

Mercer County Law Journal

Digital Edition

FEBRUARY 17, 2026

VOL. 41 - ISSUE 07

(The Official Legal Publication of Mercer County, Pennsylvania)

Douglas M. Watson, Esq., Editor-in-Chief

Mary L. Allen, Business Manager

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

BAUER, CATHERINE A., A/K/A BAUER, CATHERINE

2026-67

Late of Sharon, Mercer Co., PA
Executrix: Linda Johnson, 689 Crowder Ave., Sharon, PA 16146
Attorney: Wade M. Fisher
MCLJ - Feb. 17, 24, 2026, March 03, 2026

BIDDLE, MELISSA A.

2026-54

Late of Liberty Twp., Mercer Co., PA
Executor: Daniel T. Biddle, 14 Schmidt Rd., Grove City, PA 16127
Attorney: Timothy L. McNickle
MCLJ - Feb. 17, 24, 2026, March 03, 2026

KOLBRICH, NICHOLAS J.

2026-64

Late of Sharon, Mercer Co., PA
Administrator: Nicholas J. Kolbrich, Jr., 2720 Tamarack Drive, Sharpsville, PA 16150
Attorney: Tara Stevens Rodrigues, Esq
MCLJ - Feb. 17, 24, 2026, March 03, 2026

KOVAL, ANDREW J.

2025-797

Late of Greene Twp., Mercer Co., PA
Executrix: Helen Brutt, 313 Kinsman Road, Jamestown, PA 16134
Attorney: James E. Douglas, Esq
MCLJ - Feb. 17, 24, 2026, March 03, 2026

MCCULLOUGH, MARGARET R., A/K/A MCCULLOUGH, MARGE, A/K/A MCCULLOUGH, MARGARET

2026-18

Late of Hermitage, Mercer Co., PA
Executrix: Karen L. McCullough, a/k/a Karen McCullough, 624 North Wade Ave., Washington, PA 15301
Attorney: No Attorney
MCLJ - Feb. 17, 24, 2026, March 03, 2026

LACKEY, DONALD J., A/K/A LACKEY, DONALD

2026-70

Late of Stoneboro Boro, Mercer Co., PA
Executrix: Deborah A. Lackey, 721 Carpenter Road, Stoneboro, PA 16153
Attorney: Carolyn E. Hartle, Esq
MCLJ - Feb. 17, 24, 2026, March 03, 2026

MERCHANT, LAWRENCE E. SR

2026-61

Late of Sharon, Mercer Co., PA

Executor: Lawrence Edward Merchant Jr., a/k/a Lawrence E. Merchant Jr., 719 Gary Drive, Hubbard, OH 44425

Attorney: James E. Douglas, Esq
MCLJ - Feb. 17, 24, 2026, March 03, 2026

MERRITT, PATRICIA JEAN, A/K/A MERRITT, PATRICIA J., A/K/A LADJEVICH, PATRICIA J.

2026-62

Late of Shenango Twp., Mercer Co., PA
Executrix: Tammi L. Day, 110 White Avenue, Sharon, PA 16146
Attorney: Wade M. Fisher, Esq
MCLJ - Feb. 17, 24 2026, March 03, 2026

REARDON, JOYCE EILEEN, A/K/A REARDON, JOYCE E.

2025-880

Late of Hermitage, Mercer Co., PA
Executor: William Frank Haun, 1005 Cass Road, Apt. 23, Maumee, OH 43537
Attorney: None
MCLJ - Feb. 17, 24 2026, March 03, 2026

WINNER, LUELLA F., A/K/A WINNER, LUELLA

2026-60

Late of West Salem Twp., Mercer Co., PA
Executrix: Judy L. Heathcote, 72 Orangeville Road, Greenville, PA 16125
Attorney: Douglas Watson, Esq
MCLJ - Feb. 17, 24, 2026, March 03, 2026

SECOND PUBLICATION

BORKO, BRADLEY M., A/K/A BORKO, BRADLEY MATTHEW, A/K/A BORKO, BRADLEY

2025-945

Late of Farrell, Mercer Co., PA
Administratrix: Connie McGinnis, 340 McClure Avenue, Sharon, PA 16146
Attorney: James M. Goodwin, Esq
MCLJ - Feb. 10, 17, 24, 2026

ECHON, DOROTHY A. A/K/A ECHON, DOROTHY

2025-912

Late of Pine Twp., Mercer Co., PA
Administrator: Sean R. Echon, 109 Devlin Dr., Lower Burrell, PA 15068
Attorney: Amy Molloy, Esq
MCLJ - Feb. 10, 17, 24, 2026

GEDDES, JAMES F.

2026-47

Late of Greenville Boro, Mercer Co., PA
Executrix: Juliann Geddes, 149 College Avenue, Greenville, PA 16125
Attorney: James E. Douglas, Esq
MCLJ - Feb. 10, 17, 24, 2026

LEARY, NORMA J., A/K/A LEARY, NORMA E. LEARY, NORMA

2026-49

Late of Greenville Boro, Mercer Co., PA
Executor: Nathan E. Leary, 16 Eagle Street, Greenville, PA 16125
Attorney: Carolyn E. Hartle, Esq
MCLJ - Feb. 10, 17, 24, 2026

RUPNIK, DENISE

2026-43

Late of Hermitage, Mercer Co., PA
Administrator: Brian E. Rupnik, 344 St. Kitts Way, Winnabow, NC 28479
Attorney: Wade M. Fisher, Esq
MCLJ - Feb. 10, 17, 24, 2026

THIRD PUBLICATION

D'URSO, KATHLEEN, A/K/A DURSO, KATHLEEN

2026-31

Late of Hermitage, Mercer Co., PA
Administratrix: Ronda Durso, 572 A D Williamson Rd., Greenville, PA 16125
Attorney: Wade M. Fisher
MCLJ - Feb. 3, 10, 17, 2026

EASTERLING, ROBERT L., A/K/A EASTERLING, ROBERT

2026-33

Late of Hermitage, Mercer Co., PA
Executor: Albert W. Reiter, 3649 Pleasant Drive, Hermitage, PA 16148
Attorney: James M. Goodwin, Esq
MCLJ - Feb. 3, 10, 17, 2026

HAGGERTY, DOUGLAS J.

2026-34

Late of Sandy Creek Twp., Mercer Co., PA
Administrator/Administratrix: John H. Haggerty, 93 Charles Street, Clark, PA 16113 and Evelina M. Laver, 39 Hamburg Road, Greenville, PA 16125
Attorney: Wade M. Fisher, Esq
MCLJ - Feb. 3, 10, 17, 2026

HENDERSON, DONALD C

2026-13

Late of Greene Twp., Mercer Co., PA
Executrix: Natalie Slater, 5343 Franklin Street, Sandy Lake, PA 16146
Attorney: Joseph J. Ferguson, Esq., 890 Market Street, Meadville, PA 16335
MCLJ - Feb. 3, 10, 17, 2026

OLIVER, GARY WAYNE A/K/A OLIVER, GARY W.

2026-30

Late of Greenville, Mercer Co., PA
Administratrix: Nicole M. Forichette, 2255 South Park Ave., Buffalo, NY 14220
Attorney: David R. Gloss
MCLJ - Feb. 3, 10, 17, 2026

SCOTT-BANKS, LETITIA, A/K/A SCOTT-BANKS, LETITIA DARNELL

2026-36

Late of Farrell, Mercer Co., PA
Administratrix: Kyra Banks, 322 Mitchell Rd., West Middlesex, PA 16159
Attorney: James E. Douglas
MCLJ - Feb. 3, 10, 17, 2026

STOKELY, RICHARD W.

2025-814

Late of Greenville Boro, Mercer Co., PA
Administratrix: Lisa Stokely, 70 Columbia Ave., Greenville, PA 16125
Attorney: Brian F. Levine, 22 E. Grant St.,

New Castle, PA 16101

MCLJ - Feb. 3, 10, 17, 2026

WILLIS, CHARLES CLARENCE, A/K/A WILLIS, CHARLES C., A/K/A WILLIS, CHARLES

2026-42

Late of Sharon, Mercer Co., PA
Executrix: Kimberly Smith, 6483 Harris Road, Broadview Heights, OH 44147
Attorney: James M. Goodwin, Esq
MCLJ - Feb. 3, 10, 17, 2026

ZAHNISER, BRYDA H., A/K/A ZAHNISER, BRYDA HANNAH

2026-37

Late of West Salem Twp., Mercer Co., PA
Executor: Roland P. Zahniser, 44 Bradley Road, Jackson Center, PA 16133
Attorney: Timothy R. Bonner, Esq
MCLJ - Feb. 3, 10, 17, 2026

Notice of Dissolution

NOTICE IS HEREBY GIVEN, by **Chad Kurtis, Inc.** with an address of 117 Woodshire Road, Greenville, Mercer County, Pennsylvania, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, as amended from time to time, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

Raymond H. Bogaty, Esquire
Bogaty Law Office, P.C.
101 S. Center Street
P.O. Box 825
Grove City, PA 16127
MCLJ - Feb. 17, 2026

LEGAL NOTICE

Bruce E. Dice, Esquire, BRUCE E. DICE & ASSOCIATES, P.C., Attorneys, 787 Pine Valley Drive, Suite #E, Pittsburgh, PA 15239. Notice is hereby given that a Certificate of Organization was filed with and approved by the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on the 6th day of January, 2026, for the purposes of organizing a multi member limited liability company which has been organized under the provisions of the Pennsylvania Limited Liability Law in Title 1, effective January 1, 2017. The name of the limited liability company is **SHREEYA HOSPITALITY LLC**, 2810 S. Hermitage Lane, Hermitage, PA 16148.

MCLJ - Feb. 17, 2026

LEGAL NOTICE - TRUST

Notice is hereby given of the administration of **THE DAVID R. MIZNER FUNDED REVOCABLE TRUST AGREEMENT DATED MARCH 9, 2011**. The Settlor of the Trust, DAVID R. MIZNER, a resident of Hermitage, Mercer County, Pennsylvania, died on November 10, 2025. All persons having claims against DAVID R. MIZNER are requested to make known the same to the Trustee or attorney named below. All persons indebted to DAVID R. MIZNER are requested to make payment without delay to the Trustee or attorney named below:

Audrey Rainey
36 South 1st Street
Sharpsville, PA 16150

Or her attorney:

Roger R. Shaffer, Jr., Esquire
BARR and SHAFFER
701 North Hermitage Road, Suite 20
Hermitage, PA 16148
MCLJ - Feb. 17, 24 2026, March 03, 2026

**Legal Notice By
MARYJO BASILONE DEPRETA
Register of Wills of Mercer County, PA**

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from March 2, 2026, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL ACCOUNT OF ESTATES

2025-115 Georgie, Lauri., Deceased; Carolyn A. Simoni, Executrix

2025-15 Cochran, Walter W., Deceased; Sharon Brannon, Administratrix.

2024-298 Roddy, James Calvin., Deceased; Rose Moury, Executrix
MCLJ - Feb. 3, 10, 17, 24, 2026

SHERIFF'S SALE

**MONDAY
MARCH 9, 2026 10:00 A.M.**

**MERCER COUNTY COURTHOUSE
ASSEMBLY ROOM
125 S DIAMOND ST, MERCER PA 16137**

MERCER COUNTY

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Mercer County, Pennsylvania, there will be exposed to SALE by public auction in the Office of the Sheriff of Mercer County, 205 S. Erie St., Mercer, Pa at the stated time and date, the following described real estate, subject to the TERMS OF SALE, as follows:

**WRIT OF EXECUTION
NO. 2025-2695**

ORLANS PC PLAINTIFF'S ATTORNEY
DECEMBER 12, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
JENNIFER K. ARTMAN IN AND TO:

ALL THAT TRACT OF LAND SITUATE IN THE BOROUGH OF GROVE CITY, MERCER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO. 46 OF THE BOOK-DAVIS COMPANY PLAN OF LOTS AS RECORDED IN PLAN BOOK 5, PAGE 36, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ON THE EAST BY RIDGEWAY AVENUE FOR 60 FEET; ON THE SOUTH BY LOT NO. 44 FOR 120 FEET; ON THE WEST BY LOT NO. 69 FOR 60 FEET; ON THE NORTH BY LOT NO. 48 FOR 120 FEET.

SUBJECT TO EASEMENT TO THE PENNSYLVANIA POWER COMPANY GRANTED OCTOBER 28, 1948 IN ARTICLE BOOK L, VOLUME 3, PAGE 39.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

PARCEL #: 59 549 375

TITLE TO SAID PREMISES VESTED IN Robert V. Artman and Jennifer K. Artman, by Deed from Norbert C. Shaffer, dated March 16, 1992, recorded March 16, 1992, Instrument number 92DDR 03451. The said Robert V. Artman departed this life on January 14, 2018...

LOCATION - 616 RIDGEWAY AVENUE, GROVE CITY PA 16127

JUDGMENT - \$ 34,530.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JENNIFER K. ARTMAN AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2025-1941**

FIRST NATIONAL BANK OF PENN PLAINTIFF'S ATTORNEY
NOVEMBER 24, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
JOHN BATKA IN AND TO:

ALL those certain lots or pieces of ground situate in the Township of Springfield, County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1:

BEGINNING at a point in the center line of Legislative Route 43012; thence along the access portion of Lot No. 2, South 04 degrees 00' East, 182.59 feet to a point; thence continuing along Lot No. 2, South 21 degrees 36'30" East, 359.93 feet to a point; thence along the same, North 68 degrees 23' 30" East, 92.26 feet to a point on the land of the Penn Central Corp.; thence along land of the Penn Central Corp., South 09 degrees 41' 50" East, 113.56 feet to a point; thence along the same, South 52 degrees 48' 10" East, 85.00 feet to a point; thence along the same South 12° 07' E, 132.00 feet to a point; thence along land of Abe V. Byler, South 84 degrees 29' 00" West, 110.40 feet to a point; thence along the same, North 21 degrees 36' 30" West, 645.45 feet to a point; thence along the same, North 04 degrees 40' 00" West, 186.11 feet to a point in the centerline of Legislative Route 43012; thence along said center line, North 89 degrees 44' 30" East, 15.00 feet to a point, the place of beginning; containing 40.083 square feet (31,911 square feet excluding access portions.)

LOT NO. 2:

BEGINNING at a point in the center line of Legislative Road 43012; thence along the land of Lavoie, South 04 degrees 00' East 179.07 feet to a point; thence along the same and land of Horchler, North 88 degrees 10' 30" East, 175 feet to a point; thence along the land of the Penn Central Corp., 311.45 feet by the arc of a curve to the left, having a radius of 2025.08 feet and chord bearing a distance of South 5 degrees 17' 30" East, 311.15 feet to a point; thence along Lot No. 1, South 68 degrees 23' 30" West, 92.26 feet to a point; thence along the same access portion of Lot No. 1 North 21 degrees 36' 30" West, 359.93 feet to a point; thence along the same, North 04 degrees 40' 00" West, 182.99 feet to a point in the center line of Legislative Route 43012; thence along said center line, North 89 degrees 44' 30" East, 15.00 feet to a point, the place of beginning, containing 47.846 square feet (45,142 square feet excluding access). The said Lot is not for dwelling purposes.

BEING the same Lots designated as Lots 1 and 2 of the Byler Subdivision dated December 29, 1986 which was recorded on April 27, 1987 at P.L. 4185-51, the full description of said lots being incorporated herein by reference thereto.

EXCEPTING AND RESERVING THEREFROM Lot No. 1 of the William Metheny Subdivision containing 0.246 acres as conveyed to Jay M. Behm and Jennifer B. Beham, his wife, dated September 4, 2007 and recorded September 12, 2007 at Instrument No. 2007-00012554, in the Recorder's Office of Mercer County, Pennsylvania.

BEING the same lands and premises conveyed by William D. Metheny, Jr.,

single and unmarried, to John Batka per Deed dated July 8, 2013 and recorded in the Recorder of Deeds of Mercer County, Pennsylvania on July 9, 2013 in Instrument Number 2013-00011268.

KNOWN as 772 Leesburg Station Road, Volant, PA 16156.

Parcel # 29-215-033-001.

LOCATION - 772 LEESBURG STATION ROAD, VOLANT PA 16156

JUDGMENT - \$ 61,863.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN BATKA AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2024-688**

BROCK & SCOTT, PLLC PLAINTIFF'S ATTORNEY
DECEMBER 8, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
TRAVIS F. BEACH; JADA BEACH IN AND TO:

ALL that premises, with dwelling house and garage located thereon, situate in the Borough of Greenville, Mercer County, Pennsylvania, being bounded and described as follows:

ON the North by an alley; on the East by land of C. G. Moyer, formerly Stewart, on the South by Chambers Avenue; and on the West by land of Frank E. Frampton, formerly John L. Morrison; being ninety (90) feet front on Chambers Avenue and extending back the same width a distance of one hundred twenty (120) feet to said alley.

TAX MAP NO. 55 522 011

BEING the same premises which Allison Matunas, Executrix under the Last Will and Testament of Patricia White Small, deceased, by Deed dated 09/21/2009 and recorded 10/02/2009 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2009-00010768, granted and conveyed unto Steven B. Carr.

Being the same premises which Travis F. Beach and Tabitha Beach, by Deed dated 01/22/2018 and recorded 02/09/2018, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2018-00001178, granted and conveyed unto Travis F. Beach, in fee.

Tax Parcel: 055 019040 AKA 55 522 011

Premises Being: 16 Chambers Ave, Greenville, PA 16125-1861

LOCATION - 16 CHAMBERS AVENUE, GREENVILLE PA 16125

JUDGMENT - \$132,768.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TRAVIS F. BEACH; JADA BEACH AT THE SUIT OF THE PLAINTIFF ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

**WRIT OF EXECUTION
NO. 2025-1399**

BROCK & SCOTT, PLLC PLAINTIFF'S ATTORNEY
NOVEMBER 6, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
STEVEN LEIGH BUZONAS A/K/A STEVEN L. BUZONAS IN AND TO:

ALL those certain pieces or parcels of land situate in Shenango Township, Mercer County, Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: Known as Lot No. 6 in the J. Hesson and Alice M. Genger Subdivision, Section B, as recorded in the Recorder's Office of Mercer County, Pennsylvania, at 1985 P/L 145, and further bounded and described as follows:

BEGINNING at a point in the centerline of Pennsylvania Route 468, which point is the southwest corner of the parcel herein described; thence North 15° 22' West a distance of 1321.39 feet, along Lot No. 1 of the Genger Subdivision recorded at 1984 P/L 149, to an iron pin; thence North 73° 15' East a distance of 331.36 feet, along Lot No. 5 of said subdivision, to an iron pin; thence South 15° 22' East a distance of 1308.64 feet, along Parcel No. 2 herein described, to a point in the centerline of Pennsylvania Route 468; thence South 70° 25' West a distance of 200.36 feet, along the centerline of Pennsylvania Route 468, to a point; thence continuing along said centerline, South 72° 00' West a distance of 131.00 feet to a point; the place of beginning.

CONTAINING 10.00 acres of land.

PARCEL NO. 2: Known as Lot No. 7 in the J. Hesson and Alice M. Genger Subdivision, Section C, as recorded at 1986 P/L 1375-22 in the Recorder's Office of Mercer County, Pennsylvania, and further bounded and described as follows:

BEGINNING at a point in the centerline of Pennsylvania Route 468, which point is the southwest corner of the parcel herein described; thence North 15° 22' West a distance of 1308.64 feet, along Parcel No. 1 above described, to a point; thence North 73° 15' East a distance of 335.17 feet, along Lot No. 5 of the Genger subdivision recorded at 1985 P/L 145, to a point; thence South 15° 22' East a distance of 1292.03 feet, along Lot No. 8, to a point in the centerline of Pennsylvania Route 468;

thence South 70° 25' West a distance of 335.82 feet, along the centerline of Pennsylvania Route 468, to a point, the place of beginning.

PARCEL NO. 3: ALL that certain piece or parcel of land situate partly in Shenango Township and partly in Wilmington Township, Mercer County, Pennsylvania, known as Lot No. 8 in the J. Hesson and Alice M. Genger Subdivision, Section C, as recorded in the Recorder's Office of Mercer County, Pennsylvania, at 1986 P/L 1375, and being further bounded and described as follows:

BEGINNING at a point in the centerline of Pennsylvania Route 468, which point is the southwest corner of the parcel herein conveyed; thence North 15° 22' West a distance of 1292.03 feet, along Lot No. 7 to a point; thence North 73° 15' East a distance of 339.35 feet, along other lands of J. Hesson Genger, et ux., to a point; thence South 15° 22' East a distance of 1276.55 feet, along Lot No. 9, to a point in the centerline of Pennsylvania Route 468; thence South 70° 50' West a distance of 182.53 feet, along the centerline of said road, to a point; thence continuing along the centerline of said road, South 70° 25' West a distance of 157.55 feet to a point, the place of beginning.

CONTAINING 10.00 acres of land.

THE above-described property is assessed entirely in Wilmington Township, Mercer County, Pennsylvania.

ALL PARCELS ABOVE SUBJECT to the following restrictions and covenants:

(1) No mobile or modular home shell be used on the lot at any time as a residence, either temporarily or permanently.

(2) A minimum building set back line of 150 feet from the centerline of Pennsylvania Route 468 is required.

Being the same premises Jonathan A. B. Buckner, an unmarried person and William A. H. Buckner, a married person, by Deed dated 07/05/2023 and Date recorded 11/09/2023, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2023-00008825, granted and conveyed unto Steven Leigh Buzones, in fee.

Tax Parcel: 27-212-006-006

Premises Being: 425 Pulaski Mercer Road, Pulaski, PA 16143

LOCATION - 425 PULASKI MERCER ROAD, PULASKI PA 16143

JUDGMENT - \$488,148.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEVEN LEIGH BUZONAS A/K/A STEVEN L. BUZONAS AT THE SUIT OF THE PLAINTIFF

GUILD MORTGAGE COMPANY LLC

**WRIT OF EXECUTION
NO. 2025-2279**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
NOVEMBER 6, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
AMANDA FOWLER IN AND TO:

All that certain piece or parcel of land situate in the Township of Findley, County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by the centerline of the Mercer-Grove City Road, also known as Pennsylvania Route 58; on the East by the centerline of McClelland Road; on the South by land of Findlay Township and on the West by land of Findley Township.

CONTAINING 1.1 acres, more or less.

SUBJECT PROPERTY ADDRESS: 385 McClelland Road, Mercer, PA 16137

Being the same property conveyed to Amanda Fowler, unmarried who acquired title by virtue of a deed from Paul M. Applegarth and Angela L. Applegarth, husband and wife, dated July 21, 2016, recorded July 25, 2016, as Document ID 2016-00006607, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 06 191 009

LOCATION - 385 MCCLELLAND ROAD, MERCER PA 16137

JUDGMENT - \$100,987.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S)
AMANDA FOWLER AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2025-620**

HILL WALLACK LLP PLAINTIFF'S ATTORNEY
NOVEMBER 19, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
SARA E. GIGLIO IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows:

BEGINNING at a point on the West line of Norris Avenue, two Hundred Eighty-two (282) feet North of the North line of Pearl Street; thence extending Westwardly along a line parallel with Pearl Street, a distance

of One Hundred Thirty-five (135) feet; thence extending Northwardly along a line parallel with Euclid Avenue, a distance of Fifty (50) feet; thence extending Eastwardly along a line parallel with Pearl Street, a distance of One Hundred Thirty-five (135) feet to the West line of Norris Avenue; thence extending along Norris Avenue, a distance of Fifty (50) feet to the place of beginning.

Property Address: 319 Norris Avenue, Sharon, PA 16146

Parcel ID.: 2-J-40

Tax ID: 2-J-40

BEING the same premises which The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-11, by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP as Attorney-in-Fact by deed dated August 9, 2013 and recorded September 3, 2013 in the Recorders Office for Mercer County, Pennsylvania, as Instrument No. 2013-00014566 granted and conveyed unto Sara E. Giglio.

LOCATION - 319 NORRIS AVENUE, SHARON PA 16146

JUDGMENT - \$51,309.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SARA E. GIGLIO AT THE SUIT OF THE PLAINTIFF HEADLANDS RESIDENTIAL SERIES OWNER TRUST SERIES E

**WRIT OF EXECUTION
NO. 2025-2863**

POWERS KIRN LLC PLAINTIFF'S ATTORNEY
NOVEMBER 19, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
GREGORY J. LENGYEL IN AND TO:

ALL those certain pieces or parcels of land situated in the City of Sharon, Mercer County, Pennsylvania, marked and numbered Lot Number One Hundred Eighty-nine (189) and the Westerly one-half (1/2) of Lot Number One Hundred Eighty-eight (188) in the North Portion of Buhl Parkway Revised as surveyed October 1, 1929, by Griff W. Nicholls, C.E., approved by the Planning Commission of the City of Sharon on June 22, 1933, and recorded in the Recorder's Office of Mercer County, July 3, 1933 in Plan Book 5, Page 9, being bounded and described as follows:

On the North by part of Lot Number One Hundred Eighty-six (186) in said Plan, a distance of Seventy-five (75') feet; On the East by the Easterly and remaining portion of Lot Number One Hundred Eighty-eight (188) in said Plan, a distance of One

Hundred Fifty (150') feet; On the South by Highland Road, a distance of Seventy-five (75') feet; and On the West by Lot Number One Hundred Sixty-one in said Plan, a distance of One Hundred Fifty (150') feet. Said land having a frontage of Seventy-five (75') feet on Highland Road, and being all of Lot Number One Hundred Eighty-nine (189) in said Plan, and the Westerly Twenty-five (25') feet of Lot Number One Hundred Eighty-eight (188) in said Plan.

BEING THE SAME PREMISES which Ellen O. Gilson, by Deed dated 6/23/2023 and recorded in the Office of the Recorder of Deeds of Mercer County on 6/27/2023 in Deed Instrument No. 2023-00004660, granted and conveyed unto Gregory J. Lengyel, an unmarried person.

BEING known as 1571 Highland Road, Sharon, Pennsylvania 16146

CONTROL # 069 011120

PARCEL # 2 Z 4 5A

LOCATION - 1571 HIGHLAND ROAD, SHARON PA 16146

JUDGMENT - \$180,001.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GREGORY J. LENGYEL AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

WRIT OF EXECUTION NO. 2023-1787

BROCK & SCOTT, PLLC PLAINTIFF'S ATTORNEY
NOVEMBER 5, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
MICHAEL ANTHONY MANNARINO,JR. AND THERESA M. MANNARINO IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in East Lackawannock Township, Mercer County, Commonwealth of Pennsylvania, known as and being Lot No. 7 in the Hill Haven Plan of Lots, Section 1, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 15, Page 50, and further bounded and described as follows, to-wit:

BEGINNING at a point in the center line of a public highway commonly known as the Mercer-Pulaski Road, also known as Pa. T.R. 468, which point of beginning is herein referred to as the Northeast corner of the land conveyed by this deed; thence South 47 degrees, 4 minutes 6 seconds East along Lot No. 8 in said Plan, a distance of 641.23 feet to a point; thence South 42 degrees 55 minutes 54 seconds West along Lot No. 20 in said Plan, a distance of 200 feet to a point; thence North 47 degrees 4 minutes 6 seconds West along Lot No. 6 in said Plan, a distance of 641.23 feet to a point in the

center of the aforementioned Mercer-Pulaski Road; and thence North 42 degrees 55 minutes 54 seconds East along the center line of said Mercer-Pulaski Road, a distance of 200 feet to a point, which point is the place of BEGINNING, containing 2.944 acres, more or less.

This deed conveys Lot No. 7 in the Hill Haven Plan of Lots, Section 1, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 15, Page 50.

No building shall be erected within 100 feet of the center line of said Pa. T. R. 468, also known as the Mercer-Pulaski Road.

The Northwesterly 25 feet of the land herein described (which is the frontage on the aforementioned Mercer-Pulaski Road) which is not now used as a public highway is dedicated for highway purposes.

Being the same premises which Harry R. Sample and Jean G. Sample, by Deed dated 06/05/2019 and recorded 06/17/2019, in the Office of the Recorder of Deeds in and for the County of Mercer under instrument number 2019-00004811, granted and conveyed unto Michael Anthony Mannarino, Jr. and Theresa M. Mannarino.

Tax Parcel: 04-188-018

Premises Being: 1656 Pulaski Mercer Rd, Mercer, PA 16137

LOCATION - 1656 PULASKI MERCER ROAD, MERCER PA 16137

JUDGMENT - \$200,676.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL ANTHONY MANNARINO,JR. AND THERESA M. MANNARINO AT THE SUIT OF THE PLAINTIFF FREEDOM MORTGAGE CORPORATION

WRIT OF EXECUTION NO. 2025-2827

KNOX MC LAUGHLIN GORNALL & SENNETT PC PLAINTIFF'S ATTORNEY
DECEMBER 22, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
KENNETH C. RILEY AND LINDA J. RILEY IN AND TO:

ALL THAT CERTAIN house and lot situate in the Borough of Greenville, Mercer County, Pennsylvania, being more fully bounded and described as follows:

On the North by Elm Street; on the East by lands now or formerly of Nichols; on the South by lands now or formerly of W.T. Royal; and on the West by Brockway Avenue, having a frontage of 60 feet on Elm Street and extending southerly of uniform width a distance of 108 feet.

BEING that same parcel or piece of land conveyed to Kenneth C. Riley by Deed dated August 16, 1983, and recorded August 26, 1983, with the Mercer County Recorder of Deed's Office in Mercer County, Pennsylvania at Instrument No. 83DR2536, bearing Parcel No. 55-532-035 and being commonly known as 9 & 11 Elm Street, Greenville, PA 16125 (Parcel No. 55-532-035).

LOCATION - 9 & 11 ELM STREET, GREENVILLE PA 16125

JUDGMENT - \$ 17,518.67

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH C. RILEY AND LINDA J. RILEY AT THE SUIT OF THE PLAINTIFF STATES RESOURCES CORP.

WRIT OF EXECUTION NO. 2023-3008

POWERS KIRN LLC PLAINTIFF'S ATTORNEY DECEMBER 9, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
JASON M. PEOPLES IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN WORTH TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST AT THE NORTHEAST CORNER IN THE HARRISVILLE ROAD; THENCE NORTH 88° WEST, 20 PERCHES TO A POST BY LANDS NOW OR FORMERLY OF FRANK PERRINE; THENCE SOUTH 18(1/2)° EAST, 16 PERCHES TO A POST BY LAND NOW OR FORMERLY OF E.S. DUNN HEIRS; THENCE BY THE STATE ROAD, NORTH 71(1/2)° EAST, 15(1/2) PERCHES TO A POST IN THE CENTER OF THE STATE ROAD WHERE THE HARRISVILLE ROAD CROSSES THE STATE ROAD; THENCE BY THE HARRISVILLE ROAD, NORTH 2° WEST, 10 PERCHES TO A POST, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Michael R. Downard and Alayna R. Downard, f/k/a Alayna R. Miller, by Deed dated 9/1/2016 and recorded in the Office of the Recorder of Deeds of Mercer County on 9/6/2016 in Instrument 2016-00008088, granted and conveyed unto Jason M. Peoples.

BEING known as 2029 McComb Road, Stoneboro, Pennsylvania 16153

PARCEL # 34-129-031

LOCATION - 2029 MCCOMB ROAD, STONEBORO PA 16153

JUDGMENT - \$ 99,033.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JASON M. PEOPLES AT THE SUIT OF THE PLAINTIFF

PENNYMAC LOAN SERVICES, LLC

TERMS OF SALE, MERCER COUNTY

UNLESS OTHERWISE REQUESTED BY THE PLAINTIFF, MULTIPLE PARCELS SUBJECT TO ONE EXECUTION WILL BE BID ON IN BULK. IF REQUESTED BY THE PLAINTIFF PRIOR TO THE SALE, EACH PARCEL MAY BE BID SEPARATELY.

ALL BIDDERS MUST IDENTIFY THEMSELVES AT TIME OF SUBMITTING A BID. NO BIDS MAY BE WITHDRAWN.

IF A PARTY OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE INTENDS TO BID, PROOF OF COMPLIANCE WITH THE BID MAY BE REQUIRED.

OPENING BIDS SHALL BE MADE BY THE PLAINTIFF, OR HIS AUTHORIZED REPRESENTATIVE ONLY. OPENING BIDS SHALL BE IN THE AMOUNT OF \$10.00, OR THE AMOUNT OF PERSONAL EXEMPTION IF APPLICABLE. THE OPENING BID REPRESENTS THE COSTS OF THE WRIT.

THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE WILL MAKE AN OPENING BID. AT THE REQUEST OF THE PLAINTIFF, ANY SALE MAY BE CANCELED OR CONTINUED PRIOR TO A BID.

A SUCCESSFUL BIDDER OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE, PRIOR TO THE CLOSE OF BUSINESS ON THE DATE OF THE SALE, SHALL PAY TO THE SHERIFF BY CASHIER'S CHECK OR MONEY ORDER, 10% OF THE BID AMOUNT. THE BALANCE PAYABLE TO THE SHERIFF IS DUE BY 12:00 NOON ON THE FRIDAY FOLLOWING THE SALE. IF THE BALANCE IS NOT PAID BY THE DEADLINE, THE PROPERTY WILL BE RESOLD AT 10:00 AM ON THE FOLLOWING MONDAY AT THE SHERIFF'S OFFICE. AT THE RESALE, THE ORIGINAL SUCCESSFUL BIDDER SHALL BE INELIGIBLE TO BID AND SHALL BE LIABLE FOR THE EXPENSE OF THE RESALE AND THE DIFFERENCE IN THE PURCHASE PRICE IF THE RESALE PRICE IS LESS THAN THE ORIGINAL SALE PRICE.

A SCHEDULE OF DISTRIBUTION, WHEN NEEDED, WILL BE FILED BY THE SHERIFF, IN THE SHERIFF'S OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE DISTRIBUTION.

DEEDS WILL BE ATTESTED THIRTY DAYS AFTER THE EXECUTION SALE WHEN POSSIBLE.

MCLJ – February 10, 17, 24, 2026