. Parcel ID: #37-084300.** (Wilmington Township) Judgment amount: \$283,282.94 plus interest, costs and attorney fees. Attorney: Matthew F. Marshall

Sworn to and subscribed before me this 7th day of January, 2021.

Perry L. Quahliero, Sheriff

Legal: February 1, 8 and 15 of 2021

SHERIFF SALES

Continued from January 13, 2021 at 10:00 AM

Sale No. 2

No. 10636 of 2019; Nationstar Mortgage LLC, Plaintiff vs. Michael T. and Karen A. Kendall, Defendant. All those two certain pieces, parcels, or lots of land situate, lying and being in the Township of Shenango, County of Lawrence and Commonwealth of Pennsylvania, being known and designated as Lots No. 75 and 76 in the Baldwin Acre Plan of Lots as the same is recorded in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Volume 4, Page 34, and together more particularly bounded and described as follows: Beginning at a point at the Southeast corner of the herein described lands on the westerly side of Houk and Newton Hollow Road, where the same is intersected by the dividing line between Lots Nos. 74 and 75 in said plan; thence North 87° 15' West, a distance of 305.25 feet to a point on the easterly line of Lot No. 92 in said plan; thence North 7° 53' West along the easterly line of said Lot No. 92 a distance of 152.62 feet to a point on the dividing line between Lots Nos 76 and 77 in said plan; thence South 87° 15' East along the dividing line a distance of 305.25 feet (erroneously described in the prior deed of record as 205.15 feet) to a point on the westerly line of Houk and Newton Hollow Road; thence South 7° 53' East, along the westerly line of said road a distance of 152.62 feet to a point, the place of beginning. Being known as: 3948 Hollow Road, New Castle, PA 16101. Being the same property conveyed to Michael T. Kendall and Karen A. Kendall, husband and wife who acquired title by virtue of a deed from Melvin Ehrenberg and Helen Ehrenberg, husband and wife, date September 30, 1993, recorded October 4, 1993, at Book 1110, Page 100, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Property address: 3948 Hollow Road, New Castle, PA 16101. Parcel ID: #31-108900 & 31-108800.** (Shenango Township). Judgment amount: \$26,199.63 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sale No. 3

No. 10237 of 2020; Huntington National Bank, Plaintiff vs. Donna L. Vitale, Defendant. 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. 4 and the West one-half of Lot No. 5 in the Cherryhurst Land Company Plan of Lots, said plot being recorded in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Vol. 4, Page 8 and being also known as Lot No. 348 and 349 in Section 4 of the Official Survey of the City of New Castle, being more particularly bounded and described as follows, to-wit: Bounded on the North by Elizabeth Avenue; on the East by land now or formerly of William G. Tegethoff; on the South by a 12 foot alley; on the West by Lot

No. 3 in said Cherryhurst Land Company Plan. Said Premises having a frontage on Elizatbeth Street of 60 feet and extending back of even width 125 feet to said alley. Being known as: 108 East Elizabeth Street, New Castle, PA 16105. Being the same property conveyed to Joseph D. Vitale and Donna L. Vitale, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from John Povec, of New Castle, Lawrence County, Pennsylvania, by his Attorney in Fact Shirley A. Povec by Power of Attorney dated January 25, 1989, signed by Shirley A. Povec as his Attorney in fact, dated May 7, 2002, recorded May 8, 2002, at Instrument Number 2002-006663, and recorded in Book 1724, Page 814, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. INFORMATIONAL NOTE: Joseph D. Vitale died on March 29, 2013, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Donna Vitale. **Property address: 108 East. Elizabeth Street, New Castle, PA 16105. Parcel ID: #02-219300.** (New Castle 2nd Ward). Judgment amount: \$13,042.74 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

SHERIFF SALES

Continued from November 10, 2020

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: RAS Citron

SHERIFF SALES

Continued from September 9, 2020

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.

SHERIFF SALES

Continued from July 8, 2020

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: Brock and Scott

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

Sale No. 3

No. 50850-2016. City of New Castle vs. Michael J. Zwierzynski, owner(s) of property situate in the 5th 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. 10

No. 11089-2019. U.S. Bank National Assoc, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007TC1 vs. Jeffrey R. DeMarco. All that certain piece, parcel and lot of land situate, lying and being in the Second Ward of the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, being known as **217 East Laurel Avenue, New Castle, PA 16101**. BEING the same premises which Michael A. Trotta by Deed dated December 30, 1998 and recorded in the Office of the recorder of Deeds of Lawrence County on January 7, 1999 at Book 1479, Page 638 granted and conveyed unto Jeffrey R. Demarco, unmarried. **Parcel No 02-061300**. Debt: \$29,055.26 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg.

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 4th 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 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. 15

No. 50638-2016. City of New Castle vs. Cherie C. Williams, owner(s) of property in the 5th 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. 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

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: Brock and Scott

SHERIFF SALES

Continued from January 8, 2020

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.

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, 1st 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

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, 4th Ward). Improvements: Residential Property. Judgment amount: \$5,046.47 plus interest, costs and attorney fees. Attorney: Robert P. Daday.