

SHERIFF SALES

Wednesday, July 8, 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 No bid may be withdrawn.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

No. 50339-2018. City of New Castle, Plaintiff vs. Peter A. Cenname 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. 2

No. 50141-2024. City of New Castle, Plaintiff vs. Sotirios J. Constant, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 804 Etna Street, New Castle, Pennsylvania 16101**. Improvements thereon: **Parcel No. 06-039900** (6th Ward New Castle) Debt: \$4,844.67 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. 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.

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. (2nd Ward New Castle) Debt: \$131,875.82 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

Sale No. 7

No. 11183-2025; Newrez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff vs. Brian P. Covert, Heir of the Estate of Edward Covert, Deceased; Edward G. Covert, Jr., Heir of the Estate of Edward Covert, Deceased; Kevin J. Covert, Heir of the Estate of Edward Covert, Deceased and The Unknown Heirs, Successors Assigns and All Persons, Firms or Associations claiming right, title, or interest from or under Edward Covert, Deceased, Defendants. All that certain property situated in the Township of Neshannock in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: being more fully described in a Deed dated 10/07/20 and recorded 02/23/21, among the land records of the county and state set forth above, in Document No. 2021-001507. **Property address:**

161 Conestoga Drive, New Castle, PA 16105. Parcel ID: #25-085500; 25-085600; 25-085700

(Neshannock Township); Judgment amount \$287,356.01 plus interest, costs and attorney fees.

Attorney: Hill Wallack LLP

Sale No. 8

Stayed

Sale No. 9

Stayed

Sale No. 10

No. 50299-2022. City of New Castle, Plaintiff vs. Simonae Develle Boice, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 716 Harbor Street, New Castle, Pennsylvania 16101**. Improvements thereon: **Parcel No. 06-024300** (6th Ward New Castle) Debt: \$5,169.08 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

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. 12

No. 50215-2022. Shenango Area School District, Plaintiff vs. James W. Mahoney and Paula Mahoney, Defendants, owner (s) of property situate in Shenango Township, Lawrence County, Pennsylvania, **Being: 1941 S. Beaver Street, New Castle, Pennsylvania 16102**. Improvements thereon: **Parcel No. 19-014700** (Shenango Township) Debt: \$5,020.46 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 13

Stayed

Sale No. 14

Stayed

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. 16

No. 50523-2024. City of New Castle, Plaintiff vs. Taylor Giles, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 331 Laurel Boulevard, New Castle, Pennsylvania 16105**. Improvements thereon: **Parcel No. 02-069800** (2nd Ward New Castle) Debt: \$5,653.59 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. 18

No. 11297-2025; Nations Lending Corporation, Plaintiff vs. Jennifer Anne Heichel and The Secretary of Housing and Urban Development, Defendants. **Property address: 1029 Portersville Rd., Ellwood City, PA 16117. Parcel ID: #36-003500** (Wayne Township); Improvements thereon: residential dwelling. Judgment amount: \$145,487.02 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

Sale No. 19

No. 11368-2025; PNC Bank, National Association, Plaintiff vs. Robert Knox and James Webster, Defendants. Improvements consist of a residential dwelling. **Property address: 925 Morton Street, New Castle, PA 16101. Parcel ID: #04-139500** (4th Ward New Castle); Judgment amount: \$48,873.87 plus interest, costs and attorney fees. Attorney: KML Law Group, P.C.

Sale No. 20

No. 11337-2025; First National Bank of Pennsylvania, Plaintiff vs. Holly Sulick; Heidi Patterson; Bruce Herster, II, Hilary Herster; and Heather Schell, Known Heirs of the Estate of Bruce A. Herster and the Unknown Heirs, Executors and/or Administrators of the Estate of Bruce A. Herster, Defendants. All the following described real estate situated in the Township of Neshannock, County of Lawrence and Commonwealth of Pennsylvania, having erected a dwelling. Deed Book Voume 1493, Page, 654. Improvements consist of a residential dwelling. **Property address: 3412 Clover Lane, New Castle, PA 16105. Parcel ID: #25-075400** (Neshannock Township); Judgment amount: \$89,160.85 plus interest, costs and attorney fees. Attorney: Grenen & Birsic, P.C.

Sale No. 21

No. 10134-2026; PNC Bank, National Association, Plaintiff vs. Carl R. Mick, Jr., Defendant. All that certain piece or parcel of land situate in the Township of Perry, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Carl R. Mick, Jr., a single person who acquired title by virtue of a deed from Thomas Jerry Workley and Maria Workley, his wife, dated May 2, 2007, recorded June 11, 2007, as Document Number 2007-006117, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Being: 112 French Way, Ellwood City, PA 16117. Parcel No 27-113900 & 27-113800.** (Perry Township) Debt: \$97,992.10 plus interest, costs and attorney fees. Attorney: The Manley Law Firm LLC.

Sale No. 22

No. 10086-2026; The Huntington National Bank, Plaintiff vs. Douglas Schmitt, Defendant. 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 Douglas Schmitt, a single man who acquired title by virtue of a deed from Domenic C. Pisani and Sandra L. Pisani, husband and wife, dated April 5, 2024, recorded April 8, 2024, as Document Number 2024-001973, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. **Being: 511 Wildwood Avenue, New Castle, PA 16105. Parcel No 02-094800.** (2nd Ward New Castle) Debt: \$80,722.55 plus interest, costs and attorney fees. Attorney: The Manley Law Firm LLC.

Sale No. 23

No. 20029-2026; Wyman Properties, LLC, Plaintiff vs. Garnaco Property Holdings (PA), LLC, Defendant. Improvements: Single-family house. Deed Instrument # 2021-010379. **Property address: 417 E Lutton**

Street, New Castle, PA 16101. Parcel ID: 05-024600 & 05-027100 (5th Ward New Castle); Judgment amount: \$63,329.13 plus interest, costs and attorney fees. Attorney: Meyer, Darragh, Buckler, Bebenek & Eck, PLLC

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, County 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, County 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, County 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** (4th 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** (3rd 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

Sale No. 28

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: \$67,556.88 plus interest, costs and attorney fees. Attorney: Meyer, Unkovic & Scott, LLP

Sale No. 29

No. 50876-2018. City of New Castle, Plaintiff vs. Alana Young, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 1329 Barbour Place, New Castle, Pennsylvania 16101.** Improvements thereon: **Parcel No. 03-044900** (3rd Ward New Castle) Debt: \$5,025.86 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 30

No. 50381-2022. Ellwood City Area School District, Plaintiff vs. Brad D. Simpson and Kimberly I. Simpson, Defendants, owner (s) of property situate in Ellport, Lawrence County, Pennsylvania, **Being: 52 4th Street, Ellwood City, PA 16117.** Improvements thereon: **Parcel No. 10-065400** (Ellport Borough) Debt: \$6,100.38 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sworn to and subscribed before me this May 21, 2026.

Vincent Martwinski

Sheriff

Legal: June 1, 8 & 15, 2026

Sheriff Sales Continued from May 13, 2026 to July 8, 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. 4

No. 10618-2025; Planet Home Lending, LLC, Plaintiff vs. Cheyanne E. Swick, Defendant. All that certain property situated in the Borough of Ellwood City in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: being more fully described in a Deed dated 09/22/20 and recorded 09/23/20, among the land records of the county and state set forth above, in Document No. 2020-006628. **Property address: 317 Wayne Avenue, Ellwood City, PA 16117. Parcel ID: #12-013400** (2nd Ward Ellwood City); Judgment amount \$77,305.21 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

Sale No. 5

No. 50886-2021. City of New Castle, Plaintiff vs. DCL Pittsburgh, LLC, Defendant, owner (s) of property situate in New Castle, Lawrence County, Pennsylvania, **Being: 1313 Neshannock Boulevard, New Castle, Pennsylvania 16101**. Improvements thereon: **Parcel No. 02-005100** (2nd Ward New Castle) Debt: \$5,816.06 plus interest, costs and attorney fees. Attorney: Portnoff Law Associates, Ltd.

Sale No. 11

No. 10321-2025; Headlands Residential Series Owner Trust Series E, Plaintiff vs. Jose C. Fuentes, Defendant. All that certain property situated in the Shenango Township in the County of Lawrence and Commonwealth of Pennsylvania, being described as follows: being more fully described in a Deed dated 07/10/21 and recorded 07/15/21, among the land records of the county and state set forth above, in Document No. 2021-006555. **Property address: 1536 Old Butler Road, New Castle, PA 16101. Parcel ID: #31-154700** (Shenango Township); Judgment amount \$36,319.24 plus interest, costs and attorney fees. Attorney: Hill Wallack LLP

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. 13

No. 11063-2025; Freedom Mortgage Corporation, Plaintiff vs. Melissa Witter aka Melissa Wagner, in her capacity as Heir of Cathy Naftzinger, deceased; Mike Witter aka William Michael Witter, in his capacity as Heir of Cathy Naftzinger, deceased; Jim Witter aka James R. Witter, in his capacity as Heir of Cathy Naftzinger, deceased; Maggie Witter aka Margaret Louise Witter, in her capacity as Heir of Cathy Naftzinger, deceased; Unknown Heirs, Successors, Assigns, and all persons, firms, or associations claiming right, title or interest from or under Cathy Naftzinger, deceased, Defendant. **Property address: 507 Wayne Avenue, Ellwood City, PA 16117. Parcel ID: #12-014700** (2nd Ward Ellwood City); Improvements thereon: residential dwelling. Judgment amount: \$74,452.27 plus interest, costs and attorney fees. Attorney: Brock & Scott, PLLC

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

Sale No. 20

No. 10462-2025; Pennsylvania Housing Finance Agency, Plaintiff vs. Gabrielle McCloskey and The Secretary of Housing and Urban Development, Defendants. Lot No. 5, Plan of Lots of Michal Shay, Lawrence County Plot Book 1, Page 51. See Instrument No. 2023-006487. **Property address: 315 South Ray Street, New Castle, PA 16101. Parcel ID: 03-060100** (3rd Ward New Castle); Improvements thereon are: a residential dwelling house as identified above. Judgment amount: \$87,447.58 plus interest, costs and attorney fees. Attorney: Purcell, Krug & Haller

Sheriff Sales Continued from January 14, 2026 to July 8, 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 July 8, 2026**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.

Sheriff Sales Continued from July 9, 2025 to July 8, 2026

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. 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 July 8, 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** (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. 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 July 8, 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 May 13, 2026 to September 9, 2026

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.

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

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

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.