

# SHERIFF SALES

**Wednesday, May 14, 2025 at 10:00<sup>AM</sup>**

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 No bid may be withdrawn.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. 11022-2024; Flagstar Bank, N.A., Plaintiff vs. Ana Spurlin, Defendant. All that certain lot or piece of ground situate in the Third Ward of New Castle, County of Lawrence and Commonwealth of Pennsylvania. **Property address: 615 Oak Street, New Castle, PA 16101. Parcel ID: #03-188200** (3rd Ward New Castle); Improvements a residential dwelling. Judgment amount: \$50,620.48 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

## **Sale No. 2**

No. 10637-2024. U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of Citigroup Mortgage Loan Trust 2018-B, Plaintiff vs. Margaret L. Watson, Defendant, owner (s) of property situate in the Township of Union, Lawrence County, Pennsylvania, **Property address: 42 Upper Idlewild Dr., New Castle, Pennsylvania 16101. Parcel No. 34-310100** (Union Township) Improvements thereon: Residential Dwelling. Debt: \$72,142.09 plus interest, costs and attorney fees. Attorney: Brock & Scott

**Sale No. 3**

No. 11030-2024. Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-1, Plaintiff vs. John A. Pezzuti, 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 John A. Pezzuti and Joanne Pezzuti, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Herbert E. Johnson, widower, dated October 9, 1975, recorded November 4, 1975, in Book 594, Page 235, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Being: 928 Beckford Street, New Castle, PA 16101. Parcel No. 04-204900.** (4<sup>th</sup> Ward New Castle) Debt: \$40,792.10 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

**Sale No. 4**

No. 10493-2024. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, Plaintiff vs. Belinda D. Booker, Defendant. All that certain lot or piece, parcel or lot of land, lying and being in the Second Ward, City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, and being known and designated as Lot 317 on Section 29 of the Official Survey of the City of New Castle. Bound on the North by Wallace Avenue; on the East by lands formerly of Walter W. Payne, now or formerly of Tony F. Perrett, et ux.; on the South by lands now or formerly of Ralph M. Brooks, et ux; and on the West by land formerly of Mabel Hutchison, et al., now or formerly of Gilbert B. Hoffman, et al.; and having a frontage on Wallace Avenue of 30 feet and extending back therefrom of even width a distance of 110 feet. Being the same premises which Lawrence County Tax Claim Bureau, Trustee by Deed dated April 7, 1998 and recorded in the Office of Recorder of Deeds of Lawrence County on April 8, 1998 at Book 1420, Page 026 granted and conveyed unto Belinda D. Booker. **Being: 212 ½ East Wallace Avenue, New Castle, PA 16101. Parcel No. 02-082300.** (2<sup>nd</sup> Ward New Castle) Debt: \$43,881.73 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

**Sale No. 5**

No. 10052-2024; JPMorgan Chase Bank, National Association, Plaintiff vs. Zachery Nabors, Defendant. All that certain piece, parcel or lot of ground situate in the Fourth Ward of the City of New Castle, Lawrence County, Pennsylvania, known and numbered as City Lots Nos. 330 and 364 of Section 67 of the Official Survey of the City of New Castle, bounded and described as follow: Parcel No. 1 (City Lot No. 330): Beginning at a point where the West line of a 16 foot alley intersects with the South line of East Reynolds Street; thence South along the West line of said alley, a distance of 76.25 feet to land now or late of Arlene Herizar; thence West along the said land a distance of 38 feet to land now or late of Tony Jacobs; thence North a distance of 76.25 feet along land of said Tony Jacobs parallel with the above mentioned alley to the South line of said East Reynolds Street; thence East by the South line of said East Reynolds Street, a distance of 38 feet to the place of the beginning. Parcel No. 2 (City Lot No. 64): Beginning at the South line of Reynolds Street and the West line of the second alley east of Cunningham Avenue, at a point 76.25 feet South of the intersection of the said alley with the South line of East Reynolds Street; thence Westwardly a distance of 38 feet, on a line parallel with the South line of East Reynolds Street, to land now or late of Tony Jacobs; thence South along line of said land, a distance of 74.75 feet to the North line of a 14 foot alley; thence Easterly a distance of 38 feet along said alley to the West of the first mentioned alley; and thence North along the West line of said alley a distance of 74.75 feet, more or less, to the place of beginning. Subject to coal and mining rights, rights of way, easements, building line, covenants, conditions, restrictions, etc., as same may appear

in prior instruments of record. **Property address: 616 E. Reynolds Street, New Castle, PA 16101. Parcel ID: #04-079900** (4<sup>th</sup> Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$41,835.61 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

#### **Sale No. 6**

No. 11104-2024. U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through certificate Trust 2002-1, Plaintiff vs. Susan C. Shoaff, Defendant. All that certain piece or parcel of land situate in the Township of Taylor, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Susan C. Shoaff who acquired title by virtue of a deed from Terry Rice and Florence Rice, his wife, dated November 27, 2001, recorded December 4, 2001, at Instrument Number 2001-016521, and recorded in Book 1682, Page 233, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Being: 1245 12<sup>th</sup> Street, Box 502, West Pittsburg, PA 16160. Parcel No 33-133800, 33-133900 & 33-134000.** (Taylor Township) Debt: \$52,887.24 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

#### **Sale No. 7**

No. 10978-2024; Pennymac Loan Services, LLC, Plaintiff vs. Albert Joshua Dourlain and Samantha Jean Marburger, Defendants. **Property address: 230 North Vine Street, New Castle, PA 16101. Parcel ID: #03-018700** (3<sup>rd</sup> Ward New Castle); Improvements consist of a residential dwelling. Judgment amount: \$160,567.62 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

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

No. 10558-2024. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, Plaintiff vs. Lynda C. Huzinec, Individually and solely in her capacity as known heir of Mildred A. Gallaher, deceased; The Unknown Heirs of Mildred A. Gallaher; Tina Nye, solely in her capacity as known heir of Mildred A. Gallaher, deceased, Defendants. All that certain property situated in the Borough of Ellwood City, 3<sup>rd</sup> Ward in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: being Lot No. 188 in the Pittsburgh Company's Plan of Lots. Being more fully described in a fee simple Deed dated 01/30/1998 and recorded 02/06/1998, among the land records of the county and state set forth above, in Volume 1405 Page 685. Being the same premises which Michael A. Huzinec by Deed dated February 9, 2006 and recorded in the Office of the Deeds of Lawrence County on February 15, 2006 at granted and conveyed unto Mildred A. Gallaher and Lynda C. Huzinec. The said Mildred A. Gallaher having departed this life on September 14, 2008. **Being: 118 Spring Ave., Ellwood City, PA 16117. Parcel No. 13-027500.** (3<sup>rd</sup> Ward Ellwood City) Debt: \$131,404.78 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

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

No. 11108-2024. The Huntington National Bank, Plaintiff vs. Christopher McGuire, 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 Christopher McGuire, an unmarried man who acquired title by virtue of a deed from Geneva Ruth Miller Reno, an unmarried woman, dated July 28, 2023, recorded August 10, 2023, as Document Number 2023-005082, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Being: 732 East Main Street, New Castle, PA 16101. Parcel No. 03-121100.** (3<sup>rd</sup> Ward New Castle) Debt: \$53,319.95 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

**Sale No. 10**

No. 10916-2024; Citibank, N.A., not in its individual capacity but solely as Owner Trustee of BRAVO Residential Funding Trust 2023-NQM3, Plaintiff vs. Mark James Morelli and Michelle Lee Morelli, Defendants. Property to be sold is situated in the borough/township of Neshannock, County of Lawrence and Commonwealth of Pennsylvania. **Property address: 17 Fruitland Drive, New Castle, PA 16105. Parcel ID: #25-426200** (Neshannock Township); Improvements thereon of the residential dwelling or lot (if applicable): Residential. Judgment amount: \$253,045.23 plus interest, costs and attorney fees. Attorney: Friedman Vartolo LLP

**Sale No. 11**

No. 10209-2023. Lakeview Loan Servicing, LLC, Plaintiff vs. David D. Edinger and Sarah E. Edinger, Defendants. **Property address: 710 Smiley Street, Ellwood City, PA 16117. Parcel No. 14-092400** (4<sup>th</sup> Ward Ellwood City Borough) Improvements thereon consist of a residential dwelling. Debt: \$150,483.53 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

**Sale No. 12**

No. 10841-2024. U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Indenture Trustee of CIM Trust 2023-R2, Plaintiff vs. Cheryl L Reid, as Surviving Heir of Marlene Reid, Deceased, John W. Reid, Surviving Heir of Marlene Reid, Deceased, Terry Lee Reid, Surviving Heir of Marlene Reid, Deceased, Mary Lou Niglio, Surviving Heir of Marlene Reid, Deceased, Unknown Surviving Heirs of Edward J. Reid, Jr. and Unknown Surviving Heirs of Marlene Reid, Deceased, Defendants. **Property address: 1308 Cunningham Avenue, New Castle, PA 16101. Parcel No. 05-115500** (5<sup>th</sup> Ward New Castle) Improvements thereon consist of a residential dwelling. Debt: \$35,509.26 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

**Sale No. 13**

No. 10170-2024. Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Renaissance HEL Trust 2002-3, Plaintiff vs. Angelic Suisi, in her capacity as Administrator of the Estate of Mary Ann Perod and Thomas Perod, in his capacity as Administrator of the Estate of Mary Ann Perod, Defendants. All that certain piece, parcel or lot of land situate, lying and being in the Seventh Ward of the City of New Castle, County of Lawrence, State of Pennsylvania, more particularly bounded and described as follows: Beginning on the southwest corner thereof on the northwest side of Cedar Street, which is the southeast corner of lands now or formerly of Fred C. Leppley; thence along said line of Cedar Street, North 51° 58-1/2' East, a distance of 105 feet to a point at the southwest corner of land of Pennsylvania Power Company; thence along said lands, North 50° 27' West a distance of 92 ½ feet, more or less, to a point; thence along lands of Pennsylvania Power Company, South 51° 58 1/2' West, a distance of 87.5 feet, more or less, to appoint which is the northwest corner of lands now or formerly of Fred C. Leppley; thence by said line of lands now or formerly of Leppley in a southeasterly direction, a distance of 91 feet to a point, the place of beginning. Being known and designated as Lots Nos. 479 and 429 A on Section 82 of the Official Survey of the City of New Castle as presently constituted. Being the same premises which Thomas H. Perod and Mary Ann Perod by Deed dated August 21, 2000 and recorded in the Office of Recorder of Deeds, Lawrence County n August 30, 2000 at Book 1580, Page 253 granted and conveyed unto Mary Ann Perod. The said Marry Ann Perod having departed this life on March 12, 2021. **Being: 713 North Cedar Street, New Castle, PA 16105. Parcel No. 07-097600.** (7<sup>th</sup> Ward New Castle) Debt: \$26,511.61 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

Sworn to and subscribed before me this 24th day of March 2025.

Perry L. Quahliero  
Sheriff

Legal: April 7, 14 & 21, 2025

### **Sheriff Sales Continued from March 12, 2025 to May 14, 2025**

#### **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. 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

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

#### **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. 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. 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 May 14, 2025**

### **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.

## **Sheriff Sales Continued from September 11, 2024 to May 14, 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. 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.

### **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 May 14, 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 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

## **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 September 13, 2023 to May 14, 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 May 14, 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 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.

## **Sheriff Sales Continued from November 13, 2024 to July 9, 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. 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. 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.