

Mercer County Law Journal

Digital Edition

JULY 7, 2026

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(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

COOPER, ELIZABETH STANTON, A/K/A COOPER, BETTY, A/K/A COOPER, ELIZABETH GETRUDE STANTON 2026-406

Late of New Wilmington Twp., Mercer Co., PA
Executrix: Beth A. Cooper, A/K/A Reverend Dr. Betty A. Cooper, P.O. Box 19291, San Diego, CA 92159
No Attorney
MCLJ – July 7, 14, 21, 2026

CSONKA, SAMUEL T. 2026-443

Late of Greene Twp., Mercer Co., PA
Administratrix: Christine M. Csonka, 62 Mud College Road, Greenville, PA 16125
Attorney: Jason R. Dibble, Esq.
MCLJ – July 7, 14, 21, 2026

DUNCAN, RICHARD SCOTT 2026-343

Late of Sharon, Mercer Co., PA
Administratrix: Anna-Marie Duncan, 172 Third Ave., Sharon, PA 16146
Attorney: James E. Douglas, Esq.
MCLJ – July 7, 14, 21, 2026

EDINGER, SHERRY LEE, A/K/A EDINGER, SHERRY L., A/K/A EDINGER, SHERRY 2026-337

Late of Mercer Boro., Mercer Co., PA
Administratrix: Clarice Ann Filer, 42 N. Hope Rd., Mercer, PA 16137
Attorney: James M. Goodwin, Esq.
MCLJ – July 7, 14, 21, 2026

HINDMAN, JOHN RANDALL, A/K/A HINDMAN, JOHN R. 2026-441

Late of Hermitage, Mercer Co., PA
Executor: Frank T. Discristina, 625 Richmond Drive, Hermitage, PA 16148
Attorney: Wade M. Fisher, Esq.
MCLJ – July 7, 14, 21, 2026

KELLEY, PATRICK JOSEPH, A/K/A KELLEY, PATRICK J., A/K/A KELLEY, PATRICK 2026-447

Late of West Middlesex Boro., Mercer Co., PA
Executor: James C. Ginther, 3931 Longview Road, West Middlesex, PA 16159
Attorney: James M. Goodwin, Esq.
MCLJ – July 7, 14, 21, 2026

LAWHEAD, JOHN W., A/K/A LAWHEAD, JOHN WALTER, A/K/A LAWHEAD, JOHN 2026-435

Late of West Middlesex Boro., Mercer Co., PA
Executrix: Carol A. Lawhead, 124 Hewitt Road, West Middlesex, PA 16159
Attorney: David A. Ristvey, Esq.

MCLJ – July 7, 14, 21, 2026

MAGEE, PEGGY J., A/K/A MAGEE, PEGGY JOAN 2026-440

Late of Pine Twp., Mercer Co., PA
Executrix: Kimberly S. Royer, 921 Columbia Avenue, Grove City, PA 16127
Attorney: Timothy L. McNickle, Esq.
MCLJ – July 7, 14, 21, 2026

MCTAGUE CRAWSHAW, JOAN ALICE, A/K/A CRAWSHAW, JOAN A. 2026-408

Late of Greenville Boro., Mercer Co.
Executor: Frank L. Crawshaw, 15254 Pine Point Dr., P O Box 2, Linesville, PA 16424
Attorney: Sean J. Carmody, 801 Vinial St., 3rd Floor, Pgh, PA 15212
MCLJ – July 7, 14, 21, 2026

NOBLE, SARA K. 2026-217

Late of Greenville Boro., Mercer Co., PA
Executrix: Heather Bair, 268 Leech Road, Greenville, PA 16125
Attorney: Tracy L. Zihmer, Esq., 3244 Washington Road, Ste 210, McMurry, PA 15317
MCLJ – July 7, 14, 21, 2026

REED, ELAINE MARIE, A/K/A REED, ELAINE M., A/K/A REED, ELAINE, A/K/A REED, E.M. 2026-434

Late of Grove City Boro., Mercer Co., PA
Executrix(s): April Anthony, 15 College Avenue, P.O. Box 97, Fredonia, PA 16124 & Tammy Guyette, 518 N. Broad Street, Grove City, PA 16127
Attorney: Ted Isoldi, Esq.
MCLJ – July 7, 14, 21, 2026

SCHMID, DOROTHY S. 2026-311

Late of West Salem Twp., Mercer Co., PA
Executor: Bradley W. Schmid, 326 Gatemere Court, Katy, TX 77450
Attorney: Barabara Seman Ochs, Esq.
MCLJ – July 7, 14, 21, 2026

WILSON, GLORIA A., A/K/A WILSON, GLORIA 2026-437

Late of Sharon, Mercer Co., PA
Administrator: Robert J. Dillon, 4667 Crew Hood Rd, Girard, OH 44420
Attorney: Chester B. Scholl, Esq.
MCLJ – July 7, 14, 21, 2026

WILSON, PATRICIA ANN, A/K/A WILSON, PATRICIA A., A/K/A WILSON, PATRICIA 2026-438

Late of Sharon, Mercer Co., PA
Administrator: Robert J. Dillon, 4667 Crew Hood Rd , Girard, OH 44420
Attorney: Chester B. Scholl, Esq.
MCLJ – July 7, 14, 21, 2026

SECOND PUBLICATION

BERBERICK, DEBRA S. 2026-362

Late of Greenville Boro., Mercer Co., PA
Administrator: Geoffrey Mattocks, 8435 Cartledge Rd., Box Springs, GA 31801

Attorney: Lois Vitti, 663 5th St., Oakmont, PA 15139
MCLJ – June 30, July 7, 14, 2026

BROMLEY, CHAD WILLIAM 2026-313

Late of Greenville Boro., Mercer Co., PA
Administrator: Bruce W. Bromley, 3294 Perry Highway, Hadley, PA 16130
Attorney: Charles T. Rosen, Esq., 112 Center Street, Oil City, PA 16301
MCLJ – June 30, July 7, 14, 2026

CHURCH, JERRY E. A/K/A CHURCH, JERRY EDWARD, A/K/A CHURCH, JERRY 2026-432

Late of Stoneboro Boro., Mercer Co., PA
Executrix: Jean Gander, P O Box 12, Stoneboro, PA 16153
Attorney: Stephen L. Kimes, Esq.
MCLJ – June 30, July 7, 14, 2026

COOPER, ELEANOR A., A/K/A COOPER, ELEANOR ANNE 2026-427

Late of Grove City Boro., Mercer Co., PA
Executor: Daniel J. O'Leary, 145 Oak Ridge Drive, Butler, PA 16002
Attorney: Timothy R. Bonner, Esq.
MCLJ – June 30, July 7, 14, 2026

GAUGH, RICHARD L., A/K/A GAUGH, RICHARD 2026-415

Late of Hempfield Twp., Mercer Co., PA
Executrix: Judy Lester, 3941 Erica Circle, Douglasville, GA 30135
Attorney: Douglas M. Watson, Esq.
MCLJ – June 30, July 7, 14, 2026

GRAY-ODEM, MARY FRANCIS, A/K/A ODEM, MARY F. 2026-425

Late of Farrell, Mercer Co., PA
Administratrix: Saneka M. Barro, 3986 Newton Abbey Lane, Groveport, OH 43125
Attorney: K. Jennifer Muir, Esq.
MCLJ – June 30, July 7, 14, 2026

MAYNE, GARY, A/K/A MAYNE, GARY L. 2026-426

Late of Pine Twp., Mercer Co., PA
Executor: Justin Mayne, 538 East Mercer Street, Harrisville, PA 16038
Attorney: James A. Stranahan, Esq.
MCLJ – June 30, July 7, 14, 2026

MCKEEL, ROBERT LEROY 2026-331

Late of Sharpsville, Mercer Co., PA
Administrator: Charles R. McKeel, 218 S. 1st St., Sharpsville, PA 16150
Attorney: Kenneth K. McCann, Esq.
MCLJ – June 30, July 7, 14, 2026

SHEARER, DONNA M., A/K/A SHEARER, DONNA MAE, A/K/A SHEARER, DONNA 2026-429

Late of Hermitage, Mercer Co., PA
Executor/Executrix: Brian G. Budd, 875 Cove Point Dr., Columbus, OH 43228 & Lori L. Crawford, 1487 E. State St., Sharon, PA 16146
Attorney: James M. Goodwin, Esq.
MCLJ – June 30, July 7, 14, 2026

STAFFORD, THOMAS M. JR.

2026-416

Late of Sharpsville, Mercer Co., PA
Administratrix: Margaret G. Stafford, 9 Penn Avenue, Apt
703, Greenville, PA 16125
Attorney: Michael A. Joanow, Esq.
MCLJ – June 30, July 7, 14, 2026

**SVERCHEK, ELIZABETH J., A/K/A SVERCHEK, ELIZABETH
2026-414**

Late of Hermitage, Mercer Co., PA
Executrix: Betsy J. Carroll, A/K/A Betsy S. Carroll, 207 E.
6th Street, Oil City, PA 16301
Attorney: Douglas M. Watson, Esq.
MCLJ – June 30, July 7, 14, 2026

THIRD PUBLICATION

**EMIGH, NETTIE R., A/K/A EMIGH, NETTIE REBECCA
2026-409**

Late of French Creek Twp., Mercer Co., PA
Executor: John Eugene Emigh, 1730 Carlton Road,
Carlton, PA 16311 & Joseph Aaron Emigh 636 Mill Creek
Road Utica, PA 16362
Attorney: Ryan K. Bonner, Esq.
MCLJ – June 23, 30, July 7, 2026

HOUBLER, PHILIP E.

2024-368

Late of Sheakleyville Boro., Mercer Co., PA
Executor: David P. Hoobler, 45 Lake House Lane,
Stoneboro, PA
Attorney: Jack W. Cline, Esq.
MCLJ – June 23, 30, July 7, 2026

**MCCRAY, HENRY L., A/K/A MCCRAY, HENRY
2026-403**

Late of Fairview Twp., Mercer Co., PA
Executrix: Denise Marie Lewis, 30 Cathie Drive, Sandy
Lake, PA 16145
Attorney: Stephen L. Kimes, Esq.
MCLJ – June 23, 30, July 7, 2026

RIDGE, RANDAL

2026-413

Late of Sharon, Mercer Co., PA
Administratrix: Brittany Self, 424 Sherman Avenue,
Sharon, PA 16146
Attorney: Victor S. Heutsche, Esq.
MCLJ – June 23, 30, July 7, 2026

TRUCHAN, MARIE A.

2026-385

Late of Sharon, Mercer Co., PA
Administrator: John M. Looney, 347 Norris Ave., Sharon,
PA 16146
Attorney: Michael S. Barr, Esq.
MCLJ – June 23, 30, July 7, 2026

**ZUHOSKY, FRANK T., A/K/A ZUHOSKY, FRANK
2026-411**

Late of Mercer Boro., Mercer Co., PA
Executrix: Arlene R. Zuhosky Eliays, A/K/A Arlene R.
Zuhosky Eliyas, A/K/A Arlene R. Zuhosky, 6512 Ten Point
Circle Trafford, PA 15085
Attorney: Ted Isoldi, Esq.
MCLJ – June 23, 30, July 7, 2026

Public Notice

The Mercer County Board of Assessment Appeals will meet in the Commissioner’s Conference Room at the Mercer County Courthouse, 125 S. Diamond Street, Mercer, Pennsylvania, on July 9, 2026, at 9:00 a.m., local time to conduct assessment appeal hearings and/or act on such other matters that may come before the Board.

Mercer County Board of Assessment Appeals
MCLJ – July 7, 2026

LEGAL NOTICE

Notice is hereby given that the assessment roll for 2027 is now on public display at the Mercer County Assessment Office, 125 S. Diamond St., Suite 4, Mercer, Pennsylvania 16137, between the hours of 8:30 a.m. and 4:30 p.m., prevailing time, Monday through Friday, excluding holidays. The 2026-2027 Homestead and Farmstead assessment exclusion rolls are also on display at the same location.

Any person, with standing, desiring to make an appeal from such assessment rolls shall, on or before September 1, 2026, file with the Mercer County Board of Assessment Revision a statement, in writing, of the intention to appeal setting forth:

- (1) The assessment or assessments by which such person is aggrieved.
- (2) The address to which the Board shall mail notice of when and where to appear for hearing.

No person shall be permitted to appeal any assessment unless he or she shall have first filed a statement of intention to appeal. No person shall be permitted to appeal any assessment not designated in such statement. Assessment Appeal Forms, rules and regulations are available at the Mercer County Assessment Office, 125 S. Diamond St., Suite 4, Mercer, PA 16137.

Mercer County Board of Assessment Appeals
125 S. Diamond St., Suite 4
Mercer, PA 16137
MCLJ – July 7, 2026

NOTICE OF INCORPORATION - NONPROFIT

Notice is hereby given of the incorporation of **Kiwanis Club of Shenango Valley Foundation** under the provisions of the Nonprofit Corporation Law of 1988 by the filing of Articles of Incorporation with the Department of State on April 19, 2026.

Chester B. Scholl Jr., Esquire
Fruit, Dill, Goodwin and Scholl
P. O. Box 673, 32 Shenango Ave
Sharon, PA 16146
MCLJ – July 7, 2026

SHERIFF'S SALE

**MONDAY
JULY 13, 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
2024-3076**

FRIEDMAN LLP PLAINTIFF'S ATTORNEY
MARCH 18. 2026 LEVIED ON THE FOLLOWING

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

JASMINE BARAJAS;NICHOLAS BARAJAS, UNITED STATES OF AMERICA IN AND TO:

ALL THAT

ALL THAT CERTAIN situate partially in Sugar Township and partially in Hempfield Township, Mercer County, Pennsylvania being Lots No. 125, 126 127 of Section 3, Country Village Estates for Gerald R. Fry as recorded in Office of Recorder of Deeds for Mercer County, Pennsylvania on June 11, 1975 in Plan Book 21, Page 47, same being more particularly bounded and described as follows:

BEGINNING at a point at the Northeasterly comer of premises herein conveyed on the Northerly side of Woodshire Road;

THENCE South 54 degrees 42 minutes West along North side of said road a distance of 150 feet to a point;

THENCE South 48 degrees 31 minutes 45 seconds West, a distance of 64.46 feet on a chord along said road to a point;

THENCE South 36 degrees 11 minutes 08 seconds West along said road, a distance of 64.61 feet on a chord to a point;

THENCE continuing South 30 degrees along the West side of Woodshire Road a distance of 69.98 feet to a point;

THENCE South 84 degrees 24 minutes West along other lands now or formerly of Gerald R. Fry, et ux, a distance of 163.58 feet to a point;

THENCE North 43 degrees 34 minutes West along other land now or formerly of Gerald R. Fry. et ux., a distance of 154.75 feet to a point;

THENCE North 24 degrees 54 minutes 30 seconds East along other land now or formerly of Gerald R. Fry, et ux., a distance of 216 feet to a point;

THENCE North 35 degrees 28 minutes 30 seconds East along other land now or formerly of Gerald R. Fry, et ux., a distance of 110 feet to a point;

THENCE continuing along other land now or formerly of Gerald R. Fry, et ux., North 50 degrees 26 minutes East, a distance of 134.98 feet to a point;

THENCE South 48 degrees 27 minutes East along Lot No. 124 of said Plan, now or formerly owned by Kather, a distance of 340 feet to the point and place of beginning.

The improvements thereon being known 126 Woodshire Road, Greenville, Pennsylvania 16125.

BEING the same premises which Thiel College by deed dated February 5, 2023 and recorded in the Official Records of Mercer County on February 21, 2023 in Deed Book Volume , page , as Instrument 3380082 granted and conveyed unto Nicholas Barajas and Jasmine Barajas.

126 Woodshire Road, Greenville, PA 6125
Tax Parcel Number: 09-625892

LOCATION - 126 WOODSHIRE ROAD, GREENVILLE PA 16125

JUDGMENT - \$458,924.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JASMINE BARAJAS;NICHOLAS BARAJAS, UNITED STATES OF AMERICA AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2025-427**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

MARCH 17, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
UNKNOWN HEIRS OF DONNA M. BELL AND LEON J. BELL SR. 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 number two hundred sixty-one (261) and the northern thirty-two and ninety hundredths (32.90) feet of lot number two hundred sixty-two (262) in the Revised Forest Hills Section of the Elmhurst Allotment, as recorded in the records of Mercer County in Plan Book 5, at Page 78, being more particularly bounded and described as follows:

On the north by lot number two hundred sixty (260) in the aforesaid plan, a distance of one hundred forty-one (141) feet; on the east by Shady Avenue, a distance of eighty-five (85) feet; on the south by the southern part of lot numbered two hundred and sixty-two (262) in the aforesaid plan a distance of one hundred and forty-one (141) feet, and on the west by lot numbered two hundred and twenty (220) and a part of lot numbered two hundred and nineteen (219) in the aforesaid plan, a distance of (85) feet.

BENG KNOWN AS: 828 SHADY AVENUE, SHARON, PA 16146

PROPERTY ID NUMBER: 4 AW 47 52/ CONTROL ID: 71-22440

BEING THE SAME PREMISES WHICH MICHELLE MULLIGAN SAKONY, EXECUTRIX OF THE ESTATE OF CATHERINE PATRICIA MULLIGAN, A/K/A C. P. MULLIGAN, A/K/A C. PATRICIA MULLIGAN, A/K/A CATHERINE P. MULLIGAN, A/K/A CATHERINE MULLIGAN, DECEASED BY DEED DATED 10/2/2018 AND RECORDED 10/24/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2018 AT PAGE 09575, GRANTED AND CONVEYED UNTO DONNA M, BELL, SINGLE, NOW DECEASED.

LOCATION - 828 SHADY AVENUE, SHARON PA 16146

JUDGMENT - \$84,023.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS OF DONNA M. BELL AND LEON J. BELL SR. AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

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

HILL WALLACK LLP PLAINTIFF'S ATTORNEY
FEBRUARY 10, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
WILLA D. CHUKWUEMEKAUONU 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 (40) 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. 2023-0000059 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. CHUKWUEMEKAUONU AT THE SUIT OF THE PLAINTIFF SERVIS ONE, INC DBA BSI FINANCIAL SERVICES

**WRIT OF EXECUTION
NO. 2025-3890**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY
APRIL 8, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
JENNIFER R. CORP AKA JENNIFER R. WEAVER FKA JENNIFER R. MCCLELLAND AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IN AND TO:

ALL that certain piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, being known and designated as Lot No. 2 of the Final Plat, Florence M. West, Section B, Subdivision of Lots, plan of which is recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 25, Page 14; containing 0.82 acre of land, strict measure.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING ERECTED THEREON A RESIDENTIAL DWELLING KNOWN AND NUMBERED AS: 80 MORGAN STREET, GREENVILLE, PA 16125

Parcel #: 55 527 034

BEING THE SAME PREMISES WHICH Paul J. Molton, et ux., by Deed dated and recorded October 23, 2009 in the Office of the Recorder of Deeds in and for Mercer County, Pennsylvania, Instrument No, 2009-00011556, granted and conveyed unto Jennifer R. McClelland. Jennifer R. McClelland also known as Jennifer R. Corp and Jennifer R. Weaver.

TO BE SOLD AS THE PROPERTY OF JENNIFER R. CORP AKA JENNIFER R. WEAVER FKA JENNIFER R. MCCLELLAND UNDER MERCER COUNTY JUDGMENT NO. 2025-3890

LOCATION - 80 MORGAN STREET, GREENVILLE PA 16125

JUDGMENT - 52,248.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JENNIFER R. CORP AKA JENNIFER R. WEAVER FKA JENNIFER R. MCCLELLAND AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AT

THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2025-2390**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
MARCH 18, 2026 LEVIED ON THE FOLLOWING
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)

PAITY J. GREGORY IN AND TO:

ALL THOSE TWO CERTAIN LOTS SITUATE IN SUGAR GROVE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOTS NOS. 2 AND 3 IN PLAN OF LOTS RECORDED IN THE RECORDER'S OFFICE IN AND FOR MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK 5, PAGE 31. SAID TWO LOTS BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE LOT TO BE DESCRIBED AT THE INTERSECTION OF THE WESTERN LINE OF THE OSGOOD ROAD AND LOT NO. 1 IN SAID PLAN; THENCE SOUTH EIGHTY-FIVE DEGREES TWENTY EIGHT MINUTES WEST (S. 85 DEGREES 28' W.) SEVEN HUNDRED SIXTY-ONE (761) FEET TO THE LAND OF THE BESSEMER AND LAKE ERIE RAILROAD; THENCE NORTH FOUR DEGREES SEVEN MINUTES EAST (N. 4 DEGREES 07' E.) BY SAID LAND OF THE BESSEMER AND LAKE ERIE RAILROAD COMPANY ONE HUNDRED FORTY-ONE AND SEVENTY HUNDREDTHS (141.70) FEET TO LOT NO. 4 IN SAID PLAN; THENCE NORTH EIGHT-FIVE DEGREES TWENTY- EIGHT MINUTES EAST (N. 85 DEGREES 28' E) ALONG LOT NO. 4 A DISTANCE OF SEVEN HUNDRED THIRTY NINE AND SEVENTY HUNDREDTHS (739.70) FEET TO THE OSGOOD PUBLIC ROAD; THENCE SOUTH FOUR DEGREES THIRTY-TWO MINUTES EAST (S. 4 DEGREES 32' E) ALONG SAID ROAD A DISTANCE OF ONE HUNDRED FORTY (140) FEET TO THE PLACE OF BEGINNING.

Premises being: 12 Werner Rd, Greenville, PA 16125
TOWNSHIP TAX PARCEL NO. 30043015

BEING the same premises which Agnes E. Hendricks by Deed dated May 10, 2006 and recorded in the Office of Recorder of Deeds of Mercer County on May 17, 2006 at Book 682, Page 2686 granted and conveyed unto Patty J. Gregory.

LOCATION - 12 WERNER ROAD, GREENVILLE PA 16125

JUDGMENT - \$65,909.67

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PATTY J. GREGORY AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2

**WRIT OF EXECUTION
NO. 2026-154**

HLADIK ONORATO & FEDERMAN LLP PLAINTIFFS ATTORNEY
APRIL 16, 2026 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in Delaware Township, Mercer County, Pennsylvania, and being known as Lot No. 6 in the final plat of Richard Kress and Ord and Wilma Culley Subdivision, Section "D" as recorded in the Mercer County Office of the Recorder of Deeds on October 29, 1985 at 1985 PL 183, being more particularly bounded and described as follows:

BEGINNING at a point in the center line of Folk Road (T-610) said point being the Southeast corner of said Lot No. 6: thence North 83 degrees 46' West along the North line of Lot No. 5 in said plan a distance of 475.33 feet to an iron pin; thence North 5 degrees 04' East a distance of 336.01 feet to an iron pin; thence South 83 degrees 46' East a distance of 464.97 feet to a point in the center line of said Folk Road; thence South 3 degrees 18' West along the center line of said road a distance of 336.38 feet to the place of beginning and containing 3.63 acres of land, Subject to a minimum setback of 75 feet from center line of Folk Road as shown on plan.

BEING THE SAME PREMISES which Wilma Culley, by Deed dated May 20, 2011 and recorded on July 7, 2011, in the Mercer County Recorder of Deeds Office as Instrument No. 2011-00006602, granted and conveyed unto Dustin Kress.

Being Known as 147 Folk Road, Fredonia, PA 16124

Parcel I.D. No. 03 110 023 006

LOCATION - 147 FOLK ROAD, FREDONIA PA 16124

JUDGMENT - \$75,583.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DUSTIN KRESS AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK. N.A., AS SUCCESSOR BY MERGER TO J.P. MORGAN MORTGAGE ACQUISITION CORP.

**WRIT OF EXECUTION
NO. 2025-2639**

LEOPOLD & ASSOCIATES PLLC PLAINTIFFS ATTORNEY
APRIL 22, 2026 LEVIED ON THE FOLLOWING

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

ALL that certain tract of parcel of land situate in the City of Sharon, Mercer County, Pennsylvania. bounded on the North by Lincoln Avenue;

On the East by other land now or formerly of William H. Collier;

On the South by an alley; and

On the West by an alley, fronting forty-eight (48) feet on Lincoln Avenue and running South of even width about one hundred thirty-four (134) feet and being the western portion of land conveyed to William H. Collier by deed of the Sheriff, Frank D Fair, dated June 21, 1933 and recorded in Deed Book "P" Volume 15, Page 102. The said lot being surveyed by Griff Nichols on June 18, 1937. The above described lot or parcel of land is the WESTERLY FORTY-EIGHT (48) FEET OF LOT NUMBER 10 in the CATHERINE BUDD PLAN,

Parcel: 1-V-34

Being the same property conveyed unto Teresa Shellhammer, her heirs and assigns by Deed from Diane Cunningham and James Cunningham, her husband, dated 02/23/2004 and recorded 03/08/2004, at Instrument No. 2004-003776, Mercer County Records.

Being known as 367 Lincoln Street, Sharon, Pennsylvania 16146.

LOCATION - 367 LINCOLN STREET, SHARON PA 16146

JUDGMENT - \$24,338.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TERESA SHELLHAMMER AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING S/B/M TO SPECIALIZED LOAN

SERVICING LLC

**WRIT OF EXECUTION
NO. 2026-211**

HLADIK ONORATO & FEDERMAN LLP PLAINTIFFS
ATTORNEY
APRIL 21, 2026 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece, parcel or tract of real estate situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania and more particularly described as follows:

BOUNDED on the North by Hull Street; On the East by lands formerly of Leonora V. Jacobs (nee Bronson); On the South by an alley; and On the West by an alley. Thereby having frontage on Hull Street of Thirty-Six (36) and extending an equal distance Southward One Hundred (100 feet) feet to the said alley.

BEING THE SAME PREMISES which Investor Deals Today, LLC an Arizona Limited Liability Company, by Deed dated September 6, 2024 and recorded on September 9, 2024, in the Mercer County Recorder of Deeds Office as Instrument No. 2024-00007011, granted and conveyed unto T Capital Group, LLC, an Arizona Limited Liability Company.

Being Known as 400 Hull Street, Sharon, PA 16146

Parcel I.D. No. 2 Q 61

LOCATION - 400 HULL STREET, SHARON PA 16146

JUDGMENT - \$97,800.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JAY TENENBAUM AND T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF PACIFIC LIFE INSURANCE AGENCY

**WRIT OF EXECUTION
NO. 2011-4231**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
MARCH 30, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
ARENITA K. WHITE (DECEASED); JAMES E. WHITE IN AND TO:

ALL that certain lot of land situate in West Salem Township, Mercer County, Pennsylvania, bounded on the North by land of Anthony Cianci et ux; on the East by land of Peter DeTullio et ux; on the South by West Homer Street; and on the West by land of John Campoli et ux, said lot has a frontage on West Homer Street of one hundred thirty-five (135) feet, and extends back at the same width a distance of one hundred fifty (150) feet, more or less.

SUBJECT TO conditions and restrictions as recorded in 74 DR 3252.

SUBJECT PROPERTY ADDRESS: 21 W Homer street, Greenville, PA 16125

Being the same property conveyed to James E. White and Arenita K. White, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Fred W. White and Mary J. White, husband and wife, dated September 20, 2009, recorded September 29, 2009, at Instrument Number 2009-00010561, Office of the Recorder of Deeds, Mercer County, Pennsylvania

INFORMATIONAL NOTE: Arenita K. White died on November 12, 2021, and pursuant to the survivorship

language in the above-mentioned deed, all her interest passed to her husband, James E. White.

SUBJECT TAX PARCEL ID: 31-056-075

LOCATION - 21 W HOMER STREET, GREENVILLE PA 16125

JUDGMENT - \$145,844.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ARENITA K. WHITE (DECEASED): JAMES E. WHITE AT THE SUIT OF THE PLAINTIFF UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII

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 - June 9, 16, 23, 30, July 7, 2026