

# Mercer County Law Journal - Digital Edition

AUGUST 25, 2026  
VOL. 41 - ISSUE 34

*(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**

#### **CUSACK, ELAINE L., A/K/A CUSACK, ELAINE 2026-571**

Late of Sharpsville, Mercer Co., PA  
Administratrix: Carolyn D. LaFon, 1263 Yacht Dr., Myrtle Beach, SC 29577  
Attorney: William J. Moder, III, Esq.  
MCLJ – August 25, September 1, 8, 2026  
**FAULL, RONALD C., A/K/A FAULL, RONALD CLYDE,  
A/K/A FAULL, RONALD**

**2026-567**  
Late of Liberty Twp., Mercer Co., PA  
Executor: Douglas L. Faull, 530 Courtney Mill Road, Grove City, PA 16127  
Attorney: Amy E. Molloy, Esq.  
MCLJ – August 25, September 1, 8, 2026

#### **FLANERY, BAYLES KENNEDY, III 2026-517**

Late of Mercer Boro., Mercer Co., PA  
Administratrix: Coreen E. Flanery-Williams, 367 Old Fredonia Rd., Mercer, PA 16137  
Attorney: Gary J. Gushard, 1 PPG Place, Ste. 1500, Pittsburgh, PA 15222-5416  
MCLJ – August 25, September 1, 8, 2026

#### **GREENAWALT, TRESSA ANN, A/K/A GREENAWALT PICACCHIO, TRESSA**

**2026-578**  
Late of Hermitage, Mercer Co., PA  
Administrator: Jeffrey J. Picacchio, 156 Sunset Blvd., Hermitage, PA 16148  
Attorney: William J. McConnell, Jr. Esq.  
MCLJ – August 25, September 1, 8, 2026

#### **LINDEY, MARGARET A., A/K/A LINDEY, MARGARET ANN, A/K/A LINDEY, MARGARET, A/K/APAXTON-LINDEY, MARGARET ANN, A/K/A PAXTON, MARGARET ANN 2026-569**

Late of Findley Twp., Mercer Co., PA  
Executor(s): Joseph B. Paxton, 902 Springfield Church Road, Grove City, PA 16127 & J. Steven Paxton, 442 Buckley Road, Grove City, PA 16127  
Attorney: Amy E. Molloy, Esq.  
MCLJ – August 25, September 1, 8, 2026

#### **MAFFEI, ELAINE L., A/K/A MAFFEI, ELAINE, A/K/A MAFFEI, ELAINE LOUISE**

**2026-579**  
Late of Hermitage, Mercer Co., PA  
Executor: Donald Maffei, 200 Woodette Dr., # 505, Dunedin, FL 34698  
Attorney: James M. Goodwin, Esq.  
MCLJ – August 25, September 1, 8, 2026

#### **MCCLELLAND, WILDA M.**

**2026-493**  
Late of Grove City Boro., Mercer Co., PA  
Executrix: Roberta Ann Cooke, 427 North Main Street, Harrisville, PA 16038  
Attorney: William J. Cisek, Esq., 1162 Elk Street, P.O. Box 310, Franklin, PA 16323  
MCLJ – August 25, September 1, 8, 2026

#### **MULLIGAN, MARY SUE A/K/A MULLIGAN, MARY SUZANNE, A/K/A MULLIGAN, MARY S., A/K/A MULLIGAN, MARY**

**2026-552**  
Late of Sharon, Mercer Co., PA  
Executrix: Toni Lynn Elisco, 7682 Thompson-Sharpville Rd., N.E., Burghill, OH 44404  
Attorney: Norman J. Barilla, 111 W. Sheridan Ave., New Castle, PA 16105  
MCLJ – August 25, September 1, 8, 2026

#### **SPOSITO, RICHARD L., A/K/A SPOSITO, RICHARD 2026-580**

Late of Hermitage, Mercer Co., PA  
Executor: Victoria G. Luchey, 4708 Taylor Lane, Grapevine, TX 76051  
Attorney: Carolyn E. Hartle, Esq.  
MCLJ – August 25, September 1, 8, 2026

#### **WESOLEK, WILLIAM A. 2026-582**

Late of Sugar Grove Twp., Mercer Co., PA  
Executrix(s): Jessica A Brown, 18 Davidson Ave, Greenville, PA 16125 & Rachel L Wesolek, 2479 Romar Road, Hermitage, PA 16148  
Attorney: Jason R. Dibble, Esq.  
MCLJ – August 25, September 1, 8, 2026

**Wise, Bonnie J.**  
**2026-573**  
Late of Pine Twp., Mercer Co., PA  
Administrator: Thomas L. Wise, 501 Millbrook Road, Jackson Center, PA 16133  
Attorney: James A. Stranahan IV, Esq.  
MCLJ – August 25, September 1, 8, 2026

### **SECOND PUBLICATION**

**DUICH, JOSEPH D.  
2026-560**  
Late of Farrell, Mercer Co., PA  
Executrix: Keely Crosby, 287 Jackson St., Goose Creek, SC 29445  
Attorney: William J. Moder, III, Esq.  
MCLJ – August 18, 25, September 1, 2026

**GODFREY, PHILIP C.  
2026-570**  
Late of Hempfield Township, Mercer Co., PA  
Executor: Steven J. Godfrey, 309 Quartermile Road, Greenville, PA 16125  
Attorney: Jason R. Dibble, Esq.  
MCLJ – August 18, 25, September 1, 2026

**KENNIS, MICHAEL P.  
2026-564**  
Late of Mercer Borough, Mercer Co., PA  
Executor: Ryan M. Kennis, 258 Cobblestone Drive, Pittsburgh, PA 15237  
Attorney: Ted Isoldi, Esq.  
MCLJ – August 18, 25, September 1, 2026

#### **MITCHELL, ROSEMARIE**

**2026-565**  
Late of Mahoning Co., Ohio  
Executor: Robert V. Mitchell, 1510 27th Ave., Minneapolis, MN 55418  
Attorney: Chester B. Scholl, Jr., Esq.  
MCLJ – August 18, 25, September 1, 2026

### **THIRD PUBLICATION**

#### **BEARD, JUDY LYNN, A/K/A BEARD, JUDY 2026-553**

Late of Hermitage, Mercer Co., PA  
Executrix: Paula Draskovic, 600 Chesapeake Crt., Hermitage, PA 16148  
Attorney: William J. Moder, III, Esq.  
MCLJ – August 11, 18, 25, 2026

**HOOVLER, LINDA L.  
2026-544**  
Late of Delaware Twp., Mercer Co., PA  
Executor: Edward C. Hoovler, 890 Hamburg Rd., Fredonia, PA 16124  
Attorney: James A. Stranahan, IV, Esq.  
MCLJ – August 11, 18, 25, 2026

**HRANKO, KATHRYN LOUISE  
2026-545**  
Late of Hermitage, Mercer Co., PA  
Executor: Robert Paul Hranko, 860 Clarksville Road, Hermitage, PA 16148  
Attorney: Tara Stevens Rodrigues, Esq.  
MCLJ – August 11, 18, 25, 2026

**KELLY, JOSEPH DAVID, A/K/A KELLY, JOSEPH D., A/K/A  
KELLY, JOSEPH  
2026-542**  
Late of Sharpsville, Mercer Co., PA  
Administrator: Nicholas W. Baron, 1700 Hannah Court, Sharon, PA 16146  
Attorney: James M. Goodwin, Esq.  
MCLJ – August 11, 18, 25, 2026

**LOVE, JOSEPH C., A/K/A LOVE, JOSEPH CRAIG  
2026-551**  
Late of Hermitage, Mercer Co., PA  
Executrix(s): Valerie K. Hennessy, 350 Tessa Place, Cortland, OH 44410 & Stacy A. Love, 208 Park Ave, Unit 16, Conneaut, OH 44030  
Attorney: David A. Ristvey, Esq.  
MCLJ – August 11, 18, 25, 2026

**MORGENSTERN, MELVIN G., A/K/A MORGENTERN,  
MELVIN GIMBEL  
2026-550**  
Late of Hermitage, Mercer Co., PA  
Executor: Robert B. Morgenstern, 14492 Sterling Oaks Dr., Naples, FL 34110  
Attorney: Roger R. Shaffer, Jr., Esq.  
MCLJ – August 11, 18, 25, 2026

**SEAHOLM, BARBARA A., A/K/A SEAHOLM, BARBARA  
ANN  
2026-555**  
Late of Hermitage, Mercer Co., PA  
Executrix: Angela M. Miller, 370 Shady Avenue, Sharon, PA 16146  
Attorney: Charles S. Hersh, Esq.

MCLJ – August 11, 18, 25, 2026

**SEVER, THOMAS, A/K/A SEVER, THOMAS P.  
2026-547**

Late of West Middlesex Boro., Mercer Co., PA  
Executrix: Helen Matusick, 120 12th St., Sharpsville, PA 16150

Attorney: Kenneth K. McCann, Esq.

MCLJ – August 11, 18, 25, 2026

**SHOLLENBERGER, RICHARD D., A/K/A  
SHOLLENBERGER, RICHARD DALE, A/K/A  
SHOLLENBERGER, RICHARD  
2026-543**

Late of Greenville Boro., Mercer Co., PA

Executor : Ronald R. Shollenberger, 139 Russell Road, Fredonia, PA 16124

Attorney: Carolyn E. Hartle, Esq.

MCLJ – August 11, 18, 25, 2026

**SMITH, RYAN BRENT, A/K/A SMITH, RYAN B.,  
A/K/ASMITH, RYAN  
2026-549**

Late of Sandy Lake Twp., Mercer Co., PA

Administrator/Administratrix: William E. Smith, 5004 Sandy Lake Greenville Road, Sandy Lake, PA 16145 & Pauline A. Smith, 5004 Sandy Lake Greenville Road, Sandy Lake, PA 16145

Attorney: Carolyn E. Hartle, Esq.

MCLJ – August 11, 18, 25, 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 **September 8, 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**

2022-500 Polcha, Adam aka Polcha, Adam A aka Polcha, Adam Aloysius., Deceased. Justin Drapp, Executor

2024-592 Johnson, Fredrick R aka Johnson, Fredrick., Deceased. Troy Odgen, Executor

2024-195 Remp, Sharon A., Deceased., Jerry Joseph Rempuszewski, Executor

2024-665 Taylor, Chad R aka Taylor, Chad Ross., Deceased. Erika M. Taylor, Executrix

2025-712 Mallick, Lucy A aka Mallick, Lucy., Deceased. Laurie Prosenjak, Executrix

2025-350 Magee, Carol L. aka Magee, Carol., Deceased. Jeffrey L. Hodge, Georgie Hodge, Executor(s)

2024-434 Nelson, Sarah M., Deceased. Linda Wishart, Executrix

**FIRST AND FINAL ACCOUNTS OF TRUSTS**

1999-51732 West Middlesex Cemetery Association; Edwin Sowers, Trustee

MCLJ – August 4, 11, 18, 25, 2026

**Articles of Incorporation**

Notice is hereby given that Articles of Incorporation were filed with the Pennsylvania Department of State on April 6, 2026, for a business

corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Good to Great**.

MCLJ – August 25, 2026

**SHERIFF'S SALE**

**MONDAY**

**SEPTEMBER 14, 2026 10:00 AM**

**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**

**2026-139**

**BROCK & SCOTT, PLLC PLAINTIFFS ATTORNEY**

**MAY 7, 2026 LEVIED ON THE FOLLOWING**

**ALL THE RIGHT. TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ARTHUR E. AMMANN IN AND TO:**

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

**BEGINNING at a point in the centerline of L. R. 43043, said point being two hundred seventy (270) feet from the centerline of T-612; thence south 01° 30' east passing through an iron pin set twenty (20) feet off the centerline of L. R. 43043, along land of Gerald Ligo for a distance of two hundred sixty-one (261) feet to an iron pin; thence north 870° 40' east along land now or formerly of Ralph Fritz for a distance of three hundred ninety (390) feet to an iron pin; thence north 01° 40' west along an old fence line and land now or formerly of Gerald R. Dull and Marilyn R. Dull for a distance of two hundred sixty and ninety-nine hundredths (260.99) feet passing through an iron pin set twenty (20) feet off the centerline of L. R. 43043 to the centerline of L. R. 43043; thence south 870 40f west along the centerline of L. R. 43043 for a distance of three hundred ninety-three and ninety-five hundredths (393.95) feet to the point and place of beginning. Containing 2.36 acres of land by survey.**

**IN ACCORDANCE with the Solid Waste Management Act of 1980, the Parties of the First Part certify that, to the best of their knowledge, there is not now, nor has there ever been, any disposal of "Hazardous Waste" on the land described herein.**

**THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS AGREEMENT.**

Being the same premises which Gerald R. Dull and Marilyn R. Dull husband and wife, by Deed dated 09/29/2003 and recorded 10/16/2003, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2003-0023733, granted and conveyed unto Arthur E. Ammann and wife Gretchen A. Ammann, in fee.

**AND the said Gretchen Ann Ammann has departed this life on or about 09/01/2011, thereby vesting title of the mortgaged premises unto Arthur E. Ammann.**

**Tax Parcel: 03 084 056**

**Premises Being: 460 District Rd, Fredonia, PA 16124**

**LOCATION 460 DISTRICT ROAD, FREDONIA PA 16124**

**JUDGMENT - \$107,789.35**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ARTHUR E. AMMANN AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC**

**WRIT OF EXECUTION**

**NO. 2026-378**

**RAS CITRON LLC PLAINTIFF'S ATTORNEY**

**JUNE 1, 2026 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 Records Office of Mercer County, Pennsylvania, in Plan Book 2, page 4.**

**THIS CONVEYANCE IS MADE SUBJECT to coal, oil, gas, mineral and mining rights and privileges incident to the mining of coal heretofore conveyed of record.**

**FURTHER SUBJECT to all restrictions, reservations, rights of way, easements for public utilities and building line(s) as may be shown on the recorded plan and in prior instruments of record.**

**BEING KNOWN AS: 35 HEMPFIELD AVE, GREENVILLE, PA 16125**

**PROPERTY ID: 31 056 189 230**

**TITLE TO SAID PREMISES IS VESTED RICHARD W. CURTICIAN, BY DEED FROM COLLEEN JOWETT, DATED 10/21/2005 RECORDED 11/3/2005 IN INSTRUMENT NUMBER: 2005-0017680**

**LOCATION - 35 HEMPFIELD AVENUE, GREENVILLE PA 16125**

**JUDGMENT - \$119,375.44**

**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 COMPANT, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-C, ASSET BACKED PASS-THROUGH CERTIFICATES**

**WRIT OF EXECUTION**

**NO. 2026-57**

**MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY**

**JUNE 5, 2026 LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)**

**TERRY L. DYE; MARITA E. DYE, AKA MARITA DYE IN AND TO:**

All that certain piece or parcel of land situate in the City of Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, known and numbered as Lot No. 1 in the Elizabeth L. Reidman Subdivision as recorded in Plan Book 81, Page 72, Records of Mercer County, and being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Hofius Lane, which point is the northwestern corner of land herein conveyed; thence S 89° 44' E, along land now or formerly of John C. Grace et ux, for a distance of 212.79 feet to a point on the west line of lands formerly of the Sharpsville Railroad; thence S 14° 44' E along lands formerly of the Sharpsville Railroad for a distance of 150.50 feet to a point, said point being the northeast corner of Lot No. 2 in the Elizabeth Reidman Subdivision; thence N 89° 44' W along said Lot No. 2 for a distance of 251.00 feet to a point in the centerline of Hofius Lane; thence North along the centerline of Hofius Lane for a distance of 145.30 feet to the place of beginning.

Excepting therefrom a portion of the above described tract of land conveyed to the Commonwealth of Pennsylvania, Department of Transportation, by virtue of that certain Notice of Condemnation recorded November 30, 2004, as Instrument Number 2004-020641, Mercer County, Pennsylvania records.

SUBJECT PROPERTY ADDRESS: 1780 Hofius Lane, Hermitage, PA 16148

Being the same property conveyed to Terry L. Dye and Marita Dye, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Frank Reidman and Elizabeth L. Reidman, husband and wife, dated May 14, 1981, recorded May 15, 1981, as Document ID 81 DR 1353, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 11 132 091

LOCATION - 1780 HOFIUS LANE, HERMITAGE PA 16148

JUDGMENT - \$21,075.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TERRY L. DYE; MARITA E. DYE, AKA MARITA DYE AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2025-3577**

HLADIK ONORATO & FEDERMAN LLP PLAINTIFFS  
ATTORNEY

JUNE 25, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BARBARA ANN HAWES A/K/A BARBARA ANN BIRO, AS SURVIVING HEIR OF MICHAEL G. BIRO, DECEASED; MARY K. HEATH, AS SURVIVING HEIR OF MELISSA BIRO, DECEASED; UNKNOWN SURVIVING HEIRS OF MICHAEL G. BIRO, DECEASED; UNKNOWN SURVIVING HEIRS OF MELISSA BIRO, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being known as Lot Number One Hundred Sixty-five (165) in the Lally and Irvine Addition, being more particularly bounded and described as follows:

On the North by Lot Number One Hundred Fifty-four (164) in said Plan, doe a distance of One Hundred Thirty (130) feet; on the East by an alley, for the distance of Forty-seven and Thirty eight Hundredths (47.38) feet; on the South by George Street, for a distance of One Hundred Thirty (130) feet; and on the West by Spruce Avenue, for a

distance of Forty-Six and Sixty-seven Hundredths (46.67) feet.

BEING THE SAME PREMISES which Joseph J. Toth and Sandra Toth, Husband and Wife, by Deed dated March 23, 2005 and recorded on April 1, 2005, in the Mercer County Recorder of Deeds Office at Deed Book Volume at Page As Instrument No. 2005-004699, granted and conveyed unto Michal G. Biro and Melissa Biro, Husband and Wife.

The said Michal G. Biro and Melissa Biro were divorced under Mercer County Court of Common Pleas Docket No. 2012-02586 by final decree entered on December 31, 2014, where by operation of law title vested in Michal G. Biro and Melissa Biro as Tenants in Common.

The said Melissa Biro departed this life on or about May 21, 2022, where, absent the probate of an estate, her interest passed to known surviving heir, Mary K. Heath and the Unknown Surviving Heirs of Melissa Biro, Deceased.

The said Michael G. Biro departed this life on or about February 20, 2025, where, absent the probate of an estate, his interest passed to known surviving heir, Barbara Ann Hawes a/k/a Barbara Ann Biro, and the Unknown Surviving Heirs of Michael G. Biro, Deceased.

Being Known as 857 Spruce Avenue, Sharon, PA 16146

Parcel I.D. No. 071 026910

LOCATION - 857 SPRUCE AVENUE, SHARON PA 16146

JUDGMENT - \$39,278.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BARBARA ANN HAWES A/K/A BARBARA ANN BIRO, AS SURVIVING HEIR OF MICHAEL G. BIRO, DECEASED; MARY K. HEATH, AS SURVIVING HEIR OF MELISSA BIRO, DECEASED; UNKNOWN SURVIVING HEIRS OF MICHAEL G. BIRO, DECEASED; UNKNOWN SURVIVING HEIRS OF MELISSA BIRO, DECEASED AT THE SUIT OF THE PLAINTIFF SELECT PORTFOLIO SERVICING. INC.

**WRIT OF EXECUTION  
NO. 2026-293**

FIRST NATIONAL BANK OF PENN PLAINTIFF'S ATTORNEY  
JUNE 24, 2026 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land with improvements thereon situate on the northerly side of a public road known and designated as State Highway Route No. 358 in Perry Township, Mercer County, Pennsylvania, and being commonly known and described as Lot No. 2 of the Final Scott A. Osborne Subdivision Plan of Lots, plan of which is recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at 1985 Plan of Lots No. 186, said lot being more particularly bounded and described as follows:

BEGINNING at the southeast corner of the described lot at a point on the centerline of PA State Route No. 358; thence North 22° 20' East along line of Lot No. 1 of said subdivision plan, a distance of 376.96 feet to an iron pin; thence South 2° 21' 30" East along line of land now or formerly of Glenn R. Chupak, a distance of 403.50 feet to a point on the centerline of PA State Route No. 358; thence westerly along the centerline of PA State Route No. 358, which is along the arc of the chord bearing of the arc being North 71° 11' West, said lot being triangular in aspect and having a land content of .74 of an acre.

BEING the same lands and premises conveyed by Gary F.

Walker, single, to Robert J. Johnston and Linda J. Johnston, husband and wife, per Deed dated June 4, 2015, and recorded in the Recorder of Deeds of Mercer County, Pennsylvania on June 4, 2015 at Instrument Number 2015-00005232. On or about November 15, 2021 Linda J. Johnston died. Upon her death title vested in the Defendant by operation of law.

KNOWN as 3053 Hadley Road, Hadley, Pennsylvania 16130.

PARCEL Number 021-003910.

Acreage: Currently Unknown

Improvements/Address: Residential Structure commonly known as 3053 Hadley Road, Hadley, PA 16130.

LOCATION - 3053 HADLEY ROAD, HADLEY PA 16130

JUDGMENT - \$14,723.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT J. JOHNSTON AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION  
NO. 2025-3641**

RAS CITRON LLC PLAINTIFF'S ATTORNEY  
JUNE 5, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)  
EDWARD A. KINCAID A/K/A EDWARD KINCAID; KELLY A. KINCAID A/K/A KELLY KINCAID IN AND TO:

ALL that certain lot of land with dwelling house erected thereon, being a part of Lot No. 141 in the McFate Addition as recorded in Plan Book 3, Page 85, situate in the Borough of Greenville, Mercer County, Pennsylvania, and being more particularly bounded and described as follows:

BOUNDED on the North by land now or formerly of Holden for a distance of fifty (50) feet; on the East by Lot No. 142 and part of Lot No. 135 for a distance of one hundred (100) feet; on the South by Clinton Street for a distance of fifty (50) feet; and, on the West by Lot No. 140 for a distance of one hundred (100) feet.

Parcel number 55-523-039.

Address: 288 Clinton Street, Greenville, PA 16125.

Also known as Parcel Number 55-523-039

UNDER and SUBJECT to restrictions and conditions as now appear of record.

LOCATION - 288 CLINTON STREET, GREENVILLE PA 16125

JUDGMENT - \$84,362.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EDWARD A. KINCAID A/K/A EDWARD KINCAID; KELLY A. KINCAID A/K/A KELLY KINCAID AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST COMPANT, NATIONAL ASSOCIATION. AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX8

**WRIT OF EXECUTION  
NO. 2026-587**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S  
ATTORNEY

MAY 11, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)  
GEORGE KOSTIK, III AND MISCHELLE KOSTIK A/K/A MISCHELL, M. KOSTIK IN AND TO:

ALL that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being known as Lots Nos. 309 and 310 in the Fairgrounds Addition as recorded in Plan Book 1, Page 108, Records of Mercer County, Pennsylvania, said Lots being further bounded and described as follows:

On the North by March Street, a distance of 57.81 feet; on the East by Tenth Street, a distance of 110 feet; on the South by Lots Nos. 353 and 354 in said Plan, a distance of 57.97 feet; and on the West by Lot No. 308 in said Plan, a distance of 110 feet

Being known as: 1196 March Street, Shavon, PA 16146

BEING THE SAME PREMISES WHICH CARMEN JOSEPH AIELLO, II AND LEIGH MEDVED AIELLO, HUSBAND AND WIFE by deed dated July 14, 2006 and recorded July 19, 2006 in Deed Book 590, Page 346 Instrument Number 2006-00010651, granted and conveyed unto George Kostik, III and Michelle Kostik a/k/a Michelle M. Kostik, husband and wife.

TAX I.D. #: 4-AM-156

LOCATION - 1196 MARCH STREET, SHARON PA 16146

JUDGMENT - \$ 39,887.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GEORGE KOSTIK, III AND MISCHELLE KOSTIK A/K/A MISCHELLE M. KOSTIK AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2020-606**

HLADIK ONORATO & FEDERMAN LLP PLAINTIFF'S ATTORNEY  
JUNE 25, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)  
TERRI A. KOVAL IN AND TO:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Sharpsville, County of Mercer, and Commonwealth of Pennsylvania, being a portion of Lots Numbered 70 and 71 in Strawbridge's Addition to Sharpsville, the land herein described being more specifically bounded and described as follows:

On the North by land of Davelli (formerly land of W.S. McFarland); on the East by Ninth Street; on the South by land of Orlando N. DeSalvo and wife (formerly land of W.S. McFarland); and on the West by Lot No. 72 in said plan of lots, now or formerly owned by Davelli; having frontage on Ninth Street of 40.11 feet and extending back, of uniform width, a distance of 110 feet.

BEING THE SAME PREMISES which Robert J. Brannon, III, Widower, by Deed dated September 10, 2010 and recorded on September 10, 2010, in the Mercer County Recorder of Deeds Office as Instrument No. 2010-00008955, granted and conveyed unto Robert J. Brannon, III, Widower and Terri A. Koval, as Joint Tenants with the Right of Survivorship. The said Robert J. Brannon died on January 22, 2015, where by operation of law, title vested solely in Terri A. Koval.

Being Known as 10 9th Street, Sharpesville, PA 16150

Parcel I.D. No, 72-838-030

LOCATION 10 9TH STREET, SHARPSVILLE PA 16150

JUDGMENT - \$68,466.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TERRI A. KOVAL AT THE SUIT OF THE PLAINTIFF CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3

**WRIT OF EXECUTION  
NO. 2026-301**

FIRST NATIONAL BANK OF PENN PLAINTIFF'S ATTORNEY  
JUNE 24, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)  
DANA JEAN NOBLE, AS ADMINISTRATOR OF THE ESTATE OF OLIVE J. THOMAS, DECEASED IN AND TO:

ALL that certain piece or parcel of land situate in Perry Township, Mercer County, Pennsylvania, further bounded and described as follows:

On the North by land of D.W. Foust; on the East by land of Byron Bartholomew, land of Chupak, and the land of Scott Osborne; on the South by land of Scott Osborne and Route 358; and on the West by land of Donald Varner, and land of Edward Young; containing fourteen (14) acres of land, more or less.

BEING the same lands and premises conveyed by Ralph L. Boylan, Executor of the Estate of John L. Boylan, Deceased, to Dale Owen Thomas and Olive J. Thomas, Husband and Wife, per Deed dated January 15, 1985 and recorded in the Recorder of Deeds of Mercer County, Pennsylvania on January 22, 1985 at DBV 85, Page 202. Dale Owen Thomas died on or about January 10, 2011. Upon his death, Olive J. Thomas became owner by operation of law. Olive J. Thomas died on or about September 4, 2018. On September 17, 2018, the Estate of Olive J. Thomas was opened in the Register of Wills of Mercer County, PA at File No.: 2018-00561. Per Letters of Administration dated September 17, 2018, Dana Jean Noble was appointed Administrator of the Estate.

KNOWN 3037 Hadley Road, Hadley, PA 16130.

PARCEL Number 21-059-005.

LOCATION - 3037 HADLEY ROAD, HADLEY PA 161 30

JUDGMENT - \$13,302.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DANA JEAN NOBLE. AS ADMINISTRATOR OF THE ESTATE OF OLIVE J. THOMAS, DECEASED AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION  
NO. 2013-3561**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY  
JUNE 30, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)  
SUSAN E. PALMITER: MICHAEL F. PALMITER IN AND TO:

ALL that certain piece or parcel of land situate in the Township of West Salem, County of Mercer, and Commonwealth of Pennsylvania, as set forth as Lot 2 in the Irving Lawrence Subdivision as recorded at 88 PL 09073; and further bounded and described as follows:

BEGINNING at a point in the centerline of Vossler Road (T-370); thence South 89 degrees 30' 36" East, a distance of

618.85 feet along lands now or formerly of Hough to an iron pin; thence North 2 degrees 00' 59" East, a distance of 401.87 feet along other lands now or formerly of Lawrence to an iron pin; thence south 88 degrees 44' 20" East, a distance of 321.21 feet along other lands now or formerly of Lawrence to an iron pin; thence North 20 degrees 41' 46" East, a distance of 455.64 feet along other lands now or formerly of Lawrence to an iron pin; thence North 63 degrees 21' 05" East, a distance of 119.91 feet along other lands now or formerly of Lawrence to the centerline of Vossler Road (T-370); thence North 1 degrees 00' West, a distance of 880 feet along said centerline to a point which is the place of beginning and containing 7.523 acres.

This property is subject to a 20 foot drainage easement as shown on the record subdivision.

BEING PREMISES: 100 Vosler Road, Greenville, PA 16125

TAX PARCEL ID: 31-053-007-001

BEING the same premises which Glenn O. McClimans; JoAnne McClimans, husband and wife and Tina A. Rodemoyer, single, by Deed dated July 12, 1993, and recorded in the Official Records of Mercer County on July 13, 1993, in Deed Book Volume 146, Page 1833, et seq., as granted and conveyed unto Michael F. Palmiter.

LOCATION - 100 VOSLER ROAD, GREENVILLE PA 16125

JUDGMENT - \$203,269.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SUSAN E. PALMITER; MICHAEL F. PALMITER AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST

**WRIT OF EXECUTION  
NO. 2026-343**

RAS CITRON LLC PLAINTIFF'S ATTORNEY  
JUNE 12, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)  
LESLIE A. SCAIFE IN AND TO:

ALL THAT CERTAIN piece or parcels of land situate in the City of Farrell, County of Mercer, and Commonwealth of Pennsylvania, known and numbered as Lot Nos. 526 and 527 in the South Sharon Trust Plan of Lots as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 1, page 21, and more particularly bounded and described as follows:

ON THE NORTH by the South line of Webster Street a distance of sixty (60) feet; on the East by Lot No. 528 in said plan a distance of 116.53 feet; on the South by a fifteen (15) foot alley for a distance of sixty (60) feet; and on the West by Lot No. 525 in said plan for a distance of 116.53 feet.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Mercer County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

Permanent Parcel No.: CONTROL #052-011240 Map No.: 52 428 167

LOCATION - 1015 WEBSTER STREET, FARRELL PA 16121

JUDGMENT - \$69,959.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LESLIE A. SCAIFE AT THE SUIT OF THE PLAINTIFF SELECT PORTFOLIO SERVICING. INC.

**WRIT OF EXECUTION  
NO. 2024-1891**

ALBERTELLI LAW PLAINTIFF'S ATTORNEY  
JUNE 6, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)  
CHRISTIAN S. THOMAS AND LAURIE L. THOMAS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN SUGAR GROVE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY OF CONNEAUT LAKE ROAD (PA STATE ROUTE 18) AT THE SOUTHEAST CORNER OF LAND OF DURASA, SAID POINT BEING THE NORTHEAST CORNER OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 03 DEGREES 13' 20" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF CONNEAUT LAKE ROAD (PA STATE ROUTE 18), A DISTANCE OF 456.40 FEET TO A POINT AT THE NORTHEAST CORNER OF LAND OF LOGUE; THENCE SOUTH 89 DEGREES 18' 50" WEST ALONG THE NORTH LINE OF LAND OF LOGUE, A DISTANCE OF 630.02 FEET TO A POINT AT THE SOUTHEAST CORNER OF LAND OF ENGSTROM. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND HEREIN DESCRIBED; THENCE NORTH 04 DEGREES 48' 59" WEST ALONG PART OF THE EAST LINE OF LAND OF ENGSTROM, A DISTANCE OF 313.73 FEET TO A POINT AT THE SOUTHWEST CORNER OF LAND OF DURASA; THENCE NORTH 76 DEGREES 34' 11" EAST ALONG THE SOUTH LINE OF LAND OF DURASA, A DISTANCE OF 648.39 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF CONNEAUT LAKE ROAD (PA STATE ROUTE 18), THE PLACE OF BEGINNING. CONTAINING 5.606 ACRES OF LAND AS PER SURVEY OF WARREN W. SORG, P.L.S., OF SORG SURVEYING, INC. DATED AUGUST 12, 1999.

BEING the same premises which Darlene M. Green, single, by deed, dated September 17, 1999, and recorded September 22, 1999, in the Office of Recorder Deeds of Mercer County, as Book 307, Page 171. Document Number 1999-00017560, granted and conveyed to Christian S. Thomas, Single, in Fee.

Being known as: 656 Conneaut Lake Road. Greenville. PA 16125

Tax Parcel Number: 30-004-006

LOCATION - 656 CONNEAUT LAKE ROAD, GREENVILLE PA 16125

JUDGMENT - \$104,429.39

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHRISTIAN S. THOMAS AND LAURIE L. THOMAS AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE 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 – August 11, 18, 25, 2026