

SHERIFF SALES

Wednesday, January 8, 2025 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:
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 No bid may be withdrawn.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. 11031-2023. First National Bank of Pennsylvania, Plaintiff vs. Diane E. Berkebile, a/k/a Diane E. Stickle, Defendant. All the right, title, interest and claim of Diane E. Berkebile, a/k/a Diane E. Stickle of, in and to the following described property: All that certain real estate situated in the 2nd Ward of The City of New Castle, County of Lawrence and Commonwealth of Pennsylvania per deed dated September 15, 1992 and recorded on September 24, 1992 in The Office of the Recorder of Deeds of Lawrence County, Pennsylvania at Deed Book Volume 1048, Page 408 and per certain Quit Claim Deed dated March 16, 2016, and recorded on March 30, 2016 in the Office of the Recorder of Deeds of Lawrence County Pennsylvania at Instrument No. 2016-002329. Having erected thereon a dwelling. **Property address: 142 East Garfield Avenue, New Castle, PA 16105. Parcel No. 02-016800** (2nd Ward City of New Castle). Debt: \$13,406.21 plus interest, costs and attorney fees. Attorney: David W. Raphael

Sale No. 2

No. 10595-2023; Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-C, Plaintiff vs. Felicia Padice, Defendant. All that certain property situated in the Fourth Ward, City of New Castle in the County of Lawrence and Commonwealth of Pennsylvania,

being described as follows: being more fully described in a Deed dated 01/06/17 and recorded 01/10/17, among the land records of the county and state set forth above, in Document No. 2017-000228. **Property address: 1605 E. Washington Street, New Castle, PA 16101. Parcel ID: #04-106500** (4th Ward New Castle); Judgment amount: \$102,983.97 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

Sale No. 3

No. 10340-2024. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc, Plaintiff vs. Shane A. Thomas, Administrator for the Estate of Diane Belcoski, Deceased, Defendant, owner (s) of property situate in 4th Ward of the City of New Castle, Lawrence County, Pennsylvania, **Property address: 921 Clarence Avenue, New Castle, Pennsylvania 16101. Parcel No. 04-258500** (4th Ward New Castle) Improvements thereon: Residential Dwelling. Debt: \$46,720.25 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 4

No. 10265-2024; The Huntington National Bank, Plaintiff vs. Adam E. Frankovich, Defendant. All that certain parcel or lot of land lying and being situate in Shenango Township, Lawrence County, Pennsylvania, bounded and described as follows: Beginning at a point in the center of the Harmony-Baptist Road where the same is intersected by the dividing line between lands now or formerly of J.N. Olzak and George P. McDougall; thence South 59 degrees 35 minutes East along the center line of said Harmony Baptist Road a distance of 177.1 feet to a point; thence South 30 degrees 30 minutes West along line of other now or formerly of McDougall, a distance of 587.3 feet to a point; thence North 88 degrees 15 minutes West along line of other lands now or formerly of George McDougall, a distance of 200 feet to a point at an iron pin on the Easterly line of lands now or formerly of Olzak thence North 30 degrees 30 minutes East along line of lands now or formerly of Olzak, a distance of 679 feet to a point, the place of beginning. Title to said premises is vested in Adam E. Frankovich dated April 11, 2007 and recorded April 13, 2007 in Instrument Number 2007-003826. The improvements thereon are: Residential Dwelling. **Property address: 546 Harmony Baptist Road, New Castle, PA 16101. Parcel ID: #31-402100** (Shenango Township); Judgment amount: \$186,252.10 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 5

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

Sale No. 6

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

dwelling. Judgment amount: \$35,542.15 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

Sale No. 7

No. 10030-2023. Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, Plaintiff vs. Megan L. Reiber and Joshua D. Reiber, Defendants. All that certain lot or piece of ground situate in Wilmington Township, County of Lawrence, and Commonwealth of Pennsylvania, **Property address: 2778 State Route 956, Volant, PA 16156.** Improvements erected thereon. **Parcel No. 37-031200** (Wilmington Township) Debt: \$17,902.80 plus interest, costs and attorney fees. Attorney: Gregory Javardian, LLC

Sale No. 8

No. 10358-2024; First Heritage Financial LLC, Plaintiff vs. Spencer Peak and Meghan Lynch, Defendants. All that certain lot or piece of ground situate in the Second Ward, New Castle, County of Lawrence and Commonwealth of Pennsylvania. **Property address: 512 East Leasure Avenue, New Castle, PA 16105. Parcel ID: #02-279800** (2nd Ward New Castle); Improvements a residential dwelling. Judgment amount: \$101,050.36 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

Sale No. 9

No. 10704-2023; Citizens Bank, N.A., Plaintiff vs. Cody Palmer, Defendant. All that certain parcel or lot of land lying and being situate in the Fourth Ward, City of New Castle, Lawrence County, Pennsylvania, and also being city Lot No. 309 on Section 79 of the Official Survey of the City of New Castle, being bounded and described as follows: The improvements thereon are: Residential Dwelling. **Property address: 919 Warren Avenue, New Castle, PA 16101. Parcel ID: #04-007500** (4th Ward New Castle); Judgment amount: \$51,581.25 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 10

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

Sale No. 11

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

Sale No. 12

No. 10377-2024. First Commonwealth Bank, Plaintiff vs. Gregory S. Kalata, solely as the known heir of Peter Albertini, deceased, and all the Unknown Heirs of Peter Albertini, Defendant, All that certain piece, parcel and lot of land situate, lying and being in the Fourth Ward of the City of New Castle, Lawrence County,

Pennsylvania, having erected thereon a dwelling. Described in Deed Book Volume 2021, Page 647 **Property address: 908 Cadet Street, New Castle, Pennsylvania 16101. Parcel No. 04-133000** (4th Ward New Castle) Debt: \$68,615.84 plus interest, costs and attorney fees. Attorney: McGrath McCall, P.C.

Sale No. 13

No. 10167-2024. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc, Plaintiff vs. Eugene C. Fye, known heir of David Fye, deceased; Lorraine Fye, known heiress of David Fye, deceased; Unknown Heirs, Successors, Assigns, and all persons, firms, or associations claiming right, title or interest from or under David E. Fye, Defendants, owner (s) of property situate in Fourth Ward of the City of New Castle, Lawrence County, Pennsylvania, **Property address: 812 S. Cascade St., New Castle, Pennsylvania 16101. Parcel No. 04-240700** (4th Ward New Castle) Improvements thereon: Residential Dwelling. Debt: \$48,585.34 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 14

No. 10984-2023. Freedom Mortgage Corporation, Plaintiff vs. Danette Mulcahy, in her capacity as Administrator and Heir of the Estate of Daniel Joseph Mulcahy, Defendant, owner (s) of property situate in Fifth Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania, **Property address: 300 Patricia Dr. Ellwood City, PA 16117. Parcel No. 15-064600** (5th Ward Ellwood City) Improvements thereon: Residential Dwelling. Debt: \$180,230.41 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

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. 16

No. 11039-2023; Pennymac Loan Services, LLC, Plaintiff vs. Justin M. Miller aka Justin Miller and Kahla N. Miller, Defendants. **Property address: 850 Melody Lane, New Castle, PA 16101. Parcel ID: #31-136600** (Shenango Township); Improvements consist of a residential dwelling. Judgment amount: \$163,816.49 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 17

No. 10767-2024. Pennsylvania Housing Finance Agency, Plaintiff vs. Donelle G. Strutt, Defendant. Lot No. 121 in the North Highland Plan of Lots and Lot No. 94 on Section 5 of the Official Survey of the City of New Castle. See Instrument: 2019-002585. Improvement thereon: a residential dwelling house as identified above. **Property address: 224 East Meyer Avenue, New Castle, PA 16105. Parcel No. 02-290900** (2nd Ward New Castle) Debt: \$51,025.38 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller.

Sale No. 18

No. 10892-2023. The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2003-A, Plaintiff vs. Thomas G. Benincase, Jr. a/k/a Thomas G. Benincase, Defendant, Sold as the property of: Thomas G. Benincase, Jr. a/k/a Thomas G. Benincase and Trudy D. Benincase, deceased. All that certain pieces, parcels or lots of land situate in New Castle City, Lawrence County, and Commonwealth of Pennsylvania, **Property address: 203 East**

Madison Avenue & East Clayton Street, New Castle, PA 16102. Parcel No. 07-024100 & 07-024000 (7th Ward New Castle) Improvements erected thereon. Debt: \$66,602.31 plus interest, costs and attorney fees. Attorney: Albertelli Law

Sale No. 19

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

Sale No. 20

No. 10330-2024; Next Step 599 Solutions LLC, Plaintiff vs. Garnaco Property Holdings PA LLC, Defendant. All that certain parcel of land being situate in the Borough of Ellport, Lawrence County, Pennsylvania, and being the western portion of Lot No. 1 and the eastern portion of Lot No. 2 in the Connoquenessing Park Plan of Lots as recorded in Plot Book 6, Page 18. The parcel of land conveyed by this deed is more particularly bounded and described as follows: Beginning at a point at the southeast corner of the subject parcel, which point is located on the western line of property formerly of Duncan where said line intersects the northern line of Seipel Avenue (now known as Portersville Road); thence along said western line of property formerly of Duncan, North 14° 55' West, a distance of 120 feet to a point on the southern line of Short Avenue (formerly known as Maple Alley); thence along said southern line of Short Avenue, South 75° 05' West, a distance of 21 feet to the western line of property of Roger King; thence along said western line of property of Roger King, South 05° 55' East, a distance of 48.8 feet to a point; thence continuing on long said western line of property of Roger King, South 14° 32' East, a distance of 72 feet to a point on the aforesaid northern line of Seipel Avenue (now known as Portersville Road), thence along said northern line of Seipel Avenue, North 75° 5' East, a distance of 29.3 feet to the beginning point. Being the same premises which David K. Steffler and Michelle E. Steffler, husband and wife, by Deed dated 08/11/2022 and recorded 08/12/2022 in the Office of the Recorder of Deeds in and for the County of Lawrence in Document No. 2022-006840, granted and conveyed unto W and A Properties, LLC, a Pennsylvania Limited Liability Company. **Property address: 140 Portersville Road, Ellwood City, PA 16117. Parcel ID: #10-093700** (Ellport Borough). Judgment amount: \$99,884.00 plus interest, costs and attorney fees. Attorney: Matthew Mangino

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** (5th 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** (2nd Ward New Castle). Judgment amount: \$79,072.00 plus interest, costs and attorney fees. Attorney: Matthew Mangino

Sworn to and subscribed before me this 20th day of November 2024.

Perry L. Quahliero
Sheriff

Legal: December 2, 9 & 16, 2024

Sheriff Sales Continued from November 13, 2024 to January 8, 2025

Sale No. 1

No. 11080-2022. Wells Fargo Bank, N.A., Plaintiff vs. Aaron Henry, Defendant. All that certain piece or parcel of land situate in the Township of Neshannock, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Aaron Henry, no marital status shown who acquired title, by virtue of a deed from Helen S. Blewett, widow and unmarried, dated May 31, 2011, recorded June 2, 2011, at Document Number 2011-004335, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Being: 1130 Blue Sky Drive, New Castle, PA 16105. Parcel No. 25-032800.** (Neshannock Township) Debt: \$158,614.10 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

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** (5th 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** (6th 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^{3rd} 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** (6th Ward New Castle) Debt: \$5,353.92 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 8

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

Sale No. 9

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

Sale No. 10

No. 50813-2019. City of New Castle, Plaintiff vs. Macc Holdings L.C.C., Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 1021 Huey Street, New Castle, Pennsylvania 16101.** Improvements thereon: Residential Building. **Parcel No. 04-073400** (4th Ward New Castle) Debt: \$4,900.97 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 12

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

Sale No. 14

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

Sale No. 18

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

Sale No. 19

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

Sale No. 20

No. 50668-2017. City of New Castle, Plaintiff vs. Christopher Glidden and Juanita Wansitler, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 933 Maryland Avenue, New Castle, Pennsylvania 16101.** Improvements thereon: Residential Building. **Parcel No. 04-107000** (4th Ward New Castle) Debt: \$5,427.10 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 21

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

Sale No. 23

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

Sale No. 24

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

Sale No. 25

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

Sale No. 32

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

Sheriff Sales Continued from September 11, 2024 to January 8, 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. 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. 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. 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. 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. 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

Sheriff Sales Continued from July 10, 2024 to January 8, 2025

Sale No. 5

No. 10747-2023. Rocket Mortgage, LLC f/k/a Quen Loans, LLC f/k/a Quicken Loans Inc., Plaintiff vs. Fred Settle and Sherry A. Settle, Defendants. All that certain lot or piece of ground situate in the Township of Neshannock in the County of Lawrence, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to-wit; Beginning at a stake at the Southwest corner of the lot herein described, said stake being at the intersection of the Southeast corner of Lot No. 86 in Clenmoore Farms Plan of Lots, a plot of which is of record in the Recorder's Office of Lawrence County at Plot Book Volume 5, Page 5, and the North line of an unopened 20-foot alley known and designated as Quaker Alley; thence North 01° 35' East, along the East line of said Lot No. 86, a distance of 70 feet to a stake at the Southwest Corner of land, now or formerly, of Robert I. Boyd; thence along the South line of said land, now or formerly of Robert L. Boyd, South 88° 49' East, a

distance of 130 feet to a stake on the West line of North Mercer Street; thence along the West line of North Mercer Street, South 01° 35' West, a distance of 70 feet to a stake on the North line of the unopened alley heretofore mentioned; thence along the North line of said unopened alley, North 88° 49' West, a distance of 130 feet to a point, the place of beginning. Being the same premises which Randall H. Llewellyn, unmarried by Deed dated 10/30/2000 and recorded in the Office of Recorder of Deeds of Lawrence County on 11/03/2000 at Book 1591, Page 768 granted and conveyed to Fred Settle and Sherry A. Settle, husband and wife, their heirs, and assigns. **Being: 1501 N. Mercer Street, New Castle, PA 16105-2829. Parcel No. 25-361500.** (Neshannock Township) Debt: \$114,150.77 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

Sheriff Sales Continued from May 8, 2024 to January 8, 2025

Sale No. 3

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

Sheriff Sales Continued from November 8, 2023 to January 8, 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 January 8, 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** (4th 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 January 8, 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 January 8, 2025

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.