

Mercer County Law Journal
(The Official Legal Publication of Mercer County, Pennsylvania)
Digital Edition
FEBRUARY 19, 2019
VOL. 34 - ISSUE 8

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

BOVARD, RICHARD L.
2019-081

Late of Grove City Boro, Mercer Co., PA
Executor: Scott Richard Bovard, 612
Forest Drive, Grove City, PA 16127
Attorney: Milford L. McBride, III

BRUTT, RUTH ANNE A/K/A BRUTT, RUTH A. A/K/A BRUTT, RUTH
2019-078

Late of Hermitage, Mercer Co., PA
Executor: Mark Robert Brutt, 173 Dutch
Lane, Pittsburgh, PA 15236
Attorney: Charles S. Hersh

CORNMAN, THOMAS R., SR. A/K/A CORNMAN, THOMAS R.
2019-87

Late of Sharon, Mercer Co., PA
Executor: Thomas R. Cornman, Jr., 2317
Cranford Rd., Columbus, OH 43221-1209
Attorney: Wade M. Fisher

FALVO, MARGARET Y. A/K/A FALVO, MARGARET
2019-077

Late of Sharon, Mercer Co., PA
Executor: Richard Alan Falvo, 6650
Townsend Dr., Erie, PA 16505

Attorney: Robert J. Tesone
NELSON, RICHARD J.
2019-082

Late of Mercer Boro., Mercer Co., PA
Administrator: Scott R. Nelson,
7895 Meadowbrooke Trail, Youngstown,
OH 44514

Attorney: James A. Stranahan IV
OBREZA, CHARLOTTE
2019-71

Late of Jackson Twp., Mercer Co., PA
Executor(s): Jay F. Obreza, 486 N. Cottage
Rd., Mercer, PA 16137; Taff J. Obreza, 9
S. Cottage Rd., Mercer, PA 16137
Attorney: Ross E. Cardas

SACKETT, BEVERLY A.
2019-75

Late of Hermitage, Mercer Co., PA
Executor: Mark A. Sackett, 1130
Tidewood Dr., Bethel Park, PA 15102
Attorney: David A. Ristvey

SAUNDERS, ELLYN B. A/K/A SAUNDERS, ELLYN A/K/A ATKINSON, ELLYN S. A/K/A ATKINSON, ELLYN B.
2019-066

Late of Lackawannock Twp., Mercer Co., PA
Executor: Douglas M. Watson, 259 Main
St., Greenville, PA 16125

Attorney: No Attorney
SMITH, RONALD BRUCE A/K/A SMITH, RONALD B. A/K/A SMITH, RONALD

2019-73

Late of Pymatuning Twp., Mercer Co., PA
Executrix: Lois Jean Kitchen, 21
Edgewood Dr., Greenville, PA 16125
Attorney: Carolyn E. Hartle
STAFFORD, MARY EDITH A/K/A STAFFORD, MARY E. A/K/A STAFFORD, MARY
2019-85

Late of West Middlesex Boro, Mercer Co., PA
Executrix: Esther Sanderbeck, 9 Kiwanis
Park Rd., West Middlesex, PA 16159
Attorney: James M. Goodwin

STINGIS, JOHN J. A/K/A STINGIS, JOHN JOSEPH
2019-79

Late of Sharpsville Boro, Mercer Co., PA
Administrator/Administratrix: Michael G.
Stingis, 2959 Orangeville Rd., Masury, OH
44438; Linda Miller, 41 Stone Ridge
Blvd., Hermitage, PA 16148
Attorney: Michael A. Joanow

SECOND PUBLICATION

ARTHERHOLT, JOHN L. JR.
2019-055

Late of: Transfer, Mercer County, PA
Co-Executrices: Donna J. Artherholt, 740
McClure Ave., Sharon, PA 16146; Denise
R. Rowe, 119 Hickory St., Sharpsville, PA
16150

Attorney: Robert J. Tesone
CUNNINGHAM, RICHARD GERARD, SR. A/K/A CUNNINGHAM, RICH A/K/A CUNNINGHAM, RICHARD G. SR. A/K/A CUNNINGHAM, RICHARD G. A/K/A CUNNINGHAM, RICHARD, SR. A/K/A CUNNINGHAM, RICHARD
2019-065

Late of: Jamestown, Mercer County, PA
Administrator: Richard G.
Cunningham, Jr., 7016 Southcreek Dr. SE,
Owens Cross Roads, AL 35763

Attorney: Ted Isoldi
DONLIN, DORATHYMARIE K. A/K/A DONLIN, DORATHYMARIE
Late of: Hermitage, Mercer County, PA

Executor: Wade M. Fisher, P O Box 91,
Sharon, PA 16146

Attorney: Wade M. Fisher
ENGLISH, RICHARD G. A/K/A ENGLISH, RICHARD A/K/A ENGLISH, DICK
2019-045

Late of: Mercer Borough, Mercer County, PA

Executor: Richard J. English, 341
Southline Rd., Galway, NY 12074-3511
Attorney: James M. Goodwin
HALE, RANDY D.
2019-067

Late of: Findley Twp., Mercer County, PA

Administrator C.T.A.: Jordan S. Hale,
1138 Atlantic Ave., Monaca, PA 15061
Attorney: Timothy L. McNickle
JURINA, JOHN A/K/A JURINA, JOHN J.
2018-703

Late of: Farrell, Mercer Co., PA
Executor: Anthony J. Elisco, Sr. a/k/a Dr.
Tony Elisco, Sr., 332 Lunn Blvd., Farrell,
PA 16121

Attorney: Norman J. Barilla, 111 West
Sheridan Ave., New Castle, PA 16105
724-654-5549

KNIGHT, GERALD EUGENE A/K/A KNIGHT, GERALD E.
2019-057

Late of: Springfield Twp., Mercer County, PA

Administrator: William E. Knight, 1200
Vosler Rd., Volant, PA 16156
Attorney: Ronald W. Coyer

MCCULLOUGH, MARJORIE JANE
2019-70

Late of: Pymatuning Township, Mercer
County, PA
Administrator & Administratrix: William
E. McCullough, Jr., 361 E. Crestview Dr.,
Transfer, PA 16154; Gloria J. Junk, 1006
Arlington Dr., Greenville, PA 16125

Attorney: William G. McConnell
PERMAN, WILLIAM WALTER A/K/A PERMAN, WILLIAM W.
2019-058

Late of: Hermitage, Mercer County, PA
Executrix: Irene Perman, 2360 Downing
Lane, Hermitage, PA 16148

Attorney: Wade M. Fisher
POPADAK, HELEN L.
2002-002

Late of: Hermitage, Mercer County, PA
Executor: William A. Popadak, 4333
Prestwick Dr., Erie, PA 16506
Attorney: Carolyn E. Hartle

THIRD PUBLICATION

BAYUK, HELEN L.
2019-040

Late of West Salem Twp., Mercer Co., PA
Executrix: Mary E. Bayuk, 341 E.
Jamestown Rd, Unit 65, Greenville, PA
16125

Attorney: Tye J. Cressman, Cressman Erde
Ferguson, LLC, 911 Diamond Park,
Meadville, PA 16335 814-807-1071

CAMPBELL, TIMALEEN M. A/K/A CAMPBELL, TIMALENE M. A/K/A CAMPBELL, TIMALEEN MARIE
2019-038

Late of Worth Twp., Mercer Co., PA
Executrix: Bertha A. Buckley, 1514
Jackson Center-Polk Rd., Stoneboro, PA
16153

Attorney: Joseph H. Keebler, Jr., Dale
Woodard Gent McFate, 1030 Liberty St.,
Franklin, PA 16323 (814) 432-2181

GAVIN, KELLY A/K/A GAVIN, KELLY ANN
2019-36

Late of Shenango Twp., Mercer Co., PA
Executor: Ronald Trott, 110 Oak St., West
Middlesex, PA 16159

Attorney: John R. Seltzer, 14 N. Mercer St.,
New Castle, PA 16101 (724) 658-2000
GRINDER, JOHNA RUTH
2019-52

Late of Mercer Boro, Mercer Co., PA
Administratrix: Joy Strain, 396 North
Maple Street, Mercer, PA 16137
Attorney: James A. Stranahan, IV

MARTIN, WILLIAM A. A/K/A MARTIN, WILLIAM ARTHUR
2019-14

Late of Wilmington Twp., Mercer Co., PA

Executrix: Phoebe A. Martin, 25 Quail
Lane, New Wilmington, PA 16142
Attorney: David E. Henderson, 2109
Wilmington Rd., New Castle, PA 16105
(724) 658-5776

SMITH, GORDON E.
2019-44

Late of Shenango Twp., Mercer Co., PA
Executrix: Barbara E. Barris, a/k/a
Barbara E. Hutcheson, 343 Crestview Dr.,
Slippery Rock, PA 16057

Attorney: Raymond H. Bogaty
TALBERT, AARON LYNN A/K/A TALBERT, AARON L.
2019-50

Late of Hermitage, Mercer Co., PA
Administratrix: Pamela Talbert, 2966
Morefield Rd., Hermitage, PA 16148
Attorney: Ronald D. Amrhein, Jr.

LEGAL NOTICE FICTITIOUS NAME

Notice is hereby given, pursuant to the Fictitious Names Act of 1982, as amended., 54 Pa.C.S.A. §301 et seq., that an application was filed with the Pennsylvania Department of State on or about January 14, 2019, for the registration of LAND'S LAWN CARE LLC as a fictitious name, with its principal place of business at 417 Pueblo Trail Mercer, PA 16137
The person or entity who is party to said registration is Jerome D Boland JR, 417 Pueblo Trail Mercer, PA 16137.
M.C.L.J. – February 19, 2019

CIVIL ACTION

**COURT OF COMMON PLEAS
MERCER COUNTY, PA
CIVIL ACTION-LAW
NO. 2018-115**

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

U.S. Bank N.A., In Its Capacity as
Trustee for the Registered Holders of
Home Equity Asset Trust 2004-7, Home
Equity Pass-Through Certificates, Series
2004-7 c/o Ocwen Loan Servicing, LLC,
Plaintiff
v.

Douglas A. Malenky, In His Capacity as
Known Heir of Evelyn Malenky a/k/a
Evelyn J. Malenky and Andrew Malenky;
Melanie A. Rodgers, In Her Capacity as
Known Heir of Evelyn Malenky a/k/a
Evelyn J. Malenky and Andrew Malenky;
Scott B. Malenky a/k/a Scott Malenky, In
His Capacity as Known Heir of Evelyn
Malenky a/k/a Evelyn J. Malenky and
Andrew Malenky; Unknown Heirs,
Successors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title or Interest from or Under Evelyn
Malenky a/k/a Evelyn J. Malenky;
Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Andrew Malenky, Defendants

To: Unknown Heirs,

Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Andrew Malenky, Defendant

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, U.S. Bank N.A., In Its Capacity as Trustee for the Registered Holders of Home Equity Asset Trust 2004-7, Home Equity Pass-Through Certificates, Series 2004-7 c/o Ocwen Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Mercer County, PA docketed to No. 2018-115, seeking to foreclose the mortgage secured on your property located, 1639 Hofius Lane, Hermitage, PA 16148.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are 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 judgment 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, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE
Mercer County Lawyer's Referral
Services c/o Mercer County Bar
Association
P.O. Box 1302
Hermitage, PA 16148
(724) 342-3111

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Walter Gouldsbury Esq. ID No. 318181
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
M.C.L.J. – February 19, 2019

LEGAL NOTICE

Notice is given that the Mercer County Board of Assessment Appeals will hold a Special Meeting beginning at 11:30 a.m. local time on March 7, 2019 in the Commissioner's Conference Room, 1st Floor at the Mercer County Courthouse, Mercer, Pennsylvania, to consider the demand from the City of Farrell that the following properties owned by Southwest Gardens Economic Development

Corporation, all located in the City of Farrell, be transferred from exempt status to taxable status:

ADDRESS: 501 Darr Ave,
PARCEL# 52 427 552
TOTAL ASSESSED VALUE: 66900

ADDRESS: 408 Negley
PARCEL# 52 427 373
TOTAL ASSESSED VALUE: 4950

ADDRESS: 418 Fruit
PARCEL# 52 431 046
TOTAL ASSESSED VALUE: 10800

ADDRESS: 324 Spearman
PARCEL# 52 4431 097
TOTAL ASSESSED VALUE: 1500

Ann Morrison
Chief Clerk, Mercer County
M.C.L.J. – February 19, 2019

TRUST NOTICE

Notice of the death of HELEN TELEGA, late of the city of Farrell, Mercer County, Pennsylvania, Settlor of THE HELEN TELEGA REVOCABLE LIVING TRUST, dated 4/14/2011, is hereby given. All persons indebted to said Trust are requested to make prompt payment and those having claims to present the same, without delay to: **Successor Trustee: TIMOTHY TELEGA** Care of:

Attorney: DAVID A. PECKMAN
Peckman Chait LLP
29 Mainland Road Harleysville, PA 19438
M.C.L.J. - February 12, 19, 26, 2019

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

Notice is hereby given of the administration of **THE VERA R. PICCIOTTO 2009 REVOCABLE TRUST AGREEMENT**, the Settlor of the Trust, **VERA R. PICCIOTTO**, a resident of Farrell, Mercer County, Pennsylvania, died on December 22, 2018. All persons having claims against **VERA R. PICCIOTTO** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **VERA R. PICCIOTTO** are requested to make payment without delay to the Trustee or attorney named below:

Judith Ann Carpenter
182 Buhl Blvd.
Sharon, PA 16146
or
her attorney
Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148
M.C.L.J. – February 5, 12, 19, 2019

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

Notice is hereby given of the administration of **THE MICHAEL DAVID JUCHNEWICH SPECIAL NEEDS TRUST AGREEMENT DATED FEBRUARY 8, 2007. MICHAEL DAVID JUCHNEWICH**, a resident of Hermitage, Mercer County, Pennsylvania, died on October 29, 2018. All persons having claims against **MICHAEL DAVID JUCHNEWICH** are requested to make known the same to the Trustees or attorney named below. All persons indebted to **MICHAEL DAVID JUCHNEWICH** are

requested to make payment without delay to the Trustees or attorney named below: .

Stanley P. Juchnewich
485 Ashland Drive
Hermitage, PA 16148
or
Anna Mae Juchnewich
485 Ashland Drive
Hermitage, PA 16148
or their attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148
M.C.L.J. – February 5, 12, 19, 2019

Legal Notice By KATHLEEN M. KLOOS 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 **March 4, 2019**, 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
GUARDIAN

2016-054 Pulliam, Ruth A.,
Incapacitated; Yolanda M. Harris, Guardian

FIRST AND FINAL ACCOUNT of
ESTATE

2010-354 Stranahan, Nancy T.,
deceased; James A. Stranahan, IV,
Administrator

2014-481 Brady, William M., deceased;
Debra Lynn Perry, Administrator

2017-122 Reszke, Beverly, deceased;
Robert L. Pounds, Jr., Administrator C.T.A.

2017-486 Sherman, Marlene Mae a/k/a
Sherman, Marlene M. a/k/a Sherman,
Marlene, deceased; William C. Sherman,
Administrator

2017-516 Zeitler, Edward J., deceased;
Joann M. Jofery, Executrix

2018-025 Busch, Ella B. a/k/a Busch,
Ella, deceased; First National Trust
Company, Executor

2018-133 Boozell, Gerald W. a/k/a
Boozell, Gerald Wayne a/k/a Boozell,
Gerald a/k/a Boozell, GW, deceased; Donna
L. Blauser, Executrix

2018-291 Jones, Sara E., deceased;
Donald A. Jones, Executor

Kathleen M. Kloos
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. – February 5, 12, 19, 26, 2019

**SHERIFF'S SALE
MONDAY
MARCH 4, 2019 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. 2018-00950

KML LAW GROUP PC PLAINTIFF'S
ATTORNEY
NOVEMBER 19, 2018 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ARTHUR ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, DANIEL ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, DAVID ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, LARRY ADAMS SOLELY IN HIS CAPACITY HEIR OF MARY P. FAIR DECEASED, SHARON ADAMS SOLELY IN HER CAPACITY AS HEIR OF MARY P. FAIR DECEASED, AND THE UNKNOWN HEIRS OF MARY P. FAIR DECEASED IN AND TO:

Parcel No.1:

ALL THAT CERTAIN lot or piece of ground situate in Farrell, Mercer County, Pennsylvania, being marked and numbered SEVENTY-ONE (71) in the FARRELL STEEL ALLOTMENT, the plan of which is recorded and being bounded and described as follows, to wit:

On the north by Lot No. 70 in said plan; on the east by Lot No. 119 in said plan; on the south by Lot No. 72 in said plan; and on the west by Lincoln Avenue; having a frontage of forty (40) feet on said Lincoln Avenue and extending eastwardly of even width a distance of one hundred thirty (130) feet to said Lot No. 119.

No building shall be built nearer to the street line than twenty-five (25) feet.

Parcel No.2:

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania and being the northern half of Lot No. Seventy-two (72) in the Farrell Steel Allotment Plan of Lots, which plan is recorded in Plan Book 2, page 207, records of Mercer County and being bounded and described as follows, to-wit:

Bounded on the north for a distance of one hundred thirty (130) feet by Lot No. Seventy-one (71) in the same plan; on the east for a distance of twenty (20) feet by Lot No. One Hundred Eighteen (118) in the same plan; on the south for a distance of one hundred thirty (130) feet by the southern half of Lot No. Seventy-two (72) in the same plan; and on the west for a distance of twenty (20) feet by Lincoln Avenue.

Parcel No. 3:

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, Mercer County, Commonwealth of Pennsylvania, being known and numbered as Lot Seventy (70) in the Farrell Steel Allotment, as recorded in Plan Book 2, Page 207, records of Mercer County, Pennsylvania and being bounded and described as follows to wit:

Bounded on the North for a distance of one hundred thirty (130) feet by Lot No. 69 in

said Plan; BOUNDED on the East by Lot No. 120 in said Plan for a distance of forty (40) feet; BOUNDED on the South by Lot No. 71 in said Plan for a distance of one hundred thirty (130) feet; and BOUNDED on the West by Lincoln Avenue for a distance of forty (40) feet.

PARCEL #: 052 013190

PROPERTY ADDRESS: 327 Lincoln Street, Farrell, PA 16121

JUDGMENT - \$ 26,055.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ARTHUR ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, DANIEL ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, DAVID ADAMS SOLELY IN HIS CAPACITY AS HEIR OF MARY P. FAIR DECEASED, LARRY ADAMS SOLELY IN HIS CAPACITY HEIR OF MARY P. FAIR DECEASED, SHARON ADAMS SOLELY IN HER CAPACITY AS HEIR OF MARY P. FAIR DECEASED, AND THE UNKNOWN HEIRS OF MARY P. FAIR DECEASED AT THE SUIT OF THE PLAINTIFF DITECH FINANCIAL LLC

**WRIT OF EXECUTION
NO. 2017-03419**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
DECEMBER 31, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TRACY E. BRADSHAW AND BRIAN S. BRADSHAW IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SHARON, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING PART OF LOT 11 IN THE CARLEY AVENUE SECTION OF THE REVISED H. M. WILLSON PLAN OF LOTS, CALLED ADDITION A, AS SURVEYED BY JOSEPH HARRIS, ENGINEER, AND RECORDED JULY 15, 1952 IN PLAN BOOK 3, PAGE 249, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY THE NORTHERLY TWO (2) FEET OF LOT NUMBERED 11, A DISTANCE OF 197.5 FEET, MORE OR LESS; ON THE EAST BY THE RIGHT OF WAY, NOW ABANDONED, OF THE SHENANGO VALLEY STREET RAILWAY CO., A DISTANCE OF 90 FEET; ON THE SOUTH BY THE SOUTHERLY 14 FEET OF SAID LOT 11, A DISTANCE OF 174.40 FEET, MORE OR LESS; AND ON THE WEST BY CARLEY AVENUE, A DISTANCE OF 92.70 FEET, MORE OR LESS.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESERVATION OF A FIVE FOOT STRIP ACROSS THE REAR OF SAID TRACT FOR PUBLIC UTILITIES AS SHOWN ON THE RECORDED PLAN; RESERVING ALSO ALL COAL BENEATH SAID LAND AS RESERVED IN PRIOR CONVEYANCES.

THIS CONVEYANCE IS SUBJECT TO PROTECTIVE COVENANTS AND RESTRICTIONS AS RECORDED IN

THE RECORDER'S OFFICE OF MERCER COUNTY IN PLAN BOOK 3, PAGE 249.

BEING TAX PARCEL ID. NO. 069-2810
PROPERTY ADDRESS: 320 Carley Avenue, Sharon, PA 161463

BEING the same premises which PNC BANK, NA AND THOMAS G. LAMOREE, II, COEXECUTORS OF THE ESTATE OF VERA F. LARTZ, DECEASED by deed dated 4/25/2016 and recorded 5/12/2016, in the Office for the Recorder of Deeds, etc., in and for the County of MERCER as Instrument Number 2016-00004072, granted and conveyed unto BRIAN S. BRADSHAW AND TRACY E. BRADSHAW; HUSBAND AND WIFE, in fee.

JUDGMENT - \$132,865.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TRACY E. BRADSHAW AND BRIAN S. BRADSHAW AT THE SUIT OF THE PLAINTIFF QUICKEN LOANS INC.

**WRIT OF EXECUTION
NO. 2018-00191**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
DECEMBER 3, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SHERRY LYNN MITCHELL IN AND TO ALL that certain piece or parcel of land situate in the Township of Hickory, County of Mercer, and State of Pennsylvania, bounded and described as follows:

ON the north by land now or formerly of Darby; on the east by South Darby Road, formerly called Neshannock Road; on the south by land now or formerly of Leonard Laird. Having a frontage of one hundred (100) feet on South Darby Road, and extending back, of equal width, a distance of four hundred thirty-five and six-tenths (435.6) feet. Containing one (1) acre, more or less.

PARCEL NUMBER: 12-159-321

PROPERTY ADDRESS: 588 S DARBY ROAD, HERMITAGE, PA 16148

JUDGMENT - \$ 41,012.65

SEIZED AND TAKEN IN EXECUTION AS TEE PROPERTY OF THE DEFENDANT (S) SHERRY LYNN MITCHELL AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION

**WRIT OF EXECUTION
NO. 2018-02704**

MARTHA E VON ROSENSTIEL PC PLAINTIFF'S ATTORNEY
NOVEMBER 20, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RICKIE NEARHOOF A/K/A RICKIE WASSER IN AND TO:

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

COMMENCING at a point at the intersection of the center line of Greenville-

Meadville Public Highway, Route 18, with the center line of a public road leading from Route 18 over to the Jamestown Road; THENCE along the center line of said public highway, North 84 1/2° West, a distance of sixteen (16) rods to a point; THENCE North 3/4° East, along lands of St. Paul Orphan's Home, a distance of ten (10) rods to a point; THENCE South 84 1/2° East, along lands of St. Paul Orphan's Home, a distance of sixteen (16) rods to a point in the center line of the Greenville-Meadville Public Highway, Route 18; THENCE South 3/4° West, along center line of Greenville-Meadville Public highway, Route 18, to the place of beginning; containing one acre of land, more or less, and lying north of the public road leading from Route 18 over to the Jamestown Road.

PARCEL NO. 31-043-006

IMPROVEMENTS: Residential dwelling
BEING THE SAME PREMISES: Rickie Nearhoof became seized of the interest deeded by Centex Home Equity Company LLC NKA Nationstar Mortgage LLC as evidenced by document dated 9/19/2007 and recorded 11/19/2007 in the Office of the Recorder in Mercer County, as Instrument Number 2007-00015652

Tax ID # 31-043-006

LOCATION - 124 CONNEAUT LAKE ROAD, GREENVILLE PA

JUDGMENT - \$ 85,261.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICKIE NEARHOOF A/K/A RICKIE WASSER AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

**WRIT OF EXECUTION
NO. 2018-02988**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY
DECEMBER 14, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARK A. FRANTZ AND SUSAN F. FRANTZ A/K/A SUSAN FAYE FRANTZ IN AND TO:

All those certain parcels of land situate in Sharpsville, Mercer County, Pennsylvania, and bounded and described as follows:

Parcel One:

Being known as Lot No. 20 in the Martin E. Cusick Plan of Lots as recorded in Plan Book 6, Page 47 in the Recorder's Office of Mercer County Pennsylvania, said lot being more particularly bounded and described as follows:

On the north by land now or formerly of Fye a distance of 124.20 feet on the east by Second Street, a distance of 146.70 feet; on the south by Lot No. 19 in said plan a distance of 191.70 feet, on the west by land now or formerly of Fye a distance of 144.30 feet;

Parcel Two:

On the north by the south line of Section C of the Fye Plan of Lots, a distance of 120 feet, more or less, on the east by the west line of Second Street, a distance of 44.5 feet, more or less; on the south by the north line of land formerly of Cusick, but now of Nagle, a distance of 120 feet, more or less and on the west by land now or formerly of Fye, a distance of 44.5 feet, more or less.

Parcel Three:

Bounded on the north by land now or formerly of Ross, for a distance of 40 feet; on the east by land of Nagle for a distance of 62 feet; on the south by land now or formerly of Krinks, for a distance of 40 feet and on the west by land now or formerly of Rossi, for a distance of 62 feet.

TITLE TO SAID PREMISES IS VESTED IN MARK A. FRANTZ, SINGLE, by Deed from MARK A. FRANTZ AND SUSAN F. FRANTZ, HUSBAND AND WIFE, Dated 03/04/2013, Recorded 03/06/2013, Instrument No. 2013-00004098.

Tax Parcel: 72-852-066

Premises Being: 610 SOUTH 2ND STREET, SHARPSVILLE, PA 16150-1620

JUDGMENT - \$177,325.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARK A. FRANTZ AND SUSAN F. FRANTZ A/K/A SUSAN FAYE FRANTZ AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA
**WRIT OF EXECUTION
NO. 2017-03509**

RAS CITRON, LLC PLAINTIFF'S ATTORNEY
NOVEMBER 19, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JEAN MARIE LANE BARNISH, SOLELY IN HER CAPACITY AS HEIR OF JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE, DECEASED IN AND TO:

All that certain piece, parcel or lot of land situate, lying and being in Wilmington Township, Mercer County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at the Northwest corner of the land herein described, which point is located on the centerline of a public road known as Route No. 158; thence along land of Heath and Merle F. Brush South 69 degrees 55 minutes East a distance of 500 feet to a point; thence along lance of Merle F. Bush South II Degrees 30minutes West a distance of 187 feet to a point; thence along land of J.T. Maret North 77 degrees 50 minutes West a distance of 816.2 feet to the centerline of said Route No. 158; thence along the centerline of said Route No. 158 North 12 degrees 0 minute East a distance of 127 feet, and continuing along said centerline North 7 degrees 50 minutes East a distance of 127 feet to a point, the place of beginning.

BEING KNOWN AS: 1731 MERCER NEW WILMINGTON RD, NEW WILMINGTON PA 16412-1915

PROPERTY ID: 32-213-025

TITLE TO SAID PREMISES IS VESTED IN JOHN K. LANE AND JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE BY DEED FROM PAUL R. HARTMANN, JR., AND BETTY JANE HARTMANN, DATED 10/22/1986 RECORDED 12/04/1986 IN INSTRUMENT NO. 86DR12435

TO BE SOLD AS PROPERTY OF: JOHN K. LANE AND JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE, JUDGMENT - \$184,158.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JEAN MARIE LANE BARNISH, SOLELY IN HER CAPACITY AS HEIR OF JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN B. LANE A/K/A JOAN B. HAGGERTY LANE, DECEASED AT THE SUIT OF THE PLAINTIFF JAMES B. NUTTER & COMPANY

**WRIT OF EXECUTION
NO. 2018-02321**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
JANUARY 9, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEVEN C. COLLAR AND JUDY L. COLLAR IN AND TO:

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

ON the North by Plum Street; on the East by land now or formerly of Alma M. Reagle; on the South by land now or formerly of John H. and Lynette Boat; and on the West by land now or formerly of Shirley Warner. Having a frontage of 60 feet to Plum Street and extending southwardly therefrom of equal width for a distance of 120 feet.

BEING the same land conveyed to Steven C. Collar and Judy L. Collar, husband and wife, by deed of Joyce A. Jordan, single, dated 06/19/1995 and recorded on 06/21/1995 in Deed Book 191, Page 1150.

Property address for informational purposes only: 408 Plum Street, Mercer, PA 16137

JUDGMENT - \$ 23,917.66

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEVEN C. COLLAR AND JUDY L. COLLAR AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR NRZ PASS-THROUGH TRUST V-B

**WRIT OF EXECUTION
NO. 2018-01766**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
DECEMBER 14, 2018 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN tract or parcel of land situate in Grove City, Mercer County, Pennsylvania, bounded and described as follows:

ON the West by Stewart Street for 50 1/2 feet; On the North by land of I. F. Leisher and Helen Leisher, his wife, for 64 1/2 feet; On the East by land of Florence M. White for 50 1/2 feet; On the South by a 12 foot alley for 64 1/2 feet.

BEING TAX PARCEL NO. 59 550 137

BEING KNOWN AS 414 Stewart Avenue,

Grove City, PA 16127

BEING the same premises in which Charles A. Tubbs, by deed dated 04/24/2013 and recorded 04/26/2013 in the Office of the Recorder of Deeds in and for the County of Mercer, Commonwealth of Pennsylvania, at Instrument No.2013-00007548, granted and conveyed unto Laural E. Tubbs, single

JUDGMENT - \$ 99,006.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LAURAL E. TUBBS AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

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

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY

JANUARY 18, 2019 LEVIED ON THE FOLLOWING

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

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

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

TAX ID#: 31 056 189 230

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

JUDGMENT - \$151,756.96

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

**WRIT OF EXECUTION
NO. 2018-03283**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY

JANUARY 11, 2019 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land, situate in the City of Hermitage (formerly Township of Hickory), County of Mercer and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit;

BEGINNING at a point on the center line of Wheatland Boulevard, now known as South Buhl Farm Drive; thence westwardly along the line of the Highland Park Plan, three hundred twenty (320) feet to the lands now or formerly of James W. Kerr; thence southwardly by a line parallel to said Wheatland Boulevard, now known as South Buhl Farm Drive, one hundred fifty-five (155) feet to a point; thence eastwardly by a

line parallel to the south line of the Highland Park Plan, a distance of three hundred twenty (320) feet to a point on the center line of said Wheatland Boulevard, now known as South Buhl Farm Drive; thence northwardly along the center line of said Boulevard or Highway one hundred fifty-five (155) feet to the place of beginning.

BEING a rectangular piece of land 155' x 320' and having a frontage on said South Buhl Farm Drive of 155 feet. Said land is bounded on the North by the Highland Park Plan, on the East by said public highway, on the South by land formerly of Kerr, now of A.G. Griffin, and on the West by lands now or formerly of James W. Kerr.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Lenny L. Lanthrop and Paula Lathrop, by Deed dated February 6, 1992, and recorded on February 18, 1992, by the Mercer County Recorder of Deeds in Book 114, at Page 322, granted and conveyed unto Phillip DeMatteis and Sandra L. DeMatteis, as Tenants by the Entireties.

AND THE SAID Sandra L. DeMatteis departed this life on April 14, 2017, whereby title to the aforementioned premises vested with Phillip DeMatteis, an Individual, by Operation of Law.

BEING KNOWN AND NUMBERED AS 554 South Buhl Farm Drive, Hermitage, PA 16148.

TAX PARCEL NO. 12-158-192.

JUDGMENT - \$133,976.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PHILLIP DEMATTEIS AT THE SUIT OF THE PLAINTIFF LEGACY MORTGAGE ASSET TRUST 2017-GS2

**TERMS OF SALE, MERCER
COUNTY**

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

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

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

OPENING BIDS SHALL BE MADE BY THE PLAINTIFF, OR HIS AUTHORIZED REPRESENTATIVE ONLY. OPENING BIDS SHALL BE IN THE AMOUNT OF \$10.00, OR THE AMOUNT OF PERSONAL EXEMPTION IF APPLICABLE. THE OPENING BID REPRESENTS THE COSTS OF THE WRIT.

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

A SUCCESSFUL BIDDER OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE,

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

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

DEEDS WILL BE ATTESTED TWENTY DAYS AFTER THE SALE DATE, OR THE FILING DATE OF THE SCHEDULE OF DISTRIBUTION WHEN POSSIBLE.

M.C.L.J. – February 5, 12, 19, 2019

