

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

August 24, 2021

VOL. 36 - ISSUE 34

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

HAM, KOOK JA 2021-643

Late of Sharpsville Boro, Mercer Co., PA
Executrix(s): Julie Ham Tsounos, 3053
White Pine Dr., Gibsonia, PA 15044;
Christine K. Ham, 111 Devir St. Unit 406,
Malden, MA 02148

Attorney: Timothy L. McNickle

PETERS, MICHAEL A. f/k/a PETERS, MICHAEL 2021-638

Late of Sharon, Mercer Co., PA
Executrix: Kathleen A. Burke f/k/a Kate
Burke, 431 N. Neshannock Avenue, New
Wilmington, PA 16142

Attorney: Wade M. Fisher

RAITI, ANDREW 2021-634

Late of Greenville Boro, Mercer Co., PA
Executor/Executrix: Andrew James Raiti,
90 Shenango Park Rd., Lot 11, Transfer,
PA 16154; Patricia Ann Johnson, 3752 N.
Hermitage Rd., Lot 69, Transfer, PA
16154

Attorney: James E. Douglas

SCARMACK, NICHOLAS JAMES a/k/a SCARMACK, NICK a/k/a SCARMACK, NICK J. 2021-646

Late of Hermitage, Mercer Co., PA
Executrix: Amelia Sferra f/k/a Amelia
Scarmack DeGerolamo, 420 5th Avenue,
Hubbard, OH 44425

Attorney: Robert J. Tesone

ZUSCHLAG, ROBERT E. a/k/a ZUSCHLAG, ROBERT EUGENE a/k/a ZUSCHLAG, ROBERT 2021-633

Late of Perry Twp., Mercer Co., PA
Executrix: Virginia E. Reed, 46 Bentley
Avenue, Greenville, PA 16125

Attorney: Terry K. Wheeler

SECOND PUBLICATION

CERRONI VINCENT B. a/k/a CERRONI, VINCENT 2021-622

Late of Hermitage, Mercer Co., PA
Administrator: Daniel G. Cerroni, 1069
Alcoma St., Sharon, PA 16146

Attorney: Gary D. Lackey

CURRIE, JAMES J. a/k/a CURRIE, JAMES 2021-615

Late of Greenville Boro, Mercer Co., PA
Executor/Executrix: Scott A. Currie, 6
Perry St., Greenville, PA 16125; Colleen
R. Taylor, 304 Quartermile Rd.,
Greenville, PA 16125

Attorney: James R. Dibble

HOFFMAN, CLIFFORD GEORGE a/k/a HOFFMAN, CLIFFORD SKIP 2021-573

Late of Hermitage, Mercer Co., PA
Executrix: Penny Lynne Morrison, 5571
E. State Street, Hermitage, PA 16148

Attorney: Dennis M. Sloan, Esquire,
Sloan & Associates, 106 S. Main Street,
Suite 305, Bulter, PA 16001 (724) 284-
9092

LEARY, ELIZABETH A. a/k/a LEARY, ELIZABETH 2021-617

Late of Pymatuning Twp., Mercer Co., PA
Executor: Thomas A. Kirby, 100 S. 16th
Street, Greenville, PA 16125

Attorney: Jason R. Dibble

MARIN, GARY A. 2021-612

Late of Greenville Boro, Mercer Co., PA
Executrix: Deanna Goodman f/k/a Deanna
L. Marin, 2630 Kirk Street, Slatingson, PA
18080

Attorney: James E. Douglas

NAGEL, ROSE MARIE 2021-611

Late of Mercer Boro, Mercer Co., PA
Executor: Joseph T. Hodges, III, 2
Waterfront Place, Ste. 1604, Morgantown,
WV 26501 (304) 816-2073

Attorney: None

THIRD PUBLICATION

ASPERY, THOMAS E. 2021-602

Late of Hermitage, Mercer Co., PA
Executrix: Jennifer D. Franklin, 433 S. Oak
Ave., Broken Arrow, OK 74012

Attorney: Charles S. Hersh

BEEMILLER, HARRY a/k/a BEEMILLER, HARRY W. 2021-499

Late of Sandy Lake, Mercer Co., PA
Executor: Britt Adam Beemiller, 184
Stoners Road NW, Adairsville, GA 30103

Attorney: Raymond H. Bogaty

HARDY, MARY BARBARA 2021-608

Late of Hermitage, Mercer Co., PA
Executor: Virginia Skody, 614 Service
Ave., Sharon, PA 16146

Attorney: David A. Ristvey

HARSHMAN, DENISE A. a/k/a HARSHMAN, DENISE 2021-600

Late of Sharpsville Boro, Mercer Co., PA
Co-Executrices: Patricia J. Dunham, 622
7th Street, Sharpsville, PA 16150 & Carol

J. Phillips, 326 S. 9th Street, Sharpsville,
PA 16150

Attorney: Michael S. Barr

RUST, DIANA L. a/k/a RUST, DIANA LEE a/k/a RUST, DIANA 2021-610

Late of Hermitage, Mercer Co., PA
Co-Executors: James D. Rust, 761
Rutledge Road, Transfer, PA 16154 &
Cathy J. Friend, 2387

Harrison City Road, Export, PA 15632

Attorney: Carolyn E. Hartle

SOWERS, JOSEPH L. 2021-605

Late of Grove City Boro, Mercer Co., PA
Executrix: Lisa Chartraw, 316
Independence Court, Sharon, PA 16146

Attorney: Jack W. Cline

NOTICE

IN THE COURT OF COMMON PLEAS
OF MERCER COUNTY,
PENNSYLVANIA

CIVIL ACTION – LAW
CASE NO. 2021-00252

GREENVILLE SAVINGS BANK,
Plaintiff

v

SHERRIE L. SOUDERS aka SHERRIE
L. WUGHTER

Defendant

To: Sherrie L. Souders
Aka Sherrie L. Woughter

You have been named as a Defendant in a
civil action instituted by Plaintiff as a
result of a default on a Promissory Note
secured by real property in Mercer
County, Pennsylvania.

If you wish to defend, you must enter a
written appearance personally or by
attorney and file your defenses or
objections in writing with the Court within
20 days of the date of the publication of
this Notice. You are warned that if you
fail to do so, the case may proceed without
you without further notice for the relief
requested by the Plaintiff. You may lose
money or property or other rights
important to you.

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER, GO TO
OR TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION
ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A
LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH
INFORMATION ABOUT AGENCIES
THAT MAY OFFER LEGAL
SERVICES TO ELIGIBLE PERSONS
AT A REDUCED FEE OR NO FEE.

Mercer County Lawyers' Referral Service
c/o Mercer County Bar Association
P.O. Box 1302

Hermitage, PA 16148

(724) 342-3111

M.C.L.J. - August 24, 2021

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

Notice is hereby given of the
Administration of the EDWARD L.
HENZEL and AGNES E. HENZEL
REVOCABLE LIVING TRUST dated
November 12, 2001 whereby AGNES E.
HENZEL one of the Settlers of the Trust,
died on February 18, 2021, a resident of
Greene Township, Mercer County,
Pennsylvania. All persons having claims
against AGNES E. HENZEL are
requested to make known the same to the
Trustee or attorney named below. All
persons indebted to AGNES E. FIENZEL
are requested to make payment without
delay to the Trustee or attorney named
below:

Janet M. Kromer, Trustee
16021 N. Pierce Ferry Road
Dolan Springs, AZ 86441

or her attorney:

Douglas M. Watson
9 Main Street
Greenville, PA 16125

M.C.L.J. - August 24, 31 & September 7,
2021

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

Notice is hereby given that the following
Accounts of Executors, Administrators,
Guardians and Trustees, have been filed in
the Office of the Register of Wills and
Clerk of Orphans' Court of Mercer
County, Pennsylvania. If no
exceptions/objections are filed thereto
within twenty (20) days from **September
7, 2021**, the Accounts will be affirmed by
the Clerk of Orphans' Court. Thereafter
distribution may be decreed by this Court
without reference to an auditor in
accordance with any proposed schedule of
distribution.

FIRST AND FINAL ACCOUNT OF ESTATES

2019-586 Heim, Richard R. a/k/a Heim,
Richard Ralph a/k/a Heim,
Richard, deceased; Richard
Scott Heim and Kathy L.
Heim, Co-Executors
2020-313 Kocholek, Helen a/k/a
Kocholek, Helen M.,
deceased; Co-Executors,

Karen Loutzenhiser and David Kocholek
2020-326 Ross, Thomasina A. a/k/a Ross, Thomasina Ann., deceased; Co-Executors, Gail M. Zagoren and Robert L. Sarcinella
2020-548 Lenhart, David William a/k/a Lenhart, David W. a/k/a Lenhart, David, deceased; Executrix, Jeanne S. Lenhart

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.- August 3, 10, 17, 24, 2021

SHERIFF'S SALE
MONDAY
SEPTEMBER 13, 2021
10:00 A.M.

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. 2020-02766

JSDC LAW OFFICES PLAINTIFF'S ATTORNEY
JUNE 28, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) FARRELL LODGE NO. 55 LOYAL ORDER OF MOOSE A/K/A FARRELL LODGE NO. 55 LOYAL ORDER OF MOOSE. INC. IN AND TO:

PARCELS ONE THROUGH FIVE BEING ALL those certain pieces or parcels of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being bounded and described as follows:

PARCEL ONE Being known as Lot Number Seven Hundred Eighty-eight (788) in the plan of lots known as the Farrell Realty Plan of Lots Number Two (2), sometimes called and known as the South Sharon Trust Company Plan of Lots, which plan is recorded in Plan Book 2, Page 45, records of Mercer County, Pennsylvania, said parcel being bounded and described as follows:

Bounded on the northeasterly side by the Sharon-New Castle Public Road, a/k/a Division Street; on the South by Lot Number Seven Hundred Eighty-nine (789) in said Plan; and on the West by Norris Avenue. Said Lot Number Seven Hundred Eighty-eight (788) being a parcel of land triangular in shape.

PARCEL TWO Being parts of Lots Numbers Seven Hundred Eighty-five (785), Seven Hundred Eighty-six (786) and Seven Hundred Eighty-seven (787) in the Farrell Realty Company Plan Number Two (2) recorded in the records of Mercer County, Pennsylvania, in Plan Book 2, Page 45, said land bounded and described as follows:

Beginning at a point on the south line of the Sharon-New Castle Road sixty and eighty-seven hundredths (60.87) feet Northwest from the south-west intersection of the Sharon-New Castle improved road with Norris Avenue; thence South a distance of one hundred thirty-one and seven tenths (131.7) feet to a point on the north line of Lot Number Seven Hundred Eighty-four (784) in said Plan, which said point is forty-eight and five tenths (48.5) West from the west line of Norris Avenue; thence West

along the north line of Lot Number Seven Hundred Eighty-four (784) in said Plan a distance of forty (40) feet to a point forty (40) feet East from the southeast corner of Lot Number Seven Hundred Thirty-eight (738) in said Plan; thence North one hundred fifty-seven (157) feet to a point on the south line of the Sharon-New Castle Road, which point is fifty and twenty-two hundredths (50.22) feet Southeast from the east line of Lot Number Seven Hundred Thirty-four (734); thence Southeast fifty and twenty-two hundredths (50.22) feet to the place of beginning.

PARCEL THREE Being known as the easterly portion of Lots Numbers Seven Hundred Eighty-five (785), Seven Hundred Eighty-Six (786) and Seven Hundred Eighty-seven (787) in the Farrell Realty Company Plan Number Two (2) as recorded in the records of Mercer County, Pennsylvania, in Plan Book 2, Page 45, said land being more particularly bounded and described as follows:

Bounded on the Northeast by the Sharon-New Castle Road a distance of sixty and eighty-seven hundredths (60.87) feet; on the South by Lot Number Seven Hundred Eighty-four (784) in said Plan a distance of forty-eight and five tenths (48.5) feet; on the East by Norris Avenue a distance of ninety-five (95) feet; and on the West by land now or formerly of Matt Pavlowsky a distance of one hundred thirty-one and seven tenths (131.7) feet.

PARCEL FOUR Being known as Lot Number Seven Hundred Eighty-Nine (789) in the Farrell Realty Company Plan as recorded in Plan Book 2, Page 45, said parcel being more particularly bounded and described as follows:

Beginning at a point on the east side of Norris Street at the northwest corner of Lot Number Seven Hundred Ninety (790) in said Plan; thence Northwardly along said Norris Street a distance of forty(40) feet to a point, said point being the southwest corner of Lot Number Seven Hundred Eighty-eight (788) in said Plan; thence Eastward along the south line of Lot Number Seven Hundred Eighty-Eight (788) to the New Castle Road; thence Southeastwardly along the New Castle Road to the northwest corner of Lot Number Eight Hundred Thirty-one (831) in said Plan; thence Southwardly along the west line of said Lot Number Eight Hundred Thirty-one (831) to a point which is the northeast corner of Lot Number Seven Hundred Ninety (790) in said Plan; thence Westward along the north line of Lot Number Seven Hundred Ninety (790) a distance of one hundred twenty-eight and five tenths (128.5) feet to the place of beginning.

PARCEL FIVE Being known as the north one-half of Lot Number Seven Hundred Ninety (790) in the Farrell Realty Company Plan as recorded in Plan Book 2, Page 45, said parcel being more particularly bounded and describe as follows:

Bounded on the North by Lot Number Seven Hundred Eighty-nine (789) in said Plan a distance of one hundred twenty-eight and five tenths (128.5) 128.5 feet; on the East by Lot Number Eight Hundred Thirty-one (831) in said Plan a distance of twenty (20) feet; on the South by the south one-half of Lot Number Seven Hundred Ninety (790) a distance of one hundred twenty-eight and five tenths (128.5) feet; and on the West by Norris Street a distance of twenty (20) feet.

PARCEL SIX Being all those certain pieces or parcels of land situate in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, being known as Lots Numbers Six Hundred Twenty-eight (628) and Six Hundred Twenty-nine (629) in the Revised Plan of the Fairgrounds Addition as recorded in the records of Mercer County, Pennsylvania in Plan book 2, Page 185.

Being the same pieces or parcels of land conveyed to Farrell Lodge No. 55 Loyal Order of Moose a/k/a Farrell Lodge NO. 55 Loyal Order of Moose, Inc., a corporation organized and existing under the law of the Commonwealth of Pennsylvania by deed of Villa Arena, Inc., a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, dated May 28, 1998 and recorded June 3, 1998 at Document Number 198 D.R.

09384, records of Mercer County, Pennsylvania. BEING Parcels # 52-426-054, 52-426-053, 52-426-042 AND 4AN 48,

BEING the address known and numbered as 1321 Sharon New Castle Road, Farrell, Pennsylvania 16121

JUDGMENT - \$138,045.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FARRELL LODGE NO. 55 LOYAL ORDER OF MOOSE A/K/A FARRELL LODGE NO. 55 LOYAL ORDER OF MOOSE. INC. AT THE SUIT OF THE PLAINTIFF CL45 MW LOAN 1. LLC

WRIT OF EXECUTION
NO. 2019-03284

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
JUNE 3, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TERESA PAWLUK SOLELY IN HER CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED, STEPHEN BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED, CHRISTOPHER BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED, DION BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED AND TO:

ALL THAT CERTAIN Piece or Parcel of Land Situate in the City of Hermitage (Formerly Municipality of Hermitage), County of Mercer And Commonwealth of Pennsylvania, Bounded And Described As Follows:

ON The North By Lands Now or Formerly of Oscar Sigler; On The East By The Clarksville & Wheatland Public Road, Also Known As South Buhl Farm Drive; On The South By Land Now Or Formerly Owned By Albert H. Lyon; And On The West By Lands Now Or Formerly of Charles Woge, et al. Containing An Area of 0.628 Acres, and Being More Particularly Bounded And Described As Follows, To-Wit:

Commencing at the Northeast Corner at a Point In The Center Of The Clarksville & Wheatland Public Road, Also Known As South Buhl Farm Drive, Said Point Being The Southeast Corner of Lands Now or Formerly Of Oscar Sigler;

Thence; South Zero Degrees, Twenty-Eight Minutes East (S. 000 28' E.), A Distance Of One Hundred Twenty-five And Sixty-Five Hundredths (125.65) Feet To A Point At The Northeast Corner Of Lands Now Or Formerly Owned By Albert H. Lyon;

Thence; South Eighty-Nine Degrees, Forth-Three Minutes West (S. 89° 43' W.) Along The North Line of Land Now or Formerly Of Albert H. Lyon, A Distance Of Two Hundred Seventeen And Eight-Tenths (217.8) Feet, to a Point At The Southeast Corner of Land Now or Formerly of Said Charles Woge, et al.

Thence; North Zero Degrees, Twenty-Eight Minutes West (N. 000 28' W.), A Distance Of One Hundred Twenty-Five And Sixty-Five Hundredths (125.65) Feet To The Southwest Corner Of Lands Now Or Formerly Of Oscar Sigler;

Thence North Eighty-Nine Degrees, Fort-Three Minutes East (N. 89° 43' E.) Along Said Oscar Sigler's South Line, A Distance Of Two Hundred Seventeen And Eight Tenths (217.8) Feet To The Center Of The Clarksville & Wheatland Public Road, Also Known As South Buhl Farm Drive, The Place Of Beginning, Containing An Area of 0.628 Acres.

Subject to all the rights, privileges and reservations contained in prior deeds and especially, a right-of-way of the United Natural Gas Company under agreements dated July 18, 1916 and May 10, 1949, and recorded in Agreement Book "Y", Volume 1, Page 346 and Agreement Book "H", Volume 3, Page 163, respectively; and also excepting and reserving according to prior deeds a strip of land 16 1/2

feet wide, extending from east to west along the southern line of said land adjacent to the land now or formerly of Albert H. Lyon, said reservation being for street purposes.

BEING KNOWN AS: 770 SOUTH BUHL FARM DRIVE, HERMITAGE, PA 16148

PROPERTY ID NUMBER: Tax Map No./Control No. 12 158 204/012 008840

BEING THE SAME PREMISES WHICH LEROY R. SAXON, AN UNMARRIED MAN BY DEED DATED 3/22/2016 AND RECORDED 6/16/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO 2016-00005292, GRANTED AND CONVEYED UNTO JOYCE K. BILUNKA, AN UNMARRIED WOMAN, NOW DECEASED.

JUDGMENT - \$ 89,020.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TERESA PAWLUK SOLELY IN HER CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED, STEPHEN BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED, CHRISTOPHER BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED, DION BILUNKA SOLELY IN HIS CAPACITY AS HEIR OF JOYCE K. BILUNKA, DECEASED AND THE UNKNOWN HEIRS OF JOYCE BILUNKA, DECEASED AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

WRIT OF EXECUTION
NO. 2020-00425

LEOPOLD & ASSOCIATES PLLC PLAINTIFF'S ATTORNEY
JUNE 28, 2021 LEVIED ON THE FOLLOWING

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

ALL that certain piece, parcel or lot of ground situate in the City of Sharon, Mercer County and Commonwealth of Pennsylvania, being Lot No. 48 in the P.C. Gibbons Plan of Lots, which Plan is duly recorded in the Recorder's Office in and for said County, said Lot being bounded and described as follows:

BEGINNING at a point on the west side of New Castle Street, marked New Castle Road in said Plan, sixty-one (61) feet north from the northwest corner of said New Castle Street and Florence Street;

THENCE continuing north along the west side of said New Castle Street in front or width, a distance of thirty-one and four tenths (31.4) feet;

THENCE extending west, maintaining the same width of thirty-one and four tenths (31.4) feet, in length or depth, a distance of one hundred twenty-three (123) feet on the north line of said lot, and a distance of one hundred twenty-three and sixty-six hundredths (123.66) feet on the south side thereof to a fifteen (15) foot alley.

Being the same land conveyed to Arthur E. Keen, single and unmarried from Terrance Dudzenski and Sandra Dudzenski by Deed dated 7/9/1984 and recorded 7/13/1984 in Deed 84 DR 2211 and recorded in the Recorder's Office of Deeds in Mercer County, Pennsylvania.

INSOFAR as is known to the Grantors herein, no hazardous waste is presently being disposed of or has ever been disposed of by the Grantors, or to the Grantors actual knowledge, on said land.

Property being known and numbered as 532 New Castle Avenue, Sharon, PA 16146.

Parcel No. 4 -O-66

JUDGMENT - \$ 32,263.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ARTHUR KEEN AT THE SUIT OF THE PLAINTIFF TRINITY FINANCIAL SERVICES, LLC

**WRIT OF EXECUTION
NO. 2020-00368**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
MAY 11, 2021 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) AMANDA
M. BECK IN AND TO:

All that Certain piece or parcel of land, Situate
in the Borough of West Middlesex, County of
Mercer and Commonwealth of Pennsylvania,
bounded and described as follows:

On the North by Chestnut Street;

On the East by land now or formerly of Harry
Heasley;

On the South by land now or formerly of Anna
Leasure's Heirs; and

On the West by Sharon Street, being known as
Highway Route No. 18; having a frontage on
Sharon Street of Sixty-five (65') feet and
extending eastwardly of equal width, a distance
of One Hundred Twenty-one (121') feet.

SUBJECT PROPERTY ADDRESS: 3499
Sharon Road, West Middlesex, PA 16159

Being the same property conveyed to Donald W.
Stinedurf, Sr. and Amanda M. Beck who
acquired title, with rights of survivorship, by
virtue of a deed from Ante Curie, unmarried,
signed by Gregory Curie, agent by Power of
Attorney, dated August 8, 2014, recorded
August 14, 2014, at Document ID 2014-
00008172, Office of the Recorder of Deeds,
Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 75 878 028

JUDGMENT - \$ 30,377.76

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT (S)
AMANDA M. BECK AT THE SUIT OF THE
PLAINTIFF THE HUNTINGTON
NATIONAL BANK

**WRIT OF EXECUTION
NO. 2020-02921**

RICHARD M. SQUIRE & ASSOCIATES LLC
PLAINTIFF'S ATTORNEY
MAY 17, 2021 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) SCOTT P.
MCKAY AND JESSICA L. MCKAY IN AND
TO:

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

BEGINNING at a point on the westerly side of
Denver street, being marked by an iron pin and
being the Northeast corner of the property herein
conveyed and the southeast corner of land of St.
Margaret's Roman Catholic Church; thence
along the westerly side of Denver street south 5°
32' west, for a distance of 148.75 feet to an iron
pin (found); thence north 84° 10' west along land
now or Formerly of James and Janet I. Kinston
for a distance of 303.75 feet to an iron pin
(found); thence North 310 58' west along land of
Penn Central Railroad right-of-way (abandoned)
for a distance of 185.47 feet to an iron pin (set);
thence south 84° 28' east along the land of St.
Margaret's Roman Catholic Church for a
distance of 416.60 feet to the point and place of
beginning.

Containing 1.22 acres of land by survey.

Map No. 64-570-056

BEING the same premise that Ronald Baxendell
and Anita L. Baxendell, husband and wife by
deed dated 07/07/2009 and recorded on
07/23/2009 in the Recorder of Deeds Office in
the County of Mercer, Commonwealth of
Pennsylvania conveyed and granted to Scott P.
McKay and Jessica L. McKay, Husband and
Wife.

LOCATION - 611 DENVER STREET.
JAMESTOWN PA 16134

JUDGMENT - \$117,095.04

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT (S)
SCOTT P. MCKAY AND JESSICA L.
MCKAY AT THE SUIT OF THE PLAINTIFF
J.P. MORGAN MORTGAGE ACQUISITION
CORP.

**WRIT OF EXECUTION
NO. 2021-00597**

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS,
PLLC PLAINTIFF'S ATTORNEY

JUNE 3, 2021 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) FRANK
HARKLESS A/K/A FRANCIS L. HARKLESS
IN AND TO:

ALL THAT CERTAIN LAND SITUATE IN
SHENANGO TOWNSHIP, MERCER
COUNTY, PENNSYLVANIA BEING LOT
NO. 1 OF RAYMOND HARKLESS
SUBDIVISION AND BEING MORE
PARTICULARLY BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER
LINE OF MITCHELL ROAD, SAID POINT
BEING AT THE SOUTHWEST CORNER OF
LAND NOW OR FORMERLY OF CHARLES
MITCHELL, SAID POINT BEING ALSO THE
SOUTHWEST CORNER OF LANDS
HEREBY CONVEYED: THENCE FROM
SAID POINT NORTH 56° 48' WEST, A
DISTANCE OF 167.90 FEET TO A POINT ON
LANDS NOW OR FORMERLY OF RAY H.
HARKLESS, ET UX; THENCE NORTH 6° 30'
EAST, A DISTANCE OF 399.56 FEET
ALONG THE SAID OF OTHER LANDS NOW
OR FORMERLY OF RAY H. HARKLESS ET
UX; THENCE 83° 30' EAST ALONG OTHER
LANDS NOW OF FORMERLY OF RAY H.
HARKLESS ET UX, A DISTANCE OF 150
FEET TO A POINT; THENCE SOUTH 6° 30'
WEST, ALONG LANDS NOW OR
FORMERLY OF CHARLES MITCHELL, A
DISTANCE OF 475.00 FEET TO A POINT,
THE PLACE OF BEGINNING.

UNDER AND SUBJECT TO COAL AND
MINING RIGHTS, RIGHTS OF WAY, OIL
AND GAS LEASES, RESERVATIONS,
RESTRICTIONS, EASEMENTS,
CONDITIONS, COVENANTS, BUILDING
LINES, ETC. AS SHOWN ON RECORDED
PLAN AND RECORDED IN PRIOR
INSTRUMENT OF RECORD.

BEING KNOWN AS: 322 MITCHELL RD
WEST MIDDLESEX, PA 16159

PROPERTY ID: 27-185-190

TITLE TO SAID PREMISES IS VESTED IN
FRANCIS L. HARKLESS, SINGLE BY DEED
FROM FRANCIS L. HARKLESS, SINGLE
AND SANDRA L. HARKLESS, SINGLE
DATED 04/16/1992 RECORDED 09/03/1992
IN BOOK NO. 92 PAGE 12988.

JUDGMENT - \$ 13,03059

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT (S)
FRANK HARKLESS A/K/A FRANCIS L.
HARKLESS AT THE SUIT OF THE
PLAINTIFF THE BANK OF NEW YORK
MELLON, F/K/A THE BANK OF NEW
YORK AS SUCCESSOR TO JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION,
AS INDENTURE TRUSTEE FOR THE
REGISTERED HOLDERS OF ABFS
MORTGAGE LOAN TRUST 2002-1.
MORTGAGE-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2002-1

**WRIT OF EXECUTION
NO. 2021-00272**

SHNAYDER LAW FIRM LLC PLAINTIFF'S
ATTORNEY
MAY 27, 2021 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) RANDY K.
FERGUSON AND MONICA L. FERGUSON
A/K/A MONICA FERGUSON IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL
OF LAND SITUATE IN THE TOWNSHIP OF

WEST COUNTY OF MERCER AND
COMMONWEALTH OF PENNSYLVANIA,
BEING KNOWN AS LOT NO. 14A OF THE
VERNON HEIGHTS SUBDIVISION RE-
PLAT OF LOTS 13 AND 14, A PLAN OF
WHICH IS RECORDED IN THE
RECORDER'S OFFICE OF MERCER
COUNTY, PENNSYLVANIA, AT 1986 PL
8474-146, SAID LOT BEING MORE
PARTICULARLY BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH
RIGHT-OF-WAY LINE OF LEGISLATIVE
ROUTE 695, WHICH POINT IS THE
NORTHEAST CORNER OF THE LAND
HEREIN CONVEYED; THENCE SOUTH 3°
13' 40" WEST ALONG LINE OF LAND NOW
OR FORMERLY OF MATTHEW G. SMITH,
A DISTANCE OF 186.95 FEET TO AN IRON
PIN; THENCE NORTH 85°47' WEST, A
DISTANCE OF 120.99 FEET TO AN IRON
PIN; THENCE NORTH 3° 31' 50" EAST
ALONG TINE OF OTHER LAND NOW OR
FORMERLY OF HOWARD L. CURTIS ET
UX... A DISTANCE OF 175.89 FEET TO AN
IRON PIN ON THE SOUTH RIGHT-OF-WAY
LINE OF LEGISLATIVE ROUTE 695;
THENCE NORTH 88° 59' 24" EAST ALONG
THE ARC OF A CIRCLE HAVING A
RADIUS OF 1,940.08 FEET AN ARC
DISTANCE OF 121.37 FEET ALONG THE
SOUTH RIGHT-OF-WAY LINE OF
LEGISLATIVE ROUTE 695 TO AN IRON
PIN, WHICH IS THE POINT AND PACE OF
BEGINNING; CONTAINING .5 OF AN ACRE
OF LAND.

HAVING erected thereon a dwelling being
known and numbered as 218 Vernon Road,
Greenville, PA 16125.

PARCEL I.D. #31-055-102-014

BEING the same premises conveyed to Randy
K. Ferguson and Monica L. Ferguson a/k/a
Monica Ferguson by deed from First National
Bank of Pennsylvania, a National Banking
Association dated May 2, 2002 and recorded
May 21, 2002 in the Recorder's Office of Mercer
County, Pennsylvania, in instrument#2002-
010953.

JUDGMENT - \$ 15,173.07

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT (S)
RANDY K. FERGUSON AND MONICA L.
FERGUSON A/K/A MONICA FERGUSON
AT THE SUIT OF THE PLAINTIFF SENTRY
FUNDING, INC.

**WRIT OF EXECUTION
NO. 2017-01625**

STERN & EISENBERG PC PLAINTIFFS
ATTORNEY
JUNE 18, 2021 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) RICHARD
W. CURTICIAN IN AND TO:

ALL those certain lots of land situate in West
Salem Township, Mercer County, Pennsylvania
and being more particularly designated as Lots
230 to 244 inclusive in the Shenango Heights
Addition to Greenville Plan of Lots as recorded
in the Recorder's Office of Mercer County,
Pennsylvania, in Plan Book 2, Page 4.

BEING known and numbered as 35 Hempfield
Avenue, Greenville, PA 16125

TAX ID#: 31 056 189 230

BEING the same premises which Colleen Jowett
by Deed dated October 21, 2005 and recorded
November 3, 2005 in the Office of the Recorder
of Deeds in and for Mercer County in Deed
Instrument#: 2005-00017680, granted and
conveyed unto Richard W. Curtician.

JUDGMENT - \$151,756.96

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT (S)
RICHARD W. CURTICIAN AT THE SUIT OF
THE PLAINTIFF DEUTSCHE BANK
NATIONAL TRUST COMPANY, AS
TRUSTEE FOR NEW CENTURY HOME
EQUITY LOAN TRUST SERIES 2005-C.
ASSET BACKED PASS-THROUGH

CERTIFICATES

**WRIT OF EXECUTION
NO. 2020-03413**

STERN & EISENBERG PC PLAINTIFFS
ATTORNEY
MAY 11, 2021 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) NORMAN
E. SIMON AND WENDY L. SIMON IN AND
TO:

ALL those certain piece or parcels of land situate
in the Borough of Jamestown, Mercer County,
Pennsylvania, bounded and described as
follows, to-wit:

PARCEL NO 1:

Being the northerly half of Lot. No 136 in the
McMaster-Cornwell Addition and being more
particularly bounded and described as follows,
bounded on the North for a distance of 120 feet
by public alley; on the East for the distance of 30
feet by Main Street; on the South for a distance
of 120 feet by land now or formerly of A.W.
Molton; and on the West for a distance 30 feet
by land now or formerly of Walter Meyer.

PARCEL NO 2:

Being known as McMaster-Cornwell Addition
to the Borough of Jamestown, Pennsylvania,
bounded and described as follows, to wit: On the
North by land now or formerly of Ray Bost; on
the East by Main Street; on the South by an
alley; and on the West by land now or formerly
of Harry Gruver, formerly Howard Leary, being
Lot No 123 and the southern one-half of Lot
No.121; the two pieces of land together being 60
feet front on Main Street and extending West
therefrom of equal width, 180 feet.

The improvements thereon being known as 607
Main Street, Jamestown, PA 16134-9171

PARCEL ID: 64002320

BEING the same premises which Norman E.
Simon and Wendy L. Simon, husband and wife
by Deed dated May 7, 1997 and recorded in the
Office of Recorder of Deeds of Mercer County
on May 14, 1997 at Book 245, Page 2029
granted and conveyed unto Norman E. Simon
and Wendy L. Simon.

JUDGMENT - \$ 61,095.26

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT (S)
NORMAN E. SIMON AND WENDY L.
SIMON AT THE SUIT OF THE PLAINTIFF
LOANCARE, LLC

**WRIT OF EXECUTION
NO. 2020-00114**

VITTI LAW GROUP INC PLAINTIFF'S
ATTORNEY
JUNE 18, 2021 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S)
KENNETH E. BARRETT IN AND TO:

ALL THAT CERTAIN piece of parcel of land
situate in the City of Sharon, County of Mercer
and Commonwealth of Pennsylvania, known as
and being Lot No. Thirty-Five (35) in the Fair
Grounds Addition Plat in Plan Book I, Page 107,
and also being Lot No. Thirty-Five (35), and the
Eastern ten (10) feet of Lot No. Seven Hundred
Forty-Four (744) in the Fair Grounds Addition
Plan "A" Revised, as recorded in Plan Book 2,
Page 185, the land herein conveyed being more
particularly bounded and described as follows:

On the North by George Street for a distance of
fifty-five (55) feet; on the East by Crowder
Avenue for a distance of one hundred ten (110)
feet; on the South by Lots Nos. Seven Hundred
Forty-Two (742) and Seven Hundred Forty-One
(741) in said Plan for a distance of fifty-five (55)
feet; and on the West by the Western thirty-five
(35) feet of Lot No. Seven Hundred Forty-Four
(744) in said Plan for a distance of one hundred
ten (110) feet.

BEING the same premises which Kenneth E.
Barrett and Spring M. Barrett by deed dated May
29, 2008 and recorded in the Office of the
Recorder of Deeds of Mercer County on June 19,

2008 at Instrument No. 2008-00007475, granted and conveyed unto Kenneth E. Barrett.

Property Address: 1114 George St., Sharon, PA 16146

Tax Parcel No. 4 AM 18
District Control No. 71 9200

JUDGMENT - \$ 47,160.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH E. BARRETT 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 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.- August 17, 24, 31, 2021