

SHERIFF SALES

Wednesday, January 14, 2026 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 No bid may be withdrawn.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

STAYED

Sale No. 2

No. 11022-2024; Select Portfolio Servicing, Inc., 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: \$53,665.60 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

Sale No. 3

No. 10688-2023; U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCAF Acquisition Trust, Plaintiff vs. Mansford M. Mills Revocable Living Trust, Brandi Pohlod, Successor Trustee, Brandi J. Pohlod, as Executor of the Estate of Mansford M. Mills, Brandi J. Pohlod, as Heir of the Estate of Mansford M. Mills, Shannon K. Johnson, as Heir of the Estate of

Mansford M. Mills and Scott C. Mills, as Heir of the Estate of Mansford M. Mills, Defendants. **Property address: 291 Baird Road, Edinburg, PA 16116. Parcel ID: #24-108100** (Mahoning Township); Improvements thereon: residential dwelling. Judgment amount: \$77,909.30 plus interest, costs and attorney fees. Attorney: Pincus & Tarab, PLLC

Sale No. 4

No. 10926-2025; U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-4, Plaintiff vs. Kevin Dougherty, Defendant. All that certain piece or parcel of land situate in the Township of Wilmington, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Kevin Dougherty and Tina Dougherty, husband and wife who acquired title by virtue of a deed from Dwight A. Dougherty and Dorothy M. Dougherty, his wife, dated November 17, 1995, recorded November 17, 1995, as Document ID 09852, and recorded in Book 1242, Page 250, Office of the Recorder of Deeds, Lawrence County,, Pennsylvania. Informational Note: Tina Dougherty died on December 12, 2018 and pursuant to the survivorship language in the above-mentioned deed, all her interest passed to her husband, Kevin Dougherty. **Being: 4645 State Route 158 aka RR1 Box 662 Route 158, New Wilmington, PA 16142. Parcel No. 37-022701.** (Wilmington Township) Debt: \$77,289.52 plus interest, costs and attorney fees. Attorney: The Manley Law Firm LLC.

Sale No. 5

No. 10798-2023. PHH Mortgage Corporation c/o PHH Mortgage Corporation, as service for Mortgagee, Plaintiff vs. Lisa Cilli, solely in her capacity as known heir to Patsy A. Cilli, deceased; Nathan P. Cilli, solely in his capacity as known heir to Patsy A. Cilli, deceased; Philip Cilli, solely in his capacity as known heir to Patsy A. Cilli, deceased; The Unknown Heirs of Patsy A. Cilli, deceased and Victoria Wagner, solely in her capacity as known heir to Patsy A. Cilli, deceased Defendants. Parcel No. 1 All that certain piece, parcel or lot of land situate, lying and being in New Beaver Borough, Lawrence County, Pennsylvania, being more particularly bounded and described as follows, to-wit: Beginning at the Northeast corner thereof at a point in the center line of a public road, being Pennsylvania State Highway Route No. 168, said point of beginning being the Southeast corner of lands now or formerly of Timothy T. Kushich and Karyn D. Kushich; thence along the centerline of said public road; South 31 degrees 22 minutes 17 seconds West, a distance of 67.14 feet to a point; thence along lands now or formerly of Paul R. Diehl and Yvonne D. Diehl, North 86 degrees 26 minutes 54 seconds West, a distance of 319.15 feet to a point; thence continuing along lands of the same, North 85 degrees 18 minutes 00 seconds West, a distance of 146.00 feet to a point; thence along lands now or formerly of W. Paul McCullough and Mary Lou McCullough, North 03 degrees 00 minutes 00 seconds West, a distance of 67 feet to a point; thence along lands described in Parcel No. 2 contained herein and lands now or formerly of Timothy T. Kushich and Karyn D. Kushich, South 85 degrees 18 minutes 00 seconds East, a distance of 504.20 feet to a point on the center line of said public road, the place of beginning. Containing 0.17 acres, more or less. Parcel No. 2 All that certain piece, parcel or lot of land situate, lying and being in New Beaver Borough, Lawrence County, Pennsylvania, being more particularly bounded and described as follows, to-wit: Beginning at an iron pin on the Southeast corner thereof, on the North line of Parcel No. 1 herein described, thence along lands described in Parcel No. 1 herein described, and lands now or formerly of W. Paul McCullough and Mary Lou McCullough, North 85 degrees 18 minutes 00 seconds West, a distance of 270.47 feet to an iron pin; thence continuing along lands of the same, North 28 degrees 24 minutes 50 seconds East, a distance of 191.73 feet to an iron pin; thence continuing along lands of the same, South 84 degrees 57 minutes 41 seconds East, a distance of 266.58 feet to an iron pin, thence along lands now or formerly of Timothy T. Kushich and Karyn d. Kushich South 27 degrees 31 minutes 20 seconds West, a distance of 188.74

feet to an iron pin, the place of beginning. Containing 1.08 acres, more or less. The above description is prepared in accordance with a map of survey prepared by Gregory A. Tomo, P.L.S. dated April 6, 1993 Being the same lands conveyed to David Coccia and Cynthia L. Coccia, husband and wife, by Deed of John Bernard Moore and Jean Mary Moore, dated July 15, 1984 and recorded in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania in Record Book Volume 681, Page 533. Together with a right-of-way subject to the duties of maintenance and upkeep as more fully set forth in the Deed of Right-of-Way dated June 1, 1981 and recorded in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania in Deed Book Volume 643, Page 613, and as shown on said map of survey. Being the same premises which Christine L. Cilli by Deed dated October 22, 2009 and recorded in the Office of Recorder of Deeds of Lawrence County on November 30, 2009 at granted and conveyed unto Patsy A. Cilli. Patsy A. Cilli having departed this life on April 16, 2024. **Being: 128 Hamilton Lane, New Galilee, PA 16141-4104. Parcel No. 17-011500.** (New Beaver Borough) Debt: \$133,572.22 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

Sale No. 6

No. 10194-2025; Wilmington Savings Fund Society, FSB, not individually but solely as Trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1, Plaintiff vs. Mary Ann Zocolo, Defendant. All those certain lots or pieces of ground situate in North Beaver Township, Lawrence County, Pennsylvania. **Property address: 576 Smalls Ferry Road, New Castle, PA 16102. Parcel ID: #26-064301** (North Beaver Township); Improvements: residential property. Judgment amount: \$224,285.23 plus interest, costs and attorney fees. Attorney: RAS Citron, PLLC

Sale No. 7

No. 50570-2022. Ellwood City Area School District, Plaintiff vs. Maureen P. DeJohn, Defendant. All those certain pieces, parcels or lots of land situate, lying and being in the Borough of Wampum, County of Lawrence, Commonwealth of Pennsylvania, being more particularly bounded and described as follows: Parcel No. I: being known and designated as the middle 1/3 of Lot No. 20 in said Robert D. Davidson's Addition to the Borough of Wampum as recorded in the Office of the Recorder of Deeds of Lawrence County in Plot Book Volume 1, Page 2, and being more particularly bounded and described as follows: beginning at a point, the Southwest corner of the parcel herein described and which is distant 40 feet East of the Northeast corner of the intersection of Church Street and Beaver Street; thence North along lands now or formerly Richard V. Aiello and parallel to the East line of the said Beaver Street, a distance of 40 feet to the South line of Lot No. 19 in Robert D. Davidson's Addition to said Borough of Wampum; thence East along the South line of Lot No. 19, a distance of 40 feet to a point; thence in a Southerly direction along lands now or formerly Anthony Aiello, and parallel to the East line of said Beaver Street, a distance of 40 to the North line of said Church Street; thence West along the North line of Said Church Street a distance of 40 feet to a point, the place of beginning. Parcel II: being known and designated as the middle 1/3 of Lot No. 19 in Robert D. Davidson's Addition to the Borough of Wampum as recorded in the Office of the Recorder of Deeds of Lawrence County in Plot Book Volume 1, Page 2, and being more particularly bounded and described as follows: beginning at the Southeast corner thereof at a point 40 feet distance from the Northeast side of Beaver Street; thence by lands now or formerly Grace Venuti Aiello Heirs, North 39° 87 ½" East, a distance of 40 feet to a point; thence North 48° West and parallel to said Northeast side of Beaver Street, a distance of 40 feet to the East line of lands now or formerly Shearer Wood, and being Lot No. 18 in said Davidson's Addition; thence by the East line of said Wood lot, South 42° West, a distance of 40 feet to a point; thence along lands now or formerly Richard V. Aiello and parallel to said Northeast side of Beaver Street, South 48° East, a distance of 40 feet to a point on the West line of lands now or formerly Grace Venuti Aiello, the place of beginning. **being: 703 Church Street, Wampum, Pennsylvania**

16157. Improvements thereon consist of: **Parcel No. 21-031000** (Wampum Borough) Debt: \$4,899.01 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 8

No. 50534-2022. Ellwood City Area School District, Plaintiff vs. Michael Pounds, Defendant. All that certain piece, parcel or lot of land situate in the Township of Wayne, Lawrence County, Pennsylvania, known and designated on Lawrence County Tax Map 4620 as Lot No. 270 and described as Lot 11 on Lawrence Avenue. **being: 1569 W. Lawrence Avenue, Ellwood City, Pennsylvania.** Improvements thereon consist of: **Parcel No. 36-037200** (Wayne Township) Debt: \$5,422.03 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 9

No. 10540-2025. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2, Plaintiff vs. Darci L. Wynn, Defendant. **Property address: 1701 Pennsylvania Avenue, New Castle, PA 16101. Parcel No. 05-111500** (5 Ward New Castle) Improvements thereon consist of a residential dwelling. Debt: \$52,460.68 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

Sale No. 10

No. 10407-2025. Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-3, as owner of the Related Mortgage Loan, Plaintiff vs. Derennen D. Gaines a/k/a Derennen Gaines, Defendant. **Property address: 132 East Northview Avenue, New Castle, PA 16105. Parcel No. 02-001800** (2nd Ward New Castle) Improvements thereon consist of a residential dwelling. Debt: \$76,132.85 plus interest, costs and attorney fees. Attorney: Hladik, Onorato & Federman, LLP

Sworn to and subscribed before me this 21st day of November 2025.

Perry L. Quahliero

Sheriff

Legal: December 1, 8 & 15, 2025

Sheriff Sales Continued from November 12, 2025 to January 14, 2026

Sale No. 1

No. 11035-2024. Amos Financial LLC, Plaintiff vs. Ann R. Burnworth a/k/a Ann R. Nelson, Defendant. All the following described real estate situated in the Commonwealth of Pennsylvania, County of Lawrence. Being the same premises conveyed to Ann R. Burnworth, by deed of James K. Burnworth, Jr., dated January 24, 1984, and recorded in the Recorder's Office of Lawrence County Pennsylvania, in Deed Book Vol. 535, Page 535. **Being: 315 Morrison Avenue, Ellwood City, PA 16117. Parcel No. 27-014200, 27-014100, 27-014300.** (Perry Township) Debt: \$78,648.19 plus interest, costs and attorney fees. Attorney: Fein, Such, Kahn & Shepard, P.C.

Sale No. 3

No. 50447-2016. City of New Castle, Plaintiff vs. Daniel G. Flynn and Donald DeGaton, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 912 Maryland Avenue, New Castle, Pennsylvania 16101.** Improvements thereon: **Parcel No. 04-171900** (4th Ward New Castle) Debt: \$5,910.50 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 6

No. 50448-2022. Ellwood City Area School District, Plaintiff vs. Thomas Maxwell, Jr. and Tonya L. Maxwell, Defendants, owner (s) of property situate in Wayne Township, Lawrence County, Pennsylvania, **being: 238 Squaw Run Road, Ellwood City, Pennsylvania**. Improvements thereon: **Parcel No. 36-098700** (Wayne Township) Debt: \$7,483.15 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 7

No. 50265-2022. Ellwood City Area School District, Plaintiff vs. Dean A. Edinger, Defendant, owner (s) of property situate in Ellwood City, Lawrence County, Pennsylvania, **being: 625 Wayne Avenue, Ellwood City, Pennsylvania**. Improvements thereon: **Parcel No. 11-080100** (1st Ward Ellwood City) Debt: \$5,773.13 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 10

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.** (2nd Ward New Castle) Debt: \$43,881.73 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

Sale No. 11

No. 50093-2021. City of New Castle, Plaintiff vs. Mark A. Melillo, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 1035 Adams Street, New Castle, Pennsylvania 16101**. Improvements thereon: **Parcel No. 04-041000** (4th Ward New Castle) Debt: \$5,828.45 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 13

No. 10264-2025; MMG Investments VI, LLC, Plaintiff vs. Automotive Express, LLC; Mary S. Stoddard and Edward A. Stoddard, Defendants. All those certain pieces of ground with any buildings and improvements thereon, situate in the Sixth Ward of the City of New Castle, County of Lawrence and Commonwealth of Pennsylvania, being known as Lot Nos. 57, 58, 119, 120 on Section 33-34 of the Official Survey of the City of New Castle, having erected thereon a Commercial Final Market Garage. Being the same property granted and conveyed unto Edward A. Stoddard and Mary S. Stoddard by Deed of Phillip D. Gallow, Sr. and Nancy L. Gallo, husband and wife, dated August 31, 2021 and recorded in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania on September 1, 2021 as Document Number 2021-008231. **Being: 305 Sampson Street, New Castle, Pennsylvania 16101. Parcel No. 06-010500.** (6th Ward New Castle) Debt: \$157,951.18 plus interest, costs and attorney fees. Attorney: JSDC Law Offices

Sale No. 15

No. 10593-2025; PennyMac Loan Services, LLC, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest from or under Virginia Shoaff, Deceased, Defendant. Improvements: a Residential Dwelling. **Being: 309 Crescent Avenue, Ellwood City, Pennsylvania 16117. Parcel No. 12-027300.** (2nd Ward Ellwood City) Debt: \$65,656.88 plus interest, costs and attorney fees. Attorney: Powers Kirn, LLC

Sale No. 16

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: \$83,691.54 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

Sheriff Sales Continued from September 10, 2025 to January 14, 2026**Sale No. 6**

No. 10334-2025; Citizens Bank, N.A. f/k/a RBS Citizens NA, Plaintiff vs. Scott D. Selzer and Becky Selzer, Defendants. All that certain piece, parcel, or lot of land situate, lying and being in the Borough of Wampum, Lawrence County, Commonwealth of Pennsylvania, being known and designated as Lot No. 12 in the Revised Valleyview Plan of Lots as the same is recorded in the Recorder's Office of Lawrence County in Plot Book Volume 12, Page 34, and being more particularly bounded and described as follows: Tract One: Beginning at a point on the East line of Davidson Street where the same is intersected by the dividing line between Lots Nos. 11 and 12 in said plan; thence East along the last mentioned dividing line, a distance of one hundred twenty-two (122) feet to the dividing line between the Revised Valleyview Plan of Lots and The Hillcrest Plan of Lots; thence South along the last mentioned dividing line, a distance of sixty (60) feet to the dividing line between Lots Nos. 12 and 13 in said plan, thence West along the last mentioned dividing line, a distance of one hundred twenty-two (122) feet to the East line of Davidson Street; thence North along the East line of Davidson Street, a distance of sixty (60) feet to the dividing line between Lots Nos. 11 and 12, the place of beginning. Trace Two: All that certain piece, parcel, or lot of land situate, lying and being in the Borough of Wampum, Lawrence County, Commonwealth of Pennsylvania, being known and designated as the Northerly 60 feet of Lot No. 26 in the Hillcrest Plan of Lots as the same is recorded in the Recorder's Office of Lawrence County in Plat Book Volume 12, Page 69, and being more particularly bounded and described as follows: Beginning at the point of intersection of the Westerly line of Vista Court with the dividing line between Lots Nos. 26 and 27 in said plan of lots; thence in a Westerly direction along the Dividing line between Lots Nos. 26 and 27 in said plan of lots, a distance of 105 feet to a point; thence South 1 degree 05 minutes West along line of the Valleyview Plan of Lots as recorded in Plat Book Volume 12, Page 34, a distance of 60 feet to a point; thence in an Easterly direction along a line parallel to the dividing line between Lots Nos. 26 and 27, a distance of 120 feet to a point; thence in a general northerly direction along the Westerly line of Vista Court to a point, the place of beginning. **Property address: 1421 Davidson Street, Wampum, PA 16157. Parcel ID: #21-033900** (Wampum

Borough); The improvements there are: Residential Dwelling. Judgment amount: \$152,071.08 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

Sale No. 11

STAYED

Sheriff Sales Continued from July 9, 2025 to January 14, 2026

Sale No. 7

No. 20030-2015. PNC Bank, National Association, Plaintiff vs. Marc Caravaggio and Renee A. Caravaggio, Defendants. All the right, title, interest and claim of Marc Caravaggio and Renee A. Caravaggio, of, in, and to the following described property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Lawrence, Township of Neshannock: Having erected thereon a dwelling. Deed Book 1222, Page 341. **Being: 10 Saratoga Circle, New Castle, PA 16105. Parcel No. 25-459328.** (Neshannock Township) Debt: \$117,617.7 plus interest, costs and attorney fees. Attorney: Tucker Arensberg, PC.

Sheriff Sales Continued from May 14, 2025 to January 14, 2026

Sale No. 8

STAYED

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. Cherl 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** (5th 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

Sheriff Sales Continued from November 13, 2024 to January 14, 2026

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.

Sheriff Sales Continued from July 9, 2025 to March 11, 2026

Sale No. 14

No. 50927-2021. City of New Castle, Plaintiff vs. Olivia Ehko, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 1509 E. Washington Street, New Castle, Pennsylvania 16101.** Improvements thereon: **Parcel No. 04-226700** (4th Ward New Castle) Debt: \$5,356.04 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 15

No. 50449-2016. City of New Castle, Plaintiff vs. Jay Fulvi and Michelle Cox, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 514 E. Winter Avenue, New Castle,**

Pennsylvania 16105. Improvements thereon: **Parcel No. 02-135000** (2nd Ward New Castle) Debt: \$9,040.88 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 16

No. 50855-2019. City of New Castle, Plaintiff vs. Thomas E. Matthews and Amy L. Matthews, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 218 W. Sheridan Avenue, New Castle, Pennsylvania 16105.** Improvements thereon: **Parcel No. 01-027700** (1st Ward New Castle) Debt: \$5,724.74 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 17

No. 50302-2020. Shenango Area School District, Plaintiff vs. Kenneth L. Hawk and Amber B. Hawk, Defendants, owner (s) of property situate in Shenango Township, Lawrence County, Pennsylvania, **being: 3304 Ellwood Road, Shenango Township, Pennsylvania 16101.** Improvements thereon: **Parcel No. 31-237500** (Shenango Township) Debt: \$5,769.98 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 28

No. 50419-2022. City of New Castle, Plaintiff vs. Larry R. Kley, Jr., Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 821 Franklin Avenue, New Castle, Pennsylvania 16101.** Improvements thereon: **Parcel No. 04-204400** (4th Ward New Castle) Debt: \$4,990.57 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sheriff Sales Continued from November 13, 2024 to March 11, 2026

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. 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. 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. 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.

Sheriff Sales Continued from September 11, 2024 to March 11, 2026**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.