

# Mercer County Law Journal

Digital Edition

JUNE 30, 2026

VOL. 41 - ISSUE 26

---

*(The Official Legal Publication of Mercer County, Pennsylvania)*

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

*Mary L. Allen, Business Manager*

---

## PRESS RELEASE

President Judge Daniel P. Wallace of the Mercer County Courts of Common Pleas has announced he is retiring from the bench on Friday, August 7, 2026. Judge Wallace served as a judge in Mercer County since January 6, 2014. He became President Judge on January 3, 2022.

A Greenville native, Judge Wallace intends to spend more time in retirement with his wife of 38 years, Susan, on their farm located in West Salem Township. Judge Wallace also intends to become involved in several economic development projects in his hometown of Greenville.

Wallace said, "It has truly been an honor and a privilege to serve the people of Mercer County as a judge these past twelve years. I sincerely thank all those who made it possible."

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA

RULES OF CIVIL PROCEDURE

No. 2026 – 2001

IN RE: ACTIONS FOR CUSTODY, PARTIAL CUSTODY AND

VISITATION OF MINOR CHILDREN

AND NOW, this 16<sup>th</sup> day of June, 2026, the Court hereby APPROVES, ADOPTS, AND PROMULGATES the following Amendments to the Mercer County Local Rules of Civil Procedure to include the following provisions regarding the implementation of a Parenting Coordination Program and a policy regarding participation of indigent or low-income parties in the program at a reduced fee or no fee.

IT IS FURTHER ORDERED AND DIRECTED that the District Court Administrator of Mercer County shall file one (1) certified copy of the Amendments with the Administrative Office of the Pennsylvania Courts and furnish two (2) certified copies to the Legislative Reference Bureau for publication in the Pennsylvania Bulletin.

IT IS FURTHER ORDERED AND DIRECTED that these Amendments shall be kept continuously available for public inspection and copying in the Office of the Clerk of Courts of Mercer County and the Office of the Prothonotary of Mercer County. This Order shall be published in the Mercer County Law Journal.

BY THE COURT:

/s/ Daniel P. Wallace

\_\_\_\_\_  
Daniel P. Wallace, President Judge

AMENDMENTS TO LOCAL RULES OF CIVIL PROCEDURE REGARDING  
IMPLEMENTATION OF A PARENTING COORDINATION PROGRAM AND  
PARTICIPATION OF INDIGENT OR LOW-INCOME PARTIES IN THE PROGRAM  
AT A REDUCED FEE OR NO FEE.

A. The Local Rules of Civil Procedure shall be amended to add the following:

**RULE L1915.11-1 Fee Policy**

(a) Pursuant to Pa.R.C.P. No. 1915.11-1(a)(1)(ii), the Court of Common Pleas of Mercer County hereby establishes the hourly rate at which a parenting coordinator shall be compensated to be the sum of \$150.00 per hour.

(b) Pursuant to Pa.R.J.A. Rule 1990, effective November 1, 2026, and Pa.R.C.P. No.

1915.11-1(h)(4), in the event a party or parties are low-income or indigent, the party or parties shall report to the Mercer County Prothonotary's Office and complete an Application(s) to Waive Fees and Costs and a Petition(s) to Proceed In Forma Pauperis. If approved, fees and costs shall be waived, and the hourly rate for the parenting coordinator shall be reduced or waived.

**RULE L1915.11-3. Parenting Coordination Program**

(a) Pursuant to Pa.R.C.P. No. 1915.11-3(a), the Court of Common Pleas of Mercer County Courts has determined it will implement a Parenting Coordination Program in the judicial district.

(b) Pursuant to Pa.R.C.P. No. 1915.11-3(b), the Court of Common Pleas of Mercer

County filed the required certification with the Domestic Relations Procedural Rules Committee to establish a Parenting Coordination Program.

**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**

**BERBERICK, DEBRA S.**

**2026-362**

Late of Greenville Boro., Mercer Co., PA  
Administrator: Geoffrey Mattocks, 8435 Cartledge Rd., Box Springs, GA 31801  
Attorney: Lois Vitti, 663 5th St., Oakmont, PA 15139  
MCLJ – June 30, July 7, 14, 2026

**BROMLEY, CHAD WILLIAM**

**2026-313**

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

**CHURCH, JERRY E. A/K/A CHURCH, JERRY EDWARD, A/K/A CHURCH, JERRY**

**2026-432**

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

**COOPER, ELEANOR A., A/K/A COOPER, ELEANOR ANNE**

**2026-427**

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

**GAUGH, RICHARD L., A/K/A GAUGH, RICHARD**

**2026-415**

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

**GRAY-ODEM, MARY FRANCIS, A/K/A ODEM, MARY F.**

**2026-425**

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

**MAYNE, GARY, A/K/A MAYNE, GARY L.**

**2026-426**

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

**MCKEEL, ROBERT LEROY**

**2026-331**

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

**SHEARER, DONNA M., A/K/A SHEARER, DONNA MAE, A/K/A SHEARER, DONNA**

**2026-429**

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

**STAFFORD, THOMAS M. JR.**

**2026-416**

Late of Sharpsville, Mercer Co., PA  
Administratrix: Margaret G. Stafford, 9 Penn Avenue, Apt 703, Greenville, PA 16125

Attorney: Michael A. Joanow, Esq.  
MCLJ – June 30, July 7, 14, 2026

**SVERCHEK, ELIZABETH J., A/K/A SVERCHEK, ELIZABETH**

**2026-414**

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

**SECOND PUBLICATION**

**EMIGH, NETTIE R., A/K/A EMIGH, NETTIE REBECCA**

**2026-409**

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

**HOOBLER, PHILIP E.**

**2024-368**

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

**MCCRAY, HENRY L., A/K/A MCCRAY, HENRY**

**2026-403**

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

**RIDGE, RANDAL**

**2026-413**

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

**TRUCHAN, MARIE A.**

**2026-385**

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

**ZUHOSKY, FRANK T., A/K/A ZUHOSKY, FRANK**

**2026-411**

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

**THIRD PUBLICATION**

**BELLOMY, PAMELA S., A/K/A BELLOMY, PAMELA**

**2026-396**

Late of Mercer Boro., Mercer Co., PA  
Administrator: Christopher Schaefer, 1440 Carrie Way, Grove City, PA 16127  
Attorney: Ted Isoldi, Esq.  
MCLJ – June 16, 23, 30, 2026

**DEIFTS, DALLAS G. JR., A/K/A SEIFTS, DALLAS GEORGE, A/K/A SEIFTS, DALLAS**

**2026-412**

Late of South Pymatuning Twp., Mercer Co., PA  
Administratrix: Joanne Urrutia, 123 Manor Ave., Westbury, NY 11590  
Attorney: Stephen J. Mirizio  
MCLJ – June 16, 23, 30, 2026

**GRIFFIN, OLIVIA, A., A/K/A GRIFFIN, OLIVIA ANN, A/K/A GRIFFIN, OLIVIA**

**2026-387**

Late of Sharon, Mercer Co., PA  
Executrix/Executor: Robert R. Griffin 2287 Pierce Bluffs Drive Hermitage, PA 16148 & Dennis K. Griffin 19 Barnesdale Road, Natick, MA 01760"  
Attorney: James M. Goodwin, Esq.  
MCLJ – June 16, 23, 30, 2026

**KELLY, DONALD A., A/K/A KELLY, DONALD**

**2026-454**

Late of Liberty Twp., Mercer Co., PA  
Executrix: Barbara J. Kelly, 1238 Slippery Rock Rd., Slippery Rock, Pa 16057  
Attorney: Ronald W. Coyer, Esq., 631 Kelly Blvd., Slippery Rock, Pa 16057  
MCLJ – June 16, 23, 30, 2026

**TATUSKO, MARGARET H., A/K/A TATUSKO, MARGARET**

**2026-154**

Late of Hermitage, Mercer Co., PA  
Executrix: Catherine Cline Costello, a/k/a Catherine S. Costello, 203 Pierce Ave., Sharpsville, PA 16150  
Attorney: Carolyn E. Hartle, Esq.  
MCLJ – June 16, 23, 30, 2026

**THOMPSON, CAROLYN L., A/K/A THOMPSON, CAROLYN**

**2026-391**

Late of Delaware Twp., Mercer Co., PA  
Executor: Stephen J. Mirizio, 719 E. State St., 2nd Floor, PO Box 735, Sharon, PA 16146  
Attorney: Stephen J. Mirizio, Esq.  
MCLJ – June 16, 23, 30, 2026

**TOTH, SETH URIAH, A/K/A TOTH, SETH U., A/K/A TOTH, SETH**

**2026-395**

Late of Mercer Boro., Mercer Co., PA  
Administratrix: Amber Toth, 239 East Zahniser Road, Mercer, PA 16137  
Attorney: Ted Isoldi, Esq.  
MCLJ – June 16, 23, 30, 2026

**ULASZ, LEISA A., A/K/A ULASZ, LEISA**

**2026-398**

Late of Hermitage, Mercer Co., PA  
Executrix: Stephanie Lynn Worona, 1438 Maple Drive, Hermitage, PA 16148  
Attorney: William G. McConnell JR., Esq.  
MCLJ – June 16, 23, 30, 2026

**YOUNG, HARRY JOHN, A/K/A YOUNG, HARRY J., A/K/A YOUNG, HARRY**

**2026-453**

Late of Farrell, Mercer Co., PA  
Administratrix: Amanda Sue Landon, 533 Butler Pike, Mercer, PA 16137  
Attorney: Stephen L. Kimes, Esq.  
MCLJ – June 16, 23, 30, 2026

**LEGAL NOTICE**

Notice is hereby given that Youngstown Neighborhood Development Corporation ("YNDC") a not-for-profit corporation organized under the laws of the State of Ohio, intends to file for a Certificate of Authority to do business in the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Business Non-Profit Corporation Law of 1988, as amended.

The purpose of YNDC is to foster community development strategies to address issues facing low-income, working-class, and middle-class neighborhoods and to support healthy and stable neighborhoods. YNDC will register as a foreign not-for-profit corporation on or around June 25, 2026.

Kevin P. Murphy, Esquire  
Harrington, Hoppe & Mitchell, Ltd.  
108 Main Avenue SW, Suite 500  
Warren, OH 44481  
MCLJ – June 30, 2026

**SHERIFF'S SALE**

**MONDAY  
JULY 13, 2026  
10:00 AM**

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

**MERCER COUNTY**

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

**WRIT OF EXECUTION**

**2024-3076**

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

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)  
JASMINE BARAJAS;NICHOLAS BARAJAS, UNITED STATES OF AMERICA IN AND TO:

ALL THAT

ALL THAT CERTAIN situate partially in Sugar Township and partially in Hempfield Township, Mercer County, Pennsylvania being Lots No. 125, 126 127 of Section 3, Country Village Estates for Gerald R. Fry as recorded in Office of Recorder of Deeds for Mercer County,

Pennsylvania on June 11, 1975 in Plan Book 21, Page 47, same being more particularly bounded and described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LOCATION - 126 WOODSHIRE ROAD, GREENVILLE PA 16125

JUDGMENT - \$458,924.97

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

**WRIT OF EXECUTION**

**NO. 2025-427**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
MARCH 17, 2026 LEVIED ON THE FOLLOWING

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

UNKNOWN HEIRS OF DONNA M. BELL AND LEON J. BELL SR. IN AND TO:

ALL those certain pieces or parcels of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being known as lot number two hundred

sixty-one (261) and the northern thirty-two and ninety hundredths (32.90) feet of lot number two hundred sixty-two (262) in the Revised Forest Hills Section of the Elmhurst Allotment, as recorded in the records of Mercer County in Plan Book 5, at Page 78, being more particularly bounded and described as follows:

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

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

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

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

LOCATION - 828 SHADY AVENUE, SHARON PA 16146

JUDGMENT - \$84,023.30

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

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

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

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)  
WILLA D. CHUKWUEMEKAUKAONU IN AND TO:

Beginning at a the northeast corner of Lot Number Two Hundred Seventy-Three (273) in said Plan, at a point on the West line of Stambaugh Avenue, forty 940) feet south of Plum Street; thence running in a westerly direction, along the North said of said Lot Number Two Hundred Seventy-Three (273), a distance of one hundred forty-two and seventy-six hundredths (142.76) feet, to a fifteen (15) foot alley; thence running in a northerly direction, along the east side of said alley, a distance of forty (40) feet, to the South side of Plum Street, thence running in an easterly direction, along the South side of said Plum Street, a distance of one hundred forty-three and fifty-nine hundredths (143.59) feet, to the intersection of Plum Street and Stambaugh Avenue; thence running southward, along the west side of Stambaugh Avenue, a distance of forty (40) feet, to the place of beginning. Said land being subject to a twenty (20) foot building line restriction along said Stambaugh Avenue.

PROPERY ADDRESS: 580 Stambaugh Avenue, Sharon, PA 16146

TAX ID: 4-M-91

BEING the same premises which James J. Jones and Samantha J. Jones by deed dated December 27, 2022 and recorded January 4, 2023 in the Records Office for Mercer County, Pennsylvania, as Instrument No. 2023-00000059

granted and conveyed unto Willa D. Chukwuemekaukaonu.

LOCATION - 580 STAMBAUGH AVENUE, SHARON PA 16146

JUDGMENT - \$ 62,955.63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILLA D. CHUKWUEMEKAUKAONU AT THE SUIT OF THE PLAINTIFF SERVIS ONE, INC DBA BSI FINANCIAL SERVICES

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

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

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

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

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

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

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

Parcel #: 55 527 034

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

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

LOCATION - 80 MORGAN STREET, GREENVILLE PA 16125

JUDGMENT - 52,248.57

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

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

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

PAITY J. GREGORY IN AND TO:

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

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

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

BEING the same premises which Agnes E. Hendricks by Deed dated May 10, 2006 and recorded in the Office of Recorder of Deeds of Mercer County on May 17, 2006 at Book 682, Page2686 granted and conveyed unto Patty J. Gregory.

LOCATION - 12 WERNER ROAD, GREENVILLE PA 16125

JUDGMENT - \$65,909.67

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

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

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

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

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

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

and containing 3.63 acres of land, Subject to a minimum setback of 75 feet from center line of Folk Road as shown on plan.

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

Being Known as 147 Folk Road, Fredonia, PA 16124

Parcel I.D. No. 03 110 023 006

LOCATION - 147 FOLK ROAD, FREDONIA PA 16124

JUDGMENT - \$75,583.06

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

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

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

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

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

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

On the South by an alley; and

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

Parcel: 1-V-34

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

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

LOCATION - 367 LINCOLN STREET, SHARON PA 16146

JUDGMENT - \$24,338.16

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

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

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

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE

DEFENDANT (S)  
JAY TENENBAUM AND T CAPITAL GROUP LLC IN AND TO:

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

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

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

Being Known as 400 Hull Street, Sharon, PA 16146

Parcel I.D. No. 2 Q 61

LOCATION - 400 HULL STREET, SHARON PA 16146

JUDGMENT - \$97,800.57

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

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

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

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

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

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

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

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

INFORMATIONAL NOTE: Arenita K. White died on November 12, 2021, and pursuant to the survivorship language in the above-mentioned deed, all her interest passed to her husband, James E. White.

SUBJECT TAX PARCEL ID: 31-056-075

LOCATION - 21 W HOMER STREET, GREENVILLE PA 16125

JUDGEMENT - \$145,844.01

SEIZED AND TAKEN IN EXECUTON AS THE PROPERTY OF

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

**TERMS OF SALE, MERCER COUNTY**

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

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

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

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

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

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

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

DEEDS WILL BE ATTESTED THIRTY DAYS AFTER THE EXECUTION SALE WHEN POSSIBLE.

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