

Mercer County Law Journal

Digital Edition

APRIL 28, 2026

VOL. 41 - ISSUE 17

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Mary L. Allen, Business Manager

ESTATE NOTICES

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

FIRST PUBLICATION

**BONAM, RALPH M., A/K/A BONAM, RALPH MARVIN, A/K/A BONAM, RALPH, A/K/A BONAM, R. MARVIN
2026-216**

Late of Jamestown, Mercer Co., PA
Executrix/Executor: Shirley A. Bonam, 612 Liberty St.,
Jamestown, PA & Scott Alan Bonam, 3056 Tree Haven
Ct., Erie, PA 16506
No Attorney
MCLJ – April 28, May 5, 12, 2026

**BROWN, ANGELA DENISE
2026-172**

Late of Farrell, Mercer Co., PA
Executor: Robert Dibugno, 500 Todd Avenue, Ellwood
City, PA 16117
Attorney: Philip W. Berezniak, Esq., 101 S. Mercer
Street, Ste 210, New Castle, PA 16101
MCLJ – April 28, May 5, 12, 2026

**GULA, ANNA MARIE, A/K/A GULA, ANNA M., A/K/A
GULA, ANNA
2026-250**

Late of Sharon, Mercer Co., PA
Executor: Michael S. Gula, 4610 Orangeville Road,
Sharpsville, PA 16150
Attorney: Carolyn E. Hartle, Esq.
MCLJ – April 28, May 5, 12, 2026

**HILEMAN, LUELLE GRACE, A/K/A HILEMAN, GRACE,
A/K/A HILEMAN, LUELLE G., A/K/A HILEMAN, L GRACE,
A/K/A JAILLET, GRACE, A/K/A JAILLET, LUELLE G.
2026-233**

Late of Coolspring Twp., Mercer Co., PA
Executor/Executrix: Scott Arthur Jaillet, 526 Superior
Street, Grove City, PA 16127 & Sharlene M. Yost, A/K/A
Sharlene M. Jaillet, 1823 Co Rd 23, Stryker, OH 43557
Attorney: Lewis P. McEwen, Esq.
MCLJ – April 28, May 5, 12, 2026

**HURD, JOHN R., A/K/A HURD, JOHN, A/K/A HURD,
JOHN RICHARD
2026-254**

Late of West Salem Twp., Mercer Co., PA
Executrix: Deborah L. Cowell, 671 Chesapeake Ct.,
Hermitage, PA 16148
Attorney: Carolyn Hartle, Esq.
MCLJ – April 28, May 5, 12, 2026

**KISH, RICHARD F., A/K/A KISH, RICHARD FRANK
2026-261**

Late of Lake Township, Mercer Co., PA
Executrix: Rachele Kershner, P.O. Box 173, Tidioute,
PA 16351
Attorney: Timothy R. Bonner, Esq.
MCLJ – April 28, May 5, 12, 2026

**MADDALENA, STEPHEN R., A/K/A MADDALENA,
STEPHEN ROBERT, A/K/A MADDALENA, STEPHEN**

2026-234

Late of Grove City Boro., Mercer Co., PA
Executrix: Ann Dearani, 4424 Ettenmoor Lane S.W,
Rochester, MN 55902
Attorney: Amy E. Molloy, Esq.
MCLJ – April 28, May 5, 12, 2026

**RODEMOYER, ROBIN E., A/K/A RODEMOYER, ROBIN
2026-245**

Late of Sugar Grove Twp., Mercer Co., PA
Executrix: Rosemarie Travaglini, 127 Lyons School
Road, Adamsville, PA 16110
Attorney: Douglas M. Watson, Esq.
MCLJ – April 28, May 5, 12, 2026

**SHANNON, KIMBERLY
2026-83**

Late of Mercer Boro., Mercer Co., PA
Administrator: Douglas Watson, 259 Main St.,
Greenville, PA 16125
Attorney: Douglas Watson, Esq.
MCLJ – April 28, May 5, 12, 2026

**TAYLOR, PATRICK JAMES, A/K/A TAYLOR, PATRICK J.,
A/K/A PATRICK, TAYLOR
2026-213**

Late of Hermitage, Mercer Co. PA
Administratrix: Barbara L. Taylor, 281 Maple Lane,
Pulaski, PA 16143
Attorney: John R. Seltzer, Esq., 713 Wilmington Ave,
New Castle, PA 16101
MCLJ – April 28, May 5, 12, 2026

SECOND PUBLICATION

**BUCKLEY, WILLARD B.
2026-225**

Late of Grove City, Mercer Co., PA
Executrix: Kathy D. Edminston, A/K/A Kathy D.
Edmiston, 5781 Franklin Road, Fairview, PA 16415
Attorney: William G. McConnell Jr, Esq.
MCLJ – April 21, 28, May 5, 2026

**DUTRO, JAMIE JR., A/K/A DUTRO, JAMIE LEE, A/K/A
DUTRO, JAMIE L., A/K/A DUTRO, JAMIE
2026-219**

Late of Sharon, Mercer Co., PA
Executrix: Michalle Lynne McMaster, 371 Buhl Blvd,
Sharon, PA 16146
Attorney: James M. Goodwin, Esq
MCLJ – April 21, 28, May 5, 2026

**ELLIOT, DONNA M.
2026-224**

Late of Sandy Lake, Mercer Co., PA
Executrix: Jennie L. Allen, P.O. Box 297, 517 Marian
Avenue, Platteville, CO 80651
Attorney: Timothy R. Bonner, Esq.
MCLJ – April 21, 28, May 5, 2026

**MCFARLAND, MARY C., A/K/A MCFARLAND, MARY K.
2026-223**

Late of Pine Township, Mercer Co., PA
Executrix: Sherrie Ann Gould, 727 Eldon Lane,
Nolensville, TN 37135
Attorney: Timothy L. McNickle, Esq.
MCLJ – April 21, 28, May 5, 2026

**MEIER, JAMES R.
2026-220**

Late of Sharon, Mercer Co., PA
Administratrix, C.T.A.: Elizabeth Binns, 7349 Wellfleet

Dr, Hudson, OH 44236
Attorney: K. Jennifer Muir, Esq.
MCLJ – April 21, 28, May 5, 2026

**NIGRO, JOANN, A/K/A NIGRO, JO ANN
2026-222**

Late of Sharon, Mercer Co., PA
Executrix: Lisa A. Nigro, 1127 Highland Rd., Sharon,
PA 16146
Attorney: Barbara Seman Ochs
MCLJ – April 21, 28, May 5, 2026

**REISS, MARY ANN, A/KA KANE, MARY ANN
2026-109**

Late of Grove City, Mercer Co., PA
Executor: Edward J. Reiss, 702 Euclid Avenue, Grove
City, PA 16127
Attorney: Todd Thomas Zwinkl, Esq., 301 Grant St, Ste
270, Pittsburgh, PA 15219
MCLJ – April 21, 28, May 5, 2026

**YOUNG, WILLIAM L., A/K/A YOUNG, WILLIAM LUTHER,
A/K/A YOUNG, WILLIAM, A/K/A YOUNG, BILL
2026-221**

Late of Otter Creek Twp., Mercer Co., PA
Executor: Robert W. E. Young, 16 Linn Tyro Road,
Greenville, PA 16125
Attorney: Douglas M. Watson, Esq.
MCLJ – April 21, 28, May 5, 2026

**YOUNT, JACK P. SR., A/K/A YOUNT, JACK PHILIP SR.,
A/K/A YOUNT, JACK PHILIP, A/K/A YOUNT, JACK P.
2026-226**

Late of Hermitage, Mercer Co., PA
Executor: Darrin Todd Yount, 3788 Herr Fieldhouse
Road, Southington, OH 44470
Attorney: David A. Ristvey, Esq.
MCLJ – April 21, 28, May 5, 2026

**YOUNT, SHIRLEY J. A/K/A YOUNT, SHIRLEY JEAN
2026-227**

Late of Hermitage, Mercer Co., PA
Executor: Darrin Todd Yount, 3788 Herr Fieldhouse
Rd., Southington, OH 44470
Attorney: David A. Ristvey, Esq.
MCLJ – April 21, 28, May 5, 2026

THIRD PUBLICATION

**GOTCH, GERALD WAYNE, A/K/A GOTCH, GERALD W.,
A/K/A GOTCH, JERRY
2026-205**

Late of Hermitage, Mercer Co., PA
Administrator: Kenneth Wayne Gotch, 2115 Mary St.,
Hermitage, PA 16148
Attorney: James M. Goodwin, Esq.
MCLJ - April 14, 21, 28, 2026

**HOWSARE, RICHARD K.
2026-189**

Late of Sugar Grove Twp., Mercer Co., PA
Executrix: Kimberly S. McMillen, 2401 Pebble Creek
Court, Hermitage, PA 16148
Attorney: Michael Barr, Esq.
MCLJ - April 14, 21, 28, 2026

**REISS, MARY ANN, A/KA KANE, MARY ANN
2026-109**

Late of Grove City Boro., Mercer Co., PA
Executor: Edward J. Reiss, 702 Euclid Avenue, Grove
City, PA 16127
Attorney: Todd Thomas Zwinkl, Esq., 301 Grant St, Ste

270, Pittsburgh, PA 15219
MCLJ - April 14, 21, 28, 2026

**REITER, DOROTHY MAE, A/K/A REITER, DOROTHY
2026-214**

Late of Sharon, Mercer Co., PA
Executor: John Harold Reiter, 3254 Roseview Dr.,
Hubbard, OH 44425
Attorney: Tara Stevens Rodrigues, Esq.
MCLJ - April 14, 21, 28, 2026

**SKRUCK, MARY J., A/K/A SKRUCK, MARY JO
2026-207**

Late of Greenville, Mercer Co., PA
Executrix: Kathleen Patterson, A/K/A Kathy Patterson,
230 Normal Avenue, Slippery Rock, PA 16057
Attorney: Jason R. Dibble, Esq.
MCLJ - April 14, 21, 28, 2026

**SMITH, VERNA LOUISE, A/K/A SMITH, VERNA L.
2024-662**

Late of Farrell, Mercer Co., PA
Administratrix: Katrina A. Huntley, 1243 Palmerton
Drive, Newport News, VA 23602
Attorney: Barbara Seman Ochs, Esq.
MCLJ - April 14, 21, 28, 2026

**WEISER, BETTY JEAN, A/K/A WEISER, BETTY J.
2026-212**

Late of Shenango Twp., Mercer Co., PA
Executrix: Peggy A. Dunder, 979 Lorenwood Drive,
Hermitage, PA 16148
Attorney: William J. Moder, III, Esq.
MCLJ - April 14, 21, 28, 2026

IN THE COURT OF COMMON PLEAS OF ALLEGHENY
COUNTY, PENNSYLVANIA
CIVIL DIVISION

Plaintiff(s): No. GD-26-1514
MICHAEL A. WOLF, JR.
v.
Defendant(s):
EDWARD WHITMAN

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within TWENTY (20) days after this complaint and notice served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgement may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CAN AFFORD 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 OR NO FEE.

LAWYER REFERRAL SERVICE
The Allegheny County Bar Association
400 KOPPERS Building - 436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
Telephone: (412) 261-5555
Email: LRS2acba.org
www.acba.org

MCLJ - April 14, 21, 28, 2026

Notice of Dissolution

NOTICE IS HEREBY GIVEN, that **Sturgeon Family Limited Partnership**, with its registered address 71 Clark Street, Jackson Center, PA 16133, a Pennsylvania Limited Partnership has been authorized by its Partners to dissolve voluntarily and is now engaged in winding up and settling the affairs of the Partnership so that its existence will end pursuant to the Pennsylvania Uniform Partnership Act of 2016, as amended. Any persons having claims against the Partnership shall forward any claim, in writing to the Partnership at the below referenced address. The claim shall set forth the claimant, claimed amount and all other pertinent information to allow the Partnership to verify the validity of the claim. Any claim against the Partnership is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice. The barring of any claim against the Partnership will also bar any corresponding claim against any General Partner or person dissociated as a General Partner.

Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127
MCLJ - April 28, 2026

LEGAL NOTICE

Notice is hereby given that Articles of Corporation were filed with the Department of State of the Commonwealth of Pennsylvania for **Fields of Learning Farm** on October 14, 2025 to be incorporated under the provisions of the Pennsylvania Non-Profit Incorporation statute, 15 Pa.C.S.A., to conduct educational and charitable activities, and to conduct any other legal activity.

David Dickson
1611 Rutledge Road
Transfer, PA
724-456-0306
MCLJ - April 28, 2026

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

Notice is hereby given of the Trust Administration of **THE LISZKA LIVING TRUST DATED DECEMBER 20, 2002**. The surviving Settlor of the Trust, **CLARA M. LISZKA**, of Greenville, Mercer County, Pennsylvania, died on March 2, 2026. All persons having claims against CLARA M. LISZKA are requested to make known the same to the Trustee or attorney named below. All persons indebted to **CLARA M. LISZKA** are requested to make payment without delay to the Trustee or attorney named below:

Patrick T. Liszka
441 Hamburg Road
Greenville, PA 16125
or
his attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148
MCLJ - April 28, May 5, 12, 2026

Notice of Revocable Trust
Pursuant to 20 Pa. C.S. §7755(c)

Notice is hereby given of the administration of **THE CAROL**

A. MOORE REVOCABLE TRUST AGREEMENT DATED APRIL 24th, 2019. The Settlor of the Trust, CAROL A. MOORE, a resident of Mercer, Mercer County, Pennsylvania, died on March 20, 2026. All persons having claims against CAROL A. MOORE are requested to make known the same to the Trustee or attorney named below. All persons indebted to CAROL A. MOORE are requested to make payment without delay to the Trustee or attorney named below.

Thomas Shook and Lisa Shook
100 Forest Creek Drive
Struthers, OH 44471

Or their attorney

Amy E. Molloy, Esquire Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

MCLJ - April 28, May 5, 12, 2026

Notice of Revocable Trust
Pursuant to 20 Pa. C.S. §7755(c)

Notice is hereby given of the administration of **THE CARLA SASSE REVOCABLE TRUST AGREEMENT DATED APRIL 24th, 2019**. The Settlor of the Trust, CAROL A. MOORE, a resident of Mercer, Mercer County, Pennsylvania, died on March 20, 2026. All persons having claims against CAROL A. MOORE are requested to make known the same to the Trustee or attorney named below. All persons indebted to CAROL A. MOORE are requested to make payment without delay to the Trustee or attorney named below.

Thomas Shook and Lisa Shook
100 Forest Creek Drive
Struthers, OH 44471

Or their attorney

Amy E. Molloy, Esquire Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

MCLJ - April 28, May 5, 12, 2026

LEGAL NOTICE

To whom it may concern:

Shenango Valley Pride Picnic DBA Shenango Valley Pride Alliance Nonprofit 501c3 EIN 93-2689904 Located at 87 Stambaugh Ave Sharon Pa 16146 will permanently close as of May 31st 2026

For any related inquiries to this closing contact: Pamela Ladner
svpridepicnic@gmail.com
MCLJ - April 28, May 5, 12, 2026

SHERIFF'S SALE

**MONDAY
MAY 11, 2026
10:00 AM**

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

MERCER COUNTY

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

described real estate, subject to the TERMS OF SALE, as follows:

**WRIT OF EXECUTION
NO. 2025-1612**

RAS CITRON LLC PLAINTIFF'S ATTORNEY
FEBRUARY 20, 2026 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, Mercer County, Commonwealth of Pennsylvania, known as Lot No. 58 and the North one-half of Lot No. 57 in the Revised Map of Freeble Heights, as recorded in Plan Book 5, Page 103, Mercer County Records, being more particularly bounded and described as follows, to-wit:

ON THE NORTH by Lot No. 59 in said Plan a distance of 150 feet; on the East by East Judy Lynn Drive, a distance of 128.55 feet; on the South by the South half of Lot No. 57 in said Plan, a distance of 150 feet; and on the West by Lot No. 71 and a portion of Lot No. 72 in said Plan, a distance of 128.55 feet.

TAX MAP NO. 52 433 077

SUBJECT to all prior grants and reservations of coal, oil, gas and mining rights, as may appear in prior instruments of record.

BEING KNOWN AS: 324 E JUDY LYNN DRIVE, FARRELL, PA 16121

PROPERTY ID: 52 433 077

TITLE TO SAID PREMISES IS VESTED IN DUSTIN HAHNE, AN UNMARRIED MAN BY DEED FROM DANIEL R. HEIGES AND FRANCINE M. ALBERTS, MARRIED, DATED SEPTEMBER 16, 2024 RECORDED SEPTEMBER 25, 2024 AT INSTRUMENT NO. 2024-7497

LOCATION - 324 E JU, DY LYNN DRIVE, FARRELL PA 16121

JUDGMENT - \$153,285.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DUSTIN HAHNE AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2025-3430**

BROCK & SCOTT, PLLC PLAINTIFF'S ATTORNEY
JANUARY 9, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
DEREK J. JEZIOROWSKI AKA DANIEL JEZIOROWSKI IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Hempfield Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

ON the North by lands now or formerly of A. A. Mumford; on the East by land now or formerly of Chester First; on the South by Fredonia Road; and on the West by land now or formerly of Hazel Limber; and being Lot No. 5 in Robinson Acres, Addition No. 2, as plan of same is recorded in the Office of the Recorder of deeds of Mercer County, Pennsylvania in Plan Book 3, Page 153, said premises fronting 143.00 feet on the Fredonia Road, being 400.00 feet on the East side, having an irregular West line about 300.00 feet deep and being 244.00 feet on the rear or North boundary.

BEING the same premises which Pamela J. Artman and

Scott R. Artman, wife and husband, and Cynthia Halse Stutsman, Single, by Deed dated 04/10/2018 and recorded 04/26/2018, in the Office of the Recorder of Deeds in and for the County of Mercer, under Deed Instrument No. 2018-00003518, granted and conveyed unto Derek J. Jeziorkowski, single.

Tax Parcel: 09 057 157 AKA 09-057-157

Premises Being: 152 Fredonia Rd, Greenville, PA 16125

LOCATION - 152 FREDONIA ROAD, GREENVILLE PA 16125

JUDGMENT - \$207,022.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DEREK J. JEZIOROWSKI AKA DANIEL JEZIOROWSKI AT THE SUIT OF THE PLAINTIFF FREEDOM MORTGAGE CORPORATION

**WRIT OF EXECUTION
NO. 2025-3682**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
FEBRUARY 25, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TILE, INTEREST AND CLAIM OF THE DEFENDANT (S)
SHANE M. PLATTERBORZE AND MAJA REPAJA IN AND TO:

ALL that certain piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, known as and being Lot No. 41 in Fred Myers Plan of Lots said plan being of record in Plan Book 1, Page 65, records of Mercer County, said Lot No. 41 being bounded and described as follows:

On the North by Lot No. 42 in said plan; On the East by a 15 Foot Alley; On the South by Lot 40 in said plan; and on the West by Myers Avenue; having a frontage on Myers Avenue 49½ feet and a depth of 127 feet; the width of said Lot on the East boundary being 50 Feet.

SUBJECT to all matters set forth on the Plat of Record in Plan Book 1, Page 65.

BEING KNOWN AS: 59S MYERS AVENUE AKA 59 S MYERS AVENUE, SHARON, PA 16146

PROPERTY ID NUMBER: 4 AC 27/CONTROL ID: 71-13840

BEING THE SAME PREMISES WHICH CARISSA A. SIMMONS, NOW KNOWN AS CARISSA SIMMONS HUDAK BY DEED DATED 6/24/2016 AND RECORDED 6/30/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 2016-00005796, GRANTED AND CONVEYED UNTO SHANE M. PLATTEBORZE AND MAJA REPAJA.

LOCATION - 59S MYERS AVENUE A/K/A 59 S MYERS AVENUE, SHARON PA 16146

JUDGMENT - \$36,452.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SHANE M. PLATTERBORZE AND MAJA REPAJA AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2025-933**

MCCALLA RAYMER LEIBERT PIERCE PLAINTIFF'S ATTORNEY
FEBRUARY 11, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)

DANIEL RAY, PAMELA RAY AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT IN AND TO:

All those certain pieces or parcels of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being known as Lot Nos. Four (4) and Five (5) in the Hazen-Hall Plan of lots as recorded in Plan Book 1, Page 55.

Property Address: 112 Hazen Place, Sharon, PA 16146

Parcel ID: 3-D-17 & 3-D-18

Title is vested in Daniel Ray and Pamela Ray, husband and wife by deed from Roxanne L. Whalen, also known as Roxanne Whalen, dated 07/16/1999 and recorded on 08/13/1999 in the Mercer County Clerk's/Register's Office as Book 303, Page 2441.

LOCATION - 112 HAZEN PLACE, SHARON PA 16146

JUDGMENT - \$ 31,344.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DANIEL RAY, PAMELA RAY AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT AT THE SUIT OF THE PLAINTIFF CARRINGTON MORTGAGE SERVICES, LLC

**WRIT OF EXECUTION
NO. 2025-2508**

SHAHER LAW FIRM PLAINTIFF'S ATTORNEY
FEBRUARY 19, 2026 LEVIED ON THE FOLLOWING

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

All that tract of land situate in Mill Creek Township, Mercer County, Pennsylvania, bounded and described as follows:

On the North by the center line of Township Road No. T-807 also known as Mill Creek Road, for a distance of 240 feet; On the East by the center line of Township Road No. T-904, also known as Ketchum Road; On the South by land now or formerly of Merle Weaver, for a distance of 240 feet; On the West by land of Lewis formerly Armstrong. The property known as 151 Ketchum Road, Utica, PA 16362.

Being the same property conveyed to Kenneth J. Schleifer by deed dated May 1, 2017 and filed in the Crawford County Recorder's Office at Instrument No. 2017-00005007.

LOCATION - 151 KETCHUM ROAD, UTICA PA 16362

JUDGMENT - \$ 76,176.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH J. SCHLEIFER AT THE SUIT OF THE PLAINTIFF MERCER COUNTY STATE BANK

**WRIT OF EXECUTION
NO. 2025-3693**

HLADIK ONORATO & FEDERMAN LLP PLAINTIFFS ATTORNEY
FEBRUARY 25, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEPENDANT (S)
LARUE STEEN IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, formerly known as the Township of Hickory, County of Mercer, and state pf Pennsylvania, being known as Lot No. 105 in the Clifford Rollinson Plans of Lots, Section "L" and said lot being bounded and described as follows:

COMMENCING at a point in the center line of South Keel Ridge Road, at the Northwest corner of Lot No. 104 in said Section and Plan; thence North 40°52' West, along the

center line of said road, a distance of 104.0 feet to a point; thence North 53°5' East, along the line of the other lands of the party of the first part herein, a distance of 253.7 feet to a point; thence South 34°7' East, continuing along the line of other lands of the party of the first part herein, a distance of 114.1 feet to an iron pin; thence South 55°27' West, along the northerly line of Lot No. 104 in said Section and Plan, a distance of 240.9 feet to a point in the center line of South Keel Ridge Road, the place of beginning

BEING THE SAME PREMISES which Gary L. Steen, deceased and Larue Steen, husband and wife, by Deed dated November 15, 2006, and recorded on November 29, 2006, in the Mercer County Recorder of Deeds Office as Instrument No. 2006-00018015, granted and conveyed unto Larue Steen.

Being Known as 755 South Keel Ridge Road, Hermitage, PA 16148

Parcel I.D. No. 12 159 181

LOCATION - 755 SOUTH KEEL RIDGE ROAD, HERMITAGE PA 16148

JUDGMENT - \$209,033.73

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LARUE STEEN AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST COMPANT, N.A, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
JANUARY 6, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
T CAPITAL GROUP LLC IN AND TO:

Property commonly known as: 1208 Neglev Street, Farrell, PA 16121

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN piece or parcel of land situated in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, known, numbered and designated as Lot Numbered Three Hundred Fifty (350) in the plan known as the Farrell Realty Company's Plan of Lots, as per plan on record under the name of the South Sharon Trust Company's Plan of Lots in Plan Book 1, Page 21, and being bounded and described as follows:

BOUNDED on the East by Lot Number Three Hundred Fifty-One (351) of the same plan; On the VN fest by Lot Number Three Hundred Forty-Nine (349) of the same plan; On the North by a Twenty (20') foot alley; and On the South by Negley Street, and having a frontage on said Negley Street of Forty (40') feet, and extending back a distance of One Hundred Twenty-Three and eighty-seven hundredths (123.87) feet to said Twenty (20') foot alley.

TAX MAP NO. 52 428 447

BEING the same premises which A&B LAND ADVENTURES, LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer as Instrument No. 2024-00003933, granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 22, 2024 as Instrument 2024-00006391, granted and conveyed unto T Capital Group, LLC.

1208 Negley Street, Farrell, PA 16121
Tax Parcel Number: 52-428-447

LOCATION - 1208 NEGLEY STREET, FARRELL PA 16121

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
JANUARY 6, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
T CAPITAL GROUP LLC IN AND TO:

Property commonly known as: 1207 Negley Street, Farrell, PA 16121

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being marked and numbered 365 in the South Sharon Trust Company's Plan of Lots as recorded in Deed Book "U", Volume 8, Page 38, and being more particularly bounded and described as follows:

BEGINNING on the South side of Negley Street at a point 120 feet Eastwardly from its intersection with Stambaugh Avenue; thence extending in front or width Eastwardly, along the South side of Negley Street, 40 feet and in length or depth Southwardly, preserving the same width, a distance of 153 feet to an alley 20 feet wide. Being bounded on the North by Negley Street, on the East by Lot No. 366 in said plan, on the South by said alley and on the West by Lot No. 364 in said Plan.

TAX MAP NO. 52 428 506

BEING the same premises which A&B LAND ADVENTURES, LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2024-00003905, granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 23, 2024, as Instrument Number 2024-00006461, granted and conveyed unto T Capital Group, LLC.

1207 Negley Street, Farrell, PA 16121
Tax Parcel Number: 52-428-506

LOCATION - 1207 NEGLEY STREET, FARRELL PA 16121

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE

AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
DECEMBER 31, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
T CAPITAL GROUP LLC IN AND TO:

Property commonly known as: 200 Smith Avenue, Sharon, PA 16146

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point on the West side of Smith Avenue, which point is the Northeast corner of lands hereby conveyed, also, the Southeast corner of lands now of formerly of Harold Thomas and wife, thence South along said Smith Avenue, a distance of 50.00 feet to land now or formerly of Bertha and Steve Almady; thence West along the lands now or formerly of Bertha and Steve Almady, a distance of 79.68 feet to the land now or formerly of Nicholas Zimmer; thence North along land now or formerly of Zimmer, for a distance of \$0.00 feet to land now or formerly of Harold Thomas and wife, a distance of 79.68 feet to a point on Smith Avenue, the place of BEGINNING.

TAX MAP NO. 4A Q 20

BEING the same premises which A & B SIGNATURE PROPERTIES LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2024-00003910, granted and conveyed unto INVESTOR DEALSTODAY LLC

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024, and recorded in the Official Records of Mercer County on August 22, 2024, as Instrument Number 2024-00006399, granted and conveyed unto T Capital Group, LLC.

200 Smith Avenue, Sharon, PA 16146
Tax Parcel Number: 4-AQ-20

LOCATION - 200 SMITH AVENUE, SHARON PA 16146

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
DECEMBER 31, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
T CAPITAL GROUP LLC IN AND TO:

Property commonly known as: 211 Cedar Avenue, Sharon, PA 16146

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being known as Lot No. 279 in Leslie's Addition to Sharon as recorded in Plan Book 1, Page 15, in the Recorder's Office of Mercer County, Pennsylvania, also a strip of land adjoining said lot being 3.00 feet in width along the entire Eastern boundary of said lot Said lot and strip of land being bounded and described as follows:

ON THE NORTH by Lot No. 278 in said plan and by land now or formerly of H. P. Stewart, distance of 111.20 feet On the East by an alley, a distance of 40.00feet On the South by Lot No. 280 in said plan and land now or formerly W. W Liddle, a distance of 111.20 feet and On the Westby Cedar Avenue (formerly Cedar Street) a distance of 40.00 feet

TAX MAP NO. 4 F 54

BEING the same premises which A & B SIGNATURE PROPERTIES LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2024-00003918, granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 22, 2024 as Instrument Number 2024-00006392, granted and conveyed unto T Capital Group, LLC.

211 Cedar Avenue, Sharon, PA 16146
Tax Parcel Number: 4-F-54

LOCATION - 211 CEDAR AVENUE, SHARON PA 16146

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
DECEMBER 31, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
T CAPITAL GROUP LLC IN AND TO:

Property commonly known as: 334 Sherman Avenue, Sharon, PA 16146

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, said Lot No. 106 in the S.F. Stambaugh's Plan of lots, as recorded in the records of Mercer County Pennsylvania in Plan Book 1, Page 1, said lot being more specifically bounded and described as follows:

ON THE NORTH by Lot No. 105 in the plan, a distance of one hundred fifty (150') feet

ON THE EAST by Sherman Avenue, a distance of forty (40') feet

ON THE SOUTH by Lot No. 107 in said plan, a distance of one hundred fifty (150') feet and ON THE WEST by an alley, a distance of forty (40') feet.

TAX MAP NO. 4 L 60

BEING the same premises which A&B LAND ADVENTURES LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2024-00003898, granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 22, 2024 as Instrument Number 2024-00006395, granted and conveyed unto T Capital Group, LLC.

334 Sherman Avenue, Sharon, PA 16146
Tax Parcel Number: 4-L-60

LOCATION - 334 SHERMAN AVENUE, SHARON PA 16146

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
DECEMBER 31, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
T CAPITAL GROUP LLC IN AND TO:

Property commonly known as: 530 North Oakland Avenue, Sharon, PA 16146

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN piece or parcel of land situated in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows, to-wit

BEGINNING at a point the intersection of the East line of North Oakland Ave with the South line of Hull Street THENCE Eastwardly along the South line of said Hull Street a distance of ninety-three (93') feet THENCE Southwardly a distance of fifty-six (56') feet THENCE Westwardly a distance of ninety-three (93') feet THENCE Northwardly along the East line of North Oakland Avenue a distance of fifty-six (56') feet to the place of BEGINNING.

TAX MAP NO. 2 R 59A

Being the same premises which BARON PA DEVELOPMENT, LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2024-00003903 granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 22, 2024 as Instrument Number 2024-00006396, granted and conveyed unto T Capital Group, LLC.

530 North Oakland Avenue, Sharon, PA 16146
Tax Parcel Number: 2-R-59A

LOCATION - 530 NORTH OAKLAND AVENUE, SHARON PA 16146

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF

THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
DECEMBER 31, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, 'IT1LE, INTEREST AND CLAIM OF THE DEFENDANT (S)
T CAPITAL GROUP LLC IN AND TO:

Property commonly known as: 72 Strawbridge Avenue, Sharon, PA 16146

THE LAND REFERRED TO EREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Sharon, Mercer County, Pennsylvania, and bounded and described as follows:

BOUNDED on the Northeast by Strawbridge Avenue, a distance of 60 feet; on the Southeast by lands now or formerly of Dennis Ford, a distance of 120 feet, on the Southwest by lands now or formerly of Dennis Ford, a distance of 60 feet; and on the Northwest by lands now or formerly of Dennis Ford, a distance of 120 feet.

TAX MAP NO. 4 AP 30

BEING the same premises which AARON D. BURNWORTH, by Deed dated 05/20/2024 and recorded 06/04/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in File 2024-00004096, granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 22, 2024 as Instrument Number 2024-00006394, granted and conveyed unto T Capital Group, LLC.

72 Strawbridge Avenue, Sharon, PA 16146
Tax Parcel Number: 4-AP-30

LOCATION - 72 STRAWBRIDGE AVENUE, SHARON PA 16146

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

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 - April 14, 21, 28, 2026
