Mercer County Law Journal - Digital Edition

NOVEMBER 3, 2026
VOL. 41 - ISSUE 44

(The Official Legal Publication of Mercer County, Pennsylvania)
Douglas M. Watson, Esq., Editor-in-Chief
Mary L. Allen, 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

CAMPBELL, GLORIA D., A/K/A CAMPBELL, GLORIA DEAN, A/K/A CAMPBELL, GLORIA
2026-747
Late of Hermitage, Mercer Co., PA
Administrator(s): Rashad Campbell, 8405 Chevy Chase Lake Terrace, Chevy Chase, MD 20815 & Jamel Prince, 28325 Birnham Woods Drive, Spring, TX 77386
Attorney: James M. Goodwin, Esq.
MCLJ – November 3, 10, 17, 2026

ELAVSKY, MILDRED
2026-765
Late of Hermitage, Mercer Co., PA
Executrix/ Executor: John R. Elavsky, 416 Bellaire Road, P.O. Box 401, Bradford Woods, PA 15015 & Cynthia A. Brunton, 5420 Summit Road, Lundhurst, OH 44124
Attorney: Kenneth McCann, Esq.
MCLJ – November 3, 10, 17, 2026

GABORKO, MICHAEL L.
2026-764
Late of Sharpsville, Mercer Co., PA
MCLJ – November 3, 10, 17, 2026
Executrix Diane Swick, 1026 Armand Avenue, Hermitage, PA 16148
Attorney: David A. Ristvey, Esq.
MCLJ – November 3, 10, 17, 2026

KACERSKI, MINNIE, A/K/A KACERSKI, MINNIE V.
2026-756
Late of Sharon, Mercer Co., PA
Executrix: Rose M. Stockton, 2658 McCleary Jacoby Rd., Cortland, OH 44410
Attorney: Robert J. Tesone, Esq.
MCLJ – November 3, 10, 17, 2026

KIMMEL, ROBERT F., A/K/A KIMMEL, ROBERT , A/K/A KIMMEL, ROBERT F. SR., A/K/A KIMMEL, ROBERT FRANCES
2026-749
Late of Hermitage, Mercer Co., PA
Executor: David W. Kimmel, 809 North Buhl Farm Drive, Hermitage, PA 16148
Attorney: Carolyn E. Hartle, Esq.
MCLJ – November 3, 10, 17, 2026

KIRBY, ROBERT E.
2026-659
Late of Grove City Boro., Mercer Co., PA
Administrator: Shanna J. Kirby, 2981 Mercer-West Middlesex Rd., West Middlesex, PA 16159
Attorney Kenneth K. McCann, Esq.
MCLJ – November 3, 10, 17, 2026

KNERAM, SR., THOMAS D., A/K/A KNERAM, THOMAS D.
2026-763
Late of Mercer Boro., Mercer Co., PA
Executor: Thomas D. Kneram, Jr., 187 Lakewood Gardens, New Castle, PA 16105
Attorney Ted Isoldi, Esq.
MCLJ – November 3, 10, 17, 2026

KRIEBEL, RANDALL THOMAS, A/K/A KRIEBEL, RANDALL T.
2026-755
Non-Resident
Executrix : Donna M. Kriebel, 555 Gladys Street, Hubbard, OH 44425
Attorney: Wade M. Fisher, Esq.
MCLJ – November 3, 10, 17, 2026

MCCONNELL, G. THOMAS, A/K/A MCCONNELL, GEORGE THOMAS
2026-748
Late of Hermitage, Mercer Co., PA
Executrix/Executor: Matthew Braine McConnell, 775 N Keel Ridge Road, Hermitage, PA 16148 & Cynthia Sue Andreyko, 8691 Vincent Drive, North Huntington, PA 15642
Attorney: William G. McConnell Jr., Esq.
MCLJ – November 3, 10, 17, 2026

MILLER, SHIRLEY JEAN, A/K/A MILLER, SHIRLEY J .
2026-363
Late of Grove City Boro., Mercer Co., PA
Executrix: Wendy J. Beeching, 197 Weathervane Drive, Slippery Rock, PA 16057
Attorney: Ryan C. Long, Esq., 423 Sixth Street, Ellwood City, PA 16117
MCLJ – November 3, 10, 17, 2026

NAHRBECKI, MARVIN P., A/K/A NAHRBECKI. MARVIN
2026-761
Late of Fredonia Boro., Mercer Co., PA
Executor: Terrie Atkinson, 1185 Mercer New Wilmington Road, New Wilmington, PA 16142
Attorney: Ted Isoldi, Esq.
MCLJ – November 3, 10, 17, 2026

PENDEL, ROBERT ANDREW
2026-738
Late of Sharpsville, Mercer Co., PA
Executor (s): Jeffrey Allen Pendel, 406 South 4th Street, Sharpsville, PA 16150 & Scott Evan Pendel 422 South Street, Sharpsville, PA 16150
Attorney: No Attorney
MCLJ – November 3, 10, 17, 2026

SECOND PUBLICATION

EAGLES CIMINO, CAROLYN JEAN
2026-728
Late of Worth Twp., Mercer Co., Pennsylvania
Administratrix: Marilyn Kimes, 1828 Harrisville Road, Stoneboro, PA 16153
Attorney: No Attorney
MCLJ – October 27, November 3, 10, 2026

ELDER, ANDREW R., A/K/A ELDER, ANDREW ROSS, A/K/A ELDER, ANDREW
2026-743
Late of Findley Twp., Mercer Co., PA
Administratrix: Jamie L. Elder, 29 Irishtown Road, Mercer, PA 16137
Attorney: Amy E. Molloy, Esq.
MCLJ – October 27, November 3, 10, 2026

THIRD PUBLICATION

FISCHER, NORMA J., A/K/A FISCHER, NORMA JEAN, A/K/A FISCHER, NORMA
2026-732
Late of Grove City Boro., Mercer Co., PA
Executor: Arthur O. Fischer, Jr., 113 Shoshone Trail, Mercer, PA 16137
Attorney: Stephen L. Kimes, Esq.
MCLJ – October 20, 27, November 3, 2026

FISHER, RUTH A., A/K/A FISHER, RUTH ANN
2026-723
Late of Coolspring Twp., Mercer Co., PA
Executrix: Kathleen A. Peidle, A/K/A Kathleen Peidle, 456 East Crestview Drive, Transfer, PA 16154
Attorney: Jason R. Dibble, Esq.
MCLJ – October 20, 27, November 3, 2026

FOUST, JUDITH A.
2026-737
Late of Hermitage, Mercer Co., PA
Executrix: Nicole Helmetzi, 1046 Carroll Lane, Hermitage, PA 16148
Attorney: Ryan K. Bonner, Esq.
MCLJ – October 20, 27, November 3, 2026

HALL, DALE J., A/K/A HALL, DALE JAMES, A/K/A HALL, DALE
2020-672
Late of Hempfield Twp., Mercer Co., PA
Administratrix: Megan E. Hall, 821 Methodist Rd., Greenville, PA 16125
Attorney: Douglas M. Watson, Esq.
MCLJ – October 20, 27, November 3, 2026

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

Notice is hereby given of the administration of **THE MILFORD J. BROWN AND JUNE L. BROWN LIVING REVOCABLE TRUST AGREEMENT DATED JULY 12, 2000.** The remaining Settlor of the Trust, **MILFORD J. BROWN**, a resident of Greene Township, Mercer County, Pennsylvania, died on July 16, 2026. All people who have claims against **MILFORD J. BROWN** or the **TRUST** are requested to make known the same to the Trustee or attorney named below. All people indebted to **MILFORD J. BROWN**, or the **TRUST** are requested to make payment without delay to the Trustee (s) or attorney named below:

Gregory C. Brown
410 Main Street
PO Box 2
Jamestown, PA 16134

Or his Attorney:

James E. Douglas, Esquire
Douglas, Joseph & Olson
409 North Hermitage Road
Hermitage, PA 16148
(724) 981-7333
MCLJ – October 27, November 3, 10, 2026

NOTICE OF INCORPORATION

Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on October 27, 2026 pursuant to the Pennsylvania Nonprofit Corporation Law of 1988 for the purpose of incorporating a nonprofit corporation under the name of The Ciao! Sports Foundation.

Daniel T. Godinich, Esquire
Evans, Garvey, Lackey & Ochs
P.O. Box 949
Sharon, PA 16146
MCLJ – November 3, 2026

IN THE COURT OF COMMON PLEAS OF MERCER

COUNTY, PENNSYLVANIA CRIMINAL
:
:
:
:
IN RE: STAY OF PROCEEDINGS IN SECOND-DEGREE MURDER POST-CONVICTION RELIEF ACT CASES

ORDER

AND NOW, this 23rd day of October, 2026, following consultation with the District Attorney's Office of Mercer County and the Public Defender's Office of Mercer County, and noting their agreement herein, it is hereby ORDERED that, effective immediately, any criminal cases in which a Post Conviction Relief Act (PCRA) petition has been filed in the Court of Common Pleas of Mercer County requesting relief pursuant to the Supreme Court of Pennsylvania's decision in **Commonwealth v. Lee,** 3 WAP 2024, (holding that mandatory life imprisonment without the possibility of parole for second-degree murder violates the Pennsylvania Constitution) shall be STAYED for a period of one hundred twenty (120) days.

This Stay shall be revisited by the Court as necessary.

It is further ordered that the Mercer County Clerk of Courts shall send a copy to the Mercer County Law Journal for publication in the next edition.

BY THE COURT:
/signature/
TEDD C. NESBIT,
President Judge

MCLJ – November 3, 2026

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LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Dissolution were filed with and approved by the Department of State, Commonwealth of Pennsylvania, on October 26, 2026, for McClelland Design and Remodeling Co., Inc., located at 220 McClelland Road, Mercer, PA 16137.

Jack W. Cline, Esquire
Stranahan, Cline & Bombatch
101 S. Pitt St., P. O. Box 206
Mercer, PA 16137

MCLJ – November 3, 2026

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SHERIFF'S SALE

MONDAY
NOVEMBER 9, 2026
10:00 AM

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. 2026-1495

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY
AUGUST 21, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
ALEX J. BARBER IN AND TO:

ALL that certain piece or parcel of land situated in the City of Farrell, County of Mercer and State of Pennsylvania, being Lots Number 76 and 77 in the Farrell Heights Plan of Lots, bounded and described as follows:

BOUNDED on the North by Lot number 78 for the distance of 150 feet; on the South by Lot number 75 for the distance of 150 feet; on the East by Lots number 84 and 85 in said plan for 80 feet; and on the West by Mary Street for the distance of 80 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 ERECTED THEREON A RESIDENTIAL DWELLING KNOWN AND NUMBERED AS: 2015 MARY STREET, FARRELL, PA 16121

Parcel #: 52-430-029

BEING THE SAME PREMISES WHICH Dorothy Gasparich, Widow, by Deed dated August 2, 2008 and recorded August 13, 2008 in the Office of the Recorder of Deeds in and or Mercer County, Pennsylvania, Instrument No. 2008-00009879, granted and conveyed unto Alex J. Barber and Robert G. Barber, joint tenants with the right of survivorship. Robert G, Barber is deceased.

TO BE SOLD AS THE PROPERTY OF ALEX J. BARBER UNDER MERCER COUNTY JUDGMENT NO. 2026-1495

LOCATION - 2015 MARY STREET, FARRELL PA 16121

JUDGMENT - $52,226.37

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALEX J, BARBER AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK

WRIT OF EXECUTION
NO. 2026-925

MIZNER LAW FIRM PLAINTIFF'S ATTORNEY
JULY 23, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
GARNACO PROPERTY HOLDINGS (PA), LLC IN AND TO:

2026-925
40 W. Clark Street, Hermitage, Pennsylvania, 16148 (Parcel Number 10-316-134)

PREMISES A:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, formerly Hickory Township, Mercer County, Pennsylvania, being known as Lot No. 7 in the William S. Lewis Plot of Lots, as surveyed and plotted by James Nicholls, April 5, 1890, and recorded in Corporation Docket Volume 2, Page 44, and being recorded in the Records of Mercer County, Deed Book "B", Volume 18, Page 6, and said lot being more particularly bounded and described as follows:

ON the North by an alley;

ON the East by Lot No. 8 in said Plan;

ON the South by a street or public road leading from Clark's Bridge to the Sharon and Orangeville Road, which said street or public road is now known as Clark Street; and

ON the West by Lot No. 6 in said plan. Having a frontage of 50.00 feet on said street, and a depth of 150.00 feet.

TAX MAP NO. 10316134

PREMISES B:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being Lot No. 6 in the William S. Lewis Plan of Lots, therein, and being more particularly bounded and described as follows; BEGINNING at a point on the North side of Clark Street, said point being 100.00 feet East from the Northeast comer of the intersection between Clark Street and the SharonOrangeville Road; thence in a Northeasterly direction along line of Lot No. 5 now or formerly of James S. Lewis, et al, a distance of 150.00 feet to the South line of an alley; thence in a Southeasterly direction along a line of said alley, a distance of 50.00 feet to a point; thence in a Southwesterly direction along a line parallel with the first mentioned Northeasterly line, a distance of 150.00 feet to a point on Clark Street; thence in a Northwesterly direction along Clark Street, a distance of 50.00 feet to the place of beginning,

TAX MAP NO. 10 316 133

BEING the same premises which Rouhi Canaan, unmarried, by Deed dated 04/28/2018 and recorded 05/03/2018 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2018-00003782, granted and conveyed unto Saed Mahmoud Tayeh.

LOCATION - 40 W. CLARK STREET, HERMITAGE PA 16148

JUDGMENT - $102,258.83

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GARNACO PROPERTY HOLDINGS (PA), LLC AT THE SUIT OF THE PLAINTIFF PAUL ROY AND REBECCA ROY, AS TRUSTEES OF THE ROY LIVING TRUST

WRIT OF EXECUTION
NO. 2026-88

POWERS KIRN LLC PLAINTIFF'S ATTORNEY
AUGUST 6, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERENICE R. GUGLIELMO A/K/A BERNICE GUGLIELMO, DECEASED IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE CITY OF SHARON, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE EAST BY ORMOND AVENUE;

ON THE WEST BY REX PLACE;

ON THE SOUTH BY LAND NOW OR FORMERLY OF EDITH M. GREGG;

AND ON THE NORTH BY REX PLACE.

HAVING A FRONTAGE ON ORMOND AVENUE OF

FIFTY-SIX AND TWO-THIRDS (56 2/3) FEET AND EXTENDING BACK OR WESTWARDLY OF EVEN WIDTH, A DISTANCE OF ONE HUNDRED (100) FEET.

BEING THE SAME PREMISES which Thomas P. Walsh, a married person who acquired title as single, by Deed dated 5/3/2022 and recorded in the Office of the Recorder of Deeds of Mercer County on 5/9/2022 in Deed Instrument 2022-00004312, granted and conveyed unto Thomas P. Walsh and Berenice Guglielmo, husband and wife, as joint tenants with the right of survivorship.

BEING known as 123 Ormond Avenue, Sharon, Pennsylvania 16146

PARCEL # 2 D 8

Control # 69-16650

LOCATION - 123 ORMOND AVENUE, SHARON PA 16146

JUDGMENT - $ 67,501.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERENICE R. GUGLIELMO A/K/A BERNICE GUGLIELMO, DECEASED AT THE SUIT OF THE PLAINTIFF PENNY MAC LOAN SERVICES. LLC

WRIT OF EXECUTION
NO. 2026-1029

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
JULY 23, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
THE UNKNOWN HEIRS OF STEVEN J. HIGGINS AKA STEVEN J. HIGGINS SR., DECEASED IN AND TO:

All that certain property situated in, the Borough of Wheatland., in the County of Mercer, Commonwealth of Pennsylvania, and being described as follows: 76-901-029. Being more fully described in a deed dated December 05, 1986 and recorded February 02, 1987, among the land records of the County and State set forth above, in Instrument 87DR1017. Permanent Parcel Number: 76-901-029

ALSO DESCRIBED AS:

All those certain lots or pieces of ground situate in the Borough of Wheatland, County of Mercer and Commonwealth of Pennsylvania, being marked and numbered Thirty-two (32) and Thirty-three (33) in the H. T. Vaughn Addition, as recorded in plan book 1, page 85, and being together bounded and described as follows:

On the North for One Hundred Sixty-five and Forty-one hundredths (165.41') feet by Lot No. 31 in said plan; on the East for Eighty (80') feet by Shilling; on the South for One Hundred Sixty-five and Fifteen Hundredths (165.15') feet Lot No. 34 in said plan; and on the West for Eighty (80') feet by Vaughn Avenue.

BEING KNOWN AS: 43 VAUGHN AVENUE, WHEATLAND, PA 16161

PROPERTY ID NUMBER: PARID: 76 901 029/CONTROL/ALT ID: 76-6830

BEING THE SAME PREMISES MARGARET KELSCENY AKA MARGARET KELESCENY & MICHAEL KELESCENY, HER HUSBAND BY DEED DATED 12/5/1986 AND RECORDED 2/2/1987 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 18 AT PAGE 740, GRANTED AND CONVEYED UNTO STEVEN J. HIGGNS, NOW DECEASED AND KIMBERLY HIGGNS, FORMERLY KIMBERLY KONNEN, NOW DECEASED, HUSBAND AND WIFE.

LOCATION - 43 VAUGHN AVENUE, WHEATLAND PA 16161

JUDGMENT - $ 16,287.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THE UNKNOWN HEIRS OF STEVEN J. HIGGINS AKA STEVEN J. HIGGINS SR., DECEASED AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

WRIT OF EXECUTION
NO. 2026-1811

RAS CITRON LLC PLAINTIFF'S ATTORNEY
AUGUST 5, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
GARY H. KANE; DEBRA S. KANE IN AND TO:

ALL that certain piece or parcel of land being known and designated as Lot No. 30 in the Reynolds Acres Plan of Lots situate in Pymatuning Township, Mercer County, Pennsylvania, which plan is duly recorded in Plan Book 6, Page 92, and being more particularly bounded and described as follows:

BOUNDED on the North for a distance of 150 feet by Lot No. 29; on the East for a distance of 120 feet by Lot No. 26; on the South for a distance of 150 feet by Lot No. 31; and, on the west for a distance of 120 feet by "A" Street.

Address: 1303 Arlington Drive, Greenville, PA 16125.

UNDER AND SUBJECT TO the covenants and restrictions for said Reynolds Acres Plan of Lots which are recorded in Article Book A, Volume 3, Page 510.

BEING KNOWN AS: **1303 ARLINGTON DR, GREENVILLE, PA 16125**

PROPERTY ID: **23 343 188**

TITLE TO SAID PREMISES IS VESTED IN **GARY H. KANE AND DEBRA S. KANE, HUSBAND AND WIFE** BY DEED FROM **TERRY L. SAUNDERS, SINGLE,** DATED **05-06-2009** RECORDED **06/02/2009** AT INSTRUMENT NO. **2009-00005585**

LOCATION - 1303 ARLINGTON DRIVE, GREENVILLE PA 16125

JUDGMENT - $ 46,482.13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GARY H. KANE; DEBRA S. KANE AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

WRIT OF EXECUTION
NO. 2025-3686

LEOPOLD & ASSOCIATES PLLC PLAINTIFF'S ATTORNEY
AUGUST 18, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
ROBERT GEORGE MEHLER AND NICOLE MARIE MEHLER AND TO:

PREMISES A

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE IN SOUTH PYMATUNING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO. 87 IN THE JAMES CARNES ADDITION TO SHARPSVILLE, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTHEAST FOR FIFTY (50') FEET BY AN ALLEY; ON THE SOUTHEAST BY LOT NO. 86 IN SAID PLAN, FOR A DISTANCE OF ONE HUNDRED SIXTY (160') FEET; ON THE SOUTHWEST BY POWERS AVENUE, FORMERLY CALLED POWELL AVENUE, FOR A DISTANCE OF FIFTY (50') FEET; AND ON THE NORTHWEST BY LOT NO. 88 IN SAID PLAN, FOR A DISTANCE OF ONE HUNDRED SIXTY (160') FEET.

THE AFORESAID LOT BEING RECTANGULAR IN SHAPE FRONTING POWERS AVENUE, FORMERLY CALLED POWELL AVENUE, FOR A DISTANCE OF FIFTY (50') FEET AND EXTENDING BACK THEREFROM BETWEEN PARALLEL LINES FOR A DISTANCE OF ONE HUNDRED SIXTY (160') FEET TO SAID ALLEY.

BEING THE SAME PREMISES WHICH DOLLAR SAVINGS ASSOCIATION, BY DEED DATED 02-24-87 AND RECORDED 03-12-87 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MERCER IN 87 DR 2434, GRANTED AND CONVEYED UNTO FREDRIC P. MATEJKA AND KATHLEEN E. MATEJKA, HUSBAND AND WIFE.

BEING KNOWN AS TAX PARCEL NO. 28-300-066, WHICH INCLUDES A RESIDENTIAL 1 STORY HOUSE

PROPERTY KNOWN AS: 1839 POWERS AVE SHARPSVILLE, PA 16150

PREMISES B

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN SOUTH PYMATUNING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BEING KNOWN AS LOT NO. 86 IN THE JAMES CARNES ADDITION TO SHARPSVILLE AS RECORDED IN PLAN BOOK 1, PAGE 51, SAID LOT NO. 86 BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE SOUTHWEST BY POWELL AVENUE A DISTANCE OF FIFTY (50') FEET; ON THE NORTHWEST BY LOT NO. 87 IN SAID PLAN A DISTANCE OF ONE HUNDRED SIXTY (160') FEET; ON THE NORTHEAST BY AN ALLEY A DISTANCE OF FIFTY (50') FEET; AND ON THE SOUTHEAST BY LOT NO. 85 IN SAID PLAN A DISTANCE OF ONE HUNDRED SIXTY (160') FEET.

BEING THE SAME PREMISES WHICH MARGARET GARGO, WIDOW, BY DEED DATED 05-30-90 AND RECORDED 06-04-90 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MERCER IN 90 DR 5450, GRANTED AND CONVEYED UNTO FREDRIC P. MATEJKA AND KATHLEEN E. MATEJKA, HUSBAND AND WIFE.

BEING KNOWN AS TAX PARCEL NO. 28-300-067 WHICH IS A VACANT PARCEL

PROPERTY KNOWN AS: 1839 POWERS AVE SHARPSVILLE, PA 16150

LOCATION - 1839 POWERS AVENUE, SHARPSVILLE PA 16150

JUDGMENT - $ 97,230.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT GEORGE MEHLER AND NICOLE MARIE MEHLER AT THE SUIT OF THE PLAINTIFF

FEDERAL HOME LOAN MORTGAGE CORPORATION

WRIT OF EXECUTION
NO. 2026-1425

MCCALLA RAYMER LEIBERT PIERCE PLAINTIFF'S ATTORNEY
AUGUST 4, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
MICHAEL C. NELSON, SR., IN HIS CAPACITY AS HEIR AND ADMINISTRATOR OF THE ESTATE OF MICHAEL C. NELSON, JR., DECEASED IN AND TO:

ALL THAT certain piece or parcel of land situate partly in the Township of Jackson and partly in the Borough of Jackson Center, Mercer County, Pennsylvania, bounded and described as follows, to wit:

On the North for 290 feet, more or less, by U.S. Highway 62, a/k/a/ the Mercer and Franklin Public Road; on the North by land of Raymond L. McCullough and wife, land formerly of D.P. Turner et al., land of Winkler Heirs, land of Stanley Winklevoss, land of Lincoln Vredenberg, land of Adams and land of George Evans; on the East by land of Raymond L. McCullough and wife, land of George Evans, and Legislative Route 43023; on the South by land of Thompson, formerly Winklevoss Heirs, land of James E. Margargee, formerly Martin, and land of Mont Brazel, formerly Thomas Brazl; and on the West by land of said Mont Brazel, formerly Thomas Brazel Estate, and land of Wesley McAfoose, formerly Thomas Brazel. And having erected thereon a two-story frame residence and frame garage.

Property Address: 1719 Springfield Church Road, Jackson Center, PA 16133

Parcel ID: 13 140 057

Title is vested in Michael C. Nelson, Jr. single and unmarried, by deed from Elevated Properties, LLC, a Pennsylvania Limited Liability Company, dated 10-02-2020 and recorded on 10-02-2020 in the Mercer County Clerk's/Registers Office as Instrument No.: 2020-00008858. The said Michael C. Nelson, Jr. departed this life on December 13, 2020.

LOCATION - 1719 SPRINGFIELD CHURCH ROAD, JACKSON CENTER PA 16133

JUDGMENT - $186,251.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL C. NELSON, SR., IN HIS CAPACITY AS HEIR AND ADMINISTRATOR OF THE ESTATE OF MICHAEL C. NELSON, JR., DECEASED AT THE SUIT OF THE PLAINTIFF ROCKET MORTGAGE, LLC

WRIT OF EXECUTION
NO. 2026-1188

PURCELL KRUG & HALLER PLAINTIFFS ATTORNEY
SEPTEMBER 2, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
COLLEEN O'DONNELL IN AND TO:

All THAT CERTAIN piece, parcel or lot of land Situate, lying and being in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, Being Lot No. 19 in the Revised D. G. Bastress Elmhurst Plan of Lots as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book Volume 5, Page 16, and more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the South line of Glenwood Drive, the dividing line between Lots 20 and 19 in said Plan; thence Eastwardly along the South line of Glenwood Drive, a distance of thirty-six and six tenths (36.6) feet to a point; thence by an arc, with the radius of twenty and seven hundredths (20.07) feet, a distance of thirty-one and fifty three hundredths (31.53) feet to a point on the West line of Smith Avenue; thence Southwardly along the West line of Smith Avenue, a distance of one hundred (100.0) feet to a point, the dividing line between Lots 19 and 24 in said Plan; thence Westwardly along said dividing line, a distance of fifty-six and six tenths (56.6) feet to a point, the dividing line between Lots 20 and 19 in said Plan; thence Northwardly along the last-mentioned dividing line, a distance of one hundred twenty and eighteen hundredths (120.18) feet to a point on the South line of Glenwood Drive, the place of Beginning,

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 ERECTED THEREON A RESIDENTIAL DWELLING KNOWN AND NUMBERED AS:
1430 GLENWOOD DRIVE, SHARON, PA 16146

Parcel #: 4 AR 84

BEING THE SAME PREMISES WHICH UGG Real Estate, LLC, by Deed dated July 12, 2023 and recorded August 9, 2023 in the Office of the Recorder of Deeds in and for Mercer County, Pennsylvania, Instrument No. 2023-00006040, granted and conveyed unto Colleen O'Donnell.

TO BE SOLD AS THE PROPERTY OF COLLEEN O'DONNELL UNDER MERCER COUNTY JUDGMENT NO. 2026-1188

LOCATION - 1430 GLENNWOOD DRIVE, SHARON PA 16146

JUDGMENT - $133,281.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) COLLEEN O'DONNELL AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

WRIT OF EXECUTION
NO. 2024-94

LEOPOLD & ASSOCIATES PLLC PLAINTIFF'S ATTORNEY
AUGUST 3, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
LESTER L. SMITH AND CONNIE L. SMITH IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, being designated as Lot No. 6 of the Frank J. Speigel Plan of Lots, same being bounded and described as follows:

BEGINNING at a point on the East right-of-way line of the Old Greenville-Sharon blacktop road which point is the northwest Corner of lot herein described; thence South 67° 42" East along the South line of Lot No. 5 (now land of Todd S. Gilson, et ux.) of said plan of lots, a distance of 1,004.00 feet to a point on the West right-of-way line of the Eric Railroad Company; thence South 23°57' West along the West right-of-way line of said Eric Railroad Company, a distance of 85 feet a point; thence North 68°14° West along the North line of Lot No. 7 of said plan of lots, a distance of 962.2 feet to a point on the East right-of-way line of the Old Greenville-Sharon Blacktop road; thence North 01° 06" West along the East right-of-way line of said road, a distance of 100 feet to the point and place of beginning.

UNDER AND SUBJECT to an easement taken over a portion of said land amounting to .069 of an acre given to the Pennsylvania Department of Highways, dated January 6, 1970, by Antonio Russo and Cecelia Russo, husband and wife, same being duly recorded in the Office of the recorder of Deeds of Mercer County, Pennsylvania.

BEING known as Parcel Number 31 068 110.

The improvements thereon being known as 10 Coulter Road, Greenville, Pennsylvania 16125.

LOCATION - 10 COULTER ROAD, GREENVILLE PA 16125

JUDGMENT - $ 55,931.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LESTER L. SMITH AND CONNIE L. SMITH AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORTS AND ASSIGNS OF BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE, OF THE GREENPOINT MANUFACTURED HOUSING CONTRACT TRUST, PASS-THROUGH CERTIFICATES, SERIES 2000-3

WRIT OF EXECUTION
NO. 2026-545

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
AUGUST 18, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
HARRY E. SUBASIC A/K/A HAROLD R. SUBASIC, SOLELY IN HER CAPACITY AS KNOWN HEIR OF CATHARINE SUBASIC, DECEASED AND JOSEPH SUBASIC, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF CATHARINE SUBASIC, DECEASED AND TRINDA MONTGOMERY, SOLELY IN HER CAPACITY AS KNOWN HEIR OF CATHARINE SUBASIC, DECEASED IN AND TO:

ALL THAT CERTAIN property situated in the Borough of Sharpsville in the County of Mercer and Commonwealth of Pennsylvania, being described as follows; part of Lots 304 and 305 in Strawbridge Addition to Sharpsville.

BEING more fully described in a Deed dated 07/20/88 and recorded 07/25/88, among the land records of the county and state set forth above, in Deed Volume 88DR and Page 7268 and.

Address: 127 Eighth St. Sharpsville, PA

Tax Map or Parcel ID No.:72-830-020

Premises being: 127 S 8th Street, Sharpsville, PA 16150
TOWNSHIP TAX PARCEL NO. 72-830-020

BEING the same premises which Roy E. Athman by Deed dated July 20, 1988 and recorded in the Office of Recorder of Deeds of Mercer County on July 21, 1988 at Book 44, Page 1107 granted and conveyed unto Catharine Subasic.

Catharine Subasic having departed this life on November 20, 2008

LOCATION - 127 S 8TH STREET, SHARPSVILLE PA 16150

JUDGMENT - $ 20,843.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HARRY E. SUBASIC A/K/A HAROLD R. SUBASIC, SOLELY IN HER CAPACITY AS KNOWN HEIR OF CATHARINE SUBASIC, DECEASED AND JOSEPH SUBASIC, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF CATHARINE SUBASIC, DECEASED AND TRINDA MONTGOMERY, SOLELY IN HER CAPACITY AS KNOWN HEIR OF CATHARINE SUBASIC, DECEASED AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-3, ASSET-BACKED CERTIFICATES, SERIES 2003-3

WRIT OF EXECUTION
NO. 2026-1697

VITTI LAW GROUP INC PLAINTIFF'S ATTORNEY
AUGUST 13, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
EMMA TABOREK 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 as Lots Nos. 345 and 346 in the Fairgrounds Addition Plan of Lots as recorded in Plan Book 1, page 107, Records of Mercer County, Pennsylvania, more particularly bounded and described as follows:

ON the North by Lots Nos. 301 and 302 in said Plan a distance of Fifty (50) feet; on the East by Lot No, 347 in said Plan a distance of One Hundred Ten (110) feet; on the South by French Street a distance of Fifty (50) feet; and on the West by Lot No. 344 in said Plan a distance of One Hundred Ten (110) feet.

BEING known as Parcel No.: 4 AM 181 182 and having an address of 1155 French Street, Sharon, Pennsylvania 16146.

BEING the same premises conveyed by deed from Scott R. Muir and K. Jennifer Muir, husband and wife, to Emma Taborek dated August 27, 2025 and recorded in the Recorder's Office of Mercer County Pennsylvania on September 19, 2025 at Instrument No. 2025-0007840.

LOCATION - 1155 FRENCH STREET, SHARON PA 16146

JUDGMENT - $141,479.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EMMA TABOREK AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

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 REPRESENTITIVE, 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 13, 20, 27, 2026