

Mercer County Law Journal

Digital Edition

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(The Official Legal Publication of Mercer County, Pennsylvania)

Douglas M. Watson, Esq., Editor-in-Chief

Debra A. Arner, Business Manager

ESTATE NOTICES

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

FIRST PUBLICATION

AIELLO, LISA RENEE a/k/a AIELLO, LISA a/k/a AIELLO, LISA R.

2025-243

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Leigh Aiello, 492 7th St.,
Sharpsville, PA 16150

Attorney: William J. Moder, III

MCLJ – August 19, 26, Sept. 2, 2025

AQUINO, JOSEPH R. a/k/a AQUINO, JOSEPH

2025-542

Late of Hermitage, Mercer Co., PA
Executrix: Kim Ellis, 24 Golfwood Drive,
Hermitage, PA 16148

Attorney: Carolyn E. Hartle

MCLJ – August 19, 26, Sept. 2, 2025

BURROWS, ERMA F. a/k/a BURROWS, IRMA

2025-545

Late of Grove City Boro, Mercer Co., PA
Executrix: Susan J. Burrows Frye, 6080
Southview Dr., Nashport, OH 43830

Attorney: Timothy R. Bonner

MCLJ – August 19, 26, Sept. 2, 2025

CALLAHAN, RICHARD a/k/a CALLAHAN, RICHARD D.

2025-549

Late of Sharon, Mercer Co, PA
Executrix: Julie Negrea, 470 Andrews St.,
Sharon, PA 16146

Attorney: Victor S. Heutsche

MCLJ – August 19, 26, Sept. 2, 2025

HARKULICH, THERESA L. 2025-541

Late of Hermitage, Mercer Co., PA
Executrix: Michelle Wolf, 333 S. 1st
Street, Sharpsville, PA 16150
Attorney: Phillip L. Clark Jr., Esq., 423
Sixth Street, Ellwood City, PA 16117
724-752-1583

MCLJ – August 19, 26, Sept. 2, 2025

HAVERDICK, GARY J.

2025-552

Late of West Salem Twp., Mercer Co., PA
Executrix: Sharon Anne Labonoski, 10
Hempfield Avenue, Greenville, PA 16125

Attorney: Jason R. Dibble

MCLJ – August 19, 26, Sept. 2, 2025

LUTTON, BRIAN N.

2024-275

Late of Sharon, Mercer Co, PA
Administrator: Blake N. Lutton, 473
Baldwin Avenue, Sharon, PA 16146
Attorney: Ryan K. Bonner

MCLJ – August 19, 26, Sept. 2, 2025

PRICE, JOANNE LUCILLE a/k/a PRICE, JOANNE GIBSON

2025-526

Late of Vienna, VA
Executrix(s): Lesley Jane Price 649 S.
Harrison Street, Arlington, VA 22204;
Pamela Anne El Bezzaoui 42435
Greenside Drive, Ashburn, VA 20148

Attorney: None

MCLJ – August 19, 26, Sept. 2, 2025

SECOND PUBLICATION

SHINDLEDECKER, BRIAN DAVID

2025-538

Late of Sandy Lake, Mercer Co., PA
Executrix: Brigitte Shindledecker, 3200
South Main Street, Sandy Lake, PA 16145
Attorney: Jack Cline

MCLJ – August 12, 19, 26, 2025

THOMPSON, DAVID RUSSELL a/k/a

THOMPSON, DAVID R. a/k/a

THOMPSON, DAVID

2025-537

Late of Coolspring Twp., Mercer Co., PA
Executrix/tor: Jeffrey Blaine Thompson
540 West Cornell Road Mercer, PA
16137; Timothy John Thompson 1199
Perry Highway Mercer, PA 16137; Lou
Ann Swope 222 Beams Road
Luthersburg, PA 15848

Attorney: Amy E. Molloy

MCLJ – August 12, 19, 26, 2025

THIRD PUBLICATION

BELLAS, RONALD J.

2025-518

Late of Sharon, Mercer Co, PA
Executrix: Marlene Bellas, 294 Ridge
Way, Sharon, PA 16146

Attorney: Andrew Acker

MCLJ – August 5, 12, 19, 2025

BRATEK, TREVA R.

2025-527

Late of Hadley, Mercer Co., PA
Executrix: Jaime L. Engstrom a/k/a Jaime
L. Kidd 253 Sheakleyville Road Clarks
Mills, PA 16114

Attorney: K. Jennifer Muir

MCLJ – August 5, 12, 19, 2025

FISHER, ENOS W. a/k/a FISHER, ENOS

2025-520

Late of Otter Creek Twp., Mercer Co., PA
Executrix: Janette Scriven, 138 Shook
Road, Hadley, PA 16130

Attorney: Douglas Watson

MCLJ – August 5, 12, 19, 2025

HOLFELDER, MELINDA JANE

2025-516

Late of Wilmington Twp., Mercer Co., PA
Executrix: Annie Laurie C. Holfelder,
4579 New Castle Road, New
Wilmington, PA 16142

Attorney: Robert D. Clark Jr.

MCLJ – August 5, 12, 19, 2025

MILLER, RONALD W. a/k/a MILLER,

RONALD WILLIAM a/k/a MILLER,

RONALD

2025-517

Late of Wolf Creek Twp., Mercer Co., PA
Administrator: Robb A. Miller, 513 State
Street, Grove City, PA 16127

Attorney: Amy E. Molloy

MCLJ – August 5, 12, 19, 2025

SPENCER, IRIS E. a/k/a SPENCER, IRIS

2025-521

Late of West Salem Twp., Mercer Co., PA
Executor/trix: John G. Spencer 306 W.
Jamestown Rd Greenville, PA 16125;
Laurie Ann Saul 535 Vernon Rd
Greenville, PA 16125

Attorney: Wade Fisher

MCLJ – August 5, 12, 19, 2025

Donald J. Lark, Jr., Deceased. Late of
Hermitage Twp., Mercer County, PA.
Letters Testamentary on the above Estate
have been granted to the undersigned,
who request all persons having claims or
demands against the estate of the
decedent to make known the same and all
persons indebted to the decedent to make
payment without delay to Mary Ann Lark,
Executrix, c/o Cynthia Love Dengler, Esq.,
484 Norristown Rd., #124, Blue Bell, PA
19422; Atty.: Cynthia Love Dengler,
Murphy & Dengler, 484 Norristown Rd.,
#124, Blue Bell, PA 19422

MCLJ – August 12, 19, 26, 2025

Legal Notice By

MARYJO BASILONE DEPRETA

Register of Wills of Mercer County, PA

Notice is hereby given that the following
Accounts of Executors, Administrators,
Guardians and Trustees, have been filed in
the Office of the Register of Wills and Clerk
of Orphans' Court of Mercer County,
Pennsylvania. If no exceptions/objections
are filed thereto within twenty (20) days
from September 8, 2025, the Accounts will
be affirmed by the Clerk of Orphans' Court.
Thereafter distribution may be
decreed by this Court without reference to
an auditor in accordance with any
proposed schedule of distribution.

FIRST AND FINAL ACCOUNT OF ESTATES

2021-487 Royal, Sandra A., Deceased;
Charles Swartz., Executor
2021-790 Piccirilli, John F., Deceased;
Gerald Piccirilli., Executor
2023-706 Puntureri, Gail Jane.,
Deceased; Timothy L.
McNickle, Executor
2024-188 Oehling, Marilee., Deceased;
Scherrie Creasy, Executrix
2022-714 Capson, Saul Joseph.,
Deceased Carol A. Capson,
Executrix
2024-576 Scott, Mary T., Deceased
Jacqueline N. Hovis, Executrix
2024-177 Plusquellec, Harry W.,
Deceased Jennie Daley,
Executrix
2022-109 Dinardo, Geraldine Ann.,
Nadine L. Anderson, Randolph
Frank, Administrators
2024-150 Hofius, Cynthia K., Deceased
Shane Hofius., Executrix

FIRST AND FINAL ACCOUNT OF TRUSTS

1968-29579 Crestview Memorial Park
Perpetual Lot Care Fund.,
Regions Bank (Colin
Ramsey), Petitioner
MCLJ – August 5, 12, 19, 26, 2025

SHERIFF'S SALE

MONDAY
SEPTEMBER 8, 2025
10:00 A.M.

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

MERCER COUNTY

By virtue of various Writs of Execution
issued out of the Court of Common Pleas
of Mercer County, Pennsylvania, there will
be exposed to SALE by public auction in
the Office of the Sheriff of Mercer County,
205 S. Erie St., Mercer, Pa at the stated
time and date, the following described real
estate, subject to the TERMS OF SALE, as
follows:

WRIT OF EXECUTION NO. 2025-1182

RAS CITRON LLC PLAINTIFF'S ATTORNEY
JUNE 13, 2025 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S)
RICKY CAMERON A/K/A RICKY CAMERO IN
AND TO:

All that lot or parcel of land situate in
SPRINGFIELD TOWNSHIP, MERCER

COUNTY, PENNSYLVANIA, bounded and described as follows:

Beginning at a point in the center line of the Grove City and Leesburg Public Road at land now or formerly of Henry Zimmerman, which point is the Northeast corner of the land conveyed by this deed; thence South along land now or formerly of Henry Zimmerman, a distance of 300 feet to an iron pin; thence West along other land of Paul Alessi() formerly, now or formerly of Louis Bishop, on a line parallel to the center line of said Grove City and Leesburg Public Road, a distance of 210 feet to an iron pin; thence North along other land of Paul Alessio formerly, now or formally of Louis Bishop, on a line parallel to the property line of now or formerly said Henry Zimmerman, a distance of 300 feet to a point in the center line of said Grove City and Leesburg Public Road: and thence East along the center line of said Grove City and Leesburg Public Road, a distance of 210 feet to the place of beginning. Being the same conveyed to Brad W. Mifsud and Marie A. Mifsud, his mother, as joint tenants with right of survivorship and not as tenants in common, by deed of Gary Richard Miller, Executor of the Estate of Jose Meier Cantalauba, a/k/a Jose Meier, dated December 4, 2003 and recorded on December 9, 2003 at Instrument No. 2003-28277.

BEING KNOWN AS: 2379 LEESBURG-GROVE CITY ROAD MERCER, PA 16137

PROPERTY ID: 29 216 044

TITLE TO SAID PREMISES IS VESTED IN RICKY J. CAMERON BY DEED FROM BRAD W. MIFSUD AND MARY L. MIFSUD, HUSBAND AND WIFE, AND MARIE A. MIFSUD, WIDOW AND UNMARRIED, DATED DECEMBER 5, 2007 RECORDED DECEMBER 14, 2007 INSTRUMENT NO. 2007-00016888

LOCATION - 2379 LEESBURG - GROVE CITY ROAD, MERCER PA 16137

JUDGMENT - \$121,813.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) RICKY CAMERON A/K/A RICKY CAMERO AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2024-2876**

HILL WALLACK LLP PLAINTIFF'S ATTORNEY
MAY 27, 2025 LEVIED ON THE FOLLOWING

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

Beginning at a the northeast corner of Lot Number Two Hundred Seventy-Three (273) in said Plan, at a point on the West line of Stambaugh Avenue, forty 940) feet south of Plum Street; thence running in a westerly direction, along the North said of

said Lot Number Two Hundred Seventy-Three (273), a distance of one hundred forty-two and seventy-six hundredths (142.76) feet, to a fifteen (15) foot alley; thence running in a northerly direction, along the east side of said alley, a distance of forty (40) feet, to the South side of Plum Street, thence running in an easterly direction, along the South side of said Plum Street, a distance of one hundred forty-three and fifty-nine hundredths (143.59) feet, to the intersection of Plum Street and Stambaugh Avenue; thence running southward, along the west side of Stambaugh Avenue, a distance of forty (40) feet, to the place of beginning. Said land being subject to a twenty (20) foot building line restriction along said Stambaugh Avenue.

PROPERTY ADDRESS: 580 Stambaugh Avenue, Sharon, PA 16146

TAX ID: 4-M-91

BEING the same premises which James J. Jones and Samantha J. Jones by deed dated December 27, 2022 and recorded January 4, 2023 in the Recorders Office for Mercer County, Pennsylvania, as Instrument No. 2023-00000059 granted and conveyed unto Willa D. Chukwuemekaukaonu.

LOCATION - 580 STAMBAUGH AVENUE, SHARON PA 16146

JUDGMENT - \$ 62,955.63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) WILLA D. CHUKWUEMEKAUKAONU AT THE SUIT OF THE PLAINTIFF SERVIS ONE, INC DBA BSI FINANCIAL SERVICES

**WRIT OF EXECUTION
NO. 2025-492**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
MAY 8, 2025 LEVIED ON THE FOLLOWING

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

All those two certain lots of land situate in the Borough of Greenville, County of Mercer and State of Pennsylvania, designated as Lots Nos. 63 and 64 in the Leet Addition to Greenville PA, being 80 feet on Ridge Avenue and extending back on the western boundary 135.69 feet, and on the eastern boundary 138.97 feet, and being 80.06 feet wide in the rear, along line now or formerly of Downs. Said plan of Leet Addition being recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 1, Page 50.

SUBJECT PROPERTY ADDRESS: 17 Ridge Avenue, Greenville, PA 16125

Being the same property conveyed to Sharon L. Daniels, single and unmarried who acquired title by virtue of a deed from Kathleen M. Pannuzio, now known as Kathleen M. Riley, single and unmarried,

dated December 29, 2020, recorded January 20, 2021, as Document ID 2021-00000634, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 521 021

LOCATION - 17 RIDGE AVENUE, GREENVILLE PA 16125

JUDGMENT - \$ 97,162.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) SHARON L. DANIELS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2024-3210**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
MAY 20, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) MELANIE BENDER, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHERYL A/ DAVIS; JANINE JACKSON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHERYL A. DAVIS; UNKNOWN HEIRS, AND /OR ADMINISTRATORS TO THE ESTATE OF CHERYL A. DAVIS IN AND TO:

All that certain piece or parcel of land situate in the Borough of Sharpsville, County of Mercer, and Commonwealth of Pennsylvania, known as Lot No. 86 in the M. L. Knight Annex to Sharpsville, said Lot No. 86 being more particularly bounded and described as follows: In accordance with the legal description contained in prior deeds in the chain of title.

Notwithstanding, in accordance with the recorded Plan of N. L. Knight Annex to Sharpsville appearing in Deed Book X, Volume 5, Page 594, Lot No. 86 is bordered on the South by Lot No. 88 in said Plan rather than Lot No. 28 of The Fred Myers Estate. On the North by Sixteenth Street; on the East by Ridge enue; on the South by Lot No. 28 of The Fred Myers Estate; and on the West by Stone Alley; having a frontage on Ridge Avenue of forty (40) feet and extending westwardly, of uniform width, for a distance of one hundred forty (140) feet to said Stone Alley, as shown on the Recorded Plan.

SUBJECT PROPERTY ADDRESS: 1604 Ridge Avenue, AKA 1604 West Ridge Avenue, Sharpsville, PA 16150

Being the same property conveyed to Alvin A. Davis, Jr. and Cheryl A. Davis, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Steven E. Shank and Elizabeth Shank, husband and wife, dated June 23, 1986, recorded September 23, 1986, as Instrument Number 86DR09577, and recorded in Book 11, Page 1242, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Alvin A. Davis, Jr. died August 3, 2023, and through tenancy by the entirety his interest passed to Cheryl A. Davis.

SUBJECT TAX PARCEL ID: 72 843 001

LOCATION - 1604 RIDGE AVENUE, AKA 1604 WEST RIDGE AVENUE, SHARPSVILLE PA 16150

JUDGMENT - \$ 54,823.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MELANIE BENDER, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHERYL A/ DAVIS: JANINE JACKSON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHERYL A. DAVIS; UNKNOWN HEIRS. AND/OR ADMINISTRATORS TO THE ESTATE OF CHERYL A. DAVIS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2025-632**

MANLEY DEAS KOCHALSKI LLC. PLAINTIFF'S ATTORNEY
MAY 22, 2025 LEVIED ON THE FOLLOWING

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

All that certain piece or parcel of land situate in the Borough of Jackson Center, County of Mercer, Commonwealth of Pennsylvania, known as Jackson Center Borough Tax Parcel No. 566-6, and bounded and described as follows:

Commencing at the northwest corner of the land herein described at the center of the intersections of Franklin Road, also known as the Mercer-Franklin Road, also known as State Route No, 62, and Bradley Road; thence eastwardly, by the center line of Franklin Road to land of Gerald L. and Betty J. Ryder, once land of Enoch Perrine, a distance of 200 feet, more or less; thence southwardly, by land of Gerald L. and Betty J. Ryder, once land of Enoch Perrine, 145 feet; thence westwardly, by land of Gregory P. Spencer, once land of Wilson, on a line parallel to said north line a distance of 176 feet, more or less, to the center line of Bradley Road; and thence by the center line of Bradley Road, northwardly, a distance of 145 feet to the place of beginning.

SUBJECT PROPERTY ADDRESS: 1146 Franklin Road, Jackson Center, PA 16133

Being the same property conveyed to Bradley Jenkins, single and unmarried who acquired title by virtue of a deed from Scott D. Mccarl and Verna R. Mccarl, husband and wife, dated July 17, 2018, recorded July 20, 2018, as Instrument Number 2018-00006414, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 63 566 006

LOCATION - 1146 FRANKLIN ROAD,
JACKSON CENTER PA 16133

JUDGMENT - \$180,512.75

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF THE DEFENDANT(S)
BRADLEY JENKINS AT THE SUIT OF THE
PLAINTIFF SERVBANK SB

**WRIT OF EXECUTION
NO. 2025-840**

KML LAW GROUP PC PLAINTIFF'S
ATTORNEY
MAY 22, 2025 LEVIED ON THE
FOLLOWING

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

ALL THAT CERTAIN piece or parcel of Land
situate in the City of Sharon, County of
Mercer, and Commonwealth of
Pennsylvania being known as part of Lot
Number 39 and all of Lot 40 in the Second
Revision of Plan A of the D. C. Stambaugh
Plan of Lots, in Plan Book 2, Page 261,
being more particularly bounded and
described as follows:

ON the North by part of Lot 39 in said Plan,
a distance of one hundred twenty-five
(125) feet, more or less; ON the East by
Euclid Avenue, a distance of fifty-nine and
seven tenths (59.7) feet; ON the South by
Lot No. forty-one (41) in said Plan, a
distance of one hundred twenty-five (125)
feet; and ON the West by a fifteen (15) foot
alley, a distance of fifty-nine and eighty-
eight hundredths (59.88) feet.

BEING KNOWN AS: 205 EUCLID AVENUE,
SHARON, PA 16146

PROPERTY ID NUMBER: 2 K
17/CONTROL#: 69-5420

BEING THE SAME PREMISES WHICH
GERALD H HURL & MARGARET A HURL,
HUSBAND AND WIFE BY DEED DATED
10/28/2020 AND RECORDED 12/7/2020
IN THE OFFICE OF THE RECORDER OF
DEEDS IN DEED BOOK 2020 AT PAGE
11393, GRANTED AND CONVEYED UNTO
TAWNEE M. KANTKER, MARRIED.

LOCATION - 205 EUCLID AVENUE,
SHARON PA 16146

JUDGMENT - \$110,845.31

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF THE DEFENDANT(S)
TAWNEE M. KANTNER AT THE SUIT OF THE
PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2025-802**

RAS CITRON LLC PLAINTIFFS ATTORNEY
MAY 22, 2025 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S)
LLOYD R. MCCOY, III IN AND TO:

ALL THAT CERTAIN piece or parcel of land,
Situate, in Coolspring Township, Mercer

County, Pennsylvania, being all of Lot No.
995 in the Lake Latonka Subdivision, Map
No. 2, Page 6, as the same in designated,
numbered and known on the recording
Plat thereof, Plat Book 9, Page 34, in the
Office of the Recorder of deeds or Mercer
County, Pennsylvania.

PARCEL NO. 9-34-945

BEING the same premises which Richard
C. Burkholder, unmarried, by Deed dated
04/20/2006 and recorded 04/24/2006 in
the Office of the Recorder of Deeds in and
for the County of Mercer in Instrument No.
2006-00005659, granted and conveyed
unto Ronald J. Trant and JoAnn M. Trant,
husband and wife.

PREMISES B:

ALL THAT CERTAIN lot or tract of land,
Situate in the Township of Coolspring,
County of Mercer and Commonwealth of
Pennsylvania, being known as Lot No. 996,
as shown on a certain Plan entitled Lake
Latonka, as recorded in the Office of the
Recorder of Deeds of Mercer County,
Pennsylvania in Plat Book 9, Page 34.

PARCEL NO. 9-34-996

BEING the same premises which Carol
Bushyager, Executrix under the Last Will
and Testament of Lucille Bruno Savko,
also known as Lucille Savko, deceased, by
Deed dated 08/06/2011 and recorded
08/12/2011 in the Office of the Recorder of
Deeds in and for the County of Mercer in
Instrument No. 2011-00007987, granted
and conveyed unto Ronald J. Trent and
JoAnn Trent, husband and wife.

Under and subject to covenants,
restrictions, easements, leases, oil and
gas leases, rights of way, building lines,
exceptions and reservations as the same
may appear in prior instruments of record,
upon inspection of the property or as
would be shown on an accurate survey of
the property.

BEING KNOWN AS: 625 LATONKA DRIVE
MERCER, PA 16137

PROPERTY 10: 01 934 995 AND 01 934 996

TITLE TO SAID PREMISES IS VESTED IN
LLOYD R. MCCOY III BY DEED FROM
RONALD J. TRANT AND JOANN M. TRANT,
HUSBAND AND WIFE, DATED NOVEMBER
5, 2014
RECORDED NOVEMBER 7, 2014 IN
INSTRUMENT NO. 2014-11729

LOCATION - 625 LATONKA DRIVE,
MERCER PA 16137

JUDGMENT - 5145,552.00

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF THE DEFENDANT(S) LLOYD
R. MCCOY, III AT THE SUIT OF THE
PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2025-223**

MCCABE WEISBERG & CONWAY PC
PLAINTIFFS ATTORNEY

JUNE 2, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S) JOSEPH
MORAR JR. IN AND TO:

ALL that certain lot or piece of ground
situate in the City of Farrell, County of
Mercer and Commonwealth of
Pennsylvania, being PARTS OF LOTS NOS.
63 and 65 in the PLAN OF LOTS OF THE
SHENANGO LAND COMPANY, as recorded
in the Office of the Recorder of Deeds of
said Mercer County, in Plan Book Volume
2, Page 27 bounded and described as
follows:

Beginning at the dividing line between Lots
No. 63 and 175 in said plan at a point north
three degrees, ten minutes east (N3° 10'
E), distance of forty-four and two tenths
(44.2) feet from the northerly side of Buhl
Terrace.

thence along said boundary line and the
boundary line between Lots Nos 65 and
888 in said plan, north three degrees, ten
minutes east (N3° 10' E), a distance of fort
(40) feet to a point.

thence through said Lot No. 65 south
eighty-six degrees, fifty minutes East (S
86° 50'E), a distance of one hundred
nineteen (119) feet to the westerly side of
Shenango Boulevard.

thence along said Boulevard south three
degrees ten minutes west (S 30 10' W), a
distance of thirty-four and twenty
hundredths (34.20) feet to a point.

thence continuing along said Boulevard by
a curve to the right, having a radius of fifty
(50) feet, a distance of five and eighty
hundredths (5.80) feet: and

thence through said Lot No. 63 north
eighty-six degrees fifty minutes west, (N
36° 50' W), a distance of one hundred
eighteen and sixty-six hundredths
(118.66) feet to the dividing line between
said lot and Lots No. 175 at the place of
beginning.

Being known as 344 Shenango Boulevard,
Farrell, Pennsylvania 16121

BEING SAME PREMISES WHICH Harriett D.
Morar aka Harriet D. Morar, Widow and
Unmarried by deed dated October 10,
2001 and recorded August 25, 2010 in
Deed Book 711, Page 2591 Instrument
Number 2010-00008320, granted and
conveyed unto Joseph Morar Jr.

TAX ID. # 52 428 147

LOCATION - 344 SHENANGO
BOULEVARD, FARRELL PA 16121

JUDGMENT - S 27,051.77

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF THE DEFENDANT(S) JOSEPH
MORAR JR. AT THE SUIT OF THE
PLAINTIFF THE HUNTINGTON NATIONAL
BANK

**WRIT OF EXECUTION
NO. 2025-75**

SHAHER LAW FIRM PLAINTIFF'S ATTORNEY
JUNE 25, 2025 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S)
JAMES M. RANDOLPH, JR. AND TIFFANY D.
SAUER IN AND TO:

All that certain piece or parcel of land
situate in the Borough of Mercer, Mercer
County, Pennsylvania, known as Mercer
Borough Tax Parcel No. 65-578-20, and
being further bounded and described as
follows:

On the North by land now or formerly of
JoAnn and Glenn Hogue, Jr.; on the East by
Cherry Street, formerly known as Cherry
Alley; on the South by Quince Street,
formerly known as Quince Alley; and on
the West by North Pitt Street.

Being in size 60 feet in front on North Pitt
Street by 240 feet deep.

Being a portion of the property conveyed to
James M. Randolph, Jr. and Tiffany D.
Sauer by deed dated November 10, 2015
and filed in the Mercer County Recorder of
Deeds Office at Instrument No. 2015-
00011482.

Being known as 226 N. Pitt Street, Mercer,
Mercer County, PA and being described at
Instrument No. 2015-00011482 and being
Tax Map No. 65-578-20.

Seized and taken in execution as the
property of James M. Randolph, Jr. and
Tiffany D. Sauer at the suit of Mercer
County State Bank v, James M. Randolph,
Jr. and Tiffany D. Sauger, at 2025 75 to be
sold on Writ of Execution No. EX
_____, Being Tax Map No. 65-578 20.

LOCATION - 226 NORTH PITT STREET,
MERCER PA 16137

JUDGMENT - \$62,672.44

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF THE DEFENDANT(S) JAMES
M. RANDOLPH, JR. AND TIFFANY D. SAUER
AT THE SUIT OF THE PLAINTIFF MERCER
COUNTY STATE BANK

TERMS OF SALE, MERCER COUNTY
UNLESS OTHERWISE REQUESTED BY THE
PLAINTIFF, MULTIPLE PARCELS SUBJECT
TO ONE EXECUTION WILL BE BID ON IN
BULK. IF REQUESTED BY THE PLAINTIFF
PRIOR TO THE SALE, EACH PARCEL MAY
BE BID SEPARATELY.

ALL BIDDERS MUST IDENTIFY
THEMSELVES AT TIME OF SUBMITTING A
BID. NO BIDS MAY BE WITHDRAWN.

IF A PARTY OTHER THAN THE PLAINTIFF
OR HIS AUTHORIZED REPRESENTATIVE
INTENDS TO BID, PROOF OF
COMPLIANCE WITH THE BID MAY BE
REQUIRED.

OPENING BIDS SHALL BE MADE BY THE
PLAINTIFF, OR HIS AUTHORIZED
REPRESENTATIVE ONLY. OPENING BIDS
SHALL BE IN THE AMOUNT OF \$10.00, OR

THE AMOUNT OF PERSONAL EXEMPTION IF APPLICABLE. THE OPENING BID REPRESENTS THE COSTS OF THE WRIT.

THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE WILL MAKE AN OPENING BID. AT THE REQUEST OF THE PLAINTIFF, ANY SALE MAY BE CANCELED OR CONTINUED PRIOR TO A BID.

A SUCCESSFUL BIDDER OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE, PRIOR TO THE CLOSE OF BUSINESS ON THE DATE OF THE SALE, SHALL PAY TO THE SHERIFF BY CASHIER'S CHECK OR MONEY ORDER, 10% OF THE BID AMOUNT. THE BALANCE PAYABLE TO THE SHERIFF IS DUE BY 12:00 NOON ON THE FRIDAY FOLLOWING THE SALE. IF THE BALANCE IS NOT PAID BY THE DEADLINE, THE PROPERTY WILL BE RESOLD AT 10:00 AM ON THE FOLLOWING MONDAY AT THE SHERIFF'S OFFICE. AT THE RESALE, THE ORIGINAL SUCCESSFUL BIDDER SHALL BE INELIGIBLE TO BID AND SHALL BE LIABLE FOR THE EXPENSE OF THE RESALE AND THE DIFFERENCE IN THE PURCHASE PRICE IF THE RESALE PRICE IS LESS THAN THE ORIGINAL SALE PRICE.

A SCHEDULE OF DISTRIBUTION, WHEN NEEDED, WILL BE FILED BY THE SHERIFF, IN THE SHERIFF'S OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE DISTRIBUTION.

DEEDS WILL BE ATTESTED THIRTY DAYS AFTER THE EXECUTION SALE WHEN POSSIBLE.

MCLJ – August 12, 19, 26, 2025
