

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

December 28, 2021

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ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

FIRST PUBLICATION

BEGGS, GAIL ELLEN

2021-963

Late of Greenville Boro, Mercer Co., PA
Administratrix: Cheryl Rowland, 1125
Georgetown Rd., Sandy Lake, PA 16145
Attorney: James A. Stranahan IV
**CALVIN, SHARON D. a/k/a CALVIN,
SHARON DARLENE**

2021-959

Late of Pymatuning Twp., Mercer Co., PA
Executor: Ron Body, 640 E. La Costa
Dr., Chandler, AZ 85249
Attorney: William J. McConnell Jr.

CLAYPOOL, GENE R.

2021-950

Late of Findley Twp., Mercer Co., PA
Executor/Executrix: Pattie Ann Brown,
13215 Dairymaid Dr., Apt. 303,
Germantown, MD 20874; David Gene
Claypool, 113 Foreman Rd., Freeport,
PA 16229

Attorney: Timothy L. Bonner

HACKETT, LARRY T.

2021-967

Late of S. Pymatuning Twp, Mercer Co., PA
Executrix: Laura J. Shardy f/k/a Laura J.
Schell, 1338 Bedford Road, Masury, OH
44438

Attorney: William J. Madden

HUGHES, MERLE R.

2021-953

Late of Springfield Twp., Mercer Co., PA
Executor: Mark D. Hughes, 279 Oregon
Rd., Volant, PA 16156

Attorney: Timothy L. McNickle

KEPNER, DIXIE D. a/k/a KEPNER, DIXIE DIANE

2021-951

Late of Mill Creek Twp., Mercer Co., PA
Executor: Todd J. Kepner, 997 Enterprise
Rd., Grove City, PA 16127

Attorney: Timothy L. McNickle

KNOUSE, SAMUEL B.

2021-952

Late of Grove City Boro, Mercer Co., PA
Executor/Executrix: Scott B. Knouse, 605
Tidball Ave., Grove City, PA 16127;
Kimberly J. Winter, 1803 Tanglewood
Rd., Jacksonville, FL 32250

Attorney: Timothy L. McNickle

PETERSON, WILLIAM J. SR. a/k/a

PETERSON, WILLIAM a/k/a

PETERSON, BILL a/k/a PETERSON, WILLIAM J.

2021-916

Late of Hempfield Twp., Mercer Co., PA
Executrix: Jane M. Turcic, 16 Kinsman
Rd., Greenville, PA 16125 (724) 456-
9626

Attorney: None

SELADI, ALBERT M. a/k/a SELEDI, ALBERT MICHAEL

2021-947

Late of Sharon, Mercer Co, PA
Executrix: Audrae Roberts, 224 Oak St.,
Ludlow, KY 41016

Attorney: James E. Douglas

TAYLOR, NINA a/k/a TAYLOR, NINA L.

2021-960

Late of Farrell, Mercer Co, PA
Administrator: Frank Dubay, Jr., 400
Columbus St., Hermitage, PA 16148

Attorney: David A. Ristvey

WILEY, COLLEEN G.

2021-966

Late of Pymatuning Twp., Mercer Co., PA
Co-Executrices: Kathleen Anne Murphy,
15 Tanner Road, Greenville, PA 16125 &
Karen Marie Wiley, 222 High Street,
Apt. 321, Cuyahoga Falls, OH 44221
Attorney: Jason R. Dibble

SECOND PUBLICATION

BARTHOLOMEW, PATRICIA JEAN a/k/a BARTHOLOMEW, PATRICIA J. a/k/a BARTHOLOMEW, PAT- RICIA

2021-858

Late of Stoneboro, Mercer Co., PA
Administratrix: Brenda Sue Bartholomew,
55 Franklin St., Stoneboro, PA 16153

Attorney: Ted Isoldi

BOCHY, JOSEPH C.

2021-944

Late of Hermitage, Mercer Co., PA
Executrix: Susan S. Bochy, 327
Ridgebriar Dr., Richardson, TX 75080
Attorney: William G. McConnell, Jr.

BRUGLER, PATRICIA Z.

2021-925

Late of West Salem Twp., Mercer Co., PA
Executor: William H. Zeigler, Jr., 129 S.
Kirk St., P.O. Box 522, Pine Grove Mills,
PA 16868

Attorney: Richard L. Campbell, Esquire,
MILLER, KISTLER & CAMPBELL, 720
South Atherton Street, State College, PA
16801 (814) 234-1500

DUNCAN, GLENN J.

2021-942

Late of Grove City Boro, Mercer Co., PA
Executrix: Trudy D. Duncan, 6971 E.
State St., Hermitage, PA 16148

Attorney: James A. Stranahan, IV

FRITZ, MABEL A. a/k/a FRITZ, MABEL

2021-939

Late of Salem Twp., Mercer Co., PA
Executor: Ronald G. Fritz, 188 Coulter
School Rd., Greenville, PA 16125
Attorney: Douglas M. Watson

GARRETT, JEFFREY R. a/k/a GARRETT, JEFFREY ROBERT

2021-933

Late of Shenango Twp., Mercer Co., PA
Administratrix: Emily K. Garrett, 3299
Hubbard-W. Middlesex Rd., West
Middlesex, PA 16159

Attorney: Michael S. Barr

NELSON, JOHN A. a/k/a NELSON, JOHN a/k/a NELSON, JOHN ARTHUR

2021-937

Late of West Salem Twp., Mercer Co., PA
Executrix: Gale K. Nelson, 525
Orangeville Rd., Greenville, PA 16125

Attorney: Carolyn E. Hartle

ZUCCARO, KATHLEEN a/k/a ZUCCARO, KATHLEEN J. a/k/a ZUCCARO, KATHLEEN JOSE- PHINE

2021-941

Late of Mercer Boro, Mercer Co., PA
Executor: Marc E. Rongaus, 8379 Cole
St., Arvada, CO 80005

Attorney: Raymond Bogaty

THIRD PUBLICATION

BATTYANYI, FRANCES T. a/k/a BATTYANYI, FRANCES

2021-908

Late of Hermitage, Mercer Co., PA
Executrix: Gail Faustino a/k/a Gail F.
Faustino, 5877 Stewart Sharon Road,
Brookfield, OH 44403

Attorney: James M. Goodwin

DONNELL, GILBERT W. a/k/a DONNELL, GILBERT

2021-910

Late of Salem Twp., Mercer Co., PA
Administratrix: Billie L. Donnell, 517
Beatty School Road, Hadley, PA 16130

Attorney: Douglas M. Watson

JEWELL, DEBORAH J.

2021-924

Late of Greenville Boro, Mercer Co., PA
Executrix: Melissa A. Wheaton a/k/a
Melissa Wheaton, 3812 N Hermitage Rd.,
Hermitage, PA 16148

Attorney: Richard Parks

KELLEY, MARTHA ANNE a/k/a KELLEY, MARTHA

2021-904

Late of Hermitage, Mercer Co., PA
Executors: Joseph R. Chovan, 4626
Thomason Rd., Sharpsville, PA 16150;
John P. Chovan, 204 Maple Leaf Dr.,
Hubbard, OH 44425

Attorney: Wade M. Fisher

MARINI, NETTIE M.

2021-920

Late of Hempfield Twp., Mercer Co., PA
Executor: Mario Marini, 32 Leech Road,
Greenville, PA 16125

Attorney: Jason R. Dibble

MILLS, TERENCE R. a/k/a MILLS, TERRENCE a/k/a MILLS, TERRANCE R. a/k/a MILLS, TERRY a/k/a MILLS, T.R. a/k/a MILLS, ROBERT TERENCE

2021-907

Late of E Lackawannock Twp., Mercer
Co., PA
Administrator: Robert B. Mills, 8187
Sharon Mercer Road, Mercer, PA 16137

Attorney: Stephen L. Kimes

REED, MARY ELLEN

2021-917

Late of West Salem Twp., Mercer Co., PA
Executor/Executrix: Larry D. Chauvenne,
69 S. Summit Rd., Lot 202, Greenville, PA
16125; Daniel R. Kantner, 174 S. Summit

Rd., Greenville, PA 16125

Attorney: Jason R. Dibble

REILLY, MARIE M. a/k/a REILLY, MARIE

2021-921

Late of Sharon, Mercer Co., PA
Executrix: Elizabeth Curry, 492 S.
Oakland Ave., Sharon, PA 16146

Attorney: James M. Goodwin

REINHART, EARL T.

2021-914

Late of Pymatuning Twp., Mercer Co., PA
Executrix: Monica L. Mamer, 2747
McCarren Drive, Medina, OH 44256

Attorney: David A. Ristvey

SHEBA, NORMAN F.

2021-919

Late of Liberty Twp., Mercer Co., PA
Executor: William H. Reynolds, 1193 W.
4th St., Lock Haven, PA 17745

Attorney: Jack W. Cline

STEWART, TIMOTHY BRIAN a/k/a STEWART, TIMOTHY B.

2021-922

Late of Sharon, Mercer Co., PA
Executrix: Susanna Stewart a/k/a Susanne
Stewart, 2380 Henn Hyde Road NE,
Warren, OH 44484

Attorney: William J. Madden

THOMPSON, RUSSELL P. a/k/a THOMPSON, RUSSELL a/k/a THOMPSON, RUSSELL PAUL

2021-911

Late of Springfield Twp, Mercer Co., PA
Administratrix: Melissa L. Thompson,
502 Old Mercer Rd., Volant, PA 16156

Attorney: Amy E. Molloy

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is Steigerwald Holdings, LLC, and it is to be organized effective January 1, 2022.

S.R. LAW, LLC

Amy E. Molloy, Esquire
631 Kelly Blvd., P.O. Box 67 Slippery
Rock, PA 16057

M.C.L.J.- December 28, 2021

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of THE APPLEBY FAMILY TRUST DATED FEBRUARY 11, 2004. Nancy Isabel Appleby, Trustee of the Trust, of 339 E. Jamestown Road, West Salem Township, Pennsylvania, 16125 died on September 29, 2021. All persons having claims against the Trust are requested to make known the same to the Successor Trustees or Attorney named below. All persons indebted to the Trust

are requested to make payment without delay to the Successor Trustees or Attorney named below.

Debra Lee Galvin, Successor Trustee
1161 S. Bristol Drive
Lititz, PA 17543

Richard Stirling Norris, Successor Trustee
143 Seneca School Rd.
Harmony, PA 16037

Sarah G. Hancher, Esquire
Hancher Law Office
101 North Green Lane
Zelienople, PA 16063
M.C.L.J.- December 28, 2021, January 4, 11, 2022

PUBLIC NOTICE

An application for registration of a fictitious name was filed under the Fictitious Names Act of Pennsylvania for Custom Auto Finish, Third and Grant Streets, Fredonia, PA 16124, by Keith E. Mostoller, 2 First Street, Fredonia, PA 16124, owner.

M.C.L.J.- December 28, 2021

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

Notice is hereby given of the administration of **THE LENARCIC FAMILY TRUST NO. 1 DATED JULY 215, 1997**. The remaining Settlor of the Trust, **ANASTASIA LENARCIC**, a resident of Hermitage, Mercer County, Pennsylvania, died on October 28, 2021. All persons having claims against **ANASTASIA LENARCIC** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **ANASTASIA LENARCIC** are requested to make payment without delay to the Trustee or the attorney named below:

Susan Goclano
62 McDowell Road
Transfer, PA 16154
or her attorney

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

M.C.L.J.- December 21, 28, 2021,
January 4, 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 **January 3, 2022**, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL ACCOUNT OF ESTATES

2019-426 Rose, Judi A., deceased,
WendyK. Bortz, 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.- December 7, 14, 21, 28, 2021

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

Notice is hereby given of the administration of **THE JOHN G. JOHNSON REVOCABLE TRUST AGREEMENT DATED DECEMBER 20th, 2016**. The Settlor of the Trust, **JOHN G. JOHNSON**, a resident of Mercer, Mercer County, Pennsylvania, died on October 19, 2021. All persons having claims against **JOHN G. JOHNSON** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **JOHN G. JOHNSON** are requested to make payment without delay to the Trustee or the attorney named below:

Claudia Leyde
957 Butler Pike
Mercer, PA 16137
or her attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148
M.C.L.J.- December 14, 21, 28, 2021

SHERIFF'S SALE
MONDAY
JANUARY 10, 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. 2021-00993

BERNSTEIN-BURKLEY PC
PLAINTIFFS ATTORNEY
OCTOBER 4, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ESTATE OF JOSEPH A. BURNS, SR., ROBERT S. BURNS, JOSEPH A. BURNS, JR., MARY HOLMES, MICHAEL S. BURNS AND DANIEL O. BURNS HEIRS OF JOSEPH A. BURNS, SR. IN AND TO:

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

On the North by Quince Alley; on the East by land of Edward and Susan D. Graham, formerly of Ralph Smith; on the South by West Venango Street; and on the West by land of Earl W. and Shirley Brown, formerly Zenobia Stewart.

Have a frontage on West Venango Street of 60 feet and extending back of that a distance of 240 feet to Quince Alley.

Being the same conveyed to Grantors by deed from themselves dated May 31, 1934

and recorded on June 1, 1934 in Deed Book K, Volume 15, Page 449.

The authority of Allan J. Smith to execute this deed on behalf of the Grantors is found in powers of attorney dated November 1, 1994 and recorded on June 12, 1996 at 1996 P/A 8113 and 8114.

Being known as 330 West Venango Street, Mercer, PA 16137 and as MERCER COUNTY TAX ASSESSMENT NO. 65-580-019.

Judgment was recovered in the Court of Common Pleas of Mercer County, Civil Action, as of No. 2021-00993 and indexed at the above caption and number in this Court, seized and taken in execution as the property of Estate of Joseph A. Burns, Sr., Robert S. Burns, Joseph A. Burns, Jr., Mary Holmes, Michael S. Burns and Daniel O. Burns, heirs of Joseph A. Burns, Sr. at the suit of Mercer County State Bank.

JUDGMENT - \$ 73,704.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ESTATE OF JOSEPH A. BURNS, SR., ROBERT S. BURNS, JOSEPH A. BURNS, JR., MARY HOLMES, MICHAEL S. BURNS AND DANIEL O. BURNS HEIRS OF JOSEPH A. BURNS, SR. AT THE SUIT OF THE PLAINTIFF MERCER COUNTY STATE BANK

WRIT OF EXECUTION NO. 2021-01106

BERNSTEIN-BURKLEY PC
PLAINTIFF'S ATTORNEY
NOVEMBER 2, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THOMAS A. COLPETZER AND AMY L. COLPETZER IN AND TO:

PARCEL ONE:

ALL THOSE CERTAIN pieces or parcels of land situate partly in Perry Township and partly in Fairview Township, Mercer County, Pennsylvania, being further bounded and described as follows:

PARCEL NO. 1 : BOUNDED on the North by a public road known as Ten Mile Road, also known as T-689; bounded on the East by Perry Highway; bounded on the South by lands formerly of Marsteller, now Wallace McJunkin; bounded on the West by lands formerly of Clarence Ramp, now Parcel No. 2 herein; containing 60 acres, more or less.

PARCEL NO. 2: BOUNDED on the North by a public road known as the Ten Mile Road, also known as T-680; bounded on the East by lands formerly of S.T. Rodgers, now Parcel No. 1 herein, and lands formerly of Mueller, now Wallace McJunkin; bounded on the South by lands formerly of George Laver, now Edwin Laver; and bounded on the West by lands formerly of George Laver now, Edwin Laver; containing 63 acres, more or less.

EXCEPTING therefrom a lot conveyed from Charles O. Bennett, et ux., to S.L. Rodgers et ux., by deed recorded in the records of Mercer County, Pennsylvania, in Deed Book I. Volume 20, page 412.

BEING that property conveyed to Thomas A. Colpetzer and Amy L. Colpetzer, husband and wife by deed of John Albert Partridge and Ethel S. Partridge, husband and wife to Thomas A. Colpetzer dated

November 5, 2001 and recorded on November 6, 2001 in the Recorder's Office of Mercer County, Pennsylvania, at 01 DR 19134.

PARCEL TWO:

ALL THOSE CERTAIN pieces or parcels of land situate, lying and being in Perry Township, Mercer County, Pennsylvania, more particularly hounded and described as follows, to-wit:

BEGINNING at a pointing the center line of Township Road No. T-689, also known as Laver Road, formerly known as Ten Mile Road, which point is located 255 feet East of the western line of land now or formerly of John and Ethel Partridge; thence North 86 degrees 40 minutes East along the center line of said road for a distance of 320 feet to a point, thence South 07 degrees 20 minutes East along land now or formerly of Ethel Partridge for a distance of 178 feet to a point; thence South 82 degrees 40 minutes West along land now or formerly of Partridge for a distance of 128 feet to a point; thence South 07 degrees 20 minutes East along land now or formerly Partridge for a distance of 45 feet to a point; thence South 82 degrees 40 minutes West along land now or formerly of Partridge for a distance of 192 feet to a point; thence North 07 degrees 20 minutes West along land now or formerly of Partridge for a distance of 223 feet to a point, the place of beginning; containing 1.51 acres of land according to survey of Edwin G. Betty R. Laver by Ronald P. Bittler, P.L.S., dated July 10, 1997. Being further identified as Tax Parcel No. 21-072-48 as shown on the assessment map in the records for Mercer County.

BEING that property conveyed to Thomas A. Colpetzer and Amy L. Colpetzer, husband and wife by deed of Rodney A. Wright and Michelle Wright, husband and wife dated November 9, 2001 and recorded on November 16, 2001 in the Recorder's Office of Mercer County, Pennsylvania, at 01 DR 19833.

PARCEL THREE:

ALL THAT CERTAIN piece or parcel of land situate in Perry Township, Mercer County, Pennsylvania, designated as Lot No. 2 on the Norman Stern Subdivision recorded in the office of the Recorder of Deeds of Mercer County, Pennsylvania in Plan Book 22, Page 62 and being further bounded and described as follows:

BEGINNING at a point in the center line of Laver Road (T-689) at the southwest corner of the parcel herein described; thence North 15 degrees 51 feet East along Lot No. 1 in the Subdivision, a distance of 684.82 feet to an iron post; thence South 84 degrees 58 feet East, along land now or formerly of Howard W. and Alberta C. Elder, a distance of 204.45 feet to an iron post; thence South 15 degrees 51 feet West, along Lot No. 3 in the Subdivision, a distance of 654.89 feet to a point in the center line of Laver Road; thence South 87 degrees 21 feet West, along the center line thereof, a distance of 210.00 feet to the place of beginning.

BEING that property conveyed to Thomas A. Colpetzer and Amy E. Colpetzer, husband and wife by deed of Yost E. Hostetler and Ida D. Hostetler, husband and wife dated May 26, 2006 and recorded on June 1, 2006 in the Recorder's Office of

Mercer County, Pennsylvania, at Instrument No. 2006-00007965.

Being known as 164, 195 and 212 Laver Road, Greenville, Pennsylvania 16125 and as Mercer County Tax Assessment Nos. 21-073-070, 21-072-48 and 21-073-073

Judgment was recovered in the Court of Common Pleas of Mercer County, Civil Action, as of No. 2021-1106 and indexed at the above caption and number in this Court, seized and taken in execution as the property of Thomas A. Colpetzer and Amy Colpetzer at the suit of Mercer County State Bank.

JUDGMENT - \$354,294.32

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS A. COLPETZER AND AMY L. COLPETZER AT THE SUIT OF THE PLAINTIFF MERCER COUNTY STATE BANK

**WRIT OF EXECUTION
NO. 2021-01634**

DAVID W. RAPHAEL PLAINTIFF'S ATTORNEY
OCTOBER 4, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER WILLIAM D. VAN ORD, DECEASED IN AND TO:

ALL that certain piece or parcel of land situate and designated as Lot No. Eighteen (18) in the Reynolds Park Plan of Lots situate in Pymatuning Township, Mercer County, Pennsylvania, which plan is duly recorded in the Office of the Recorder of Deeds of Mercer County in Plan Book 7, Page 53, and being more particularly bounded and described as follows:

BOUNDED on the North for a distance of one hundred thirty (130) feet by Lot No. 17; on the East for a distance of one hundred six (106) feet by Lot No. 14; on the South for a distance of one hundred thirty (130) feet by Lot No. 19; and, on the West for a distance of one hundred six (106) feet by "A" Street, also known as Arlington Drive.

Parcel Number: 23-343-243.

Address: 1605 Arlington Drive, Greenville, PA 16125.

SUBJECT to the same building lines, rights of way, easements, mining and mineral rights, restrictions, reservations, exceptions and conditions as set forth on the recorded plan and as may appear in prior instruments of record.

BEING the same premises which Carol L. Thomas, unmarried, granted and conveyed to William D. Van Ord by Deed dated August 19, 2002, and recorded on September 3, 2002 in the Office of the Recorder of Deeds of Mercer County as Instrument Number 2002-017498.

William D. Van Ord died on July 7, 2018.

JUDGMENT - \$ 77,759.77

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND

ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER WILLIAM D. VAN ORD, DECEASED AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2020-00570**

HLADIK ONORATO & FEDERMAN LLP PLAINTIFF'S ATTORNEY
NOVEMBER 8, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ALBERT E. WOODLEY AND TAMMY L. WOODLEY A/K/A TAMMY L. TIMMONS IN AND TO:

ALL that tract of land situate in Pine Township, Mercer County, Pennsylvania, bounded and described as follows:

STARTING at northeast corner of said land, south along land of Ralson 132 feet; thence west along land now or formerly of O'Connor 110 feet; thence north along land now or formerly of Minnie J. Fleming 132 feet; thence east to the place of beginning 110 feet.

TOGETHER with all rights in the right of way originally granted to Shelly A. Moore by instrument dated February 7, 1997, and recorded at 1997 D.R. No. 97DR 2495.

BEING THE SAME PREMISES which Shelly A. Moore, by Deed dated January 13, 1997 and recorded on February 28, 1997, in the Mercer County Recorder of Deeds Office at Deed Book Volume 97DR at Page 2497, granted and conveyed unto Albert E. Woodley and Tammy L. Timmons, as Joint Tenants with the Right of Survivorship and not as Tenants in Common.

Being Known as 88 Fleming Road, Grove City, PA 16127 Parcel I.D. No. 22-219-093

JUDGMENT - \$115,414.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALBERT E. WOODLEY AND TAMMY L. WOODLEY A/K/A TAMMY L. TIMMONS AT THE SUIT OF THE PLAINTIFF SELECT PORTFOLIO SERVICING, INC.

**WRIT OF EXECUTION
NO. 2020-00121**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
SEPTEMBER 20, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHANNING D. BURNETT AND HEATHER K. SCHMIDT IN AND TO:

All that certain piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, being known and numbered as Lot No. 2 of the John A. and Laura V. Reeher subdivision as approved by the Mercer County Regional Planning Commission and recorded in 1979 PL 104, said land being further bounded and described as follows, to-wit:

On the North by other lands of John A. and Laura V. Reeher for a distance of 265 feet; on the East by other lands of John A. and Laura V. Reeher for a distance of 193 feet; on the South by other lands at John A. and Laura V. Reeher for a distance of 265 feet;

and, on the West by the centerline of a public road known as Maple Road (L. R. 43095) a distance of 193 feet. Containing 1.17 acres.

SUBJECT PROPERTY ADDRESS: 25 Maple Road, Greenville, PA 16125

Being the same property conveyed to Channing D. Burnett and Heather K. Schmidt, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Larry D. Cramer and Joanne I. Cramer, husband and wife, dated April 6, 2012, recorded April 10, 2012, at Document ID 2012-00004449, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 31 055 003

JUDGMENT - \$141,722.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHANNING D. BURNETT AND HEATHER K. SCHMIDT AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK

**WRIT OF EXECUTION
NO. 2017-01975**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
SEPTEMBER 21, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHAEL LEWIS, AKA MICHAEL F. LEWIS AND STEPHANIE L. LEWIS IN AND TO:

All that certain piece or parcel of land Situate in the City of Hermitage, Mercer County, Pennsylvania, Bounded and described as follows:

Being known as Lot No. Ten (10) in the Synder Oakes Plan of Lots, Section B, to Which plan Reference is Hereby Made for a more Complete Description said Lot. Said plan Being recorded in the records of Mercer County, Pennsylvania, on September 28, 1966, in Plan Book 10, Page 33.

SUBJECT PROPERTY ADDRESS: 500 Easton Road, Hermitage, PA 16148

Being the same property conveyed to Michael F. Lewis and Stephanie L. Lewis, husband and wife who acquired title by virtue of a deed from Dale F. Spadafora and Deanna L. Spadafora, husband and wife, dated February 21, 2006, recorded February 27, 2006, at Instrument Number 2006-00002901, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 12-158-107

JUDGMENT - \$169,898.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL LEWIS, AKA MICHAEL F. LEWIS AND STEPHANIE L. LEWIS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2021-00492**

MCCABE WEISBERG & CONWAY PC PLAINTIFFS ATTORNEY
SEPTEMBER 7, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DARLENE GRAYBEAL, KNOWN SURVIVING HEIR OF SYLVESTER P.

CHICKO, CAROLINE CHICKO, KNOWN SURVIVING HEIR OF SYLVESTER P. CHICKO, SYLVESTER P. CHICKO, JR., KNOWN SURVIVING HEIR OF SYLVESTER P. CHICKO AND UNKNOWN SURVIVING HEIRS OF SYLVESTER P. CHICKO IN AND TO:

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

ON THE NORTH BY ANDREW STREET; ON THE EAST BY LAND NOW OR FORMERLY OF JOHN AND EMMA FISHER; ON THE SOUTH BY LAND NOW OR FORMERLY OF FRED VANDERHOLT; AND ON THE WEST BY AN ALLEY; AND HAVING A FRONTAGE OF 40 FEET ON ANDREW STREET AND EXTENDING BACK OF EQUAL OR UNIFORM WIDTH, A DISTANCE OF 114 FEET.

Being known as: 307 Andrew Street, Sharon, Pennsylvania 16146

BEING THE SAME PREMISES WHICH SYLVESTER P. CHICKO, JR. NKA SYLVESTER P. CHICKO, DARLENE GRAYBEAL and CAROLINE ROBINSON by deed dated October 5, 2007 and recorded October 24, 2007 in Instrument Number 2007-00014619, granted and conveyed unto Sylvester P. Chicks. The said Sylvester P. Chicks died on December 3, 2019 without a will or appointment of an Administrator, thereby vesting title in Darlene Graybeal, Known Surviving Heir of Sylvester P. Chicks, Caroline Chicks, Known Surviving Heir of Sylvester P. Chicks, Sylvester P. Chicks, Jr., Known Surviving Heir of Sylvester P. Chicks, and Unknown Surviving Heirs of Sylvester P. Chicks by operation of law.

TAX I.D. 1 N26

JUDGMENT - \$ 58,402.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DARLENE GRAYBEAL, KNOWN SURVIVING HEIR OF SYLVESTER P. CHICKO, CAROLINE CHICKO, KNOWN SURVIVING HEIR OF SYLVESTER P. CHICKO, SYLVESTER P. CHICKO, JR., KNOWN SURVIVING HEIR OF SYLVESTER P. CHICKO AND UNKNOWN SURVIVING HEIRS OF SYLVESTER P. CHICKO AT THE SUIT OF THE PLAINTIFF REVERSE MORTGAGE FUNDING LLC

**WRIT OF EXECUTION
NO. 2019-03108**

MCCABE WEISBERG & CONWAY PC PLAINTIFFS ATTORNEY
OCTOBER 13, 2021 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN GREENE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LAND NOW OR FORMERLY OF MICHAEL

HALLIDAY, FORMERLY OF CHARLES W. MORELAND; ON THE EAST BY LAND NOW OR FORMERLY OF MICHAEL HALLIDAY, FORMERLY OF CHARLES W. MORELAND; AND ON THE SOUTH BY LAND NOW OR FORMERLY OF MICHAEL HALLIDAY, FORMERLY BAILEY HEIRS; AND ON THE WEST BY THE GREENVILLE-JAMESTOWN ROAD, (L.R. 43061); CONTAINING 30 ACRES OF LAND, MORE OR LESS.

EXCEPTING AND RESERVING THEREFROM LOT NO. 1 OF THE SUBDIVISION OF THE LAND OF DAVID LEEPER, CONTAINING 3.3006 ACRES, RETAINING BY DAVID L. LEEPER. SAID SUBDIVISION IS FILED AT 97 PL 106-5.

Being known as: 194 West Jamestown Road, Jamestown, Pennsylvania 16134

BEING THE SAME PREMISES WHICH BRYAN S. WILSON and SHANNON WILSON, husband and wife, by deed dated December 12, 2017 and recorded December 21, 2017 in Instrument Number 2017-00011809, granted and conveyed unto Michael J. Fry.

TAX I.D. #: 08-016-005

JUDGMENT - \$266,588.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL J. FRY AT THE SUIT OF THE PLAINTIFF AMERICAN FINANCIAL RESOURCES, INC., A NEW JERSEY CORPORATION

**WRIT OF EXECUTION
NO. 2021-01123**

STERN & EISENBERG PC PLAINTIFFS ATTORNEY OCTOBER 19, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) HAROLD D. BOYER IN AND TO:

ALL that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, known as Lot No. 5 in the Joseph W. Anson Plat of Lots, as recorded in Mercer county Records in Plan Book 2, page 95, said lot being bounded and described as follows:

ON the north by Ellsworth Avenue, on the east by Lot No. 4 in said plan; on the south by Lot 18 in said plan, on the west by Lot 6 in said Plan; having a frontage on said Ellsworth Avenue of 51 feet and extending back, of equal width, a distance of 147.02 feet to said Lot No. 18.

The improvements thereon being known as 475 Ellsworth Street, Sharon, Pennsylvania - 16146.

PARCEL ID IE 41

BEING the same premises which MARTHA A. BOYER, WIDOW AND UNREMARIED by Deed dated 12/01/2001 and recorded in the Office of Recorder of Deeds of Mercer County on 12/27/2001 at Book 384, Page 804 granted and conveyed unto HAROLD D. BOYER, SINGLE.

JUDGMENT - \$ 59,910.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HAROLD D. BUYER AT THE SUIT OF THE PLAINTIFF NOTABLE CAPITAL FUND, LLC

**WRIT OF EXECUTION
NO. 2021-00908**

STERN & EISENBERG PC PLAINTIFFS ATTORNEY OCTOBER 13, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVEISEES OF THE ESTATE OF FRANCES FLINT A/K/A FRANCES M. FLINT, DECEASED AND MARCHETA G. FLINT CAMPBELL, SOLELY IN HER CAPACITY AS KNOWN HEIR OF ESTATE OF FRANCES FLINT A/K/A FRANCES M. FLINT DECEASED AND JEROME E. FLINT, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF ESTATE OF FRANCES FLINT A/K/A FRANCES M. FLINT, DECEASED IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF FARRELL, COUNTY OF MERCER AND STATE OF PENNSYLVANIA BEING AN UNNUMBERED PARCEL LOCATED IN THE CLARK PLAN OF LOTS, AND BEING FUTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY LAND NOW OR FORMERLY OF JOHN RYAN HEIRS, IN THE EAST BY LAND NOW OR FORMERLY OF IYAN ROEIOK; ON THE SOUTH BY FRENCH STREET FOR A DISTANCE OF FIFTY-ONE AND NINE-TENTHS (51.9) FEET, AND ON THE WEST BY LAND OF RALPH MARTINO, AND CONTAINING ONE FOURTH (1/4) ACRES OF LAND.

Parcel No.: 52-425-119

Being Known as 412 French Street, Farrell, PA 16121

BEING the same premises which Frances M. Flint Widow, by Deed dated June 26, 2001 and recorded in the Office of Recorder of Deeds of Mercer County on July 11, 2001 at Book 0363 Page 1138 granted and conveyed unto Frances M. Flint Widow.

JUDGMENT - \$ 39,778.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVEISEES OF THE ESTATE OF FRANCES FLINT A/K/A FRANCES M. FLINT, DECEASED AND MARCHETA G. FLINT CAMPBELL, SOLELY IN HER CAPACITY AS KNOWN HEIR OF ESTATE OF FRANCES FLINT A/K/A FRANCES M. FLINT DECEASED AND JEROME E. FLINT, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF ESTATE OF FRANCES FLINT A/K/A FRANCES M. FLINT, DECEASED AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PPT ASSET-BACKED CERTIFICATES, SERIES 2004-1

**WRIT OF EXECUTION
NO. 2017-03628**

STERN & EISENBERG PC PLAINTIFFS ATTORNEY AUGUST 31, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TIMOTHY A. ROBBINS IN AND TO:

All that certain lot or piece of ground situate in Greenville Borough, County of Mercer, Commonwealth of Pennsylvania and being more particularly bounded and described as follows:

Beginning at the northeast corner of the land herein conveyed at a point on the west line of Columbia Avenue, thence in a southerly direction along the west side of Columbia Avenue, a distance of fifty (50) feet to land of Stage, thence in a westerly direction along land of Stage and Roberts a distance of ninety one and sixty-five hundredths (91.65) feet to a point, thence in a southerly direction along land of Roberts a distance of five (5) feet seven (7) inches to land of Brower, thence in a westerly direction along land of Brower and Redfoot a distance of eighty (80) feet to the east line of an alley; thence in a northerly direction along the east line of said alley a distance of sixty-three (63) feet four (4) Inches to land now of croll and Ralston a distance of one hundred sixty-four (164) feet, more or less, to the place of beginning.

Parcel No.: 55520085

Being Known as 41 Columbia Avenue, Greenville, PA 16125

BEING the same premises which Elizabeth S. Burton, Unremarried Widow, by Deed dated August 31, 2005 and recorded in the Office of Recorder of Deeds of Mercer County on September 21, 2005 at Instrument No. 2005-00015298 granted and conveyed unto Timothy A Robbins.

JUDGMENT - \$ 66,867.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TIMOTHY A. ROBBINS AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-D, ASSET BACKED PASS-THROUGH CERTIFICATES, BY ITS SERVICER PHH MORTGAGE CORPORATION

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.- December 14, 21, 28, 2021