

SHERIFF SALES

Wednesday, September 11, 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 No bid may be withdrawn.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. 10561-2023; US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, Plaintiff vs. Richard T. Lucio, Sr. a/k/a Richard Thomas Lucio, Sr. a/k/a Richard T. Lucio, Individually and as Administrator of the Estate of Jesse David Garza a/k/a David Jesse Garza, Deceased, Defendants. **Property address: 332 Shaw Street, New Castle, PA 16101. Parcel ID: #02-056700** (2nd Ward New Castle); Improvements thereon consist of a residential dwelling. Judgment amount: \$51,022.99 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

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. 3

No. 10115-2024; Flagstar Bank, NA, Plaintiff vs. Russell L. Perkins Solely in His Capacity as Heir of Penny L. Perkins, Deceased; The Unknown Heirs of Penny L. Perkins Deceased, Defendants. **Property address: 919 Hazen Street, New Castle, PA 16101. Parcel ID: #04-083000** (4th Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$74,807.18 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 4

No. 11008-2023. U.S. Bak Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, Plaintiff vs. Stuart Cummins and Tiffany Cummins, 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 Stuart Cummins and Tiffany Cummins, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Felix H. Mele a/k/a Felix J. Mele, and Mary Kennedy, each unmarried, dated June 12, 2006,, recorded June 20, 2006, at Document Number 2006-006795, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Being: 708 Junior High Street, New Castle, PA 16101. Parcel No. 04-171600.** (4th Ward New Castle) Debt: \$54,551.29 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 5

No. 10149-2024; U.S. Bank National Association, as Trustee, on behalf of the holders of Terwin Mortgage Trust 2006-3, Asset-Backed Certificates Series 2006-3 c/o Specialized Loan Servicing LLC, Plaintiff vs. Rebecca K. Smith, Defendant. All the right, title, interest and claim of Rebecca K. Smith. Deed Book 487, Page 141. **Property address: 1604 Morris Street, New Castle, PA 16102. Parcel ID: #08-024600** (8th Ward New Castle); Improvements: Residential. Judgment amount: \$56,467.59 plus interest, costs and attorney fees. Attorney: Parker McCay

Sale No. 6

No. 10855-2023; Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-WHQ2, Plaintiff vs. Harvey A. Smith and Frances Lynn Smith, Defendants. All those certain lots or pieces of ground situate in Slippery Rock Township, Lawrence County, Pennsylvania. **Property address: 4042 Ellwood Road, New Castle, PA 16101. Parcel ID: #32-103800** (Slippery Rock Township); Improvements: Residential property. Judgment amount: \$146,630.54 plus interest, costs and attorney fees. Attorney: RAS Citron, LLC

Sale No. 7

No. 10118-2024; Navy Federal Credit Union, Plaintiff vs. Joanne R. Grismore, Defendant. All those certain pieces or lots of land situate, lying and being in Union Township, Lawrence County, Pennsylvania, being Lots 11, 12 and 13 in the plan of lots known as the Plat of English Manor as recorded in the Recorder's Office of Lawrence County, Pennsylvania, in Plan Book Volume 6, Page 49. **Property address: 1417 Johnson Street, New Castle, PA 16101. Parcel ID: #34-324500** (Union Township); The improvements there are: Residential dwelling. Judgment amount: \$113,575.79 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 8

No. 11159-2016; The Huntington National Bank, Plaintiff vs. William R. Hohmann and Cheryl S. Hohmann, Defendants. **Property address: 312 Gardner Center Road, New Castle, PA 16101. Parcel ID: #31-165300** (Shenango Township); The improvements there are: Residential dwelling. Judgment amount: \$55,633.86 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 9

No. 50612-2018. City of New Castle, Plaintiff vs. Michael D. Lane and Brandy Lane, Defendants, owner (s) of property situate in the Fourth Ward, New Castle, Lawrence County, Pennsylvania, **being: 808 Morton Street, New Castle, Pennsylvania 16101**. Improvements thereon: Residential property. **Parcel No. 04-048700** Debt: \$5,139.96 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 10

No. 51136-2017. City of New Castle, Plaintiff vs. Edith Graham, Defendant, owner (s) of property situate in the Fourth Ward, New Castle, Lawrence County, Pennsylvania, **being: 1611 E. Washington Street, New Castle, Pennsylvania 16101**. Improvements thereon: Residential property. **Parcel No. 04-208500** Debt: \$5,310.88 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 11

No. 50248-2018. City of New Castle, Plaintiff vs. Donald Sherwood, Defendant, owner (s) of property situate in the Second Ward, New Castle, Lawrence County, Pennsylvania, **being: 416 Park Avenue, New Castle, Pennsylvania 16101**. Improvements thereon: Residential property. **Parcel No. 02-295100** Debt: \$5,636.36 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 12

STAYED

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. 14

No. 50526-2016. City of New Castle, Plaintiff vs. James Briggs, Sr. and Leslie Briggs, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 106 N. Crawford Avenue, New Castle, Pennsylvania 16101**. Improvements thereon: Residential Building. **Parcel No. 03-179100** (3rd Ward New Castle) Debt: \$5,198.57 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. 16**STAYED****Sale No. 17**

No. 50756-2020. Wilmington Area School District, Plaintiff vs. Charliene 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.

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** (2nd 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

Sale No. 19

No. 10120-2024. Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-3 c/o Carrington Mortgage Services, LLC, Plaintiff vs. Edward D. Comer and Stacy Comer, Defendants, All that certain lot or piece of ground situate in 2nd Ward, City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, **Property address: 119 East Garfield Street, New Castle, PA 16105**. Improvements erected thereon. **Parcel No. 02-162200** (2nd Ward New Castle) Debt: \$80,032.75 plus interest, costs and attorney fees. Attorney: Gregory Javardian, LLC

Sale No. 20

No. 10080-2024; Metropolitan Life Insurance Company, Plaintiff vs. Regina R. Chiafullo F/K/A Regina R. Rauso, Defendant. **Property address: 606 W. Madison Avenue, New Castle, PA 16102. Parcel ID: #07-105600**(Neshannock Township); Improvements thereon consist of Single-Family Row House. Judgment amount: \$54,184.31 plus interest, costs and attorney fees. Attorney: Robert P. Wendt

Sworn to and subscribed before me this 25th day of July 2024.

Perry L. Quahliero
Sheriff

Legal: August 5, 12 & 19, 2024

Sheriff Sales Continued from July 10, 2024 to September 11, 2024

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 L. 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

Sale No. 6

No. 10091-2023; Matrix Financial Services Corporation, Plaintiff vs. Lauren Francis, As Believed Heir and/or Administrator of The Estate of Thomas Lee Francis, aka Thomas L. Francis and Unknown Heirs and/or Administrators of The Estate of Thomas Lee Francis, aka Thomas L. Francis, Defendants. Township of Perry, County of Lawrence, Pennsylvania. Improvement thereon: Single Family. **Property address: 1484 Pleasant Hill Road, Fombell, PA 16123. Parcel ID: #27-028900** (Perry Township); Judgment amount: \$74,391.09 plus interest, costs and attorney fees. Attorney: Pincus Law Group, PLLC

Sale No. 7

No. 10044-2024; MCLP Asset Company, Inc., Plaintiff vs. Adele R. Romeo and Timothy L. Sweeney, Defendants. **Property address: 2302 Harlansburg Road, New Castle, PA 1610. Parcel ID: #22-018400** (Hickory Township); Improvements thereon: a residential dwelling. Judgment amount: \$35,635.72 plus interest, costs and attorney fees. Attorney: Padgett Law Group

Sheriff Sales Continued from May 8, 2024 to September 11, 2024

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, aat 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

Sale No. 4

No. 10690-2022; Gitsit Solutions, LLC, Plaintiff vs. Cheri L. Donghia-Wise, Defendant. **Property address: 3345 State Route 956, New Castle, PA 16105. Parcel ID: #37-025100 & 37-025101** (Wilmington Township); Improvements consist of a residential dwelling. Judgment amount: \$563,280.15 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sheriff Sales Continued from November 8, 2023 to September 11, 2024

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 September 11, 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 March 9, 2022 to September 11, 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 January 12, 2022 to September 11, 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 May 2020 to September 11, 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 November 12, 2019 to September 11, 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.