

SHERIFF SALES

Wednesday, May 12, 2021 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 No bid may be withdrawn.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. 10872-2019; Lakeview Loan Servicing, LLC, Plaintiff vs. Kaitlyn M. Fuchs a/k/a Kaitlyn Margaret Fuchs a/k/a Kaitlyn M. Mortimer and Shane R. Mortimer a/k/a Shane Robert Mortimer, Defendant. Property address: **5782 N. Edinburg Road, Edinburg, PA 16116**. Parcel **ID: #24-080600, #24-080700 & # 24-080800** (Mahoning Township); Judgment amount: \$147,122.95 plus interest, costs and attorney fees. Attorney: Richard M. Squire & Associates, LLC

Sale No. 2

No. 11029-2019; Pennsylvania Housing Finance Agency, Plaintiff vs. Jamie L. Best, Defendant. All that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward, City of New Castle, Lawrence County, Commonwealth of Pennsylvania, and being known and designated as Lot No. 36 in the George T. Weingartner plot of the Newell property. Property address: **933 Clarence Avenue, New Castle, PA 16101**. Parcel **ID: #04-211600** (4th Ward City of New Castle); Having erected thereon a dwelling house. Judgment amount: \$51,126.85 plus interest, costs and attorney fees. Attorney: Vitti Law Group, Inc.

Sale No. 3

No. 10754-2020; First Commonwealth Bank, Plaintiff vs. Dolores Delio, Jennifer Lombardo and Josephine Bovo, solely as the known heirs of Betty Mae Wangler and all the Unknown Heirs of Betty Mae Wangler, Defendants. All those two certain lots or parcels of land situate, lying and being in the Seventh Ward, City of New Castle, Lawrence County, Pennsylvania, having erected thereon a dwelling. Property address: **8 N. Wayne Street, New Castle, PA 16102. Parcel ID: #07-139300 & Tax Map No. 07-92-123** (7th Ward City of New Castle) Judgment amount: \$27,766.51 plus interest, costs and attorney fees. Attorney: McGrath McCall, P.C.

Sale No. 4

No. 10792-2020; MidFirst Bank, Plaintiff vs. Rochelle Mangino Rand, as Administrator of the Estate of Gary Rand, aka Gary L. Rand, Defendant. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence County, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Gary Rand, single individual who acquired title by virtue of a deed from Jill A. Mentzer, single individual, dated May 12, 2011, recorded May 13, 2011, at Document Number 2011-003798, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Property address: **1022 Dewey Avenue, New Castle, PA 16101. Parcel ID: #03-086000.** (3rd Ward City of New Castle) Judgment amount: \$63,687.37 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 5

No. 10164-2020; M & T Bank, Plaintiff vs. Beth Cohen, David R. Cohen, Solely in His Capacity as Heir of Shirley R. Cohen, Deceased, Defendants. Property address: **411 Blaine Street, New Castle, PA 16101. Parcel ID: #02-293900** (2nd Ward City of New Castle); Improvements consist of a residential dwelling. Judgment amount: \$26,237.87 plus interest, costs and attorney fees. Attorney: KML Law Group, PC.

Sworn to and subscribed before me this 11th day of March, 2021.

Perry L. Quahliero
Sheriff

Legal: April 4, 11 and 18 of 2021

Sheriff Sales Continued from March 10, 2021 to May 12, 2021**Sale No. 2**

No. 11201-2016; U.S. Bank National Association as Trustee for Pennsylvania Housing Finance Agency, Plaintiff vs. Rebecca L. Grimm and Daniel R. Grimm, Defendants. Lot No. 1729 Pittsburgh Company's Plan of Ellwood City, Plot Book Volume 1, page 43. Property address: **1208 Beaver Avenue, Ellwood City, PA 16117. Parcel ID: #11-000900** (1st Ward Borough of Ellwood City); Improvements thereon: consist of a residential dwelling house. Judgment amount: \$53,346.84 plus interest, costs and attorney fees. Attorney: Leon P. Haller, Esquire

Sheriff Sales Continued from January 13, 2021 to May 12, 2021

Sale No. 3

No. 10237 of 2020; Huntington National Bank, Plaintiff vs. Donna L. Vitale, Defendant. 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. 4 and the West one-half of Lot No. 5 in the Cherryhurst Land Company Plan of Lots, said plot being recorded in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Vol. 4, Page 8 and being also known as Lot No. 348 and 349 in Section 4 of the Official Survey of the City of New Castle, being more particularly bounded and described as follows, to-wit: Bounded on the North by Elizabeth Avenue; on the East by land now or formerly of William G. Tegethoff; on the South by a 12 foot alley; on the West by Lot No. 3 in said Cherryhurst Land Company Plan. Said Premises having a frontage on Elizabeth Street of 60 feet and extending back of even width 125 feet to said alley. Being known as: 108 East Elizabeth Street, New Castle, PA 16105. Being the same property conveyed to Joseph D. Vitale and Donna L. Vitale, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from John Povec, of New Castle, Lawrence County, Pennsylvania, by his Attorney in Fact Shirley A. Povec by Power of Attorney dated January 25, 1989, signed by Shirley A. Povec as his Attorney in fact, dated May 7, 2002, recorded May 8, 2002, at Instrument Number 2002-006663, and recorded in Book 1724, Page 814, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. INFORMATIONAL NOTE: Joseph D. Vitale died on March 29, 2013, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Donna Vitale. **Property address: 108 East. Elizabeth Street, New Castle, PA 16105. Parcel ID: #02-219300.** (New Castle 2nd Ward). Judgment amount: \$13,042.74 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski LLC

Sheriff Sales Continued from November 10, 2020 to May 12, 2021

Sale No. 1

No. 10791 of 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 thereon: consist of a residential dwelling house. Judgment amount: \$75,765.38 plus interest, costs and attorney fees. Attorney: RAS Citron

Sheriff Sales Continued from September 9, 2020 to May 12, 2021

Sale No. 1

No. 10099 of 2020; MTGLQ Investors, LP, Plaintiff vs Frank D. Barnes, Jr. and Sandra L. Barnes aka Sandra Lynn Barnes, Defendants. **Property address: 653 Beaver Dam Road, New Galilee, PA 16141. Parcel ID: #23-037800** (Little Beaver Twp); Improvements: thereon consist of a residential dwelling. Judgment amount: \$230,582.51 plus interest, costs and attorney fees. Attorney Hladik, Onorato & Federman, LLP.

Sheriff Sales Continued from July 8, 2020 to May 12, 2021

Sale No. 4

No. 11201 of 2019. Wells Fargo Bank, N.A., Plaintiff vs. Beth Ann Hodges, in Her Capacity as Heir of William J. Backstrom a/k/a William James Backstrom, Deceased, Pete Molinaro, in His Capacity as Heir of William J. Backstrom a/k/a William James Backstrom, Deceased, Lisa Croft in Her Capacity as Heir of William J. Backstrom a/k/a William James Backstrom, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William J. Backstrom, Deceased, Defendants. **Property address: 1427 Jackson Avenue, New Castle PA 16101. Parcel ID: #05-106000** (City of New Castle, 5th Ward). Improvements: Dwelling House. Judgment amount: \$70,804.86 plus interest, costs and attorney fees. Attorney: Brock and Scott

Sale No. 6

No. 10887 of 2019; Reverse Mortgage Funding LLC vs. Susan Wojciechowski, known surviving heir of Robert C. Wojciechowski, Robert C. Wojciechowski Jr. known surviving heir of Robert C. Wojciechowski and unknown surviving heirs of Robert C. Wojciechowski. The land referred to herein below is situated in the County of Lawrence, State Of Pennsylvania, and is described as follows:
Beginning at the Northwest corner thereof at a point in the Center line of the Eastbrook and Harlansburg Road known as traffic route number 108 where the same is intersected by the dividing line between lands herein conveyed and lands now or formerly of Louis D'Alexander et ux; proceeding thence North 65° 30' East along the center line of said public road 200 feet to a point; thence south 24° 17' east along the west line of lands now or formerly of Joseph John Dadjko et al. 1089 feet to a metal post; thence South 65° 30' West along lands now or formerly of James S Smith et ux., 200 feet to a metal post; thence North 24° 17' West by the East line of lands now or formerly of Samuel E. Rhodes and lands now or formerly of Louis D'Alexander, et ux., 1089 feet to a point in the center line of said public road, the place of beginning, containing 5.0 acres. **Parcel No. 30-097400 (Scott Township) Property address: 3356 Harlansburg Rd, New Castle, PA 16101.** The improvements thereon are: Residential dwelling. Debt: \$128,799.94 plus interest, costs and attorney fees. Attorney McCabe, Weisberg & Conway LLC.

Sheriff Sales continued from May 2020 to May 12, 2021

Sale No. 3

No. 50850-2016. City of New Castle vs. Michael J. Zwierzynski, owner(s) of property situate in the 5th Ward, New Castle, Lawrence County, Pennsylvania **being: 1415 Randolph Street, New Castle, PA.** Improvements thereon: residential property. **Parcel No. 05-097300.** Debt: \$5,085.75 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 4

No. 50984-2016. City of New Castle vs. Cassandra Lascola. 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. 6

No. 50570-2016. City of New Castle vs. Jeffrey A. Lombardo, Sr. owner(s) of property situate in the 7th Ward, New Castle, Lawrence County, Pennsylvania **being: 203 S. Lafayette Street, New Castle, Pennsylvania 16102.** Improvement thereon: residential property. **Parcel No. 07-063400.** Debt: \$4,746.80 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates.

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.

Sale No. 15

No. 50638-2016. City of New Castle vs. Cherie C. Williams, owner(s) of property in the 5th Ward, New Castle, Lawrence County, Pennsylvania, **being: 1106 Pollock Avenue, New Castle, Pennsylvania 16101. Tax Parcel No. 05-081000.** Improvements thereon: Residential Property. Debt: \$4,940.68. Attorney: Portnoff Law Associates, Ltd.

Sale No. 16

No. 10971-2019. Select Portfolio Servicing, Inc. vs. Andrew Donald Priest, Executor for the Estate of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased and Bruce D. Garrett, known heir of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased and Frank J. Garrett, Jr known heir of Eugene D. Garrett a/k/a Eugene Douglas Garrett a/k/a Eugene Garrett, Deceased. All that certain piece, parcel or lot of land situate in Shenango Township, Lawrence County, Pennsylvania. **Tax Parcel Nos. 31-131600, 31-132000, 31-131900, 31-131800, 31-131700, 31-132100. Property Address: 202 Alborn Street a/k/a 202 Alborn Avenue, New Castle, PA 16101.** Improvements: Erected Thereon. Debt: \$115,809.59 plus costs, interest & attorney fees. Attorney: Roger Fay.

Sale No. 21

No. 51021-2016. City of New Castle vs. Louis M. Thomas. All that certain piece, parcel or lot of land situate, lying and being in the Third Ward, City of New Castle, County of Lawrence and State of Pennsylvania, being more particularly bounded and described as follows, to-wit: BEGINNING at a point, said point being North 89° 17 ½' East, a distance of 48 feet from the intersection of the East line of Ray Street and the North line of Elder Street; thence along the North line of Elder Street North 89° 17 1/2' East, a distance of 82.39 feet to a point on the West side of a 20 foot alley; thence along the West line of said 20 foot alley North 00° 43 ¼' East, a distance of 160 feet to a point; thence along the North line of Lot Number 288 South 89° 17 ½' West, a distance of 82.39 feet to a point; thence South 00° 43 ¼' West, as distance of 160 feet to a point, the place of beginning, being the Easterly Sections of Lots Number 285, 286, 287 and 288 of Section 37 of the Survey of the City of New Castle. **PREMISES: 306 N. Ray Street, New Castle, Pennsylvania.** Improvements thereon consist of: Commercial Property. **Parcel No.: 03-151700.** Debt: \$5,154.52 plus interest, costs and attorney fees. Attorney: Portnoff Law Assoc.

Sale No. 22

No. 51032-2016. City of New Castle vs. Cheryl Thomas. All that certain piece, parcel, or lot of land situate, lying and being in the Fifth Ward, New Castle, Lawrence County, Commonwealth of Pennsylvania, being known and designated as Lot numbered 483 in Section 56 of the Official Survey of the City of New Castle, and being more fully bounded and described as follows, to-wit: BOUNDED on the South by Lutton Street; on the West by land now or formerly of Acrisio Turco, et ux; on the North by land now or formerly of Pasquale Amabile, et ux; and on the East by an alley, fronting fifty (50) feet on Lutton Street and extending back of even width, a distance of

one hundred eighty (180) feet. Improvements thereon consist of: residential property. **Premises: 303 E. Lutton Street, New Castle, Pennsylvania. Parcel No. 05-105100.** Debt: \$5,198.29 plus interest, costs and attorney fees. Attorney: Portnoff Law Assoc.

Sale No. 23

No. 50693-2016. City of New Castle vs. Scott M. Brommer. All those two certain pieces, parcels or lots of land situate, lying and being in the Seventh Ward, new Castle, Lawrence County, Pennsylvania, bounded and described as follows: SECOND PARCEL: 07-061800. BEGINNING as a point on the south line of Madison Avenue at line of Lot No. 172 in the plan of lots laid out by William E. Wallace, trustee, a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Vol. 2, page 34, being line of land now or formerly of David Bender; thence southerly along said line, 117 feet to a 16 foot alley; thence westerly along said alley 50 feet to line of lots numbered 171 in said plan; thence northerly along said line, 117 feet to Madison Avenue, thence easterly, along said Madison Avenue, 50 feet to a point, the place of beginning, having a frontage on said Madison Avenue of 50 and extending back therefrom, of even width, a distance of 117 feet. Said lot is known and designated as Lot 171 in the above-mentioned plan of lots. **PREMISES: 613 W. Madison Street, New Castle, Pennsylvania.** Improvements thereon consist of: Residential property. **Parcel No. 07-061800.** Debt: \$4,960.26 plus interest, costs and attorney fees. Attorney: Portnoff Law Assoc

Sale No. 28

No. 51052-2016. City of New Castle vs. Cheryl Thomas. All that certain piece or parcel of land situate, lying and being in the Fifth Ward, City of New Castle, Lawrence County, Pennsylvania, being known as the west half of Lot No. 365 on Section No. 56 of the Official Survey of the City of New Castle, bounded and described as follows: BOUNDED on the North by a 15-foot alley; on the East by lot now or formerly of Luigi Cioppa, et ux.; on the South by lot now or formerly of Martha Ashton; and on the West by lot now or formerly of Guiseppe Paglia; having a frontage of 25 feet on said 15-foot alley, and extending back therefrom of even width throughout a distance of 100 feet to said land now or formerly of Martha Ashton on the south. SUBJECT TO the coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed excepted and reserved by instruments of record; the right of surface, lateral or subjacent support, or any surface subsidence. SUBJECT TO the oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instrument of record. **PREMISES: 309 E. Lutton Street, New Castle, Pennsylvania.** IMPROVEMENTS THEREON CONSIST OF: RESIDENTIAL PROPERTY. **Parcel No. 05-033800.** Debt: \$4,921.72 plus interest, costs and attorney fees. Attorney: Portnoff Law Assoc.

Sheriff Sales continued from March 2020 to May 12, 2021

Sale No. 13

No. 50343 of 2016. City of New Castle, Plaintiff vs. Charles Farris, Jr., Defendant. **Property address: 706 Arlington Avenue, New Castle, PA 16101. Parcel ID: #05-000800** (City of New Castle, 5th Ward). Improvements: Residential Property. Judgment amount: \$5089.93 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 16

No. 50831 of 2016. City of New Castle, Plaintiff vs. Richard Bretz and Lynn A. Bowyer, Defendant. All that certain lot or piece of ground situate in the Seventh Ward of the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, being known and designated as Lot No. 6 in the plot of lots laid out by Eliza

W. Smith's heirs, which plot is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Volume 3, Page 47, and being also known as Lot No. 474 in Section 82 of the official survey of the City of New Castle. Having erected thereon a dwelling. **Property address: 703 N. Cedar Street, New Castle, PA 16102. Parcel ID: #07-074300** (City of New Castle, 7th Ward). Debt: \$4,971.50 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sheriff Sales Continued from January 8, 2020 to May 12, 2021

Sale No. 3

No. 50449 of 2016. City of New Castle, Plaintiff vs. Jay Fulvi and Michelle Cox, Defendants. All that certain piece, parcel or lot of land situate, lying and being in the Second Ward, City of New Castle, Lawrence County, Pennsylvania, being known and designated as Lot No. 9 in the plan of lots laid out by G.W. Moody and A.P. Ramsey and known as the Moody and Ramsey Plan of Lots, and being also known and designated as Lot No. 75 in Section 23 of the Official Survey of the City of New Castle, and being more particularly bounded and described as follows, to-wit: Beginning at a point where the Southerly line of Winter Avenue intersects the dividing line between Lots, Nos. 9 and 10 in said Plan; thence in a Southerly direction along said dividing line between Lots Nos. 9 and 10, a distance of 127 feet, more or less, to a point where said line is intersected by dividing line between Lots 9 and 16 in said Plan, thence in a Westerly direction along said dividing line between Lots Nos. 9 and 16, a distance of 50 feet, more or less, to a point where said dividing line is intersected by the dividing line between Lots Nos. 8 and 9 in said Plan; thence in a Northerly direction along said dividing line between Lots Nos. 8 and 9, a distance of 127 feet, more or less, to a point where said dividing line is intersected by the Southerly line of Winter Avenue, thence Eastwardly along the southerly line of Winter Avenue. A distance of 50 feet, more or less, to the place of beginning. **Property address: 514 E. Winter Avenue, New Castle, PA 16105. Parcel ID: #02-135000** (City of New Castle, 2nd Ward) Judgment amount: \$5,339.97 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, LTD.

Sale No. 4

No. 50947 of 2016. City of New Castle, Plaintiff vs. Joseph Fulkerson and Maria Lombardo, Defendants. **Property address: 22 N. Cedar Street, New Castle, PA 16102. Parcel ID: #07-074400** (City of New Castle, 7th Ward). Improvements: Residential Property. Judgment amount: \$5,066.44 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, LTD.

Sale No. 12

No. 51077 of 2016. City of New Castle, Plaintiff vs. Tammy Pace, Defendant. **Property address: 1405 N. Mercer Street, New Castle, PA 16105. Parcel ID: #01-015900** (City of New Castle, 1st Ward). Improvements: Residential Property. Judgment amount: \$5,173.14 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

Sheriff Sales Continued from November 12, 2019 to May 12, 2021

Sale No. 14

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

Sheriff Sales continued from September 2019 to May 12, 2021

Sale No. 15

No. 50448 of 2016. City of New Castle, Plaintiff vs. Carole R. Fitzpatrick and Madelyn Currie, Defendant. **Property address: 7 E. Washington Street, New Castle PA 16101. Parcel ID: #01-010700** (City of New Castle, 1st Ward). Improvements: Commercial Property. Judgment amount: \$5,877.67 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

Sale No. 16

No. 50601 of 2016. City of New Castle, Plaintiff vs. Cheryl A. Lucchesi, Defendant. **Property address: 311 Shaw Street, New Castle PA 16101. Parcel ID: #02-051900** (City of New Castle, 2nd Ward). Improvements: Residential Property. Judgment amount: \$4,955.84 plus interest, costs and attorney fees. Attorney: Robert P. Daday.

Sheriff Sales continued from March 10, 2021 to July 14, 2021

Sale No. 4

No. 10780-2019; AGChoice Farm Credit, ACA, Plaintiff vs. John D. Thompson, Defendant. All that certain real estate situate on State Route 168 in Wilmington Township, Lawrence County, Pennsylvania, as recorded in the Recorder's Office of Lawrence County in Deed Book Volume 827, Page 509.. Property address: **3544 State Route 168, Volant, PA 16156. Parcel ID: #37-084300.** (Wilmington Township) Judgment amount: \$283,282.94 plus interest, costs and attorney fees. Attorney: Matthew F. Marshall

Sheriff Sales continued from May 2020 to July 14, 2021

Sale No. 11

No. 10720-2019. Nationstar Mortgage LLC D/B/A Champion Mortgage Company vs. Mary E. Eckhardt a/k/a Mary Eileen Eckhardt, as trustee and Beneficiary of the Eckhardt Family Revocable Living Trust, Dated 08/21/03; Unknown Beneficiaries of the Eckhardt Family Revocable Living Trust Dated 08/21/03. All those certain lots or pieces of ground situate in the 4th Ward, City of New Castle, Lawrence County, Pennsylvania. Being Known as: **1617 Stanton Avenue, New Castle, PA 16101. Being Parcel Number: 04-036300.** Improvements: Residential Property. Debt: \$91,959.85 plus interest, costs and attorney fees. Attorney: RAS Citron, LLC.

Sheriff Sales Continued from March 11, 2020 to July 14, 2021

Sale No. 10

No. 10650 of 2019. Wells Fargo Bank, N.A., Plaintiff vs. Brandon R. Kimmel and Betty Kimmel, Defendants. **Property address: 120 W. Garfield Avenue, New Castle, PA 16105. Parcel ID: #01-028400** (City of New Castle, 1st Ward). Improvements: Dwelling house. Judgment amount: \$59,718.89 plus interest, costs and attorney fees. Attorney: Brock and Scott

Sheriff Sales continued from November 2019 to July 14, 2021

Sale No. 15

No. 50315 of 2016. City of New Castle, Plaintiff vs. Anthony J. & Anita Nerti, Defendants. All that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward, City of New Castle, Lawrence County, Pennsylvania, more particularly bounded and described as follows, to-wit: Beginning at a point on Rich Avenue, now known as Barkett Avenue, said point being the Southwest point of lands herein described thence North along line of Lot No. 113, a distance of 115 feet to a point; thence East along line of Lot No. 103, a distance of 60 feet to a point; thence South along line of Lot No. 111, a distance of 115 feet to a point; thence West along Barkett Avenue, a distance of 60 feet to a point, the place of beginning, and being Lot No. 112 in

the Piovesan Plan of Lots, Plot No. 3, as recorded in Lawrence County in Plot Book Volume 13, Page 46.

Property address: 1205 Barkett Avenue, New Castle PA 16101. Parcel ID: #04-186600 (City of New Castle, 4th Ward). Judgment amount: \$5,813.59 plus interest, costs and attorney fees. Attorney: Robert P. Daday.