

Mercer County Law Journal

Digital Edition

OCTOBER 21, 2025

VOL. 40 - ISSUE 42

(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

BEADER, EDWARD

2025-757

Late of Hermitage, Mercer Co., PA
Executrix: Karen Beader Piccirilli, 1541 Juniper Court, Hermitage, PA 16148
Attorney: William J. Madden
MCLJ – October 21, 28, November 4, 2024

CIONE, WAYNE M. a/k/a CIONE, WAYNE

2025-736

Late of Wheatland Boro, Mercer Co., PA
Executrix: Alexandra Cione, 524B St., Sharon, PA 16146
Attorney: Stanley T. Booker, 3019 Wilmington Rd., New Castle, PA 16101 (724) 856-3396
MCLJ – October 21, 28, November 4, 2024

CRAWFORD, THOMAS a/k/a CRAWFORD, THOMAS CARL a/k/a CRAWFORD, THOMAS C.

2025-759

Late of Sharon, Mercer Co, PA
Executor: Patrick Looney, 159 Service Ave., Sharon, PA 16146
Attorney: Victor S. Heutsche
MCLJ – October 21, 28, November 4, 2024

GUNESCH, LISA ANN a/k/a GUNESCH, LISA A.

2025-743

Late of Sharon, Mercer Co, PA
Executrix: Leslie A. Kapis, 190 Preakness Ct., Vandalia, OH 45377
Attorney: K. Jennifer Muir
MCLJ – October 21, 28, November 4, 2024

MEEKER ALBERT E. III a/k/a MEEKER, ALBERT E. a/k/a MEEKER, ALBERT

2025-755

Late of Greenville Boro, Mercer Co., PA
Executor: David J. Meeker, 31 Plum St., Greenville, PA 16125
Attorney: Douglas M. Watson
MCLJ – October 21, 28, November 4, 2024

MURRAY, DONNA L.

2025-751

Late of Sugar Grove Twp., Mercer Co., PA
Executor: Harry L. Murray, III, 43 Steister Road, Mercer, PA 16137
Attorney: Michael S. Barr
MCLJ – October 21, 28, November 4, 2024

OHL, MARY ELLEN a/k/a OHL, MARY E.

2025-738

Late of Mercer Boro, Mercer Co., PA
Executor: Timothy Ray, 608 Delaware Street, Jamestown, PA 16134
Attorney: Ted Isoldi
MCLJ – October 21, 28, November 4, 2024

PERMAN, IRENE a/k/a PERMAN, IRENE MARIE

2025-739

Late of Sharon, Mercer Co, PA
Executrix: Karen M. Sciortino, 7401 E. Huntington Drive, Youngstown, OH 44512
Attorney: Wade M. Fisher
MCLJ – October 21, 28, November 4, 2024

TRUMP, DELORIS J.

2025-742

Late of Fairview Twp., Mercer Co., PA
Executor: Thomas Trump Jr., 373 Donation Road, Greenville, PA 16125
Attorney: Jack W. Cline
MCLJ – October 21, 28, November 4, 2024

SECOND PUBLICATION

BRANCA, BRENDA MARIE a/k/a BRANCA, BRENDA M.

2025-718

Late of Farrell, Mercer Co, PA
Administrator(s): Charles J. Branca, 1600 Short St., Farrell, PA 16121
Attorney: James Nevant II
MCLJ – October 14, 21, 28, 2025

BUTCHERINE, KAREN L. a/k/a BUTCHERINE, KAREN LEE

2025-682

Late of Grove City Boro, Mercer Co., PA
Executrix: Debi L. Butcherine, 309 S. Cottage Rd., Mercer, PA 16137
Attorney: Craig S. O'Connor, 7240 McKnight Rd., Pgh, PA 15237 (412) 369-7000
MCLJ – October 14, 21, 28, 2025

GIBSON, HOMER NICHOLAS JR.

2025-724

Late of Hermitage, Mercer Co., PA
Administratrix: Cathy E. Smith, 1079 Leslie Street, Sharon, PA 16146
Attorney: Kenneth McCann
MCLJ – October 14, 21, 28, 2025

HARDESTY, TOULA K. a/k/a HARDESTY, TOULA

2025-719

Late of Hermitage, Mercer Co., PA

Executor: Stephen Karidis, 2432 Willowbrook Rd., Pgh, PA 15241
Attorney: David A. Ristvey
MCLJ – October 14, 21, 28, 2025

HEATH, MARTHA L. a/k/a HEATH, MARTHA

2025-737

Late of Mercer Boro, Mercer Co., PA
Executor: Robert L. Heath a/k/a Robert Heath, 401 E. Butler St., Mercer, PA 16137
Attorney: Ted Isoldi
MCLJ – October 14, 21, 28, 2025

KRIVOSH, MARILYN M.

2025-487

Late of Hermitage, Mercer Co., PA
Executrix/Executor: Carol Leazer, 6501 Highway 801 Mocksville, NC 27028; Gary J. Kaszowski, 737 West St., Niles, OH 44446
Attorney: David M. Bauer, 2276 Honey Bee Lane, New Castle, PA 16105 (724) 603-5337
MCLJ – October 14, 21, 28, 2025

PHILSON, BETTIE R. a/k/a PHILSON, BETTIE VIRGINIA a/k/a PHILSON, BETTIE

2025-727

Late of Stoneboro Boro, Mercer Co., PA
Executor/Executrix: Terry Philson, P.O. Box 7, Stoneboro, PA 16153; Tracy Philson, 40 Maple Street, PA 16153
Attorney: Carolyn Hartle
MCLJ – October 14, 21, 28, 2025

RHOADES, EVA a/k/a RHOADES, EVA LOU a/k/a BENTON, EVA LOU a/k/a BENTON-RHOADES, EVA LOU a/k/a BENTON-RHOADES, EVA L. a/k/a RHOADES, EVA L. a/k/a BENTON, EVA L.

2025-720

Late of Hempfield Twp., Mercer Co., PA
Executor: Kyle Benton a/k/a Kyle A. Benton, 95 Edgewood Drive, Greenville, PA 16125
Attorney: Jason R. Dibble
MCLJ – October 14, 21, 28, 2025

SHANNON, WILLIAM BRUCE

2025-717

Late of E Lackawannock Twp., Mercer Co., PA
Executors: Christopher Thomas Shannon, 1752 Point No Point Dr., Annapolis, MD 21401; Scott Bruce Shannon, 501 Bella Vista Way, San Francisco, CA 94127
Attorney: Zachary D. Bombatch
MCLJ – October 14, 21, 28, 2025

STAFFORD, JAMES W. a/k/a STAFFORD, JAMES WALTER

2025-730

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Susan Nicklin, 315 W. Main St., Sharpsville, PA 16150

Attorney: David A. Ristvey
MCLJ – October 14, 21, 28, 2025

THIRD PUBLICATION

BISCHOFF, KATHLEEN S. a/k/a BISCHOFF, KATHLEEN SUSAN

2025-540

Late of New Vernon Twp., Mercer Co., PA
Executor: James W. Bischoff, 785 Billy Boyd Road, Stoneboro, PA 16153
Attorney: Ross C. Prather, Esq., 935 Market Street, Meadville, PA 16335 (814) 332-6000

MCLJ – October 7, 14, 21, 2025

CLARK, NANCY E. a/k/a ROMIAN, NANCY E.

2025-701

Late of W Middlesex Boro, Mercer Co., PA
Executor: Richard L. Clark, Kadima Nursing Home, 110 Fredonia Road, Greenville, PA 16125
Attorney: William Madden

MCLJ – October 7, 14, 21, 2025

CROUSER, RONALD F. a/k/a CROUSER, RONALD FREDERICK

2025-530

Late of Mill Creek Twp., Mercer Co., PA
Executrix: Margaret L. Crouser, 115 Mill Creek Road, Sandy Lake, PA 16145
Attorney: Kristen L. Behrens, Esq. 1650 Market Street, Ste 1200, Philadelphia, PA 19103 (215) 575-7256
MCLJ – October 7, 14, 21, 2025

GROVE, PAUL DEAN a/k/a GROVE, PAUL D. a/k/a GROVE, PAUL

2025-716

Late of W Middlesex Boro, Mercer Co., PA
Executor(s): Andrew P. Grove, 7908 E. Liberty St., Hubbard, OH 44425; Joseph W. Grove, 11867 Woodworth Rd., North Lima, OH 44452

Attorney: James M. Goodwin
MCLJ – October 7, 14, 21, 2025

GUENTHER, HARRY LOUIS a/k/a

GUENTHER, HARRY

2025-683

Late of Grove City Boro, Mercer Co., PA
Executrix: Marilyn G. Juliano, 507 Tidball Ave., Grove City, PA 16127 (412) 518-2410

Attorney: None
MCLJ – October 7, 14, 21, 2025

HASSELL, YVONNE J. a/k/a HASSELL, YVONNE JUNE

2025-710

Late of W Middlesex Boro, Mercer Co., PA
Executor: Brian T. Hassell, 1216 S. Neshannock Rd., Hermitage, PA 16148
Attorney: Shawn B. Olson
MCLJ – October 7, 14, 21, 2025

JULIAN, MARIE H. a/k/a JULIAN, MARIE

2025-709

Late of Hempfield Twp., Mercer Co., PA

Executrix: Bonnie M. Edge, 24920 Saegertown Street, Saegertown, PA 16433

Attorney: Douglas Watson
MCLJ – October 7, 14, 21, 2025

LAUBSCHER, RUTH J. a/k/a LAUBSCHER, RUTH JANE
2025-705

Late of West Salem Twp., Mercer Co., PA
Executor(s): Chad E. Park, 917 Jackson Center-Polk Rd., Stoneboro, PA 16153; Kevin E. Watts, 76 Dean Rd., Sandy Lake, PA 16145

Attorney: Timothy L. McNickle
MCLJ – October 7, 14, 21, 2025

MALLICK, LUCY A. a/k/a MALLICK, LUCY
2025-712

Late of S. Pymatuning Twp., Mercer Co., PA

Executrix: Laurie Prosenjak, 3579 Fran Lane, Hermitage PA 16148

Attorney: Roger R. Shaffer, Jr.
MCLJ – October 7, 14, 21, 2025

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of the **LEETCH FAMILY TRUST DATED OCTOBER 18, 1999** pursuant to 20 Pa. CS. § 7755(c). Kenneth F. Leetch, Jr., the surviving Settlor/Trustee, died on August 19, 2025 in Mercer County, Pennsylvania. All persons indebted to said Trust are requested to make payment and those having claims against the same are directed to make them known without delay to:

James E Leetch, Successor Trustee
3620 Lamor Road
Hermitage, PA 16148

or to his Attorney

William J. Moder, III, Esquire
Kerrwood Place, Suite 104
2500 Highland Road
Hermitage, Pennsylvania 16148
MCLJ – Oct. 7, 14, 21, 2025

Notice of Revocable Trust
Pursuant to 20 Pa. C.S. §7755(c)

Notice is hereby given of the administration of the JANET L. THOMPSON REVOCABLE LIVING TRUST, dated October 21, 2004. The remaining Settlor of the Trust, **JANET L. THOMPSON**, a resident of West Middlesex, Mercer County, Pennsylvania, died on April 12, 2025. All persons having claims against **JANET L. THOMPSON** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **JANET L. THOMPSON** are requested to make payment without delay to the Trustee or attorney named below:

Renee Cunningham
6946 Old Pasco Rd.
Lot 232
Wesley Chapel, FL 33544

Or her attorney

Shawn B. Olson, Esquire

Douglas, Joseph & Olson
409 N. Hermitage Road
Hermitage, PA 16148

MCLJ – Oct. 14, 21, 28, 2025

NOTICE is hereby given of the administration of the **Means Family Trust, dated January 13, 2010. Harold B. Means, Jr.**, Grantor of the trust, of **Greenville**, Mercer County, Pennsylvania, died on **August 30, 2025**. All persons having claims against Harold B. Means, Jr. are requested to make known the same to the trustee or attorney named below. All persons indebted to Harold B. Means, Jr. are requested to make payment without delay to the trustee or attorney named below.

Jamie Wilson, Trustee, c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015.

MCLJ – Oct. 21, 28, Nov. 4, 2025

Legal Notice By
MARYJO BASILONE DEPRETA
Register of Wills of Mercer County, PA

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from November 10, 2025, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL ACCOUNT OF ESTATES

2024-417 Preston, James L., Deceased;
Ella L. Preston, Executrix

2024-741 Beilstein, Richard Sr.,
Deceased; Duane A. Beilstein,
Executor

2024-404 Rannard, Robert A., Deceased;
Gregory Jon Perrine, Executor

ELEVENTH AND PARTIAL ACCOUNT

1996-49638 Oakwood Cemetery
Associate Endowment Fund, a/k/a
Oakwood Cemetery Association, a/k/a
Cemetery Oakwood; BNY Mellon Wealth
Management

MCLJ – October 7, 14, 21, 28, 2025

SHERIFF'S SALE

MONDAY
NOVEMBER 10, 2025
10:00 A.M.

MERCER COUNTY COURTHOUSE
ASSEMBLY ROOM
125 S DIAMOND ST, MERCER PA 16137

MERCER COUNTY

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Mercer County, Pennsylvania, there

will be exposed to SALE by public auction in the Office of the Sheriff of Mercer County, 205 S. Erie St., Mercer, Pa at the stated time and date, the following described real estate, subject to the TERMS OF SALE, as follows:

WRIT OF EXECUTION
NO. 2025-1298

HILL WALLACK LLP PLAINTIFF'S
ATTORNEY
JULY 25, 2025 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JEFFREY ADAMS AND GERALYN ELDRIDGE IN AND TO:

All that certain piece or parcel of land situate in the City of Hermitage, (formerly Township of Hickory), Mercer County, Pennsylvania, known and numbered as Lot Fifty-Eight (58) in the Park View Heights plan of lots, being more particularly bounded and described as follows:

On the North by Lot number Thirty-Seven (37) in said plan, a distance of seventy-five (75) feet;

On the East by Lot number Fifty-Nine (59) in said plan, a distance of one hundred seventy-four (174) feet;

On the South by Bartholomew Avenue for a distance of seventy-five (75) feet; and

On the West by Lot number fifty-seven (57) in said plan.

PROPERTY ADDRESS: 1985 Bartholomew Drive, Hermitage, PA 19148

TAX ID: 11-10720

BEING the same premises which Joseph J. Pisarcik and Linda M. Pisarcik, husband and wife, and Gregory A. Pisarcik and Susan M. Pisarcik, husband and wife, by deed dated April 25, 2005 and recorded April 28, 2005 in the Records Office for Mercer County, Pennsylvania, as Book 539, Page 2733, granted and conveyed unto Jeffrey Adams and GERALYN Eldridge.

LOCATION - 1985 BARTHOLOMEW DRIVE,
HERMITAGE PA 16148

JUDGMENT - \$124,498.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JEFFREY ADAMS AND GERALYN ELDRIDGE AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M J/P. MORGAN MORTGAGE ACQUISITION CORP.

WRIT OF EXECUTION
NO. 2025-750

BROCK & SCOTT, PLLC PLAINTIFF'S
ATTORNEY
JULY 16, 2025 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) CHEYENNE BARTLETT, KNOWN HEIR OF

TAMMIE N. TYREE A/K/A TAMMIE TYREE, DECEASED; AALISE BARTLETT, KNOWN HEIR OF TAMMIE N. TYREE A/K/A TAMMIE TYREE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TAMMIE N. TYREE A/K/A TAMMIE TYREE, DECEASED IN AND TO:

The land referred to herein below is situated in the County of Mercer, State of Pennsylvania, and described as follows:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, known as Lot No. 6 in the Euclid Extension Plan No. 1. Said Lot No. 6 being more particularly bounded and described as follows:

On the North by Lot No. 4 in said Plan;
on the East by Lot No. 7 in said Plan;
on the South by Highland Road (Formerly called Highland Avenue)
and on the West by Lot No. 5 in said Plan.

Having a frontage on Highland Road of Fifty-Four (54') feet and extending northwardly, of uniform width, a distance of 125 feet.

Being Parcel No. 2 T 6

Being the same premises which Harkor Properties, LLC, and Ohio Limited Liability Company, by Deed dated 06/10/2021 and recorded 06/14/2021, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2021-00006453, granted and conveyed unto Tammie N. Tyree, in fee.

AND the said Tammie N. Tyree has departed this life on or about 08/04/2024, thereby vesting title of the mortgaged premises unto Cheyenne Bartlett, known heir of Tammie N. Tyree A/K/A Tammie Tyree, Deceased, Aalise Bartlett, known heir of Tammie N. Tyree A/K/A Tammie Tyree, Deceased, and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Tammie N. Tyree A/K/A Tammie Tyree, Deceased.

Tax Parcel: 69-10760 a/k/a 069 010760

Premises Being: 779 Highland Road,
Sharon, PA 16146

LOCATION - 779 HIGHLAND ROAD,
SHARON PA 16146

JUDGMENT - \$ 84,879.78

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) CHEYENNE BARTLETT, KNOWN HEIR OF TAMMIE N. TYREE A/K/A TAMMIE TYREE, DECEASED; AALISE BARTLETT, KNOWN HEIR OF TAMMIE N. TYREE A/K/A TAMMIE TYREE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TAMMIE N. TYREE A/K/A TAMMIE TYREE, DECEASED AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA EQUITY RESOURCES, INC.

WRIT OF EXECUTION NO. 2025-504 FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY AUGUST 14, 2025 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) RYAN J. DUDASH IN AND TO: ALL that certain piece or parcel of land located in the City of Hermitage, County of Mercer, Commonwealth of Pennsylvania, being known and numbered as Lot #57 in the Buhl Park Village Subdivision #1, Parcel #3, as recorded in Plan Book 7 Page 99, in the office of the Recorder of Deeds, Mercer County Pennsylvania. BEING the same premises which Gloria Pozega, formerly known as Gloria C. Kolling and George T. Pozega, her husband, by Deed dated March 24, 2003, and recorded in the Official Records of Mercer County on March 27, 2003 in the Deed Book as Instrument 2003-006302 granted and conveyed unto Ryan J. Dudash. 1390 Wakefield Drive, Hermitage, PA 16148 Tax Parcel Number: 11-322-407 LOCATION - 1390 WAKEFIELD DRIVE, HERMITAGE PA 16148 JUDGMENT - \$143,776.85 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) RYAN J. DUDASH AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES IV TRUST WRIT OF EXECUTION NO. 2024-3115 PADGETT LAW GROUP PLAINTIFF'S ATTORNEY JULY 25, 2025 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JAMES JOSEPH FULTON, JININE FULTON, THE UNITED STATES OF AMERICA IN AND TO: ALL that certain piece of parcel of land situate in the Borough of Wheatland, County of Mercer and Commonwealth of Pennsylvania, known and numbered as LOT NO. ONE HUNDRED SEVENTY-SEVEN (177) in FARRELL STEEL ALLOTMENT PLAN OF LOTS, as recorded in the Recorder's Office of Mercer County in Plan Book 2, Page 207, said Lot Number 177 being more fully bounded and described as follows: On the West by Lincoln Avenue, a distance of one hundred sixty-three and forty-one hundredths (163.41) feet; On the Northeast by Lot Number 176 in said plan, a distance of one hundred	thirty-five (135) feet; On the Southeast by Lot Numbers 179, 180, 181 and part of Lot Number 182 in said plan, a distance of one hundred twenty-four and ninety-five hundredths (124.95) feet, said lot being a triangular piece of land. This land has been described in prior deeds as being bounded on the east and south by Lots No. 179, 180, 181 and part of Lot No. 182, whereas to the correct described above. Also, said Lot Number 177 has been formerly described as being bounded on the north and on the east by Lot Number 176 in said plan, whereas the correct description should read as being bounded on the northeast by said lot, as described above. Property Address: 25 Lincoln Avenue, Wheatland, PA 16161 Tax Parcel Number 76-901-045 Title is vested in James Joseph Fulton by deed from Thomas Lee Fulton, Charles Edward Fulton, James Joseph Fulton and Diana Baroni, as tenants in common and not as joint tenants with the right of survivorship dated March 31, 2006 and recorded on April 16, 2006 at Book 579, Page 1814 and Instrument Number 2006-00005461 LOCATION - 25 LINCOLN AVENUE, WHEATLAND PA 16161 JUDGMENT - \$ 62,795.42 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JAMES JOSEPH FULTON, JININE FULTON, THE UNITED STATES OF AMERICA AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST WRIT OF EXECUTION NO. 2025-91 MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY JULY 25, 2025 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) TIMOTHY E. HOLT; TINA M. HOLT IN AND TO: All those certain pieces or parcels of land situate in the Township of Shenango, County of Mercer and State of Pennsylvania, being bounded and described as follows: Parcel #1: Beginning at a point on the center line of the New Castle-Sharon State Highway, known as Route #18; said point being nine hundred forty-one and two tenths (941.2) feet eastwardly from the center line of the intersection of a road connecting Route #18 with the Pulaski-West Middlesex Road and	known as Garrett's Lane, also the northeast corner of land, now or formerly of T. Bruce Campbell; thence North, eighty-six degrees, fifty-six minutes East (N 86 degrees 56' E) along the center line of Route #18, a distance of one hundred eighty (180) feet to a point; thence South, three degrees, four minutes East along lands set forth in Parcel #2 herein, a distance of one hundred seventy-five (175) feet to a point; thence South, eighty-six degrees, fifty-six minutes West (S 86 degrees 56' W) along land now or formerly of William C. Campbell, a distance of one hundred eighty (180) feet to a point on the East line of land now or formerly of T. Bruce Campbell; thence North, three degrees, four minutes West (N 3 degrees 4' W) along the eastern line of land now or formerly of T. Bruce Campbell, a distance of one hundred seventy-five (175) feet to the center line of Route #18 and the plate of beginning. Parcel #2: Beginning at a point at the northwest corner of lands, hereby conveyed; said point being also the northwest corner of lands set forth in Parcel #1 above; thence extending eastwardly along the center line of Pennsylvania Route #18, a distance of sixty (60) feet to lands, now or formerly of William C. Campbell; thence extending South in parallel lines equal distance apart, a distance of one hundred sixty-five (165) feet to lands, now or formerly of William C. Campbell, et ux, and having a frontage of sixty (60) feet on Route #18 and a depth if one hundred sixty-five (165) feet. SUBJECT PROPERTY ADDRESS: 3956 New Castle Road, Pulaski, PA 16143 Being the same property conveyed to Timothy E. Holt and Tina M. Holt, husband and wife who acquired title by virtue of a deed from Timothy E. Holt and Tina M. Titus, now by marriage Tina M. Holt, dated May 16, 2006, recorded May 23, 2006, as Instrument Number 2006-00007443, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. SUBJECT TAX PARCEL ID: 27 198 057 LOCATION - 3956 NEW CASTLE ROAD, PULASKI PA 16143 JUDGMENT - \$116,389.42 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) TIMOTHY E. HOLT; TINA M. HOLT AT THE SUIT OF THE PLAINTIFF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE WRIT OF EXECUTION NO. 2025-1180 RAS CITRON LLC PLAINTIFF'S ATTORNEY AUGUST 7, 2025 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JOHN A. HEADLEY IN AND TO:	ALL THAT CERTAIN piece or parcel of land situate in Sharon, Mercer County, Pennsylvania, being the east one-half of Lot No. 3 in James M. Willson's Addition to Sharon, and bounded and described as follows: On the north by Prindle Street, a distance of 31 feet, 4 1/2 inches; on the east by Lot No. 4 in said Plan, 140 feet; On the south by an alley, a distance of 31 feet, 4 1/2 inches, and on the west by the west half of Lot No. 3 for a distance of 140 feet. BEING KNOWN AS: 434 PRINDLE STREET SHARON, PA 16146 PROPERTY ID: 4 G 36 TITLE TO SAID PREMISES IS VESTED IN JOHN A. HEADLEY, SINGLE BY DEED FROM JOSEPH J. TOTH, SINGLE AND JOSEPH M. CHRISTOFF, SINGLE, DATED 04/13/1995 RECORDED 06/29/1995 IN BOOK NO. 0191, AT PAGE 2456 LOCATION - 434 PRINDLE STREET, SHARON PA 16146 JUDGMENT - \$ 56,657.49 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JOHN A. HEADLEY AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST WRIT OF EXECUTION NO. 2024-439 DAVID W. RAPHAEL PLAINTIFF'S ATTORNEY AUGUST 21, 2025 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) CHRISTOPHER R. ITHEN AND JOANNA L. ITHEN IN AND TO: ALL that tract of land situated in Pine Township, Mercer County, Pennsylvania, being Lot No. 33 of the Raymond W. and Marjory Mount Subdivision as recorded on December 22, 2000 in 2000 P.L. 19209, more particularly bounded and described as follows: BEGINNING at a point which point is the southeast corner of other lands of Grantees, as conveyed to them on 2000 D.R. 00086; thence south 0° 39' west along lands of Bloom 36.40 feet to a point; thence south 88° 36' east along said lands of Bloom 144.00 feet to a point; thence south 51° 00' 30" west along other lands of Grantors 326.14 feet to a point; thence north 61° 39' west along other lands of Grantors 83.79 feet to a point; thence north 0° 39' east along other lands of Grantors 209.78 feet to a point; thence south 88° 36' east 181.36 feet to the place of beginning, containing 1.09 acres as per survey of R. P. Bittler, P.L.S. dated November 20, 2000 and being Lot No. 33
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(incorrectly identified as Lot No. 133 in the subdivision) in the Raymond W. and Marjory Mount Subdivision as recorded in 2000 P.L. 19209. BEING the same lands and premises conveyed by Raymond W. Mount and Marjory A. Mount, husband and wife to Christopher R. Ithen and Joanna L. Ithen, husband and wife, per Deed dated January 30, 2001 and recorded in the Recorder of Deeds of Mercer County, Pennsylvania on January 31, 2001 at MBV 0346, Page 0090. Conveyed Lot No. 33 ALL that certain piece or parcel of land situate in Pine Township, Mercer County, Pennsylvania, being Lot No. 36 of the Hummel Plan of Lots as shown on survey of William J. Lucas, R.E., dated June 5, 1973 and more particularly bounded and described as follows: BEGINNING in the center of a public road known as the Enterprise Road at the Northeast corner of the within described property; thence South 0° 39' West, by land now or formerly of Richard and Marion Blom 246.50 feet; thence North 88° 36' West, by land now or formerly of Raymond W. and Marjory A. Mount, 150.00 feet; thence 0° 39' East, by land now or formerly of F. Roger and Karen Landfair, 246.50 feet to a point in the centerline of said public road; thence South 88° 36' East, by the centerline of said public road known as the Enterprise Road, 150.00 feet to the place of beginning. BEING the same lands and premises conveyed by Christopher R. Ithen and Joanna L. Ithen, husband and wife to Christopher R. Ithen and Joanna L. Ithen, husband and wife, per Deed dated December 29, 1999 and recorded in the Recorder of Deeds of Mercer County, Pennsylvania on January 5, 2000 at MBV 0315, Page 0408. Conveyed Lot No. 36 KNOWN as 796 Enterprise Road, Grove City, PA 16127. Parcel # 22-206448. LOCATION - 796 ENTERPRISE ROAD, GROVE CITY PA 16137 JUDGMENT - \$ 87,282.33 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) CHRISTOPHER R. ITHEN AND JOANNA L. ITHEN AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA WRIT OF EXECUTION NO. 2023-303 RAS CITRON LLC PLAINTIFF'S ATTORNEY JULY 30, 2025 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) THOMAS C. LOWE IN AND TO:	ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, and being marked and numbered as Lot One Hundred Ninety-three (93) in Forest Hills Section Elmhurst Allotment, said Plan being recorded in Mercer County in Plan Book 5, Page 3 and being more particularly bounded and described as follows: ON the North Lot Number One Hundred Ninety-two (192); on the East by Service Avenue; on the South by Lot Number One Hundred Ninety-four (194) in said Plan; and on the West by Lot Number One Hundred Eighty-five (185) in said Plan. Having a frontage on said Service Avenue of Fifty (50) feet, and extending Westward of equal width, for a distance of One Hundred Forty and Eighty-five Hundredths (140.85) feet to the Western boundary. PARCEL NO. 4-AU-25 BEING KNOWN AS: 596 SERVICE AVENUE SHARON, PA 16146 PROPERTY ID: 4-AU-25 TITLE TO SAID PREMISES IS VESTED IN THOMAS C. LOWE, UNMARRIED BY DEED FROM ADAM M. GIGLIO AND THERESA M. GIGLIO, HUSBAND AND WIFE, DATED AUGUST 20, 2015 RECORDED SEPTEMBER 1, 2015 INSTRUMENT NO. 2015-00008740 LOCATION - 596 SERVICE AVENUE, SHARON PA 16146 JUDGMENT - \$ 83,985.94 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) THOMAS C. LOWE AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A. WRIT OF EXECUTION NO. 21125-1782 RAS CITRON LLC PLAINTIFF'S ATTORNEY AUGUST 19, 2025 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) EMIDIO ANTHONY SCIARRO IN AND TO: ALL that certain piece or parcel of land situate it Hermitage, Mercer County, Pennsylvania, being known as Lot No. 114 of Buhl Park Village, sub-division no. 1, parcel no. 3, as recorded in Plan Book 7, Page 99, Mercer County Records, being further bounded and described as follows: COMMENCING at a point on the southerly side of Wakefield Drive, thence south 47°45' west along lot no. 115, said plan, a distance of one fifty (150) feet to a point; thence north 42°15' west, along lot no. 135, in said plan, a distance of seventy-five (75) feet to a point; thence north 47°45' east, along lot no. 113, said plan, a distance of one hundred fifty (150) feet to the southerly side of said Wakefield Drive; thence along the southerly side of said Wakefield Drive,	south 42°15' east a distance of seventy-five (75) feet to a point, the place of beginning. SUBJECT to restrictions for Buhl Park Village, plan of lots, sub-division no. 1, parcel no. 3, as shown on recorded Plan and in 1961 Deed Record 1885. SUBJECT to a 35 foot building line along Wakefield Drive. SUBJECT to a 10 foot utility easement along Wakefield Drive. BEING the same piece or parcel of land conveyed to William C. Leblanc et ux by deed of Richard M. Lawton et ux dated July 12, 1978 and recorded in the Recorder's Office of Mercer County, Pennsylvania, on July 26, 1978 at 78 DR 2785. BEING KNOWN AS: 1455 WAKEFIELD DRIVE HERMITAGE, PA 16148 PROPERTY ID: 011 016740 TITLE TO SAID PREMISES IS VESTED IN EMIDIO ANTHONY SCIARRO BY DEED FROM WILLIAM C. LEBLANC AND BRENDA R. LEBLANC, HUSBAND AND WIFE, DATED MARCH 8, 1979 RECORDED MARCH 22, 1979 AT INSTRUMENT NO. 79 DR 0812 LOCATION - 1455 WAKEFIELD DRIVE, HERMITAGE PA 16148 JUDGMENT - \$ 86,119.28 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) EMIDIO ANTHONY SCIARRO AT THE SUIT OF THE PLAINTIFF PHH MORTGAGE CORPORATION WRIT OF EXECUTION NO. 2022-3083 MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY JULY 24, 2025 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE. INTEREST AND CLAIM OF THE DEFENDANT(S) NINA SMITH. AS ADMINISTRATOR OF THE ESTATE OF GREGORY JONES IN AND TO: All those certain pieces or parcels of land situate in the city of Farrell, formerly Township of Hickory, County of Mercer and State of Pennsylvania, being known and numbered as lots numbers ninety-nine (99), one hundred (100), one hundred one (101) and one hundred two (102) in the South Sharon Trust Company's Plan of Lots, as per plan on record in Plan Book 1, Page 21, in the Office of the Recorder of Deed of Mercer County, Pennsylvania, and being further bounded and described as follows to wit: Bounded on the South for a distance of one hundred twenty (120) feet by Ohio Street; on the West for a distance of one hundred thirty-two and twenty-five hundredths (132.25) feet by Stambaugh Avenue; on the North for a distance of one hundred twenty (120) feet by a twenty (20) foot alley; on the East for a distance of one	hundred thirty-two and twenty-five hundredths (132.25) feet by Lot No. one hundred three (103) of the same plan. SUBJECT PROPERTY ADDRESS: 926 Stambaugh Avenue, Farrell, PA 16121 Being the same property conveyed to Gregory Jones and Ernestine Jones, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Henry Williams and Genovia Williams, husband and wife, dated December 19, 2002, recorded January 27, 2003, at Document ID 2003001750, Office of the Recorder of Deeds, Mercer County, Pennsylvania. INFORMATIONAL NOTE: Ernestine Jones died on March 17, 2014, and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Gregory Jones. SUBJECT TAX PARCEL ID: 52-426-069 LOCATION - 926 STAMBAUGH AVENUE, FARRELL PA 16121 JUDGMENT - \$ 28,878.94 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) NINA SMITH, AS ADMINISTRATOR OF THE ESTATE OF GREGORY JONES AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK WRIT OF EXECUTION NO. 2025-1599 MACDONALD ILLIG ATTORNEYS PLAINTIFF'S ATTORNEY 9/2/25 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) BRYAN M. STONE AND CINDY STONE IN AND TO: ALL THAT CERTAIN piece or parcel of land situate in Findley Township, Mercer County, Pennsylvania, known as Lot No. 1 in the Gary L. and Delores K. Stone Subdivision recorded in the office of the Recorder of Deeds of Mercer County. Pennsylvania at 2006 P/L. 2071-14 (incorrectly identified in the deed dated May 22, 2006 and recorded on May 24, 2006 in the Office of the Recorder of Deeds for Mercer County at instrument No. 2006-00007517 as 2006 P/1,2061-143. and being further bounded and described as follows: Beginning at the northeast corner of the within-described parcel at the intersection of the centerlines of Scrubgrass Road (S.R. 2014) and McMillan Road (T-678); thence South 7° West, along the centerline of McMillan Road, a distance of 151.00 feet to a point; thence North 86° 51' West, along land of Gary E. and Delores K. Stone. a distance of 168.00 feet to an iron pin; thence North 5° 09' East, along land of Gary L. and Delores K. Stone, a distance of 151.00 feet to a point in the centerline of Scrubgrass Road; thence South 81° 08' East, along
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the centerline of Scrubgrass Road, a distance of 23.00 feet to a point; and thence South 87° 37' 40" East, along the centerline thereof, a distance of 150.00 feet to the point and place of beginning.

Containing 0.59 acres as per survey of R. P. Bittler, P.L.S., dated January 10, 2006.

BEING the same premises conveyed to Aryan M. Stone and Cindy Stone by deed dated May 22, 2006 and recorded on May 24, 2006 in the Office of the Recorder of Deeds for Mercer County at Instrument No. 2006-00007517.

BEING part of the land conveyed to Gary L. Stone and Delores K. Stone, husband and wife, and John A. Stone, single, by deed of Thelma P. Stone, widow and unremarried, dated February 20, 1987 and recorded on February 25, 1987 at 1987 D.R. 1849.

In that deed, Thelma P. Stone excepted and reserved to herself "the right to the use and occupancy of the land hereby conveyed, so long as she may desire, this being a personal right to reserved to the Grantor hereof, and is not assignable."

Thelma P. Stone died April 24, 1988.

Notwithstanding the minimum building setback lines noted on the Subdivision, reference is made to correspondence from Robert I. Lewis, Findley Township Zoning Officer, a copy of which is attached to the deed dated May 22, 2006 and recorded on May 24, 2006 in the Office of the Recorder of Deeds for Mercer County at instrument No. 2006-00007517 and incorporated as part thereof.

LOCATION - 77 MCMILLAN ROAD, MERCER PA 16137

JUDGMENT - \$ 33,440.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) BRYAN M. STONE AND CINDY STONE AT THE SUIT OF THE PLAINTIFF THE ONE FEDERAL CREDIT UNION

**WRIT OF EXECUTION
NO. 2025-89**

RAS CITRON LLC PLAINTIFF'S ATTORNEY
AUGUST 26, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) LESLIE TOWNSEND, IN HER CAPACITY AS HEIR OF ROBERT DONN TOWNSEND A/K/A ROBERT D. TOWNSEND A/K/A ROBERT D. TOWNSEND II; ZACHARY MCGRANAHAN, IN HIS CAPACITY AS HEIR OR ROBERT DONN TOWNSEND A/K/A ROBERT D. TOWNSEND A/K/A ROBERT D. TOWNSEND II; CONNOR TOWNSEND, IN HIS CAPACITY AS HEIR OF ROBERT DONN TOWNSEND A/K/A ROBERT D. TOWNSEND A/K/A ROBERT D. TOWNSEND II; S.T., A MINOR, IN HER

CAPACITY AS HEIR OF ROBERT DONN TOWNSEND A/K/A ROBERT D. TOWNSEND A/K/A ROBERT D. TOWNSEND II; UNKNOWN HEIR, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT DONN TOWNSEND A/K/A ROBERT D. TOWNSEND A/K/A ROBERT D. TOWNSEND II IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate on the northerly side of State Street, Borough of Greenville, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

PARCEL NO.1
BOUNDED on the North by Bond Alley; on the East by an alley; on the South by State Street; and on the West by lots now or formerly of Silas F. Moss, fronting 50 feet on said State Street and extending back at the same width for a distance of 120 feet to Bond Alley.

PARCEL NO. 2
BOUNDED on the North by Bond Alley; bounded on the East by Parcel No. 1, described above, bounded on the West by land now or formerly of Unilla L. Hays; and bounded on the South by State Street; fronting 10 feet, more or less on said State Street and extending from State Street northerly a distance of 120 feet to Bond Alley.

Being No. 22 State Street.

BEING KNOWN AS: 22 STATE ST GREENVILLE, PA 16125

PROPERTY ID: 55 516 130

TITLE TO SAID PREMISES IS VESTED IN Robert D. Townsend BY DEED FROM Robert Donn Townsend and Bethany D. Townsend, DATED MARCH 25, 2011 RECORDED APRIL 15, 2011 BOOK 728 PAGE 1837 INSTRUMENT NO. 2011-00003704

LOCATION - 22 STATE STREET, GREENVILLE PA 16125

JUDGMENT - \$ 61,681.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) LESLIE TOWNSEND, IN HER CAPACITY AS HEIR OF ROBERT DONN TOWNSEND A/K/A ROBERT D. TOWNSEND A/K/A ROBERT D. TOWNSEND II; ZACHARY MCGRANAHAN, IN HIS CAPACITY AS HEIR OR ROBERT DONN TOWNSEND A/K/A ROBERT D. TOWNSEND II; CONNOR TOWNSEND, IN HIS CAPACITY AS HEIR OF ROBERT DONN TOWNSEND A/K/A ROBERT D. TOWNSEND II; S.T., A MINOR, IN HER CAPACITY AS HEIR OF ROBERT DONN TOWNSEND A/K/A ROBERT D. TOWNSEND A/K/A ROBERT D. TOWNSEND II; S.T., A MINOR, IN HER

TOWNSEND II; UNKNOWN HEIR, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT DONN TOWNSEND A/K/A ROBERT D. TOWNSEND A/K/A ROBERT D. TOWNSEND II AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2023-3060**

JSDC LAW OFFICES PLAINTIFF'S ATTORNEY
AUGUST 12, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) UNITY MARKET & DELI. LLC IN AND TO:

PARCEL ONE
495 George Street

ALL THAT CERTAIN lot or parcel land situate in the City of Sharon, County of Mercer, and State of Pennsylvania, and known as Lot Number Sixty-Six (66) in the Lally and Irvine Plan of Lots, said plan being recorded in the Recorded in the Office if said, Mercer County, in Plan Book "E", Vol. 7, Page 634. The land hereby conveyed is bounded and described as follows:

On the north by Lot No. Sixty-five (65) in said Plan, on the east by South Oakland Avenue; (formerly Hamilton Avenue) on the south by George Street; and on the west by an alley; having a frontage on South Oakland Avenue of forty-three, and eighty-seven-hundredths (43.87) feet, and on the alley on the west of forty-two and ninety-two hundredths (42.92) feet, and being one hundred thirty (130) feet deep.

PARCEL TWO:
842 Oakland Avenue

ALL THAT VERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being Lot No. 64 in the Lally and Irvine Addition, as recorded in Deed Book D, Volume 7, Page 634, and described as follows:

ON THE NORTH by Lot No. 63 in said plan, a distance of One Hundred Thirty (130) feet; On the East by South Oakland Avenue, a distance of Forty (40) feet; On the South by Lot No. 65 in said plan, a distance of One Hundred Thirty (130) feet; and On the West by an alley, a distance of Forty (40) feet.

PARCEL THREE:
850 S. Oakland Avenue

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, county of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 65 in the Lally and Irvine Addition, which plan is recorded in Deed Book E, Volume 7, Page 634, records of Mercer County, and being bounded and described as follows:

ON THE NORTH by Lot No. 64 in said plan, a distance of One Hundred Thirty (130) feet;

ON THE EAST by South Oakland Avenue, a distance of Forty (40) feet;

ON THE SOUTH by Lot No. 66 in said plan, a distance of One Hundred Thirty (130) feet;

ONE THE WEST by an alley, a distance of Forty (40) feet.

SUBJECT to a Twenty-five (25') foot building line on South Oakland Avenue

BEING the same place, or parcel or lot of land conveyed to Unity Market & Deli, LLC by deed of Ali A. Omar and Ali A. Omar as Agent for Lavesah A. Omar, husband and wife, Addel A. Omar and Manal M. Alelamami, husband and wife; and Abdulwali A. Omar and Giniab A. Al Hammarni, husband and wife, on March 17, 2021 and recorded on April 14, 2025 as Instrument Number 2021-00003889 in the Office of the Recorder of Mercer County.

LOCATION - 495 GEORGE STREET, SHARON PA 16146 - 842 S. OAKLAND AVENUE, SHARON PA 16146 - 850 S. OAKLAND AVENUE,

JUDGMENT - \$73,790.59

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) UNITY MARKET & DELI. LLC AT THE SUIT OF THE PLAINTIFF MMG INVESTMENTS VI, LLC

**WRIT OF EXECUTION
NO. 2024-1362**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
JULY 16, 2025 LEVIED ON THE FOLLOWING

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

Situated in the City of Sharon, County of Mercer, State of Pennsylvania:

All that certain piece or parcel of land situate in the City of Sharon, being known as Lot No. 6 in the Sharon Heights Plan of Lots, as recorded in Plan Book 2, at page 41, bounded and described as follows:

On the North by land of, or formerly of, the Sharon Country Club, a distance of 100 feet, on the East by Lot No. 5 in the said Plan, a distanced of 300 feet, on the South by Highland Road, a distance of 100 feet and on the West by Lot No. 7 in said Plan, a distance of 300 feet.

Being the same parcel conveyed to Jean L. Warren from George S. Warren, III and Jean L. Warren, by virtue of a Deed Dated 5/31/2001, Recorded 6/4/2001, in Deed Book 0359, Page 0557, as Instrument No. 008707 County of Mercer, State of Pennsylvania.

Premises being known as: 1057 Highland Road, Sharon, PA 16146

Assessor's Parcel No: 2-U-6

Control / Alt ID: 69-10920

LOCATION - 1057 HIGHLAND ROAD,
SHARON PA 16146

JUDGMENT - \$260,363.65

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF THE DEFENDANT(S) JEAN L.
WARREN AT THE SUIT OF THE PLAINTIFF
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR RCF 2 ACQUISITION TRUST
C/O U.S. BANK TRUST NATIONAL
ASSOCIATION

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 – October 14, 21, 28, 2025
