

# 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 26, 2022

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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

##### AMOS, ROLAND KEITH 2021-869

Late of Jefferson Twp., Mercer Co., PA  
Executrix's: Tracy L. Grandelis, 838 W. Pike, Houston, PA 15342; Nicole L. Myers, 80 Bradley Rd., Jackson Center, PA 16133

Attorney: Michael J. D'amico, 310 Grant St., Ste. 825, Pittsburgh, PA 15219 (412) 652-9300

##### BORIO, ANTONETTA a/k/a BORIO, ANTONETTA D. 2022-275

Late of Shenango Twp., Mercer Co., PA  
Executrix: Cheryl L. Robinson, 10 Hnidra Road, West Middlesex, PA 16159

Attorney: Gary D. Lackey

##### CAMPBELL, JOY ANN a/k/a CAMPBELL, JOY A. 2022-274

Late of Hermitage, Mercer Co., PA  
Executrix: LeRoy D. Scott, Jr., 5515 Baywood Street, Pittsburgh, PA 15206

Attorney: Kathryn M. Wakefield, Wakefield Law Group, c/ Lady-J Legal, 18 Old Coram Road, Shelton, CT 06484 (412)661-1113

##### DAGRES, DONALD CHARLES 2022-272

Late of W. Middlesex Boro, Mercer Co., PA  
Administrator: Robert E. Dagres, 534 Winter Rd., New Castle, PA 16101

Attorney: John Seltzer, 713 Wilmington Ave., New Castle, PA 16101 (724) 653-7855

##### FOX, WILDA M. 2022-290

Late of Coolspring Twp., Mercer Co., PA  
Executrix: Richard R. Fox, 432 W. Cornell Road, Mercer, PA 16137

Attorney: Wade M. Fisher

##### LYDEN, MARIE LUCILLE a/k/a LYDEN, MARIE STABILE a/k/a LYDEN, MARIE a/k/a LYDEN, MARIE L. 2020-37

Late of Farrell, Mercer Co, PA  
Executrix: Annette Toth, 3760 Sample Rd., Hermitage, PA 16148

Attorney: David Ristvey

##### MARENCHIN, JULIA ANN 2022-294

Late of Hermitage, Mercer Co., PA  
Administratrix: Nancy Ayers, 2999 E. Main St., West Middlesex, PA 16159

Attorney: Dustin W. Cole

##### MAYKOWSKI, PHYLLIS MAE 2022-287

Late of Sharon, Mercer Co, PA  
Executrix: William R. Maykowski, 11000 Hoover Avenue NW, Uniontown, OH 44685

Attorney: Victor S. Heutsche

##### McCONNELL, DOROTHY G. 2022-218

Late of Delaware Twp., Mercer Co., PA  
Executrix: Mark E. Eastlick, c/o David R. Devine, Esq., 201 Erie St., Edinboro, PA 16412

Attorney: David R. Devine. 201 Erie St., Edinboro, PA 16412 (814) 724-5032

##### PEARLMAN, SALLIE a/k/a CUTLER, SALLIE a/k/a NATHANSON, SALLIE 2022-249

Late of Hermitage, Mercer Co., PA  
Executrix: Dori Jill Bunting, 353 Hawthorne Rd., Laguna Beach, CA 92651(949) 293-0968

Attorney: None

##### RUSSELL, GLADYS J. 2022-286

Late of Fairview Twp., Mercer Co., PA  
Executrix: Rosemarie Philson, 16140 Lynn Rd., Saegertown, PA 16433

Attorney: Stephen L. Kimes

##### WINIECKI, TERESA ELIZABETH a/k/a WINIECKI, TERESA E. a/k/a WINIECKI, TERESA 2022-289

Late of Sharon, Mercer Co, PA  
Co-Executors: Kenneth Edward Winiecki, 781 Clay Furnace Road, Sharpsville, PA 16150 & Christine Malgiere, 1073 Hillcrest Street, Sharon, PA 16146

Attorney: Tyler M. Heckatorm

#### SECOND PUBLICATION

##### EVANS, VIVIAN A. a/k/a EVANS, VIVIAN J. a/k/a EVANS, VIVIAN JOHNSON 2022-267

Late of Hermitage, Mercer Co., PA  
Executrix: Marjorie Petroski, 1965 S. Keel Ridge Road, Hermitage, PA 16148

Attorney: Michael S. Barr

##### GAMMON, JOSEPH DEAN SR. 2022-208

Late of Mercer Boro, Mercer Co., PA  
Administratrix: Valerie A Gammon, 374 N. Perry Hwy #12, Mercer, PA 16137

Attorney: Scott Levensten, 2200 Renaissance Blvd., Ste. 320, King of Prussia, PA 19406

##### GOOD, WILLIAM A. a/k/a GOOD, WILLIAM ALEXANDER 2022-268

Late of Delaware Twp., Mercer Co., PA  
Executrix: Joanne M. Betz, 591 Methodist Road, Greenville, PA 16125

Attorney: Wade M. Fisher

##### HENLEN, MARTIN L. a/k/a HENLEN, MARTIN LAWRENCE a/k/a HENLEN, MARTIN 2022-276

Late of Delaware Twp., Mercer Co., PA  
Executrix: Peter M. Henlen, 1643 Rutledge Rd., Transfer, PA 16154

Attorney: Stephen J. Mirizio

##### LLOYD, CAROL A. a/k/a LLOYD, CAROL ANN 2022-277

Late of E Lackawannock Twp., Mercer Co., PA  
Executrix: Jeffrey Cresswell, 159 Perrine Rd., P O Box 66, Hadley, PA 16130;

Edward Cresswell, 13530 Hyperion Hills Lane, Charlotte, NC 28278

Attorney: Wade M. Fisher

##### McCANN, PATRICIA A. 2022-279

Late of Farrell, Mercer Co., PA  
Executrix: Ian Patrick McCann, 1535 French St. Ext., Hermitage, PA 16148

Attorney: Kenneth K. McCann

##### McDONALD, DOROTHY F. 2022-269

Late of Greenville Boro, Mercer Co., PA  
Executrix: Mary Henegan, 2236 West State Road, Jamestown, PA 16134

Attorney: Barbara Seman Ochs

##### SPEICHER, HOWARD 2022-240

Late of French Creek Twp., Mercer Co., PA  
Executrix: Robert D. Weaver, 7 West Creek Road, Carlton, PA 16311

Attorney: M. Dan Mason, Mason & Mason, LLC, 973 Liberty Street, Meadville, PA 16335 (814) 724-2535

##### YOUNG, BONNIE J. a/k/a YOUNG, BONNIE a/k/a YOUNG, BONNIE JANE 2022-243

Late of Grove City Boro, Mercer Co., PA  
Administratrix: Marsha Y. Burchard, 11555 Beuchat Road, PO Box 74, Guys Mills, PA 16327 (814) 789-3611

Attorney: None

#### THIRD PUBLICATION

##### BANCH, DOROTHY J. 2022-250

Late of Sharpsville Boro, Mercer Co., PA  
Administrator: William F. Banch, 1739 W. Ridge Avenue, Sharpsville, PA 16150

Attorney: David A. Ristvey

##### CHRISTOFF, ELIZABETH a/k/a CHRISTOFF, ARLENE a/k/a CHRISTOFF, ELIZABETH ARLENE 2022-251

Late of S.Pymatuning Twp., Mercer Co., PA  
Executrix: Joseph M. Christoff, 3310 Cardinal Drive, Sharpsville, PA 16150

Attorney: Robert J. Tesone

##### CREASY, KAREN SUE a/k/a CREASY, KAREN S. a/k/a CREASY, KAREN 2022-221

Late of Sharpsville Boro, Mercer Co., PA  
Executrix: Joanne Creasy Thomas, 513 Lilac Dr., Middletown, DE 19709

Attorney: Chester B. Scholl, Jr.

##### DeCORT, JAMES RICHARD a/k/a DeCORT, JAMES R. a/k/a DeCORT, JAMES 2022-247

Late of Mercer Boro, Mercer Co., PA  
Executrix: Kathleen Romanko, 450 Collier Road, Mercer, PA 16137

Attorney: Ted Isoldi

##### GALLAGHER, JOY REZNOR a/k/a GALLAGHER, JOY R. 2022-246

Late of Grove City Boro, Mercer Co., PA  
Executrix: Sean P. Gallagher, 17360 Canyon Dr., Lake Oswego, OR 97032

Attorney: Jack W. Cline

##### MATT, FRANCIS AINSELY a/k/a MATT, FRANK A. 2022-184

Late of French Creek Twp., Mercer Co., PA  
Administratrix: Diana C. Matt, 3844 Sandy Lake Road, Sandy Lake, PA 16145

Attorney: Brian J. Lindsay, 311 Walnut Street, Meadville, PA 16335 (814) 333-6771

##### REED, IVABELLE J. 2022-265

Late of Farrell, Mercer Co., PA  
Administrator: Gregory R. Testani, 471 N. Blue Lake Avenue, Deland, FL 32724

Attorney: J. Jarrett K. Whalen

##### RHOADES, LYNNE M. a/k/a RHOADES, LYNNE 2022-261

Late of Deer Creek Twp., Mercer Co., PA  
Administrator: Kevin Rhoades, 387 Georgetown Road, Hadley, PA 16130

Attorney: Stephen L. Kimes

##### ROACH, ROGER P. a/k/a ROACH, ROGER PERRY 2022-259

Late of S.Pymatuning Twp., Mercer Co., PA  
Co-Executors: Pamela Spangler, 3656 E. Links Circle, Hilliard, OH 43026 & Teresa A. Roach, 7761 Tree Lake Blvd., Powell, OH 43065

Attorney: Raymond H. Bogaty

##### SCHELL, HENRY P. a/k/a SCHELL, HENRY PAUL 2022-235

Late of Sandy Lake Boro, Mercer Co., PA  
Co-Executors: Mark Schell, 2131 Mercer Road, Stoneboro, PA 16153 & Scott Schell, 110 Third Street, Cochranon, PA 16314

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

##### SHAFFER, GEORGIANNE ANN L. a/k/a SHAFFER, GEORGIANNE LOUISE a/k/a SHAFFER, ANN L. a/k/a SHAFER, GEORGANN LOUISE 2022-197

Late of Shenango Twp., Mercer Co., PA  
Administratrix: Pamela V. Bryant, 16385 N. Silverton Road, Tucson, AZ 85739

Attorney: James E. Douglas

##### YURCICH, JOHN S. a/k/a YURCICH, JOHN 2022-262

Late of Hermitage, Mercer Co., PA  
Executrix: Julie Marie Riley, 320 Xavier Street, Elyria, OH 44035

Attorney: Michael S. Barr

#### LEGAL NOTICE

NOTICE IS HEREBY GIVEN to all persons interested in or who may be affected that THE PAIN CENTER OF WESTERN PENNSYLVANIA, INC., a

Pennsylvania Business Corporation, with its principal office at 68 Buhl Blvd. Sharon, PA 16146, has adopted a Plan of Dissolution and will be filing with the Department of State, Commonwealth of Pennsylvania, a Certificate of Dissolution to dissolve the said Corporation, and that the officers are now engaged in winding up and settling the affairs of said Corporation so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State, Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law.

Ronald P. McCall, Esquire  
EKKER, KUSTER, McCALL &  
EPSTEIN, LLP  
68 Buhl Boulevard  
P.O. Box 91  
Sharon, PA 16146  
M.C.L.J.- April 26, 2022

#### NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the Reuff Family Trust dated June 7, 2001. The surviving settlor, Charles G. Reuff, formerly of West Salem Township, Greenville, Pennsylvania, passed away on March 3, 2022. All persons having claims against Charles G. Reuff are requested to make the same known to the Trustee or his attorney named below and all persons indebted to Charles G. Reuff are requested to make payment to the undersigned, without delay.

Jason R. Dibble, Esquire  
WALLACE & DIBBLE, LLC  
47 Clinton Street  
Greenville, PA 16125

Robert Reuff  
P.O. Box 568489  
Orlando, FL 32856  
Trustee  
Dated: April 6, 2022  
M.C.L.J.- April 19, 26, May 3, 2022

**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 2, 2022**, the Accounts will be affirmed by the Clerk of Orphans' Court. Hereafter 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

2019-343	Macchia, Cecelia E. a/k/a Macchia, Cecelia, deceased; Thomas L. Macchia, Jr., Administrator
2020-430	McMillan, Larry Sr., deceased; Christine McMillan, Administrator
2021-225	Banjak, Judith A. a/k/a Banjak, Judith Ann a/k/a Banjak, Judy; deceased, Stephen J. Banjak, Administrator

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 5, 12, 19 & 26, 2022

#### SHERIFF'S SALE

**MONDAY  
MAY 9, 2022 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. 2021-03003

GREGORY JAVARDIAN, LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 17, 2022 LEVIED ON THE FOLLOWING

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

ALL THOSE CERTAIN pieces or parcels of land situate in Hickory Township, Mercer County, Pennsylvania, being known as Lots Nos. 389, 390 and 391 in Plan "B" of the Carnegie View Plan of Lots, as recorded in Plan Book 2, Page 243 Mercer County Records, said Lots taken together being bounded and described as follows:

On the North by Lots Nos. 340, 341 and 342 in said Plan; on the East by Lot No. 388 in said Plan; on the South by Selina Boulevard; and on the West by Lot No. 392 in said Plan; having a combined frontage of 123 feet on Selina Boulevard and extending back, of uniform width, a distance of 120 feet.

Subject also to a public utility reservation 5 feet wide and adjacent to the rear or North line of the land hereby conveyed, and also subject to a right of way for the United Natural Gas Company within 5 feet from the street line, and also subject to any reservations of minerals that may be contained in prior instruments of record.

BEING THE SAME PREMISES which Eda Bittler, by Deed dated December 3, 1974 and recorded December 12, 1974 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 74 DR, Page 4369, granted and conveyed unto Mark Smith and Sadie Smith.

Mark Smith departed this life on November 29, 1999.

BEING KNOWN AS: 1389 Selina Boulevard, Hermitage, PA 16148

PARCEL 412-327-192

JUDGMENT - \$ 77,267.95

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SADIE SMITH AT THE SUIT OF THE PLAINTIFF CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA  
**WRIT OF EXECUTION  
NO. 2021-02215**

HLADIK ONORATO & FEDERMAN LLP  
PLAINTIFF'S ATTORNEY  
DECEMBER 27, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GARY E. EVES A/K/A GARY E. EVES, JR. AND CONSTANCE MAGNELLI 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:

BOUNDED on the North by land now or formerly of William Smith, Formerly of Cecil Ashbaugh; on the East by Franklin Avenue; on the South by land now or formerly of Frank H. Hawn; and on the West by Greenville Avenue, a distance of 75 feet, more or less; and extending Eastwardly of a uniform width, a distance of 250 feet, more or less, to said Franklin Avenue.

BEING THE SAME PREMISES which Byron D. Harvey and Karen L. Harvey, husband and wife, by Deed dated June 12, 2014 and recorded

on July 7, 2014, in the Mercer County Recorder of Deeds Office at Deed Book Volume at Page as Instrument No. 2014-00006652, granted and conveyed unto Gary E. Eves and Constance Magnelli, as joint tenants with rights of survivorship.

AND FURTHER BEING THE SAME PREMISES in which Constance Magnelli quitclaimed her interest in the property to Gary E. Eves, jr. by Quitclaim Deed dated June 12, 2015 and recorded on July 7, 2014 in the Mercer county Recorder of Deeds Office at Document ID Number 2014-00006652.

Being Known as 338 Greenville Avenue, Mercer, PA 16137

Parcel I.D. No. 65-579-024

JUDGMENT - \$133,336.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GARY E. EVES A/K/A GARY E. EVES, JR. AND CONSTANCE MAGNELLI AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

#### WRIT OF EXECUTION NO. 2021-02511

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
FEBRUARY 11, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BERNADETTE C. ADAMS IN AND TO:

All That Certain Piece or Parcel of Land Situate in the Borough of Sandy Lake, Mercer County, Pennsylvania Being Further Bounded and Described as Follows:

Beginning At The Southeast Corner Adjoining Land of McQuiston and Company, Inc. Thence West Along Myers Street a Distance of 93 Feet, More or Less to a Point, Thence North along Land of Ronald and Jacqueline Lewis a Distance of 150 Feet More or Less, to Beggs Alley, Thence East, along Beggs Alley, a Distance of 93 Feet More or Less to a Point and Thence South Along Land of McQuiston and Company Inc. a Distance of 150 Feet More or Less.

Said Within Described Parcel of Land, Being Lot Number 150 and Part of Lot Number 149 as Numbered In The Sandy Lake Borough Plot.

BEING KNOWN AS: 11 MYERS STREET, SANDY LAKE, PA 16145

PROPERTY ID NUMBER: 67-596-012

BEING THE SAME PREMISES WHICH N. JOHN ADAMS AND BERNADETTE C. ADAMS, HIS WIFE BY DEED DATED 12/27/2007 AND RECORDED 12/28/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 643 AT PAGE 1468, GRANTED AND CONVEYED UNTO N. JOHN ADAMS, NOW DECEASED AND BERNADETTE C. ADAMS, HUSBAND AND WIFE.

JUDGMENT - \$ 80,920.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BERNADETTE C. ADAMS AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

#### WRIT OF EXECUTION NO. 2021-01915

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY FEBRUARY 8, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BLAINE JAMES, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF RICHARD T. JAMES, SR., AKA RICHARD T. JAMES, RICHARD JAMES, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF RICHARD T. JAMES, SR., AKA RICHARD T. JAMES, MARC JAMES AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF RICHARD T. JAMES, SR., AKA RICHARD T. JAMES, ROCHELLE

ROBINSON AS BELIEVED HEIR AND /OR ADMINISTRATOR OF THE ESTATE OF RICHARD T. JAMES, SR., AKA RICHARD T. JAMES AND UNKNOWN HEIRS AND /OR ADMINISTRATORS OF THE ESTATE OF RICHARD T. JAMES, SR., AKA RICHARD T. JAMES (IF ANY) IN AND TO:

All those certain pieces or parcels of land situate in the Borough of Wheatland, County of Mercer and State of Pennsylvania, being known as Lots Number Ninety (90), Ninety-One (91) and Ninety-Two (92) in the Weaver Plan of Lots as recorded in Mercer County, Pennsylvania, and being bounded and described as follows:

On the North for a distance of One Hundred Fifty (150) feet by Lot No. Eighty-Nine (89) in said plan; on the east by Morton Street, formerly Main Street, for a distance of One Hundred Fifty (150) feet; on the South a distance of One Hundred Fifty (150) feet by a Twelve (12) foot alley; and on the West for a distance of One Hundred Fifty (150) feet by a sixteen (16) foot alley.

SUBJECT PROPERTY ADDRESS: 119 Morton Street, Wheatland, PA 16161

Being the same property conveyed to Richard T. James, Sr., a single man who acquired title by virtue of a deed from Arline M. Stith, executrix of the estate of Gloria Mudrick, deceased, dated March 3, 2011, recorded March 16, 2011, at Instrument Number 2011-00002562, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 76903026

JUDGMENT - \$ 34,756.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BLAINE JAMES, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF RICHARD T. JAMES, SR., AKA RICHARD T. JAMES, RICHARD JAMES, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF RICHARD T. JAMES, SR., AKA RICHARD T. JAMES, MARC JAMES AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF RICHARD T. JAMES, SR., AKA RICHARD T. JAMES, ROCHELLE ROBINSON AS BELIEVED HEIR AND /OR ADMINISTRATOR OF THE ESTATE OF RICHARD T. JAMES, SR., AKA RICHARD T. JAMES AND UNKNOWN HEIRS AND /OR ADMINISTRATORS OF THE ESTATE OF RICHARD T. JAMES, SR., AKA RICHARD T. JAMES (IF ANY) AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

#### WRIT OF EXECUTION NO. 2021-01849

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY FEBRUARY 11, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AMY COUNSELLMAN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF FLOYD A. KLINE, JR., AKA FLOYD A. KLINE, AKA FLOYD AMOS KLINE, AKA AMOS KLINE JR., DEBRA LYBARGER, AKA DEBRA A. KLINE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF FLOYD A. KLINE, JR., AKA FLOYD A. KLINE, AKA FLOYD AMOS KLINE, AKA AMOS KLINE JR., TAMMY FAIRCHILD, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF FLOYD A. KLINE, JR., AKA FLOYD A. KLINE, AKA FLOYD AMOS KLINE, AKA AMOS KLINE JR., KEVIN KLINE, AKA KEVIN D. KLINE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF FLOYD A. KLINE, JR., AKA FLOYD A. KLINE, AKA FLOYD AMOS KLINE, AKA AMOS KLINE JR. AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF FLOYD A. KLINE, JR., AKA FLOYD A. KLINE, AKA FLOYD AMOS KLINE, AKA AMOS KLINE JR. (IF ANY) IN AND TO:

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

Beginning at a point in the center line of the public road commonly known and referred to as the Sheakleyville-Milledgeville Road, said point being located 467 feet east of the intersection of the center line of the aforesaid Sheakleyville-Milledgeville Road and center line of the public road commonly known and referred to as the Burkey Road, said point also being located where the certain spring run crosses the Sheakleyville-Milledgeville Road, thence in an easterly direction along the center line of the Sheakleyville-Milledgeville Road a distance of 650 feet to a point; thence in a southerly direction along land of Harry R. Crawford, et ux, to a point in the center of a stream known as Deer Creek; thence in westerly direction following the meanderings of Deer Creek and along the center of said creek to a point where said creek intersects with a certain spring run; thence in a northerly direction and following the meanderings of said spring run and along the center line thereof to the center line of the Sheakleyville-Milledgeville Road, said point being the place of beginning, containing 6 acres more or less.

SUBJECT PROPERTY ADDRESS: 1068 Sunol Road, Cochran, PA 16314

Being the same property conveyed to Amos Kline, Jr. and Ruby J. Kline, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Oscar H. Schlabach and Mary S. Schlabach, his wife, dated October 14, 1971, recorded October 14, 1971, at Instrument Number 1971DR2576, Office of the Recorder of Deeds, Crawford County, Pennsylvania

INFORMATIONAL NOTE: Ruby J. Kline died on April 26, 2014, and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Amos Kline, Jr.

SUBJECT TAX PARCEL ID: 07-024-037

JUDGMENT \$ 33,651.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMY COUNSELMAN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF FLOYD A. KLINE, JR., AKA FLOYD A. KLINE, AKA FLOYD AMOS KLINE, AKA AMOS KLINE JR., DEBRA LYBARGER, AKA DEBRA A. KLINE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF FLOYD A. KLINE, JR., AKA FLOYD A. KLINE, AKA FLOYD AMOS KLINE, AKA AMOS KLINE JR., TAMMY FAIRCHILD, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF FLOYD A. KLINE, JR., AKA FLOYD A. KLINE, AKA FLOYD AMOS KLINE, AKA AMOS KLINE JR. AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF FLOYD A. KLINE, JR., AKA FLOYD A. KLINE, AKA FLOYD AMOS KLINE, AKA AMOS KLINE JR. (IF ANY) AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2021-02668**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY  
FEBRUARY 9, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHELLE L. WILLIAMS AND CHRISTOPHER R. WILLIAMS IN AND TO:

ALL that certain piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, known and being the southernmost 44.60 feet of Lot No. 173 and the northern 14.95 feet of Lot No. 172 (erroneously referred to as 173 in some prior

recorded documents) in the Forest Hills Section of the Elmhurst Allotment, of record in Plan Book 5, page 78, Recorder's Office of Mercer County, Pennsylvania, and being more fully bounded and described as follows:

On the North by the remaining portion of Lot No. 173 in said plan, a distance of 140.94 feet; on the East by Lots 209 and 210 in said plan, a distance of 59.55 feet; on the South by the remaining portion of Lot No. 172 (erroneously referred to as 173 in some prior recorded documents) in said Plan, a distance of 140.95 feet; on the West by Spencer Avenue, a distance of 59.55 feet.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 785 SPENCER AVENUE SHARON, PA 16146

PARCEL # 4 AW 16 27A

CONTROL # 71-025760

BEING the same premises which Mary Margaret Shaffer, Executrix of the Estate of Agnes C. Greene aka Agnes W. Greene, by deed dated October 5, 2009 and recorded October 20, 2009, Mercer County, Pennsylvania Recorder of Deeds Office at Instrument No. 2009-00011435, granted and conveyed unto Christopher R. Williams and Michelle L. Williams.

JUDGMENT - \$ 58,954.63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHELLE L. WILLIAMS AND CHRISTOPHER R. WILLIAMS AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION  
NO. 2019-03936**

RICHARD M. SQUIRE & ASSOCIATES LLC PLAINTIFF'S ATTORNEY  
JANUARY 26, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RICHARD J. KREIDER AND KRISTI N. PLOWMAN IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN BOROUGH OF WEST MIDDLESEX, FORMERLY THE SHENANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, AND BEING SITUATE ON THE EAST SIDE OF OAK HILL DRIVE AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON OAK HILL DRIVE, WHICH POINT IS THREE HUNDRED FIFTY (350) FEET SOUTHWARDLY FROM THE SOUTHEAST INTERSECTION OF OAK HILL DRIVE WITH THE INTERSECTION OF THE WEST MIDDLESEX-MERCER HIGHWAY; THENCE EXTENDING IN FRONT OR WIDTH ALONG SAID OAK HILL DRIVE SOUTHWARDLY EIGHTY (80) FEET AND IN LENGTH OR DEPTH EASTWARDLY, PRESERVING THE SAME WIDTH, A DISTANCE OF ONE HUNDRED EIGHTY (180) FEET TO THE WESTERN LINE OF MARION CLARK PROPERTY

TAX MAP NO. 75 884 016

PROPERTY ADDRESS: 15 OAK HILL DRIVE, W. MIDDLESEX, PA 16159

BEING THE SAME PREMISES THAT GINA MARIE KIRK BY DEED DATED 09/11/2018 AND RECORDED ON 09/17/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN

THE COUNTY OF MERCER, COMMONWEALTH OF PENNSYLVANIA AS INSTRUMENT NO. 2018-00008295 GRANTED AND CONVEYED UNTO RICHARD J. KREIDER, AN UNMARRIED MAN AND KRISTI N. PLOWMAN, AN UNMARRIED WOMAN.

JUDGMENT - \$158,418.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICHARD J. KREIDER AND KRISTI N. PLOWMAN AT THE SUIT OF THE PLAINTIFF NAVY FEDERAL CREDIT UNION

**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 12, 19, 26, 2022