

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

Digital Edition

April 27, 2021

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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

ADAMS, GLORIA H.

2021-332

Late of Otter Creek Twp., Mercer Co., PA
Co-Executors: Kristen E. Faler, 454 Hadley Road, Greenville, PA 16125; Alan C. Adams, 177 Fullingmill Road, Mercer, PA 16137; Marcia D. Fleck, 695 Donna Drive, Hermitage, PA 16148
Attorney: Jason R. Dibble

CHINTELLA, PAUL

2021-318

Late of Hermitage, Mercer Co., PA
Executrix: Margorie Louise Davis Sears n/k/a Marjorie Louise Sears, 200 Coolspring St., Apt. 102, Mercer, PA 16137

Attorney: David A. Ristvey

DACH, PATRICIA ANN a/k/a

DACH, PATRICIA A.

2021-315

Late of Sharon, Mercer Co, PA
Co-Executors: Carol Koch, 1074 Leslie Street, Sharon, PA 16146; Terrance Dach, 595 Lyle Drive, Hermitage, PA 16148

Attorney: Victor S. Heutsche

DeANGELIS, Gerald F. a/k/a

DeANGELIS, Gerald

2021-282

Late of Hermitage, Mercer Co., PA
Executor: Corey M. DeAngelis, 9707 Columbiana-Canfield Road, Canfield, OH 44406

Attorney: Frank G. Verterano, Esquire, Verterano & Manolis, 2622 Wilmington Road, New Castle, PA 16105 (724) 652-0300

DODSON, PEGGY ELLEN a/k/a

DODSON, PEGGY E. a/k/a

DODSON, PEGGY

2021-326

Late of New Vernon Twp., Mercer Co., PA
Administrator: Ronald E. Dodson, 601 Billy Boyd Road, Stoneboro, PA 16153
Attorney: Stephen L. Kimes

GILLISPIE, STERLE a/k/a

GILLISPIE, STERLE L.

2021-321

Late of Greene Twp., Mercer Co., PA
Executor: Terry L. Gillispie, 720 Brinson Arch, Virginia Beach, VA 23455

Attorney: Douglas M. Watson

KUKUS, STEPHEN

2021-334

Late of West Salem Twp., Mercer Co., PA
Administratrix: Alexis M. Johnson, 613 Woodland Ave., Grove City, PA 16127
Attorney: Amy E. Molloy

LASLOW, JOSEPH H. a/k/a LASLOW, JOSEPH HERBERT

2021-316

Late of Hermitage, Mercer Co., PA
Executrix: Mary Beth McClain, 2864 Beaver Dam Rd., Enon Valley, PA 16120

Attorney: James Nevant II

McCALLEN, THERESA M. a/k/a

McCALLEN, THERESA MARIE

2021-320

Late of Sharon, Mercer Co, PA
Executrix: Melinda S. Epstein f/k/a Melinda S. Frazer, 68 Buhl Boulevard, Sharon, PA 16146

Attorney: Wade M. Fisher

REED, JOAN S.

2021-296

Late of West Salem Twp., Mercer Co., PA
Executor: Richard B. Reed, 101 Creek Rd., Sandy Lake, PA 16145

Attorney: Tye J. Cressman, 300 Arch St. Meadville, PA 16335 (814) 807-1071

WEYERS, PHYLLIS L.

2021-327

Late of Greenville Boro, Mercer Co., PA
Executor: Gregory R. Rowe, 107 Circle Drive, Greenville, PA 16125

Attorney: Jason R. Dibble

SECOND PUBLICATION

BLAHUT, BETTY LOU a/k/a BLAHUT, BETTY L.

2021-300

Late of Sugar Grove Twp., Mercer Co., PA
Executrix: Catherine A. Dyer, 521 Gadsby Rd., Stoneboro, PA 16153

Attorney: David R. Gloss

BRADLEY, KELLY L.

2021-297

Late of Perry Twp., Mercer Co., PA
Administrator: William J. Bradley, 2330 Perry Highway, Hadley, Pennsylvania 16130
Attorney: Jason R. Dibble

DAWES, KEVIN P. a/k/a DAWES, KEVIN

2021-263

Late of Hempfield Twp., Mercer Co., PA
Administratrix: Diane L. Dawes a/k/a Diane L. Gibbons 336 Hamburg Rd., Greenville, PA 16125 (724) 588-3976

Attorney: None.

DIURBA, DOROTHY A.

2021-313

Late of Sharon, Mercer Co., PA
Executor: Donald G. Diurba, 911 Valley View Dr., Westerville, OH 43081

Attorney: David A. Ristvey

DONLAN, RONALD D.

2021-273

Late of Springfield Twp., Mercer Co., PA
Administrator: Brian Donlan, 111 Riggle Lane, Kittanning, PA 16201

Attorney: Tyler S. Heller, Mechling & Heller, LLP 216 N. Jefferson St., Kittanning, PA 16201

ENGSTROM, VERNA T. a/k/a

ENGSTROM, VERNA MAE a/k/a

ENGSTROM, VERNA M. a/k/a

ENGSTROM, VERNA

2021-298

Late of Stoneboro Boro, Mercer Co., PA
Executor: Keith E. Engstrom, 328 Mill Creek Road, Sandy Lake, PA 16145

Attorney: Stephen L. Kimes

FORNEY, ROSE J.

2018-463

Late of Hermitage, Mercer Co., PA
Administratrix: Frances C. Daughterty, 124 Franklin Avenue, Niles, Ohio 44446

Attorney: Michael A. Joanow

McLAUGHLIN, DONNA L.

2021-294

Late of Pine Twp., Mercer Co., PA
Co-Executrices: June K. Bean, 157 Folk Road, Fredonia, PA 16124 & Sally Armstrong, 313 Marstellar Road, Fredonia, PA 16124

Attorney: James A. Stranahan, IV

MURPHY, MARY ANN a/k/a MURPHY, MARY A.

2021-310

Late of Hermitage, Mercer Co., PA
Executor: Robert L. Murphy, Jr., 4257 New Castle Road, Pulaski, PA 16143

Attorney: Carolyn E. Hartle

RUSHWIN, KAYLA LYNN

2021-309

Late of Sharon, Mercer Co., PA
Administrator: Zachary A. Rushwin, 37 South 6th Street, Sharpsville, PA 16150
Attorney: Edward Leymarie, Leymarie Clark Long, PC, 423 Sixth Street, Ellwood City, PA 16117 (724) 752-1583

THIRD PUBLICATION

BISH, PATSY E. a/k/a BISH, PATSY B. a/k/a BISH, PATSY

2021-283

Late of Fredonia Boro, Mercer Co., PA
Executrix: Linda E. Bish, 90 N. Reeds Furnace Rd., Sandy Lake, PA 16145

Attorney: Terry K. Wheeler

DEMMLER, JOHN H. a/k/a DEMMLER, JOHN HOWARD

2021-286

Late of Jamestown Boro, Mercer Co. PA
Administratrix: Angela Ellis, 129 Goodrich Street, Erie, PA 16508

Attorney: Shawn B. Olson

HAINES, FREDERICK R. JR. a/k/a HAINES, FREDERICK R.

2021-278

Late of Hermitage, Mercer Co., PA
Executor: Michael F. Haines, 121 Crestwood Drive, Sarver, PA 16055

Attorney: Carolyn E. Hartle

HERMAN, LISA RAE

2021-277

Late of West Salem Twp., Mercer Co., PA

Administrator: Leroy Herman, 104 McCracken Road, Greenville, PA 16125
Attorney: Edward Leymarie, Jr., Esquire, Leymarie Clark Long, PC., 423 Sixth Street, Ellwood City, PA 16117 (724) 752-1583

JOHNSTON, DANIEL L.

2021-275

Late of Delaware Twp., Mercer Co., PA
Executrix: Diana L. Ondo Johnston f/k/a Diana Ondo, 15 Frye Rd., Greenville, PA 16125

Attorney: William G. McConnell, Jr.

KAHL, DORIS a/k/a KAHL, DORIS Z.

2021-264

Late of Hermitage, Mercer Co., PA
Executrix: Jill Anderson a/k/a Jill Kahl Anderson, 2525 Muzzy Drive, New Castle, PA 16101

Attorney: Ilene H. Fingeret, Esquire, Abernethy & Hagerman, 4499 Mount Royal Blvd., Allison Park, PA15101 (412)486-6624

McCLEARN, WILLIAM E. a/k/a

McCLEARN, WILLIAM ELLS-WORTH a/k/a McCLEARN, WILLIAM

2021-276

Late of Stoneboro Boro, Mercer Co., PA
Executor/Executrix: Vicki L. Montgomery, 63 Latham Rd., Sandy Lake, PA 16145; William R. McClearn, 16 Branch St., Stoneboro, PA 16153

Attorney: Stephen L. Kimes

STACK, JO ANN a/k/a STACK, JO ANN S.

2021-187

Late of West Salem Twp., Mercer Co., PA
Executor: Robert Bruce Stack, 2216 N. Champlain St., Arlington Heights, IL 60004 847-567-4318

Attorney: None

STAWAISZ, GERTRUDE W. a/k/a

STAWAISZ, GERTRUDE

2021-289

Late of Farrell, Mercer Co, PA
Executor: Raymond A. Stawaisz, 31514 Helen Lane, Tomball, TX 77375

Attorney: Chester B. Scholl, Jr.

STAWAISZ, RONALD J. a/k/a

STAWAISZ, RONALD a/k/a

STAWAISZ, RON

2021-288

Late of Farrell, Mercer Co, PA
Executor: Raymond A. Stawaisz, 31514 Helen Lane, Tomball, TX 77375

Attorney: Chester B. Scholl, Jr.

ZAREMBA, ROBERT EDWARD a/k/a ZAREMBA, ROBERT E.

2021-285

Late of Hermitage, Mercer Co., PA
Executor: Thomas Joseph Zaremba, Jr., 7615 Jolain Drive, Montgomery, OH 45242

Attorney: Timothy L. McNickle

FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Invicta Concrete Coatings with its principal office or place of business at 55 Chambers Avenue, Greenville, Pennsylvania 16125. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: JKLJ Brew Enterprises, LLC, a Pennsylvania limited liability company having an address of 55 Chambers Avenue, Greenville, Pennsylvania 16125.

Jason R. Dibble, Esquire
WALLACE & DIBBLE, LLC
47 Clinton Street
Greenville, PA 16125
M.C.L.J.- April 27, 2021

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on March 2S, 2021, for J & J Excavation, LLC, located at 251 North Perry Highway, Mercer, Mercer County, Pennsylvania 16137. The principal business activity to be engaged in is excavation and all other lawful business activities.

The Corporation is incorporated under the provisions of the Business Corporation Law of 1988, 15 Pa.C.S.A. § 8901 et seq.

Jack W. Cline, Esquire
Stranahan, Stranahan & Cline
101 S. Pitt St., P. O. Box 206
Mercer, PA 16137-0206
M.C.L.J.- April 27, 2021

Notice

In the Court of Common Pleas of Mercer County, Pennsylvania, Civil Action – Law, No. 2020-2824, Lake Latonka Property Owner’s Association, Inc., Plaintiff, v. Holbert Cordell and Joyce Cordell, Defendants. To Holbert Cordell and Joyce Cordell, Defendants, whose last known address is 261 Cedamere Circle, Owings Mills, MD 21117. You are hereby notified that Plaintiff, Lake Latonka Property Owner’s Association, Inc., has filed a Complaint in Quiet Title against you in the Court of Common Pleas of Mercer County, Pennsylvania, at Docket No. 2020-2824, wherein Plaintiff seeks to obtain clear and marketable title to property previously owned by Holbert Cordell and Joyce Cordell, known as Lot No. 128 of the Lake Latonka Subdivision, free from any claim, right or title of the Defendants, Holbert Cordell or Joyce Cordell, or their heirs or assigns. YOU HAVE BEEN SUED IN COURT. If you wish to Defend against all 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 your attorney 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 against you and a judgment

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, 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 LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY BE ABLE TO OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Mercer County Lawyers Lawyer Referral Service, c/o Mercer County Bar Association, P.O. Box 1302, 436 7th Avenue, Hermitage, PA 16148, Telephone (724) 342-3111.

Matthew J. Kalina, Attorney for Plaintiff,
966 Perry Highway, Pittsburgh, PA
15237, (412)366-6629.
M.C.L.J.- April 27, 2021

Notice

In the Court of Common Pleas of Mercer County, Pennsylvania, Civil Action – Law, No. 2021-960, Lake Latonka Property Owner’s Association, Inc., Plaintiff, v. Gary Fleming, Jr., Defendant. To Gary Fleming, Jr., Defendant, whose last known address is 32 Walnut Street, Sharpsville, PA 16150. You are hereby notified that Plaintiff, Lake Latonka Property Owner’s Association, Inc., has filed a Complaint in Quiet Title against you in the Court of Common Pleas of Mercer County, Pennsylvania, at Docket No. 2021-960, wherein Plaintiff seeks to obtain clear and marketable title to property previously owned by Gary Fleming, Jr., known as Lot Nos. 822 and 823 of the Lake Latonka Subdivision, free from any claim, right or title of the Defendant, Gary Fleming, or his heirs or assigns. YOU HAVE BEEN SUED IN COURT. If you wish to Defend against all 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 your attorney 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 against you and a judgment entered against you 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, 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 LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY BE ABLE TO OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Mercer County Lawyers Lawyer Referral Service, c/o Mercer County Bar Association, P.O. Box 1302, 436 7th Avenue, Hermitage, PA 16148, Telephone (724) 342-3111.
Matthew J. Kalina, Attorney for Plaintiff,
966 Perry Highway, Pittsburgh, PA

15237, (412)366-6629.
M.C.L.J.- April 27, 2021

**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 **May 3, 2021**, 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**

2019-443 Hicklin, Charles A., deceased;
Julius A. Hicklin, Executor
2020-146 English, Jean M. a/k/a
English, Jean Marie, deceased; David
English, Executor
2020-275 Harper, Guy W. a/k/a Harper,
Guy W. Sr. a/k/a Harper, Guy, deceased;
Perry A. Harper, Executor
2020-490 Smith, Sherry Lynn.,
deceased; Stephen Smith, Administrator
2020-510 Zippay, Florine S. a/k/a
Zippay, Florine, deceased; Carolyn N.
Gonano and Sheree J. Zippay, Co-
Executrices

MaryJo Basilone DePreta
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.- April 6, 13, 20, 27, 2021

SHERIFFS SALE

MONDAY MAY 10, 2021 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. 2019-02738**

JSDC LAW OFFICES
PLAINTIFF'S ATTORNEY
FEBRUARY 23, 2021
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LAROCCA HOLDING COMPANY, LLC IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer, Commonwealth of Pennsylvania, being known as Lot Number Two (2) in the J.M. Willson & Sons, Inc. Subdivision as recorded in the records of Mercer County, in 95 PL-13220-243 and being more particularly bounded and described as follows:

BEGINNING at a point at the southwest corner on the east line of Chestnut Avenue; thence South Eighty Degrees Forty Two Minutes Twenty Five Seconds East (S 80° 42' 25" E) along the north line of lands now or formerly of Radick, a distance of One Hundred Ten and Eighty Seven Hundredths (110.87) feet to a point; thence North Ten Degrees Forty Nine Minutes Ten Seconds East (N 10° 49' 10" E) along the west line of lands of the Parking Authority of the City of Sharon, a distance of

Forty Nine and One Hundredths (49.01) feet to a point; thence continuing North Ten Degrees Forty Nine Minutes Ten Seconds East (10° 49' 10" E) along the wet line of Lot No. One (1) in said Plan, a distance of Twelve and Fifty Five Hundredths (12/55) feet to a point; thence North Eighty Degrees Thirty Two Minutes Five Seconds West (N 80° 32' 5" W) along the south line of Lot No. One (1) in said Plan, a distance of Forty Six and Seventy One hundredths (46.71) feet to a point; thence North Zero Degrees Fifty Seven Minutes Thirteen Seconds East (N 57° 13" E) along the west line of Lot No One (1) in said Plan, a distance of Thirteen and Ninety Nine Hundredths (13.99) feet to a point; thence North Eighty Six Degrees Thirteen Minutes Forty Seven Seconds West (N 86° 13' 47" W) along the south line of Lot No. One (1) in said Plan, a distance of Sixty Two and Forty Six Hundredths (62.46) feet to a point on the east line of said Chestnut Avenue; thence South Ten Degrees Thirty Six Minutes Eighteen Seconds West (S 10° 36' 18" W) along the east line of said Chestnut Avenue, a distance of Sixty Nine and Fifty Two Hundredths (69.52) feet to a point and the place of beginning.

BEING the same piece of land conveyed to Larocca Holding Company, L.L.C. by Deed of John Larocca and Patricia Larocca, husband and wife, dated November 21, 2014, and recorded in the records of Mercer County Pennsylvania as Instrument Number 2014-00012404.

SUBJECT PROPERTY ADDRESS: 23 Chestnut Avenue, Sharon, Pennsylvania 16146

SUBJECT TAX PARCEL NO.: 3-A-26.2

JUDGMENT - \$116,337.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LAROCCA HOLDING COMPANY, LLC AT THE SUIT OF THE PLAINTIFF CL45 MW LOAN 1, LLC

**WRIT OF EXECUTION
NO. 2020-03026**

KENNETH K. MCCANN
PLAINTIFF'S ATTORNEY
MARCH 11, 2021
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JAMES P. KREUTZ AND STEPHANIE BIRO, OCCUPIER IN POSSESSION IN AND TO:

ADDRESS: 36 South Good Hope Road, Greenville, PA 16125

PARCEL ONE:

All that certain piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, and bounded and described as follows:

Beginning at a stake on the southerly side of a blacktop road, which stake is fifty (50) feet along the southerly side of said road easterly from where an abandoned road, known as Good Hope Road, joins said blacktop road and which stake is the northwesterly corner of the premises hereby conveyed; thence by the southerly line of said blacktop road South forty-seven degrees twenty-three minutes East (S. 47° 23' E) one hundred (100) feet to a stake; thence by other lands of Gertrude J. Smith South thirty-six degrees forty-two minutes West (S. 36° 42' W.) three hundred (300) feet to a stake; thence by other lands of said Gertrude J. Smith North forty-seven degrees twenty-three minutes West (N. 47° 23' W.) one hundred (100) feet to a stake; and thence by said lands of Gertrude J. Smith North thirty-six degrees forty-two minutes East (N. 36° 42' E.) three hundred (300) feet to the point and place of beginning.

PARCEL TWO:

AU that certain piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake at the northeasterly corner of lot of second parties on the southerly

line of blacktop road (State-Route No. 43060); thence by the southerly line of said blacktop road (State Route No. 43060) South 47 degrees 23 minutes East one hundred five (105) feet to a stake; thence by lands of Gertrude J. Smith South 36 degrees 42 minutes West three hundred (300). feet to a stake; thence by other lands of Gertrude J. Smith North 47 degrees 23 minutes West one hundred five (105) feet to a stake; thence by land of second parties North 36 degrees 42 minutes East three hundred (300) feet to the point and place of beginning.

JUDGMENT - \$ 62,242.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JAMES P. KREUTZ AND STEPHANIE BIRO, OCCUPIER IN POSSESSION AT THE SUIT OF THE PLAINTIFF ANDREA J. DURST

**WRIT OF EXECUTION
NO. 2020-02858**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
FEBRUARY 22, 2021

LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN Tract or Parcel Of Land With Improvements Thereon, Situate In The Township of West Salem, County of Mercer, And Commonwealth of Pennsylvania. and Being More Particularly Bounded And Described As Follows, To-Wit:

ON The North By Land Now Or Formerly Of George Seiple; On The East By Land of St, Paul's Orphans' Home; On The South By Land Now or Formerly Of Pauley; And On The West By Greenville-Jamestown (East Side) Improved Highway; Fronting 144 Feet On Said Greenville-Jamestown Road And Extending Back Therefrom Measured From Center Line Of Said Road, A Distance Of 569 Feet On The Southerly Line And 593 Feet And 9 Inches On The Northerly Line, The Rear Of Easterly Line, However, Being 116 Feet.

ON The Easterly Side of Said Greenville-Jamestown Road 27 Feet 6 Inches From The Center Line Of Said Road In The North And South Lines Of Premises Herein Described Are Iron Pins Inserted In Ground, And On The Southerly Line For A Distance Of 202 Feet 6 Inches From Said Iron Pin Is Another Iron Pin Inserted In Ground And 339 Feet Easterly Therefrom, That Is, From Second Mentioned Iron Pin In Southerly Line, Is Another Iron Pin; 204 Feet From Iron Pin In Northerly Line Is Another Iron Pin Inserted In Ground And 362 Feet 3 Inches Easterly Therefrom, Same Being Orphans' Home Farm Line, Another Iron Pin.

BEING KNOWN AS: 399 EAST JAMESTOWN ROAD, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 31-030-052

BEING THE SAME PREMISES WHICH JOE J. LINIGER AND ELEANOR, TRUSTEES OF THE LINIGER FAMILY TRUST BY DEED DATED 12/27/2007 AND RECORDED 12/31/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT NO: 2007-00017407, GRANTED AND CONVEYED UNTO MICKEY MICHAEL.

JUDGMENT - \$ 92,60532

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICKEY MICHAEL AT THE SUIT OF THE PLAINTIFF CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL2

**WRIT OF EXECUTION
NO. 2020-00016**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
FEBRUARY 17, 2021

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOYCE LYNN CANNON, AS EXECUTRIX OF THE ESTATE OF HOWARD KELLEY IN AND TO:

All that certain piece or parcel of land situate in the Township of Hickory, County of Mercer, and Commonwealth of Pennsylvania, being part of Lot No. 4 in the Livingston and Scott Plan of Lots, Section "A", as recorded in Plan Book 3, Page 284, in the Office of the Recorder of Deeds for Mercer County, and being bounded and described as follows:

Commencing at a point in the south line of Highland Road, which said point is one hundred (100) feet Westwardly from the point of intersection of the south line of Highland Road and the west line of Richmond Drive;
Thence along the south line of Highland Road Westwardly Ninety-three (93) feet to a point;

Thence Southwardly by a line parallel to the east line of Lot No. 3 in said Plan, one hundred fifty-six (156) feet to the north line of Lot No. 1 in said Plan;

Thence Eastwardly along the north line of said Lot No. 1, Ninety-three (93) feet to a point;

Thence Northwardly by the west line of Lot No. 5 in said Plan, one Hundred Fifty-Six (156) feet to the South line of Highland Road, the place of beginning.

SUBJECT PROPERTY ADDRESS: 1828 Highland Road, Hermitage, PA 16148

Being the same property conveyed to Howard Kelley and Donna Kelley, husband and wife who acquired title by virtue of a deed from John Duich, unmarried, dated November 13, 1973, recorded January 18, 1974, at Document ID 74DR158, Office of the Recorder of Deeds, Mercer County, Pennsylvania

INFORMATIONAL NOTE: Donna Kelley died July 26, 2014, and pursuant to the survivorship language in the above-mentioned deed, all her interest passes to Howard Kelley.

SUBJECT TAX PARCEL ID: 11-321-273

JUDGMENT - \$ 82,157.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOYCE LYNN CANNON, AS EXECUTRIX OF THE ESTATE OF HOWARD KELLEY AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2020-02752**

RAS CITRON, LLC
PLAINTIFF'S ATTORNEY
JANUARY 21, 2021
LEVIED ON THE FOLLOWING

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

ALL THOSE CERTAIN PIECES OF LAND SITUATE IN DELAWARE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1: ON THE WEST FOR A DISTANCE OF 153 FEET BY GREENVILLE-MERCER ROAD (S.R. 0058); ON THE EAST FOR A DISTANCE OF 164 FEET BY LAND OF VALENTINE S. AND KELLY S. BYLER; ON THE SOUTH FOR A DISTANCE OF 330 FEET BY LINE ROAD (T-595); AND ON THE NORTH FOR A DISTANCE OF 403 FEET BY PARCEL NO. 2 HEREINAFTER DESCRIBED.

PARCEL NO. 2: BEING LOT NO. 2 IN THE HAROLD NORTH SUBDIVISION RECORDED AT 1984 P/L 186 AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, AN IRON PIN, SET IN THE EASTERN RIGHT OF WAY LINE OF THE GREENVILLE—MERCER ROAD, WHICH POINT IS THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND WHICH IS ALSO THE NORTHWEST CORNER OF PARCEL NO. 1 ABOVE-DESCRIBED; THENCE NORTH 25 DEGREES 53' WEST, ALONG THE EASTERN RIGHT OF WAY LINE OF GREENVILLE-MERCER ROAD, FOR A

DISTANCE OF 51.73 FEET TO A POINT, AN IRON PIN; THENCE SOUTH 86 DEGREES 57' EAST, ALONG LAND OF VALENTINE S. AND KELLY S. BYLER, A DISTANCE OF 414.00 FEET TO A POINT, AN IRON PIN; THENCE SOUTH 3 DEGREES WEST, ALONG LAND OF VALENTINE S. AND KELLY S. BYLER, FOR A DISTANCE OF 50.00 FEET TO A POINT, AN IRON PIN; AND THENCE NORTH 86 DEGREES 57' WEST, ALONG PARCEL NO. 1 ABOVE DESCRIBED, FOR A DISTANCE OF 386.40 FEET TO A POINT, AN IRON PIN, AT THE PLACE OF BEGINNING.

BEING KNOWN AS PROPERTY ID #34-045600 AND MAP#03 123 017.

CONTAINING .046 ACRE OF LAND ACCORDING TO SURVEY OF V.L. DICK LUGG, P.E., L.S., DATED SEPTEMBER, 1984.

BEING KNOWN AS: 259 LINE ROAD MERCER, PA 16137

PROPERTY ID: 03-123-017

TITLE TO SAID PREMISES IS VESTED IN PATRICK KEARNEY, UNMARRIED BY DEED FROM SEAN M. MYERS, UNMARRIED DATED November 30, 2017 RECORDED December 5, 2017 INSTRUMENT NO. 2017-00011209.

JUDGMENT - \$144,347.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PATRICK KEARNEY AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, 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 TWENTY DAYS AFTER EITHER THE FILING OF THE

SCHEDULE OF DISTRIBUTION OR THE EXECUTION SALE.

M.C.L.J.- April 13, 20, 27, 2021