

# Mercer County Law Journal

Digital Edition

DECEMBER 26, 2023

VOL. 38 - ISSUE 52

(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

#### CHRISTY, ATLEE JOHN

2023-935

Late of Sandy Lake, Mercer Co., PA  
Executrix: Cheryl L. Peterson, 407 Ranson Court, Grimesland, NC 27837

Attorney: James A. Stranahan  
MCLJ – December 26, 2023, January 2, 9, 2024

#### JACKAL, RICHARD L. a/k/a JACKAL, RICHARD LEE

2023-938

Late of Mercer Boro, Mercer Co., PA  
Executor: Jesse K. Garner, 965 Forest Lane, Sharpsville, PA 16150

Attorney: Timothy L. McNickle  
MCLJ – December 26, 2023, January 2, 9, 2024

#### JOHNSON, ELIZABETH L. a/k/a

#### JOHNSON, ELIZABETH

2023-940

Late of Hempfield Twp., Mercer Co., PA  
Executrix: Jerrie S. MacMurdo, 7321 W. Market St., Mercer, PA 16137

Attorney: Stephen L. Kimes  
MCLJ – December 26, 2023, January 2, 9, 2024

#### LAMBERT, BARBARA L.

2023-942

Late of Greenville Boro, Mercer Co., PA  
Adm, CTA: Sharon Campbell, 17 Hughely Rd., Greenville, PA 16125

Attorney: Tara Stevens Rodrigues  
MCLJ – December 26, 2023, January 2, 9, 2024

#### MARKARIAN, ARAM GEORGE a/k/a MARKARIAN, ARAM

2023-929

Late of Farrell, Mercer Co., PA  
Executrix: Carol Adler, 525 W. Chestnut, Box 258, Oneida, IL 61467

Attorney: Michele P. Conti, 986 Broadhead Road, Coraopolis, PA 15108 (724) 784-0239  
MCLJ – December 26, 2023, January 2, 9, 2024

#### ROSS, JAMES A.

2023-934

Late of Hempfield Twp., Mercer Co., PA  
Executor: Jon W. Ross, 620 Methodist Rd., Greenville, PA 16125

Attorney: James E. Douglas  
MCLJ – December 26, 2023, January 2, 9, 2024

#### RUYECHAN, MATTHEW J. a/k/a RUYECHAN, MATTHEW

2023-822

Late of Sharon, Mercer Co., PA

Administratrix: Maura C. Ruyechan, 1750 Hanover Drive, Apt. 206, Davis, CA 95616-1079

Attorney: Colleen R. Stumpf, 100 State Street, Ste. 700, Erie, PA 16507  
MCLJ – December 26, 2023, January 2, 9, 2024

#### STAINBROOK, RAYMOND EVANS

#### a/k/a STAINBROOK, RAYMOND E.

#### a/k/a STAINBROOK, RAYMOND

2023-829

Late of West Middlesex Boro, Mercer Co., PA  
Executrix: Barbara Jo Shaffer, 2 Stoney Brook Blvd., Greenville, PA 16125

Attorney: David T. Laton  
MCLJ – December 26, 2023, January 2, 9, 2024

#### STONE, EMIL R.

2023-944

Late of Hermitage, Mercer Co., PA  
Executrix: Margaret Foulkrod, 77 Edgewood Dr., Greenville, PA 16125

Attorney: William J. Madden  
MCLJ – December 26, 2023, January 2, 9, 2024

#### WEBSTER, CYNTHIA S.

2023-939

Late of Grove City Boro, Mercer Co., PA  
Executor: Michael W. Webster, 505 Woodland Avenue, Grove City, PA 16127

Attorney: Timothy L. McNickle  
MCLJ – December 26, 2023, January 2, 9, 2024

### SECOND PUBLICATION

#### CORYEA, ROBERT MARK a/k/a

#### CORYEA, ROBERT M.

2023-841

Late of Shenango Twp., Mercer Co., PA  
Administratrix: Kathy Hickey, 3876 Morefield Rd., Hermitage, PA 16148

Attorney: Wade M. Fisher  
MCLJ – December 19, 26, 2023, January 2, 2024

#### FOSTER, GRANT E. a/k/a FOSTER, GRANT ELMER a/k/a FOSTER, GRANT

2023-926

Late of Hermitage, Mercer Co., PA  
Administratrix: Tammy L. Peterson, 363 Prospect Street, Apt. A, Sharon, PA 16146

Attorney: Douglas M. Watson  
MCLJ – December 19, 26, 2023, January 2, 2024

#### LATSKO, ROSE M.

2023-907

Late of Farrell, Mercer Co., PA  
Executrix: Linda Mulcahy, 262 Shenango Blvd., Farrell, PA 16121

Attorney: William J. Madden  
MCLJ – December 19, 26, 2023, January 2, 2024

#### NEGREA, JACQUELINE A. a/k/a

#### NEGREA, JACQUELINE ANN, a/k/a

#### NEGREA, JACQUELINE a/k/a PASS, JACQUELI

2023-927

Late of Sharon, Mercer Co., PA  
Executrix: Loretta M. Ague, 2411 Anchorage Road, Sharpsville, PA 16150

Attorney: Douglas M. Watson  
MCLJ – December 19, 26, 2023, January 2, 2024

2024

#### OGAWA, FREMONT T. a/k/a OGAWA, FREMONT TOSHIO a/k/a OGAWA, FREMONT

2023-922

Late of West Salem Twp., Mercer Co., PA  
Administrator: Edward Ogawa, 8763 Reading Avenue, Westchester, CA 90045

Attorney: Douglas M. Watson  
MCLJ – December 19, 26, 2023, January 2, 2024

#### ROSS, JUDY A.

2023-910

Late of Hempfield Twp., Mercer Co., PA  
Executor: Jon W. Ross, 620 Methodist Rd., Greenville, PA 16125

Attorney: James E. Douglas  
MCLJ – December 19, 26, 2023, January 2, 2024

#### RUSSELL, KENNETH L. SR., a/k/a

#### RUSSELL, KENNETH L. a/k/a

#### RUSSELL, KEN L. a/k/a RUSSELL, KEN

2023-908

Late of Farrell, Mercer Co., PA  
Executrix: Kathleen E. DeFazio, 91 Celtic Ash Court, Cranberry Twp., PA 16066

Attorney: Wade M. Fisher  
MCLJ – December 19, 26, 2023, January 2, 2024

#### VRANICH, ROBERT RAYMOND

2023-928

Late of Hermitage, Mercer Co., PA  
Administrator(s): Charles Vranich, 4080 Wynwood Dr., Sharpsville, PA 16150;

George Vranich, 874 Valley View Dr., Brookfield, OH 44403; James Vranich, 490 Westinghouse Blvd., Hermitage, PA 16148

Attorney: Joseph P. Sebestyen, Jr.  
MCLJ – December 19, 26, 2023, January 2, 2024

### THIRD PUBLICATION

#### ALLI-DOLVIN, HESSINA a/k/a ALLI HESSINA

2023-905

Late of Hermitage, Mercer Co., PA  
Executrix(s): Lora A. Willis, 291 E. Judy Lynn Dr., Farrell, PA 16121; Rhonda Alli, 967 Greensburg Pike, Pgh, PA 15221

Attorney: David A. Ristvey  
MCLJ – December 12, 19, 26, 2023

#### BARGER, RICHARD A. a/k/a BARGER, RICHARD

2023-896

Late of Sharon, Mercer Co., PA  
Administratrix: Irene G. Barger, 222 N. Oakland Ave., Sharon, PA 16146

Attorney: James M. Goodwin  
MCLJ – December 12, 19, 26, 2023

#### BROWN, SHIRLEY A. a/k/a BROWN SHIRLEY ANN

2023-895

Late of Hermitage, Mercer Co., PA  
Administratrix: Betty L. Robinson, 1359 Carlisle Rd., Transfer, PA 16154

Attorney: Wade M. Fisher  
MCLJ – December 12, 19, 26, 2023

#### ELLIOTT, GERALD LEE a/k/a

#### ELLIOTT, GERALD

2023-903

Late of Hermitage, Mercer Co., PA  
Co-Executors: Gerald L. Elliott, II a/k/a Jay

Elliott, 211 Princess St. Alexandria, VA 22314 & Christopher A. Elliott a/k/a Christopher Elliott, 5705 Cassady Road, Hermitage, PA 16148

Attorney: K. Jennifer Muir  
MCLJ – December 12, 19, 26, 2023

#### KOLBRICH, MARGARET D. a/k/a

#### KOLBRICH, MARGARET

2023-894

Late of Hermitage, Mercer Co., PA  
Executor: Ronald Kolbrich, 842 Wilhelm Rd., Hermitage, PA 16148

Attorney: K. Jennifer Muir  
MCLJ – December 12, 19, 26, 2023

#### MAXWELL, DOROTHY S.

2023-899

Late of Mercer Boro, Mercer Co., PA  
Executrix: Karen L. Maxwell, 231 S. Otter Street, Mercer, PA 16137

Attorney: Raymond H. Bogaty  
MCLJ – December 12, 19, 26, 2023

#### WARD, GEORGE C. JR.

2023-898

Late of Sharon, Mercer Co., PA  
Executrix: Victoria K. Ward, 2 Woodlawn Place, Clinton, NY 13323

Attorney: Wade M. Fisher  
MCLJ – December 12, 19, 26, 2023

#### WHETZEL, HATTIE L.

2023-900

Late of Grove City Boro, Mercer Co., PA  
Executrix: Elizabeth Whetzel, 151 Park St., Grove City, PA 16127

Attorney: James A. Stranahan, IV  
MCLJ – December 12, 19, 26, 2023

#### WILLS, APRIL L. a/k/a WILLS, APRIL

2023-904

Late of Farrell, Mercer Co., PA  
Administratrix: Brandi Kirby, 1115 Negley Street, Farrell, PA 16121

Attorney: Ted Isoldi  
MCLJ – December 12, 19, 26, 2023

**NOTICE IS HEREBY GIVEN**, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Millcreek Berkshire Co.** and it is to be organized effective November 30, 2023.

#### S.R. LAW, LLC

Ross M. Thompson, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057

MCLJ – December 26, 2023

**Fictitious Name Registration**  
Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 28, 2023, for **Earla Rene Wasser enterprise** with a principal place of business located at 2210 Mercer Rd, Fredonia, PA 16124 in Mercer County. The individual interested in this

business is Earla Wasser, also located at 2210 Mercer Rd, Fredonia, PA 16124. This is filed in compliance with 54 Pa.C.S. 311.

**IN THE COURT OF COMMON PLEAS  
MERCER COUNTY, PENNSYLVANIA**  
Case No. 2023-2517

AMANDA LYNN GARCIA,  
Plaintiff,

Vs.

ERNESTO GARCIA REYES,  
Defendant.

CUSTODY COMPLAINT FILED  
AGAINST ERNESTO GARCIA REYES

**Notice to Ernesto Garcia Reyes**

Ernesto Garcia Reyes, if you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgement may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAYWER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
Mercer County Bar Association  
P.O. Box 1302  
Hermitage, PA 16148  
(724) 342-3111  
MCLJ – December 26, 2023

**IN THE COURT OF COMMON PLEAS  
MERCER COUNTY, PENNSYLVANIA**  
Case No. 2023-2517

AMANDA LYNN GARCIA,  
Plaintiff,

Vs.

ERNESTO GARCIA REYES,  
Defendant.

DIVORCE COMPLAINT FILED AGAINST  
ERNESTO GACRIA REYES

**Notice to Ernesto Garcia Reyes**

Ernesto Garcia Reyes, if you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAYWER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL

SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
Mercer County Bar Association  
P.O. Box 1302  
Hermitage, PA 16148  
(724) 342-3111

MCLJ – December 26, 2023

**NOTICE**

Pymatuning Mutual Fire Insurance Company will hold its annual meeting on Friday, January 12th, 2024, at 1:00 PM. The meetings will be held at the office location, 147 N. Pitt Street in Mercer, PA 16317. All policyholders are welcome to attend.  
MCLJ – December 19, 26, 2023, January 2, 2024

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

Notice is hereby given to the administration of **THE LOUISE S. BLACK TRUST DATED JANUARY 24, 1997**. The Settlor of the Trust, **LOUISE S. BLACK**, a resident of Hermitage, Mercer County, Pennsylvania, died on October 23, 2023. All persons having claims against **LOUISE S. BLACK** are requested to make known the same to the Trustee or Attorney named below. All persons indebted to **LOUISE S. BLACK** are requested to make payment without delay to the Trustee or Attorney named below:

Linda L. Black  
67 Stone Ridge Blvd.  
Hermitage, PA 16148

or her Attorney

Carolyn E. Hartle, Esquire  
**HARTLE ELDER LAW PRACTICE,  
LLC**

2500 Highland Road, Suite 105  
Hermitage, PA 16148  
MCLJ – December 12, 19, 26, 2023

**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 January 2, 2024, 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**

2022-387 Hormell, John L. aka Hormell,  
John Lyle, deceased; John  
William Hormell, Executor  
2023-57 Cole, David J., deceased; Roger  
R. Shaffer, Jr., Executor

MCLJ - December. 5, 12, 19, 26, 2023

**SHERIFF'S SALE  
MONDAY**

**JANUARY 8, 2024 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. 2023-01787**

BROCK & SCOTT, PLLC  
PLAINTIFF'S ATTORNEY

OCTOBER 10, 2023  
LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point in the center line of a public highway commonly known as the Mercer-Pulaski Road, also known as Pa. T.R. 468, which point of beginning is herein referred to as the Northeast corner of the land conveyed by this deed; thence South 47 degrees, 4 minutes 6 seconds East along Lot No. 8 in said Plan, a distance of 641.23 feet to a point; thence South 42 degrees 55 minutes 54 seconds West along Lot No. 20 in said Plan, a distance of 200 feet to a point; thence North 47 degrees 4 minutes 6 seconds West along Lot No. 6 in said Plan, a distance of 641.23 feet to a point in the center of the aforementioned Mercer-Pulaski Road; and thence North 42 degrees 55 minutes 54 seconds East along the center line of said Mercer-Pulaski Road, a distance of 200 feet to a point, which point is the place of BEGINNING, containing 2.944 acres, more or less.

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

No building shall be erected within 100 feet of the center line of said Pa. T. R. 463. also known as the Mercer-Pulaski Road.

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

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

Tax Parcel: 04-188-018

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

JUDGMENT - \$200,676.64

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

**WRIT OF EXECUTION  
NO. 2023-01541**

COVELLI & PISCIONE LAW OFFICES  
PLAINTIFF'S ATTORNEY

OCTOBER 20, 2023  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) **CHAD N. MILLER; VERNON E. MILLER, JR.; AND CHRISTA SABO, AS KNOWN HEIRS OF VERNON E. MILLER, SR., DECEASED; AND UNKNOWN HEIRS OF VERNON E. MILLER, SR., DECEASED IN AND TO:**

ALL THAT CERTAIN piece of land situate in Coolspring Township, Mercer County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Route 258, also known as the Mercer-Clarksville Road, which point is approximately six hundred forty-four (644) feet northwest of the intersection of the centerline of Route 258 with the centerline of Woodlawn Drive, as measured along the centerline of said Route 258; thence South 42° 9' West along land now or formerly of Gaylord and Lelia I. Davis, through an iron pin set in the southwestern right-of-way line of said Route 258, for a distance of two hundred ten (210) feet to a point an iron pin; thence North 50°00' West along land now or formerly of Gaylord and Lelia I. Davis, for a distance of one hundred fifty (150) feet to a point, an iron pin; thence North 42° 9' East along land now or formerly of Gaylord and Lelia I. Davis, for a distance of two hundred ten (210) feet through an iron pin set in the southwestern right-of-way line of Route 258, to a point in the center line of said Route 258; thence South 50° 00' East along the centerline of said Route 258, for a distance of one hundred fifty (150) feet to a point, the place of beginning; containing seventy-two one-hundredths (0.72) of an acre of land according to survey of Gaylord and Lelia I. Davis Subdivision, by Ronald P. Bittler, P.E., dated May 5, 1982, and recorded in the Recorder's Office of Mercer County, Pennsylvania, at 1982 P.L. 67.

PARCEL ID: 01-163-005

BEING the same premises **WILLIAM C. PHILSON and ROBERTA A. BLEAKNEY, n/k/a ROBERTA A. PHILSON**, husband and wife, by Deed dated October 23<sup>rd</sup>, 2006 and recorded on October 24, 2006 at Instrument Number 2006-00015973 in the Office of the Recorder of Deeds of Mercer County, granted and conveyed to **VERNON E. MILLER, SR. AND SONJA M. MILLER**, husband and wife. **SONJA M. MILLER** died on June 29, 2019, thereby vesting full title in **VERNON E. MILLER, SR.** as surviving spouse, by operation of law. **VERNON E. MILLER, SR.** died on December 30, 2022, wherein no Estate was opened for **VERNON E. MILLER, SR.**

LOCATION - 713 CLARKSVILLE ROAD,  
MERCER PA 16137

JUDGMENT - \$ 71,747.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) **CHAD N. MILLER; VERNON E. MILLER, JR.; AND CHRISTA SABO, AS KNOWN HEIRS OF VERNON E. MILLER, SR., DECEASED; AND UNKNOWN HEIRS OF VERNON E. MILLER, SR., DECEASED AT THE SUIT OF THE PLAINTIFF GROVE CITY AREA FEDERAL CREDIT UNION**

**WRIT OF EXECUTION  
NO. 2023-01190**

HLADIK ONORATO & FEDERMAN LLP

PLAINTIFF'S ATTORNEY

OCTOBER 23, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARGARITE FOSTER, AS SURVIVING HEIR OF THOMAS M. VREELAND, SR., DECEASED, MICHAEL VREELAND, AS SURVIVING HEIR OF THOMAS M. VREELAND, SR., DECEASED, THOMAS VREELAND, JR., AS SURVIVING HEIR OF THOMAS M. VREELAND, SR., DECEASED AND UNKNOWN SURVIVING HEIRS OF THOMAS M. VREELAND, SR., DECEASED IN AND TO:

PARCEL 1:

ALL THAT CERTAIN piece or parcel of land situate in Sandy Creek Township, Mercer County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by a public highway; on the East by land now or formerly of Jessie M. McQuiston and Louise G. McQuiston; on the South by land now or formerly of William Miller and Dorothy Miller; and on the West by land now or formerly of William Miller and Dorothy Miller; said piece or parcel of land described and bounded above having Fifty (50') feet frontage on public highway, by Two Hundred (200') feet deep, more or less.

PARCEL 2:

ALL THAT CERTAIN piece or parcel of land situate in Sandy Creek Township, Mercer County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by a public highway and lands now or formerly of Francis Armour and Olive Armour, Edwin E. Clark and Cathryn Clark, Jessie M. McQuiston and Louise G. McQuiston; on the East by lands now or formerly of Edwin Clark and Cathryn Clark, and John Cresswell; on the South by land now or formerly of W.P. White heirs; and on the West by lands now or formerly of W.P. White heirs, and Francis Armour and Olive Armour. Said piece or parcel of land, described and bounded above, having a Fifty (50') foot frontage on public highway, containing four (4) acres, more or less.

BEING THE SAME PREMISES which Hemlock Solutions, Inc., a Pennsylvania Corporation, by Deed dated January 10, 2020 and recorded on January 13, 2020, in the Mercer County Recorder of Deeds Office as Instrument No. 2020-00000290, granted and conveyed unto Thomas M. Vreeland. The said Thomas M. Vreeland departed this life on or about October 19, 2022. The Mercer County Register of Wills has confirmed that no estate has been raised. Upon information and belief, his surviving heirs are Thomas Vreeland, Jr., Michael Vreeland, and Margarite Foster. Whereby operation of law, title vested in known heirs, Margarite Foster, Michael Vreeland, Thomas Vreeland, Jr. and the Unknown Surviving Heirs of Thomas M. Vreeland, Sr., Deceased.

Being Known as 1312 Petersburg Road, Hadley, PA 16130

Parcel I.D. No. 25 034 086

JUDGMENT - \$ 95,366.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARGARTIE FOSTER, AS SURVIVING HEIR OF THOMAS M. VREELAND, SR., DECEASED, MICHAEL VREELAND, AS SURVIVING HEIR OF THOMAS M. VREELAND, SR.,

DECEASED, THOMAS VREELAND, JR., AS SURVIVING HEIR OF THOMAS M. VREELAND, SR., DECEASED AND UNKNOWN SURVIVING HEIRS OF THOMAS M. VREELAND, SR., DECEASED AT THE SUIT OF THE PLAINTIFF FLAGSTAR BANK, N.A., F/K/A FLAGSTAR BANK, FSB

**WRIT OF EXECUTION  
NO. 2022-01399**

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY

SEPTEMBER 27, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CONNIE GILLIAM AKA CONNIE GILLIAM HOOKS SOLELY IN HER CAPACITY AS HEIR OF RICHARD L. HOUSTON, DECEASED AND THE UNKNOWN HEIRS OF RICHARD L. HOUSTON, DECEASED IN AND TO:

ALL THAT CERTAIN land situate in the City of Sharon, County of Mercer, and State of Pennsylvania, being known as Lot No. 34 in the D.C. Bastress Plan of Lots recorded in Plan Book 5, Page 16, and being bounded and described as follows:

BEGINNING on the Westerly side of Shady Avenue at a point in the dividing line between Lots Numbered 34 and 35 in said plan; thence Westwardly along said dividing line, a distance of 141 feet to a point on the line of Lot Number 36 in said plan; thence along the line of Lots Numbered 36 and 37 in said plan North 00 degrees 35 minutes West, a distance of 69.30 feet to a point on the line of Lot Number 33 in said plan; thence Eastwardly along the dividing line between Lots Numbered 33, 32 and 31 in said plan from Lot Number 34, a distance of 141 feet to a point on the Westerly side of Shady Avenue; thence along the Westerly side of Shady Avenue, South 00 degrees 35 minutes East, a distance of 69.30 feet to a point at the place of beginning.

BEING KNOWN AS: 274 SHADY AVENUE, SHARON, PA 16146

PROPERTY ID NUMBER: PA ID#: 4 AR 75 CONTROL#: 71-22160

BEING THE SAME PREMISES WHICH M. RUTH ROTH, SINGLE AND UNMARRIED BY DEED DATED 3/27/2006 AND RECORDED 5/8/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSURMENT# 2006-00006460, GRANTED AND CONVEYED UNTO RICHARD L. HOUSTON, NOW DECEASED.

JUDGMENT - \$ 66,262.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CONNIE GILLIAM AKA CONNIE GILLIAM HOOKS SOLELY IN HER CAPACITY AS HEIR OF RICHARD L. HOUSTON, DECEASED AND THE UNKNOWN HEIRS OF RICHARD L. HOUSTON, DECEASED AT THE SUIT OF THE PLAINTIFF FREEDOM MORTGAGE CORPORATION

**WRIT OF EXECUTION  
NO. 2022-03051**

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY

OCTOBER 10, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THE UNKNOWN HEIRS OF WILLIAM LAVAN

DECEASED IN AND TO:

ALL THAT CERTAIN Piece or Parcel of Land Situate in Pymatuning Township, Mercer County, Pennsylvania, Being Known and Designated as Lot No. 4 in Reynolds Acres Plan of Lots, Which Plan Is Duly Recorded in the Office of the Recorder of Deeds for Mercer County, Pennsylvania, in Plan Book 6, Page 92, being more particularly bounded and described as follows:

BEGINNING at a Point on the North Line of 13th Street on Line of Lot No. 2 and Lot Herein Described; Thence in a Westerly Direction along the North Line of 13th Street, a Distance Of 67.3 Feet to a Point; Thence Along A Line of Curve a Distance of 53.9 Feet to a Point On The Easterly Line of East 13th Street; Thence Continuing Along The Easterly Line of East 13th Street, A Distance of 62.8 Feet to a Point On Line Of Lot No. 3; Thence In a Northeasterly Direction Along Line of Lot No. 3, a Distance of 120.9 Feet to a Point on Line of Lot No. 1; Thence in an Easterly Direction Along Line of Lot No. 1, a Distance of 20 Feet to, a Point on Line of Lot No. 2; Thence in a Southerly Direction along line of Lot No. 2, a Distance of 145 Feet to a Point on the Northerly Line of 13th Street, which is the Place of Beginning.

BEING KNOWN AS: 107 13TH STREET, GREENVILLE, PA 16125

PROPERTY ID NUMBER: PARCEL IDICONTROL# 23-343-167/23-5910

BEING THE SAME PREMISES WHICH DOROTHY A. MILLER AS EXECUTRIX OF THE ESTATE OF MARY M. SZESZKO BY DEED DATED 8/5/2014 AND RECORDED 8/18/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 2014-00008271, GRANTED AND CONVEYED UNTO WILLIAM LAVAN, NOW DECEASED.

JUDGMENT - \$ 93,106.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THE UNKNOWN HEIRS OF WILLIAM LAVAN DECEASED AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2023-01062**

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY

SEPTEMBER 5, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TAMI S. VANLEEUEWEN IN AND TO:

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

BEGINNING at a point in the centerline of East Main Street Extension (S.R. 0058), which point is the southwest corner of the parcel herein described and which is also the southeast corner of land now or formerly of Jessie and Alice Zook; thence North 11 degrees 14 minutes East, along land now or formerly of Jessie and Alice Zook, a distance of 1,233.43 feet to a point; thence South 13 degrees East, along the old Bessemer and Lake Erie Railroad right of way, a distance of 294.78 feet to a point; thence South 11 degrees 14 minutes West, along land now or formerly of Roy J. and Betty Lumley, a distance of 964.63 feet to a point in the centerline of East Main Street Extension; and thence North 78 degrees 46 minutes West, along the centerline thereof, a distance of

121.00 feet to the point and place of beginning.

Containing 3.05 acres as per survey of R.P. Bittler, P.L.S., dated July 17, 1991.

BEING KNOWN AS: 748 EAST MAIN STREET EXT AKA 748 EAST MAIN STREET, GROVE CITY, PA 16127

PROPERTY ID NUMBER: TAX CONTROL/ MAP #: 022 002260/22 219 084 BEING THE SAME PREMISES WHICH DARHLA J. MORROW FORMERLY KNOWN AS DARHLA J. MARTIN AND RODNEY H. MORROW, HER HUSBAND BY DEED DATED 10/31/2002 AND RECORDED 11/1/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 2002-021807, GRANTED AND CONVEYED UNTO TAMI S. VAN LEEUWEN.

JUDGMENT - \$ 80,497.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TAMI S. VANLEEUEWEN AT THE SUIT OF THE PLAINTIFF METROPOLITAN LIFE INSURANCE COMPANY

**WRIT OF EXECUTION  
NO. 2022-03151**

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY

OCTOBER 23, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) REBECCA DANIELS AKA BECKY DANIELS, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM D. VASSEN, DECEASED, BRANDY HEASLEY SOLELY IN HER CAPACITY AS HEIR OF WILLIAM D. VASSEN, DECEASED, BRADY VASSEN SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM D. VASSEN, DECEASED, WILLIAM VASSEN JR, SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM D. VASSEN, DECEASED AND THE UNKNOWN HEIRS OF WILLIAM D. VASSEN, DECEASED IN AND TO:

ALL THAT CERTAIN triangular piece or parcel of Land Situate in Shenango Township, Mercer County, Pennsylvania, Bounded and Described as Follows:

ON THE NORTH by other Lands now or formerly of Charles S. Vassen and Rachel B. Vassen, a distance of 232.5 Feet As Measured From The Centerline of The West Middlesex-Pulaski Public Road; On The East By The West Middlesex-Pulaski Public Road, a Distance of 110 Feet As Measured Along the Centerline of Said Road; On The South By Land Now or Formerly of Ruffo, a Distance of 270 Feet as Measured From the Centerline of Said Road; Said Land Having No Actual Boundary On The West Since, As Indicated Above, it is triangular in shape; and, hence, has only North, East and South Boundaries, the west being the point of a triangle.

BEING KNOWN AS: 196 CAMPGROUND ROAD, WEST MIDDLESEX, PA 16159

PROPERTY ID NUMBER: 27-197-113

BEING THE SAME PREMISES WHICH CHARLES S. VASSEN A/K/A SAMUEL CHARLES VASSEN AND RACHEL B. VASSEN, HUSBAND AND WIFE BY DEED DATED 4/22/1999 AND RECORDED 4/28/1999 TN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 99 AT PAGE 8103, GRANTED AND CONVEYED UNTO WILLIAM D. VASSEN, NOW DECEASED AND

BONNY L. VASSEN, NOW DECEASED,  
HUSBAND AND WIFE.

JUDGMENT - \$ 52,993.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) REBECCA DANIELS AKA BECKY DANIELS, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM D. VASSEN, DECEASED, BRANDY HEASLEY SOLELY IN HER CAPACITY AS HEIR OF WILLIAM D. VASSEN, DECEASED, BRADY VASSEN SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM D. VASSEN, DECEASED, WILLIAM VASSEN JR, SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM D. VASSEN, DECEASED AND THE UNKNOWN HEIRS OF WILLIAM D. VASSEN, DECEASED AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2023-01373**

LOGS LEGAL GROUP LLP  
PLAINTIFF'S ATTORNEY

SEPTEMBER 12, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, IN I BREST AND CLAIM OF THE DEFENDANT (S) NIKKOLE R. WILLIAMS IN AND TO:

ALL that certain piece or parcel of land situate in Hempfield Township, Mercer County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows: BOUNDED on the north by land now or formerly of Michael Rougas, et ux.; bounded on the east by Eighth Avenue; on the south by land now or formerly of Beck; and bounded on the west by land now or formerly of Loutzenhiser, having a frontage of 100 feet on Eighth Avenue and extending in a westerly direction of uniform width a distance of 400 feet.

09-056-023

Being the same premises which Richard G. Stanley. Administrator C.T.A. under the Last Will and Testament of Edith N. Stanley, deceased; and David L. Stanley, Jr. and Sylvia Stanley, his wife; and Richard G. Stanley, individually, and Nancy J. Stanley, his wife; and Thomas R. Stanley and Donna Stanley, his wife by Deed dated May 11, 2002 and recorded May 14, 2002 in Mercer County in Instrument No. 2002-010497 conveyed unto Patrick J. Whalen and Cheryn L. Whalen, husband and wife, in fee.

BEING THE SAME PREMISES which Patrick J. Whalen and Cheryn L. Whalen, husband and wife, by Deed dated September 11, 2018 and recorded October 9, 2018 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Instrument Number 201800009024 granted and conveyed unto Nikkole Williams, unmarried, in fee.

LOCATION - 306 EIGHTH AVENUE,  
GREENVILLE PA 16125

JUDGMENT - \$112,544.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NIKKOLE R. WILLIAMS AT THE SUIT OF THE PLAINTIFF FIRST HERITAGE FINANCIAL

**WRIT OF EXECUTION  
NO. 2023-01817**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY

SEPTEMBER 29, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SUSANNE L. KLAMER IN AND TO:

All that certain piece or parcel of land in the Municipality of Hermitage (formerly Hickory Township), County of Mercer and State of Pennsylvania, and being Lot No. three hundred thirty-seven (337) in the Westinghouse View Allotment as per Plan on record in the Recorder's Office of said Mercer County in Plan Book 2, page 175, said Lot No. 337 being bounded and described as follows, to wit:

Beginning at a point on the westerly line of North Water Avenue a distance of One hundred sixty-one and eighty-two one hundredths (161.82) feet north from a point formed by the intersection of the northerly line of Champlain Street and the westerly line of North Water Avenue; thence northeastwardly a distance of fifty-three and ninety-four one hundredths (53.94) feet along the westerly line of North Water Avenue; thence westwardly a distance of one hundred sixty-five and twenty one-hundredths (165.20) feet along the southerly line of Lot No. 336 in said Plan to Lot No. 338 in said Plan; thence southwardly a distance of forth-six and sixty-seven one hundredths (46.67) feet to Lot No. 400 in said Plan; thence eastwardly along the northerly line of Lot No. 400 a distance of One hundred thirty-eight and ten one hundredths (138.10) feet to the place of beginning.

SUBJECT PROPERTY ADDRESS: 1729  
North Water Avenue, Hermitage, PA 16148

Being the same property conveyed to Walter C. Klamer and Susanne L. Klamer, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Walter C. Klamer, Executor of the Estate of Helen R. Klamer aka Helen Mihalcin, deceased, dated June 24, 1999, recorded June 25, 1999, at Document ID 99 DR 12021, and recorded in Book 0299, Page 2536, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Walter C. Klamer died on September 28, 2012, and pursuant to the tenants by the entirety language in the above-mentioned deed, all his interests passed to Susanne L. Klamer.

SUBJECT TAX PARCEL ID: 10 315 182

JUDGMENT - \$ 86,682.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SUSANNE L. KLAMER AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS2

**WRIT OF EXECUTION  
NO. 2019-04076**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY

OCTOBER 12, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN W. HAUGH AND DIANA L. HAUGH IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF GROVE CITY, MERCY COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF TERRACE AVENUE ON A LINE BETWEEN LOTS #27 AND #28;

THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH SIDE OF TERRACE AVENUE 38.33 FEET TO LOT #29; THENCE SOUTH 5 DEGREES 40 MINUTES WEST 120.16 FEET BY LOT # 29 TO THE NORTH SIDE OF A 15 FOOT ALLEY; THENCE NORTH 72 DEGREES 12 MINUTES WEST 38 FEET TO LOT #27; THENCE NORTH 5 DEGREES 40 MINUTES EAST 121.47 FEET BY LOT #27 TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 716 TERRACE AVENUE, GROVE CITY, PENNSYLVANIA 16127

BEING THE SAME PREMISES WHICH KENNETH J. DEMARIA AND JANICE M. DEMARIA, HUSBAND AND WIFE, BY DEED DATED JUNE 18, 2001 AND RECORDED JULY 24, 2001 IN DEED BOOK 364, PAGE 2695 INSTRUMENT NUMBER 01-12246, GRANTED AND CONVEYED UNTO JOHN W. HAUGH AND DIANA L. HAUGH, HUSBAND AND WIFE.

TAX I.D. #: 59-553-146

CONTROL # 59-20530

JUDGMENT - \$ 91,239.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN W. HAUGH AND DIANA L. HAUGH AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

**WRIT OF EXECUTION  
NO. 2023-00524**

PADGETT LAW GROUP  
PLAINTIFF'S ATTORNEY

NOVEMBER 7, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHARLES T. NORRIS AND DIAN NORRIS IN AND TO:

All that certain parcel of land situate in the Municipality of Hermitage, County of Mercer, and Commonwealth of Pennsylvania, being known and designated as follows:

Parcel One:

Lot Number Two B (2-B) of the Vincent & Vilma Matsko Subdivision as is recorded at 1993 PL 15332-228 of the records of Mercer County, and being more particularly bounded and described as follows:

Commencing at a point on the North line of Overlook Drive at the Southeast corner of Lot Number Three (3) of Section A of a Portion of Valley View Plan of lots, thence North 3' 47" West along the East line of said Lot Number Three (3), a distance of Two Hundred Nine (209) feet to a point on the South line of Lot Number One Hundred Eight (108) of the Park Hill Plan of Lots; thence South 86° 39' East along the said South line of said Lot Number One Hundred Eight (108), a distance of Twenty-five and Nineteen Hundredths (25.19) feet to an iron pin; thence South 3' 47" East along the West line of Lot Number Two-A (2-A) of the Vincent & Vilma Matsko Subdivision, a distance of Two Hundred Five and Eighty-seven Hundredths (205.87) feet to an iron pin on the North line of the said Overlook Drive, thence South 88' 13" West along the said North line of Overlook Drive, a distance of Twenty-five (25) feet to the place of beginning.

Parcel Two:

Lot Number Three (3) in the "Valley View" Plan of Lots in the Municipality of Hermitage, and being more particularly bounded and described as follows:

On the North by land now or formerly of Farrell Housing, Inc., a distance of One Hundred and Seventy-eight Hundredths (100.78) feet; on the East by Lot Number Two (2) in said plan, for a distance of Two Hundred Nine and Zero Tenths (209.0) feet; on the South by Overtook Drive, for a distance of One Hundred and Zero Tenths (100.0) feet; and on the West by Lot Number Four (4) in said plan, for a distance of Two Hundred Twenty-one and Fifty-two Hundredths (221.52) feet.

Subject to Restrictions, Easements, and all matters as set forth in Deed Instrument No. 00DR7791.

Tax ID: 12-171-117

Title is vested with Charles T. Norris, by Deed from Charles T. Norris and Dian Norris dated 7/20/2004 and recorded on 8/4/2004 at Book 510, Page 2070, Instrument Number 2004-013891.

Property Address: 1925 Overlook Drive,  
Hermitage, PA 16148

JUDGMENT - \$ 46,162.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHARLES T. NORRIS AND DIAN NORRIS AT THE SUIT OF THE PLAINTIFF NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION  
NO. 2023-02126**

POWERS KIRN LLC  
PLAINTIFF'S ATTORNEY

OCTOBER 4, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRIAN K. BODIEN AND AMANDA M. SLICKER 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 bounded and described as follows:

BOUNDED on the North by lands now or formerly of Estate of D. G. Bastress; on the East by Spencer Avenue; on the South by Griswold Way; and on the West by lands now or formerly of Robert Maxwell; having a frontage of Forty-six (46') feet on said Griswold Way and extending Northward a uniform width of Forty-six (46') feet, a distance of One Hundred Twelve (112') feet.

BEING THE SAME PREMISES which Theresa Giglio, by Deed dated 07/23/2019 and recorded in the Office of the Recorder of Deeds of Mercer County on 07/29/2019 in Deed Instrument Number 2019-0006090, granted and conveyed unto Brian K. Bodien.

BEING known as 340 Spencer Avenue,  
Sharon, Pennsylvania 16146

TAX MAP NO. 4 AR 22

PARCEL # 71-25950

JUDGMENT - \$ 88,894.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRIAN K. BODIEN AND AMANDA M. SLICKER AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2023-01046**

POWERS KIRN LLC  
PLAINTIFF'S ATTORNEY

OCTOBER 20, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND

CLAIM OF THE DEFENDANT (S) CLIFFORD ALLEN MILLETTE AND CORNELIA MARINA MILLETTE IN AND TO:

All that certain piece or parcel of land situate in Delaware Township, Mercer County, Pennsylvania, as set forth as Lot No.2 on that subplat of land known as the "Final Plat of Eric W. Metz and Victoria L. Metz Subdivision Lots 1 and 2", appearing in the records of said county at 2010 P/L 3486-30 upon April 21, 2010, and more particularly described as follows, to-wit:

Beginning at an iron pin in the centerline of that Fifty (50) foot wide public right of way known variously as State Route 4014 and Crestview Drive Extension, which point is at the northeast corner of land now or formerly of John Millette; thence southwestward on a line running South 70° 52' West a distance of 768.57 feet to an iron pin at a northeast corner of lands now or formerly of Jeffrey and Nancy McGrath; thence further westward on a line running South 89° 19' West a distance of 1,172.99 feet to an iron pin in the East line of lands now or formerly of Doris Hagel; thence northward on a line running North 0° 47' West a distance of 125.59 feet to an iron pin at the southwest corner of other Lot No.1 appearing on said subplat; thence northeastward along said Lot No.1 to the northwest on a line running North 52° 30' East a distance of 1,395.81 feet to an iron pin in the centerline of said road's right of way; thence southeastward along the centerline of said road's public right of way on a line running South 48° 12' East a distance of 1,064.09 feet to the iron pin at the above first place of beginning, and containing 22.77 acres of land, more or less. Said lot of land is subject to a minimum building setback line of 75 feet from the centerline of said public right of way.

BEING THE SAME PREMISES which Victoria L. Metz, Administratrix of the Estate of Eric W. Metz, by Deed dated 11/15/2018 and recorded in the Office of the Recorder of Deeds of Mercer County on 12/5/2018 in Instrument No. 2018-00010899, granted and conveyed unto Cornelia Marina Millette and Clifford Allen Millette.

BEING known as 504 East Crestview Drive , Transfer, Pennsylvania 16154

PARCEL # 03-095-012-000-000

JUDGMENT - \$190,106.19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CLIFFORD ALLEN MILLETTE AND CORNELIA MARINA MILLETTE AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

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

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

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

OPENING BIDS SHALL BE MADE BY THE PLAINTIFF, OR HIS AUTHORIZED

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

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

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

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

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

MCLJ – December 12, 19, 26, 2023

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