

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

BUYUK, HELEN L.

2019-040

Late of West Salem Twp., Mercer Co., PA
Executrix: Mary E. Bayuk, 341 E. Jamestown Rd., Unit 65, Greenville, PA 16125

Attorney: Tye J. Cressman, Cressman Erde Ferguson, LLC, 911 Diamond Park, Meadville, PA 16335 814-807-1071

CAMPBELL, TIMALEEN M. A/K/A CAMPBELL, TIMALENE M. A/K/A CAMPBELL, TIMALEEN MARIE

2019-038

Late of Worth Twp., Mercer Co., PA
Executrix: Bertha A. Buckley, 1514 Jackson Center-Polk Rd., Stoneboro, PA 16153

Attorney: Joseph H. Keebler, Jr., Dale Woodard Gent McFate, 1030 Liberty St., Franklin, PA 16323 (814) 432-2181

GAVIN, KELLY A/K/A GAVIN, KELLY ANN

2019-36

Late of Shenango Twp., Mercer Co., PA
Executor: Ronald Trott, 110 Oak St., West Middlesex, PA 16159

Attorney: John R. Seltzer, 14 N. Mercer St., New Castle, PA 16101 (724) 658-2000

GRINDER, JOHNA RUTH

2019-52

Late of Mercer Boro, Mercer Co., PA
Administratrix: Joy Strain, 396 North Maple Street, Mercer, PA 16137

Attorney: James A. Stranahan, IV
MARTIN, WILLIAM A. A/K/A MARTIN, WILLIAM ARTHUR

2019-14

Late of Wilmington Twp., Mercer Co., PA
Executrix: Phoebe A. Martin, 25 Quail Lane, New Wilmington, PA 16142

Attorney: David E. Henderson, 2109 Wilmington Rd., New Castle, PA 16105 (724) 658-5776

SMITH, GORDON E.

2019-44

Late of Shenango Twp., Mercer Co., PA
Executrix: Barbara E. Barris, a/k/a Barbara E. Hutcheson, 343 Crestview Dr., Slippery Rock, PA 16057

Attorney: Raymond H. Bogaty
TALBERT, AARON LYNN A/K/A TALBERT, AARON L.

2019-50

Late of Hermitage, Mercer Co., PA
Administratrix: Pamela Talbert, 2966 Morefield Rd., Hermitage, PA 16148
Attorney: Ronald D. Amrhein, Jr.

SECOND PUBLICATION

HERRMANN, VERA J. A/K/A HERRMANN, VERA

2019-039

Late of Sharpsville Boro, Mercer Co., PA
Executor: Roger Herrmann, 3188 Madeline St., Sharpsville, PA 16150

Attorney: David A. Ristvey
KROTENAK, ALEXANDER S. A/K/A KROTENAK, ALEXANDER

2019-41

Late of Hermitage, Mercer Co., PA
Executrix: Connie Powell a/k/a Constance Powell, 228 Cohasset Dr., Hermitage, PA 16148

Attorney: David A. Ristvey
LOZIER, RAYMOND EARL A/K/A LOZIER, RAYMOND E. A/K/A LOZIER, RAYMOND

2019-34

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Suzanne E. Lozier, 2723 Tamarack Dr., Sharpsville, PA 16150

Attorney: Stephen J. Mirizio
McKAY, MARTHA V. A/K/A McKAY, MARTHA

2019-042

Late of Pymatuning Twp., Mercer Co., PA
Executrix: Jean Campbell, 4220 Clermont St. NW, North Lawrence, OH 44666

Attorney: Carolyn E. Hartle
MINOR, HEIDI AILEEN A/K/A MINOR, HEIDI A. A/K/A MINOR, HEIDI A/K/A MINNER, HEIDI AILEEN A/K/A MINNER, HEIDI A. A/K/A MINNER, HEIDI

2019-029

Late of Worth Twp., Mercer Co., PA
Administrator: Steven B. Minor, 1250 Harrisville Rd., Grove City, PA 16127

Attorney: Carolyn E. Hartle
NAPOLITAN, JAMES

2019-33

Late of Farrell, Mercer Co., PA
Executrix: Annamarie Napolitan, 116 Hamilton Ave., Farrell, Pa 16121

Attorney: Stephen J. Mirizio
PARTRIDGE, ILA MAE

2019-37

Late of Millcreek Twp., Mercer Co., PA
Executor/Executrix's: Carol Ann Rust, 211 Chestnut St., Jamestown, PA 16134; Melinda Jo Spottswood, 422 Shady Lane #1, El Cajon, CA 92021; Lee Arnold Partridge, 536 Fairhaven St., Deltona, FL 32725-4518

Attorney: Timothy L. McNickle
VYBIRAL, LORRI ANN A/K/A SPENCER, LORRI A. A/K/A SPENCER, LORRI ANN

2019-031

Late of Pine Twp., Mercer Co., PA
Co-Administrators: Matthew Vybiral, 808 N. Liberty Rd., Grove City, PA 16127; Anthony Spencer, 275 Ralston Rd., Slippery Rock, PA 16057

Attorney: Ronald W. Coyer
WIREMAN, DON

2019-43

Late of West Middlesex Boro, Mercer Co., PA
Executrix: Kimberly Sue Hanton, 28 Williams Dr., West Middlesex, PA 16159

Attorney: James E. Douglas

THIRD PUBLICATION

AARON, ARTHUR J.

2019-017

Late of Hermitage, Mercer Co., PA
Co-Executors: Terence J. Aaron, 3s180 Volintine Farm Rd., Batavia, IL 60510; Thomas F. Aaron, 782 Ridge Ave., Curwensville, PA 16133

Attorney: Robert J. Tesone
BAKER, JODY J.

2018-755

Late of Wilmington Twp., Mercer Co., PA
Administrator: William H. Baker, 4678 New Castle Rd., New Wilmington, PA 16142

Attorney: Robert D. Clark
BANAS, JUDITH P. A/K/A BANAS, JUDITH A/K/A BANAS, JUDI

2019-013

Late of Sharpsville Boro, Mercer Co., PA
Executor: Timothy R. Banas, 3228 N. Hermitage Rd., Hermitage, PA 16148

Attorney: Charles Hersh
BRYAN, JEFFREY P. A/K/A BRYAN, JEFFREY PAUL

2018-759

Late of Sharpsville Boro, Mercer Co., PA
Co-Executor/Executrix: Curtis Y. Bryan, 1732 Roxbury Ave., Geneva, OH 44041; Julie A. Meyer, 3113 Elmwood Ave., Erie, PA 16508

Attorney: Carolyn E. Hartle
DICKS, KATHERINE M. A/K/A DICKS, KATHERINE A/K/A KOTSCH DICKS, KATHERINE M. A/K/A DICKS, KATHERINE MARIE

2019-21

Late of Coolspring Twp., Mercer Co., PA
Executrix: Karen L. Frantz, 596 Greenville Rd., Mercer, PA 16137

Attorney: Douglas M. Watson
DIMARIO, ROSA

2019-027

Late of Farrell, Mercer Co., PA
Executor: Flavio Tiberia, 930 Forest Lane, Sharpsville, PA 16150

Attorney: Chester B. Scholl, Jr.
FILER-KNEPPER, CHERYL A.

2013-381

Late of Findley Twp., Mercer Co., PA
Administrator: David G. Knepper, 1724 Mercer-Grove City Rd., Mercer, PA 16137

Attorney: Brian Levine, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101 724-658-5596

GLADYSZ, HELEN M. A/K/A GLADYSZ, HELEN

2019-028

Late of Hermitage, Mercer Co., PA
Administratrix: Karen A. Paxton, 1086 Foxwood Dr., Hermitage, PA 16148

Attorney: James M. Goodwin
GROSS, PATRICIA A. A/K/A GROSS, PAT

2019-025

Late of Hermitage, Mercer Co., PA
Executor/Executrix: Karen L. Mitch, 154 Oakville Rd., Beaver Falls, PA 15010; Jeffrey A. Gross, 407 Indiana Ave., Farrell, PA 16121

Attorney: James M. Goodwin

GUESMAN, WILLIAM RICHARD A/K/A GUESMAN, WILLIAM R. A/K/A GUESMAN, WILLIAM

2019-015

Late of West Salem Twp., Mercer Co., PA
Executor: Richard M. Guesman, 648 Maryland Ave., Bellevue, PA 15202

Attorney: Douglas M. Watson
MARIACHER, HALLIE A. A/K/A MARIACHER, HALLIE

2019-023

Late of Greene Twp., Mercer Co., PA
Executor: Terry Paul Mariacher, 441 E. Jamestown Rd., Greenville, PA 16125

Attorney: Douglas M. Watson
MARTINKO, HELEN JOANN A/K/A MARTINKO, HELEN

2018-717

Late of Sharpsville Boro, Mercer Co., PA
Administrator: Gary Martinko, 3406 State Route 208, New Wilmington, PA 16142

Attorney: Michael A. Joanow
McCLIMANS, DARLENE L.

2018-754

Late of Greene Twp., Mercer Co., PA
Co-Executors: Brenda McCann, 473 E. Jamestown Rd., Greenville, PA 16125; Belinda Miller, 347 N. Good Hope Rd., Greenville, PA 16125

Attorney: Robert D. Clark, Jr.
MORRIN, THOMAS E.

2012-024

Late of Hermitage, Mercer Co., PA
Executor: Thomas R. Morrin, 4178 Stewart Dr., Sharpsville, PA 16150

Attorney: Michael S. Barr
ORR, GERALD W.

2012-708

Late of Salem Twp., Mercer Co., PA
Administrator: Kim Orr, 1931 Methodist Rd., Greenville, PA 16125

Attorney: James Nevant II
RATHBUN, DEBRA A. A/K/A GAWLAS, DEBRA A.

2019-012

Late of Pymatuning Twp., Mercer Co., PA
Executrix: Jack W. Cline, P O Box 206, Mercer, PA 16137

Attorney: Jack W. Cline
REARDON, JOYCE ANN A/K/A REARDON, JOYCE A.

2018-734

Late of Sharon, Mercer Co., PA
Executrix: Julia Riordan, 290 Norris St., Sharon, PA 16146

Attorney: Derek R. Layser, 101 Greenwood Ave., 5th Floor, Jenkintown, PA 19046 (215) 635-7200

WILSON, DOROTHY B. A/K/A WILSON, DOROTHY ARLENE

2019-009

Late of Grove City Boro, Mercer Co., PA
Executrix: Debra L. Wilson, 324 Hillside Ave. Ext., Monroeville, PA 15146

Attorney: Brenda K. McBride

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

Notice is hereby given of the administration of **THE WADE D. JONES FUNDED REVOCABLE TRUST AGREEMENT DATED AUGUST 22, 2011**. The Settlor of the

Trust, WADE D. JONES, a resident of Wheatland, Mercer County, Pennsylvania, died on December 14, 2018. All persons having claims against **WADE D. JONES** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **WADE D. JONES** are requested to make payment without delay to the Trustee or attorney named below:

Brian K. Jones
2979 Maplewood Drive
Sharpsville, PA 16150

or his attorney

Carolyn E. Hartle, Esquire
**HARTLE ELDER LAW
PRACTICE, LLC**
2500 Highland Road, Suite 105
Hermitage, PA 16148

M.C.L.J. – January 29, February 5, 12,
2019

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

Notice is hereby given of the administration of **THE VERA R. PICCIOTTO 2009 REVOCABLE TRUST AGREEMENT**, the Settlor of the Trust, **VERA R. PICCIOTTO**, a resident of Farrell, Mercer County, Pennsylvania, died on December 22, 2018. All persons having claims against **VERA R. PICCIOTTO** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **VERA R. PICCIOTTO** are requested to make payment without delay to the Trustee or attorney named below:

Judith Ann Carpenter
182 Buhl Blvd.
Sharon, PA 16146

or

her attorney

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

2500 Highland Road, Suite 105
Hermitage, PA 16148

M.C.L.J. – February 5, 12, 19, 2019

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

Notice is hereby given of the administration of **THE MICHAEL DAVID JUCHNEWICH SPECIAL NEEDS TRUST AGREEMENT DATED FEBRUARY 8, 2007**. **MICHAEL DAVID JUCHNEWICH**, a resident of Hermitage, Mercer County, Pennsylvania, died on October 29, 2018. All persons having claims against **MICHAEL DAVID JUCHNEWICH** are requested to make known the same to the Trustees or attorney named below. All persons indebted to **MICHAEL DAVID JUCHNEWICH** are requested to make payment without delay to the Trustees or attorney named below:

Stanley P. Juchnewich
485 Ashland Drive
Hermitage, PA 16148

or

Anna Mae Juchnewich
485 Ashland Drive
Hermitage, PA 16148
or their attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE,

LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148
M.C.L.J. – February 5, 12, 19, 2019

**Legal Notice By
KATHLEEN M. KLOOS
Register of Wills of Mercer County, PA**

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from **March 4, 2019**, 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
GUARDIAN**

2016-054 Pulliam, Ruth A.,
Incapacitated; Yolanda M. Harris, Guardian

**FIRST AND FINAL ACCOUNT of
ESTATE**

2010-354 Stranahan, Nancy T.,
deceased; James A. Stranahan, IV,
Administrator

2014-481 Brady, William M., deceased;
Debra Lynn Perry, Administrator

2017-122 Reszke, Beverly, deceased;
Robert L. Pounds, Jr., Administrator C.T.A.

2017-486 Sherman, Marlene Mae a/k/a
Sherman, Marlene M. a/k/a Sherman,
Marlene, deceased; William C. Sherman,
Administrator

2017-516 Zeitler, Edward J., deceased;
Joann M. Jofery, Executrix

2018-025 Busch, Ella B. a/k/a Busch,
Ella, deceased; First National Trust
Company, Executor

2018-133 Boozell, Gerald W. a/k/a
Boozell, Gerald Wayne a/k/a Boozell,
Gerald a/k/a Boozell, GW, deceased; Donna
L. Blauser, Executrix

2018-291 Jones, Sara E., deceased;
Donald A. Jones, Executor

Kathleen M. Kloos
Register of Wills and Clerk of Orphans'
Court

Division of the Court of Common Pleas
Of Mercer County, PA

112 Mercer County Courthouse
Mercer, PA 16137

M.C.L.J. – February 5, 12, 19, 26, 2019

**SHERIFF'S SALE
MONDAY
MARCH 4, 2019 10:00 AM
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. 2018-00950**
KML LAW GROUP PC PLAINTIFF'S

ATTORNEY
NOVEMBER 19, 2018 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ARTHUR ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, DANIEL ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, DAVID ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, LARRY ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, SHARON ADAMS SOLELY IN HER CAPACITY AS HEIR OF MARY P. FAIR DECEASED, AND THE UNKNOWN HEIRS OF MARY P. FAIR DECEASED IN AND TO:

Parcel No.1:

ALL THAT CERTAIN lot or piece of ground situate in Farrell, Mercer County, Pennsylvania, being marked and numbered SEVENTY-ONE (71) in the FARRELL STEEL ALLOTMENT, the plan of which is recorded and being bounded and described as follows, to wit:

On the north by Lot No. 70 in said plan; on the east by Lot No. 119 in said plan; on the south by Lot No. 72 in said plan; and on the west by Lincoln Avenue; having a frontage of forty (40) feet on said Lincoln Avenue and extending eastwardly of even width a distance of one hundred thirty (130) feet to said Lot No. 119.

No building shall be built nearer to the street line than twenty-five (25) feet.

Parcel No.2:

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania and being the northern half of Lot No. Seventy-two (72) in the Farrell Steel Allotment Plan of Lots, which plan is recorded in Plan Book 2, page 207, records of Mercer County and being bounded and described as follows, to-wit:

Bounded on the north for a distance of one hundred thirty (130) feet by Lot No. Seventy-one (71) in the same plan; on the east for a distance of twenty (20) feet by Lot No. One Hundred Eighteen (118) in the same plan; on the south for a distance of one hundred thirty (130) feet by the southern half of Lot No. Seventy-two (72) in the same plan; and on the west for a distance of twenty (20) feet by Lincoln Avenue.

Parcel No. 3:

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, Mercer County, Commonwealth of Pennsylvania, being known and numbered as Lot Seventy (70) in the Farrell Steel Allotment, as recorded in Plan Book 2, Page 207, records of Mercer County, Pennsylvania and being bounded and described as follows to wit:

Bounded on the North for a distance of one hundred thirty (130) feet by Lot No. 69 in said Plan; BOUNDED on the East by Lot No. 120 in said Plan for a distance of forty (40) feet; BOUNDED on the South by Lot No. 71 in said Plan for a distance of one hundred thirty (130) feet; and BOUNDED on the West by Lincoln Avenue for a distance of forty (40) feet.

PARCEL #: 052 013190

PROPERTY ADDRESS: 327 Lincoln
Street, Farrell, PA 16121

JUDGMENT - \$ 26,055.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ARTHUR ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, DANIEL ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, DAVID ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, LARRY ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, SHARON ADAMS SOLELY IN HER CAPACITY AS HEIR OF MARY P. FAIR DECEASED, AND THE UNKNOWN HEIRS OF MARY P. FAIR DECEASED AT THE SUIT OF THE PLAINTIFF DITECH FINANCIAL LLC

**WRIT OF EXECUTION
NO. 2017-03419**

KML LAW GROUP PC PLAINTIFF'S
ATTORNEY
DECEMBER 31, 2018 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TRACY E. BRADSHAW AND BRIAN S. BRADSHAW 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 PART OF LOT 11 IN THE CARLEY AVENUE SECTION OF THE REVISED H. M. WILLSON PLAN OF LOTS, CALLED ADDITION A, AS SURVEYED BY JOSEPH HARRIS, ENGINEER, AND RECORDED JULY 15, 1952 IN PLAN BOOK 3, PAGE 249, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY THE NORTHERLY TWO (2) FEET OF LOT NUMBERED 11, A DISTANCE OF 197.5 FEET, MORE OR LESS; ON THE EAST BY THE RIGHT OF WAY, NOW ABANDONED, OF THE SHENANGO VALLEY STREET RAILWAY CO., A DISTANCE OF 90 FEET; ON THE SOUTH BY THE SOUTHERLY 14 FEET OF SAID LOT 11, A DISTANCE OF 174.40 FEET, MORE OR LESS; AND ON THE WEST BY CARLEY AVENUE, A DISTANCE OF 92.70 FEET, MORE OR LESS.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESERVATION OF A FIVE FOOT STRIP ACROSS THE REAR OF SAID TRACT FOR PUBLIC UTILITIES AS SHOWN ON THE RECORDED PLAN; RESERVING ALSO ALL COAL BENEATH SAID LAND AS RESERVED IN PRIOR CONVEYANCES.

THIS CONVEYANCE IS SUBJECT TO PROTECTIVE COVENANTS AND RESTRICTIONS AS RECORDED IN THE RECORDER'S OFFICE OF MERCER COUNTY IN PLAN BOOK 3, PAGE 249.

BEING TAX PARCEL ID. NO. 069-2810
PROPERTY ADDRESS: 320 Carley
Avenue, Sharon, PA 161463

BEING the same premises which PNC BANK, NA AND THOMAS G. LAMOREE, II, COEXECUTORS OF THE ESTATE OF VERA F. LARTZ, DECEASED by deed dated 4/25/2016 and

recorded 5/12/2016, in the Office for the Recorder of Deeds, etc., in and for the County of MERCER as Instrument Number 2016-00004072, granted and conveyed unto BRIAN S. BRADSHAW AND TRACY E. BRADSHAW; HUSBAND AND WIFE, in fee.

JUDGMENT - \$132,865.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TRACY E. BRADSHAW AND BRIAN S. BRADSHAW AT THE SUIT OF THE PLAINTIFF QUICKEN LOANS INC.

**WRIT OF EXECUTION
NO. 2018-00191**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
DECEMBER 3, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SHERRY LYNN MITCHELL IN AND TO ALL that certain piece or parcel of land situate in the Township of Hickory, County of Mercer, and State of Pennsylvania, bounded and described as follows:

ON the north by land now or formerly of Darby; on the east by South Darby Road, formerly called Neshannock Road; on the south by land now or formerly of Leonard Laird. Having a frontage of one hundred (100) feet on South Darby Road, and extending back, of equal width, a distance of four hundred thirty-five and six-tenths (435.6) feet. Containing one (1) acre, more or less.

PARCEL NUMBER: 12-159-321

PROPERTY ADDRESS: 588 S DARBY ROAD, HERMITAGE, PA 16148

JUDGMENT - \$ 41,012.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SHERRY LYNN MITCHELL AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION

**WRIT OF EXECUTION
NO. 2018-02704**

MARTHA E VON ROSENSTIEL PC PLAINTIFF'S ATTORNEY
NOVEMBER 20, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RICKIE NEARHOOF A/K/A RICKIE WASSER IN AND TO:

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

COMMENCING at a point at the intersection of the center line of Greenville-Meadville Public Highway, Route 18, with the center line of a public road leading from Route 18 over to the Jamestown Road; THENCE along the center line of said public highway, North 84 1/2° West, a distance of sixteen (16) rods to a point; THENCE North 3/4° East, along lands of St. Paul Orphan's Home, a distance of ten (10) rods to a point; THENCE South 84 1/2° East, along lands of St. Paul Orphan's Home, a distance of sixteen (16) rods to a

point in the center line of the Greenville-Meadville Public Highway, Route 18; THENCE South 3/4° West, along center line of Greenville-Meadville Public highway, Route 18, to the place of beginning; containing one acre of land, more or less, and lying north of the public road leading from Route 18 over to the Jamestown Road.

PARCEL NO. 31-043-006

IMPROVEMENTS: Residential dwelling
BEING THE SAME PREMISES: Rickie Nearhoof became seized of the interest deeded by Centex Home Equity Company LLC NKA Nationstar Mortgage LLC as evidenced by document dated 9/19/2007 and recorded 11/19/2007 in the Office of the Recorder in Mercer County, as Instrument Number 2007-00015652

Tax ID # 31-043-006

LOCATION - 124 CONNEAUT LAKE ROAD, GREENVILLE PA

JUDGMENT - \$ 85,261.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICKIE NEARHOOF A/K/A RICKIE WASSER AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

**WRIT OF EXECUTION
NO. 2018-02988**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY
DECEMBER 14, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARK A. FRANTZ AND SUSAN F. FRANTZ A/K/A SUSAN FAYE FRANTZ IN AND TO:

All those certain parcels of land situate in Sharpsville, Mercer County, Pennsylvania, and bounded and described as follows:

Parcel One:

Being known as Lot No. 20 in the Martin E. Cusick Plan of Lots as recorded in Plan Book 6, Page 47 in the Recorder's Office of Mercer County Pennsylvania, said lot being more particularly bounded and described as follows:

On the north by land now or formerly of Fye a distance of 124.20 feet on the east by Second Street, a distance of 146.70 feet; on the south by Lot No. 19 in said plan a distance of 191.70 feet, on the west by land now or formerly of Fye a distance of 144.30 feet;

Parcel Two:

On the north by the south line of Section C of the Fye Plan of Lots, a distance of 120 feet, more or less, on the east by the west line of Second Street, a distance of 44.5 feet, more or less; on the south by the north line of land formerly of Cusick, but now of Nagle, a distance of 120 feet, more or less and on the west by land now or formerly of Fye, a distance of 44.5 feet, more or less.

Parcel Three:

Bounded on the north by land now or formerly of Ross, for a distance of 40 feet; on the east by land of Nagle for a distance of 62 feet; on the south by land now or formerly of Krinks, for a distance of 40 feet and on the west by land now or formerly of Rossi, for a distance of 62 feet.

TITLE TO SAID PREMISES IS VESTED IN MARK A. FRANTZ, SINGLE, by Deed from MARK A. FRANTZ AND SUSAN F.

FRANTZ, HUSBAND AND WIFE, Dated 03/04/2013, Recorded 03/06/2013, Instrument No. 2013-00004098.

Tax Parcel: 72-852-066

Premises Being: 610 SOUTH 2ND STREET, SHARPSVILLE, PA 16150-1620

JUDGMENT - \$177,325.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARK A. FRANTZ AND SUSAN F. FRANTZ A/K/A SUSAN FAYE FRANTZ AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2017-03509**

RAS CITRON, LLC PLAINTIFF'S ATTORNEY
NOVEMBER 19, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JEAN MARIE LANE BARNISH, SOLELY IN HER CAPACITY AS HEIR OF JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE, DECEASED IN AND TO:

All that certain piece, parcel or lot of land situate, lying and being in Wilmington Township, Mercer County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at the Northwest corner of the land herein described, which point is located on the centerline of a public road known as Route No. 158; thence along land of Heath and Merle F. Brush South 69 degrees 55 minutes East a distance of 500 feet to a point; thence along lance of Merle F. Bush South II Degrees 30minutes West a distance of 187 feet to a point; thence along land of J.T. Marett North 77 degrees 50 minutes West a distance of 816.2 feet to the centerline of said Route No. 158; thence along the centerline of said Route No. 158 North 12 degrees 0 minute East a distance of 127 feet, and continuing along said centerline North 7 degrees 50 minutes East a distance of 127 feet to a point, the place of beginning.

BEING KNOWN AS: 1731 MERCER NEW WILMINGTON RD, NEW WILMINGTON PA 16412-1915

PROPERTY ID: 32-213-025

TITLE TO SAID PREMISES IS VESTED IN JOHN K. LANE AND JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE BY DEED FROM PAUL R. HARTMANN, JR., AND BETTY JANE HARTMANN, DATED 10/22/1986 RECORDED 12/04/1986 IN INSTRUMENT NO. 86DR12435

TO BE SOLD AS PROPERTY OF: JOHN K. LANE AND JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE,

JUDGMENT - \$184,158.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JEAN MARIE LANE BARNISH, SOLELY IN HER CAPACITY AS HEIR OF JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE, DECEASED AND UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE, DECEASED AT THE SUIT OF THE PLAINTIFF JAMES B. NUTTER & COMPANY

**WRIT OF EXECUTION
NO. 2018-02321**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
JANUARY 9, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEVEN C. COLLAR AND JUDY L. COLLAR IN AND TO:

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

ON the North by Plum Street; on the East by land now or formerly of Alma M. Reagle; on the South by land now or formerly of John H. and Lynette Boat; and on the West by land now or formerly of Shirley Warner. Having a frontage of 60 feet to Plum Street and extending southwardly therefrom of equal width for a distance of 120 feet.

BEING the same land conveyed to Steven C. Collar and Judy L. Collar, husband and wife, by deed of Joyce A. Jordan, single, dated 06/19/1995 and recorded on 06/21/1995 in Deed Book 191, Page 1150.

Property address for informational purposes only: 408 Plum Street, Mercer, PA 16137

JUDGMENT - \$ 23,917.66

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEVEN C. COLLAR AND JUDY L. COLLAR AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR NRZ PASS-THROUGH TRUST V-B

**WRIT OF EXECUTION
NO. 2018-01766**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
DECEMBER 14, 2018 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN tract or parcel of land situate in Grove City, Mercer County, Pennsylvania, bounded and described as follows:

ON the West by Stewart Street for 50 1/2 feet; On the North by land of I. F. Leisher and Helen Leisher, his wife, for 64 1/2 feet; On the East by land of Florence M. White for 50 1/2 feet; On the South by a 12 foot alley for 64 1/2 feet.

BEING TAX PARCEL NO. 59 550 137

BEING KNOWN AS 414 Stewart Avenue, Grove City, PA 16127

BEING the same premises in which Charles A. Tubbs, by deed dated 04/24/2013 and recorded 04/26/2013 in the Office of the Recorder of Deeds in and for the County of Mercer, Commonwealth of Pennsylvania, at Instrument No.2013-00007548, granted and conveyed unto Laural E. Tubbs, single

JUDGMENT - \$ 99,006.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE

DEFENDANT (S) LAURAL E. TUBBS
AT THE SUIT OF THE PLAINTIFF
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

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

STERN & EISENBERG PC PLAINTIFF'S
ATTORNEY
JANUARY 18, 2019 LEVIED ON THE
FOLLOWING

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

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

BEING known and numbered as 35
Hempfield Avenue, Greenville, PA 16125
TAX ID#: 31 056 189 230

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

JUDGMENT - \$151,756.96

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

**WRIT OF EXECUTION
NO. 2018-03283**

STERN & EISENBERG PC PLAINTIFF'S
ATTORNEY
JANUARY 11, 2019 LEVIED ON THE
FOLLOWING

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

ALL THAT CERTAIN piece or parcel of
land, situate in the City of Hermitage
(formerly Township of Hickory), County of
Mercer and Commonwealth of
Pennsylvania, being more particularly
bounded and described as follows, to-wit;

BEGINNING at a point on the center line of
Wheatland Boulevard, now known as South
Buhl Farm Drive; thence westwardly along
the line of the Highland Park Plan, three
hundred twenty (320) feet to the lands now
or formerly of James W. Kerr; thence
southwardly by a line parallel to said
Wheatland Boulevard, now known as South
Buhl Farm Drive, one hundred fifty-five
(155) feet to a point; thence eastwardly by a
line parallel to the south line of the
Highland Park Plan, a distance of three
hundred twenty (320) feet to a point on the
center line of said Wheatland Boulevard,
now known as South Buhl Farm Drive;
thence northwardly along the center line of
said Boulevard or Highway one hundred
fifty-five (155) feet to the place of
beginning.

BEING a rectangular piece of land 155' x
320' and having a frontage on said South

Buhl Farm Drive of 155 feet. Said land is
bounded on the North by the Highland Park
Plan, on the East by said public highway, on
the South by land formerly of Kerr, now of
A.G. Griffin, and on the West by lands now
or formerly of James W. Kerr.

HAVING ERECTED THEREON a
Residential Dwelling.

BEING THE SAME PREMISES AS Lenny
L. Lanthrop and Paula Lathrop, by Deed
dated February 6, 1992, and recorded on
February 18, 1992, by the Mercer County
Recorder of Deeds in Book 114, at Page
322, granted and conveyed unto Phillip
DeMatteis and Sandra L. DeMatteis, as
Tenants by the Entireties.

AND THE SAID Sandra L. DeMatteis
departed this life on April 14, 2017,
whereby title to the aforementioned
premises vested with Phillip DeMatteis, an
Individual, by Operation of Law.

BEING KNOWN AND NUMBERED AS
554 South Buhl Farm Drive, Hermitage, PA
16148.

TAX PARCEL NO. 12-158-192.

JUDGMENT - \$133,976.10

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) PHILLIP DEMATTEIS
AT THE SUIT OF THE PLAINTIFF
LEGACY MORTGAGE ASSET TRUST
2017-GS2

**TERMS OF SALE, MERCER
COUNTY**

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

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

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

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

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

A SUCCESSFUL BIDDER OTHER
THAN THE PLAINTIFF OR HIS
AUTHORIZED REPRESENTATIVE,
PRIOR TO THE CLOSE OF BUSINESS
ON THE DATE OF THE SALE, SHALL
PAY TO THE SHERIFF BY CASHIER'S
CHECK OR MONEY ORDER, 10% OF
THE BID AMOUNT. THE BALANCE
PAYABLE TO THE SHERIFF IS DUE BY
12:00 NOON ON THE FRIDAY
FOLLOWING THE SALE. IF THE
BALANCE IS NOT PAID BY THE
DEADLINE, THE PROPERTY WILL BE
RESOLD AT 10:00 AM ON THE

FOLLOWING MONDAY AT THE
SHERIFF'S OFFICE. AT THE RESALE,
THE ORIGINAL SUCCESSFUL BIDDER
SHALL BE INELIGIBLE TO BID AND
SHALL BE LIABLE FOR THE EXPENSE
OF THE RESALE AND THE
DIFFERENCE IN THE PURCHASE
PRICE IF THE RESALE PRICE IS LESS
THAN THE ORIGINAL SALE PRICE.

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

DEEDS WILL BE ATTESTED TWENTY
DAYS AFTER THE SALE DATE, OR THE
FILING DATE OF THE SCHEDULE OF
DISTRIBUTION WHEN POSSIBLE.

M.C.L.J. - February 5, 12, 19, 2019