

# Mercer County Law Journal

## Digital Edition

JUNE 24, 2025  
VOL. 40 - ISSUE 25

*(The Official Legal Publication of Mercer County, Pennsylvania)*  
*Douglas M. Watson, Esq., Editor-in-Chief*  
*Debra A. Arner, 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

##### AGRAWAL, KHUSH

2025-445

Late of Grove City Boro, Mercer Co., PA  
Administrator/Administratrix: Indra Prakash Agrawal & Sangeeta Bansal, 4035 Chestnut St., Apt. 404, Philadelphia, PA 19104-3027  
Attorney: Ted Isoldi  
MCLJ – June 24, July 1, 8, 2025

##### BUCHKO, DIANE A. a/k/a BUCHKO, DIANE ALICE

2025-439

Late of Hermitage, Mercer Co., PA  
Executrix: Jennifer A. Buchko, 636 Lyle Drive, Hermitage, PA 16148  
Attorney: Michael S. Barr  
MCLJ – June 24, July 1, 8, 2025

##### HARPST, VIOLA ANN a/k/a HARPST, VIOLA A.

2025-435

Late of Delaware Twp., Mercer Co., PA  
Executor: Rex Harpst, 125 Walnut St., Imperial, PA 15126  
Attorney: Ryan K. Bonner  
MCLJ – June 24, July 1, 8, 2025

##### HECKMAN, JEREMY D. a/k/a HECKMAN, JEREMY

2025-447

Late of Fredonia Boro, Mercer Co., PA  
Administrator: Stephen A. Heckman, 43 S. Mercer St., Apt. 104, Greenville, PA 16125  
Attorney: Douglas M. Watson  
MCLJ – June 24, July 1, 8, 2025

##### KERSCHNER, CHRISTOPHER S.

2025-407

Late of Greenville Boro, Mercer Co., PA  
Executrix: Janice L. Johnson, 89 Fredonia Rd., Greenville, PA 16125  
Attorney: Christopher D. Ferry, 916 Diamond Park, Meadville, PA 16335 (814) 336-4000  
MCLJ – June 24, July 1, 8, 2025

##### LEON, TRACI LYNN a/k/a LEON, TRACI

2025-411

Late of Sharon, Mercer Co., PA  
Executor: Mackenzie Scott Aurandt, 273 Russell Street, Sharon, PA 16146  
Attorney: Jeffrey R. Bellomo, Esq., 3198 East Market Street, York, PA 17402 (717) 845-5390  
MCLJ – June 24, July 1, 8, 2025

##### LEPPERT, JACQUELINE A.

2025-431

Late of Grove City Boro, Mercer Co., PA  
Executor: M. Lee Leppert, 25 Lee Ave., Grove City, PA 16127  
Attorney: Jack W. Cline  
MCLJ – June 24, July 1, 8, 2025

##### WHITE, SALLY LOU a/k/a WHITE, SALLY L.

2025-441

Late of Hermitage, Mercer Co., PA

Executrix: Diane L. Brown, 136 S. Oakdale Ave., Hermitage, PA 16148  
Attorney: William J. Madden  
MCLJ – June 24, July 1, 8, 2025

#### SECOND PUBLICATION

##### GARRISON, BRITTANY

2025-427

Late of Sharpsville Boro, Mercer Co., PA  
Administrator/trix: Denise T. Garrison, Michael E. Garrison, 930 Forest Lane, Sharpsville, PA 16150  
Attorney: Russell J. Adkins  
MCLJ – June 17, 24, July 1, 2025

##### MARRIOTTI, JOSHUA JAMES a/k/a

##### MARRIOTTI, JOSHUA J. a/k/a MARRIOTTI, JOSH

2025-383

Late of Sharpsville Boro, Mercer Co., PA  
Administratrix: Laurie L. Weigle, 206 Fairmont Dr., Hermitage, PA 16148 (216) 401-8221  
Attorney: None  
MCLJ – June 17, 24, July 1, 2025

##### McCLELLAN, LINDA S.

2025-414

Late of French Creek Twp., Mercer Co., PA  
Executrix: Jennifer Lynn McClellan, 430 Carter Road, Cochran, PA 16314  
Attorney: Kenneth McCann  
MCLJ – June 17, 24, July 1, 2025

##### ROBINSON, LINDA L.

2025-419

Late of Hadley, Mercer Co, PA  
Executrix: Sarah L. Cronin, 3754 Perry Highway, Hadley, PA 16130  
Attorney: Jason R. Dibble  
MCLJ – June 17, 24, July 1, 2025

##### SAGENICH, THOMAS G. a/k/a SAGENICH, THOMAS GERALD

2025-416

Late of Mercer Boro, Mercer Co., PA  
Executor: Timothy J. Sagenich, 43 Schaffer Road, Mercer, PA 16137  
Attorney: David A. Ristvey  
MCLJ – June 17, 24, July 1, 2025

##### STRUTHERS, JANE E.

2025-420

Late of Jefferson Twp., Mercer Co., PA  
Executor: Barry Struthers, 292 Coolspring Rd., Mercer, PA 16137  
Attorney: James A. Stranahan, IV  
MCLJ – June 17, 24, July 1, 2025

##### TAMKE, JOSEPH a/k/a TAMKE, JOSEPH FRANCIS

2025-415

Late of Stoneboro Boro, Mercer Co., PA  
Executrix: Mikki Jo Heckman, 505 Maple St., West Mifflin, PA 15122  
Attorney: Timothy R. Bonner  
MCLJ – June 17, 24, July 1, 2025

##### WAGGONER, PAUL J. a/k/a WAGGONER, PAUL JEFFREY

2025-417

Late of Transfer, Mercer Co, PA  
Administrator: Hans Pierson Waggoner, 288 Meadowbrook Road, Hermitage, PA 16148  
Attorney: David A. Ristvey  
MCLJ – June 17, 24, July 1, 2025

##### YAHNER, DOROTHY a/k/a YAHNER,

##### DOROTHY

2025-366

Late of Greenville Boro, Mercer Co., PA  
Executor: Charles C. Yahner, 440 Kinsman Rd., Greenville, PA 16125 (724) 456-0271  
Attorney: None  
MCLJ – June 17, 24, July 1, 2025

##### ZUPO, CATHERINE a/k/a ZUPO, KAY

2025-393

Late of Farrell, Mercer Co, PA  
Executor: Ralph J. Zupo, 19992 State Rte. 164, Salineville, OH 43945  
Attorney: R. Edward Ferraro, 690 Main St., Brockway, PA 15824 (814) 268-2202  
MCLJ – June 17, 24, July 1, 2025

#### THIRD PUBLICATION

##### GREENAWALT, MARIE C. a/k/a GREENAWALT, COLLEEN MARIE

2025-406

Late of Sharpsville Boro, Mercer Co., PA  
Executrix: Lisa Kuncio, 11 Marcus Lane, Clark, PA 16113  
Attorney: Chester B. Scholl, Jr.  
MCLJ – June 10, 17, 24, 2025

##### DAVIES, ERMA J. a/k/a DAVIES, ERMA

2025-410

Late of Hermitage, Mercer Co., PA  
Executor: William C. Dunsmore, 1506 Monticello Ave., Hermitage, PA 16148  
Attorney: Roger R. Shaffer, Jr.  
MCLJ – June 10, 17, 24, 2025

##### DeMARCO, THERESA ANN

2025-408

Late of Sharpsville Boro, Mercer Co., PA  
Executor(s): James R. Collins 134 Charleston Road Mercer, PA 16137; Robert Johnston 302 S. 10th Street Sharpsville, PA 16150  
Attorney: Victor S. Heutsche  
MCLJ – June 10, 17, 24, 2025

##### DUNN, JANE A.

2025-400

Late of Pine Twp., Mercer Co., PA  
Administrator: Bradley R. Dunkle, 2623 Stonewood View, Kannapolis, NC 28081  
Attorney: James A. Stranahan IV  
MCLJ – June 10, 17, 24, 2025

##### LIGHTNER, CLAUDIA GRACE

2025-6

Late of Sharpsville Boro, Mercer Co., PA  
Administratrix: Karen M. Lightner, 3927 Saranac Dr., Sharpsville, PA 16150  
Attorney: Kristen L. Behrens, 1650 Market St., Ste. 1200, Philadelphia, PA 19103  
MCLJ – June 10, 17, 24, 2025

##### OPITZ, DAVID ALLEN A/K/A OPITZ, DAVID A.

2025-399

Late of Stoneboro, Mercer Co., PA  
Executrix: Patti A. Opitz, 98 Franklin Street, Stoneboro, PA 16153  
Attorney: Ted Isoldi  
MCLJ – June 10, 17, 24, 2025

#### NOTICE OF TERMINATION/DISSOLUTION OF THE GARY R. TERWILLIGER, SR., LIVING REVOCABLE TRUST Pursuant to 20 Pa. C.S. §7755(c)

Notice is hereby given of the termination, dissolution and final administration of THE GARY R. TERWILLIGER, SR., REVOCABLE

LIVING TRUST AGREEMENT, dated September 7, 1998. All persons having claims against GARY R. TERWILLIGER, SR. or the GARY R. TERWILLIGER, SR., REVOCABLE LIVING TRUST AGREEMENT are requested to make known the same to the Trustee or attorney named below. All persons indebted to GARY R. TERWILLIGER, SR. or the GARY R. TERWILLIGER, SR., REVOCABLE LIVING TRUST AGREEMENT are requested to make payment without delay to the Trustee or attorney named below:

GARY R. TERWILLIGER, JR.  
6 Buckingham Drive  
Stoneboro, PA 16153

James E. Douglas, Esquire  
**Douglas, Joseph & Olson**  
409 N. Hermitage Road  
Hermitage, PA 16148

MCLJ – June 17, 24, July 1, 2025

#### LEGAL NOTICE

**ANITA L. ANDRUSKY**, late of Hermitage, Mercer County, Pennsylvania, died on May 19, 2025. During her lifetime, the decedent established The Andrusky Family Living Trust, Dated March 7, 2003, as Amended, of which Adam W. Andrusky is the Successor Trustee. All persons having claims or demands against the decedent should make them known without delay, and all persons indebted to the decedent should make payment without delay to the Successor Trustee named below:

**Adam W. Andrusky**  
6914 East State Street  
Hermitage, PA 16148

William G. McConnell, Jr., Esquire  
McCONNELL LAW FIRM, LLC  
P.O. Box 1777  
Hermitage, PA 16148  
MCLJ – June 24, July 1, 8, 2025

#### IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA

CIVIL DIVISION

No. 2025-654

Tax Parcel No. 64-571-002

BARON PA DEVELOPMENT, LLC,

Plaintiff,

vs.

ERIC L. MILLER, CITIFINANCIAL SERVICES, INC., PENNSYLVANIA HOUSING FINANCE AGENCY, COMMONWEALTH OF PENNSYLVANIA and BOROUGH OF JAMESTOWN, Defendants.

#### NOTICE TO DEFEND – ERIC L. MILLER

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance

personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Mercer County Lawyers Referral Service  
c/o Mercer County Bar Association  
P.O. Box 1302  
Hermitage, PA 16148  
Telephone: (724) 342-3111  
MCLJ – June 24, 2025

IN THE COURT OF COMMON PLEAS OF  
MERCER COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
  
No. 2025-807  
  
Tax Parcel No. 12-327-301

RAMIREZ PROPERTY INVESTMENTS,  
LLC,

Plaintiff,

vs.

ANDERSON HILTON, FRANEK  
CONSUMER DISCOUNT CO., INC.,  
CITY OF HERMITAGE AND THE HEIRS  
OF ANDERSON HILTON,

Defendants.

**NOTICE TO DEFEND – THE HEIRS OF  
ANDERSON HILTON**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Mercer County Lawyers Referral Service  
c/o Mercer County Bar Association  
P.O. Box 1302  
Hermitage, PA 16148  
Telephone: (724) 342-3111

MCLJ – June 24, 2025

**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 July 7, 2025, 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.

- 2022-128 Milochik, Stella F.- aka- Milochik, Stella Faye., Deceased; Ruth Dinges, Executor  
2024-237 Curtin, Philip M., Deceased; Lee M. Curtin & Philip H. Curtin, Executors  
2023-520 Alexander, William., Deceased; Carl Carter, Executor  
2023-753 Riddle, Brenda L., Deceased; Cynthia S. Byler, Vicki B. Johnson Administratrix(s)  
2023-617 Williams, Darta J., Deceased; Williams Family Trust; Jason Williams, Executrix  
2024-439 Tyillian, Martin J., Deceased; Susan Marie Piccirilli, Executrix

MCLJ - June 3, 10, 17, 24, 2025

**SHERIFF’S SALE  
MONDAY  
JULY 14, 2025  
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. 2022-222**

RAS CITRON LLC  
PLAINTIFF’S ATTORNEY  
APRIL 23, 2025  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) LINDA MARIE ALLISON, IN HER CAPACITY AS HEIR OF EDWARD ALLISON: ROBERT ALLISON, IN HIS CAPACITY AS HEIR OF EDWARD ALLISON:THOMAS ALLISON, IN HIS CAPACITY AS HEIR OF EDWARD ALLISON; TINA SUNTHEIMER, IN HER CAPACITY AS HEIR OF EDWARD ALLISON: VICKIE S. ALLISON, IN HER CAPACITY AS HEIR OF LAUREN E. ALLISON, JR, DECEASED HEIR OF EDWARD ALLISON; ANNA LEONARD, IN HER CAPACITY AS HEIR OF LAUREN E. ALLISON, JR, DECEASED HEIR OF EDWARD ALLISON: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD ALLISON; UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER JOSEPH ALLISON, DECEASED HEIR OF EDWARD ALLISON: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAUREN E. ALLISON, JR, DECEASED HEIR OF EDWARD ALLISON: WILLIAM ALLISON, IN HIS CAPACITY AS HEIR OF JOSEPH ALLISON, DECEASED HEIR OF EDWARD ALLISON; SETH ALLISON, IN HIS CAPACITY AS HEIR OF JOSEPH ALLISON, DECEASED HEIR OF EDWARD ALLISON IN AND TO:

**Legal Description**

ALL THOSE CERTAIN parcels of land situate on the east side of Lebanon Avenue in the Borough of Greenville, Mercer County, Pennsylvania, and being situate in the Laird-Camp Addition to said Borough and more particularly bounded and described as follows:

PARCEL NO. BEGINNING at a point on the east side of Lebanon Avenue, which is distant 174.7 feet running northwesterly along Lebanon Avenue from the north side of Belgrade Avenue; thence north 38° 29' east, 115 feet to the west side of a 20 foot alley; thence along the west side of said alley south 51° 31' east, 100 feet to a point; thence south 38° 29' west, 30 feet to a point; thence in a southwesterly direction 98.6 feet to a point on the east side of Lebanon Avenue, which is distant 124.7 feet running northwesterly along the east side of Lebanon Avenue from Belgrade Avenue; thence north 51° 31' west along the east side of Lebanon Avenue 50 feet to the place of beginning, Being Lot No. 52 in the said Laird-Camp Addition and recorded in Mercer County in Plan Book 1, Page 22.

PARCEL NO. 2: ALL THAT lot of land adjoining the above-described Lot No. 52, bounded and described as follows:

BEGINNING at a point on the east side of Lebanon Avenue, which is distant 184.7 feet northwesterly along Lebanon Avenue from Belgrade Avenue; thence north 38° 29' east, 115 feet to the west side of a 20 foot alley; thence along the west side of said alley south 51° 31' east, 10 feet to a point on the line of Lot No. 52 in said plan; thence south 38° 29' west, 115 feet along the line of said Lot No. 52 to a point on the east side of Lebanon Avenue; thence north 51° 31' west along the east side of Lebanon Avenue, 10 feet to the place of beginning; and being part of Lot No. 51 in said Laird-Camp Addition to Greenville and recorded in Plan Book 1, Page 22.

BEING the second and third parcels as conveyed to Greenville Savings and Loan Association by deed of William H. Romine, Jr., Sheriff of Mercer County, Pennsylvania. dated July 5, 1988 and recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania on July 26, 1988 at 1988 D.R. No. 07341.

BEING KNOWN AS: 44-46 LEBANON AVENUE A/K/A 44 LEBANON AVENUE GREENVILLE, PA 16125

PROPERTY ID: 55529068

TITLE TO SAID PREMISES IS VESTED IN EDWARD ALLISON BY DEED FROM EDWARD ALLISON, DATED JUNE 24, 2009 RECORDED JULY 9, 2009 INSTRUMENT NO: 2009-00007257  
EDWARD ALLISON (DECEASED ON OR ABOUT 5/9/2020)

LOCATION - 44-46 LEBANON AVENUE A/K/A 44 LEBANON AVENUE, GREENVILLE PA 16125

JUDGMENT - \$93,900.38

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF THE DEFENDANT(S) LINDA MARIE ALLISON, IN HER CAPACITY AS HEIR OF EDWARD ALLISON; ROBERT ALLISON, IN HIS CAPACITY AS HEIR OF EDWARD ALLISON; THOMAS ALLISON, IN HIS CAPACITY AS HEIR OF EDWARD ALLISON; TINA SUNTHEIMER, IN HER CAPACITY AS HEIR OF EDWARD ALLISON; VICKIE S. ALLISON, IN HER CAPACITY AS HEIR OF LAUREN E. ALLISON, JR, DECEASED HEIR OF EDWARD ALLISON; ANNA LEONARD, IN HER CAPACITY AS HEIR OF LAUREN E. ALLISON, JR. DECEASED HEIR OF EDWARD ALLISON: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD ALLISON: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH ALLISON, DECEASED HEIR OF EDWARD ALLISON: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAUREN E. ALLISON, JR, DECEASED HEIR OF EDWARD ALLISON; WILLIAM ALLISON, IN HIS CAPACITY AS HEIR OF JOSEPH ALLISON, DECEASED HEIR OF EDWARD ALLISON; SETH ALLISON, IN HIS CAPACITY AS HEIR OF JOSEPH ALLISON, DECEASED HEIR OF EDWARD ALLISON AT THE SUIT OF THE PLAINTIFF BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES 1 TRUST

**WRIT OF EXECUTION  
NO. 2024-2166**

FRIEDMAN VARTOLO LLP  
PLAINTIFF’S ATTORNEY

APRIL 29, 2025

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) RONALD O. CARR; JULIE A. CARR IN AND TO:

ALL THAT TRACT OF LAND SITUATE IN WOLF CREEK TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF TOWNSHIP ROAD T-832, KNOWN AS THE JACKSON CENTER ROAD, AND THE CENTERLINE OF TOWNSHIP ROAD T 453, KNOWN AS THE MCCONNELL ROAD, WHICH POINT IS THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 84° 37' EAST ALONG LANDS OF ABDUL AND RAWNAQ HAFIZ, 357.89 FEET TO AN IRON PIN; THENCE SOUTH 10° 00' WEST ALONG OTHER LANDS OF ?RST PARTIES, 153.55 FEET TO AN IRON PIN; THENCE NORTH 68° 31' WEST ALONG OTHER LANDS OF FIRST PARTIES, 154.50 FEET TO AN IRON PIN; THENCE SOUTH 78° 26' WEST ALONG OTHER LANDS OF FIRST PARTIES, 150 FEET TO A POINT IN THE CENTERLINE OF TOWNSHIP ROAD T-832; THENCE NORTH 13° 49' WEST ALONG THE CENTERLINE OF SAID ROAD, 163 FEET TO A POINT, THE PLACE OF BEGINNING. CONTAINING 1.00 ACRES AS PER SURVEY OF R.P. BITTLER DATED AUGUST 9, 1989 AND BEING LOT NO. 4 OF THE JANE MILLER VIRTUE SUBDIVISION AS RECORDED ON AUGUST 29, 1989 IN 1989 P.L. 08856-141.

SUBJECT TO A 60 FOOT MINIMUM BUILDING SETBACK LINE AS MEASURED FROM THE CENTERLINE OF TOWNSHIP ROAD T-832 AS MORE FULLY SHOWN ON SAID PLAN.

SUBJECT TO 25 FOOT FUTURE RIGHT OF WAY AS MEASURED FROM THE CENTERLINE OF SAID ROAD MORE FULLY SHOWN ON SAID PLAN.

BEING PART OF THE SANE CONVEYED TO WILLIAM S. MILLER AND JANE S. MILLER, HIS WIFE, BY DEED OF ALICE L. RICKARD AND WILLIAM T. RICKARD, HER HUSBAND, DATED AUGUST 10, 1956, RECORDED MAY 22, 1961 IN 1961 D. R. NO. 946 WILLIAM S. MILLER HAS SINCE DIED AND COMPLETE TITLE HAS VESTED IN JANE S. MILLER BY RIGHT OF SURVIVORSHIP JANE S. MILLER HAS SINCE MARRIED IVAN A. VIRTUE AND IS NOW KNOWN AS JANE MILLER VIRTUE.

For informational purposes only: Parcel No.: 33-179-004-004

BEING the same premises which JANE S. MILLER, NOW JANE MILLER VIRTUE AND IVAN A. VIRTUE, HER HUSBAND by deed dated October 19, 1990 and recorded in the Official Records of Mercer County on October 24, 1990 in Deed Book Volume 85, Page 1478, granted and conveyed unto RONALD O. CARR AND JULIE A. CARR, HIS WIFE.

362 Stoneboro Road, Grove City, PA 16127  
Tax Parcel Number: 33-179-004-004  
Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

LOCATION - 362 STONEBORO ROAD, GROVE CITY PA 16127

JUDGMENT - \$128,241.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) RONALD O. CARR; JULIE A. CARR AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R3, MORTGAGE-BACKED NOTES, SERIES 2021-R3

**WRIT OF EXECUTION  
NO. 2025-404**

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY  
APRIL 3, 2025  
LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being known as LOT NUMBER 92 in the REVISED FREEBLE HEIGHTS PLAN OF LOTS, as recorded in the Records of Mercer County, Pennsylvania, in Plan Book 5, Page 103, said Lot being bounded and described as follows:

ON THE NORTH by Lots Number 93 and 94 in said Plan, for a distance of One Hundred Fifty (150') feet; ON THE EAST by Frederick Drive, for a distance of Eighty-Five and seventy hundredths (85.70') feet; ON THE SOUTH by Lot Number 91 in said Plan, for a distance of One Hundred Fifty (150') feet; and

ON THE WEST by portions of Lots Numbers 11 and 12 in said Plan, for a distance of Eighty-Five and seventy hundredths (85.70') feet.

BEING KNOWN AS: 338 FREDRICK DRIVE, FARRELL, PA 16121

PROPERTY ID NUMBER: 52 433 052/CONTROL 4: 52-18850

BEING THE SAME PREMISES WHICH TERMAINE R. HOLDEN AND DEMETRIA L. HOLDEN, HUSBAND AND WIFE BY DEED DATED 11/17/2021 AND RECORDED 11/18/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2021 AT PAGE 12971, GRANTED AND CONVEYED UNTO NATASHA CLAIBORNE.

LOCATION - 338 FREDRICK DRIVE, FARRELL PA 16121

JUDGMENT - \$138,065.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) NATASHA CLAIBORNE AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES. LLC

**WRIT OF EXECUTION  
NO. 2024-3061**

VITTI LAW GROUP INC  
PLAINTIFF'S ATTORNEY  
MARCH 28, 2025  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DOUGLAS ILIFF AND CHRISTINA ILIFF IN AND TO:

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

PARCEL ONE: On the north by lands now or formerly of M.C. Rogers, Benj. I. Wright and Mrs. Sarah Thomas; on the east by an alley; on the south by Parcel Two herein described, formerly Claude Brown; and on the west by South Diamond Street, fronting 60 feet on South Diamond Street and extending back of uniform width a distance of 120 feet; and

PARCEL TWO: On the north by Parcel One herein described; on the east by an alley; on the south by an alley and on the west by South Diamond Street, having a frontage of 60 feet on South Diamond Street and extending back therefrom of a uniform width a distance of 120 feet to said alley, being Lot No. 134 in Bean's Addition to the Borough of Greenville as per plan recorded in the Recorder's Office of Mercer County, Pennsylvania in Deed Book I, Vol. I, Page 466.

BEING designated as Tax Parcel No. 55-5615-004

BEING the same premises conveyed by deed from Henry E. Moreland, unmarried, to Douglas Iliff and Christina Iliff, husband and wife on November 4, 2009 and recorded in the Recorder's Office of Mercer County Pennsylvania on November 30, 2009 at Instrument No. 2009-00012792.

FURTHER BEING the same premises conveyed by deed from Christina Iliff and Douglas Iliff to Douglas Iliff on August 27, 2015 and recorded in the Recorder's Office of Mercer County Pennsylvania on August 27, 2015 at Instrument No. 2015-00008528.

LOCATION - 18 SOUTH DIAMOND STREET, GREENVILLE PA 16125

JUDGMENT - \$ 54,801.83

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DOUGLAS ILIFF AND CHRISTINA ILIFF AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION  
NO. 2023-101**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
APRIL 3, 2025  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JERIMY NORRIS, AKA JERIMY M. NORRIS IN AND TO:

All that certain piece or parcel of land situate in the Borough of Sharpsville, County of Mercer and State of Pennsylvania, being known as Lot Number One Hundred Seventy-one (171) in Section "D" of the Fye Plan of Lots, said section

of plan being recorded in the Records of Mercer County, Pennsylvania, in Plan Book 5, at Page 64, and said lot being more particularly bounded and described as follows: On the North by Lot Number One Hundred Seventy (170) in said section and plan, a distance of two hundred seventy-seven and fifteen-hundredths (277.15) feet on the East by Fourth Street, a distance of sixty and twelve-hundredths (60.12) feet; on the South by Lot Number One Hundred Seventy-two (172) in said section and plan, a distance of two hundred seventy-three and thirty-five hundredths (273.35) feet; and on the West by land now or formerly of DeSantis, a distance of sixty (60) feet.

Subject to all viable conditions, restrictions, reservations, rights-of-way and easements as shown in prior deeds in the chain of title.

SUBJECT PROPERTY ADDRESS: 396 South 4th Street, Sharpsville, PA 16150

Being the same property conveyed to Jerimy M. Norris who acquired title by virtue of a deed from Jerimy M. Norris and Jenna Norris, dated December 22, 2014, recorded February 5, 2015, at Document ID 2015-00001128, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 72 846 043

LOCATION - 396 SOUTH 4TH STREET, SHARPSVILLE PA 16150

JUDGMENT - \$ 42,774.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JERIMY NORRIS, AKA JERIMY M. NORRIS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK  
WRIT OF EXECUTION  
NO. 2024-3199

MANLEY DEAS KOCHALSKI LLC PLAINTIFFS ATTORNEY  
APRIL 23, 2025  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DEBBIE ANN THOMPSON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHARLES W. PETERSON; UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF CHARLES W. PETERSON IN AND TO:

ALL that certain piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by Vance Street on the East by other lands now or formerly of W.L. Gardinier, et ux; on the South by lands now or formerly of Rogerson and Rhulman; on the West by land now or formerly of Stevens. Being in size eighty-two (82) feet wide, more or less, fronting on Vance Street and extending back of uniform width a distance of one hundred forty-two (142) feet and being the westerly twenty-seven (27) feet of Lot No. Eleven (11) and all of Lot No. Ten (10) in Stewart's Addition to Greenville, Subdivision No. 2, as recorded in the Recorders Office of Mercer County in Deed Book "N", Volume 8, Page 638.

SUBJECT PROPERTY ADDRESS: 16 Vance Street, Greenville, PA 16125

Being the same property conveyed to Charles W. Peterson, a single individual who acquired title by virtue of a deed from Regis D. Zigo and Michele M. Zigo, husband and wife, dated November 25, 2013, recorded December 3, 2013, as Document ID 2013-00019194, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 521 071

LOCATION - 16 VANCE STREET, GREENVILLE PA 16125

JUDGMENT - \$ 67.560.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DEBBIE ANN THOMPSON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHARLES W. PETERSON; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF CHARLES W. PETERSON AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK. N.A.

**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 API ER THE EXECUTION SALE WHEN POSSIBLE.

MCLJ - June 10, 17, 24, 2025