

# SHERIFF SALES

**Wednesday, September 9, 2026 at 10:00 am:**

NOTICE: Beginning September 2026, the Lawrence County sheriff's Office will move ALL their Real Estate Sheriff Sale Auctions from a live public auction to an online public auction format which is operated by REALAUCTION in accordance with Pennsylvania Rules of Civil Procedure. The process and procedures under which these sales will be completed will be on the new upcoming Realauction website <https://lawrence.pa.realforeclose.com>. The site will be available to the public. All prospective bidders should familiarize themselves with this new process.

## CONDITIONS OF SALE:

1. Auctions are held on properties offered for sale to the highest bidder. The auction website provides information for each sale item, including the name of the owner, legal description and the opening or base bid.
2. To be a qualified participant, bidders must submit a deposit equal to 10% of the estimated high bid for each property anticipated to win at the sale. The only acceptable deposit types are bank wire transfer or ACH, no cash deposits will be accepted. All Wire Deposits must be received by 5 p.m. EST two (2) business days before the auction sale date. All ACH Deposits must be initiated by 4 p.m. EST five (5) business days before the auction sale date. It is the responsibility of the bidder to plan ahead and allow enough time for their bidding deposits to be received and processed within the timeframes described above.
3. At the date and time specified for the sale, each item is auctioned online and sold to the highest bidder. The online auction will be conducted for each individual property; however only one property will be sold at a time. After a property is sold the next scheduled property sale will begin.
4. Successful winning bidders must pay the remainder of the winning bid by 4:00 p.m. EST., 7 days from the sale date to Realauction. Upon payment of the remainder of the bid, a Schedule of Proposed Distribution will be filed by the Sheriff of Lawrence County no later than ten (10) days after the sale and Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days after filing the Schedule of Distribution.
5. At the request of the Plaintiff, any sale may be continued, postponed or cancelled.
6. The Lawrence County Sheriff's Office does not collect current year taxes. If you become the successful bidder, you must contact the local tax collector and County Treasurer for any amounts due. All bids will include delinquent taxes.
7. All bidders must complete the Realauction on-line registration process and available training at <https://lawrence.pa.realforeclose.com> to participate in the auction.

## **Sale No. 1**

No. 10186-2026. Lakeview Loan Servicing, Plaintiff vs. Bradley Wayne Hall, Jr. and Kayla Elizabeth Hall, Defendants. The land referred to herein below is situated in the County of Lawrence, State of Pennsylvania, and described as follows: All those two (2) certain pieces and parcels of land situate, lying and being in the Fifth Ward of the City of New Castle, County of Lawrence and State of Pennsylvania, known as Lots Numbered Twenty-Eight (28) and Twenty-Nine (29) in Brown's Addition to the Fifth Ward in the City of New Castle and being more particularly bounded and described as follows: Lot No. 28 bounded on the South by Lyndal Street; on the East by Lot No. 29; on the North by a sixteen (16) foot alley; and on the West by Lot No. 27 in said Plot and being also known and designated as Lot No. 62 in Section 77 on the Official Survey of the City of New

Castle. Lot No. 29 bounded on the South by Lyndal Street; on the West by Lot No. 28; on the North by a sixteen (16) foot alley; and on the East by Lot No. 30 in said Plot and being also known and designated as Lot No. 63 in Section 77 of the Official Survey of the City of New Castle. Being the same premises which Helen G. Bobic by Deed dated March 17, 2022 and recorded in the Office of Recorder of Deeds of Lawrence County on March 21, 2022 at Instrument# 2022-002326 granted and conveyed unto Kayla Elizabeth Hall and Bradley Wayne Hall Jr. **Being: 505 Lyndal St., New Castle, PA 16101. Parcel No. 05-011100.** (5th Ward New Castle) Debt: \$58,293.61 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

### **Sale No. 2**

No. 10598-2025. U.S. Bank National Association, not in its individual capacity but solely as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2, Plaintiff vs. Shelly Beatty-Davis, Defendant, All that certain pieces, parcels or lots of land situate in Township of Little Beaver, Lawrence County, and the Commonwealth of Pennsylvania, **Being: 2402 State Route 351, Enon Valley, PA 16120.** Improvements erected thereon: **Parcel No. 23-003301** (Little Beaver Township) Debt: \$109,423.72 plus interest, costs and attorney fees. Attorney: Albertelli Law

### **Sale No. 3**

No. 11065-2025. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff vs. Richard Watters, as Administrator to the Estate of Randall Stephen Watters a/k/a Randall S. Watters a/k/a Randal S. Watters, deceased, Defendant. Land situated in the City of New Castle in the County of Lawrence in the State of PA. All that certain piece, parcel or lot of land situate, lying and being in the Fifth Ward of the City of New Castle and being city Lot No. 433 of Section 78 of the Official Survey of the City of New Castle, and more particularly bounded and described as follows to-wit: Bounded on the Northwest by lot of Stephen Moroz ad distance of 130 feet; on the Northeast by an alley, a distance of forty (40) feet; on the Southeast by the lot of Ernest Mr. Crawford, Jr. et ux; a distance of one hundred thirty (130) feet; and on the Southwest by the northerly line of Huron Avenue, a distance of forty (40) feet. Note: The company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only. Being the same premises which Terry L. Boots by Deed dated May 7, 2021 and recorded in the Office of Recorder of Deeds of Lawrence County on June 1, 2021 At Instrument# 2021-004819 granted and conveyed unto Jeanne Lynn Watters and Randall Stephen Watters. **Being: 1415 Huron Ave., New Castle, PA 16101. Parcel No. 05-006600.** (5th Ward New Castle) Debt: \$75,943.44 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

### **Sale No. 4**

No. 11253-2025; U.S. Bank National Association, as Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1998-5, Plaintiff vs. Alfred R. Wellhausen and Brenda J. Wellhausen a/k/a Brenda J. Lance, Defendants. All that certain property situated in the Township of Shenango in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: being more fully described in a Deed dated 07/08/2005 and recorded 07/19/2005, among the land records of the county and state set forth above, in Document No. 2005-008242. **Property address: 2699 Forest Avenue, New Castle, PA 16101. Parcel ID: #31-083800 & 31-083900** (Shenango Township); Judgment amount \$33,292.87 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

### **Sale No. 5**

No. 11341-2025; Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Creditor Transfer Trust, Series 2024-1, Plaintiff vs. Vaughn W. Cook, Jr. and Kim E. Cook, Defendants. All that certain property situated in the Township of Shenango in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: being more fully described in a Deed dated 05/05/2011 and recorded 02/13/2012, among the land records of the county and state set forth above, in Document No. 2012-002165. **Property address: 717 City Line Street, New Castle, PA 16101. Parcel ID: #31-418200** (Shenango Township); Judgment amount \$117,898.72 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

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

No. 11097-2025. Sarah Jean Hessinger-Derryberry, Plaintiff vs. Garnaco Property Holdings (PA), LLC, Defendant. All That certain lot or tract of land situate in the Fifth Ward of New Castle, County of Lawrence, Commonwealth of Pennsylvania. **Being: 429 Friendship Street, New Castle, PA 16101. Parcel No. 05-028300** (5th Ward New Castle) Improvements a residential dwelling. Debt: \$59,865.98 plus interest, costs and attorney fees. Attorney: Peter E. Horne.

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

No. 11098-2025. Sarah Jean Hessinger-Derryberry, Plaintiff vs. Garnaco Property Holdings (PA), LLC, Defendant. All That certain lot or tract of land situate in the Third Ward of New Castle, County of Lawrence, Commonwealth of Pennsylvania. **Being: 408 Connor Avenue, New Castle, PA 16101. Parcel No. 03-097200** (3rd Ward New Castle) Improvements a residential dwelling. Debt: \$48,606.93 plus interest, costs and attorney fees. Attorney: Peter E. Horne.

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

No. 11096-2025. Sarah Jean Hessinger-Derryberry, Plaintiff vs. Garnaco Property Holdings (PA), LLC, Defendant. All That certain lot or tract of land situate in the Second Ward of New Castle, County of Lawrence, Commonwealth of Pennsylvania. **Being: 714 Emerson Street, New Castle, PA 16101. Parcel No. 02-149700** (2nd Ward New Castle) Improvements a residential dwelling. Debt: \$70,733.96 plus interest, costs and attorney fees. Attorney: Peter E. Horne.

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

**Stayed**

#### **Sale No. 10**

No. 50585-2022. Ellwood City Area School District, Plaintiff vs. Jeffrey Geiger and Stacey Geiger, Defendants, owner (s) of property situate in Ellwood City, Lawrence County, Pennsylvania, **Being: 427 Wampum Avenue, Ellwood City, Pennsylvania 16117**. Improvements thereon: **Parcel No. 14-083000** (4th Ward Ellwood City Borough) Debt: \$5,653.21 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

#### **Sale No. 11**

No. 51533-2024. City of New Castle, Plaintiff vs. David J. Dean, III, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 1315 E. Washington Street, New Castle, Pennsylvania 16101**. Improvements thereon: **Parcel No. 04-285100** (4th Ward New Castle) Debt: \$6,875.02 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 12**

No. 51395-2023. City of New Castle, Plaintiff vs. Dana Q. Austin and Tirisha N. Austin, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 616 W. Washington Street, New Castle, Pennsylvania 16101**. Improvements thereon: **Parcel No. 06-019000** (6th Ward New Castle) Debt: \$5,345.08 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 13**

No. 50393-2016. City of New Castle, Plaintiff vs. Barry E. Gwin, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 1107 Butler Avenue, New Castle, Pennsylvania 16101**. Improvements thereon: **Parcel No. 04-159800** (4th Ward New Castle) Debt: \$5,572.91 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 14**

No. 50297-2020. Shenango Area School District, Plaintiff vs. John M. Lang, Defendant, owner (s) of property situate in Shenango Township, Lawrence County, Pennsylvania, **Being: 601 Donley Drive, New Castle, Pennsylvania 16101**. Improvements thereon: **Parcel No. 31-352100** (Shenango Township) Debt: \$6,244.83 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 15**

No. 10078-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 116 South Ashland Avenue, New Castle, PA 16101. Parcel ID: #07-077000** (7<sup>th</sup> Ward New Castle). Judgment amount: \$401,932.05 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

**Sale No. 16**

No. 11064-2025. Lakeview Loan Servicing, LLC, Plaintiff vs. Robert A. Mariacher, Defendant. All those certain lots or pieces of ground situate in the City of New Castle, Lawrence County, Pennsylvania, **Being: 415 Norwood Avenue, New Castle, PA 16105**. Improvements: Residential Property **Parcel No. 02-140500** (2<sup>nd</sup> Ward New Castle) Debt: \$72,334.49 plus interest, costs and attorney fees. Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**Sale No. 17**

No. 10077-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 607 South Ray Street, New Castle, PA 16101. Parcel ID: #04-082500** (4<sup>th</sup> Ward New Castle). Judgment amount: \$401,932.05 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

**Sale No. 18**

No. 10086-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-

story residential dwelling, **Being: 1603 Morris Street, New Castle, PA 16101. Parcel ID: #08-050100**(8<sup>th</sup> Ward New Castle). Judgment amount: \$401,932.05 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

#### **Sale No. 19**

No. 10080-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 609 South Ray Street, New Castle, PA 16101. Parcel ID: #04-017100**(4<sup>th</sup> Ward New Castle). Judgment amount: \$401,932.05 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

#### **Sale No. 20**

No. 10232-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 722 Neshannock Boulevard, New Castle, PA 16101. Parcel ID: #02-020200**(5<sup>th</sup> Ward New Castle). Judgment amount: \$336,961.26 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

#### **Sale No. 21**

No. 10224-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 1328 Croton Avenue, New Castle, PA 16101. Parcel ID: #03-108100**(3<sup>rd</sup> Ward New Castle). Judgment amount: \$281,817.86 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

#### **Sale No. 22**

No. 10230-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 26 West Terrace Avenue, New Castle, PA 16101. Parcel ID: #08-069800**(8<sup>th</sup> Ward New Castle). Judgment amount: \$336,961.26 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

#### **Sale No. 23**

No. 10228-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling. **Being: 406 Bartram Avenue, New Castle, PA 16101. Parcel ID: #04-063500**(4<sup>th</sup> Ward New Castle). Judgment amount: \$336,961.26 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

**Sale No. 24**

No. 10233-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 1025-1027 Pollock Avenue, New Castle, PA 16101. Parcel ID: #05-122200**(5<sup>th</sup> Ward New Castle). Judgment amount: \$281,817.86 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

**Sale No. 25**

Stayed

**Sale No. 26**

No. 10225-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 506 East Division Street, New Castle, PA 16101. Parcel ID: #05-082600**(5<sup>th</sup> Ward New Castle). Judgment amount: \$336,961.26 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

**Sale No. 27**

No. 10076-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 1617 Moravia Street, New Castle, PA 16101. Parcel ID: #08-040600**(8<sup>th</sup> Ward New Castle). Judgment amount: \$312,308.15 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

**Sale No. 28**

No. 10083-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 848 Arlington Avenue, New Castle, PA 16101. Parcel ID: #05-101700**(5<sup>th</sup> Ward New Castle). Judgment amount: \$312,308.15 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

**Sale No. 29**

No. 10084-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 1709 Morris Street, New Castle, PA 16101. Parcel ID: #08-078700**(8<sup>th</sup> Ward New Castle). Judgment amount: \$312,308.15 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

**Sale No. 30**

No. 10081-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 1310 Pennsylvania Avenue, New Castle, PA 16101. Parcel ID: #08-036500**(8<sup>th</sup> Ward New Castle). Judgment amount: \$312,308.15 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

#### **Sale No. 31**

No. 10079-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 407 Spruce Street, New Castle, PA 16101. Parcel ID: #03-166300**(3<sup>rd</sup> Ward New Castle). Judgment amount: \$312,308.15 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

#### **Sale No. 32**

No. 10085-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 737 Countyline Street, New Castle, PA 16101. Parcel ID: #03-177300**(3<sup>rd</sup> Ward New Castle). Judgment amount: \$312,308.15 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

#### **Sale No. 33**

No. 10082-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 1707 Morris Street, New Castle, PA 16101. Parcel ID: #08-048100**(8<sup>th</sup> Ward New Castle). Judgment amount: \$312,308.15 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

#### **Sale No. 34**

No. 10231-2025; IBI SBL Investment LP, a Delaware limited partnership, successor by assignment to FTF Lending, LLC, Plaintiff vs. Midwest Cap LLC, Defendant, owner (s) of the real property situated in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a two-story residential dwelling, **Being: 1112 East Washington Street, New Castle, PA 16101. Parcel ID: #04-243000**(4<sup>th</sup> Ward New Castle). Judgment amount: \$336,961.26 plus interest, costs and attorney fees. Attorney: Gingo Palumbo Law Group LLC

#### **Sale No. 35**

No. 51147-2024; Shenango Area School District vs. John Lang, owner(s) of property situate in Shenango Township, Lawrence County, Pennsylvania, **Being: 802 Rose Stop Road, New Castle, PA 16101. Parcel ID: #31-313600**(Shenango Township). Judgment amount: \$6,298.14 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 36**

No. 51293-2023; Ellwood City Area School District vs. Emily S. Flatt and Nathanael S. Flatt, owner(s) of property situate in Ellwood City, Lawrence County, Pennsylvania, **Being: 128 Hazel Avenue, Ellwood City, PA 16117 Parcel ID: #14-045400(4<sup>th</sup> Ward Ellwood City)**. Judgment amount: \$5,403.11 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 37**

No. 50589-2022; Ellwood City Area School District vs. Raymond Ralph Evans, owner(s) of property situate in Wayne Township, Lawrence County, Pennsylvania, **Being: 39 Portersville Road, Ellwood City, PA 16117 Parcel ID: #36-006000(Wayne Township)**. Judgment amount: \$5,291.37 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 38**

No. 50597-2024; City of New Castle vs. David J. Dean, III, owner(s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 1301 East Washington Street, New Castle, PA 16101 Parcel ID: #04-256400(4<sup>th</sup> Ward New Castle)**. Judgment amount: \$6,313.85 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 39**

Stayed

**Sale No. 40**

Stayed

**Sale No. 41**

No. 50966-2024; Ellwood City Area School District vs. Dean & Ditmore, Ltd. owner(s) of property situate in Ellwood City, Lawrence County, Pennsylvania, **Being: 417 Cherry Way, Ellwood City, PA 16117 Parcel ID: #12-037300(2<sup>nd</sup> Ward Ellwood City)**. Judgment amount: \$6,278.13 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 42**

No. 51176-2024; Ellwood City Area School District vs. Mary Ann Weisz, owner(s) of property situate in Ellport, Lawrence County, Pennsylvania, **Being: 304 Martin Avenue, Ellwood City, PA 16117 Parcel ID: #10-067600(10<sup>th</sup> Ward Ellwood City)**. Judgment amount: \$6,402.08 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 43**

No. 50603-2022; Ellwood City Area School District vs. James M. Miller, owner(s) of property situate in Ellwood City, Lawrence County, Pennsylvania, **Being: 1221 Center Avenue, Ellwood City, PA 16117 Parcel ID: #11-038000(1<sup>st</sup> Ward Ellwood City)**. Judgment amount: \$5,594.56 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 44**



No. 50848-2018; City of New Castle vs. Gary E. Yanul, owner(s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 1113 Summit Street, New Castle, PA 16101 Parcel ID: #05-082700**(5<sup>th</sup> Ward New Castle). Judgment amount: \$6,304.63 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

**Sale No. 45**

No. 10733-2025; The Huntington National Bank vs. Patrick Kingsley owner(s) of property situate in the Township of North Beaver, Lawrence County, Pennsylvania. Residential dwelling, **Being: 604 Mohawk School Road, Edinburg, PA 16116 Parcel ID: #26-063100**(Township of North Beaver, Edinburg). Judgment amount: \$134,357.36 plus interest, costs and attorney fees. Attorney: Orlans Law Group PLLC

**Sale No. 46**

No. 10028-2026; Equity Trust Company FBO Thomas Jenkins IRA as to an Undivided 50% Interest and Equity Trust Company FBO Anne Jenkins IRA as to an Undivided 50% Interest vs. Garnaco Property Holdings (PA), LLC. City of New Castle, County of Lawrence, Commonwealth of Pennsylvania. All that certain piece, parcel or lot of land situate in the second ward of the city of New Castle, Lawrence County, Pennsylvania, being all of lot no. 10 in the plot of lots of Frank S. Hill and five feet off the west side of lot no. 16 in the plot of lots of Watson and McConnell, also being known and designated under the city survey as at present constituted as lot no. 232 on section 15, bounded and described as follows:

Bounded on the north by Sheridan Avenue; on the east by lands formerly Sara J. Patterson, and now or formerly Nettie B. Hartzell; on the south by lands formerly Arthur H. Hughes, now or formerly Norris D. Baxter and E. E. McGill; and on the west by lands now or formerly Mollie Levine. Having a frontage of 45 feet on Sheridan Avenue and extending back therefrom of even width, a distance of 150 feet to said lands on the south. **Being: 410 E. Sheridan Avenue, New Castle, PA 16101 Parcel ID: #02-080300** (2<sup>nd</sup> Ward, New Castle). Judgment amount: \$80,350.69 plus interest, costs and attorney fees. Attorney: Christopher Papa

**Sale No. 47**

No. 10029-2026; Equity Trust Company Custodian for Benefit of Anne Jenkins IRA vs. Garnaco Property Holdings (PA), LLC. All that certain lot or tract of land situate in the second ward of the borough of Ellwood City, Lawrence County and Commonwealth of Pennsylvania, being known as lot no. 1461, as shown on a certain plan entitled Revised Plan of First Addition to The Pittsburgh Company's Plan of Ellwood City, as recorded in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania in Plot Book Volume 5, page 36, **Being: 408 Division Street, Ellwood City, PA 16117 Parcel ID: #12-010700**(2<sup>nd</sup> Ward Ellwood City). Judgment amount: \$88,897.68 plus interest, costs and attorney fees. Attorney: Christopher Papa

Sworn to and subscribed before me this July 13, 2026.  
Vincent Martwinski

Sheriff

Legal: August 3, 10 & 17, 2026

## **Sheriff Sales Continued from July 8, 2026 to September 9, 2026**

### **Sale No. 1**

No. 50339-2018. City of New Castle, Plaintiff vs. Peter A. Cennane and Erna Miller, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 1015 Hazen Street, New Castle, Pennsylvania 16101**. Improvements thereon: **Parcel No. 04-207900** (4th Ward New Castle) Debt: \$4,791.97 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

### **Sale No. 3**

No. 50223-2019. City of New Castle, Plaintiff vs. Leonard Falba and Theresa Falba, Defendants, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 803 Emerson Avenue, New Castle, Pennsylvania 16101**. Improvements thereon: **Parcel No. 02-262600** (2nd Ward New Castle) Debt: \$5,669.31 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

### **Sale No. 6**

No. 10027-2026. Village Capital & Investment LLC, Plaintiff vs. Christopher M. Quinn and Kristen Quinn, Defendants. All that certain piece, parcel or lot of land known as Lot No. 7 in the Plot of Lots laid out by John Stevenson Jr., situate, lying and being in the Second Ward of the City of New Castle, Lawrence County, Pennsylvania, more particularly bounded and described as follows; to-wit: Bounded on the North by Wallace Avenue; on the East by Lot No. 8 in said plot, now or formerly owned by Robert S. Gordon; on the South by an alley; and on the West by Lot No. 6 in said plot, now or formerly owned by James McCormick, said lot being fifty (50) feet in width on said Wallace Avenue and extending back of uniform width a distance of 160 feet to said alley on the South. Said lot being also known as City Lot No. 340 on Section 29 of the Official Survey of the City of New Castle, Pennsylvania. Being the same premises which Brady G. Fry, Jr. by Deed dated September 18, 2024 and recorded in the Office of Recorder of Deeds of Lawrence County on September 25, 2024 at Instrument# 2024-006004 granted and conveyed unto Christopher M. Quinn and Kristen Quinn. **Being: 322 E. Wallace Avenue, New Castle, PA 16101. Parcel No. 02-098600.** (2<sup>nd</sup> Ward New Castle) Debt: \$131,875.82 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

### **Sale No. 11**

No. 50776-2022. City of New Castle, Plaintiff vs. Peter J. Horne, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 112 E. Sheridan Avenue, New Castle, Pennsylvania 16105**. Improvements thereon: **Parcel No. 02-197400** (2nd Ward New Castle) Debt: \$5,481.42 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

### **Sale No. 15**

No. 50531-2024. City of New Castle, Plaintiff vs. Louis J. Pionati, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 317 E. Garfield Avenue, New Castle, Pennsylvania 16105**. Improvements thereon: **Parcel No. 02-012400** (2nd Ward New Castle) Debt: \$5,328.54 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

### **Sale No. 17**

No. 50246-2024. City of New Castle, Plaintiff vs. Rycoe Booker, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 427 E. Leasure Avenue, New Castle, Pennsylvania 16105.** Improvements thereon: **Parcel No. 02-128300** (2nd Ward New Castle) Debt: \$5,484.40 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

#### **Sale No. 24**

No. 10791-2025; Newrez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff vs. Estate of Anthony L. Olbrych, deceased, any and all known and unknown heirs, successors and assigns, representatives and devisees, and all persons, firms or associations claim right title or interest from or under the Estate of Anthony L. Olbrych, deceased, Defendants. The land referred to in this report is situated in the State of Pennsylvania, County of Lawrence, Township of Shenango, and described as follows: Parcel Number One: All that certain piece, parcel or lot of land situate , lying and being in the Township of Shenango, Couty of Lawrence, Commonwealth of Pennsylvania, being the Northern two-thirds of Lots No 194 and 195 in the Gibsondale Allotment recorded in the Office of the Recorder of Deeds in and for Lawrence County at Plat Book Volume 7, Page 17. Parcel Number Two: All that certain piece, parcel or lot of land situate , lying and being in the Township of Shenango, Couty of Lawrence, Commonwealth of Pennsylvania, being known and designated as Lots Numbered 177 and 178 in the Gibsondale Allotment recorded in the Office of the Recorder of Deeds in and for Lawrence County at Plat Book Volume 7, Page 17. Parcel Number Three: All that certain piece, parcel or lot of land situate , lying and being in the Township of Shenango, Couty of Lawrence, Commonwealth of Pennsylvania, being known and designated as Lot Number 193 in the Gibsondale Allotment recorded in the Office of the Recorder of Deeds in and for Lawrence County at Plat Book Volume 7, Page 17. **Being: 1504 Alvaretta Boulevard, New Castle, PA 16101. Parcel No 31-254700, 31-091000 & 31-231800.** (Shenango Township Debt: \$50,715.85 plus interest, costs and attorney fees. Attorney: Padgett Law Group.

#### **Sale No. 25**

No. 10154-2026; The Huntington National Bank, Plaintiff vs. Randy Gillette a/k/a Randy Gillette Jr., Defendant. The improvements thereon are: Residential dwelling. **Property address: 1120 Federal Street, New Castle, PA 16101. Parcel ID: 03-070100** (3rd Ward New Castle); Judgment amount: \$27,133.67 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

#### **Sale No. 26**

No. 10212-2026; Village Capital & Investment LLC, Plaintiff vs. Brooke S. Lariscy, Defendant. **Property address: 1039 Beckford Street, New Castle, PA 16101. Parcel ID: #04-126300** (4<sup>th</sup> Ward New Castle); Improvements thereon: residential dwelling. Judgment amount: \$113,737.34 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

#### **Sale No. 27**

No. 10460-2025; Pennsylvania Housing Finance Agency, Plaintiff vs. Joseph A. Lyle and Tyler D. Lyle, Co-Administrators of the Estate of Amy Yaromey, deceased; and The Secretary of Housing and Urban Development, Defendants. Lot No. 210; Pittsburgh Company's Plan of Ellwood City, Lawrence County Plot Book 1, Page 36. See Instrument No. 2007-006668. **Property address: 211 Hickory Way, Ellwood City, PA 16117 fka 323 Rear Pittsburgh Circle, Ellwood City, PA 16117. Parcel ID: 13-041400** (3<sup>rd</sup> Ward Ellwood City); Improvements thereon are: a residential dwelling house as identified above. Judgment amount: \$68,345.96 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller

## **Sheriff Sales Continued from May 13, 2026 to September 9, 2026**

### **Sale No. 1**

No. 10659-2025; The Huntington National Bank, Plaintiff vs. Julie M. Cunningham, a/k/a Julie Cunningham, 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 Julie M. Cunningham, a single individual who acquired title by virtue of a deed from Ashley L. Clingensmith f/k/a Ashley L. Crum, a single woman, dated November 12, 2021, recorded November 15, 2021, as Document Number 2021-010743, Office of the Recorder of Deeds, Lawrence County,, Pennsylvania. **Being: 405 Lanewood Drive, New Castle, PA 16105. Parcel No 25-113700.** (Neshannock Township) Debt: \$148,238.25 plus interest, costs and attorney fees. Attorney: The Manley Law Firm LLC.

### **Sale No. 9**

No. 11141-2025; PennyMac Loan Services, LLC, Plaintiff vs. Justin M. Miller and Kahla N. Miller, Defendants. Improvements consist of a residential dwelling. **Property address: 850 Melody Lane, New Castle, PA 16101. Parcel ID: #31-136600** (Shenango Township); Judgment amount: \$152,640.28 plus interest, costs and attorney fees. Attorney: KML Law Group, P.C.

### **Sale No. 12**

No. 11214-2025; Citizens Bank, N.A., Plaintiff vs. Kara Schettler, Defendant. All that certain lot or piece of ground situate in Neshannock Township, County of Lawrence, and Commonwealth of Pennsylvania. Improvements: erected thereon **Property address: 25 West Fairmont Avenue, New Castle, PA 16105. Parcel ID: #25-188100** (Neshannock Township); Judgment amount \$115,329.20 plus interest, costs and attorney fees. Attorney: Law Office of Gregory Javardian, LLC

### **Sale No. 14**

No. 10697-2025; Lakeview Loan Servicing, LLC Enote Vesting-Nationstar Mortgage LLC, Plaintiff vs. Christopher Brandt Jr., Joscelyn Brandt, and Secretary of Housing and Urban Development, Defendants. All that certain piece, parcel or lot of land situate, lying and being in Neshannock Township, Lawrence County, Pennsylvania. Improvements: Residential dwelling. **Property address: 101 West Northview Avenue, New Castle, PA 16105. Parcel ID: #25-321200** (Neshannock Township); Judgment amount \$101,575.43 plus interest, costs and attorney fees. Attorney: McCalla Raymer Leibert Pierce, LLP

### **Sale No. 19**

No. 11299-2025; The Huntington National Bank, Plaintiff vs. Carrie Altman a/k/a Carrie A. Altman, Defendant. All that certain piece, parcel or lot of land situate, lying and being in Union Township, Lawrence County, Commonwealth of Pennsylvania, being known and designated as the northerly 55 feet of Lot No. 117 and the southerly 10 feet of Lot No. 118 in Belmar Park Section A Plan of Lots, a plot of which is of record in the Recorder's Office of Lawrence County, Pennsylvania, in Plot Book Volume 12, Page 30, and being more fully bounded and described as follows, to-wit: Beginning at a point on the West line of Thornhill Drive, said point being distant 5 feet North of the North line of Lot No. 116 in said Plan of Lots, which point is the Southeast corner of the herein described Lot; thence

along said West line of Thornhill Drive, North 1 degree 56 minutes East, a distance of 65 feet to a point; thence along a line parallel with the dividing line between Lot No. 117 and Lot No. 118 in said Plan of Lots, North 88 degrees 4 minutes West, a distance of 140 feet to a point; thence along the East line of Lot No. 82 and Lot No. 83 in said Plan of Lots, South 1 degree 56 minutes West, a distance of 65 feet to a point; thence by a line parallel with the dividing line between Lot No. 117 and Lot No. 118 in said Plan of Lots, South 88 degrees 4 minutes East, a distance of 140 feet to a point, the place of beginning. **Property address: 435 Thornhill Drive, New Castle, PA 16101. Parcel ID: #34-096900** (Union Township); The improvements thereon are: Residential Dwelling. Judgment amount: \$111,008.58 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

### **Sheriff Sales Continued from January 14, 2026 to September 9, 2026**

#### **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

### **Sheriff Sales Continued from November 12, 2025 to September 9, 2026**

#### **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** (4<sup>th</sup> Ward New Castle) Debt: \$5,910.50 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

#### **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** (4<sup>th</sup> Ward New Castle) Debt: \$5,828.45 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

### **Sheriff Sales Continued from November 13, 2024 to September 9, 2026**

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

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

#### **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

### **Sheriff Sales Continued from July 8, 2026 to November 10, 2026**

#### **Sale No. 4**

No. 50094-2021. City of New Castle, Plaintiff vs. Mark Melillo, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 807 E. Pearl Street, New Castle, Pennsylvania 16101.** Improvements thereon: **Parcel No. 04-038500** (4th Ward New Castle) Debt: \$5,168.91 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

#### **Sale No. 5**

No. 50132-2024. City of New Castle, Plaintiff vs. Rochelle C. Coblenz, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 1106 W. Washington Street, New Castle, Pennsylvania 16101.** Improvements thereon: **Parcel No. 06-002800** (6th Ward New Castle) Debt: \$4,998.31 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

### **Sheriff Sales Continued from July 9, 2025 to November 10, 2026**

#### **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 November 10, 2026**

#### **Sale No. 5**

No. 50536-2018. City of New Castle, Plaintiff vs. Billie Jean Davis, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 818 Carson Street, New Castle, Pennsylvania 16101.** Improvements thereon: Residential Building. **Parcel No. 06-030400** (6<sup>th</sup> Ward New Castle) Debt: \$4,928.08 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

### **Sheriff Sales Continued from September 11, 2024 to November 10, 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.

### **Sheriff Sales Continued from July 9, 2025 to January 13, 2027**

**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.