

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

Digital Edition

August 31, 2021

VOL. 36 - ISSUE 35

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

MILIOTTO, MICHAEL J. 2021-653

Late of Grove City Boro, Mercer Co., PA
Co-Administrators: Lorraine R. & Michael L. Miliotto, 327 Evergreen Drive, Tonawanda, NY 14150

Attorney: Ryan K. Bonner

OPALENIK, STEPHEN J. a/k/a OPALENIK, STEPHEN JOSEPH a/k/a OPALENIK, STEPHEN 2021-656

Late of West Middlesex Boro, Mercer Co., PA

Co-Executors: Karen M. Opalenik, 3264 Main Street, West Middlesex, PA 16159 & Stephen J. Opalenik, Jr., 1503 Templemore Drive, Cantonment, FL 32533

Attorney: Carolyn E. Hartle

TRIGGIANI, ANGELINE a/k/a TRIGGIANI, ANGELINE M. 2021-658

Late of Sharon, Mercer Co., PA
Executor: Joseph A. Triggiani, 1534 Elizabeth Lane, Macedonia, OH 44056

Attorney: Carolyn E. Hartle

WHITING, MARK JOHN a/k/a WHITING, MARK J. 2021-644

Late of E. Lackawannock Twp., Mercer Co., PA

Administratrix: Jessica Rose Whiting, P.O. Box 204, Wheatland, PA 16161

Attorney: Robert D. Clark, 201 N. Market Street, New Wilmington, PA 16142 (724) 946-9093

SECOND PUBLICATION

HAM, KOOK JA 2021-643

Late of Sharpsville Boro, Mercer Co., PA
Executrix(s): Julie Ham Tsounos, 3053 White Pine Dr., Gibsonia, PA 15044; Christine K. Ham, 111 Devir St. Unit 406, Malden, MA 02148

Attorney: Timothy L. McNickle

PETERS, MICHAEL A. f/k/a PETERS, MICHAEL 2021-638

Late of Sharon, Mercer Co., PA
Executrix: Kathleen A. Burke f/k/a Kate Burke, 431 N. Neshannock Avenue, New

Wilmington, PA 16142

Attorney: Wade M. Fisher

RAITI, ANDREW 2021-634

Late of Greenville Boro, Mercer Co., PA
Executor/Executrix: Andrew James Raiti, 90 Shenango Park Rd., Lot 11, Transfer, PA 16154; Patricia Ann Johnson, 3752 N. Hermitage Rd., Lot 69, Transfer, PA 16154

Attorney: James E. Douglas

SCARMACK, NICHOLAS JAMES a/k/a SCARMACK, NICK a/k/a SCARMACK, NICK J. 2021-646

Late of Hermitage, Mercer Co., PA

Executrix: Amelia Sferra f/k/a Amelia Scarmack DeGerolamo, 420 5th Avenue, Hubbard, OH 44425

Attorney: Robert J. Tesone

ZUSCHLAG, ROBERT E. a/k/a ZUSCHLAG, ROBERT EUGENE a/k/a ZUSCHLAG, ROBERT 2021-633

Late of Perry Twp., Mercer Co., PA

Executrix: Virginia E. Reed, 46 Bentley Avenue, Greenville, PA 16125

Attorney: Terry K. Wheeler

THIRD PUBLICATION

CERRONI VINCENT B. a/k/a CERRONI, VINCENT 2021-622

Late of Hermitage, Mercer Co., PA

Adminstrator: Daniel G. Ceroni, 1069 Alcoma St., Sharon, PA 16146

Attorney: Gary D. Lackey

CURRIE, JAMES J. a/k/a CURRIE, JAMES 2021-615

Late of Greenville Boro, Mercer Co., PA

Executor/Executrix: Scott A. Currie, 6 Perry St., Greenville, PA 16125; Colleen R. Taylor, 304 Quartermile Rd., Greenville, PA 16125

Attorney: James R. Dibble

HOFFMAN, CLIFFORD GEORGE a/k/a HOFFMAN, CLIFFORD SKIP 2021-573

Late of Hermitage, Mercer Co., PA

Executrix: Penny Lynne Morrison, 5571 E. State Street, Hermitage, PA 16148

Attorney: Dennis M. Sloan, Esquire, Sloan & Associates, 106 S. Main Street, Suite 305, Bulter, PA 16001 (724) 284-9092

LEARY, ELIZABETH A. a/k/a LEARY, ELIZABETH 2021-617

Late of Pymatuning Twp., Mercer Co., PA

Executor: Thomas A. Kirby, 100 S. 16th Street, Greenville, PA 16125

Attorney: Jason R. Dibble

MARIN, GARY A. 2021-612

Late of Greenville Boro, Mercer Co., PA

Executrix: Deanna Goodman f/k/a Deanna L. Marin, 2630 Kirk Street, Slatington, PA 18080

Attorney: James E. Douglas

NAGEL, ROSE MARIE 2021-611

Late of Mercer Boro, Mercer Co., PA

Executor: Joseph T. Hodges, III, 2 Waterfront Place, Ste. 1604, Morgantown, WV 26501 (304) 816-2073

Attorney: None

NAME CHANGE NOTICE

On July 27th 2021 a Petition was filed for a Notice of Name Change. On September 1st 2021 at 3:30pm in Court Room 1 Mercer County Courthouse, Mercer, Pennsylvania there will be a hearing for a name change. I Sara-Anne Kathryn Freed is petitioning to have my name changed to Solan-Ippolito Kaleb Freed.
M.C.L.J.- August 31, 2021

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

Notice is hereby given of the Administration of the EDWARD L. HENZEL and AGNES E. HENZEL REVOCABLE LIVING TRUST dated November 12, 2001 whereby AGNES E. HENZEL one of the Settlers of the Trust, died on February 18, 2021, a resident of Greene Township, Mercer County, Pennsylvania. All persons having claims against AGNES E. HENZEL are requested to make known the same to the Trustee or attorney named below. All persons indebted to AGNES E. FIENZEL are requested to make payment without delay to the Trustee or attorney named below:

Janet M. Kromer, Trustee
16021 N. Pierce Ferry Road
Dolan Springs, AZ 86441

or her attorney:

Douglas M. Watson
9 Main Street
Greenville, PA 16125

M.C.L.J.- August 24, 31 & September 7, 2021

SHERIFF'S SALE

MONDAY
SEPTEMBER 13, 2021
10:00 A.M.

MERCER COUNTY SHERIFF'S OFFICE
205 S ERIE 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. 2020-02766

JSDC LAW OFFICES PLAINTIFF'S
ATTORNEY
JUNE 28, 2021 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) FARRELL LODGE NO. 55 LOYAL ORDER OF MOOSE A/K/A FARRELL LODGE NO. 55 LOYAL ORDER OF MOOSE. INC. IN AND TO:

PARCELS ONE THROUGH FIVE BEING ALL those certain pieces or parcels of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being bounded and described as follows:

PARCEL ONE Being known as Lot Number Seven Hundred Eighty-eight (788) in the plan of lots known as the Farrell Realty Plan of Lots Number Two (2), sometimes called and known as the South Sharon Trust Company Plan of Lots, which plan is recorded in Plan Book 2, Page 45, records of Mercer County, Pennsylvania, said parcel being bounded and described as follows:

Bounded on the northeasterly side by the Sharon-New Castle Public Road, a/k/a Division Street; on the South by Lot Number Seven Hundred Eighty-nine (789) in said Plan; and on the West by Norris Avenue. Said Lot Number Seven Hundred Eighty-eight (788) being a parcel of land triangular in shape.

PARCEL TWO Being parts of Lots Numbers Seven Hundred Eighty-five (785), Seven Hundred Eighty-six (786) and Seven Hundred Eighty-seven (787) in the Farrell Realty Company Plan Number Two (2) recorded in the records of Mercer County, Pennsylvania, in Plan Book 2, Page 45, said land bounded and described as follows:

Beginning at a point on the south line of the Sharon-New Castle Road sixty and eighty-seven hundredths (60.87) feet Northwest from the south-west intersection of the Sharon-New Castle improved road with Norris Avenue; thence South a distance of one hundred thirty-one and seven tenths (131.7) feet to a point on the north line of Lot Number Seven Hundred Eighty-four (784) in said Plan, which said point is forty-eight and five tenths (48.5) West from the west line of Norris Avenue; thence West along the north line of Lot Number Seven Hundred Eighty-four (784) in said Plan a distance of forty (40) feet to a point forty (40) feet East from the southeast corner of Lot Number Seven Hundred Thirty-eight (738) in said Plan; thence North one hundred fifty-seven (157) feet to a point on the south line of the Sharon-New Castle Road, which point is fifty and twenty-two hundredths (50.22) feet Southeast from the east line of Lot Number Seven Hundred Thirty-four (734); thence Southeast fifty and twenty-two hundredths (50.22) feet to the place of beginning.

PARCEL THREE Being known as the easterly portion of Lots Numbers Seven Hundred Eighty-five (785), Seven Hundred Eighty-Six (786) and Seven Hundred Eighty-seven (787) in the Farrell Realty Company Plan Number Two (2) as recorded in the records of Mercer County,

Pennsylvania, in Plan Book 2, Page 45, said land being more particularly bounded and described as follows:

Bounded on the Northeast by the Sharon-New Castle Road a distance of sixty and eighty-seven hundredths (60.87) feet; on the South by Lot Number Seven Hundred Eighty-four (784) in said Plan a distance of forty-eight and five tenths (48.5) feet; on the East by Norris Avenue a distance of ninety-five (95) feet; and on the West by land now or formerly of Matt Pavlowsky a distance of one hundred thirty-one and seven tenths (131.7) feet.

PARCEL FOUR Being known as Lot Number Seven Hundred Eighty-Nine (789) in the Farrell Realty Company Plan as recorded in Plan Book 2, Page 45, said parcel being more particularly bounded and described as follows:

Beginning at a point on the east side of Norris Street at the northwest corner of Lot Number Seven Hundred Ninety (790) in said Plan; thence Northwardly along said Norris Street a distance of forty(40) feet to a point, said point being the southwest corner of Lot Number Seven Hundred Eighty-eight (788) in said Plan; thence Eastward along the south line of Lot Number Seven Hundred Eighty-Eight (788) to the New Castle Road; thence Southeastwardly along the New Castle Road to the northwest corner of Lot Number Eight Hundred Thirty-one (831) in said Plan; thence Southwardly along the west line of said Lot Number Eight Hundred Thirty-one (831) to a point which is the northeast corner of Lot Number Seven Hundred Ninety (790) in said Plan; thence Westward along the north line of Lot Number Seven Hundred Ninety (790) a distance of one hundred twenty-eight and five tenths (128.5) feet to the place of beginning.

PARCEL FIVE Being known as the north one-half of Lot Number Seven Hundred Ninety (790) in the Farrell Realty Company Plan as recorded in Plan Book 2, Page 45, said parcel being more particularly bounded and describe as follows:

Bounded on the North by Lot Number Seven Hundred Eighty-nine (789) in said Plan a distance of one hundred twenty-eight and five tenths (128.5) 128.5 feet; on the East by Lot Number Eight Hundred Thirty-one (831) in said Plan a distance of twenty (20) feet; on the South by the south one-half of Lot Number Seven Hundred Ninety (790) a distance of one hundred twenty-eight and five tenths (128.5) feet; and on the West by Norris Street a distance of twenty (20) feet.

PARCEL SIX Being all those certain pieces or parcels of land situate in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, being known as Lots Numbers Six Hundred Twenty-eight (628) and Six Hundred Twenty-nine (629) in the Revised Plan of the Fairgrounds Addition as recorded in the records of Mercer County, Pennsylvania in Plan book 2, Page 185.

Being the same pieces or parcels of land conveyed to Farrell Lodge No. 55 Loyal Order of Moose a/k/a Farrell Lodge NO. 55 Loyal Order of Moose, Inc., a corporation organized and existing under the law of the Commonwealth of Pennsylvania by deed of Villa Arena, Inc., a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, dated May 28, 1998 and recorded June 3, 1998 at Document Number 198 D.R. 09384, records of Mercer County, Pennsylvania.

BEING Parcels # 52-426-054, 52-426-053, 52-426-042 AND 4AN 48,

BEING the address known and numbered as 1321 Sharon New Castle Road, Farrell, Pennsylvania 16121

JUDGMENT - \$138,045.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FARRELL LODGE NO. 55 LOYAL ORDER OF MOOSE A/K/A FARRELL LODGE NO. 55 LOYAL ORDER OF MOOSE, INC. AT THE SUIT OF THE PLAINTIFF CL45 MW LOAN 1. LLC

**WRIT OF EXECUTION
NO. 2019-03284**

KML LAW GROUP PC PLAINTIFF'S

ATTORNEY
JUNE 3, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TERESA PAWLUK SOLELY IN HER CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED, STEPHEN BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED, CHRISTOPHER BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED, DION BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED AND THE UNKNOWN HEIRS OF JOYCE BILUNKA, DECEASED AND TO:

ALL THAT CERTAIN Piece or Parcel of Land Situate in the City of Hermitage (Formerly Municipality of Hermitage), County of Mercer And Commonwealth of Pennsylvania, Bounded And Described As Follows:

ON The North By Lands Now or Formerly of Oscar Sigler; On The East By The Clarksville & Wheatland Public Road, Also Known As South Buhl Farm Drive; On The South By Land Now Or Formerly Owned By Albert H. Lyon; And On The West By Lands Now Or Formerly of Charles Woge, et al. Containing An Area of 0.628 Acres, and Being More Particularly Bounded And Described As Follows, To-Wit:

Commencing at the Northeast Corner at a Point In The Center Of The Clarksville & Wheatland Public Road, Also Known As South Buhl Farm Drive, Said Point Being The Southeast Corner of Lands Now or Formerly Of Oscar Sigler;

Thence; South Zero Degrees, Twenty-Eight Minutes East (S. 000 28' E.), A Distance Of One Hundred Twenty-five And Sixty-Five Hundredths (125.65') Feet To A Point At The Northeast Corner Of Lands Now Or Formerly Owned By Albert H. Lyon;

Thence; South Eighty-Nine Degrees, Fort-Three Minutes West (S. 89° 43' W.) Along The North Line of Land Now or Formerly Of Albert H. Lyon, a Distance Of Two Hundred Seventeen And Eight-Tenths (217.8) Feet, to a Point At The Southeast Corner of Land Now or Formerly of Said Charles Woge, et al.

Thence; North Zero Degrees, Twenty-Eight Minutes West (N. 000 28' W.), A Distance Of One Hundred Twenty-Five And Sixty-Five Hundredths (125.65') Feet To The Southwest Corner Of Lands Now Or Formerly Of Oscar Sigler;

Thence North Eighty-Nine Degrees, Fort-Three Minutes East (N. 89° 43' E.) Along Said Oscar Sigler's South Line, A Distance Of Two Hundred Seventeen And Eight Tenths (217.8') Feet To The Center Of The Clarksville & Wheatland Public Road, Also Known As South Buhl Farm Drive, The Place Of Beginning, Containing An Area of 0.628 Acres.

Subject to all the rights, privileges and reservations contained in prior deeds and especially, a right-of-way of the United Natural Gas Company under agreements dated July 18, 1916 and May 10, 1949, and recorded in Agreement Book "Y", Volume 1, Page 346 and Agreement Book "H", Volume 3, Page 163, respectively; and also excepting and reserving according to prior deeds a strip of land 16 1/2 feet wide, extending from east to west along the southern line of said land adjacent to the land now or formerly of Albert H. Lyon, said reservation being for street purposes.

BEING KNOWN AS: 770 SOUTH BUHL FARM DRIVE, HERMITAGE, PA 16148

PROPERTY ID NUMBER: Tax Map No./Control No. 12 158 204/012 008840

BEING THE SAME PREMISES WHICH LEROY R. SAXON, AN UNMARRIED MAN BY DEED DATED 3/22/2016 AND RECORDED 6/16/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO 2016-0000522, GRANTED AND CONVEYED UNTO JOYCE K. BILUNKA, AN UNMARRIED WOMAN, NOW DECEASED.

JUDGMENT - \$ 89,020.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TERESA PAWLUK SOLELY IN HER CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED, STEPHEN BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED, CHRISTOPHER BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED. DION BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED AND THE UNKNOWN HEIRS OF JOYCE BILUNKA, DECEASED AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2020-00425**

LEOPOLD & ASSOCIATES PLLC PLAINTIFF'S ATTORNEY
JUNE 28, 2021 LEVIED ON THE FOLLOWING

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

ALL that certain piece, parcel or lot of ground situate in the City of Sharon, Mercer County and Commonwealth of Pennsylvania, being Lot No. 48 in the P.C. Gibbons Plan of Lots, which Plan is duly recorded in the Recorder's Office in and for said County, said Lot being bounded and described as follows:

BEGINNING at a point on the west side of New Castle Street, marked New Castle Road in said Plan, sixty-one (61) feet north from the northwest corner of said New Castle Street and Florence Street;

THENCE continuing north along the west side of said New Castle Street in front or width, a distance of thirty-one and four tenths (31.4) feet;

THENCE extending west, maintaining the same width of thirty-one and four tenths (31.4) feet, in length or depth, a distance of one hundred twenty-three (123) feet on the north line of said lot, and a distance of one hundred twenty-three and sixty-six hundredths (123.66) feet on the south side thereof to a fifteen (15) foot alley.

Being the same land conveyed to Arthur E. Keen, single and unmarried from Terrance Duzdenski and Sandra Duzdenski by Deed dated 7/9/1984 and recorded 7/13/1984 in Deed 84 DR 2211 and recorded in the Recorder's Office of Deeds in Mercer County, Pennsylvania.

INSOFAR as is known to the Grantors herein, no hazardous waste is presently being disposed of or has ever been disposed of by the Grantors, or to the Grantors actual knowledge, on said land.

Property being known and numbered as 532 New Castle Avenue, Sharon, PA 16146.

Parcel No. 4 -O-66

JUDGMENT - \$ 32,263.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ARTHUR KEEN AT THE SUIT OF THE PLAINTIFF TRINITY FINANCIAL SERVICES, LLC

**WRIT OF EXECUTION
NO. 2020-00368**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
MAY 11, 2021 LEVIED ON THE FOLLOWING

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

All that Certain piece or parcel of land, Situate in the Borough of West Middlesex, County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows:

On the North by Chestnut Street;

On the East by land now or formerly of Harry Heasley;

On the South by land now or formerly of Anna Leasure's Heirs; and

On the West by Sharon Street, being known as Highway Route No. 18; having a frontage on Sharon Street of Sixty-five (65') feet and extending eastwardly of equal width, a distance of One Hundred Twenty-one (121') feet.

SUBJECT PROPERTY ADDRESS: 3499 Sharon Road, West Middlesex, PA 16159

Being the same property conveyed to Donald W. Stinedurf, Sr. and Amanda M. Beck who acquired title, with rights of survivorship, by virtue of a deed from Ante Curie, unmarried, signed by Gregory Curie, agent by Power of Attorney, dated August 8, 2014, recorded August 14, 2014, at Document ID 2014-00008172, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 75 878 028

JUDGMENT - \$ 30,377.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMANDA M. BECK AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2020-02921**

RICHARD M. SQUIRE & ASSOCIATES LLC PLAINTIFF'S ATTORNEY
MAY 17, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SCOTT P. MCKAY AND JESSICA L. MCKAY IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the borough of Jamestown, Mercer County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of Denver street, being marked by an iron pin and being the Northeast corner of the property herein conveyed and the southeast corner of land of St. Margaret's Roman Catholic Church; thence along the westerly side of Denver street south 5° 32' west, for a distance of 148.75 feet to an iron pin (found); thence north 84° 10' west along land now or Formerly of James and Janet I. Kinston for a distance of 303.75 feet to an iron pin (found); thence North 310 58' west along land of Penn Central Railroad right-of-way (abandoned) for a distance of 185.47 feet to an iron pin (set); thence south 84° 28' east along the land of St. Margaret's Roman Catholic Church for a distance of 416.60 feet to the point and place of beginning.

Containing 1.22 acres of land by survey.

Map No. 64-570-056

BEING the same premise that Ronald Baxendell and Anita L. Baxendell, husband and wife by deed dated 07/07/2009 and recorded on 07/23/2009 in the Recorder of Deeds Office in the County of Mercer, Commonwealth of Pennsylvania conveyed and granted to Scott P. McKay and Jessica L. McKay, Husband and Wife.

LOCATION - 611 DENVER STREET. JAMESTOWN PA 16134

JUDGMENT - \$117,095.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SCOTT P. MCKAY AND JESSICA L. MCKAY AT THE SUIT OF THE PLAINTIFF J.P. MORGAN MORTGAGE ACQUISITION CORP.

**WRIT OF EXECUTION
NO. 2021-00597**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC PLAINTIFF'S ATTORNEY

JUNE 3, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) FRANK HARKLESS A/K/A FRANCIS L. HARKLESS IN AND TO:

ALL THAT CERTAIN LAND SITUATE IN SHENANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA BEING LOT NO. 1 OF RAYMOND HARKLESS SUBDIVISION AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF MITCHELL ROAD, SAID POINT BEING AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF CHARLES MITCHELL, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LANDS HEREBY CONVEYED: THENCE FROM SAID POINT NORTH 56° 48' WEST, A DISTANCE OF 167.90 FEET TO A POINT ON LANDS NOW OR FORMERLY OF RAY H. HARKLESS, ET UX; THENCE NORTH 6° 30' EAST, A DISTANCE OF 399.56 FEET ALONG THE SAID OF OTHER LANDS NOW OR FORMERLY OF RAY H. HARKLESS ET UX; THENCE 83° 30' EAST ALONG OTHER LANDS NOW OF FORMERLY OF RAY H. HARKLESS ET UX, A DISTANCE OF 150 FEET TO A POINT; THENCE SOUTH 6° 30' WEST, ALONG LANDS NOW OR FORMERLY OF CHARLES MITCHELL, A DISTANCE OF 475.00 FEET TO A POINT, THE PLACE OF BEGINNING.

UNDER AND SUBJECT TO COAL AND MINING RIGHTS, RIGHTS OF WAY, OIL AND GAS LEASES, RESERVATIONS, RESTRICTIONS, EASEMENTS, CONDITIONS, COVENANTS, BUILDING LINES, ETC. AS SHOWN ON RECORDED PLAN AND RECORDED IN PRIOR INSTRUMENT OF RECORD.

BEING KNOWN AS: 322 MITCHELL RD WEST MIDDLESEX, PA 16159

PROPERTY ID: 27-185-190

TITLE TO SAID PREMISES IS VESTED IN FRANCIS L. HARKLESS, SINGLE BY DEED FROM FRANCIS L. HARKLESS, SINGLE AND SANDRA L. HARKLESS, SINGLE DATED 04/16/1992 RECORDED 09/03/1992 IN BOOK NO. 92 PAGE 12988.

JUDGMENT - \$ 13,03059

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FRANK HARKLESS A/K/A FRANCIS L. HARKLESS AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 2002-1. MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-1

**WRIT OF EXECUTION
NO. 2021-00272**

SHNAYDER LAW FIRM LLC PLAINTIFF'S ATTORNEY
MAY 27, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RANDY K. FERGUSON AND MONICA L. FERGUSON A/K/A MONICA FERGUSON IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WEST COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 14A OF THE VERNON HEIGHTS SUBDIVISION RE-PLAT OF LOTS 13 AND 14, A PLAN OF WHICH IS RECORDED IN THE RECORDER'S OFFICE OF MERCER COUNTY, PENNSYLVANIA, AT 1986 PL 8474-146, SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LEGISLATIVE ROUTE 695, WHICH POINT IS THE NORTHEAST CORNER OF THE LAND HEREIN CONVEYED; THENCE SOUTH 3° 13' 40" WEST ALONG LINE OF LAND NOW OR FORMERLY OF MATTHEW G. SMITH,

A DISTANCE OF 186.95 FEET TO AN IRON PIN; THENCE NORTH 85°47' WEST, A DISTANCE OF 120.99 FEET TO AN IRON PIN; THENCE NORTH 3° 31' 50" EAST ALONG LINE OF OTHER LAND NOW OR FORMERLY OF HOWARD L. CURTIS ET UX... A DISTANCE OF 175.89 FEET TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF LEGISLATIVE ROUTE 695; THENCE NORTH 88° 59' 24" EAST ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 1,940.08 FEET AN ARC DISTANCE OF 121.37 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF LEGISLATIVE ROUTE 695 TO AN IRON PIN, WHICH IS THE POINT AND PACE OF BEGINNING; CONTAINING .5 OF AN ACRE OF LAND.

HAVING erected thereon a dwelling being known and numbered as 218 Vernon Road, Greenville, PA 16125.

PARCEL I.D. #31-055-102-014

BEING the same premises conveyed to Randy K. Ferguson and Monica L. Ferguson a/k/a Monica Ferguson by deed from First National Bank of Pennsylvania, a National Banking Association dated May 2, 2002 and recorded May 21, 2002 in the Recorder's Office of Mercer County, Pennsylvania, in instrument#2002-010953.

JUDGMENT - \$ 15,173.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RANDY K. FERGUSON AND MONICA L. FERGUSON A/K/A MONICA FERGUSON AT THE SUIT OF THE PLAINTIFF SENTRY FUNDING, INC.

**WRIT OF EXECUTION
NO. 2017-01625**

STERN & EISENBERG PC PLAINTIFFS ATTORNEY
JUNE 18, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RICHARD W. CURTICIAN IN AND TO:

ALL those certain lots of land situate in West Salem Township, Mercer County, Pennsylvania and being more particularly designated as Lots 230 to 244 inclusive in the Shenango Heights Addition to Greenville Plan of Lots as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 2, Page 4.

BEING known and numbered as 35 Hempfield Avenue, Greenville, PA 16125

TAX ID#: 31 056 189 230

BEING the same premises which Colleen Jowett by Deed dated October 21, 2005 and recorded November 3, 2005 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument#: 2005-00017680, granted and conveyed unto Richard W. Curtician.

JUDGMENT - \$151,756.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICHARD W. CURTICIAN AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST SERIES 2005-C. ASSET BACKED PASS-THROUGH CERTIFICATES

**WRIT OF EXECUTION
NO. 2020-03413**

STERN & EISENBERG PC PLAINTIFFS ATTORNEY
MAY 11, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) NORMAN E. SIMON AND WENDY L. SIMON IN AND TO:

ALL those certain piece or parcels of land situate in the Borough of Jamestown, Mercer County, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO 1:

Being the northerly half of Lot. No 136 in the McMaster-Cornwell Addition and being more particularly bounded and described as follows, bounded on the North for a distance of 120 feet by public alley; on the East for the distance of 30 feet by Main Street; on the South for a distance of 120 feet by land now or formerly of A.W. Molton; and on the West for a distance 30 feet by land now or formerly of Walter Meyer.

PARCEL NO 2:

Being known as McMaster-Cornwell Addition to the Borough of Jamestown, Pennsylvania, bounded and described as follows, to wit: On the North by land now or formerly of Ray Bost; on the East by Main Street; on the South by an alley; and on the West by land now or formerly of Harry Gruver, formerly Howard Leary, being Lot No 123 and the southern one-half of Lot No.121; the two pieces of land together being 60 feet front on Main Street and extending West therefrom of equal width, 180 feet.

The improvements thereon being known as 607 Main Street, Jamestown, PA 16134-9171

PARCEL ID: 64002320

BEING the same premises which Norman E. Simon and Wendy L. Simon, husband and wife by Deed dated May 7, 1997 and recorded in the Office of Recorder of Deeds of Mercer County on May 14, 1997 at Book 245, Page 2029 granted and conveyed unto Norman E. Simon and Wendy L. Simon.

JUDGMENT - \$ 61,095.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NORMAN E. SIMON AND WENDY L. SIMON AT THE SUIT OF THE PLAINTIFF LOANCARE, LLC

**WRIT OF EXECUTION
NO. 2020-00114**

VITTI LAW GROUP INC PLAINTIFF'S ATTORNEY
JUNE 18, 2021 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece of parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, known as and being Lot No. Thirty-Five (35) in the Fair Grounds Addition Plat in Plan Book I, Page 107, and also being Lot No. Thirty-Five (35), and the Eastern ten (10) feet of Lot No. Seven Hundred Forty-Four (744) in the Fair Grounds Addition Plan "A" Revised, as recorded in Plan Book 2, Page 185, the land herein conveyed being more particularly bounded and described as follows:

On the North by George Street for a distance of fifty-five (55) feet; on the East by Crowder Avenue for a distance of one hundred ten (110) feet; on the South by Lots Nos. Seven Hundred Forty-Two (742) and Seven Hundred Forty-One (741) in said Plan for a distance of fifty-five (55) feet; and on the West by the Western thirty-five (35) feet of Lot No. Seven Hundred Forty-Four (744) in said Plan for a distance of one hundred ten (110) feet.

BEING the same premises which Kenneth E. Barrett and Spring M. Barrett by deed dated May 29, 2008 and recorded in the Office of the Recorder of Deeds of Mercer County on June 19, 2008 at Instrument No. 2008-00007475, granted and conveyed unto Kenneth E. Barrett.

Property Address: 1114 George St., Sharon, PA 16146

Tax Parcel No. 4 AM 18
District Control No. 71 9200

JUDGMENT - \$ 47,160.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH E. BARRETT AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

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 TWENTY DAYS AFTER EITHER THE FILING OF THE SCHEDULE OF DISTRIBUTION OR THE EXECUTION SALE.

M.C.L.J.- August 17, 24, 31, 2021