

Mercer County Law Journal

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ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

FIRST PUBLICATION

KARNES, DOROTHY a/k/a KARNES, DOROTHY JEAN 2018-384

Late of East Lackawannock Twp., Mercer Co., PA
Executrix: Lisa Spaulding, 3070 Spangler Rd., Hermitage, PA 16148
Attorney: Michael A. Joanow

MILLER, ARTHUR K. 2018-389

Late of West Salem Twp., Mercer Co., PA
Executrix: Deborah Lynn Miller n/k/a Deborah L. Stinedurf, 1004 Arlington Dr., Greenville, PA 16125
Attorney: Shawn B. Olson

NEAL, HARRY R. 2018-377

Late of Perry Twp., Mercer Co., PA
Administratrix: Roxanne Neal, 2828 Orchard Ave. # 26, Grand Junction, CO 81501
Attorney: Raymond Bogaty

PHILLIPS, HOWARD T. a/k/a PHILLIPS, HOWARD TROY III 2018-386

Late of Wilmington Twp., Mercer Co., PA
Executrix: Karen L. Phillips, 4094 Bethel New Wilmington Rd., New Wilmington, PA 16142
Attorney: Timothy L. McNickle

SCHWEISS, MARIA R. a/k/a SCHWEISS, MARIA REGINA 2018-383

Late of Hermitage, Mercer Co., PA
Executrix: Sheila S. Leetch, 1455 Coronado Dr., Hermitage, PA 16148
Attorney: Carolyn E. Hartle

STEPHENS, SETH L. a/k/a STEPHENS, SETH LAWRENCE a/k/a STEPHENS, SETH 2018-382

Late of Sharpsville Borough, Mercer Co., PA
Executor: William D.A. Stephens, 868 Whispering Winds Lane, Chico, CA 95928
Attorney: Gary D. Lackey

SECOND PUBLICATION

BRYANT, MYRTLE L. 2018-367

Late of Farrell, Mercer Co., PA
Administratrix: Linda Stinson, 910 Park Ave., Farrell, PA 16121
Attorney: Robert J. Tesone

HAWORTH, MARGARET L. A/K/A HAWORTH, MARGARET 2018-365

Late of West Salem Twp., Mercer Co., PA
Executrix: Lydia Anne Dopierala, 21

Bessemer St., Greenville, PA 16125
Attorney: David Ristvey
MARCUCCI, MARK MATTHEW 2018-364

Late of Shenango Twp., Mercer Co., PA
Administratrix: Kara Michelle Marcucci, 87 Pullam Dr., West Middlesex, PA 16159
Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117 724-752-1583 Ext 6

MILLS, RUTH HARKER 2018-346

Late of Grove City Boro, Mercer Co., PA
Executor: W. David Mills, 177 Old Mill Rd., Grove City, PA 16127 (412) 401-8230
Attorney: None

RICK, ROBERT J. a/k/a RICK, ROBERT JOSEPH SR. 2018-357

Late of Coolspring Twp., Mercer Co., PA
Executor: Scott J. Rick, 5113 Hamlet Dr., Gibsonia, PA 15044
Attorney: Joseph Cafaro, Jr. 205 McKnight Park Dr., Pittsburgh, PA 15237 (412) 837-2780

WILLIAMS, EVELYN C. 2018-366

Late of West Middlesex Boro, Mercer Co., PA
Executor: John E. Smith, Jr., 456 Patt Dr., Farrell, PA 16121
Attorney: Ruthanne Beighley

THIRD PUBLICATION

BONTA, NICK a/k/a BONTA, NICK, JR. 2018-349

Late of Hermitage, Mercer Co., PA
Executrix: Linda Sue Comminos, 625 Christy Rd., Hermitage, PA 16148
Attorney: Victor S. Heutsche

CLINE, PHEYLAN MARIE 2018-061

Late of Springfield Twp., Mercer Co., PA
Administratrix: Anna Jean Oakes, 1335 Brent Rd., Volant, PA 16156
Attorney: Charles P. Sapienza, III, BNY Mellon Center, 500 Grant St., Ste. 2300, Pgh, PA 15219 (412) 281-5431

KUSNIR, HELEN L. a/k/a KUSNIR, HELEN 2018-345

Late of Hermitage, Mercer Co., PA
Executrix: Kathleen Clayton, 3128 Springwood Dr., Sharpsville, PA 16150
Attorney: Ronald D. Amrhein, Jr.

PRITCHARD, CAROLYN G. a/k/a PRITCHARD, CAROLYN E. 2018-350

Late of Pine Twp., Mercer Co., PA
Executor: William C. Pritchard, 225 Center Church Rd., Grove City, PA 16127
Attorney: Brenda K. McBride

REDZINAK, LENA J. a/k/a REDZINAK, LENA 2018-356

Late of Greenville Boro, Mercer Co., PA
Executor: Charles M. Redzinak, 170 Conneaut Lake Rd., Greenville, PA 16125

Attorney: Joseph M. Gula
RICHARDS, CATHERINE 2018-320

Late of Hermitage, Mercer Co., PA
Executrix: D. Jane O'Shane, 224 Carol Dr., New Wilmington, PA 16142
Attorney: Louis M. Perrotta, 229 S. Jefferson Street, New Castle, PA 16101 (724) 658-9980

RIHEL, CATHY L. 2018-343

Late of Hermitage, Mercer Co., PA
Administratrix: Lisa Nickelson, 706 Karen Lane, Hermitage, PA 16146
Attorney: James Nevant II

ROYER, LAURA MARIE a/k/a ROYER, LAURA M. 2018-274

Late of Sugar Grove Twp., Mercer Co., PA
Executrix: Laura Royann Chambers a/k/a Laura R. Chambers, 360 Baker Rd., Greenville, PA 16125 (724) 373-8431
Attorney: None

THOMPSON, ETHEL 2018-347

Late of Pine Twp., Mercer Co., PA
Executor: Timothy R. Bonner, 209 W. Pine St., Grove City, PA 16127
Attorney: Timothy L. McNickle

YARABINEC, KEVIN SCOTT a/k/a YARABINEC, KEVIN 2018-344

Late of Sharpsville Boro, Mercer Co., PA
Administrator/Administratrix: Daniel M. Yarabinec II, 1831 Hall Ave., Sharpsville, PA 16150; Patricia S. Yarabinec, 1831 Hall Ave., Sharpsville, PA 16150
Attorney: Charles S. Hersh

SUCCESSOR TRUSTEE'S NOTICE

NOTICE is given of the existence of the RICHARD J. HEIGLEY REVOCABLE LIVING TRUST. The said Richard J. Heigley died on the 25th day of March, 2018, late of the City of Hermitage, Mercer County, Pennsylvania, leaving as Successor Trustee, Eric L. Heigley. Notice is hereby given to all persons having claims against the said Trust to make known the same to him or to his attorney, and all persons indebted to the said Trust to make payment to him without delay.

Eric L. Heigley
725 Greenlawn Road
Ford City, PA 16226
Successor Trustee

Frank Allan Wolfe
Attorney at Law
930 Fifth Avenue
Ford City, PA 16226
Attorney
M.C.L.J. – June 26, July 3, 10, 2018

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the

real property located at 152 Smith Road, Hadley, PA 16130 more particularly described in Mercer County Instrument Number 2006-00001328. **SAID SALE** to be held in the Mercer County Courthouse, Commissioner's Meeting Room, 1st Floor, Mercer, PA 16137 at 10:00 a.m. prevailing, standard time, on July 17, 2018. All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 21-046-025003 recorded in Mercer County, Pennsylvania. Seized and taken in execution as the property of Holly M. Edinger, at the suit of the United States of America, acting through the Rural Housing Service, on behalf of United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:17-CV-01601. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.
M.C.L.J. – June 19, 26, July 3, 10, 2018

IN THE COURT OF COMMON PLEAS
OF
MERCER COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2018-115

NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
U.S. Bank, N.A., in its capacity as Trustee for the registered holders of Home Equity Asset Trust 2004-7, Home Equity Pass-Through Certificates, Series 2004-7, c/o Ocwen Loan Servicing, LLC, Plaintiff vs. Andrew Malenky, Individually and as a Known Heir of Evelyn Malenky a/k/a

Evelyn J. Malenky, Douglas A. Malenky, Known Heir of Evelyn Malenky a/k/a Evelyn J. Malenky, Melanie A. Rodgers, Known Heir of Evelyn Malenky a/k/a Evelyn J. Malenky, Scott B. Malenky, Known Heir of Evelyn Malenky a/k/a Evelyn J. Malenky and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Evelyn Malenky a/k/a Evelyn J. Malenky, Defendants

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Evelyn Malenky a/k/a Evelyn J. Malenky, Defendant(s), whose last known address is 1639 Hofius Lane, Hermitage, PA 16148.

**COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, U.S. Bank, N.A., in its capacity as Trustee for the registered holders of Home Equity Asset Trust 2004-7, Home Equity Pass-Through Certificates, Series 2004-7, c/o Ocwen Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Mercer County, PA, docketed to NO. 2018-115, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1639 Hofius Lane, Hermitage, PA 16148, whereupon your property would be sold by the Sheriff of Mercer County. NOTICE: YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Mercer County Lawyers Referral Service, c/o Mercer County Bar Assoc., P.O. Box 1302, Hermitage, PA 16148, 724.342.3111. Mark J. Udren, Lorraine Gazzara Doyle, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. LaBletta, David Neeren, Morris Scott & Walter Gouldsbury, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

M.C.L.J. – July 3, 2018

Court of Common Pleas
Mercer County, Pennsylvania
Civil Action-Law
No. 2018-01008
Notice of Action in Mortgage
Foreclosure

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff vs. Dwayne R. Bunch, Known Heir of Cheryl Root a/k/a Cheryl Pollock, Deceased, Mark Bunch, Known Heir of Cheryl Root a/k/a Cheryl Pollock, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Cheryl Root a/k/a Cheryl Pollock, Deceased, Defendants To the Defendants, Dwayne R. Bunch, Known Heir of Cheryl Root a/k/a Cheryl Pollock, Deceased, Mark Bunch, Known Heir of Cheryl Root a/k/a Cheryl Pollock, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Cheryl Root a/k/a Cheryl Pollock, Deceased: TAKE NOTICE THAT THE PLAINTIFF, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company has filed an action Mortgage Foreclosure, as captioned above. NOTICE: IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Mercer County Bar Assn., P.O. Box 1302, Hermitage, PA 16148. Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio, Stephanie A. Walczak & Katherine M. Wolf, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610.278.6800.

M.C.L.J. – July 3, 2018

Mercer County
Court of Common Pleas
Number: 2018-01341
Notice of Action in Mortgage
Foreclosure

Branch Banking and Trust Company, Plaintiff v. Autumn Bocoock, Known Surviving Heir of Chester R. Bocoock, IV, C. B., Known Surviving Heir of Chester R. Bocoock, IV (a minor), L. B., Known

Surviving Heir of Chester R. Bocoock, IV (a minor), B. B., Known Surviving Heir of Chester R. Bocoock, IV (a minor), M. B., Known Surviving Heir of Chester R. Bocoock, IV (a minor), M. B., Known Surviving Heir of Chester R. Bocoock, IV (a minor) and Unknown Surviving Heirs of Chester R. Bocoock, IV, Defendants

TO: Unknown Surviving Heirs of Chester R. Bocoock, IV. Premises subject to foreclosure: 54 Coal Hill Road, Greenville, Pennsylvania 16125. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Mercer County Lawyer Referral Service, Mercer County Bar Association, P.O. Box 1302, Hermitage, Pennsylvania 16148, (724) 342-3111. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Philadelphia., PA 19109, 215-790-1010
M.C.L.J. – July 3, 2018

**NOTICE OF REVOCABLE TRUST
PURSUANT TO 20 Pa.C.S. § 7755(c)**

Notice is hereby given of the administration of **THE WALTER J. WINIECKI AND MARY A. WINIECKI REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 10, 1999**, the surviving Settlor of the Trust, **WALTER J. WINIECKI**, a resident of Sharpsville, Mercer County, Pennsylvania, died on June 6, 2018. All persons having claims against **WALTER J. WINIECKI** are requested to make known the same to the Trustees or attorney named below. All persons indebted to **WALTER J. WINIECKI** are requested to make payment without delay to the Trustees or attorney named below:

Tina M. Cull
2950 Orangeville Road
Sharpsville, PA 16150

or
Kathleen A. Blasko
910 Bechtol Avenue
Sharon, PA 16146

or their attorney
Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE,
LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148
M.C.L.J. – July 3, 10, 17, 2018