

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

June 15, 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 executor or their attorneys named below.

FIRST PUBLICATION

COSTELLO, JOSEPH E.

2021-452

Late of Sharpsville Boro, Mercer Co., PA
Executor: Gary Sigler, 2620 Old Hickory Court, Hermitage, PA 16148
Attorney: William J. Moder, III

SECOND PUBLICATION

BEGGS, DORIS L. a/k/a BEGGS, DORIS

2021-435

Late of Sandy Lake Twp., Mercer Co., PA
Administrator: Richard J. Beggs, 25 Elbow Street, Sandy Lake, PA 16145
Attorney: Douglas M. Watson

CIANCI, VINCENT EDWARD a/k/a CIANCI, VINCENT a/k/a CIANCI, VINCENT E.

2021-446

Late of Delaware Twp., Mercer Co., PA
Administrator: Maxwell Cianci, 1107 W. Ridge Avenue, Sharpsville, PA 16150
Attorney: Wade M. Fisher

DODSON, JOANNE E. a/k/a DODSON, JOANNE ELIZABETH a/k/a DODSON, JOANNE

2021-439

Late of New Vernon Twp., Mercer Co., PA
Executrix: Leanne M. Thiec, 604 Billy Boyd Rd., Stoneboro, PA 16153
Attorney: Douglas M. Watson

FRYE, ELIZABETH L. a/k/a FRYE, ELIZABETH LOUISE

2021-432

Late of Hermitage, Mercer Co., PA
Executor/Administratrix: Susan M. Brestelli, 25 Blue Jay Dr., DuBois, PA 15801; Paul M. Frye 2513 Walnut St., Hermitage, PA 16148
Attorney: David A. Ristvey

JANOS, MARY L.

2021-431

Late of Perry Twp., Mercer Co., PA
Co-Executors: Glen W. Janos, 6 Sheakleyville Greenville Road, Greenville, PA 16125; Diane L. Janos a/k/a Diane Janos, 3562 Hadley Road, Clark Mills, PA 16114
Attorney: Jason R. Dibble

McCLELLAND, ROBERTA H. a/k/a McCLELLAND, ROBERTA ANN

2021-442

Late of Sandy Lake Twp., Mercer Co., PA

Administrator CTA: Jennifer A. Redfoot, 1047 Georgetown Road, Sandy Lake, PA 16145

Attorney: Timothy R. Bonner

RADFORD, ROBERT A.

2021-429

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Dorothy J. Radford, 634 S. Seventh Street, Sharpsville, PA 16150
Attorney: Wade M. Fisher

STEWART, MARK A. a/k/a STEWART, MARK

2021-440

Late of Sharon, Mercer Co., PA
Administrator: James R. Stewart, 84 Baker Hill Road, Fredonia, PA 16124
Attorney: Gary D. Lackey

SAGULLA, JOSEPH G.

2021-430

Late of Worth Twp., Mercer Co., PA
Executor: Robert Powell, 650 Millbrook Rd., Jackson Center, PA 16133
Attorney: Robert D. Clark, 201 N. Market St., New Wilmington, PA 16142

SURGENOR, LINDA BECK a/k/a SURGENOR, LINDA B. a/k/a SURGENOR, LINDA

2021-438

Late of Coolspring Twp., Mercer Co., PA
Executrix: Rebecca Gellner, 475 Heckathorne Road, New Castle, PA 16101
Attorney: Ronald W. Coyer, S.R. Law, 631 Kelly Blvd., Slippery Rock, PA 16057

SZUGYE, MARY ROSE

2021-444

Late of Hermitage, Mercer Co., PA
Administratrix: Christine E. Bianco, 2531 Cherry Hill Lane, Hermitage, PA 16148
Attorney: Carolyn E. Hartle

TREVITT, RICHARD R. a/k/a TRE-VITT, RICHARD a/k/a TRE-VITT RICHARD RALPH

2021-441

Late of Lake Twp., Mercer Co., PA
Executor: Frederick B. Elder, 84 Slater Rd., Stoneboro, PA 16153
Attorney: Douglas M. Watson

THIRD PUBLICATION

DiDOMINIC, DOMINIC N. a/k/a DiDOMINIC, DOMINIC

2021-192

Late of Hermitage, Mercer Co., PA
Executrix: Rita M. DiDominic a/k/a Rita Marie DiDominic, 1202 S. Lake Drive, Apt. 102, Lantana, FL 33462
Attorney: Gregory J. Merkel, Esquire, Dale Woodard Gent McFate Law Firm, 1030 Liberty Street, Franklin, PA 16323 (814) 432-2181

DYLL, JOHN N. a/k/a DYLL, JOHN NORBERT

2021-412

Late of Sharon, Mercer Co., PA
Executrix: Lynne Patrice Dyll n/k/a Lynne P. Spanos, 1028 Haig Street, Sharon, PA 16146

Attorney: James Nevant, II

McMURRAY, JOHN W. a/k/a McMURRAY, JOHN

2021-408

Late of Hermitage, Mercer Co., PA
Administrator: Dean Rice, 39 S. Keel Ridge Road, Hermitage, PA 16148
Attorney: Chester B. Scholl, Jr.

MONTGOMERY, BRADLEY LE-LAND

2021-418

Late of Deer Creek Twp., Mercer Co., PA
Administratrix: Meagan Montgomery, 200 Smola Road, Sandy Lake, PA 16145
Attorney: J. Jarrett K. Whalen

O'BRIEN, PATRICIA a/k/a O'BRIEN, PATRICIA F.

2021-414

Late of Sharon, Mercer Co., PA
Executor: Alan S. Fye, 142 S. 5th St., Sharpsville, PA 16150
Attorney: Chester B. Scholl, Jr.

RAINS, KATHLEEN A.

2021-416

Late of Mercer Boro., Mercer Co., PA
Executor: Terry L. Rains, 543 Mercer New Wilmington Road, Mercer, PA 16137
Attorney: James A. Stranahan, IV

REAGLE, LUCILLE a/k/a REAGLE, LUCILLE V. a/k/a REAGLE, LUCILLE VERA

2021-415

Late of Hermitage, Mercer Co., PA
Executrix: Donna Powell, 3885 Morefield Road, Hermitage, PA 16148
Attorney: Chester B. Scholl, Jr.

RICE, DORIS a/k/a RICE, LAU-RETTE DORIS

2021-407

Late of Hermitage, Mercer Co., PA
Executor: Dean Rice, 39 S. Keel Ridge Road, Hermitage, PA 16148
Attorney: Chester B. Scholl, Jr.

THOMPSON, SHURL A. a/k/a THOMPSON, SA

2021-299

Late of Sharpsville Boro, Mercer Co., PA
Executor: Jesse H. Thompson, 422 Clay Furnace Road, Sharpsville, PA 16150
Attorney: Emily N. Masotto

TIBOLET, ANN C.

2021-413

Late of Sharon, Mercer Co., PA
Executor: Randy Tibolet f/k/a Randolph J. Tibolet, 857 Shady Avenue, Sharon, PA 16146
Attorney: Wade M. Fisher

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN, by Jerry Taylor Ford Sales, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business

Corporation Law of 1988, as amended from time to time, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

S.R. LAW, LLC

Amy E. Molloy, Esquire

631 Kelly Blvd., P.O. Box 67

Slippery Rock, PA 16057

M.C.L.J.- June 15, 2021

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on September 24, 2012, for Kimmell Auto Repair Service, LLC, located at 751 Old Ash Road, Grove City, Mercer County, Pennsylvania 16127. The principal business activity to be engaged in is auto repair services and all other lawful business activities.

The Corporation is incorporated under the provisions of the Business Corporation Law of 1988, 15 Pa.C.S.A. § 8901 et seq.

Jack W. Cline, Esquire

Stranahan, Stranahan & Cline

101 S. Pitt St., P. O. Box 206

Mercer, PA 16137-0206

M.C.L.J.- June 15, 2021

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on May 10, 2021, for Canon Transport, LLC, located at 88 Baker Road, Greenville, Mercer County, Pennsylvania 16125. The principal business activity to be engaged in is trucking, transport of goods and equipment, and all other lawful business activities.

The Corporation is incorporated under the provisions of the Business Corporation Law of 1988, 15 Pa.C.S.A. § 8901 et seq.

Jack W. Cline, Esquire

Stranahan, Stranahan & Cline

101 S. Pitt St., P. O. Box 206

Mercer, PA 16137-0206

M.C.L.J.- June 15, 2021

Legal Notice

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company for the Practice of Law 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 P.a. C.S. § 8811 et. seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is Kenneth K. McCann, LLC, and it is to be organized effective April 29, 2021.

Kenneth K. McCann, LLC.
Kenneth K. McCann, Esquire
701 North Hermitage Road, Suite 12
Hermitage, PA 16148
M.C.L.J.- June 15, 2021

IN THE COURT OF COMMON PLEAS
OF MERCER COUNTY,
PENNSYLVANIA
CIVIL ACTION - EQUITY
Case No. 2020-2607

ALEXANDRIA K. STRYKER,
TRUSTEE OF
FERNANDEZ FAMILY 2019
IRREVOCABLE TRUST,

Plaintiff

vs.

HOWARD FERNANDEZ,

Defendant

TO: Howard Fernandez

You have been named as a defendant in a civil action instituted by plaintiff, Alexandria K. Stryker, Trustee of the Fernandez Family 2019 Irrevocable Trust, against you in this Court. Plaintiff, Alexandria K. Stryker, Trustee of the Fernandez Family 2019 Irrevocable Trust, alleges in the Complaint that Defendant bought the property located at 20 Pine Tree Lane, Hermitage, Mercer County, Pennsylvania 16148, being LOT NO. 2 in the PINE TREE PLAN OF LOTS, recorded in Plan Book 8, Page 4, Mercer County Records, for his parents, Joseph Manuel Fernandez a.k.a Jose Manuel Fernandez and Billie June Fernandez, and that any and all interest held by Joseph Manuel Fernandez a.k.a Jose Manuel Fernandez and Billie June Fernandez was deeded to the Fernandez Family 2019 Irrevocable Trust in 2020, Plaintiff has requested that it be declared that the Defendant held the said property in trust for Plaintiff as the Trustee of the Fernandez Family 2019 Irrevocable Trust and that Defendant be directed to reconvey the property to Plaintiff as the Trustee of the Fernandez Family 2019 Irrevocable Trust by good and sufficient deed. An Order Directing Service by Publication was signed March 24, 2021.

You must take action within twenty (20) days from the date of this publication.

NOTICE

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. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against 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
PO Box 1302
Hermitage, PA 16148
Telephone: (724) 342-3111

M.C.L.J.- June 15, 2021

**SHERIFF'S SALE
MONDAY
JULY 12, 2021
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. 2020-00652

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
APRIL 15, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JILL MCCARTNEY 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 127 in the Martin L. Knight Annex, being more particularly bounded and described as follows:

ON the North by Lot No. 125 in said Plan;
ON the East by a twenty foot alley;
ON the South by Lot No. 129 in said Plan;
and ON the West by Ridge Avenue;

HAVING a frontage on said Ridge Avenue of forty (40) feet and extending back therefrom of a uniform width, a distance of one hundred forty (140) feet to said alley.

BEING KNOWN AS: 1815 WEST RIDGE AVENUE AKA 1815 W RIDGE AVENUE, SHARPSVILLE, PA 16150

PROPERTY ID NUMBER: TAX PARCEL/CONTROL #72-844-057/ 072-014510

BEING THE SAME PREMISES WHICH MERCER COUNTY STATE BANK, A PENNSYLVANIA BANKING CORPORATION BY DEED DATED 10/23/2014 AND RECORDED 10/31/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 2014-00011480, GRANTED AND CONVEYED UNTO JILL MCCARTNEY, A MARRIED WOMAN.

JUDGMENT - \$ 82,628.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JILL MCCARTNEY AT THE SUIT OF THE PLAINTIFF QUICKEN LOANS, LLC FKA QUICKEN LOANS INC.

WRIT OF EXECUTION NO. 2020-02200

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
MARCH 18, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEPHEN NESTOR A/K/A STEPHEN M. NESTOR AND AISLINN Q. NESTOR IN AND TO:

PARCEL NO. 1 ALL THAT CERTAIN piece or parcel of land situate in Hempfield Township, Mercer County, Pennsylvania, being the Easterly fifteen (15) feet of Lot No. 11 and a portion of Lot No. 10 of the "Eighth Avenue Allotment Re-Plat" as recorded In the Office of the Recorder of Deeds of Mercer County, Pennsylvania on October 8, 1962 in Plan Book 8, Page 27, being bounded and described as follows: BOUNDED on the North be remaining portion of Lot No. 10 formerly owned by Richard Reese, now Swope, for a distance of 15 feet; on the East by remaining lands now or formerly of Paul D. Dart et al and land now or formerly of Marlowe Johnson, for a distance of 135.64 feet; on the South by land now or formerly of Strunc, for a distance of 15 feet; and on the West by land now or formerly of Wesley G. Sorg et ux, for a distance of 135.64 feet.

PARCEL NO. 2 ALL THAT CERTAIN piece or parcel of land situate in Hempfield Township, Mercer County, Pennsylvania, being Lot No. 26 in Hempfield Heights Plan of Lots and recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 7, Page 65 being more fully bounded and described as follows: BEGINNING at Northeasterly corner of lot herein conveyed at a point on Westerly line of Hollywood Boulevard; thence along Westerly line of said boulevard, South 4 degrees 27 minutes West 126.56 feet to a point; thence along land now or formerly of L.W. Crummy, North 86 degrees 54 minutes West 187 feet to a point; thence along land now or formerly of J.W. Orr, North 3 degrees 16 minutes East 131 feet to a point; thence along Lot No. 25, South 85 degrees 33 minutes East 189.66 feet to a point of beginning.

BEING KNOWN AS: 208 LYNWOOD DRIVE, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 09-056-042

BEING THE SAME PREMISES WHICH DAVID O. KING AND JUDY G. KING, HUSBAND AND WIFE BY DEED DATED 1/6/2017 AND RECORDED 1/17/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 2017-00000450, GRANTED AND CONVEYED UNTO STEPHEN NESTOR AND AISLINN Q. NESTOR, HUSBAND AND WIFE.

JUDGMENT - \$202,470.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEPHEN NESTOR A/K/A STEPHEN M. NESTOR AND AISLINN Q. NESTOR AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

WRIT OF EXECUTION NO. 2020-00316

LAW OFFICES OF GREGORY

JAVARDIAN PLAINTIFFS' ATTORNEY

APRIL 1, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KRISS F. BAKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF TWILA E. COLLETTE, DECEASED IN AND TO:

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

COMMENCING at an iron pin, which iron pin marks the Northwest corner of the land hereby described and the Northeast corner of land of Jerry Free, at line of land of John T. Jervis; thence, along the line of land of said Jervis, South 83° 14' 20" East, a distance of 408.30 feet to an iron pin; thence, continuing along the line of land of said Jervis, South 4° 36' 40" West, a distance of 439.06 feet to an iron pin set at the line of land of Robert Mohra; thence, along the line of land of said Mohra, South 53° 33' West, a distance of 407.84 feet to a point in the center line of a Public Road known as Georgetown Road, being S.R. 1014; thence, along the center line of said S.R. 1014, North 37° 13' 50" West, a distance of 212.50 feet to a point in the center line thereof at line of land of Frank Spiegel, Jr.; thence, along the line of land of said Spiegel, and the line of land of Jerry Free, North 8° 46' East, a total distance of 565.74 feet to an iron pin, the point and place of BEGINNING.

CONTAINING 5.91 acres of land to the center line of said S.R. 1014.

BEING THE SAME PREMISES which Luther E. Collette and Twila E. Collette, by Deed dated April 4, 1994 and recorded April 7, 1994 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 164, Page 820, granted and conveyed unto Luther E. Collette and Twila E. Collette.

Luther E. Collette departed this life on December 16, 2016. Twila E. Collette departed this life on May 12, 2018.

BEING KNOWN AS: 841 Georgetown Road, Sandy Lake, PA 16145

PARCEL #02-048-012

JUDGMENT - \$121,711.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KRISS F. BAKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF TWILA E. COLLETTE, DECEASED AT THE SUIT OF THE PLAINTIFF CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

WRIT OF EXECUTION NO. 2013-03561

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
MARCH 30, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SUSAN E. PALMITER AND MICHAEL F. PALMITER IN AND TO:

All that certain property situated in the Township of Salem in the County of Mercer and Commonwealth of Pennsylvania, being more fully described in a deed dated 07/12/1993 and recorded 07/13/1993.

Among the land records of the County and State set forth above, in Deed Volume 93OR and Page 09387.

SUBJECT PROPERTY ADDRESS: 100 Vosler Road, Greenville, PA 16125

BEING the same property conveyed to Michael F. Palmiter who acquired title by virtue of a(n) By fee simple DEED from Glenn O. McClimans and Joanne McClimans, Husband and Wife and Tina A. Rodemoyer, dated July 12, 1993, recorded July 13, 1993, at Deed Book 0146, Page 1833, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 31-053-007-001

JUDGMENT - \$171,726.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SUSAN E. PALMITER AND MICHAEL F. PALMITER AT THE SUIT OF THE PLAINTIFF LSF9 MASTER PARTICIPATION TRUST

**WRIT OF EXECUTION
NO. 2020-01712**

ROMANO GARUBO & ARGENTIERI, PLAINTIFF'S ATTORNEY
MARCH 18, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) WILLIAM E. JONES AND SALLY JONES IN AND TO:

BEING KNOWN AND DESIGNATED AS ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SOUTH PYMATUNING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, SAID PARCEL APPEARING AS LOT NO. 1 ON A SURVEY MADE BY JOSEPH HARRIS, ENGINEER, DATED JULY 8, 1971 AND BEING DULY RECORDED, AND THE PREMISES BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF KANE ROAD (FORMERLY THE ORANGEVILLE-CLARKSVILLE PUBLIC ROAD) THENCE SOUTHEASTWARDLY SOUTH 48 DEGREES 17' EAST, ALONG SAID CENTER LINE, A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHWESTWARDLY SOUTH 41 DEGREES 43' WEST, ALONG OTHER LAND OF PLESO ET UX HEREIN, A DISTANCE OF 200 FEET TO A STAKE; THENCE NORTHWESTWARDLY, NORTH 48 DEGREES 17' WEST, ALONG SAID OTHER LAND OF PLESO ET UX HEREIN, A DISTANCE OF 344 FEET TO A STAKE IN THE SOUTH LINE OF LAND FORMERLY OF BECKMAN, BUT NOW OR FORMERLY OF ZIPAY; THENCE EASTWARDLY NORTH 89 DEGREES 57' EAST ALONG THE SAID SOUTH LINE OF LAND NOW OR FORMERLY OF ZIPAY, A DISTANCE OF 300 FEET TO SAID FIRST MENTIONED POINT IN THE CENTER LINE OF KANE ROAD, THE PLACE OF BEGINNING.

TAX# 28-093-030

TITLE TO SAID PREMISES IS VESTED IN William E. Jones and Sally Jones, by Special Warranty Deed dated July 25, 2001 conveying from William E. Jones to William E. Jones and Sally Jones, husband and wife, tenants by the entireties, recorded August 8, 2001 in Book

OIDR, Page 13251.

LOCATION - 6935 KANE ROAD, TRANSFER PA 16154

JUDGMENT - \$187,773.77

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILLIAM E. JONES AND SALLY JONES AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST

**WRIT OF EXECUTION
NO. 2020-03285**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
APRIL 27, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRAD D. PHILLIPS AND TANYA PHILLIPS A/K/A TANYA J. PHILLIPS IN AND TO:

ALL THAT PARCEL OF GROUND SITUATE IN THE CITY OF HERMITAGE, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 1 IN THE JOHN O'BRIEN SUBDIVISION, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF KELLY ROAD (T-388) AT THE INTERSECTION OF THE WEST LINE OF LAND NOW OR FORMERLY OF JOHN O'BRIEN AND THE EAST LINE OF LAND NOW OR FORMERLY OF ZAHNISER; THENCE SOUTH 89 DEGREES 16' EAST ALONG THE CENTERLINE OF KELLY ROAD, A DISTANCE OF 236.8 FEET; THENCE NORTH 88 DEGREES 20' EAST ALONG THE CENTERLINE OF KELLY ROAD, A DISTANCE OF 52.6 FEET TO THE WEST LINE OF LOT NO. 1, WHICH IS THE TRUE PLACE OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 0 DEGREES 00' EAST ALONG THE EAST LINE OF LOT NO. 2, A DISTANCE OF 325.75 FEET; THENCE SOUTH 89 DEGREES 32' EAST ALONG THE SOUTH LINE OF LOT NO. 3, A DISTANCE OF 145 FEET TO THE CENTERLINE OF KELLY ROAD; THENCE SOUTH 0 DEGREES 00' WEST ALONG THE CENTERLINE OF KELLY ROAD, A DISTANCE OF 301.5 FEET; THENCE SOUTH 77 DEGREES 29' WEST ALONG THE CENTERLINE OF KELLY ROAD A DISTANCE OF 100 FEET; THENCE SOUTH 88 DEGREES 20' WEST ALONG THE CENTERLINE OF KELLY ROAD, A DISTANCE OF 47.4 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS MAP N. 11 132 007 001

ALSO KNOWN AS 2537 Kelly Road, Hermitage, PA 16148

BEING the same premises which Scott A. Jones and Pamela A. Jones, husband and wife by Deed dated November 10, 2005 and recorded in the Office of Recorder of Deeds of Mercer County on December 9, 2005 at Book/Page or Instrument # 2005 00019485 granted and conveyed unto Brad D. Phillips and Tanya J. Phillips, husband and wife.

JUDGMENT - \$ 75,392.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRAD D. PHILLIPS AND TANYA PHILLIPS A/K/A TANYA J. PHILLIPS AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS 1

**WRIT OF EXECUTION
NO. 2013-01000**

THE LYNCH LAW GROUP, LLC PLAINTIFF'S ATTORNEY
APRIL 23, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JAMES M. MANUSAKIS AND ROSALIE B. MANUSAKIS IN AND TO:

ALL THAT CERTAIN LAND SITUATE IN THE TOWNSHIP OF SOUTH PYMATUNING, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1: BEGINNING AT A POINT ON THE CENTER LINE OF ROBERTSON ROAD, FORMERLY KNOWN AS HANN ROAD, THE SOUTHWEST CORNER OF LANDS DESCRIBED HEREIN, WHICH POINT IS 993 FEET EASTWARDLY FROM THE CENTER LINE OF VALLEY VIEW ROAD, FORMERLY KNOWN AS STATE HIGHWAY ROUTE NO. 18; THENCE NORTH 7° 6' WEST, A DISTANCE OF 520.9 FEET TO A POINT; THENCE SOUTH 80° 49' EAST, A DISTANCE OF 87.12 FEET TO A POINT; THENCE, SOUTH 7° 6' EAST, A DISTANCE OF 520.9 FEET TO THE CENTER LINE OF ROBERTSON ROAD; THENCE, WESTWARDLY, ALONG THE CENTER LINE OF SAID ROAD, A DISTANCE OF 87.12 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 2: BEGINNING AT A POINT IN THE CENTER LINE OF ROBERTSON ROAD, FORMERLY KNOWN AS HANN ROAD, THE SOUTHWEST CORNER OF THE LAND HEREINAFTER DESCRIBED, WHICH POINT IS 1,080.12 FEET EASTWARDLY FROM THE CENTER LINE OF VALLEY VIEW ROAD, FORMERLY KNOWN AS STATE HIGHWAY ROUTE NO. 18 (WHICH POINT IS ALSO THE SOUTHEAST CORNER OF THE LANDS ABOVE DESCRIBED); THENCE, NORTH 7° 6' WEST, A DISTANCE OF 500 FEET TO A POINT; THENCE, SOUTH 80° 49' EAST, A DISTANCE CF 175 FEET TO A POINT; THENCE, SOUTH 7° 61' EAST, A DISTANCE OF 500 FEET TO THE CENTER LINE OF ROBERTSON ROAD; THENCE, WESTWARDLY, ALONG THE CENTER LINE OF SAID ROBERTSON ROAD, A DISTANCE OF 175 FEET TO THE PLACE OF BEGINNING. CONTAINING 2 ACRES OF LAND, MORE OR LESS.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED TWO (2) PARCELS OF LAND, THE FOLLOWING:

BEGINNING AT A POINT IN THE CENTER LINE OF ROBERTSON ROAD, WHICH POINT IS 1,123 FEET EASTWARDLY FROM THE POINT WHERE THE CENTER LINE OF ROBERTSON ROAD MEETS THE CENTER LINE OF VALLEY VIEW ROAD; THENCE, NORTH 7° 6' WEST 500 FEET TO A POINT; THENCE SOUTH 80° 49' EAST 132.12 FEET TO

A POINT; THENCE, SOUTH 7° 6' EAST 500 FEET TO A POINT IN THE CENTER LINE OF ROBERTSON ROAD; THENCE, NORTH 80° 49' WEST, 132.12 FEET, ALONG THE CENTER LINE OF SAID ROBERTSON ROAD TO A POINT, WHICH IS THE PLACE OF BEGINNING.

Parcel Id: 28-133-055

Commonly Known As:
2734 Robertson Road, SHARPSVILLE, PA, 16150

JUDGMENT - \$273,851.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JAMES M. MANUSAKIS AND ROSALIE B. MANUSAKIS AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BANTAM FUNDING TRUST 2018-1

**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 ANTER EITHER THE FILING OF THE SCHEDULE OF DISTRIBUTION OR THE EXECUTION SALE.

M.C.L.J.- June 15, 22, 29, 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 **July 6, 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**

2018-559 Harnett, Jean Ann a/k/a Harnett, Jean C., deceased, Laurie Saul, Executrix

2019-281 Klass, Judith M. a/k/a Klass, Judith Melinda, deceased, Leslie Wilt, Executrix

2019-714 Hall, Rick L., deceased, Larry Hay, Executor

2020-539 McCarthy, Clara L., deceased, Linda M. Busatto, Administratrix

2020-539 McCarthy, Clara L., deceased, Linda M. Busatto, Agent Under Power of Attorney

2018-411 Raiti, Dolores Mae, a/k/a Raiti, Dolores M., deceased, Patricia Ann Johnson and Andrew James Raiti, Co-Executors

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.- June 8, 15, 22, 29, 2021