

SHERIFF SALES

Wednesday, March 13, 2024 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 No bid may be withdrawn.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. 10362-2023. The Huntington National Bank, Plaintiff vs. James Dale Kather, Defendant. All that certain piece or parcel of land situate in the Township of North Beaver, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to James Dale Kather, a single person who acquired title by virtue of a deed from James Dale Kather, acting in his capacity as Administrator of the Estate of James David Kather, Jr., deceased, dated February 1, 2016, recorded May 31, 2016, at Document Number 2016-003924, Office of the Recorder of Deeds, Lawrence County, Pennsylvania.

Being: 553 State Line Road, AKA 553 Stateline Road, Bessemer, PA 16112. Parcel No. 26-176000. (North Beaver Township) Debt: \$11,442.12 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 2

No. 10192-2023; U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R5 Mortgage-Backed Notes, Series 2018-R5 c/o Nationstar Mortgage LLC DBA Mr. Cooper, Plaintiff vs. Louis R. Rabe, Defendant. Improvements thereon: Residential Dwelling. **Property**

address: 505 Canyon St., New Castle, PA 16101. Parcel ID: #01-019100 (1st Ward New Castle).

Judgment amount: \$49,377.17 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 3

No. 10462-2023. The Huntington National Bank, Plaintiff vs. Theodore R. DiNardo, Defendant. All that certain piece or parcel of land situate in the Township of Union, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Theodore R. DiNardo and Martha M. DiNardo, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Criss Ann List, as Executrix of the Estate of Keith A. List aka Keith List, and Cynthia E. List, a widow, dated August 5, 2002, recorded August 19, 2022, at Instrument Number 2002-011769, and recorded in Book 1751, Page 110, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. INFORMATIONAL NOTE: Martha M. DiNardo died on December 24, 2021, and pursuant to the tenants by the entirety language in the above-mentioned deed, all her interests passed to Theodore R. DiNardo. **Being: 1796 Harbor Edinburg Road, Edinburg, PA 16116. Parcel No. 34-187800.** (Union Township) Debt: \$19,529.00 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 4

No. 10367-2017. The Huntington National Bank, Plaintiff vs. Beverly A. Grist, AKA Beverly Ann Grist; Kacie A. Kline; Dorothy E. Livesay, Defendants. All that certain piece or parcel of land situate in the Township of North Beaver, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Michael Grist, single who acquired title by virtue of a deed from Beverly Ann Grist AKA Beverly Grist, Widow, dated November 10, 2022, recorded November 30, 2022, at Document Number 2022-009768, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being the same property conveyed to Kacie A. Kline, unmarried and Beverly Ann Grist, unmarried who acquired title by virtue of a deed from Beverly Grist a/k/a Beverly Ann Grist, unmarried, dated December 2, 2004, recorded December 6, 2004, at Document Number 015543 and recorded in Book 1995, Page 380, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Being: 143 West Beechwood Road, Bessemer, PA 16112. Parcel No. 26-058201.** (North Beaver Township) Debt: \$74,801.77 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 5

STAYED

Sale No. 6

No. 10346-2023; Community Loan Servicing, LLC FKA Bayview Loan Servicing, LLC, Plaintiff vs. Lynda DeJoseph, Executrix of the Estate of Crescenzo E. DeJoseph, Defendants. All the following described real estate situated in the Commonwealth of Pennsylvania, County of Lawrence; Being the same premises conveyed to Crescenzo E. DeJoseph, by Deed from Crescenzo E. DeJoseph and Judith A. DeJoseph, his wife, dated April 18, 1996, recorded May 17, 1996 in the Lawrence County Clerk's/Register's Office in Deed Book 1278, Page 171. **Property address: 1031 South Mill Street, New Castle, PA 16101. Parcel ID: #05-034100** (5th Ward New Castle). Judgment amount: \$217,357.18 plus interest, costs and attorney fees. Attorney: Fein Such Kahn & Shepard PC

Sale No. 7

No. 10253-2022; U.S. Bank National Association, not in its individual capacity, but solely as trustee for the RMAC Trust, Series 2018-G-CTT, Plaintiff vs. Michael J. Docchio, Defendant. All that certain lot or

parcel of land lying, situate and being in the Third Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania and being known and designated as Lot No. 494 in the Pittsburgh Company's Plan of Ellwood City as recorded in the Recorder's Office in and for Lawrence County in Plot Book Volume 1, page 35, and being more particularly bounded and described as follows: Beginning at the intersection of the West line of Fourth Street with the dividing line between Lots No. 493 and 494; thence West along said dividing line, 192 feet to an alley; thence North along the East line of said alley, 38.44 feet to the dividing line between Lots No. 494 and 495; thence East along the last mentioned dividing line, 192 feet to the West line of Fourth Street; thence South along the West line of Fourth Street, 38.44 feet to the place of beginning. Being the same premises that David A. Ickes and Leanne C. Ickes, his wife, and Carolyn R. Wimer, a single person and Dorothy V. Ickes, widow by deed dated 6/27/1998 and recorded 7/9/1998 in the office of the Recorder of Deeds in the County of Lawrence, Commonwealth of Pennsylvania in Book 1446, Page 369 and as Instrument No. 1998-008817 granted and conveyed to Michael J. Docchio, a single man. **Property address: 110 Fourth Street, Ellwood City, PA 16117. Parcel ID: #13-020400** (3rd Ward Ellwood City). Judgment amount: \$50,262.43 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federmann

Sale No. 8

No. 10740-2022; U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for VRMTG Asset Trust, Plaintiff vs. Denise Baer, Known Heir to the Estate of Margaret C. Mingione aka Margaret C. Vellone; Russell Mingione, Known Heir to the Estate of Margaret C. Mingione aka Margaret C. Vellone; Joseph Mingione, Known Heir to the Estate of Margaret C. Mingione aka Margaret C. Vellone; Any and All Unknown Heirs, Assigns and Persons Claiming Right to or Under the Estate of Margaret C. Mingione aka Margaret C. Vellone, deceased, Defendants. Improvements: Residential. Deed Book Vol. Pg # (or) Instrument #; Book 1411, Page 660. **Property address: 422 East Fairmont Avenue, New Castle, PA 16105. Parcel ID: #02-053600** (2nd Ward New Castle). Judgment amount: \$57,392.47 plus interest, costs and attorney fees. Attorney: Parker McCay, P.A.

Sale No. 9

No. 10525-2023; First National Bank of Pennsylvania, Plaintiff vs. Angenette Wallace, as Administrator of the Estate of Margie T. Wallace deceased, Defendant. All the right, title, interest and claim of Angenette Wallace, as Administrator of the Estate of Margie T. Wallace, deceased of, in and to the following described property; All that certain real estate situated in the 5th Ward of the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, per Deed dated May 25, 1979, and recorded June 19, 1979 in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania at Deed Book Volume 627, Page 794. **Property address: 1304 Hamilton Street, New Castle, PA 16101. Parcel ID: #05-140000** (5th Ward New Castle). Judgment amount: \$31,744.24 plus interest, costs and attorney fees. Attorney: David Raphael

Sale No. 10

No. 10820-2022; Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff vs. Ashley A. Eichenberger, Defendant. **Property address: 705 Tara Drive, Ellwood City, PA 16117.**

Parcel ID: #27-021400 (Perry Township); Improvements consist of a residential dwelling. Judgment amount: \$179,040.84 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 11

No. 10277-2023; Wilmington savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F, Plaintiff vs. The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, title or interest from or under the Estate of Anthony J. Biega, Deceased; United States of America, Defendants. All that certain property situated in the Township of Wayne in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: being more fully described in a Deed dated 09/15/05 and recorded 09/19/05, among the land records of the county and state set forth above, in Book 2064, Page 095. **Property address: 496 Oswald Street, Wampum, PA 16157.**

Parcel ID: #36-062900 & 36-063000 (Wayne Township). Judgment amount: \$100,922.19 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

Sale No. 12

No. 10055-2023. The Huntington National Bank, Plaintiff vs. Clyde M. Bartley, Defendant. All that certain piece or parcel of land situate in the Borough of Ellwood City, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Clyde M. Bartley and Rose J. Bartley, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Max Braunstein and Martha Braunstein, his wife, dated April 12, 1965, recorded April 20, 1965, at Book 508, Page 211, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. INFORMATIONAL NOTE: Rose J. Bartley died on May 16, 2016, and pursuant to the tenants by the entirety language in the above-mentioned deed, all her interests passed to Clyde M. Bartley. **Being: 601 Pershing Street, Ellwood City, PA 16117. Parcel No. 15-003600.** (5th Ward Ellwood City) Debt: \$40,114.22 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 13

No. 10567-2015; U.S. Bank trust National Association, not in its individual capacity, but solely as Trustee of LSF8 Master Participation Trust, Plaintiff vs. Unknown Surviving Heirs of Candace L. Anderson, Jamie Landerson Anderson-Miller, Known Surviving Heir of Candace L. Anderson, Shawn E. Anderson, Sr., Known Surviving Heir of Candace L. Anderson, Craig L. Anderson, Known Surviving Heir of Candace L. Anderson, Davida D. Booker, Known Surviving Heir of Candace L. Anderson, Joseph R. Earl, Known Surviving Heir of Candace L. Anderson, Jason A. Montgomery, Sr., Known Surviving Heir of Candace L. Anderson, Defendants. All That certain piece, parcel or lot of land situate, lying and being in the Sixth Ward of the City of New Castle, county of Lawrence and State of Pennsylvania, being known and designated as city Lot No. 220-B on Section 19 of the Official Survey of the City of New Castle, Pennsylvania, being more particularly bounded and described as follows, to-wit: Beginning at a stake at the Northeast corner thereof, said stake being on the South line of Rebecca Street, a 33 foot street, (said point of beginning being fixed as follows: from the intersection of the center line of Rebecca Street with the centerline of Harbor Street, a 50 food street, measured along the center line of said Rebecca Street South 89 degrees 45 $\frac{3}{4}$ minutes Wes, a distance of 317 feet to a point and then measured south 00 degrees 14 $\frac{1}{4}$ minutes East, a distance of 16.5 feet to said stake on the South line of Rebecca Street); Thence by land now or formerly of Renoldo Stoner er us., South 00 degrees 14 $\frac{1}{4}$ minutes East, a distance of 215 feet to a stake; thence by land now or formerly of Joseph Dawson et

ux., South 89 degrees 45 ¾ minutes West a distance of 149.5 feet to a stake; thence by land now or formerly of Leo B. O'Loughlin, North 00 degrees 14 ¼ minutes West, a distance of 215 feet to a stake on the South line of Rebecca Street; thence along the south line of Rebecca Street North 89 degrees 45 ¾ minutes East, a distance of 149.5 feet to a point, the place of beginning. Containing .7378 of an acre. Being the same premises conveyed to Candace L. Anderson, Widow, from Shawn E. Anderson and Angelique Anderson, husband and wife, by Deed dated November 30, 2011 and recorded December 1, 2011 as Instrument Number: 2011-011320. The improvements thereon are: Residential Dwelling. **Property address: 1015 Rebecca Street, New Castle, PA 16101. Parcel ID: #06-001900** (6th Ward New Castle) Judgment amount: \$43,039.95 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 14

No. 10814-2023; First National Bank of Pennsylvania, Plaintiff vs. Amanda Peters, as known Heir of Robert S. Dolin, Deceased, Defendant. All the right, title, interest and claim of Amanda Peters, as known Heir of Robert S. Dolan, Deceased, of, in and to the following described property; All that certain real estate situated in the Township of Neshannock, County of Lawrence and Commonwealth of Pennsylvania, per Deed dated November 15, 2011, and recorded November 16, 2011 in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania as Instrument No. 2011-010504. Having erected thereon a residential dwelling. **Property address: 10 Fruitland Drive, New Castle, PA 16105. Parcel ID: #25-070400** (Neshannock Township). Judgment amount: \$103,256.47 plus interest, costs and attorney fees. Attorney: David Raphael

Sale No. 15

No. 10616-2022; MidFirst Bank, Plaintiff vs. Ivan C. Gailey and Patricia K. Gailey, Defendants. **Property address: 219 North Scott Street, New Castle, PA 16101. Parcel ID: #3-117300 & 03-046700** (3rd Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$38,505.68 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 16

No. 10521-2023. MidFirst Bank, Plaintiff vs. Steven Coast, Defendant. All that certain piece or parcel of land situate in the Township of Pulaski, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Steven Coast, an unmarried person who acquired title, by virtue of a deed from Zacharey E. Whitcher and Jessica T. Wharry, both unmarried, dated October 30, 2020, recorded November 4, 2020 at Document ID 2020-007986, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Being: 156 Oak Street Extension, Pulaski, PA 16143. Parcel No. 29-040100.** (Pulaski Township) Debt: \$158,761.25 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 17

No. 10951-2023; Northwest Bank, Plaintiff vs. Randall Allen Cook, Jr., Defendant. All the right, title, interest and claim of Randall Allen Cook, Jr. of, in and to the following described property: All the following described real estate situated in the Third Ward, City of New Castle, County of Lawrence and Commonwealth of Pennsylvania. Having erected thereon a dwelling. Deed Document No. 2015-009452. **Property address: 301 Fern Street, New Castle, PA 16101. Parcel ID: #03-035600** (3rd Ward

New Castle). Judgment amount: \$34,031.15 plus interest, costs and attorney fees. Attorney: Grenen & Birsic, PC

Sale No. 18

No. 10052-2022; Lakeview Loan Servicing, LLC, Plaintiff vs. Emily Kantner and Kali K. Kantner, Defendants. **Property address: 216 Tulagi Way, New Castle, PA 16105. Parcel ID: #25-312500** (Neshannock Township); Improvements consist of a residential dwelling. Judgment amount: \$115,585.93 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 19

No. 10952-2023; Northwest Bank, Plaintiff vs. Randall Allen Cook, Jr., Defendant. All the right, title, interest and claim of Randall Allen Cook, Jr. of, in and to the following described property: All the following described real estate situated in the Third Ward, City of New Castle, County of Lawrence and Commonwealth of Pennsylvania. Having erected thereon a dwelling. Deed Document No. 2017-006432. **Property address: 113 N. Vine Street, New Castle, PA 16101. Parcel ID: #03-027800** (3rd Ward New Castle). Judgment amount: \$70,703.60 plus interest, costs and attorney fees. Attorney: Grenen & Birsic, PC

Sworn to and subscribed before me this 12th day of January 2024.

Perry L. Quahliero
Sheriff

Legal: February 5, 12 & 19, 2024

Sheriff Sales Continued from January 10, 2024 to March 13, 2024

Sale No. 4

No. 10561-2022; Carrington Mortgage Services, LLC, Plaintiff vs. Eleanor Castner, Known Heir of David Rockyvich and Unknown heirs, devisees, successors, assigns and all persons, firms, associations claiming right, title or interest from or under the Estate of David Rockyvich, Defendant. **Property address: 512 Deemer Avenue, Ellwood City, PA 16117. Parcel ID: #10-069900** (Ellport Borough); The improvements thereon are: residential dwelling. Judgment amount: \$43,238.41 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 5

No. 10327-2023; U.S. Bank National Association, not in its Individual Capacity but Solely as Trustee for the CIM Trust 2020-R7 Mortgage-Backed Notes, Series 2020-R7 c/o Nationstar Mortgage LLC, Plaintiff vs. John Razo Jr. II. Aka John Razo; Sheila L. Razo aka Sheila Razo, Defendants. **Property address: 209 West Winter Avenue aka 209 W. Winter Ave, New Castle, PA 16101. Parcel ID: #01-047500** (1st

Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$76,671.56 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 6

No. 10867-2022; Freedom Mortgage Corporation, Plaintiff vs. Bradley D. Ripley; Virginia E. Ripley, Defendants. **Property address: 3631 Copper Road, New Castle, PA 16101. Parcel ID: #32-130200** (Slippery Rock Township); Improvements consist of a residential dwelling. Judgment amount: \$264,108.53 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 11

No. 10780-2019. Horizon Farm Credit, ACA/FLCA/PCA, Plaintiff vs. John D. Thompson, Defendant. All the right, title interest and claim of John D. Thompson, in and to the following described property: All that certain real estate situate on State Route 168 in Wilmington Township, Lawrence County, Pennsylvania, being know as 3544 State Route 168, as recorded in the Recorder's Office of Lawrence County in Deed Book Volume 827, Page 509. **Being: 3544 State Route 168, Volant, PA 16156. Parcel No. 37-084300.** (Wilmington Township) Debt: \$257,814.91 plus interest, costs and attorney fees. Attorney: Matthew F. Marshall

Sheriff Sales Continued from November 8, 2023 to March 13, 2024

Sale No. 2

No. 10180-2023; Wells Fargo Bank, N.A., Plaintiff vs. Roger W. Fox, Defendant. Improvements thereon: Residential Dwelling. **Property address: 1292 Coffee Run Road, Pulaski, PA 16143. Parcel ID: #29-011600** (Pulaski Township). Judgment amount: \$108,608.68 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

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

Sale No. 6

No. 10179-2023; U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, Plaintiff vs. Michael A. Sainato and Melinda S. Sainato, Defendants. Improvement: Single Family Dwelling. **Property address: 3309 Nesbitt Street a/k/a Nesbit Street, New Castle, PA 16102. Parcel ID: #26-103300** (North Beaver Township). Judgment amount: \$194,159.58 plus interest, costs and attorney fees. Attorney: Romano Garubo & Argentieri

Sheriff Sales Continued from September 13, 2023 to March 13, 2024

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** (4th Ward New Castle). Judgment amount: \$38,142.43 plus interest, costs and attorney fees. Attorney: RAS Citron

Sheriff Sales Continued from January 11, 2023 to March 13, 2024

Sale No. 3

No. 2016-10528; Bank of America, N.A., Plaintiff vs. Kristen A. Paglia, Defendant. All those certain lots or pieces of ground situate in the Township of Union, Lawrence County, Pennsylvania. **Property address: 2012 Pine Dr, New Castle, PA 16101. Parcel ID: #34-246800** (Union Township); Improvements: Residential property. Judgment amount: \$101,067.22 plus interest, costs and attorney fees. Attorney: RAS Citron

Sheriff Sales Continued from January 12, 2022 to March 13, 2024

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 March 9, 2022 to March 13, 2024

Sale No. 1

No. 50669-2016. City of New Castle, Plaintiff vs. Katrina V. Frank, Defendant, owner (s) of property situate in the Second Ward, New Castle, Lawrence County, Pennsylvania, **being: 806 Neshannock Boulevard, New Castle, Pennsylvania 16101**. Improvements thereon: Residential property. **Parcel No. 02-299800** Debt: \$4,745.38 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sheriff Sales continued from May 2020 to March 13, 2024

Sale No. 4

No. 50984-2016. City of New Castle vs. Cassandra Lascola, Defendant. Cassandra Lascola, owner(s) of property situate in the Third Ward, New Castle, Lawrence County, Pennsylvania, **being: 719 Chestnut Street, New Castle, Pennsylvania**. Improvements thereon: Residential property. **Parcel No. 03-113600**. Debt: \$4,701.76 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 13

No. 50992-2016. City of New Castle vs. Jodi L. Hookway, owner(s) of property situate in the 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.

Sheriff Sales Continued from January 8, 2020 to March 13, 2024**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.

Sheriff Sales Continued from November 12, 2019 to March 13, 2024**Sale No. 14**

No. 50550 of 2017. City of New Castle, Plaintiff vs. Danielle S. Palumbo and James B. Lombardo, Defendants. **Property address: 717 E. Long Avenue, New Castle PA 16101. Parcel ID: #04-195600** (City of New Castle, 4th Ward). Improvements: Residential Property. Judgment amount: \$5,046.47 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

Sheriff Sales continued from September 2019 to March 13, 2024**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.