

# SHERIFF SALES

Wednesday, July 10, 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 No bid may be withdrawn.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. 10935-2023. DLJ Mortgage Capital, Inc., Plaintiff vs. Diane S. Slicker, Defendant. 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 Diane S. Slicker who acquired title by virtue of a deed from Louis R. Rabe, dated November 23, 1999, recorded November 30, 1999, at Document ID 15537, and recorded in Book 1536, Page 213, Office of the Recorder of Deeds, Lawrence County, Pennsylvania.

**Being: 503 Canyon Street, New Castle, PA 16101. Parcel No. 01-072500.** (1st Ward New Castle) Debt: \$74,550.34 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

## Sale No. 2

No. 10799-2023; Pennymac Loan Services, LLC, Plaintiff vs. Daniel Kelly Sr. AKA Daniel Kelly AKA Daniel Jerome Kelly and Kelly Kelly, Defendants. **Property address: 336 East Maitland Lane, New Castle, PA 16105. Parcel ID: #25-412800** (Neshannock Township); Improvements consist of a residential dwelling. Judgment amount: \$146,187.70 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

**Sale No. 3**

No. 10085-2024; 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. Bruce M. Corwin and Mary E. Corwin, Defendants. Situated in the Township of North Beaver, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a dwelling. Book 1428, Page 538. **Property address: 103 Shannon Avenue, New Castle, PA 16102. Parcel ID: #26-192800** (New Beaver Township); Judgment amount: \$31,858.56 plus interest, costs and attorney fees. Attorney: Weltman, Weinberg & Reis Co., LPA

**Sale No. 4**

No. 11081-2023. U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Indenture Trustee of CIM Trust 2023-NR2, Plaintiff vs. Cindy Deblasio and Gary Deblasio, Defendants. Parcel Number 1: All that certain piece, parcel or lot of land situate, lying and being in Wayne Township, Lawrence County, Pennsylvania, bounded and described as follows; Beginning at the Northwest corner of a hereinafter described Right-of-Way; thence South 87° 47' West, 120 feet, more or less to a point; thence by land now or formerly of McCune, North 12° 30' East, 161 feet to a point; thence North 18° 00' East, 5 feet to a point; thence North 87° 47' East, 435 feet to a point; thence South 11° 02' West, 216 feet, more or less, to a point; thence South 87° 47' West, 320 feet to the place of beginning. Containing 2.07 acres. The above description having been taken from a survey by Harry R. Stock, R.S., dated September 12, 1970. Also hereby conveying for right of ingress and egress to the above property the following described Right-of-Way; beginning at a point being North 00° 15' West, 100 feet from the South line of the above described property and being also the property line of R.H. Olinger; thence North 17° 15' East 300 feet to a point; thence North 31° 30' East 290 feet to a point; thence North 87° 47' East 20 feet to a point; thence South 31° 30' West 290 feet to a point; thence South 17° 15' West 300 feet to a point; thence South 90° 45' West 20 feet to the place of beginning, being a 20 foot Right-of-Way reserved for the use and service of the property hereinbefore described. Together with the appurtenances thereon. Being the same premises conveyed to Terri Martz by Deed of Commercial Credit Plan Consumer Discount Company, dated 09/01/87, and recorded in Lawrence County Deed Book Volume 818, Page 510. Parcel Number 2; All that certain piece, parcel or lot of land situate, lying and being in Wayne Township, Lawrence County, Pennsylvania, bounded and described as follows; Beginning at the Northwest corner of the land herein conveyed on what is known as the Duck Run Public Highway; thence by a distance of 95 feet East to the old Right-of-Way of the Pittsburgh and Western Railroad Company; thence South by the Right-of-Way of the said railroad company, a distance of 137 feet to lands now or formerly of Fuller; thence West by said lands of Fuller a distance of 74 feet to the highway know as Duck Run Public Road; thence North by said highway a distance of 143 to the place of beginning. Being the same premises conveyed to Terri Martz, by James T. Irwin, Jr., and Michele G. Irwin, husband and wife, dated September 1, 1987, and recorded in Lawrence County Deed Book Volume 818, Page 506. Subject to the restrictions set forth in prior Deed. Being the same premises which Richard H. Todd, single by Deed dated 10/24/2008 and recorded in the Office of Recorder of Deeds of Lawrence County on 11/03/2008 as Instrument #2008-010600 granted and conveyed unto Gary Deblasio and Cindy Deblasio, husband and wife, the heirs, successors and assigns. **Being: 4469 Hollow Road, New Castle, PA 16101. Parcel No. 36-097600 & 36-097500.** (Wayne Township) Debt: \$28,503.43 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

**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 16101. 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

#### **Sale No. 8**

No. 10618-2023. Fannie Mae, Plaintiff vs. Greer Aid Propco LLC, Defendant. All, right, title, interest and claim of Greer Aid Propco LLC in and to: Being the same premises which ALC Properties, II, LLC., a Nevada Limited Liability Company, by Deed dated 07/01/2013 and recorded 07/26/2013 in Lawrence County at Document No. 2013-008642, granted and conveyed unto Greer Aid Propco, LLC, a Delaware Limited Liability Company, in fee. **Being: 22 W. Clen Moore Boulevard, New Castle, PA 16105. Parcel No. 25-292101.** (Neshannock Township) Debt: \$448,533,980.86 plus interest, costs and attorney fees. Attorney: Reed Smith LLP

#### **Sale No. 9**

No. 10764-2023; NewRez d/b/a Shellpoint Mortgage Servicing, Plaintiff vs. Federick Durbin and Virginia Durbin, Defendants. **Property address: 5409 Erie Street, Edinburg, PA 16116. Parcel ID: #24-028600** (Mahoning Township); Improvements thereon consist of single-family row house. Judgment amount: \$12,199.69 plus interest, costs and attorney fees. Attorney: Robert P. Wendt, Esquire

Sworn to and subscribed before me this 17th day of May 2024.

Perry L. Quahliero  
Sheriff

Legal: June 3, 10 & 17, 2024

## **Sheriff Sales Continued from May 8, 2024 to July 10, 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, 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

### **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.

### **Sale No. 5**

No. 10912-2023; MCLP Asset Company, Inc., Plaintiff vs. William A. Croach and Genia Marie Croach, Defendants. **Property address: 1003 West Pearl Street, New Castle, PA 16101. Parcel ID: #34-145602** (Union Township); Improvements thereon of the residential dwelling or lot. Judgment amount: \$273,614.27 plus interest, costs and attorney fees. Attorney: Friedman Vartolo LLP

### **Sale No. 6**

No. 10776-2023; Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc, Plaintiff vs. Jason M. Deruyter and Thomas E. Morida, Defendants. Improvements thereon: Residential Dwelling. **Property address: 111 N. Cascade St., New Castle, PA 16101. Parcel ID: #03-091800** (3rd Ward New Castle). Judgment amount: \$87,068.06 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

### **Sale No. 8**

No. 10643-2022; Freedom Mortgage Corporation, Plaintiff vs. Douglas Thompson Jr., Defendant. Improvements thereon: Residential Dwelling. **Property address: 513 Franklin Ave., Ellwood City, PA 16117. Parcel ID: #12-013700** (2<sup>nd</sup> Ward Ellwood City). Judgment amount: \$115,061.37 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

**Sale No. 12**

No. 11057-2023; Lakeview Loan Servicing, LLC, Plaintiff vs. Michael Dambach, Defendant. **Property address: 325 Wood Street, New Wilmington, PA 16142. Parcel ID: #18-031700** (New Wilmington Borough); Improvements consist of a residential dwelling. Judgment amount: \$95,341.58 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

**Sheriff Sales Continued from March 13, 2024 to July 10, 2024****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. 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.** (5<sup>th</sup> Ward Ellwood City) Debt: \$40,114.22 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** (3<sup>rd</sup> Ward New Castle). Judgment amount: \$34,031.15 plus interest, costs and attorney fees. Attorney: Grenen & Birsic, PC

## **Sheriff Sales Continued from November 8, 2023 to July 10, 2024**

### **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 July 10, 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** (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 March 9, 2022 to July 10, 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 July 10, 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 July 10, 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 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.

## **Sheriff Sales Continued from January 8, 2020 to July 10, 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, 2<sup>nd</sup> 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 July 10, 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, 4<sup>th</sup> Ward). Improvements: Residential Property. Judgment amount: \$5,046.47 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

## **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