

# SHERIFF SALES

**Wednesday, March 12, 2025 at 10:00<sub>AM</sub>**

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 No bid may be withdrawn.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. 10012-2024; Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1, Plaintiff vs. Stephen Lucas and Robyn Lucas, Defendants. All the right, title, interest and claim of Stephen Lucas and Robyn Lucas of, in and to: All the following described real estate situated in the Township of Wayne, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a swelling known and numbered as 1849 Dutch Ridge Road, Ellwood City, PA 16117. Book 1307, Page 181, Instrument No. 10340. **Property address: 1849 Dutch Ridge Road, Ellwood City, PA 16117. Parcel ID: #36-083509** (Wayne Township). Judgment amount: \$200,418.53 plus interest, costs and attorney fees. Attorney: Weltman, Weinberg & Reis Co., LPA

## **Sale No. 2**

No. 10424-2024. Citizens Bank, N.A., Plaintiff vs. Laureen Zarlengo, Defendant, owner (s) of property situate in Second Ward, City of New Castle, Lawrence County, Pennsylvania, **Property address: 2003 Highland Avenue,**

**New Castle, Pennsylvania 16105. Parcel No. 02-038400** (2nd Ward New Castle) Improvements thereon: Residential Dwelling. Debt: \$184,046.64 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC  
**Sale No. 3**  
**STAYED**

**Sale No. 4**

No. 10755-2023. Lakeview Loan Servicing, LLC, Plaintiff vs. Chad S. Long and Meagan Long, Defendants.  
**Property address: 1130 Main Street, Enon Valley, PA 16120. Parcel No. 16-017300** (Enon Valley Borough) Improvements thereon consist of a residential dwelling. Debt: \$83,464.68 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

**Sale No. 5**

No. 10813-2024; Select Portfolio Servicing Inc., Plaintiff vs. Gabriella L. Giordano aka Gabriella Lynn Giordano, Defendant. **Property address: 3332 Old Plank Road, New Castle, PA 16105. Parcel ID: #25-447500** (Neshannock Township); Improvements consist of a residential dwelling. Judgment amount: \$78,891.83 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

**Sale No. 6**

**STAYED**

**Sale No. 7**

No. 10903-2024; The Huntington National Bank, Plaintiff vs. KFG 2023 LLC, Defendant. All that certain piece, parcel or lot of land situate, lying and being in Union Township, Lawrence County, Pennsylvania, being known and designated as Lot No. 216 in the Wallace and Round Plan "A" of Mt. Pleasant Plan of Lots, a plot of which is of record in the Lawrence County Recorder's Office in Plot Book Vol. 6, Page 36. All that certain piece, parcel or lot of land situate, lying and being in Union Township, Lawrence County, Pennsylvania, being known and designated as Lot No. 217 in the Wallace and Round Plan "A" of Mt. Pleasant Plan of Lots, a plot of which is of record in the Lawrence County Recorder's Office in Plot Book Vol. 6, Page 36. The improvements thereon are: Residential Dwelling.  
**Property address: 501 Smithfield Street, New Castle, PA 16101. Parcel ID: #34-179500 & 34-179600** (Union Township); Judgment amount: \$133,204.70 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

**Sale No. 8**

No. 10961-2023; The Huntington National Bank, Plaintiff vs. Rikki Bennett, Known Surviving Heir of Rita J. Metz, Kylee Ann Metz, Known Surviving Heir of Rita J. Metz, Wendy Metz, Known Surviving Heir of Rita J. Metz, and Unknown Surviving Heirs of Rita J. Metz, Defendants. The improvements thereon are: Residential Dwelling. **Property address: 411 Division Street, New Castle, PA 16101. Parcel ID: #04-055500** (4<sup>th</sup> Ward New Castle); Judgment amount: \$24,405.45 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

**Sale No. 9**

No. 10809-2023; U.S. Bank Trust National Association, as Trustee of LV-Dwelling Series V Trust, Plaintiff vs. Eloise Roberts A/K/A Eloise M. Roberts, Charles L. Roberts, Defendants. **Property address: 1713 Hamilton Street, New Castle, PA 16101. Parcel ID: #05-116800** (5<sup>th</sup> Ward New Castle); Improvements

thereon of the residential dwelling or lot. Judgment amount: \$57,475.72 plus interest, costs and attorney fees. Attorney: Friedman Vartolo LLP

**Sale No. 10**

No. 10421-2024. MidFirst Bank, Plaintiff vs. Raymond Lyerson; Alyssa Lyerson, Defendants. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Raymond Lyerson and Alyssa Lyerson, husband and wife who acquired title as tenants by the entirety, by virtue of a deed from Jesse C. Horton, Sr. and Frances J. Horton, husband and wife, dated March 15, 2018, recorded March 26, 2018, at Document Number 2018-002235, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Being: 924 Warren Avenue, New Castle, PA 16101. Parcel No. 04-191900.** (4<sup>th</sup> Ward New Castle) Debt: \$69,525.06 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

**Sale No. 11**

No. 10875-2024. Freedom Mortgage Corporation, Plaintiff vs. Zachary A. Shaffer a/k/a Zachery A. Shaffer, Defendant, owner (s) of property situate in the City of Bessemer, Lawrence County, Pennsylvania, **Property address: 191 Stateline Road, Bessemer, PA 16112. Parcel No. 26-044300** (North Beaver Township) Improvements thereon: Residential Dwelling. Debt: \$208,913.95 plus interest, costs and attorney fees. Attorney: Orlans PC

Sworn to and subscribed before me this 22th day of January 2025.

Perry L. Quahliero  
Sheriff

Legal: February 3, 10 & 17, 2025

**Sheriff Sales Continued from January 8, 2025 to March 12, 2025**

**Sale No. 5**

No. 10225-2024; Pennymac Loan Services, LLC, Plaintiff vs. Amanda D. Heffner, Defendant. **Property address: 1003 Winslow Avenue, New Castle, PA 16101. Parcel ID: #04-209500** (4<sup>th</sup> Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$68,391.88 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

**Sale No. 6**

No. 10294-2024; Lakeview Loan Servicing, LLC, Plaintiff vs. John M. Karaba; John D. Reitz, solely in capacity as heir of Kathryn A. Reitz f/k/a Kathryn A. Karaba a/k/a Kathryn Anne Karaba, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kathryn A. Reitz f/k/a Kathryn A. Karaba a/k/a Kathryn Anne Karaba, Deceased, Defendants. All that certain lot or piece of ground situate in the 8<sup>th</sup> Ward, New Castle, County of Lawrence and Commonwealth of Pennsylvania. **Property address: 1801 S. Jefferson Street, New Castle, PA 16102. Parcel ID: #08-041200** (8<sup>th</sup> Ward New Castle); Improvements a residential dwelling. Judgment amount: \$35,542.15 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

**Sale No. 10**

No. 10812-2023; The Huntington National Bank, Plaintiff vs. Richard Gross and Monica R. Gross, Defendants. All that certain piece, parcel or lot of land lying and being in the Township North Beaver, Lawrence County, Pennsylvania, being more particularly bounded and described as follows: The improvements thereon are: Residential Dwelling. **Property address: 471 Moravia Road, New Galilee, PA 16141. Parcel ID: #26-030802** (North Beaver Township); Judgment amount: \$323,895.49 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

**Sale No. 15**

No. 10727-2024. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff vs. Nikkole Davis and Kevin Davis, Defendants, owner (s) of property situate in the Borough of Ellport, Lawrence County, Pennsylvania, **Property address: 524 Newton Avenue, Ellwood City, PA 16117. Parcel No. 10-091200 & 10-091500** (Ellport Borough) Improvements thereon: Residential Dwelling. Debt: \$134,451.66 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

**Sale No. 18**

No. 10892-2023. The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2003-A, Plaintiff vs. Thomas G. Benincase, Jr. a/k/a Thomas G. Benincase, Defendant, Sold as the property of: Thomas G. Benincase, Jr. a/k/a Thomas G. Benincase and Trudy D. Benincase, deceased. All that certain pieces, parcels or lots of land situate in New Castle City, Lawrence County, and Commonwealth of Pennsylvania, **Property address: 203 East Madison Avenue & East Clayton Street, New Castle, PA 16102. Parcel No. 07-024100 & 07-024000** (7<sup>th</sup> Ward New Castle) Improvements erected thereon. Debt: \$66,602.31 plus interest, costs and attorney fees. Attorney: Albertelli Law

**Sale No. 19**

No. 10459-2022. Plaza Revolving Trust, Plaintiff vs. Ronald E. Woodruff a/k/a Ronald Woodruff, Jr. and Freda M. Woodruff, Defendants, Sold as the property of: Ronald E. Woodruff a/k/a Ronald Woodruff, Jr. and Freda M. Woodruff. All that certain pieces, parcels or lots of land situate in Union Township, Lawrence County, and Commonwealth of Pennsylvania, **Property address: 776 N. Scotland Lane a/k/a 776 Scotland Lane f/k/a 181 Scotland Lane f/k/a RD2 Box 181, New Castle, PA 16101. Parcel No. 34-343600** (Union Township) Improvements erected thereon. Debt: \$70,143.53 plus interest, costs and attorney fees. Attorney: Albertelli Law

**Sale No. 21**

No. 10331-2024; Lucky Lindys Investments, Plaintiff vs. Garnaco Property Holdings PA LLC, Defendant. All that certain piece, parcel or lot of land situate, lying and being in the Fifth Ward of the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows, to-wit: On the North by land now or formerly of Nicola Firmi, et us,; on the East by Huron Avenue; on the South by other lands formerly of John W. McElroy, et ux., now of William T. Cosgrove, et ux.; on the West by an alley, having a frontage of 37.6 feet on Huron Avenue and extending Westwardly of uniform width a distance of 130 feet to said ally. Being known and designated as Lot No. 454 in Section 78 of the Official Survey of the City of New Castle. **Property address: 1510 Huron Avenue, New Castle, PA 16101. Parcel ID: #05-117200** (5<sup>th</sup> Ward New Castle). Judgment amount: \$60,942.00 plus interest, costs and attorney fees. Attorney: Matthew Mangino

**Sale No. 22**

No. 10332-2024; Lucky Lindys Investments, Plaintiff vs. Garnaco Property Holdings PA LLC, Defendant. All that certain piece, parcel or lot of land situate, lying and being in the Second Ward of City of New Castle, Lawrence County, Pennsylvania, and being known and designated as part of Lot Nos. 125, 126 and 127 in the North Highland Plan of Lots, a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Volume 3, Page 33, and being also known as Lot No. 98 in Section 5 of the Official Survey of the City of New Castle, as now constituted, and being more particularly bounded and described as follows, to-wit: Beginning at a point on the South line of Meyer Avenue, which point is sixty (60) feet measured Westwardly from the point of intersection of the said South line of Meyer Avenue with the West line of Albert Street; thence Westwardly along the South line of Meyer Avenue a distance of sixty-five (65) feet to land now or formerly of Lawrence F. Sonntag; thence Southwardly along the East line of land now or formerly of Sonntag a distance of one hundred thirty (130) feet to the North line of land now or formerly of William Druschel, et ux; thence Eastwardly along the North line of land now or formerly of William Druschel, et ux., and land now or formerly of Joseph Bordonaro, et ux., a distance of sixty-five (65) feet to the West line of land now or formerly of Ray O. Herring, et ux.; thence Northwardly along said West line of land now or formerly of Roy O. Herring, et ux. a distance of one hundred thirty (130) feet to a point, being the place of beginning. Being the same premises which BDS, LLP, by Deed dated 10/17/2019 and recorded 11/01/2019 in the Office of the Recorder of Deeds in and for the County of Lawrence in Document No. 2019-007893, granted and conveyed unto Garnaco Property Holdings (PA), LLC. **Property address: 232 E. Meyer Ave., New Castle, PA 16105. Parcel ID: #02-155200** (2<sup>nd</sup> Ward New Castle). Judgment amount: \$79,072.00 plus interest, costs and attorney fees. Attorney: Matthew Mangino

**Sheriff Sales Continued from November 13, 2024 to March 12, 2025****Sale No. 3**

No. 50848-2018. City of New Castle, Plaintiff vs. Gary E. Yanul, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 1113 Summit Street, New Castle, Pennsylvania 16101.** Improvements thereon: Residential Building. **Parcel No. 05-082700** (5<sup>th</sup> Ward New Castle) Debt: \$5,249.40 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 5**

No. 50536-2018. City of New Castle, Plaintiff vs. Billie Jean Davis, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 818 Carson Street, New Castle, Pennsylvania 16101.** Improvements thereon: Residential Building. **Parcel No. 06-030400** (6<sup>th</sup> Ward New Castle) Debt: \$4,928.08 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 6**

No. 50126-2018. City of New Castle, Plaintiff vs. Louis Thomas, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 207 S. Ray Street, New Castle, Pennsylvania 16101.** Improvements thereon: Residential Building. **Parcel No. 03-051300** (5<sup>3rd</sup> Ward New Castle) Debt: \$5,053.93 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 7**

No. 50692-2016. City of New Castle, Plaintiff vs. Eric D. Brooks and Delores Brooks, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 15 N. Front Street, New Castle,**

**Pennsylvania 16101**. Improvements thereon: Residential Building. **Parcel No. 06-008600** (6<sup>th</sup> Ward New Castle) Debt: \$5,353.92 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 8**

No. 50344-2016. City of New Castle, Plaintiff vs. Charles Farris, Jr. and Mary S. Farris, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 910 Adams Street, New Castle, Pennsylvania 16101**. Improvements thereon: Residential Building. **Parcel No. 04-135900** (4<sup>th</sup> Ward New Castle) Debt: \$5,494.05 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 9**

No. 50437-2018. City of New Castle, Plaintiff vs. Keith Lewis and Leanne Lewis, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 403 W. Clayton Street, New Castle, Pennsylvania 16102**. Improvements thereon: Residential Building. **Parcel No. 07-130400** (5<sup>th</sup> Ward New Castle) Debt: \$5,342.09 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 12**

No. 50565-2021. City of New Castle, Plaintiff vs. David J. Murray, Sr., Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 1315 Albert Street, New Castle, Pennsylvania 16105**. Improvements thereon: Residential Building. **Parcel No. 02-207900** (2nd Ward New Castle) Debt: \$6,038.00 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 14**

No. 50197-2018. City of New Castle, Plaintiff vs. Stephen A. Conti, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 125 N. Cascade Street, New Castle, Pennsylvania 16101**. Improvements thereon: Residential Building. **Parcel No. 03-028000** (2nd Ward New Castle) Debt: \$5,815.43 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 18**

No. 10723-2023; Carrington Mortgage Services, LLC, Plaintiff vs. Brian Mascher and Tamara Lee Mascher, Defendants. All that certain property situated in the Township of Taylor in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: being more fully described in a Deed dated 08/14/20 and recorded 08/27/20, among the land records of the county and state set forth above, in Document No. 2020-005728. **Property address: 661 6<sup>th</sup> Street, West Pittsburg, PA 16160. Parcel ID: #33-060800** (Taylor Township); Judgment amount: \$76,291.80 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

**Sale No. 19**

No. 50973-2017. City of New Castle, Plaintiff vs. Lori Lynn Rao, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 641 S. Ray Street, New Castle, Pennsylvania 16101**. Improvements thereon: Residential Building. **Parcel No. 04-004900** (4th Ward New Castle) Debt: \$5,179.72 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 20**

No. 50668-2017. City of New Castle, Plaintiff vs. Christopher Glidden and Juanita Wansitler, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 933 Maryland Avenue, New Castle, Pennsylvania 16101**. Improvements thereon: Residential Building. **Parcel No. 04-107000** (4th

Ward New Castle) Debt: \$5,427.10 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 21**

No. 50655-2018. City of New Castle, Plaintiff vs. King Zub Properties, L.P., Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 111 E. Long Avenue, New Castle, Pennsylvania 16101**. Improvements thereon: Commercial. **Parcel No. 08-046500** (8th Ward New Castle) Debt: \$5,526.15 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 23**

No. 50364-2019. Wilmington Area School District, Plaintiff vs. George W. Haddle, Defendant, owner (s) of property situate in Pulaski Township, Lawrence County, Pennsylvania, **being: 359 State Route 208, Pulaski., Pennsylvania 16143**. Improvements thereon: Residential Building. **Parcel No. 29-034700** (Pulaski Township) Debt: \$5,599.54 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 24**

No. 50282-2020. City of New Castle, Plaintiff vs. Whylene A. Clark, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 218 Smithfield Street, New Castle, Pennsylvania 16101**. Improvements thereon: Residential Building. **Parcel No. 06-011600** (6th Ward New Castle) Debt: \$5,154.70 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 25**

No. 10462-2018; Prof-2013-S3 Legal Title Trust IV, by U.S. Bank National Association, as Legal Title Trustee c/o Fay Servicing LLC, Plaintiff vs. Rosemary Huddleston, Defendant. **Property address: 615 Raymond Street, New Castle, PA 16101. Parcel ID: #04-239200** (4<sup>th</sup> Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$33,147.22 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

**Sale No. 32**

No. 50095-2021. City of New Castle, Plaintiff vs. Mark Melillo, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 708 N. Mercer Street, New Castle, Pennsylvania 16101**. Improvements thereon: Residential Building. **Parcel No. 02-096200** (2nd Ward New Castle) Debt: \$5,522.44 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sheriff Sales Continued from September 11, 2024 to March 12, 2025**

**Sale No. 2**

No. 10089-2024; Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mae Seasoned Credit Risk Transfer Trust, Series 2022-1, Plaintiff vs. Andrew J. Durst, Defendant. **Property address: 302 McKee Crossing, New Castle, PA 16105. Parcel ID: #25-065000** (Neshannock Township); Improvements thereon of the residential dwelling or lot. Judgment amount: \$114,146.10 plus interest, costs and attorney fees. Attorney: Friedman Vartolo LLP

**Sale No. 18**

No. 10435-2023; Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2023-HB1, Plaintiff vs. Winnie M. Eardley, Defendant. All that certain piece, parcel, or lot of land situate, lying and being in the Second Ward of the City of New Castle, Lawrence County, Pennsylvania. **Property address: 142 E. Euclid Avenue, New Castle, PA 16105. Parcel ID: #02-024500** (2<sup>nd</sup> Ward New Castle); The improvements there are: Residential dwelling. Judgment amount: \$115,620.62 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

### **Sheriff Sales Continued from July 10, 2024 to March 12, 2025**

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

No. 10747-2023. Rocket Mortgage, LLC f/k/a Quen Loans, LLC f/k/a Quicken Loans Inc., Plaintiff vs. Fred Settle and Sherry A. Settle, Defendants. All that certain lot or piece of ground situate in the Township of Neshannock in the County of Lawrence, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to-wit; Beginning at a stake at the Southwest corner of the lot herein described, said stake being at the intersection of the Southeast corner of Lot No. 86 in Clenmoore Farms Plan of Lots, a plot of which is of record in the Recorder's Office of Lawrence County at Plot Book Volume 5, Page 5, and the North line of an unopened 20-foot alley known and designated as Quaker Alley; thence North 01° 35' East, along the East line of said Lot No. 86, a distance of 70 feet to a stake at the Southwest Corner of land, now or formerly, of Robert I. Boyd; thence along the South line of said land, now or formerly of Robert L. Boyd, South 88° 49' East, a distance of 130 feet to a stake on the West line of North Mercer Street; thence along the West line of North Mercer Street, South 01° 35' West, a distance of 70 feet to a stake on the North line of the unopened alley heretofore mentioned; thence along the North line of said unopened alley, North 88° 49' West, a distance of 130 feet to a point, the place of beginning. Being the same premises which Randall H. Llewellyn, unmarried by Deed dated 10/30/2000 and recorded in the Office of Recorder of Deeds of Lawrence County on 11/03/2000 at Book 1591, Page 768 granted and conveyed to Fred Settle and Sherry A. Settle, husband and wife, their heirs, and assigns. **Being: 1501 N. Mercer Street, New Castle, PA 16105-2829. Parcel No. 25-361500.** (Neshannock Township) Debt: \$114,150.77 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

### **Sheriff Sales Continued from May 8, 2024 to March 12, 2025**

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

No. 10371-2022. Wells Fargo Bank, N.A., Plaintiff vs. Amanda A. Sipes, AKA Amanda A. Duncan; Joseph L. Sipes, Defendants. All that certain piece or parcel of land situate in the Borough of Ellport, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Joseph L. Sipes and Amanda A. Sipes, husband and wife, who acquired title by virtue of a deed from Joseph L. Sipes and Amanda A. Duncan n/k/a Amanda A. Sipes, husband and wife, dated June 14, 2012, recorded June 26, 2012, at Document Number 2012-008776, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Being: 146 Portersville Road, Ellwood City, PA 16117. Parcel No. 10-065900.** (Ellport Borough) Debt: \$65,061.16 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

### **Sheriff Sales Continued from September 13, 2023 to March 12, 2025**

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

No. 11247-2019; New Residential Mortgage Loan Trust 2018-1, Plaintiff vs. Vincent P. Christopher; Roseann C. Christopher a/k/a Rose Ann C. Christopher, Defendants. All that certain piece, parcel, or lot of land situate, lying and being in the Fourth Ward of The City of New Castle, County of Lawrence and Commonwealth of Pennsylvania. Improvements; Residential property. **Property address: 717**



**East Reynolds Street, New Castle, PA 16101. Parcel ID: #04-045400** (4<sup>th</sup> Ward New Castle).  
Judgment amount: \$38,142.43 plus interest, costs and attorney fees. Attorney: RAS Citron

### **Sheriff Sales Continued from January 12, 2022 to March 12, 2025**

#### **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 September 11, 2024 to May 14, 2025**

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

No. 50254-2018. City of New Castle, Plaintiff vs. John Popovich, II, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 112 W. Cherry Street, New Castle, Pennsylvania 16102.** Improvements thereon: Residential property. **Parcel No. 07-074000** (7th Ward New Castle) Debt: \$5141.00 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

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

No. 51090-2016. City of New Castle, Plaintiff vs. Delbert E. Allen and Catherine L. Allen, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 205 N. Lafayette Street, New Castle, Pennsylvania 16102.** Improvements thereon: Residential Building. **Parcel No. 07-090600** (7th Ward New Castle) Debt: \$4,954.51 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

#### **Sale No. 17**

No. 50756-2020. Wilmington Area School District, Plaintiff vs. Charlene Kline, Defendant, owner (s) of property situate in Pulaski Township, Lawrence County, Pennsylvania, **being: 467 State Route 208, Pulaski, Pennsylvania 16143.** Improvements thereon: Residential Building. **Parcel No. 29-118300** (Pulaski Township) Debt: \$5,539.76 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

### **Sheriff Sales Continued from November 8, 2023 to May 14, 2025**

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

No. 10173-2022: First National Bank of Pennsylvania, Plaintiff vs. Shaun P. Cullen and Jamie L. Cullen, Defendants. All the right, title, interest and claim of Shaun P. Cullen and Jamie L. Cullen, his wife, in and to the following described property: All that certain real estate situated in the Township of Wilmington, County of Lawrence and Commonwealth of Pennsylvania per Deed dated September 23, 2004, and recorded September 24, 2004 in the Office of the Recorder of Deeds, Lawrence County, Pennsylvania at Deed Book Volume 1977, Page 1. Having erected thereon a two-story residential dwelling, with attached garage. **Property Address: 1331 Fayette-New Wilmington Road, New Wilmington, PA 16142. Parcel ID: #37-079300** (Wilmington Township). Judgment amount: \$115,358.60 plus interest, costs and attorney fees. Attorney: David Raphael

### **Sheriff Sales continued from May 2020 to May 14, 2025**

#### **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.