

SHERIFF SALES

Wednesday, November 12, 2025 at 10:00^{AM}

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Lawrence County, Pennsylvania, there will be exposed to sale by public auction at the Lawrence County Government Center, Commissioners Meeting Room, First Floor, 430 Court St., New Castle, PA 16101 at the above date and time, the following described real estate, subject to the following TERMS OF SALE:

The following terms shall be complied with for each sale or continuation thereof:

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 No bid may be withdrawn.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. 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. 2

STAYED

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. 4

No. 50586-2022. Ellwood City Area School District, Plaintiff vs. Saundra K. Gebhardt, Defendant, owner (s) of property situate in Ellwood City, Lawrence County, Pennsylvania, **being: 104 Glen Avenue, Ellwood City, Pennsylvania**. Improvements thereon: **Parcel No. 13-022100** (3rd Ward Ellwood City) Debt: \$5,862.20 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 5

No. 50390-2022. Ellwood City Area School District, Plaintiff vs. Jason D. Rinker, Defendant, owner (s) of property situate in Ellwood City, Lawrence County, Pennsylvania, **being: 224 Crescent Avenue, Ellwood City, Pennsylvania**. Improvements thereon: **Parcel No. 12-016700** (2nd Ward Ellwood City) Debt: \$5,463.70 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. 8

No. 10309-2025; The Huntington National Bank, Plaintiff vs. Russell Relic, as Believed Heir and/or Administrator of the Estate of Tina D. Relic; Scott Relic, as Believed Heir and/or Administrator of the Estate of Tina D. Relic; Nick Relic, as Believed Heir and/or Administrator of the Estate of Tina D. Relic; Kisha Relic, as Believed Heir and/or Administrator of the Estate of Tina D. Relic; Dannielli Relic, as Believed Heir and/or Administrator of the Estate of Tina D. Relic; Marko Relic, as Believed Heir and/or Administrator of the Estate of Tina D. Relic; Unknown Heirs and/or Administrators of the Estate of Tina D. Relic (in any), Defendants. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Mike G. Relic and Tina D. Relic, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Donna J. Boots, widow, dated September 3, 1999, recorded September 22, 1999, at Instrument Number 1999-012539, and recorded in Book 1524, Page 564, Office of the Recorder of Deeds, Lawrence County,, Pennsylvania. Informational Note: Mike G. Relic died on April 11, 2011, and pursuant to the tenants by the entirety language in the above-mentioned deed, all his interest passed to Tina D. Relic. **Being: 130 East Wallace Avenue, New Castle, PA 16101. Parcel No. 02-023500.** (2nd Ward New Castle) Debt: \$27,261.24 plus interest, costs and attorney fees. Attorney: The Manley Law Firm LLC.

Sale No. 9

No. 10506-2025; NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff vs. Sheri L. Smoot, Defendant. All that certain piece or parcel of land situate in the Borough of Ellwood City, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Sheri L. Smoot, unmarried who acquired title by virtue of a deed from Tim Zelinka and Susan J. Zelinka, as to her Marital interest only, husband and wife and Jonathan Patrick and Shaelin N. Patrick, as to her marital interest only, husband and wife, dated May 23, 2016, recorded June 3, 2016, as Document Number 2016-004064, Office of the Recorder of Deeds, Lawrence County,, Pennsylvania. **Being: 306 Wood Street, Ellwood City, PA 16117. Parcel No. 15-061600.** (5th Ward Ellwood City) Debt: \$95,984.30 plus interest, costs and attorney fees. Attorney: The Manley Law Firm LLC.

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. 12

No. 10195-2025; First Commonwealth Bank, Plaintiff vs. Lakeisha Marie Haskin, Defendant. All that certain piece, parcel or lot of land situate, lying and being in the Second Ward of the City of New Castle, Lawrence County, Pennsylvania, having erected thereon a dwelling. Instrument No. 2023-001788. **Being: 417 E. Moody Avenue, New Castle, PA 16105. Parcel No. 02-116100.** (2nd Ward New Castle) Debt: \$121,089.27 plus interest, costs and attorney fees. Attorney: McGrath McCall P.C.

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. 14

No. 10199-2025; Wesbanco Bank, Inc., Successor in Interest by Merger to ESB Bank, Plaintiff vs. Patrick M. Angiolelli, Defendant. In The Commonwealth of Pennsylvania, County of Lawrence, Township of Union: having erected thereon a dwelling. Deed Book Volume 1113, Page 537. **Being: 1014 Charles Drive, New Castle, Pennsylvania 16101. Parcel No. 34-288700.** (Union Township) Debt: \$57,288.92 plus interest, costs and attorney fees. Attorney: Meyer, Unkovic & Scott, LLP

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

Sale No. 17

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

Sale No. 18

No. 10818-2025. United Wholesale Mortgage, LLC f/k/a United Shore Financial Services LLC d/b/a United Wholesale Mortgage, Plaintiff vs. Desiree M. Mansir, Defendant, owner (s) of property situate in the Mahoning Township, Lawrence County, Pennsylvania, **Property address: 4267 Matthews Road, Edinburg, PA 16116. Parcel No. 24-128200** (Mahoning Township) Improvements thereon: Residential Dwelling. Debt: \$173,765.19 plus interest, costs and attorney fees. Attorney: Brock & Scott

Sworn to and subscribed before me this 26th day of September 2025.

Perry L. Quahliero
Sheriff

Legal: October 5, 12 & 19, 2025

Sheriff Sales Continued from September 10, 2025 to November 12, 2025

Sale No. 4

No. 10884-2023; U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCAF Acquisition Trust, Plaintiff vs. Sherry J. Haddle, Individually and in her capacity as Heir of George W. Haddle; Mark Haddle, in his capacity as Heir of George W. Haddle; Michael Haddle, in his capacity as Heir of George W. Haddle; Edward Haddle, in his capacity as Heir of George W. Haddle; Unknown Heirs, Successors, Assigns, and all persons, firms, or associations, claiming right, title, or interest from or under George W. Haddle, Defendants. All those certain lots or pieces of ground situate in the Township of Pulaski, Lawrence County, Pennsylvania. Improvements; Residential property. **Property address: 3331 Evergreen Road, Pulaski, PA 16143. Parcel ID: #29-079600** (Pulaski Township). Judgment amount: \$96,573.86 plus interest, costs and attorney fees. Attorney: RAS Citron

Sale No. 5

No. 10376-2024; The Huntington National Bank, Plaintiff vs. Louis M. Thomas, Known Surviving Heir of Kimberly A Humphreys a/k/a Kimberly Ann Thomas, Travis Humphreys, Known Surviving Heir of Kimberly A Humphreys a/k/a Kimberly Ann Thomas, William Humphreys, Known Surviving Heir of Kimberly A Humphreys a/k/a Kimberly Ann Thomas, and Unknown Surviving Heirs of Kimberly A Humphreys a/k/a Kimberly Ann Thomas, Defendants. All that certain piece, parcel, or lot of ground situate, lying and being in the Fourth Ward of the City of New Castle, County of Lawrence and State of Pennsylvania, and being known as Lots Nos. 365 and 366 (Lot No. 366 formerly designated as the West 20 feet of Lot No. 366) on Sec. 69 of the Official Survey of the City of New Castle, further bounded and described as follows: Beginning at a point where the North line of Ryan Avenue intersects the west line of Cascade Street; thence South $57^{\circ} \frac{3}{4}'$ West, 57.45 feet along the North line of Ryan Avenue to a point on a 20 foot alley; thence North $33^{\circ} 17' \frac{1}{2}'$ West, 120 feet along said 20 foot alley to a point; thence North $57^{\circ} \frac{3}{4}'$ East, 60 feet along a 10 foot alley to a point; thence South $33^{\circ} 17' \frac{1}{2}'$ East, 117.59 feet along the East one-half of Lot No 366 of said plan to a point on the North line of Ryan Avenue, thence along the Westerly side of Cascade Street, South $4^{\circ} 48' \frac{1}{2}'$ West, 3.05 feet to the north side of Ryan Avenue, the place of beginning. **Property address: 1041 Ryan Avenue, New Castle, PA 16101. Parcel ID: #04-167700** (4th Ward New Castle); The improvements there are: Residential Dwelling. Judgment amount: \$63,957.79 plus interest, costs and attorney fees. Attorney: McCabe, Weisberg & Conway, LLC

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. 7

No. 10436-2025. Freedom Mortgage Corporation, Plaintiff vs. Justin J. Wallace, Defendant, owner (s) of property situate in the Shenango Township, Lawrence County, Pennsylvania, **Property address: 3 Quarry Rd., New Castle, PA 16101. Parcel No. 31-345100** (Shenango Township) Improvements thereon: Residential Dwelling. Debt: \$181,999.83 plus interest, costs and attorney fees. Attorney: Brock & Scott

Sale No. 10

No. 10050-2025; Carrington Mortgage Services, LLC, Plaintiff vs. Ryan Bedekovich and Alexis Bedekovich, Defendants. All that certain piece or parcel of land situate in the Fourth Ward of the Borough of Ellwood City, Lawrence County, Pennsylvania, being known as Lot No. 184 and a 7 foot wide strip of the Eastern part of Lot No. 183 in the Ellwood City Improvement company's Plan of Lots as recorded in the Office of the Recorder of deeds, Lawrence County, Pennsylvania in Plot Book Volume 2, Page 22, more particularly described as follows: Beginning at a point on Todd Avenue which is the dividing line for Lots 184 and 185, thence along Todd Avenue North 87° 52' 00' West along Lot 184 and part of Lot 183, 46 feet to a point; thence along a line thin Lot 183 North 20° 08' 00" East, a distance of 150 feet to a point on a 15 foot alley; thence along said alley South 87° 52' 00" East, a distance of 46 feet to a point on line dividing Lots 184 and 185; thence along said dividing line South 02° 08' 00" West a distance of 150 feet to the place of beginning. **Property address: 712 Todd Avenue, Ellwood City, PA 16117. Parcel ID: #14-090200** (4th Ward Ellwood City); Judgment amount: \$141,887.85 plus interest, costs and attorney fees. Attorney: LOGS Legal Group LLP

Sale No. 11

No. 10177-2025. U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for GS Mortgage-Backed Securities Trust 2023-RPL1, Plaintiff vs. Travis K. McGowan, Defendant, **Property address: 202 Pleasant Valley Road, Wampum, PA 16157. Parcel No. 17-066006** (New Beaver Borough) Improvements thereon consist of Single-Family House. Debt: \$72,869.98 plus interest, costs and attorney fees. Attorney: Robert P. Wendt, Esquire

Sheriff Sales Continued from July 9, 2025 to November 12, 2025**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.

Sale No. 8

No. 10052-2025. Planet Home Lending, LLC, Plaintiff vs. David M. Wingerson, Jr. and The United States of America, Defendants. All that certain property situated in the City of New Castle in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: being more fully described in a Deed dated 01/27/23 and recorded 02/01/23, among the land records of the county and state set forth above, in Document No. 2023-000693. **Being: 2410 S. Jefferson Street, New Castle, PA 16102. Parcel No. 19-047100, 19-047200, 19-047300 and 19-047400.** (South New Castle Borough) Debt: \$128,623.63 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP.

Sale No. 9

No. 10787-2019. Carrington Mortgage Services, LLC, Plaintiff vs. Kevin Imhoff a/k/a Kevin J. Imhoff, Defendant. All that certain property situated in the Borough of Ellport in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: being more fully described in a Deed dated 09/20/07 and recorded 09/21/07, among the land records of the county and state set forth above, in Document No. 2007-010288. **Being: 301 Duncan Avenue, Ellwood City, PA 16117. Parcel No. 10-027700 & 10-027600.** (Ellport Borough) Debt: \$152,982.68 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP.

Sale No. 10

No. 10798-2024. Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-WMC5, Plaintiff vs. John D. Baney a/k/a John Baney and Kimberly S. Baney, Defendant, owner (s) of property situate in the Little Beaver Township, Lawrence County, Pennsylvania, **Property address: 2164 Scott Wallace Rd., Enon Valley, PA 16120. Parcel No. 23-016600** (Little Beaver Township) Improvements thereon: Residential Dwelling. Debt: \$69,068.09 plus interest, costs and attorney fees. Attorney: Brock & Scott

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. 23

No. 50355-2021. Shenango Area School District, Plaintiff vs. John M. Park, III, Defendant, owner (s) of property situate in Shenango Township, Lawrence County, Pennsylvania, **being: 817 Albarn Avenue, Shenango Township, Pennsylvania 16101**. Improvements thereon: **Parcel No. 31-241100** (Shenango Township) Debt: \$5,339.62 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 May 14, 2025 to November 12, 2025

Sale No. 8

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

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 November 12, 2025**Sale No. 3**

No. 50848-2018. City of New Castle, Plaintiff vs. Gary E. Yanul, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 1113 Summit Street, New Castle, Pennsylvania 16101.** Improvements thereon: Residential Building. **Parcel No. 05-082700** (5th Ward New Castle) Debt: \$5,249.40 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 5

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

Sale No. 6

No. 50126-2018. City of New Castle, Plaintiff vs. Louis Thomas, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **being: 207 S. Ray Street, New Castle, Pennsylvania 16101.** Improvements thereon: Residential Building. **Parcel No. 03-051300** (5^{3rd} Ward New Castle) Debt: \$5,053.93 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 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 November 12, 2025**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.