

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

Digital Edition

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VOL. 38 - ISSUE 25

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

ARMOUR, DOROTHY L. a/k/a ARMOUR, DOROTHY LOUISE a/k/a ARMOUR, DOROTHY
2023-473

Late of West Salem Twp., Mercer Co., PA
Executrix: Betty J. Smith-Timblin a/k/a Jani Smith-Timblin, 14 E. Stewart Ave., Greenville, PA 16125
Attorney: Carolyn E. Hartle
MCLJ – June 20, 27, July 4, 2023

CIANCI, PAMELA LYNN a/k/a CIANCI, PAMELA L.
2023-466

Late of Hempfield Twp., Mercer Co., PA
Executor: Eugene N. Cianci a/k/a Eugene Cianci, 185 Williamson Rd., Greenville, PA 16125
Attorney: Jason R. Dibble
MCLJ – June 20, 27, July 4, 2023

McLAUGHLIN, MARTHA HARRIETT
2023-475

Late of Liberty Twp., Mercer Co., PA
Executrix: Karen Lynn McLaughlin, 2535 S. Keelridge Road, Hermitage, PA 16148
Attorney: Timothy R. Bonner
MCLJ – June 20, 27, July 4, 2023

MORRIS, ROSE M.

2023-471

Late of Greenville Boro, Mercer Co., PA
Administrator: Jeffery L. Morris, Sr., 506 Mercer Road, Greenville, PA 19125
Attorney: Edward Leymarie, Jr., Leymarie Clark Long P.C., 423 Sixth Avenue, Ellwood City, PA 16117
(724) 752-1583
MCLJ – June 20, 27, July 4, 2023

NORCROSS, VERONICA L.

2023-468

Late of Grove City Boro, Mercer Co., PA
Executor: Michael Norcross, 642 S. Center Street, Grove City, PA 16127
Attorney: Lewis P. McEwen
MCLJ – June 20, 27, July 4, 2023

SEALAND, ALICA ANN a/k/a SEALAND, ALICE a/k/a SEALAND, ALICE A.

2023-465

Late of Findley Twp., Mercer Co., PA
Administrator/Administratrix: Debra Black, 1723 Scrubgrass Rd., Mercer, PA 16137; Mark Allen Sealand, 207 Clintonville Rd., Mercer, PA 16137
Attorney: Raymond H. Bogaty
MCLJ – June 20, 27, July 4, 2023

SECOND PUBLICATION

GRUVER, ELLEN J. a/k/a GRUVER, ELLEN JOYCE a/k/a WEAVER ELLEN JOYCE
2023-338

Late of Sugar Grove Twp., Mercer Co., PA
Executrix: Diana M. Miller, 3601 South Meade PI NW, Wilson, NC 27896 (704) 840-6810
Attorney: None
MCLJ – June 13, 20, 27, 2023

HEATH, CHRISTINE LORAINÉ

2023-431

Late of Sharon, Mercer Co., PA
Administratrix: Natisha Smith, 70 Wheatfield Dr. A, Palm Coast, FL 32164
Attorney: Adam G. Anderson, Esq., 429 4th Ave., Ste. 602, Pgh, PA 15219 (412) 209-3200
MCLJ – June 13, 20, 27, 2023

NORMAN, CAROLYN B.

2023-460

Late of Sharon, Mercer Co., PA
Executrix: Monica Norman, 13822 Crossing Way E., Edmond, OK 73013
Attorney: Wade M. Fisher
MCLJ – June 13, 20, 27, 2023

WILSON, BELINDA J. a/k/a WILSON, BELINDA JO

2023-459

Late of West Salem Twp., Mercer Co., PA
Executrix: Megan M. John, 125 N. Good Hope Road, Greenville, PA 16125
Attorney: Richard J. Parks
MCLJ – June 13, 20, 27, 2023

THIRD PUBLICATION

DEAL, ELIZABETH JEAN a/k/a DEAL, ELIZABETH J.

2023-414

Late of Stoneboro Boro, Mercer Co., PA
Executrix: Jennifer L. Becker a/k/a Jennifer Leigh Peck, 117 Touchstone Court, Harmony, PA 16037
Attorney: Barry J. Palkovitz, 155 Techview Terrace, Pittsburgh, PA 15213 (412) 401-8282
MCLJ – May 6, 13, 20, 2023

FOY, JANETTE M. a/k/a FOY, JANETTE MARIE a/k/a FOY, JANETTE

2023-437

Late of Jamestown Boro, Mercer Co., PA
Executor: Keith R. Foy, 7679 State Rte. 5, P O Box 137, Kinsman, OH 44428
Attorney: Douglas M. Watson
MCLJ – May 6, 13, 20, 2023

LASCHE, PATRICIA C. a/k/a LASCHE,

PATRICIA COLLINS a/k/a LASCHE,

PATRICIA ANN a/k/a LASCHE,

PATRICIA A a/k/a LASCHE, PATRICIA

2023-443

Late of Jefferson Twp., Mercer Co., PA
Executrix: Maryann Weiner, 2250 Oak Haven Court, Hermitage, PA 16148
Attorney: Gary D. Lackey
MCLJ – May 6, 13, 20, 2023

LINZENBOLD, MARILYN A.

2023-446

Late of Sharpsville Boro, Mercer Co., PA
Executor: Sue Ann Ellison, 429 Victory Drive, Sharpsville, PA 16150
Attorney: Charles S. Hersh
MCLJ – May 6, 13, 20, 2023

McGILL, PATRICIA GRAY a/k/a GRAY, PATRICIA ALICE
2023-445

Late of Pine Twp., Mercer Co, PA
Executrix: Jacqueline Louise Gray, 1967 Schoettler Road, Chesterfield, MO 63017
Attorney: Jack W. Cline
MCLJ – May 6, 13, 20, 2023

RAN, ELISABETH P. a/k/a RAN, ELISABETH

2023-428

Late of Pine Twp., Mercer Co, PA
Executor: Wolfgang Ran, 7 Dogwood Lane, Grove City, PA 16127
Attorney: Amy E. Molloy
MCLJ – May 6, 13, 20, 2023

REEFER, HENRY W.

2023-407

Late of Hempfield Twp., Mercer Co., PA
Executor: Douglas W. Prugh, 210 Donation Road, Greenville, PA 16125
Attorney: M. Dan Mason, 973 Liberty Street, Meadville, PA 16335 (814) 724-2535
MCLJ – May 6, 13, 20, 2023

STANTON, EDWARD P.

2023-413

Late of Hermitage, Mercer Co., PA
Administratrix: Meg Sweet, 186 Mohawk Drive, Pittsburgh, PA 15228
Attorney: John J. DeCaro, Jr., 100 Decker Drive, New Castle, PA 16105 (724) 658-2525
MCLJ – May 6, 13, 20, 2023

STEWART, SANDRA F.

2023-433

Late of Hermitage, Mercer Co., PA
Executor: Frederick J. Hoffman, 370 Rexford Drive, Apt. 58, Hermitage, PA 16148
Attorney: James Nevant, II
MCLJ – May 6, 13, 20, 2023

STRAUB, JOHN M. a/k/a STRAUB, JOHN

2023-434

Late of Otter Creek Twp., Mercer Co., PA
Administrator/Administratrix: James E. Straub, 20 Gander Lane, Stoneboro, PA 16153; Julie A. Straub, 70 Kitch Rd., Greenville, PA 16125; Jean E. Cullen, P O Box 24, Hadley, PA 16130
Attorney: J. Jarrett K. Whalen
MCLJ – May 6, 13, 20, 2023

TRIMPEY, KIMBERLY S.

2023-429

Late of Grove City Boro, Mercer Co., PA
Executrix: Kristen B. Davis, 124 Decker Drive, New Castle, PA 16105
Attorney: Amy E. Molloy
MCLJ – May 6, 13, 20, 2023

TUBBS, CHARLES A.

2023-438

Late of Grove City Boro, Mercer Co., PA
Executor: Joel A. Tubbs, 329 Bessemer Avenue, Grove City, PA 16127
Attorney: Timothy R. Bonner
MCLJ – May 6, 13, 20, 2023

NOTICE IS HERBY GIVEN that the Articles of Incorporation-Nonprofit were filed under the Nonprofit Corporation Law of 1988 in the Department of State of The Commonwealth of Pennsylvania May 31, 2023. The name of the non-profit corporation is Heart Healers Inc. The registered office provider for Heart Healers Inc. is

Northwest Registered Agent LLC, 502 W 7th STE 100 Erie, PA. 16502
MCLJ – June 20, 2023

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Mercer County, Pennsylvania, seeking to change the name of Shawn A. Heslin to Kimmerly Gotterdammerung Heslin. A hearing on the Petition will be held on July 25th, 2023 at 2:30 P.M. in Courtroom No.2 at the Mercer County Courthouse, 5 Ct House, Mercer, PA 16137 Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.
MCLJ – June 20, 2023

Legal Notice By

MARYJO BASILONE DEPRETA
Register of Wills of Mercer County, PA

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from **July 3, 2023**, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL ACCOUNT OF ESTATES

2019-609 Shawgo, Ruth N. aka Shawgo, Ruth Naomi, deceased; Douglas Roger Shawgo, Executor
2021-74 Firlle, Martha Larue, deceased; Bonnie Firlle, Executrix
2021-734 Pric, Robert A., deceased; Sharie D. DeVore, Executrix
2021-979 Dickey, Rod Eric aka Dickey, Rod E., deceased; Dianne M. Cynkar-Dickey, Administratrix
2022-580 Miller, Alan D. II aka Miller, Alan Dale, II aka Miller, Alan D., deceased; Kathy L. Peterson, Administratrix
MCLJ – June 6, 13, 20, 27, 2023

SHERIFF'S SALE

MONDAY JULY 10, 2023 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. 2022-02508**

HILL WALLACK LLP
PLAINTIFF'S ATTORNEY
APRIL 21, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
PAUL G. LIGHTNER IN AND TO:

ALL THAT CERTAIN piece or parcel of
land situate in the City of Hermitage,
County of Mercer and Commonwealth of
Pennsylvania, being known as Lot No.
Twenty-Seven (27) in the Plan of Lots as
laid out by James Pierce on the Clark Farm,
said Lot No. 27, herein conveyed, being
more specifically bounded and described as
follows:

ON the North by a street called Twitmyer
Avenue; on the East by Lot No. 28 in said
Plan, now or formerly of John B. Murray, et
al; on the South by land now or formerly of
Russell Wishart; and on the West by Lot
No. 26 in said Plan, now or formerly of
Nora Murray.

PROPERTY ADDRESS: 542 Twitmyer
Ave, Sharpsville, PA 16150

TAX ID: 11-132.061

BEING the same premises which Paul G.
Lightner and Kimberly L. Lightner by deed
dated September 21, 2019 and recorded Oc-
tober 22, 2019 in the Records Office for
Mercer County, Pennsylvania, as Instru-
ment No. 2019-00009107 granted and
conveyed unto Paul G. Lightner.

LOCATION - 542 TWITMYER
AVENUE, HERMITAGE PA 16148

JUDGMENT - \$126,043.42

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) PAUL G. LIGHTNER
AT THE SUIT OF THE PLAINTIFF
BANKUNITED N.A.

**WRIT OF EXECUTION
NO. 2022-02544**

HLADIK ONORATO & FEDERMAN
LLP
PLAINTIFF'S ATTORNEY
APRIL 17, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
STEPHEN F. FOX, II IN AND TO:

ALL THAT CERTAIN piece or parcel of
land situate in the Borough of Greenville,
Mercer County, Commonwealth of Penn-
sylvania, and being more particularly
bounded and described as follows:

BOUNDED on the North by Clinton Street;
on the East by lot of Taylor, formerly
Mitchell; on the South by lot of Young, for-
merly Gaiser; and on the West by lot of
Smith, formerly Redfoot; and being sixty
(60) feet wide on Clinton Street, and ex-
tending back of uniform width one hundred
twenty (120) feet.

BEING THE SAME PREMISES which
Stephen F. Fox II and Amber M. Fox, by
Deed dated July 24, 2018 and recorded on
August 21, 2018, in the Mercer County Re-
corder of Deeds Office as Instrument No.
2018-00007496, granted and conveyed unto
Stephen F. Fox II.

Being Known as 221 Clinton Street, Green-
ville, PA 16125

Parcel I.D. No. 55-520-115

JUDGMENT - \$ 73,543.74

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF THE DEFENDANT
(S) STEPHEN F. FOX, II 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

**WRIT OF EXECUTION
NO. 2021-02992**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
MARCH 30, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) THE
UNKNOWN HEIRS OF DOROTHY M.
SCHEPP, DECEASED AND WILLIAM
ROBBINS SOLELY IN HIS CAPACITY AS
HEIR OF DOROTHY M. SCHEPP,
DECEASED IN AND TO:

PARCEL ONE: All that certain piece or parcel
of land situate in the Township of Lacka-
wannock, Mercer County, Commonwealth of
Pennsylvania, bounded and described as follows:

COMMENCING AT A POINT IN THE
CENTER LINE OF THE GREENFIELD-
CHARLESTON ROAD AT THE SOUTHEAST
CORNER OF THE HEREIN DESCRIBED
PIECE OR PARCEL OF LAND, SAID PLACE
OF BEGINNING BEING LOCATED NORTH
1 DEGREE 45 MINUTES WEST, A
DISTANCE OF 371.5 FEET FROM THE
SOUTHEAST CORNER OF LANDS OF EARL
SHIPTON ET UX, THENCE NORTH 1
DEGREE 45 MINUTES WEST ALONG THE
CENTER LINE OF SAID GREENFIELD-
CHARLESTON ROAD, A DISTANCE OF 80
FEET TO A POINT; THENCE SOUTH 88
DEGREES 15 MINUTES WEST ALONG THE
SOUTH LINE OF LANDS NOW OR
FORMERLY OF JAMES SHIPTON, A
DISTANCE OF 156 FEET TO A POINT;
THENCE SOUTH 1 DEGREE 45 MINUTES
EAST ALONG LANDS NOW OR
FORMERLY OF EARL SHIPTON ET UX, A
DISTANCE OF 80 FEET TO A POINT;
THENCE NORTH 88 DEGREES 15 MINUTES
EAST ALONG LANDS NOW OR
FORMERLY OF SAID EARL SHIPTON ET
UX, A DISTANCE OF 156 FEET TO THE
PLACE OF BEGINNING. IN ACCORDANCE
WITH

A SURVEY BY JOSEPH HARRIS,
ENGINEER, DATED JULY 24, 1957.

Parcel Two: All that certain piece or parcel of
land situate in Lackawannock Township, Mercer
County, Commonwealth of Pennsylvania, ing
more particularly bounded and described as fol-
lows, to wit:

BEGINNING AT THE NORTHEAST
CORNER, WHICH POINT OF BEGINNING IS
THE NORTHWEST CORNER OF OTHER
LANDS OWNED BY FIRST PARTY
SITUATE ON THE WEST SIDE OF THE
CHARLESTON-GREENFIELD ROAD;
THENCE FROM SAID PLACE OF
BEGINNING, SOUTH 87 DEGREES 30
MINUTES WEST, A DISTANCE OF 101.39
FEET; THENCE SOUTH 5 DEGREES 00
MINUTES EAST, A DISTANCE OF 80.07
FEET; THENCE NORTH 87 DEGREES 30
MINUTES EAST, A DISTANCE OF 97.87
FEET, THENCE ALONG THE WEST LINE
OF OTHER LANDS OF FIRST PARTY,
NORTH 2 DEGREES 30 MINUTES WEST, A
DISTANCE OF 80.07 FEET TO THE PLACE
OF BEGINNING.

BEING KNOWN AS: 787 GREENFIELD
ROAD, MERCER, PA 16137 PROPERTY ID
NUMBER: 15 173 023

BEING THE SAME PREMISES WHICH
DOROTHY M. SCHEPP, WIDOW,
EXECUTIRX OF THE ESTATE OF WILLIAM

C. ROBBINS, LATE BY DEED DATED
3/12/2009 AND RECORDED 4/16/2009 IN
THE OFFICE OF THE RECORDER OF
DEEDS IN INSTRUMENT # 2009-00003636,
GRANTED AND CONVEYED UNTO
DOROTHY M. SCHEPP, WIDOW.

JUDGMENT - \$ 76,384.42
SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT (S)
THE UNKNOWN HEIRS OF DOROTHY M.
SCHEPP, DECEASED AND WILLIAM
ROBBINS SOLELY IN HIS CAPACITY AS
HEIR OF DOROTHY M. SCHEPP,
DECEASED AT THE SUIT OF THE
PLAINTIFF BANK OF AMERICA, N.A.

**WRIT OF EXECUTION
NO. 2022-03108**

LEOPOLD & ASSOCIATES PLLC
PLAINTIFF'S ATTORNEY
MARCH 22, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) NORMAN
MATVEY AND ROSE MATVEY IN AND TO:

PARCEL 1:

ALL that certain piece or parcel of land situate in
Hermitage, Mercer County, Pennsylvania, being
known and numbered as Lot No. 91 in the River-
view Plan of Lots, which Plan is recorded in the
Recorder's Office of Mercer County in Plan
Book 2, Page 43, being more particularly
bounded and described as follows:

On the South by Carley Avenue; on the West by
Lot No. 92 in said Plan; on the north by a 12 foot
alley; having a frontage on Carley Avenue of 50
feet and extending northward, of union width, a
distance of 134 feet to said first mentioned alley.

Said piece or parcel of land having erected
thereon a one and one-half story frame dwelling
house.

PARCEL 2:

ALL that certain piece or parcel of land situate in
Hermitage, Mercer County, Pennsylvania. Being
known and numbered as Lot No. 90 in the River-
view Plan of Lots, which Plan is recorded in the
Recorder's Office of Mercer County in Plan
Book 2, Page 43, and being bounded and de-
scribed as follows:

On the north by a 12 foot alley, for a distance of
50 feet; on the east by Lot No. 89 in said Plan,
for a distance of 134 feet; on the south by Carley
Avenue, for a distance of 50 feet; and on the west
by a 12 foot alley, for a distance of 134 feet.

PARCEL 3:

ALL that certain piece or parcel of land situate in
Hermitage, Mercer County, Pennsylvania, being
known and numbered as Lot No. 92 in the River-
view Plan of Lots as surveyed by J. Fred
Thomas. Engineer, on May 17, 1917, said lot be-
ing more fully bounded and described as follows:

On the north by Lot No. 93 in said Plan; on the
east by a 12 foot alley; on the south by Lot No.
91 in said Plan; and on the west by Carley Ave-
nue; having a frontage on Carley Avenue of 50
feet and a depth of 134 feet.

BEING the same property which Rose Matvey
and Norman L. Matvey, her husband, deeded to
Rose Matvey and Norman L. Matvey, her hus-
band, with the Deed being executed on May 14,
1992, and deed recorded on May 18, 1992, in
Book 120, Page 2292.

The improvements thereon being known as 846
S. Darby Road South, Hermitage, PA 16148.

TAX PARCEL NO.: 12-159-337

TAX CONTROL NO. 12-12870

JUDGMENT - \$117,413.87

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF THE
DEFENDANT (S) NORMAN MATVEY
AND ROSE MATVEY AT THE SUIT OF
THE PLAINTIFF U.S. BANK TRUST
NATIONAL ASSOCIATION, AS
TRUSTEE OF CVI LCF MORTGAGE
LOAN TRUST I

**WRIT OF EXECUTION
NO. 2023-00109**

LEOPOLD & ASSOCIATES PLLC
PLAINTIFF'S ATTORNEY
MARCH 20, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
GEORGE R. PORTER IN AND TO:

ALL THAT CERTAIN piece or parcel of
land situate in the City of Sharon, Mercer
County, Pennsylvania, known as 439 North
Street, Sharon, PA 16146, and being more
specifically described as follows:

BEGINNING at the southwest corner on the
northerly line of North Street, at its intersec-
tion with the westerly line of a twelve foot
alley; thence west along the northerly line
of North Street, a distance of 25 feet; thence
north a distance of 71.89 feet to the south-
erly line of the Samuel Watson Addition;
thence east along the southerly line of the
Samuel Watson Addition a distance of
25.37 feet to a point in the westerly line of
the aforesaid 12 foot alley; thence south
along the west line of said alley, a distance
of 71.69 feet to a point and the place of be-
ginning.

BEING THE SAME PROPERTY distrib-
uted to James F. Longstreth, who has since
died, and first party, husband and wife by
Decree entered June 25, 1988, and recorded
at 88 DR 6013 Mercer County Recorders,
subject to interest of Robert Frederick
Ernst, single, purchaser under Article of
Agreement dated May 7, 1987, recorded at
87 DR 8424, he having breached the agree-
ment, abandoned the property and since
died. The property was subsequently sold at
public tax sale for non-payment of 1991
taxes on November 22, 1993, see deed of
Mercer County Tax Claim Bureau Dated
February 28, 1994 recorded at 94 DR 03716
to Eastlake Development Corp. who then
conveyed to Perry Real Estate Investment
Corp. by deed dated December 19, 2000,
recorded at 00-19129, who in turn sold to
George R. Porter. The Deed to George R.
Porter is dated June 21, 2005 and was rec-
orded on July
18, 2005 in Instrument No. 2005-00011129.

BEING THE SAME PROPERTY which
Bertha I. Longstreth, Widow, deeded to
George R. Porter on June 17, 2005, with
said Deed being recorded on July 18, 2005,
in Instrument No. 2005 - 00011130. The
purpose of this deed was to convey any in-
terest that Bertha I. Longstreth, the sole
surviving prior owner had at the time of the
tax sale, to confirm the same even though
the six year statute of limitations to dispute
proper notice thereof has expired.

BEING Tax Parcel No. 2N90C

BEING known as known as 439 North
Street, Sharon, PA 16146

JUDGMENT - \$ 20,877.50

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) GEORGE R. PORTER
AT THE SUIT OF THE PLAINTIFF
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2022-02218**

LOGS LEGAL GROUP LLP
PLAINTIFF'S ATTORNEY
APRIL 25, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY E. BOWSER A/K/A DOROTHY BOWSER, DECEASED IN AND TO:
PARCEL ONE:

ALL that certain piece or parcel of land situate in Otter Creek Township, Mercer County, Pennsylvania, being known and designated as Lot No. 3 of the Kenneth D. and Alice A. Shilling Subdivision Section "B", according to survey of R. P. Bittler, P.L.S., dated June 20, 1986, and recording in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, at 86 P/L 6084-100, being more particularly bounded and described as follows:

BEGINNING at the southwest corner of premises herein described, thence North 6 degrees 14 minutes East along lands now or formerly of R. Victor Sturnick et ax, a distance of 274.34 feet to an iron pin; thence South 78 degrees 25 minutes East along Lot No. 2 of said plan, a distance of 347.66 feet to an iron pin; thence South 7 degrees 30 minutes West along lands now or formerly of John A. Bowser, Dorothy Bowser and Ronald M. Bowser, a distance of 99,00 feet to an iron pin; thence South 85 degrees 35 minutes East along same, a distance of 153.82 feet to a point in the center line of Legislative Route 43045, also known as Donation Road; thence South 7 degrees 23 minutes West along said road, a distance of 131.87 feet to an iron pin; thence North 85 degrees 37 minutes West along lands now or formerly of Thomas Strosser, a distance of 495.25 feet to an iron pin, the point and place of beginning.

PARCEL TWO:

ALL that certain piece or parcel of land situate in Otter Creek Township, County of Mercer and Commonwealth of Pennsylvania, same being bounded and described as follows:

BEGINNING at the northeast corner of the land herein described on the west side of a public road known as the Donation road; thence in a southerly direction along the west side of said Donation road, a distance of five (5) perches to a point; thence in a westerly direction along lands now or formerly of Sewell, a distance of eight (8) perches to a point; thence in a northerly direction along lands now or formerly of Sewell, a distance of six perches to a point; thence in an easterly direction along lands now or formerly of Sewell, a distance of eight (8) perches, to a point, the place of beginning.

This deed is executed under and subject to any zoning regulations, the minimum building setback line, right of way line and other restrictions as shown on the recorded plan or prior documents of record and any rights that may exist on said land for electric lines, telephone lines, gas lines, water lines, pipe lines, sewer lines, cable lines, public highways and facilities used therewith, if such rights now exist thereon. This deed is executed under and subject to all rights on the said land for public utilities, including, but not limited to those aforesaid.

Parcel No. 20-071-021-000 and Parcel

No.20-071-021-003

LOCATION - 461 DONATION ROAD, GREENVILLE PA 16125

JUDGMENT - \$154,957.25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY E. BOWSER A/K/A DOROTHY BOWSER, DECEASED AT THE SUIT OF THE PLAINTIFF

WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSIEE OF SOUTHSIDE NSP 2018-1 TRUST

**WRIT OF EXECUTION
NO. 2020-00121**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
MARCH 15, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHANNING D. BURNETT AND HEATHER K. SCHMIDT IN AND TO:

All that certain piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, being known and numbered as Lot No. 2 of the John A. and Laura V. Reeher subdivision as approved by the Mercer County Regional Planning Commission and recorded in 1979 PL 104, said land being further bounded and described as follows, to-wit:

On the North by other lands of John A. and Laura V. Reeher for a distance of 265 feet; and on the East by other lands of John A. and Laura V. Reeher for a distance of 193 feet; on the South by other lands at John A. and Laura V. Reeher for a distance of 265 feet; and, on the West by the centerline of a public road known as Maple Road (L. R. 43095) a distance of 193 feet.

Containing 1.17 acres.

SUBJECT PROPERTY ADDRESS: 25 Maple Road, Greenville, PA 16125

Being the same property conveyed to Charming D. Burnett and Heather K. Schmidt, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Larry D. Cramer and Joanne I. Cramer, husband and wife, dated April 6, 2012, recorded April 10, 2012, at Document ID 2012-00004449, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 31 055 003

JUDGMENT - \$154,160.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHANNING D. BURNETT AND HEATHER K. SCHMIDT AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK

**WRIT OF EXECUTION
NO. 2020-00671**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
MARCH 14, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LIDIA D. CORNELIO AKA LIDIA CORNELIO IN AND TO:

All that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being Lot No. 30 in the Plan "A" of the D. C. Stambaugh Plan of Lots, together with the Western seven and one-half (7 1/2) feet of an alley bordering said land on the East, which said alley

has been vacated by an ordinance of the City of Sharon since the recording of said plan, the land herein conveyed being more specifically bounded and described as follows:

On the North by Lots No. 25 and 26 in said Plan; on the East by Lots Nos. 46, 47 and 48 in said Plan; on the South by Linden Street; and on the West by Lot No. 29 in said Plan; having a frontage of forty-nine and four tenths (49.4) feet on said Linden Street, a width of fifty-six and five tenths (56.5) feet on the North line and a depth of one hundred forty-one and five tenths (141.5) feet.

SUBJECT PROPERTY ADDRESS: 819 Linden Street, Sharon, PA 16146

Being the same property conveyed to Lidia D. Comelio, unmarried who acquired title by virtue of a deed from Carl A. Sizer, II and Candace D. Sizer, husband and wife, dated October 26, 2012, recorded November 1, 2012, at Document ID 2012-00015496, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 069 013620

JUDGMENT - \$ 52,543.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LIDIA D. CORNELIO AKA LIDIA CORNELIO AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2022-02613**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
MARCH 15, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOYCE D. EARL AKA JOYCE DARLENE EARL IN AND TO:

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

Beginning at a point in the center line of a public road, known as Bethel Road, which point is the Northeast corner of herein described property, which point is the intersection of the center line of said Bethel Road with the South line of property now or formerly of Shaffer & McBurney; thence South 1 degrees 30 minutes East, 200 feet along the center line of said road to a point; thence North 56 degrees 33 minutes West, 320.67 feet along the other lands now or formerly of Shaffer & McBurney to a point; thence North 1 degrees 30 minutes West, 200 feet along other property now or formerly of Shaffer & McBurney to a point; thence South 56 degrees 33 minutes East, 320.67 feet to a point in the center line of Bethel Road, the place of beginning.

SUBJECT PROPERTY ADDRESS: 101 Bend Road, New Wilmington, PA 16142

Being the same property conveyed to Joyce D. Earl, single who acquired title by virtue of a deed from Joyce Darlene Earl, Executor of the Estate of George R. Seila, deceased, dated May 21, 2019, recorded October 1, 2019, at Document ID 2019-00008376, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 32 213 008

JUDGMENT - \$ 66,494.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOYCE D. EARL AKA JOYCE DARLENE EARL AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2018-02928**

MCCABE WEISBERG & CONWAY PC

PLAINTIFF'S ATTORNEY
APRIL 11, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LEROY C. ARMSTRONG, IV IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE PINE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE ENTERPRISE ROAD ADJOINING LAND NOW OR FORMERLY OF JACK BREESE; THENCE IN AN EASTERLY DIRECTION ALONG THE CENTER LINE OF THE SAID ROAD 14 RODS TO THE PLACE OF BEGINNING; THENCE IN A SOUTHERLY DIRECTION AT RIGHT ANGLES TO SAID ROAD A DISTANCE OF 15 RODS BY LAND NOW OR FORMERLY OF JAMES H. HINDMAN; THENCE EASTWARDLY AND PARALLEL WITH SAID ROAD BY OTHER LANDS NOW OR FORMERLY OF JAMES H. HINDMAN A DISTANCE OF 32 RODS; THENCE NORTHWARDLY BY OTHER LANDS NOW OR FORMERLY OF JAMES H. HINDMAN AT RIGHT ANGLES TO SAID ROAD A DISTANCE OF 15 RODS TO CENTER OF SAID ROAD; THENCE WESTWARDLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 32 RODS TO THE PLACE OF BEGINNING; CONTAINING THREE ACRES OF LAND MEASURE.

BEING IDENTIFIED AS MERCER COUNTY MAP NO. 22-207-080, AND MORE COMMONLY KNOWN AS 1106 ENTERPRISE ROAD, GROVE CITY, PENNSYLVANIA 16127.

BEING KNOWN AS: 1106 ENTERPRISE ROAD, GROVE CITY, PENNSYLVANIA 16127

BEING THE SAME PREMISES WHICH HELEN L. ESHELMAN, A WIDOW BY DEED DATED SEPTEMBER 8, 2014 AND RECORDED SEPTEMBER 11, 2014 IN INSTRUMENT NUMBER 2014-00009378, GRANTED AND CONVEYED UNTO LEROY C. ARMSTRONG, IV.

TAX I.D. #: 22-207-080

JUDGMENT - \$144,465.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LEROY C. ARMSTRONG, IV AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2022-02044**

POWERS KIRN LLC
PLAINTIFF'S ATTORNEY
APRIL 12, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD B. HAUN, SR., DECEASED, STEPHANIE LYNN LENGUEL, SOLELY IN HER CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, RONALD BLAKE HAUN, JR., SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, AND JAMES WILLIAM HAUN, SOLELY IN HIS CAPACITY AS HEIR OF RONALD B.

HAUN, SR., DECEASED

IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HICKORY/NKA CITY OF HERMITAGE COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NUMBER THIRTY-FOUR (34) IN, THE SNYDER BROTHERS PLAN OF LOTS, SECTION A-B-C, REVISED, AS RECORDED IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK 7, PAGE 4, AND SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY A PORTION OF SNYDER BROTHERS PLAN, SECTION A, A DISTANCE OF ONE HUNDRED (100) FEET; ON THE EAST BY LOT NUMBER THIRTY-THREE (33) IN THE SNYDER BROTHERS PLAN, SECTION A-B-C, REVISED, A DISTANCE OF TWO HUNDRED (200) FEET; ON THE SOUTH BY THE NORTH LINE OF PLEASANT DRIVE, A DISTANCE OF ONE HUNDRED (100) FEET; AND ON THE WEST BY LOT NUMBER THIRTY-FIVE (35) IN THE SNYDER BROTHERS PLAN, SECTION A-B-C, REVISED, A DISTANCE OF TWO HUNDRED (200) FEET.

BEING THE SAME PREMISES which Ronald B. Haun, Sr., Trustee of the Ronald B. Haun, Sr. Trust Dated August 7, 2015, by Deed dated 1/3/2020 and recorded in the Office of the Recorder of Deeds of Mercer County on 2/19/2020 in Instrument No. 2020-00001546 granted and conveyed unto Ronald B. Haun, Sr.,

Ronald B. Haun, Sr. departed this life on 5/6/2020.

BEING known as 3745 Pleasant Drive, Hermitage, Pennsylvania 16148

PARCEL # 12-239-151

JUDGMENT - \$136,219.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD B. HAUN, SR.,

DECEASED, S'TEPHANIE LYNN LENGUEL, SOLELY IN HER CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, RONALD BLAKE HAUN, JR., SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, AND JAMES WILLIAM HAUN, SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2022-03104**

POWERS KIRN LLC PLAINTIFF'S ATTORNEY
FEBRUARY 8, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN JOSEPH PODLEYON AND TERESA A. PODLEYON IN AND TO:

ALL THAT TRACT OF LAND IN PINE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO

10 OF THE J. GLENN WILMER-GLENORA HEIGHTS PLAN OF LOTS AS RECORDED IN THE RECORDERS OFFICE OF MERCER COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF ORA STREET AT THE NORTHEAST CORNER OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 6° 56' WEST BY LOT NO. 9, 165.00 FEET; THENCE NORTH 83° 04' WEST BY OTHER LANDS OF J. GLENN WILMER, 130.00 FEET; THENCE NORTH 6° 56' EAST BY LOT NO. 11, 165.00 FEET TO A POINT ON THE SOUTH SIDE OF ORA STREET; THENCE SOUTH 83° 04' EAST BY THE SOUTH SIDE OF ORA STREET, 130.00 FEET TO THE PLACE OF BEGINNING.

THIS CONVEYANCE BEING SUBJECT TO A CERTAIN 15 FOOT EASEMENT FOR UTILITIES ALONG SAID ORA STREET, AND ALSO A CERTAIN 10 FOOT EASEMENT ALONG THE WESTERN AND SOUTHERN BOUNDARIES OF SAID LOT AND AS SHOWN ON SAID RECORDED PLAN.

THE ABOVE LOT IS SOLD SUBJECT TO THE COVENANTS, RESTRICTIONS AND LIMITATIONS BINDING ON THE VENDEES, THEIR HEIRS AND ASSIGNS, FOR 25 YEARS FORM THE DATE OF THIS DEED, AND THEREAFTER FROM YEAR TO YEAR UNTIL SUSPENDED OR REVOKED BY WRITTEN AGREEMENT OF THE OWNERS IMMEDIATELY ADJACENT THERETO, WHICH RESTRICTIONS ARE:

FIRST: NO BUILDING SHALL BE ERECTED ON SAID LOT EXCEPT A DWELLING HOUSE AND ONE NECESSARY OUTBUILDING. NO PORTION OF SUCH DWELLING OR OUTBUILDING, EXCLUSIVE OF AN OPEN PORCH TO BE BUILT WITHIN 30 FEET OF SAID AFOREMENTIONED 50 FOOT STREET, SAID SWELLING HOUSE TO COST NOT LESS THEN \$25,000.00 BASED ON 1975 VALUES SHOWN OR COMPLIED IN ACCORDANCE WITH THE TABLES OF THE UNITED STATES DEPARTMENT OF COMMERCE. ANY DWELLING TO BE ERECTED NOT LESS THAN TEN FEET FROM THE ADJOINING PROPERTY LINE, AND PROVIDED THAT ANY GARAGE BUILDING, IF IN THE REAR OF THE DWELLING MAY BE WITHIN THREE FEET OF ANY PROPERTY LINE.

SECOND: NO GARAGE, BASEMENT OR OTHER BUILDING BUT THE MAIN DWELLING SHALL BE USED FOR HUMAN HABITATION.

THIRD: THERE SHALL BE NO TRAILERS, OUTSIDE JUNK OR JUNK YARD OR SIMILAR USE AT ANY TIME AND GRANTEES SHALL KEEP SAID LOT REASONABLY MOWED.

FOURTH: NO SEPTIC TANK SHALL BE ERECTED, EXCEPT BEING IN COMPLIANCE WITH THE PENNSYLVANIA HEALTH REGULATIONS.

THE GRANTEES BY THE ACCEPTANCE OF THIS DEED ASSUME THE EXPENSE OF OPENING AND CLOSING THE DITCH FOR ELECTRIC AND TELEPHONE LINES EXTENDING FORM THE MAIN SERVICE LINE TO A HOUSE ON THIS LOT.

THIS DEED IS EXECUTED UNDER AND SUBJECT TO ANY ZONING REGULATION, THE MINIMUM BUILDING SETBACK LINE, RIGHT OF WAY LINE AND OTHER RESTRICTIONS AS SHOWN ON THE RECORDED PLAN OR DEEDS OF RECORD.

THIS DEED IS EXECUTED UNDER AND SUBJECT TO ANY RIGHTS THAT MAY EXIST ON SAID LAND FOR ELECTRIC LINES, TELEPHONE LINES, GAS LINES, WATER LINES, PIPE LINES, SEWER LINES, CABLE LINES, PUBLIC HIGHWAYS AND FACILITIES USED HERewith, IF THERE NOW BE ANY SUCH RIGHTS THEREON. THIS DEED IS EXECUTED UNDER AND SUBJECT TO ALL RIGHTS ON THE SAID LAND FOR PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO, THERE AFORESAID.

BEING THE SAME PREMISES which John Joseph Podleyon, by Deed dated 12/14/2010 and recorded in the Office of the Recorder of Deeds of Mercer County on 12/21/2010 in Instrument No. 2010-00013017, granted and conveyed unto John Joseph Podleyon and Teresa A. Podleyon.

BEING known as 28 East Glenora Drive f/k/a 28 East Ora Drive, Grove City, Pennsylvania 16127

PARCEL # 22-205-044

JUDGMENT - \$110,880.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN JOSEPH PODLEYON AND TERESA A. PODLEYON AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2023-00233**

PURCELL KRUG & HALLER

PLAINTIFF'S ATTORNEY

MARCH 31, 2023

LEVIED ON THE FOLLOWING

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

ALL that certain lot or piece of ground, situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, marked and numbered as Lot No. 335 in the Farrell Realty Company's Plan of Lots, located on the South side of Washington Street, and having a frontage thereon of 30 feet and a depth of 123.87 feet to an alley 20-feet wide.

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: 1217 WASHINGTON STREET, FARRELL, PA 16121

Parcel #: 52-428-396

BEING THE SAME PREMISES WHICH Nicole M. Smith, by Deed dated January 12, 2015, and recorded January 14, 2015 in the Office of the Recorder of Deeds, Mercer County, Pennsylvania, Instrument No. 2015-00000387, granted and conveyed unto Gordon M. Somerset.

JUDGMENT - \$ 26,112.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GORDON M. SOMERSET AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2023-00179**

ROBERTSON, ANSCHUTZ, SCHNEID,

CRANE & PARTNERS PLLC

PLAINTIFF'S ATTORNEY

APRIL 17, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RODNEY A. SCHILLING A/K/A ROD A. SCHILLING AND RENEE SCHILLING IN AND TO:

All that certain lot or piece of ground situate in the Borough of Greenville, County of Mercer and Commonwealth of Pennsylvania, being Lot No. 80 in the Laird-Camp Addition, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book Volume 1, Page 22, being more particularly described as follows, to wit:

PARCEL NO.1:

BEGINNING at a point on the East side of Lancaster Avenue, which point of beginning is 77.38 feet running Southerly along the East side of Lancaster Avenue from the Easterly side of York Street; thence North 38° 29' East a distance of 120 feet to a point; thence South 51° 21' East a distance of 50 feet to a point; thence South 38° 29' West a distance of 120 feet to Lancaster Avenue; thence North 51° 31' West along the East side of Lancaster Avenue a distance of 50 feet to a point, which point is the place of beginning.

PARCEL NO. 2:

BEGINNING at a point on the East side of Lancaster Avenue, which point of beginning is distant 127.38 feet running Southerly along the Easterly side of Lancaster Avenue from York Street; thence North 38° (erroneously referred to in prior instruments as North 18°) 29' East a distance of 120 feet, along the first parcel of land described in this deed; thence South 51° 31' East a distance of 4.52 feet to a point; thence South 38° 29' West a distance of 120 feet along land now or formerly of Carl Procter and wife, to Lancaster Avenue; thence North 51° 31' West along the East side of Lancaster Avenue a distance of 4.75 feet to a point, which point is the place of beginning.

BEING designated as Tax Parcel No. 55-529-102 in the Deed Registry Office of Mercer County, Pennsylvania.

PROPERTY ADDRESS:

3 LANCASTER AVENUE
GREENVILLE, PA, 16125

PARCEL NUMBERS: 55-529-102

BEING KNOWN AS: 3 LANCASTER AVENUE GREENVILLE, PA 16125

BEING PROPERTY ID: 55-529-102

TITLE TO SAID PREMISES IS VESTED IN ROD A. SCHILLING AND RENEE SCHII LING, HUSBAND AND WIFE BY DEED FROM THE JOSEPH W. RILEY AMD LULU J. RILEY REVOCABLE LIVING TRUST DATED 08/03/2001 RECORDED 02/06/2002 NO. 2002-002812.

JUDGMENT - \$ 5,894.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEPENDANT (S) RODNEY A. SCHILLING A/K/A ROD A. SCHILLING AND RENEE SCHILLING AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2020-01587**

WILLIAM J MADDEN
PLAINTIFF'S ATTORNEY

APRIL 18, 2023 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN LAND SITUATE IN SHENANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA BEING LOT NO. 1 OF RAYMOND HARKLESS SUBDIVISION AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN THE CENTER LINE OF MITCHELL ROAD, SAID POINT BEING AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF CHARLES MITCHELL, SAID POINT NORTH 56° 48' WEST, A DISTANCE OF 167.90 FEET TO A POINT ON LANDS NOW OR FORMERLY OF RAY H. HARKLESS, ET UX; THENCE NORTH 6° 30' EAST , A DISTANCE OF 399.56 FEET ALONG THE SAID OTHER LAND NOW OR FORMERLY OF RAY H. HARKLESS ET UX, A DISTANCE OF 150 FEET TO A POINT; THENCE SOUTH 6° 30' WEST, ALONG LAND NOW OR FORMERLY OF CHARLES MITCHELL, A DISTANCE OF 475.00 FEET TO A POINT, THE PLACE OF BEGINNING.

LOCATION - 322 MITCHELL ROAD, WEST MIDDLESEX PA 16159

JUDGMENT - \$ 20,321.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FRANCIS L. HARKLESS AT THE SUIT OF THE PLAINTIFF SHENANGO TOWNSHIP MUNICIPAL AUTHORITY

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 13, 20, 27, 2023
