

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

October 13, 2020

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ESTATE NOTICES

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

FIRST PUBLICATION

EATON, CAROL S. a/k/a EATON, CAROL SANDRA

2020-545

Late of Pine Twp., Mercer Co, PA
Executrix's/Executor: Deborah Lynn Mickley, 651 George Junior Rd., Grove City, PA 16127; Kimberly Jo. Eaton, 303 N. Drake St., Titusville, PA 16354; Robert Dale Eaton, a/k/a Robert Dole Eaton, 665 George Junior Rd., Grove City, PA 16127
Attorney: Timothy L. McNickle

GRANDE, WILLIAM T. a/k/a GRANDE, WILLIAM a/k/a GRANDE, BILLIE

2020-549

Late of Hermitage, Mercer Co., PA
Executrix: Karen Connelly, 1671 Hannah Court, Sharon, PA 16146
Attorney: James M. Goodwin

JENKINS, VERNON

2020-468

Late of Sharon, Mercer Co, PA
Administrator: David Gregory Jenkins, 180 Dearfield Trail, Newman, GA 30265
Attorney: Matthew J. Scanlon, Esquire, Scanlon & Wojton, LLC, 304 Ross Street, Suite 510, Pittsburgh, PA 15219 (412) 918-1241

SHAWGO, GLENN L.

2020-551

Late of Pine Twp., Mercer Co, PA
Executor: Douglas Roger Shawgo, 188 Creek Rd., Jackson Center, PA 16133
Attorney: Timothy L. McNickle

SMITH, SHERRY LYNN

2020-490

Late of Greenville Boro, Mercer Co., PA
Administrator: Steven Smith, 7 21st Street, Greenville, PA 16125
Attorney: William M. Panella, Esquire, 2616 Wilmington Road, Ste B., New Castle, PA 16105 (724) 658-2492

WOODS, JOHN W.

2020-538

Late of Coolspring Twp., Mercer Co., PA
Executrix: Debbie Sue Thorn, 54 McMillan Rd., Mercer, PA 16137 (724) 301-6303
Attorney: None

SECOND PUBLICATION

BLACK, NAOMI J. a/k/a BLACK, NAOMI JEAN a/k/a BEOUGHER, NAOMI J.

2020-532

Late of Fairview Twp., Mercer Co., PA
Executrix: Krista Lynne Beougher Resek, 419 Fairview Road, Fredonia, PA 16124

Attorney: Jason R. Dibble
DeNOI, ELIZABETH V. a/k/a DeNOI, ELIZABETH

2020-529

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Marie Bucher, 20 S. 9th Street, Sharpsville, PA 16150

Attorney: Wade M. Fisher

GILL, THURLO F. a/k/a GILL, THURLO

2020-531

Late of Sharpsville Boro, Mercer Co., PA
Executor: Timothy M. Gill, 430 Shady Ave, Sharon, PA 16146

Gary D. Lackey

GUENTHER, JEFFREY PATRICK

2020-537

Late of Pine Twp., Mercer Co, PA
Administrator/Administratrix Harry D. Guenther, 359 Nutt Rd., Grove City, PA 16127; Pamela A. Guenther, 359 Nutt Rd., Grove City, PA 16127
Attorney: Jack W. Cline

KATHER, ALICE C. a/k/a KATHER, ALICE

2020-533

Late of Hempfield Twp., Mercer Co., PA
Executrix: Joyce A. Guthrie, 48 Fredonia Rd., Greenville, PA 16125

Attorney: Jason R. Dibble

LEGTTERS, MARGARET a/k/a LEGTTERS, MARGARET A.

2020-541

Late of Hempfield Twp., Mercer Co., PA
Executor: James Robert Legtters, 431 Kinsman Rd., Jamestown, PA 16134

Attorney: Jason R. Dibble

McCARTHY, CLARA L.

2020-539

Late of Pine Twp., Mercer Co, PA
Administratrix: Linda M. Busatto, 891 Liberty Street Ext., Grove City, PA 16127
Attorney: Wade M. Fisher

MUNNAL, NORMAN R., JR.

2020-526

Late of Sharon, Mercer Co, PA
Administratrix: Christine Armagost, 424 Hadley Road, Greenville, PA 16125 (724) 988-9690

Attorney: None

RODGERS, JEAN R. a/k/a RODGERS, JEAN REED

2020-534

Late of Grove City Boro, Mercer Co., PA
Executor: Richard J. Reed, 168 Bottle Hill Rd., Grove City, PA 16127

Attorney: Timothy R. Bonner

TRURAN, RICHARD M.

2020-536

Late of Grove City Boro, Mercer Co., PA
Executrix: Sonya Shaw, 65 Glenn Rd., Grove City, PA 16127

Attorney: Ryan Bonner

THIRD PUBLICATION

BARTELMAY, MERTON JOHN, JR. a/k/a BARTELMAY, MERTON J. JR.

a/k/a BARTELMAY, MERTON

2020-527

Late of Hermitage, Mercer Co., PA
Co-Executors: Randall R. Bartelmay, 121 Bradford Lane, Crossville, TN 38558 & Bradley S. Bartelmay, 6105 Balcom Lane, Allendale, MI 49401

Attorney: Carolyn E. Hartle

BEIGHLEY, EDSEL L. a/k/a BEIGHLEY, EDSEL LEE

2020-346

Late of Jamestown Boro, Mercer Co., PA
Executrix: Ruthanne Beighley, 1355 Yahres Road, Sharon, PA 16146

Attorney: Ruthanne Beighley

GREENE, THOMAS M. SR.

2020-515

Late of Sharpsville Boro, Mercer Co., PA
Executor: Thomas M. Greene, Jr., 104 Beachmont Dr., Beaver Falls, PA 15010

Attorney: Adam G. Anderson, 428 Forbes Ave., Ste 1901, Pittsburgh, PA 15219 (412) 209-3200

McCLURE, LOMA J. a/k/a McClURE, LOMA

2020-524

Late of Fairview Twp., Mercer Co., PA
Co-Executors: Andrea Philson f/k/a Andrea Bloom, 226 Holmes Road, Mercer, PA 16137 & Michael McClure, 534 Delaware Road, Fredonia, PA 16124

Attorney: Stephen L. Kimes

MORELAND, JEFFREY B.

2020-479

Late of Hempfield Twp., Mercer Co., PA
Executor: Justin A. Moreland, 176 College Avenue, Greenville, PA 16125

Attorney: Michael J. Pater, Esquire, Charlton Law, 101 E. Diamond Street, St. 2, Butler PA 16001 (724) 287-7724

PUBLIC NOTICE RE: Estate Of Richard A Madsen, Deceased, Late of Grove City, Mercer County, Pennsylvania Notice is hereby given that all persons indebted to said estate are requested to make payment, and all those having claims against the estate are directed to present the same without delay to: Christian V. Madsen Executor at 3642 Flad Avenue, Saint Louis, MO 63110. Further information can be obtained by calling 704-577-1251.
M.C.L.J.- October 6, 13, 20, 2020

Public Notice

The Mercer County Board of Assessment Revision will meet in the Commissioner's Conference Room of the Mercer County Courthouse, North Diamond Street, Mercer, Pennsylvania, on October 13, 2020 at 10:00 a.m., October 19, 2020 at 9:00 a.m. and October 26, 2020 at 9:00 a.m., to conduct assessment appeal hearings and/or act on other matters that come before the Board of Assessment Revision.

Mercer County Board of Assessment Revision
M.C.L.J.- October 13, 2020

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on September 21, 2020, for Jud's Beauty Shop, LLC, located at 5 Walnut Street, Jackson Center, Mercer County, Pennsylvania 16133. The principal business activity to be engaged in is beauty salon services and all other lawful business activities.

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

Jack W. Cline, Esquire
Stranahan, Stranahan & Cline
101 S. Pitt St., P. O. Box 206
Mercer, PA 16137-0206
M.C.L.J.- October 13, 2020

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name Integrity Roofing Solutions, 450 Kinsman Road, Jamestown, PA 16134 has been filed in the Department of State at Harrisburg, PA, File Date 07/03/2020 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Caleb Yoder, 450 Kinsman Road, Jamestown, PA 16134.

M.C.L.J.- October 13, 2020

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
No. 2020-1596

THE CITY OF FARRELL,

Plaintiff
vs.

NAHED SEDER a/k/a NAHED AWNI SEDER and AWNI SEDER, their respective heirs, executors, administrators, and assigns, generally, and all other persons interested,

Defendants

TO: The above-named Defendants:

The above-named Defendants are hereby notified that the above-named Plaintiff has filed a Complaint in Action

to Quiet Title in the above-referenced proceedings in connection with all that certain piece or parcel of land situate in the City of Farrell, Mercer County, Pennsylvania, known as Lot Nos. 356 and 357 in the Beechwood Improvement Company, Limited, Plan A, South Sharon Plan of Lots, being more particularly bounded and described as follows:

COMMENCING at a point which is One Hundred (100') feet South of the southwest corner of Haywood Street, now Roemer

Boulevard, and Wallis Avenue, at the westerly line of said Wallis Avenue; Thence continuing in a generally southerly direction along said westerly line of said Wallis Avenue, a distance of Fifty (50') feet; Thence in a generally westerly direction, a distance of One Hundred Twenty-Two and one-half (122.5') feet along the southerly boundaries of Lot 357 to a point on the easterly boundary of a Twenty (20') foot alley; Thence in a generally northerly direction, a distance of Fifty (50') feet along the easterly line of said Twenty (20') foot alley, to the northwest corner of said Lot No. 356; Thence in a generally easterly direction along the northerly line of Lot 356, a distance of One Hundred Twenty-Two and one half (122.5') feet to the point and place of beginning.

The Defendants are hereby directed to file a written Answer to the Complaint within twenty (20) days of the publication of this Notice and on failure to do so, a judgment by default will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Stephen J. Mirizio, Esquire
Attorney for Plaintiff
121 East State Street
Sharon, PA 16146

M.C.L.J.- October 13, 2020

SHERIFF'S SALE

**MONDAY
NOVEMBER 2, 2020 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. 2019-03208

HLADIK ONORATO & FEDERMAN LLP
PLAINTIFF'S ATTORNEY
MARCH 11, 2020 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SUSAN MCGEE AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED, DORA MARKWELL AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED, MICHAEL MARKWELL AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED, PATRICK MARKWELL AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED, MARY STIVER AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED, HEATHER HOPKINS AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED AND UNKNOWN SURVIVING HEIRS OF TWILA J. MARKWELL, DECEASED IN AND TO:

ALL those two certain pieces or parcels of land situate in Township of Sandy Lake, County of Mercer, Common-wealth of Pennsylvania, known as Lots Nos. 3 and 4 in the Bortz Plan of Lots as recorded in the Office of the Recorder of Deeds for Mercer County, said lots being more particularly bounded and described as follows:

LOT NO. 3

BOUNDED on the north by the center line of L.R. 845 a distance of 130.74 feet; on the east by land now or formerly of Rudolph, a distance of 172.10 feet; on the south by Lot No. 1 in said Plan, a distance of 118.5 feet; and on the west by Lot No. 4, hereinbelow described, a distance of 218.50 feet.

LOT NO. 4

BOUNDED on the north by the center line of L.R. 845 a distance of 143.38 feet; on the east by Lot No. 3 in said Plan, above described, a distance of 218.50 feet; on the south by Lot No. 2 in said Plan a distance of 125.18 feet; and on the west by Bortz Drive a distance of 267.50 feet.

BEING THE SAME PREMISES which Robert B. Collins and Beverly J. Collins, Husband and Wife, by Deed dated November 22, 1976 and recorded on November 23, 1976, in the Mercer County Recorder of Deeds Office at Deed Book Volume 76DR at Page 4003, granted and conveyed unto Russell Markwell and Twila J. Markwell, Husband and Wife. And the said Russell Markwell departed this life on November 26, 2003, thereby vesting sole ownership in Twila J. Markwell by operation of law. And the said Twila J. Markwell departed this life on March 26, 2018 causing an estate to be raised naming Susan McGee, Dora Markwell, Michael Markwell, Patrick Markwell, Mary Stiver, Heather Hopkins and Unknown Surviving Heirs as Heirs.

Being Known as 14 Bortz Road, Stoneboro, PA 16153

Parcel I.D. No. 26-102-042

JUDGMENT - \$ 59,657.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SUSAN MCGEE AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED, DORA MARKWELL AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED, MICHAEL MARKWELL AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED, PATRICK MARKWELL AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED, MARY STIVER AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED, HEATHER HOPKINS AS SURVIVING HEIR OF TWILA J. MARKWELL, DECEASED AND UNKNOWN SURVIVING HEIRS OF TWILA J. MARKWELL, DECEASED AT THE SUIT OF THE PLAINTIFF VENTURE WORKS, LLC

WRIT OF EXECUTION NO. 2019-03246

KML LAW GROUP PC PLAINTIFF'S

ATTORNEY
FEBRUARY 10, 2020 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PATRICIA EMCH SOLELY IN HER CAPACITY AS HEIR OF FRED HASSAN DECEASED, BARBARA HARPER SOLELY IN HER CAPACITY AS HEIR OF FRED HASSAN DECEASED, TIMOTHY HASSAN SOLELY IN HIS CAPACITY AS HEIR OF FRED HASSAN DECEASED, FREDERICK C. HASSAN, JR. SOLELY IN HIS CAPACITY AS HEIR OF FRED HASSAN DECEASED, AND JANET KLEIN SOLELY IN HER CAPACITY AS HEIR OF FRED HASSAN DECEASED IN AND TO:

ALL THAT CERTAIN Piece or Parcel of Land Situate in the City of Sharon, Mercer County, Pennsylvania Being More Particularly Bounded and Described As Follows:

BEGINNING At A Point At The Southwest Corner of Said Land, At The Northeast Corner of Hedge And Dickens Place; Thence East, Along Said Dickens Place, A Distance Of 65.1 Feet; Thence North Along Land Now Or Formerly Of James Munnell, A Distance Of 100 Feet To An Alley, Thence West Along Said Alley A Distance Of 13.32 Feet To Hedge Street; Thence In A South-westerly Direction Along Said Hedge Street, A Distance Of 112.6 Feet To The Place Of Beginning, Being Bounded On The North By An Alley; On The East Byland Now Or Formerly Of James Munell; On The South By Dickens Place; And On The West By Hedge Place.

PROPERTY ID NUMBER: TAX MAP #/CONTROL #: 3 S 24/070 001620

BEING THE SAME PREMISES WHICH FRED HASSAN AND PATRICIA HASSAN, AS INDIVIDUALS BY DEED DATED 4/22/2003 AND RECORDED 5/23/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO 2003-011193, GRANTED AND CONVEYED UNTO FRED HASSAN, NOW DECEASED.

LOCATION - 494 DICKENS PLACE, SHARON PA

JUDGMENT - \$ 27,445.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PATRICIA EMCH SOLELY IN HER CAPACITY AS HEIR OF FRED HASSAN DECEASED, BARBARA HARPER SOLELY IN HER CAPACITY AS HEIR OF FRED HASSAN DECEASED, TIMOTHY HASSAN SOLELY IN HIS CAPACITY AS HEIR OF FRED HASSAN DECEASED, FREDERICK C. HASSAN, JR. SOLELY IN HIS CAPACITY AS HEIR OF FRED HASSAN DECEASED, AND JANET KLEIN SOLELY IN HER CAPACITY AS HEIR OF FRED HASSAN DECEASED AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

WRIT OF EXECUTION NO. 2019-03758

KML LAW GROUP PC PLAINTIFF'S
ATTORNEY
FEBRUARY 7, 2020 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARK K. HOAK AND KIMBERLY S. HOAK IN AND TO:

PARCEL 1

ALL that certain piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, bounded and described as follows, to-wit:

Bounded on the north by the old cemetery; Bounded on the East by an alley; Bounded on the south by land of Junk; Bounded on the west by Second Street; Being sixty-four (64) feet, more or less, on Second Street; eighty-one and one-half (81 1/2) feet deep on the north side; eighty (80) feet deep on the south side; and seventy-eight (78) feet wide, more or less, on the said alley.
PARCEL 2

ALL that certain piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, bounded and described as follows, to-wit:

Bounded on the north by a cemetery; Bounded on the east by Pittsburgh & Erie Railroad Company, Bounded on the south by Thompson, formerly land of Tillotson; Bounded on the west by an alley; Being forty-five (45) feet On said alley; sixty-two (62) feet on north side; forty-seven and one-half (47 1/2) feet deep on the east side; and seventy-one (71) feet deep on the south side.
BEING KNOWN AS: 87 NORTH SECOND STREET, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 55 500072

BEING THE SAME PREMISES WHICH MARIE SWARTZ, UNRE-MARRIED WIDOW BY DEED DATED 4/6/2005 AND RECORDED 4/11/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 537 AT PAGE 2533, GRANTED AND CONVEYED UNTO MARK K. HOAK AND KIMBERLY S. HOAK, HUSBAND AND WIFE.

JUDGMENT - \$ 19,941.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARK K. HOAK AND KIMBERLY S. HOAK AT THE SUIT OF THE PLAINTIFF M&T BANK

WRIT OF EXECUTION NO. 2019-02457

LAW OFFICES OF GREGORY
JAVARDIAN PLAINTIFF'S ATTORNEY
FEBRUARY 27, 2020 LEVIED ON THE
FOLLOWING

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

ALL THAT CERTAIN town lot situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, known as Lot No. 297 in the Leslie Addition to Sharon as recorded in Plan Book 1, Page 15, in the Office of Recorder for said County, said hereby conveyed land being bounded and described as follows:

ON the North by King Street; on the East by lands of S.F. Stambaugh; on the South by Lot No. 298; and on the West by Cedar Street, said lot having a frontage of 40 feet on Cedar Street, and extending 108.2 feet to equal width to Eastern boundary.

BEING THE SAME PREMISES which Edith I. Fair, by Bonnie Lee Rust, as Power of Attorney, by Deed dated January 24, 2003 and recorded January 31, 2003 in the Office of the Recorder of Deeds in and for Mercer County in Instrument No. 2003-002142, granted and conveyed unto Allen L. McFeaters.

BEING KNOWN AS: 361 Cedar Avenue, Sharon, PA 16146

PARCEL #4-K-94

JUDGMENT - \$ 29,598.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALLEN L. MCFEATERS AT THE SUIT OF THE PLAINTIFF CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A.

WRIT OF EXECUTION NO. 2019-00900

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
JANUARY 24, 2020 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHELE A. DUBEL AND JOHN E. DUBEL, JR. 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:

On the North by lands now or formerly of W.O. McClimans; On the East by land now or formerly of Earle W. Durham et ux.; On the South by Williamson Road; and on the west by lands now or formerly of W. O. McClimans; having a frontage of one hundred (100) feet, more or less, On William-

son Road and extending back, of uniform width, a distance of two hundred sixty (260) feet, more or less; the corners of the property hereby conveyed being marked by iron pins.

SUBJECT PROPERTY ADDRESS: 327 Williamson Road, Greenville, PA 16125

Being the same property conveyed to John E. Dubel, Jr. and Michele A. Dubel, husband and wife who acquired title by virtue of a deed from Thomas W. Sheirer and Linda M. Sheirer, husband and wife, dated January 12, 2004, recorded January 16, 2004, at Document ID 2004-000767, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 31 043 003

JUDGMENT - \$142,879.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHELE A. DUBEL AND JOHN E. DUBEL, JR. AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2019-02067**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
JANUARY 14, 2020 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAWN FRY, AKA DAWN M. FRY AND TROY FRY AKA TROY S. FRY IN AND TO:

All those certain pieces or parcels of land situate in Pymatuning Township, Mercer County, Pennsylvania, known and designated as Lots One (1) and Two (2) of the L. P. Hassel plan of Lots as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 6, Page 83, and being more particularly bounded, and described as follows;

Lot One: Beginning at a point in the centerline of Rutledge Road, formerly known as the Orangeville-Big Bend Public Road, where it intersects with the centerline of Cemetery Road, formerly known as Ohio Street; thence North 21 degrees 32' East, along the centerline of Cemetery Road for a distance of 153.8 feet to a point; thence South 87 degrees 29' East along the centerline of Cemetery Road for a distance of 142.0 feet to a point; thence South 28 degrees 43' West along Lot No. 2 in said plan for a distance of 215.68 feet to a point in the centerline of Rutledge Road; and thence north 61 degrees 17' West along the centerline of Rutledge Road for a distance of 109.1 feet to the point and place of beginning.

Lot Two: Beginning at a point in the centerline of Rutledge Road; formerly known as the Orangeville-Big Bend Public Road, which Point is the southeast corner of Lot No. 1 in said Plan and the southwest corner of the land herein described; thence North 28 degrees 43' East along Lot No. 1 in said Plan for a distance of 215.68 feet to a point in the centerline of Cemetery Road, formerly known as Ohio Street; thence South 87 degrees 29' East along the centerline of Cemetery Road for a distance of 82.81 feet to a point, thence South 2 degrees 31' West along Lot No 3 in said plan for a distance of 58.21 feet to a point; thence South 28 degrees 43' West along Lot No. 3 in said Plan for a distance of 200 feet to a point in the centerline of Rutledge Road; and thence North 61 degrees 17' West along the centerline of Rutledge Road for a distance of 100 feet to the point and place of beginning.

SUBJECT PROPERTY ADDRESS: 965 Rutledge Road, Transfer, PA 16154

Being the same property conveyed to Troy S. Fry and Dawn M. Fry, husband and wife who acquired title by virtue of a deed from Roy R. Conway, unmarried widower, dated August 27, 2007, recorded August 29, 2007, at Instrument Number 2007-00011853, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 23-094-059

JUDGMENT - \$ 71,895.32

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAWN FRY, AKA DAWN M. FRY AND TROY FRY AKA TROY S. FRY AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

**WRIT OF EXECUTION
NO. 2019-03324**

POWERS KIRN LLC PLAINTIFF'S
ATTORNEY
FEBRUARY 25, 2020 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KELLY SKEEHAN N/K/A KELLY JEROSKI IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND KNOWN AND DESIGNATED AS LOT NUMBER 46 IN THE REYNOLDS PARK PLAN OF LOTS SITUATE IN PYMATUNING TOWNSHIP, MERCER COUNTY PENNSYLVANIA, WHICH PLAN IS DULY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK 7, PAGE 53, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF PARK LANE, ON LINE OF LOT NUMBER 45 AND LINE OF LOT HEREBY CONVEYED, WHICH IS THE NORTHWEST CORNER OF THE LAND HEREBY CONVEYED; THENCE SOUTH 47 DEGREES 32' EAST ALONG LINE OF LOT NUMBER 45, A DISTANCE OF 214.48 FEET TO A POINT; THENCE SOUTH 0 DEGREES 11' EAST ALONG LINE OF LOT NUMBER 42, A DISTANCE OF 10 FEET TO A POINT; THENCE SOUTH 61 DEGREES 49' WEST ALONG LINE OF LOT NUMBER 47, A DISTANCE OF 124.58 FEET TO A POINT; THENCE NORTH 47 DEGREES 32' WEST ALONG LINE OF LOT NUMBER 48, A DISTANCE OF 142.27 FEET TO A POINT ON THE EASTERLY LINE OF PARK LANE; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST-ERLY LINE OF PARK LANE, A DISTANCE OF 131.21 FEET TO A POINT, WHICH IS THE PLACE OF BEGINNING.

SUBJECT, HOWEVER, TO THE COVENANTS AND RESTRICTIONS FOR THE SAID REYNOLDS PARK PLAN OF LOTS, WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MERCER COUNTY, PENNSYLVANIA AT 1960 ARTICLE RECORD NUMBER 124.

TAX PARCEL ID: 23-343-077

ADDRESS: 1801 PARK LANE GREENVILLE, PA 16125

BEING THE SAME PREMISES which William J. Broadwater, by Melanie R. Broadwater, his agent, per power of attorney, dated July 15, 2014 and Melanie R. Hauger, n/k/a Melanie R. Broadwater, husband and wife, by Deed dated September 30, 2014 and recorded October 20, 2014 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument No. 2014-00010923, granted and conveyed unto KELLY SKEEHAN, married.

BEING KNOWN AS: 1801 PARK LANE, GREENVILLE, PA 16125

JUDGMENT - \$ 95,522.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KELLY SKEEHAN N/K/A KELLY JEROSKI AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2019-03136**

GRENE & BIRSIC PC PLAINTIFF'S
ATTORNEY
MARCH 26, 2020 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AMANDA LEA WITHERELL, ADMINIS-TRATRIX OF THE ESTATE OF MICHAEL J. CLARK AND THOMAS L. KOPTA IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Sandy Creek Township, County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BOUNDED on the North by lands formerly of

John E. Madison, now of Edwards, for a distance of Three Hundred Fifty-Three (353') feet, more or less; On the East by the center of Route 285, for a distance of One Hundred Seventeen (117) feet, more or less; On the South by lands now or formerly of Edna Smith, for a distance of Four Hundred Forty-Six (446') feet, more or less; and On the West by the center of Route 19, for a distance of One Hundred Forty-Three (143') feet more or less.

BEING the same land conveyed to Michael J. Clark by Deed of Mary Clark, widow and unremarried, dated September 26, 2001, and recorded November 2, 2001, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 01 D.R.18883. And the said Michael J. Clark died on October 10, 2018 at which time, Amanda Lea Witherell, Administratrix of the Estate of Michael J. Clark, became the owner of the aforesaid property by operation of law.

BEING the same premises which the Mercer County Tax Claim Bureau, Trustee of the County of Mercer, by Deed date December 2, 2019 and recorded December 6, 2019 in the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2019-00010596, granted and conveyed unto Thomas L. Kopta.

Parcel #25 008 016

LOCATION - 3802 PERRY HIGHWAY, HADLEY PA

JUDGMENT - \$ 37,691.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMANDA LEA WITHERELL, ADMINIS-TRATRIX OF THE ESTATE OF MICHAEL J. CLARK AND THOMAS L. KOPTA AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2019-04034**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
MARCH 2, 2020 LEVIED ON THE
FOLLOWING

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

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

On the North by land now or formerly of Evans, a distance of 164.5 feet, more or less, to land now or formerly of Tinley; on the East by land now or formerly of Tinley, Schickler and Dinardo, a distance of 93 feet; and on the South by land now or formerly of Smith, a distance of 164.5 feet; and on the West by North Oakland Avenue, a distance of 93 Feet.

The above property description is in accordance with February 4, 1997 survey of Carl M. Snyderwine of Harris Engineers, Reg. Surveyor No. 9196-E.

Together with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever, of the said parties of the first part, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

SUBJECT PROPERTY ADDRESS: 142 North Oakland Avenue, Sharon, PA 16146

Being the same property conveyed to Leslie D. McSparrin who acquired title by virtue of a deed from Joseph J. Evans and Terry L. Evans, husband and wife, dated February 3, 1997, recorded February 6, 1997, at Document ID 97 DR 02309, and recorded in Book 0230, Page 2292, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 2-D-72

JUDGMENT - \$ 29,874.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LESLIE MCSPARRIN, AKA LESLIE D.

MCSPARRIN AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2019-02970**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
APRIL 22, 2020 LEVIED ON THE
FOLLOWING

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

All those Certain pieces or parcels of land situate in the City of Hermitage, formerly the township of Hickory, Mercer County, Pennsylvania, known and numbered as Lots No. 417, 418, 419, 446, 447, and 448 in the Carnegie View Plan of Lots, Plan B, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 2, Page 243.

Subject to public utility reservations and building lines and other matters as set forth on recorded plan. Mineral rights, if any, reserved as per prior Claim of Title with reference to Lot Nos. 446, 447, and 448.

SUBJECT PROPERTY ADDRESS: 1660 Selina Boulevard, Hermitage, PA 16148

Being the same property conveyed to Ljubomir Rkman and Abelina Rkman, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Michael Olshaysky, unremarried widower, dated September 17, 2014, recorded September 23, 2014, at Document ID 2014-00009892, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Ljubomir Rkman died January 20, 2015, and pursuant to the survivorship language in the above-referenced deed, all his interest passed to Abelina Rkman.

SUBJECT TAX PARCEL ID: 12 327 105

JUDGMENT - \$ 71,614.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ABELINA RKMANN AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2019-01101**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY
APRIL 22, 2020 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JULIE A. ANDERSON A/K/A JULIE A. DIORIO, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF MICHAEL N. ANDERSON, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL N. ANDERSON, DECEASED IN AND TO:

All that certain piece or parcel of land situate in the Borough of Jamestown, Mercer County, Pennsylvania, bounded and described as follows:

On the North by lot now or formerly of Riley; on the East by Depot Street; on the South by lot now or formerly of Kenneth Collins; and on the West by lots now or formerly of Palmitar and Davidson; fronting 196.5 feet on Depot Street and extending back Westerly therefrom with a distance of 180.75 feet on the Southerly line and 182.75 feet on the northerly line, being all of Lots No. 32, 34, 128, 129, and 130 in the McMaster and Cornwall's Addition to the said Borough of Jamestown.

TITLE TO SAID PREMISES IS VESTED IN Michael N. Anderson, unmarried, by Deed from Ronald M. Osborne, an unmarried widower, Dated 05/17/1989, Recorded 05/25/1989, in Book 58, Page 1414.

Mortgagor MICHAEL N. ANDERSON died on 05/26/2016, and upon information and

belief his surviving heirs are ASHLEY LAURELLE ANDERSON, LINDSEY ANNETTE ANDERSON, and JULIE A. ANDERSON. By executed waiver ASHLEY LAURELLE ANDERSON and LINDSEY ANNETTE ANDERSON waived their right to be named in the foreclosure action.

Tax Parcel: 64-571-024

Premises Being: 607 DEPOT STREET, JAMESTOWN, PA 16134-9104

JUDGMENT - \$ 80,084.55

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JULIE A. ANDERSON A/K/A JULIE A. DIORIO, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF MICHAEL N. ANDERSON, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL N. ANDERSON, DECEASED AT THE SUIT OF THE PLAINTIFF FREEDOM MORTGAGE CORPORATION

**WRIT OF EXECUTION
NO. 2020-00574**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY
APRIL 23, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHELLE R. RITTENHOUSE A/K/A MICHELLE RITTENHOUSE IN AND TO:

ALL THAT CERTAIN triangular shaped lot with dwelling house erected thereon, known as 51 Davis Street in the Borough of Greenville, Mercer County, Pennsylvania, being more fully described as follows:

ON THE NORTH by Davis Street; on the east by lands of Barnes; and, on the west by lands of the Borough of Greenville, formerly Bova; fronting seventy-one (71) feet on Davis Street and extending back sixty-six (66) feet on the easterly line and ninety (90) feet on the westerly line.

TITLE TO SAID PREMISES IS VESTED IN MICHELLE R. RITTENHOUSE, AN INDIVIDUAL, by Deed from GREGORY S. JAZ-WINSKI, Dated 12/30/2004, Recorded 01/10/2005.

Instrument No. 2005-000541.

Tax Parcel: 55 503 032

Premises Being: 51 DAVIS STREET, GREENVILLE, PA 16125

JUDGMENT - \$ 37,006.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHELLE R. RITTENHOUSE A/K/A MICHELLE RITTENHOUSE AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

**WRIT OF EXECUTION
NO. 2019-03437**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY
APRIL 22, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DONALD W. STULL AND JAMIE L. REIBER IN AND TO:

All that certain piece or parcel of land situate in LIBERTY/PINE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, bounded and described as follows:

Beginning at a point on the south-westerly corner of the parcel herein conveyed; which point is on the south-westerly corner of Lot No. 113 in the Kimberly Estates Plan of Lots and on line of other lands now of formerly of Miller; thence South 32 degrees, 04' West along other lands now or formerly of Miller a distance of 352.37 feet to a point; thence North 14 degrees 20' 15" West along Lot No. 111 in said Plan of Lots a distance of 315.04 feet to a point; thence by an arc to the left having a radius of 50 feet and subtended by a chord having a bearing of North 40 degrees 49' 38" East and at a length of 50 feet for an arc distance of 52.36 feet to a point; thence South 79

degrees 10' 22' East along Lot No. 113 in said Plan of Lots a distance of 236.61 feet to a point, the place of beginning.

Being Lot No. 112 in the Kimberly Estates Plan of Lots and containing 45,100 square feet per survey of Norman P. Straub, P.E., dated October 9, 1978.

Taxes are assessed in Liberty Township.

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.

TITLE TO SAID PREMISES IS VESTED IN DONALD W. STULL AND JAMIE L. REIBER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, by Deed from TIMOTHY R. HERALD AND SANDRA L. HERALD, H/W, Dated 03/17/2017, Recorded 03/17/2017, Instrument No. 2017-00002499.

Tax Parcel: 17 218 048 112

Premises Being: 172 LONGWELL DRIVE, GROVE CITY, PA 16127-3838

JUDGMENT - \$254,229.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONALD W. STULL AND JAMIE L. REIBER AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

**WRIT OF EXECUTION
NO. 2019-00578**

RICHARD M. SQUIRE & ASSOCIATES LLC PLAINTIFF'S ATTORNEY
APRIL 22, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHAEL G. STINGIS, CO-ADMINISTRATOR OF THE ESTATE OF JOHN J. STINGIS, DECEASED AND LINDA MILLER, CO-ADMINISTRATOR OF THE ESTATE OF JOHN J. STINGIS, DECEASED IN AND TO:

ALL of the Party of the First Part's right, title, interest, claim and deemed in and to all that certain piece or parcel of land situate in the Township of South Pymatuning, County of Mercer, and Commonwealth of Pennsylvania, being Lot No. 3 in a McIntyre Farm Subdivision as recorded in the records of Mercer County, PA, said lot being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of a road leading from Sharpsville to the Ohio State line, distant two hundred fifty-three and sixty seven hundredths (253.67) feet East of the intersection of the centerline of said Sharpsville-Ohio State line road and PA Highway Route 718, said point being the northwest corner of the land herein conveyed; thence South 61 degrees 11' East a distance of ninety (90) feet to a point; thence South 89 degrees 49' West a distance of four hundred (400) feet to a point thence North 61 degrees 11' West a distance of ninety (90) feet to a point; thence North 28 degrees 49' East a distance of four hundred (400) feet to a point, the place of beginning.

BEING the same premises in which Sandra Stingis by deed dated April 19, 1991 and recorded on April 23, 1991 in the Office of the Recorder of Deeds in and for the County of Mercer in Deed Book volume 0095, page 0815 and Instrument #91DR04519, conveyed unto John J. Stingis.

John J. Stingis departed this life on January 15, 2019.

BEING Property known as 720 Buckeye Drive Sharpsville, PA 16150

Parcel No. 28-131-027

JUDGMENT - \$117,213.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL G. STINGIS, CO-ADMINISTRATOR OF THE ESTATE OF JOHN J. STINGIS, DECEASED AND LINDA MILLER, CO-ADMINISTRATOR OF THE ESTATE OF JOHN J. STINGIS, DECEASED AT THE SUIT OF THE PLAINTIFF REO TRUST 2017-RPLI

**WRIT OF EXECUTION
NO. 2019-03689**

GRENE & BIRSIC PC PLAINTIFF'S ATTORNEY

JUNE 18, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) EDWARD W. ORLOSKY, III IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and State of Pennsylvania, known as Lot No. 223 in the S.F. Stambaugh Plan of Lots, and being bounded and described as follows, to-wit:

ON the North by Lot No. 222 in said Plan; ON the East by a 15 foot alley;

ON the South by Lot No. 224 in said Plan; AND ON the West by Sherman Avenue;

Having a frontage on said Sherman Avenue of 45 feet, and extending Eastwardly an even width, 130 feet.

BEING the same premises which Charles L. Volansky and Vicki L. Volansky, husband and wife, by Deed dated October 17, 1996 and recorded in the Office of the Recorder of Deeds of Mercer County on October 23, 1996 at Instrument Number 96DR15571, granted and conveyed unto Edward W. Orlosky, III.

Parcel #4-U-71

LOCATION - 753 SHERMAN AVENUE, SHARON PA

JUDGMENT - \$ 29,626.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EDWARD W. ORLOSKY, III AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2019-02955**

GRENE & BIRSIC PC PLAINTIFF'S ATTORNEY

JUNE 18, 2020 LEVIED ON THE FOLLOWING

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

PARCEL I

ALL that certain piece or parcel of land situate in Hempfield Township, Mercer County, Pennsylvania, and being more particularly designated as Tract No. 20 of the Hadley Road Farms Subdivision, as recorded in proper office of Mercer County in Plan Book I, Page 130. The said tract having a frontage of sixty (60) feet on the Hadley Road, being sixty and four-tenths (60.4) feet in width in the rear and having a depth of four hundred ninety-seven (497) feet on the east line, and a depth of five hundred five (505) feet on the west line.

PARCEL II

AND ALL that certain lot or tract of land situated in the Township of Hempfield, County of Mercer and Commonwealth of Pennsylvania, and being designated as Tract #19 in the Hadley Road Farms Subdivision as recorded in the Recorders Office of Mercer County in Plan Book I, Page 130. The said tract having a frontage of sixty (60) feet on the Hadley Road, and being sixty and four-tenths (60.4) feet wide in the rear and having a depth of four hundred ninety-seven (497) feet on the East line and a depth of five hundred five (505) feet on the West line.

More commonly known as 203 Hadley Road, Greenville, PA 16125 and further identified as Mercer County Real Property Tax Index No. 09-044-152.

Subject to all restrictions, easements, rights-of-way, building lines, leases and oil and gas leases of record and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.

BEING the same premises which Marie E. Young, un-remarried widow, by her Power of Attorney, Edwin J. Young, by Deed dated July 20, 2007 and recorded in the Office of the Recorder of Deeds of Mercer County on July 27, 2007 at Instrument Number 2007-00010305, granted and conveyed unto Edwin J. Young.

Parcel #09-044-152

JUDGMENT - \$ 44,681.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S)

EDWIN J. YOUNG AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2019-03058**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
JUNE 17, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEPANDANT (S) THOMAS R. LEAX, SOLELY IN HIS CAPACITY AS ADMINIS-TRATOR OF THE ESTATE OF PHYLLIS J. LEAX, DECEASED IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land, situate in the Borough of Grove City, County of Mercer and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

TRACT 1: BEGINNING at a point on the North side of East Pine Avenue adjoining Thomas A. Wiesen; thence North 89° 32' 1/2" West by the North side of East Pine Avenue, 50.17 feet; thence North 5° 12' East by land now or formerly of James R. McMahon et. ux., 165.26 feet; thence by land formerly of Braine Brothers, South 84° 48' East, 50 feet; thence by land of Thomas A. Wiesen, South 5° 12' West, 161.1 feet to the North side of East Pine Street to the place of beginning.

TRACT 2: BEGINNING at a point at the Northeast corner of other land of Cookson adjoining Thomas A. Wiesen et. ux; thence North 84° 48' West, 50 feet; thence by land now or formerly of Clifford Scott and land conveyed to Cameron, North 5° 12' East, 135 feet, more or less, to land now or formerly of Lawrence Dickson; thence South 88° 24' East by land of said Dickson, 50 feet, more or less, to the right-of-the-way of the Bessemer and Lake Erie Railroad Company; thence South 5° 12' West by land of Thomas A. Wiesen et. ux., 145 feet, more or less, to the place of beginning.

THIS TRACT OF LAND conveying the land lying North of Cookson land of even width to land of Dickson and/or said railroad.

TRACT 3: BEGINNING at a point at the Southeast corner of land of Donald Cameron as described in Deed Book V, Volume 11, Page 33; thence North 1° 47' East 95 feet by land of said Cameron; thence North 88° 24' East by land of Lawrence Dickson 50 feet, more or less, to land this day conveyed to Albert L. and Minnie May Cookson; thence South 5° 12' West 95 feet, more or less, by said Cookson; thence South 88° 24' West by land of Clifford Scott et. ux., 25 feet, more or less, to the place of BEGINNING.

TOGETHER WITH the right, title, interest and claim of Cookson in a strip of land 16 feet wide, extending from the Northwest corner of the above described tract in a westerly direction to Madison Street, the use of which for egress and ingress was reserved to the J. N. White Heirs in deed to Donald Cameron, in Deed Book V, Volume 11, Page 33.

BEING THE SAME PREMISES AS Richard L. Cookson, Executor of the Estate of Minnie M. Cookson a/k/a Minnie May Cookson, Deceased, by Deed dated July 20, 1990, and recorded on July 24, 1990, by the Mercer County Recorder of Deeds in Book 80, at Page 1147, as Instrument No. 90-07766, granted and conveyed unto Marjorie P. Dye and Phyllis J. Leax, as Joint Tenants with Rights of Survivorship.

AND THE SAID Marjorie P. Dye a/k/a Marjorie Pauline Dye departed this life on June 3, 2000, whereby title to the aforementioned premises vested with Phyllis J. Leax, by Right of Survivorship.

AND THE SAID Phyllis J. Leax departed this life on June 3, 2018, intestate.

WHEREUPON ON June 29, 2018, Thomas R. Leax was granted Letters of Administration by the Mercer County Register of Wills at File No. 43-18-402 and appointed as Administrator of the Estate of Phyllis J. Leax, Deceased.

WHEREUPON title to the afore-mentioned premises vested with Thomas R. Leax, as Administrator of the Estate of Phyllis J. Leax, Deceased, by Operation of Law.

BEING KNOWN AND NUMBERED AS 509 East Pine Street, Grove City, PA 16127.

TAX PARCEL NO. 59-553-170.

JUDGMENT - \$ 46,249.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS R. LEAX, SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF PHYLLIS J. LEAX, DECEASED AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**WRIT OF EXECUTION
NO. 2019-03876**

GRENE & BIRSIC PC PLAINTIFF'S ATTORNEY
AUGUST 7, 2020 LEVIED ON THE FOLLOWING

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

ALL the following described real property situate in the Borough of Grove City, County of Mercer, and Commonwealth of Pennsylvania, to wit:

Commencing at a post on the west line of Liberty Street; thence in a westerly direction along the north line of Lot now or formerly C.M. Struthers one hundred and fifty (150) feet to a post on east line of a twelve (12) foot alley; thence in a northerly direction along said east line of said alley fifty (50) feet to a post on corner of lot now or formerly John E. Blair; thence in an easterly direction along the southern line of said Blair one hundred and fifty (150) feet to the west line of Liberty Street; thence along said west line for fifty (50) feet to a post or point, the place of beginning.

The same being known as Lot No. 9 of the S.R. Young Plan of Lots.

BEGINNING at a point on the western line of Liberty Street, said point being the northeast corner of the lot herein described and common to the southeast corner of lands of now or formerly Shirl Marian and Dorothy Mae Sproull; thence from said place of beginning south 21 degrees 44 minutes east along the western line of Liberty Street a distance of 50.00 feet to an iron pin, the northeast corner of lands of now or formerly Cecil C. Harper; thence by the northern line of same south 70 degrees 38 minutes west a distance of 150.00 feet to an iron pin on the eastern line of a 12 foot unimproved alley; thence by same north 21 degrees 44 minutes west a distance of 50.00 feet to an iron pin, the southwest corner of lands of now or formerly Shirl Marian and Dorothy Mae Sproull; thence by the southern line of same north 70 degrees 38 minutes east a distance of 150.00 feet to a point, the place of beginning. CONTAINING 0.17 acres and having thereon erected a 2-story frame dwelling house with separate garage. This description is prepared in accordance with the survey of Ronald P. Bittler, P.E. dated January 30, 1980.

Parcel #59-558-165

LOCATION - 465 LIBERTY STREET, GROVE CITY PA

JUDGMENT - \$ 13,143.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT J. BUSH AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2019-03924**

GRENE & BIRSIC PC PLAINTIFF'S ATTORNEY
SEPTEMBER 1, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOE JACKSON, MARY LOU JACKSON FIELDS, CHERISE TATUM, COFFI JACKSON A/K/A COFFI GREEN, WILLIE GREEN, JR., MAGNOLIA GREEN, KNOWN HEIRS OF THE ESTATE, OF NORINE GREEN, AND THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF

NORINE GREEN IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being known as a part of a larger tract or piece of land known as Lot No. One (1) in the plan of lots known as THE FARRELL REALTY COMPANY'S PLAN OF LOTS, and recorded under the name of THE SOUTH SHARON TRUST COMPANY, as per plan on record in Plan Book 1, Page 21, and being further bounded and described as follows, to-wit: COMMENCING at a point at the northeast corner of Stambaugh Avenue and French Street, a distance of forty (40) feet to a point, thence at a right angle north from said French Street, a distance of one hundred (100) feet to a point; thence at a right angle west, and parallel with said French Street, a distance of forty (40) feet to the eastern side of Stambaugh Avenue, and thence at a right angle south along the eastern side of said Stambaugh Avenue, a distance of one hundred (100) feet to the place of beginning.

BEING THE SAME PREMISES which David B. Miklos and Jennifer Miklos, husband and wife, by Deed dated October 23, 2006 and recorded in the Office of the Recorder of Deeds of Mercer County on November 16, 2006, at Instrument No. 2006-00017355, granted and conveyed unto Norine Green, married. Norine Green died on October 7, 2018, at which time, her known heirs, Joe Jackson, Mary Lou Jackson Fields, Cherise Tatum, Coffi Jackson a/k/a Coffi Green, Willie Green, Jr., and Magnolia Green and her unknown heirs became the owners of the aforesaid property by operation of law.

Parcel # 52-426-004

LOCATION - 1200 FRENCH STREET, FARRELL PA

JUDGMENT - \$ 37,378.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOE JACKSON, MARY LOU JACKSON FIELDS, CHERISE TATUM, COFFI JACKSON A/K/A COFFI GREEN, WILLIE GREEN, JR., MAGNOLIA GREEN, KNOWN HEIRS OF THE ESTATE OF NORINE GREEN, AND THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINIS-TRATORS OF THE ESTATE OF NORINE GREEN AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2020-00103**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
SEPTEMBER 1, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JAMES O'ROURKE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF IRIS O'ROURKE, AKA IRIS LEE O'ROURKE, AKA IRIS L. O'ROURKE, AKA IRIS L. OROURKE, MICHAEL O'ROURKE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF IRIS OROURKE, AKA IRIS L. O'ROURKE, AKA IRIS L. OROURKE AND UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF IRIS OROURKE, AKA IRIS LEE O'ROURKE, AKA IRIS L. O'ROURKE, AKA IRIS L. OROURKE IN AND TO:

All that certain piece or parcel of land situate in Shenango Township, Mercer County, Pennsylvania, known as Lot No. 3 in the survey of property of Azotus Hogue, which survey is filed of record in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 7, Page 85, and more fully bounded and described as follows, to-wit:

Beginning at a point on the west side of Raymond Drive; thence South 89 degrees 52 minutes West along land now or formerly of Azotus Hogue and Josephine Hogue, known as Lot No. 1 in said survey and land now or formerly of Albert Ruffo, known as Lot No. 2 in said survey, a total distance of 220 feet to a point; thence North 1 degree 33 minutes West along land now or formerly of Azotus Hogue and Josephine Hogue, a distance of 100 feet to a point; thence North 89 degrees 52 minutes East along land now or formerly of

Azotus Hogue and Josephine Hogue, known as Lot No. 4 in said survey, a distance of 220 feet to a point on the West side of Raymond Drive; thence South 1 degree 33 minutes East along the West side of Raymond Drive, a distance of 100 feet to a point, which point is the place of beginning.

SUBJECT PROPERTY ADDRESS: 13 Raymond Drive, West Middlesex, PA 16159

Being the same property conveyed to John W. O'Rourke and Iris Lee O'Rourke, husband and wife who acquired title by virtue of a deed from Ralph Williams and Martha G. Williams, husband and wife, dated April 10, 1962, recorded June 11, 1962, at Instrument Number 62 DR 1100, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 27 197 017

JUDGMENT - \$ 19,535.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JAMES O'ROURKE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF IRIS OROURKE, AKA IRIS LEE O'ROURKE, AKA IRIS L. O'ROURKE, AKA IRIS L. OROURKE, MICHAEL O'ROURKE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF IRIS OROURKE, AKA IRIS LEE O'ROURKE, AKA IRIS L. O'ROURKE, AKA IRIS L. OROURKE AND UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF IRIS OROURKE, AKA IRIS LEE O'ROURKE, AKA IRIS L. O'ROURKE, AKA IRIS L. OROURKE AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2019-02918**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
AUGUST 14, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN HEIRS AND/OR ADMINIS-TRATORS OF THE ESTATE OF PAUL F. WALKER AND LOIS J. WALKER, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF PAUL F. WALKER IN AND TO:

All that certain piece or parcel of land, with dwelling house erected thereon, situate in the Borough of Greenville, Mercer County, Pennsylvania, bounded and described as follows:

Bounded on the North by land now or formerly of Zuschlag; On the East by land now or formerly of Clarence Staup; On the South by Ohl Street; and On the West by land now or formerly of Paul Davis; measuring Forty (40') feet on Ohl Street and extending back, the same width, a distance of One Hundred Thirty-Five (135) feet.

SUBJECT PROPERTY ADDRESS: 14 Ohl Street, Greenville, PA 16125

Being the same property conveyed to Paul F. Walker, married who acquired title by virtue of a deed from Bridget A. Walker, married, dated September 10, 2004, recorded September 17, 2004, at Instrument Number 2004-016545, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55-515-123

JUDGMENT - \$ 28,888.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS AND/OR ADMINIS-TRATORS OF THE ESTATE OF PAUL F. WALKER AND LOIS J. WALKER, AS BELIEVED HEIR AND/OR ADMINIS-TRATOR TO THE ESTATE OF PAUL F. WALKER AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2019-03080**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
AUGUST 7, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RICHARD A. BUCHANAN KNOWN SURVIVING HEIR OF DONNA K. BUCHANAN AND UNKNOWN

SURVIVING HEIRS OF DONNA K. BUCHANAN IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN JEFFERSON TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, KNOWN AS AND BEING LOT NO. 1 IN THE FINAL PLAT EDWARD G. AND ESMAR H. WAID SUBDIVISION, AS RECORDED IN THE RECORDER'S OFFICE OF MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK 30, PAGE 92, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF A PUBLIC HIGHWAY KNOWN AS T-580, ALSO KNOWN AS KYLE ROAD, WHICH POINT OF BEGINNING IS THE SOUTHWEST CORNER OF THE LAND CONVEYED BY THIS DEED; THENCE NORTH 21 DEGREES 35 MINUTES EAST ALONG LANDS NOW OR FORMERLY OF KENNETH L OSS AND NANCY E. OSS, A DISTANCE OF 187 FEET TO A POINT; THENCE NORTH 69 DEGREES 23 MINUTES EAST ALONG OTHER LANDS NOW OR FORMERLY OF OSS, A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTH 9 DEGREES 11 MINUTES WEST ALONG LOT NO. 2 IN THE AFOREMENTIONED PLAN OF LOTS, NOW OWNED BY THE GRANTORS, A DISTANCE OF 264.06 FEET TO A POINT; THENCE NORTH 80 DEGREES 49 MINUTES WEST ALONG LANDS NOW OR FORMERLY OF OSCAR AND ELEANOR M. CAMPBELL, A DISTANCE OF 129.55 FEET TO A POINT; THENCE SOUTH 22 DEGREES 06 MINUTES WEST ALONG OTHER LANDS NOW OR FORMERLY OF CAMPBELL, A DISTANCE OF 35.50 FEET TO A POINT IN THE CENTER LINE OF THE AFOREMENTIONED PUBLIC HIGHWAY KNOWN AS T-580, ALSO KNOWN AS KYLE ROAD; THENCE NORTH 68 DEGREES 25 MINUTES WEST ALONG THE CENTER LINE OF SAID PUBLIC HIGHWAY, A DISTANCE OF 78.05 FEET TO A POINT IN THE CENTER LINE OF SAID PUBLIC HIGHWAY, WHICH POINT IN THE PLACE OF BEGINNING, AND CONTAINING 0.97 ACRES BE THE SAME MORE OR LESS.

Being known as: 25 Kyle Road, Mercer, Pennsylvania 16137

BEING THE SAME PREMISES WHICH Clifford S. Seidle and Vera I. Seidle, husband and wife, by deed dated January 17, 1978 and recorded February 6, 1978 in Deed Book 78DR, Page 295, granted and conveyed unto Donna K. Buchanan and William L. Buchanan, husband and wife. The said William L. Buchanan died on August 9, 2018 thereby vesting title in her surviving spouse Donna K. Buchanan by operation of law. The said Donna K. Buchanan died on August 22, 2019 without a will or appointment of an Administrator.

TAX I.D. #: 14-149-074

JUDGMENT - \$ 89,799.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICHARD A. BUCHANAN KNOWN SURVIVING HEIR OF DONNA K. BUCHANAN AND UNKNOWN SURVIVING HEIRS OF DONNA K. BUCHANAN AT THE SUIT OF THE PLAINTIFF AMERICAN ADVISORS GROUP

**WRIT OF EXECUTION
NO. 2018-01579**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
AUGUST 7, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) EUGENE D. CAMPAGNA, JR. AND JUDY C. CAMPAGNA AND UNITED STATES

ALL THAT CERTAIN piece or parcel of land situate in Pine Township, Mercer County, Pennsylvania, being known as Revised Lot 50 in the Carlson White Plan which is a lot line revision of Lot 50 of Village Park Plan Phase V and Lot 61 of Village Park Plan Phase IVA as recorded in the Records of Mercer County, Pennsylvania, at 2000 P.L. 9975-177, and being more particularly bounded and described as follows:

Commencing at a point which is the Western most corner of Lot 50 which is situate on the right of way line for the terminus cul de sac of Kings Lane; thence by the arc of a curve to the left having a radius of 50.00 feet for a chord bearing of North 38 degrees 46' 54" East by said right of way of the terminus cul de sac Oar the chord length of 47.94 feet and an arc length of 50.00 feet to the Southwest corner of Lot 51 in said Plan; thence South 79 degrees 51' 59" East by said Lot 51, a distance of 137.54 feet to a point on the Easterly boundary of Phase V; thence South 02 degrees 32' 30" East by Lot 60 in the Village Park Phase IVA Plan, a distance of 38.56 feet; thence South 44 degrees 18' 52" West by new Parcel A of the Carlson/White Plan, a distance of 91.53 feet to a point; thence South 65 degrees 45' 00" West by Lot 62 in the Village Park Phase IVA Plan, a distance of 60.45 feet to a point which is the southeast corner of Lot 49 in said Plan; thence North 22 degrees 34' 14" West by Lot 49 in said Plan, a distance of 125.26 feet to the point and place of beginning being situate on the right of way of a terminus cul de sac of said Kings Lane. Containing, 0.366 acres.

BEING KNOWN AS 25 Kings Lane, Grove City, PA 16127

BEING TAX PARCEL NO. 22 219 071 050

Being the same premises in which Eugene D. Campagna, Jr., and Judy C. Campagna, f/k/a Judy C. Goodwin, by deed dated 10/24/2001 and recorded 11/09/2001 in the Office of the Recorder of Deeds in and for the County of Mercer, Commonwealth of Pennsylvania, in Deed Book 378, Page 590, granted and conveyed unto Eugene D. Campagna, Jr., and Judy C. Campagna, husband and wife

JUDGMENT - \$164,251.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EUGENE D. CAMPAGNA, JR. AND JUDY C. CAMPAGNA AND UNITED STATES OF AMERICA AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST, N.A., AS TRUSTEE OF THE CABANA SERIES IV TRUST

**WRIT OF EXECUTION
NO. 2017-01650**

TUCKER ARENSBERG PC PLAINTIFF'S ATTORNEY
AUGUST 25, 2020 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARK J. CARACCI, CLAUDIA K. PENNINGTON, AND GINA M. CARACCI AS KNOWN HEIRS OF MARK F. CARACCI AND ALL UNKNOWN HEIRS OF MARK F. CARACCI IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE MUNICIPALITY OF HERMITAGE, COUNTY OF MERCER, AND COMMONWEALTH OF PENNSYLVANIA, KNOWN AS AND BEING LOT NO. SEVENTY-TWO (72) IN THE HICKORY HEIGHTS SUB-DIVISION NO. THREE AS RECORDED IN PLAN BOOK 6, PAGE 80, RECORDS OF MERCER COUNTY, PENNSYLVANIA.

ON THE NORTH BY LOT NO. SEVENTY-ONE (71) IN SAID PLAN, A DISTANCE OF ONE HUNDRED FIFTY-TWO AND THIRTY-EIGHT HUNDREDTHS (152.38) FEET; ON THE EAST BY LAND OF ST. MARY'S CEMETERY, A DISTANCE OF EIGHTY (80) FEET; ON THE SOUTH BY LOT NO. SEVENTY-THREE (73) IN SAID PLAN, A DISTANCE OF ONE HUNDRED FIFTY-THREE AND FORTY-TWO HUNDREDTHS (153.42) FEET; AND ON THE WEST BY HASENFLU DRIVE, A DISTANCE OF EIGHTY AND FIFTY-FOUR HUNDREDTHS (80.54) FEET.

BEING THE SAME PROPERTY AS CONVEYED FROM MARK W. FULMER, ERIN A. MCKINNEY AND KATHRYN J. BONO, EXECUTORS OF THE ESTATE OF MATTHEW F. FULMER TO MARK F. CARACCI, AS DESCRIBED IN DEED INSTRUMENT NO. 2004-019863, DATED 09/21/2004, RECORDED 11/12/2004. MARK F. CARACCI DIED ON SEPTEMBER 14, 2015.

Commonly known as 846 Hasenflu Drive, Hermitage, PA 16148.

MERCER COUNTY TAX PARCEL I.D. NO. 11-322-237

TO BE SOLD AS PROPERTY OF: Mark J. Caracci, Claudia K. Pennington, and Gina M. Caracci as known heirs of Mark F. Caracci and All Unknown Heirs of Mark F. Caracci

JUDGMENT - \$ 70,311.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARK J. CARACCI, CLAUDIA K. PENNINGTON, AND GINA M. CARACCI AS KNOWN HEIRS OF MARK F. CARACCI AND ALL UNKNOWN HEIRS OF MARK F. CARACCI AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

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 CASH FR'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 EITHER THE FILING OF THE SCHEDULE OF DISTRIBUTION OR THE EXECUTION SALE.

M.C.L.J.- October 6, 13, 20, 2020

**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 November 2, 2020, 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**

- 2009-562 Murcko, Helen M., deceased; Murcko, John A. & Murcko, Edward, Co-Executors
- 2014-391 Douds, Barbara Ann, deceased; Robert S. Douds, Jr. & James P. Douds, Co-Executors
- 2015-428 Townsend, Robert Jr. a/k/a Townsend, Robert, deceased; Christine A. Townsend, Executrix
- 2016-172 Sabolcik, Methada, deceased; Joseph M. Gula, Administrator
- 2017-512 Kirschmann, Mary a/k/a Kirschmann, Mary L. a/k/a Kirschmann, Mary Louise a/k/a Kirschmann, M.L. a/k/a Kirschmann, M., Deceased; River Communities Fiduciary Services, Inc.
- 2017-373 Hibshman, Ruth Marilyn a/k/a Hibshman, R. Marilyn a/k/a Hibshman, Ruth M.; deceased, Greathouse, Janice L., Administratrix
- 2018-496 Tam, Elizabeth R., deceased; Brian W. Scott, Executor
- 2019-63 Donlin, Dorathymarie K. a/k/a Donlin, Dorathymarie, deceased; Wade M. Fisher, Executor
- 2019-412 Hamilton, Martha A. a/k/a Hamilton, Martha Estella, deceased, Gene L. Amos, Executor

MaryJo Basilone DePreta
Register of Wills and Clerk of Orphans' Court
Division of the Court of Common Pleas Of Mercer County, PA
112 Mercer County Courthouse
Mercer, PA 16137
October 6, 13, 20, 27, 2020