

# Lawrence Law Journal

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**THE LAWRENCE COUNTY BAR ASSOCIATION**

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# Lawrence Law Journal

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## IN THE SUPREME COURT OF PENNSYLVANIA WESTERN DISTRICT

NO. 25 WM 2020

IN RE: 53RD JUDICIAL DISTRICT DECLARATION OF JUDICIAL EMERGENCY

### DECLARATION

Per the Supreme Court's Second Supplemental Order dated April 1, 2020, I declare a judicial emergency in the 53rd Judicial District for the following period: April 14, 2020 - May 31, 2020.

The operation of Rule of Criminal Procedure 600 shall be suspended in the 53rd Judicial District during the period of the local judicial emergency.

BY THE COURT:  
Dominick Motto, President Judge  
53rd Judicial District  
April 13, 2020

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## ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims against the estate of the decedent shall make known the same to the person(s) named or to his/her/their attorney and all persons indebted to the decedent shall make payment to the person(s) named without delay.

### FIRST PUBLICATION

#### **Wright, William Russell**

Late of New Wilmington Borough, Lawrence County, Pennsylvania

Executors: Douglas Wright, 4654 Lower Mountain Rd., New Hope, PA 18938 and Deborah Hudak, 18012 Galileo Ct., Orlando, FL 32820

Attorney: Angelo A. Papa, 318 Highland Ave., New Castle, PA 16101

### SECOND PUBLICATION

#### **Hauschild, Lester P.**

Late of Neshannock Township, Lawrence County, Pennsylvania

Executors: Karin Hauschild and Peggy Matthews

Attorney: John J. DeCaro, Jr., Cusick, DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

### THIRD PUBLICATION

#### **Hartwell, Frederick R.**

Late of Lawrence County, Pennsylvania  
Administrator: Kasson D. Hartwell, 1850 Tule Court, Carlsbad, CA 92011

Attorney: Larry J. Puntureri, 2102 Wilmington Rd., New Castle, PA 16105

#### **Smialowski, John A., Jr.**

Late of New Castle, Lawrence County, Pennsylvania

Executor: David J. Smialowski, 357 McCombs Circle, New Castle, PA 16101

Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

#### **Telesz, Teddy C.**

Late of New Castle, Lawrence County, Pennsylvania

Executor: Patricia A. Kresowaty, 4515 Botham St., New Castle, PA 16101

Attorney: Louis M. Perrotta, Louis M. Perrotta, P.C., 229 S. Jefferson St., New Castle, PA 16101, (724) 658-9980

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## SHERIFF SALES

**Originally scheduled date: May 13, 2020  
Continued to July 8, 2020 at 10:00 am**

(All Cases listed for the regularly scheduled May 13, 2020 Sheriff's Sale are continued to July 8, 2020 at 10:00 am as per Order of Court dated March 19, 2020 signed by President Judge Dominick Motto)

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 into 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. 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. 2**

No. 10812-2019. Specialized Loan Servicing, LLC vs. Robert J. Tanner a/k/a Robert S. Tanner. All that certain piece, parcel or lot of land situate, lying and being in the Township of Shenango, County of Lawrence and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit: Bounded on the North by Alvaretta Boulevard, on the East by Lot No. 177 in the hereafter mentioned plot of lots; on the South by Lot No. 175 in the hereafter mentioned plot of lots: and on the West by Motor Street, and being Forty (40) feet wide on said Alvaretta Boulevard and extending back therefrom of even width, a distance of 120 feet. Being known as 1502 Alveretta Boulevard, New Castle, PA 16101. Parcel No. 31-096100. Debt: \$50,522.71 plus interest, costs and attorney fees. Attorney: Shapiro & Denardo

## **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. 5**

No. 50453-2017. City of New Castle vs. Allen Scott, owner(s) of property situate in New Castle, Lawrence County, Pennsylvania, being: 1024 Glenn Avenue, New Castle, Pennsylvania. Improvements thereon: residential property. Parcel No. 06-057000. Debt: \$4,819.44 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates.

## **Sale No. 6**

No. 50570-2016. City of New Castle vs. Jeffrey A. Lombardo, Sr. owner(s) of property situate in the 7th 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. 7**

No. 10418-2019. Lakeview Loan Servicing, LLC vs. Ryan J. Saari and Kristin N. Saari, owner(s) of property situate in the Hickory Township, Lawrence County, Pennsylvania, being 847 Patton Road, New Castle, PA 16105-6215. Judgment Amount: \$177,868.20 plus interest, costs and attorney fees. Improvement: Dwelling House. Tax Parcel No.: 22-065900 & 22-066000. Attorney: Phelan Hallinan Diamond & Jones, LLP.

## **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. 9 (STAYED)**

## **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. 14**

No. 50269-2016. City of New Castle vs. John Thomas Malizia, owner(s) of property situate in the 1st Ward, New Castle, Lawrence County, Pennsylvania being: 405 W. Grant Street, New Castle, PA 16101. Tax Parcel No. 01-045700. Improvements thereon: Commercial/Industrial Property. Debt: \$11,376.50. 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. 17**

No. 10931-2019. Select Portfolio Servicing, Inc. vs. Daniel Rosenberger. All that certain piece, parcel or lot of land, lying and being in the Third Ward, City of New Castle, County of Lawrence, State of Pennsylvania and being known and designated as Lot 485 on Section 36 of the official survey of the City of New Castle. Title to said Premises vested in Daniel Rosenberger by Deed from Perry Real Estate Investment Corporation dated May 16, 2000 and recorded on August 30, 2000 in the Lawrence County Recorder of Deeds in book 1580, Page 146. Being known as: 208 North Walnut Street, New Castle, PA 16101. Tax Parcel No.: 03-006500. Debt: \$36,634.57 plus interest, costs and 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. 19**

No. 10958-2019. The Huntington National Bank vs. Charles E. Kumrow and Catherine Ann Kumrow. All that certain piece or parcel of land situate, lying and being in Taylor Township, Lawrence County, Pennsylvania, known and designated as Lots Nos. 1429, 1430, and thirty (30) feet of Lot No. 1431 in the West Pittsburgh Realty Company's Plan of Lots as the same has been recorded in the Recorder's Office in and for Lawrence County, Pennsylvania, in Plot Book Volume 3, Page 32, said lots being more particularly bounded and described as follows: Bounded on the North by the South line of Sixth Street; on the east by the portion of Lot No. 1431; on the South by lands now or formerly of Michael D. Hervatine, et ux., and on the West by the East line of Lot No. 1428 in said Plan of Lots and fronting a distance of 110 feet on the South line of Sixth Street and extending Southwardly therefrom of even width, a distance of 126 feet to a point and being all of Lot Nos. 1429, 1430, and thirty (30) feet of Lot no. 1431 immediately adjacent to Lot No. 1430. Being known as: 694 Sixth Street, West Pittsburg, PA 16160. Being the same property conveyed to Charles E. Kumrow and Frances J. Kumrow, husband and wife and Catherine Ann Kumrow who acquired title, with rights of survivorship, by virtue of a deed from Louis A. Quahliero and Joanne Quahliero, husband and wife, dated February 14, 2007, recorded February 15, 2007, at Document Number 2007-001709, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Frances J. Kumrow died February 11, 2010, and pursuant to the survivorship language on the above reflected deed, all of her rights, title and interest passed to Charles E. Kumrow and Catherine Ann Kumrow. Parcel No. 33-049800. Debt: \$39,525.36 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski.

### **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. 27**

No. 11114-2019. First National Bank of

Pennsylvania vs. Susan Diane Gealy. All the right, title, interest and claim of Susan Diane Gealy of, in and to the following described property. All the following described real estate situated in the Township of Mahoning, County of Lawrence, and Commonwealth of Pennsylvania. Having erected thereon a dwelling being known and numbered as 5396 Erie Street, Edinburg, PA 16116. Deed Book Volume 1604, Page 549. Parcel Number 24-060700. Debt: \$26,822.24 plus interest, costs and attorney fees. Attorney: Grenen & Birsic.

## **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.

## **Sale No. 29**

No. 11130 of 2019; First National Bank of PA vs. Elizabeth A Caggiano. All that certain piece of parcel of land situate in the Fifth Ward, City of New Castle, Lawrence County, Pennsylvania, designated as Lots Nos. 462 and 463 in Section 78 of the Official Survey of the City of New Castle, and more particularly

described as follows: BEGINNING at a point on Thorpe Street, where the Southwest point of lands herein described intersect with the Southeast of Lot No. 461, now or formerly of Roski; thence North 5° 40' 30" East along lands now or formerly of Koski, a distance of 130 feet to a 20 foot alley; thence South 33° 17' 30" East along said alley, a distance of 67 ½ feet to an iron pin; thence South 5° 40' 30" West along lands now or formerly of Taylor, a distance of 130 feet to a point on Thorpe Street; thence North 33° 17' 30" West along Thorpe Street, a distance of 67 ½ feet to a point, the place of beginning. BEING the same premises which Louis A. Maslyk and Jamie L. Maslyk, his wife, by Deed dated December 23, 2004 and recorded December 27, 2004, in and for Lawrence County, at Deed Book Volume 2000, Page 389, granted and conveyed unto Elizabeth A. Caggiano, Married Individual. Parcel No. 05-071000 & 05-070900. Property address: 1505 Thorpe Street, New Castle, PA 16101. Debt: \$65,018.58 plus interest, costs and attorney fees. Attorney: JSCO Law Offices.

## **Sale No. 30**

No. 10714-2019. Enterprise Bank vs. Golba Inc. Permanent ID 25-056802. Property Address: 143, 145 & 149 Enclave Drive, New Castle, PA 16105. PARCEL NO. 1. ALL that certain piece, parcel or lot of land situate and being in the Township of Neshannock, County of Lawrence, Commonwealth of Pennsylvania, being known and designated as Lot Number 3 on the Final Plan for Leo F. and Nicki L. Golba, Jr., entitled The Enclave, by Frank B. Taylor Engineering, dated march 28, 1996, with subsequent revisions of October 17, 1998, and October 21, 1996, and recorded March 6, 1997, in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania, in Plot Book Volume 22, page 216, and being more particularly bounded and described as follows, to wit: BEGINNING at a point the North line of a 50 foot right-of-way for Enclave Drive, said point being the Southwest corner of Lot Number 3 in the Enclave Plan of Lots as recorded in the Lawrence County Recorder's Office in Plot Book Volume 22, page 216; thence along the dividing line between Lot Number 3, South 88° 58' 00" East, a distance of 125.03 feet to a point, said point being the Northeast corner of Lot Number 3; thence along the dividing line between Lot Number 4 and Lot Number 3, South 00° 14' 30" East, a distance of 205.84 feet to a point, said point being the Southeast corner of Lot Number 3; Thence along the South property line of Lot



Number 3, said line also being the North line of a 50 foot right-of-way for Enclave Drive. South 89° 45' 30" West, a distance of 125.00 feet to a point, the place of beginning.

PARCEL NO. 2 ALL that certain piece, parcel or lot of land situate and being in the Township of Neshannock, County of Lawrence, Commonwealth of Pennsylvania, being Lot No. 2-D in the Final Plan for William Hvizdak and Leo F. Golba, Jr., Nicki Golba and Frank Golba, Resubdivision of Lot No. 2B and Resubdivision of Lot No. 1 of the Enclave Plan, as recorded June 23, 2005 in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania, in Plot Book Volume 25, page 318, and being more particularly described as follows: BEGINNING at an iron pin located at the Northeast corner of Lot No. 2; thence South 88° 56' 00" East, a distance of 125.03 feet along Lot 3 to an iron pin located in the northwest corner of Lot 4; thence North 00° 14' 30" West, a distance of 25.01 feet along Lot No. 2B of said Plan to an iron pin; thence North 88° 56' 00" West, a distance of 125.03 feet along Lot No. 2B, to an iron pin; thence South 00° 14' 30" East, a distance of 25.01 feet along Lot No. 28, to the place of beginning. Debt: \$962,190.80 plus interest, costs and attorney fees. Attorney: Dentons Cohen & Grigsby P.C.

## Sale No. 31

No. 11260-2019. LSF9 Master Participation Trust vs. Tina Wooten a/k/a Tina L. Pierce a/k/a Tina Pierce Wooten and Eric M. Wooten. All that certain piece, parcel or lot of land situate, lying and being in the Second Ward of the City of New Castle, County of Lawrence and State of Pennsylvania, being known and designated as Lot No. 78 on Section 15 of the Official Survey of the City of New Castle, Pennsylvania, being more particularly bounded and described as follows, to wit: BEGINNING at a point on the east line of Carlisle Street, 120 feet south of the intersection of the east line of Carlisle Street and the south line of Euclid Avenue; thence north 88° 5 3/4" east, 120 feet to a stake; thence by the west line of Lot No. 72 in said plan, south 1° 38 1/4', East 44.61 feet to a stake; thence South 88° 22 1/4' West, 120 feet to a point on the East line of Carlisle Street; thence by said East line of Carlisle Street, North 1° 38 1/4' West, 44.04 feet to a stake being the place of beginning. Tax Map and Parcel Number: 02-016000. The Improvements thereon are: residential dwelling. Real Debt: \$57,504.21. Address:

1410 Carlisle Street, New Castle, PA 16101. Attorney: McCabe, Weisberg & Conway, LLC.

## Sale No. 32

No. 11296-2019. Lakeview Loan Servicing, LLC vs. Charles R. Buckner. ALL HAT CERTAIN. Piece or parcel or land situate, lying and being in Pulaski Township, Lawrence County, Pennsylvania, more particularly bounded and described as follows, to-wit: BEGINNING at the Southwest corner thereof, at the line of lands new or formerly of Robert H. Wallace, et us., in the center line of the New Bedford-Pulaski Pubic Road; thence North 62 degrees 10 minutes East along the center line of the New Bedford-Pulaski Public Road, a distance of 170 feet to lands now or formerly of Benjamin F. Harry; thence North 26 degrees 30 minutes West by lands now or formerly of said Harry, a distance of 289.36 feet to lands now or formerly of Thomas G. Wallace, et ux., thence South 3 degree 36 minutes West by lands now or formerly of Thomas G. Wallace, et us., a distance of 68.94 feet more or less to a point; thence North 74 degrees 24 minutes West by land now or formerly of Thomas G. Wallace, et ux., a distance of 50 feet to a point; thence South 6 degrees 17 1/2 minutes East by lands now or formerly of Robert H. Wallace, et ux., a distance of 284.7 feet to the center line of said first above mentioned road, the place of beginning. Property address: 551 State Route 208, Pulaski, PA 16143. Parcel No: 29-127500; Debt: \$105,999.78 plus interest, costs and attorney fees. Attorney: Richard M. Squire & Assoc.

Sworn to and subscribed before me this 18th day of March, 2020.

Perry L. Quahliero, Sheriff

L.C.L.J.: April 6, 13, and 20, 2020





