

Mercer County Law Journal

Digital Edition

APRIL 21, 2026

VOL. 41 - ISSUE 16

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Mary L. Allen, Business Manager

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA CIVIL DIVISION

RAPHAEL J. POPOVITCH and
MICHELLE POPOVITCH,
Plaintiffs,

v.

ADAM M. ROSENFELD,
Defendant,

No. 2025-2680

APPEARANCES

For the Plaintiffs: Peter D. Friday, Esquire (48746)
pfriday@friday law.com
Terry L. M. Bashline, Esquire (30179)
tbashline@fridaylaw.com
Brian D. Cox, Esquire (69238)
bcox@fridaylaw.com
FRIDAY & COX LLC
1405 McFarland Road
Pittsburgh, PA 15216
Telephone: 412-561-4290
Fax: 412-561-4291

For the Defendant: John F. Deasy, Esquire (63269)
jfdeasy@mdwgcg.com
MARSHALL DENNEHEY, P.C.
Union Trust Building
501 Grant Street, Suite 700
Pittsburgh, PA 15219
Telephone: 412-803-1140
Fax: 412-803-1188

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA CIVIL DIVISION

RAPHAEL J. POPOVITCH and
MICHELLE POPOVITCH,
Plaintiffs,

v.

ADAM M. ROSENFELD,
Defendant,

No. 2025-2680

OPINION

Amrhein, Jr., Ronald D., J.,

I. FACTUAL BACKGROUND AND PROCEDURAL HISTORY

Taking the well-pled facts of the Plaintiff's Complaint as true for the purpose of preliminary objections, the facts are as follows. On October 3, 2023, the Plaintiff was operating a 2003 Chevrolet Silverado northbound on Addison Road in Trumbull County, Ohio. The Defendant allegedly failed to stop and rear-ended the Plaintiff's vehicle. According to the police report referenced by the Plaintiffs, the Defendant allegedly admitted he was distracted by his GPS and did not observe the stop sign, resulting in the collision.

At the time of the accident, the Plaintiff resided in Mercer County, Pennsylvania, although his vehicle was registered in Georgia. The Defendant later averred he left Pennsylvania in mid-January 2025 before relocating to Virginia for work.

On September 10, 2025, the Plaintiffs commenced this civil action by filing a Complaint asserting claims for negligence on behalf of the Plaintiff-husband and loss of consortium on behalf of Plaintiff-wife. The Complaint alleged the Defendant's negligent operation of his vehicle caused the collision and resulting injuries, including neck strain, back pain, and related damages. The Plaintiffs demanded damages in excess of the compulsory arbitration limits.

Following the filing of the Complaint, the Plaintiffs undertook multiple efforts to effectuate service of original process. The Plaintiffs first attempted service through the Mercer County Sheriff at the Defendant's last known Pennsylvania address. Between December 10, 2025, and December 17, 2025, the Sheriff made three attempts at service, all unsuccessful.

On November 26, 2025, the Plaintiffs filed a Praecipe to Reinstate the Complaint and continued efforts to serve the Defendant. The Plaintiffs also attempted service via certified mail to an address in Virginia believed to be associated with the Defendant; the mailing was returned as unclaimed, not undeliverable. The Plaintiffs further requested forwarding address information from the United States Postal Service, which reported no change-of-address order on file.

During this time, the Plaintiffs' counsel communicated with the Defendant's automobile insurance carrier,

USAA, regarding the underlying claim. On January 9, 2026, the Plaintiffs' counsel sent correspondence referencing a settlement demand and ongoing litigation, indicating the insurer was aware of the claim and had previously extended a settlement offer.

After exhausting traditional methods of service, the Plaintiffs filed a motion seeking permission for alternative service pursuant to Pa.R.C.P. 430. In early January 2026, this Court entered an Order authorizing alternative service, including service by certified mail upon the Defendant's insurance carrier and/or other methods as directed by the Court. The Plaintiffs thereafter complied with the Court's Order.

On February 5, 2026, the Defendant filed Preliminary Objections asserting improper venue and improper service of process. The Defendant argued Mercer County is not a proper venue because the accident occurred in Ohio and the Defendant was not a resident of Pennsylvania at the time suit was filed. The Defendant further asserted Plaintiffs failed to properly effectuate service by failing to comply with reinstatement requirements.

On March 9, 2026, the Defendant executed an Affidavit of Residency stating he is a resident of Dallas, Georgia, has not resided in Pennsylvania since January 2025, and maintained no address in Pennsylvania. The Defendant also attached a copy of his driver's license to a Reply filed on March 20, 2026, in further support of his Preliminary Objections.

On April 6, 2026, oral arguments were heard on the aforementioned matters.

II. ANALYSIS

Preliminary objections are governed by Pa. R.C.P. 1028(a), which allows a party to object to a pleading on various grounds, including lack of jurisdiction over the action or the person of the defendant, improper venue or improper form or service of a writ of summons or a complaint.¹ When evaluating preliminary objections, the Court must accept as true all well-pleaded, material facts set forth in the complaint and all reasonable inferences which may be drawn from those facts.² Where a preliminary objection seeks dismissal, it can only be sustained where it is clear the pleader will be unable to prove legally sufficient facts to establish the right to relief.³ If there

¹ Pa.R.C.P. No. 1028.

² Feingold v. Hendrzak, 15 A.3d 937, 941 (Pa. Super. 2011).

³ Id.

is any theory of law supporting a claim, then the preliminary objection must be overruled.⁴ A trial court should only rule on the preliminary objections where no factual issues are raised which would require evidence to be considered.⁵

Venue

Regarding venue, Pa.R.C.P. No. 1006 provides:

“(a) General Rule. Except as otherwise provided by subdivisions (b) and (c) of this rule, an action against an individual may be brought in and only in a county where

(1) the individual may be served;

(2) the cause of action arose;

(3) a transaction or occurrence took place out of which the cause of action arose;

(4) venue is authorized by law; or

(5) the property or a part of the property, which is the subject matter of the action, is located provided that equitable relief is sought with respect to the property.

...

(e) Improper Venue to be Raised by Preliminary Objection. Improper venue shall be raised by preliminary objection and if not so raised shall be waived. If a preliminary objection to venue is sustained, and there is a county of proper venue within the State, the action shall not be dismissed but shall be transferred to the appropriate court of that county. The costs and fees for transfer and removal of the record shall be paid by the plaintiff.”⁶

In *Wilson v. Levine*, the Superior Court of Pennsylvania held, “With a preliminary objection of improper venue, a trial court is to look at the case ‘by taking a snapshot of’ it at the time it is initiated: if it is ‘proper’ at that time, it remains ‘proper’ throughout the litigation.”⁷

In *Astorino v. New Jersey Transit Corporation*, the Superior Court of Pennsylvania held, “Under Pa.R.C.P. 1006(e), if a case cannot be transferred to another county within Pennsylvania, it is not appropriate to transfer the case. Instead, it should be dismissed without prejudice, as the trial judge did here. Moreover, if there is no jurisdiction, the proper remedy is dismissal, not transfer.”⁸

In the present case, it is undisputed the underlying motor vehicle accident occurred in Ohio. Under Pa.R.C.P. 1006(a)(2), venue is proper only in a county where the cause of action arose. Because the collision occurred outside Pennsylvania, Mercer County cannot satisfy this standard.

⁴ Koken v. Steinberg, 825 A.2d 723, 726 (Pa. Cmwlth. 2003).

⁵ Wimble v. Parx Cason and Greenwood Gaming & Entm’t Inc., 40 A.3d 174, 179 (Pa. Super. 2012) (citing Hamre v. Resnick, 486 A.2d 510, 511 (Pa. Super. 1984)).

⁶ Pa.R.C.P. No. 1006.

⁷ Wilson v. Levine, 2008 PA Super 284, 963 A.2d 479, 485 (2008).

⁸ Astorino v. New Jersey Transit Corp., 2006 PA Super 297, 912 A.2d 308, 310 (2006).

The alternative venue analysis under Pa.R.C.P. 1006(a)(1) requires the Defendant be subject to service of process in the county at the time the action is commenced. Here, the Defendant has submitted a sworn affidavit asserting he is a resident of Dallas, Georgia, he has not resided in Pennsylvania since January 2025, and he maintains no address or residence in Pennsylvania. At the commencement of this action on September 10, 2025, there was no Pennsylvania address at which service could be effectuated. Prior residency, standing alone, does not confer venue as the Rule mandates evaluation at the time the action is filed. Consequently, Mercer County cannot be deemed a proper venue under Rule 1006(a).

Transfer under Rule 1006(e) is not available as no proper Pennsylvania venue exists, and the Court lacks jurisdiction to retain the matter in Mercer County. Thus, because no alternative county within Pennsylvania has been identified as proper, dismissal without prejudice is appropriate.

Service of Process

Regarding service, Pa.R.C.P. No. 430 provides:

“(a) If service cannot be made under the applicable rule the plaintiff may move the court for a special order directing the method of service. The motion shall be accompanied by an affidavit stating the nature and extent of the investigation which has been made to determine the whereabouts of the defendant and the reasons why service cannot be made.

(b)(1) If service of process by publication has been authorized by rule of civil procedure or order of court, the publication shall be by advertising a notice of the action once in the legal publication, if any, designated by the court for the publication of legal notices and in one newspaper of general circulation within the county.”⁹

In *Chappell v. Powell*, the Superior Court of Pennsylvania held, “[A] clear reading of Rule 430 implicitly requires a trial judge first make a determination of whether a petitioner has provided proof that he or she has made a good faith effort to effect service under the normal service rules before issuing an order authorizing a method of substitute service.”¹⁰

In *McCreesh v. City of Philadelphia*, the Supreme Court of Pennsylvania held:

The Superior and Commonwealth Courts have struggled to apply the Lamp–Farinacci rule, with some panels requiring plaintiffs to comply strictly with the Rules of Civil Procedure related to service of process and local practice in order to satisfy the good faith requirement and other panels providing a more flexible approach, excusing plaintiffs’ initial procedurally defective service where the defendant has actual notice of the commencement of litigation and is not otherwise prejudiced. We now adopt the more flexible approach, concluding that it sufficiently protects defendants from defending against stale claims without the draconian action of dismissing claims based on technical failings that do not prejudice the defendant.” [citations omitted]¹¹

Although the venue analysis independently dictates dismissal, thereby rendering the issue of service as

⁹ Pa.R.C.P. No. 430.

¹⁰ *Chappell v. Powell*, 2023 PA Super 191, 303 A.3d 507, 514–15 (2023).

¹¹ *McCreesh v. City of Philadelphia*, 585 Pa. 211, 214, 888 A.2d 664, 666 (2005).

moot, the issue shall be examined further for the sake of thoroughness. The record demonstrates the Plaintiffs undertook diligent and good-faith efforts to effectuate service. The Plaintiffs' counsel engaged in multiple attempts to serve the Defendant via the Mercer County Sheriff, initiated certified mail service to an address in Virginia, and sought forwarding information from the United States Postal Service. Following these efforts, the Plaintiffs obtained a Court order authorizing alternative service under Pa.R.C.P. 430, which they promptly executed, including service upon the Defendant's insurance carrier, USAA. The Defendant does not dispute the Plaintiffs' diligence; rather, he raises technical objections regarding reinstatement procedures and prior service attempts. Further, the Defendant's insurance company was aware of the Defendant's address for the entire duration of these proceedings.

As articulated in *McCreesh*, Pennsylvania law supports a flexible approach to service where plaintiffs act diligently and the defendant suffers no prejudice. Strict technical noncompliance does not justify dismissal where the defendant has received notice and is fully capable of defending the action. Here, the Plaintiffs' actions far exceed minimal good-faith efforts, culminating in court-authorized alternative service (a method expressly recognized as sufficient under Rule 430). Arguendo, if the Court were to consider service it was effectuated properly and would satisfy all procedural requirements. However, as this Court lacks jurisdiction, the issue of service in this matter is moot.

Hence this Order:

**IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA
CIVIL DIVISION**

RAPHAEL J. POPOVITCH and
MICHELLE POPOVITCH,
Plaintiffs,

v.

ADAM M. ROSENFELD,
Defendant,

No. 2025-2680

ORDER

AND NOW, this 9th day of April 2025, upon consideration of the Defendant's Preliminary Objections to the Plaintiff's Complaint, review of the record, the briefs of the parties, oral argument, and applicable law, it is hereby ORDERED as follows:

1. The Defendant's first Preliminary Objection regarding Venue is SUSTAINED. Accordingly, the Plaintiff's Complaint is DISMISSED without prejudice.
2. The Defendant's second Preliminary Objection regarding Service of Process is OVERRULED and is moot in light of the foregoing disposition.

BY THE COURT,

_____, J.
 Ronald D. Amrhein, Jr., Judge

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

BUCKLEY, WILLARD B.

2026-225

Late of Grove City, Mercer Co., PA
 Executrix: Kathy D. Edmiston, A/K/A Kathy D. Edmiston, 5781 Franklin Road, Fairview, PA 16415
 Attorney: William G. McConnell Jr, Esq.
 MCLJ – April 21, 28, May 5, 2026

DUTRO, JAMIE JR., A/K/A DUTRO, JAMIE LEE, A/K/A

DUTRO, JAMIE L., A/K/ADUTRO, JAMIE

2026-219

Late of Sharon, Mercer Co., PA
 Executrix: Michalle Lynne McMaster, 371 Buhl Blvd, Sharon, PA 16146
 Attorney: James M. Goodwin, Esq
 MCLJ – April 21, 28, May 5, 2026

ELLIOT, DONNA M.

2026-224

Late of Sandy Lake, Mercer Co., PA
 Executrix: Jennie L. Allen, P.O. Box 297, 517 Marian Avenue, Platteville, CO 80651
 Attorney: Timothy R. Bonner, Esq.
 MCLJ – April 21, 28, May 5, 2026

McFARLAND, MARY C., A/K/A MCFARLAND, MARY K.

2026-223

Late of Pine Township, Mercer Co., PA
 Executrix: Sherrie Ann Gould, 727 Eldon Lane, Nolensville, TN 37135
 Attorney: Timothy L. McNickle, Esq.
 MCLJ – April 21, 28, May 5, 2026

MEIER, JAMES R.

2026-220

Late of Sharon, Mercer Co., PA
 Administratrix, C.T.A.: Elizabeth Binns, 7349 Wellfleet Dr, Hudson, OH 44236
 Attorney: K. Jennifer Muir, Esq.
 MCLJ – April 21, 28, May 5, 2026

NIGRO, JOANN, A/K/A NIGRO, JO ANN

2026-222

Late of Sharon, Mercer Co., PA
 Executrix: Lisa A. Nigro, 1127 Highland Rd., Sharon, PA 16146
 Attorney: Barbara Seman Ochs

MCLJ – April 21, 28, May 5, 2026

REISS, MARY ANN, A/K/A KANE, MARY ANN
2026-109

Late of Grove City, Mercer Co., PA
 Executor: Edward J. Reiss, 702 Euclid Avenue, Grove City, PA 16127
 Attorney: Todd Thomas Zwilk, Esq., 301 Grant St, Ste 270, Pittsburgh, PA 15219
 MCLJ – April 21, 28, May 5, 2026

YOUNG, WILLIAM L., A/K/A YOUNG, WILLIAM LUTHER, A/K/A YOUNG, WILLIAM, A/K/A YOUNG, BILL

2026-221

Late of Otter Creek Twp., Mercer Co., PA
 Executor : Robert W. E. Young, 16 Linn Tyro Road, Greenville, PA 16125
 Attorney: Douglas M. Watson, Esq.
 MCLJ – April 21, 28, May 5, 2026

YOUNT, JACK P. SR., A/K/A YOUNT, JACK PHILIP SR., A/K/A YOUNT, JACK PHILIP, A/K/A YOUNT, JACK P.

2026-226

Late of Hermitage, Mercer Co., PA
 Executor: Darrin Todd Yount, 3788 Herr Fieldhouse Road, Southington, OH 44470
 Attorney: David A. Ristvey, Esq.
 MCLJ – April 21, 28, May 5, 2026

YOUNT, SHIRLEY J. A/K/A YOUNT, SHIRLEY JEAN

2026-227

Late of Hermitage, Mercer Co., PA
 Executor: Darrin Todd Yount, 3788 Herr Fieldhouse Rd., Southington, OH 44470
 Attorney: David A. Ristvey, Esq.
 MCLJ – April 21, 28, May 5, 2026

SECOND PUBLICATION

GOTCH, GERALD WAYNE, A/K/A GOTCH, GERALD W., A/K/A GOTCH, JERRY

2026-205

Late of Hermitage, Mercer Co., PA
 Administrator: Kenneth Wayne Gotch, 2115 Mary St., Hermitage, PA 16148
 Attorney: James M. Goodwin, Esq.
 MCLJ - April 14, 21, 28, 2026

HOWSARE, RICHARD K.

2026-189

Late of Sugar Grove Twp., Mercer Co., PA
 Executrix: Kimberly S. McMillen, 2401 Pebble Creek Court, Hermitage, PA 16148
 Attorney: Michael Barr, Esq.
 MCLJ - April 14, 21, 28, 2026

REISS, MARY ANN, A/K/A KANE, MARY ANN

2026-109

Late of Grove City Boro., Mercer Co., PA
 Executor: Edward J. Reiss, 702 Euclid Avenue, Grove

City, PA 16127

Attorney: Todd Thomas Zwilk, Esq., 301 Grant St, Ste 270, Pittsburgh, PA 15219

MCLJ - April 14, 21, 28, 2026

REITER, DOROTHY MAE, A/K/A REITER, DOROTHY
2026-214

Late of Sharon, Mercer Co., PA
 Executor: John Harold Reiter, 3254 Roseview Dr., Hubbard, OH 44425
 Attorney: Tara Stevens Rodrigues, Esq.
 MCLJ - April 14, 21, 28, 2026

SKRUCK, MARY J., A/K/A SKRUCK, MARY JO
2026-207

Late of Greenville, Mercer Co., PA
 Executrix: Kathleen Patterson, A/K/A Kathy Patterson, 230 Normal Avenue, Slippery Rock, PA 16057
 Attorney: Jason R. Dibble, Esq.
 MCLJ - April 14, 21, 28, 2026

SMITH, VERNA LOUISE, A/K/A SMITH, VERNA L.
2024-662

Late of Farrell, Mercer Co., PA
 Administratrix: Katrina A. Huntley, 1243 Palmerton Drive, Newport News, VA 23602
 Attorney: Barbara Seman Ochs, Esq.
 MCLJ - April 14, 21, 28, 2026

WEISER, BETTY JEAN, A/K/A WEISER, BETTY J.
2026-212

Late of Shenango Twp., Mercer Co., PA
 Executrix: Peggy A. Dunder, 979 Lorenwood Drive, Hermitage, PA 16148
 Attorney: William J. Moder, III, Esq.
 MCLJ - April 14, 21, 28, 2026

THIRD PUBLICATION

CALAWA, THOMAS P., A/K/A CALAWA, THOMAS
2026-191

Late of Greenville Boro, Mercer Co., PA
 Administratrix: Linda J. Calawa, 648 Mitchell Hill Road, Greenville, PA 16125
 Attorney: Douglas M. Watson, Esq.
 MCLJ - April 7, 14, 21, 2026

COLLINS, PATRICK D. SR

2025-469

Late of Pymatuning Twp., Mercer Co., PA
 Administrator: Kevin M. Collins, 2175 S. Tonne Drive #128, Arlington Heights, IL 60005
 Attorney: Kristen L. Behrens, Esq., 1650 Market Street, Ste 1200, Philadelphia, PA 19103
 MCLJ - April 7, 14, 21, 2026

DALLACROCE, RICHARD W.

2026-192

Late of Sharon, Mercer Co., PA
 Executrix: Karen Lynn Akins, 401 Independence Ct.,

Sharon, PA 16146

Attorney: William G. McConnell, Jr., Esq.

MCLJ - April 7, 14, 21, 2026

D'AVICO, JOHN T., III, A/K/A D'AVICO, JOHN THOMAS, A/K/A D'AVICO, JOHN, A/K/A AVICO, JOHN

2026-190

Late of Hermitage, Mercer Co., PA

Administratrix: Melissa J. D'Avico, 2515 Romar Drive, Hermitage, PA 16148

Attorney: Douglas M. Watson, Esq.

MCLJ - April 7, 14, 21, 2026

ELFORD, ETHEL LUCILLE, A/K/A ELFORD, ETHEL L.

2026-204

Late of Clark Boro, Mercer Co., PA

Executor: Martin K. Elford, 2775 Michael Lane, Hermitage, PA 16148

Attorney: David A. Ristvey, Esq.

MCLJ - April 7, 14, 21, 2026

FLOWERS, DEAN ROBERT JR., A/K/A FLOWERS, DEAN R. JR., A/K/A FLOWERS, DEAN, A/K/A FLOWERS, DEAN R., A/K/A FLOWERS, DEAN JR.

2026-194

Late of Hermitage, Mercer Co., PA

Executrix/Executor: Keith Edward Flowers, 526 East Pine Street, Grove City, PA 16127 & Karen Lynne Fowers, 4400 Harner Road, Mantua, OH 44255

Attorney: Carolyn E. Hartle, Esq.

MCLJ - April 7, 14, 21, 2026

GARRETT, ALBERTA F

2022-297

Late of Sharpsville, Mercer Co., PA

Executor: Richard Alan Garrett, 2619 N. Neshannock Rd., Sharpsville, PA 16150

Attorney: James E. Douglas, Esq.

MCLJ - April 7, 14, 21, 2026

HEMMINGER, CLARENCE ELLSWORTH, A/K/A HEMMINGER, CLARENCE E.

2026-193

Late of West Middlesex Boro, Mercer Co., PA

Executor: Craug Hemminger, 550 Creekside Dr., Hubbard, OH 44425

Attorney: Charles S. Hersh Esq.

MCLJ - April 7, 14, 21, 2026

HOWSARE, RICHARD K.

2026-189

Late of Sugar Grove Twp., Mercer Co., PA

Executrix: Kimberly S. McMillen, 2401 Pierce Bluffs Dr., Hermitage, PA 16148

Attorney: Michael Barr, Esq.

MCLJ - April 7, 14, 21, 2026

KRUTSCH, LORETTA

2026-35

Late of Sharon, Mercer Co., PA

Administrator, C.T.A.: Michael J. Basile, 774 Tanglewood Rd., Hermitage, Pa 16148

Attorney: No Atty.

MCLJ - April 7, 14, 21, 2026

RIZZA, PAUL F., A/K/A RIZZA, PAUL FREDERICK

2026-188

Late of Liberty Twp., Mercer Co., PA

Executrix: Laura G. Rizza, 1299 Deer Springs Road, Unit 26, San Marcos, CA 92069

Attorney: Timothy L. McNickle, Esq.

MCLJ - April 7, 14, 21, 2026

SIMENDINGER, FRANCIS E., A/K/A SIMENDINGER, FRANCIS Edward

2026-94

Late of Greenville Boro, Mercer Co., PA

Administrator: William A. Simendinger, 10460 Independence Drive, North Royalton, OH 44133

Attorney: David Gloss, Esq.

MCLJ - April 7, 14, 21, 2026

SIMENDINGER, JUNE R., A/K/A SIMENDINGER, JUNE

ROSE

2026-176

Late of Greenville Boro, Mercer Co., PA

Administrator: William A. Simendinger, 10460 Independence Drive, North Royalton, OH 44133

Attorney: David Gloss, Esq.

MCLJ - April 7, 14, 21, 2026

SNYDER, HARRY DANIEL

2026-200

Late of Greenville Boro, Mercer Co., PA

Administratrix: Rebecca L. Snyder, 71 Hughey Road, Greenville, PA 16125

Attorney: James E. Douglas, Esq.

MCLJ - April 7, 14, 21, 2026

STEVENSON, WILMER H.

2026-40

Late of Grove City Boro, Mercer Co., PA

Executor: Michael L. Stevenson, 3536 Marsh Cove Dr., Jacksonville, FL 32224

Attorney: Jack W. Cline, Esq.

MCLJ - April 7, 14, 21, 2026

**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 May 4, 2026, 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

2025-214 -Ellis, Peter Allen, Deceased., Todd A. Ellis, David J. Ellis, Administrator(s)

2025-410 Davies, Erma J A/K/A Davies, Erma, Deceased., William C. Dunsmore, Executor

2016-656 Cataldi, Antonetta, Deceased., Caszatt, Vincenzina, Executor

2025-95 Verholek, Carl L, Deceased., Charles S. Hersh, Executor

2020-461 Donatelli, Raymond Frank, Deceased., Raymond Anthony Donatelli, Executor

FIRST AND PARTIAL ACCOUNT OF ESTATES

2025-95 Verholek, Carl L. Deceased., Charles S. Hersh, Trustee

MCLJ - April 7, 14, 21, 2026

IN THE COURT OF COMMON PLEAS OF ALLEGHENY
COUNTY, PENNSYLVANIA
CIVIL DIVISION

Plaintiff(s): No. GD-26-1514
MICHAEL A. WOLF, JR.

v.

Defendant(s):
EDWARD WHITMAN

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend

against the claims set forth in the following pages, you must take action within TWENTY (20) days after this complaint and notice served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgement may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CAN AFFORD 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 OR NO FEE.

LAWYER REFERRAL SERVICE
The Allegheny County Bar Association
400 KOPPERS Building - 436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
Telephone: (412) 261-5555
Email: LRS2acba.org
www.acbalrs.org

MCLJ - April 14, 21, 28, 2026

CHANGE OF NAME NOTICE

In the Court of Common Pleas, Mercer County, Pennsylvania, civil decision:

In the matter of the petition of **Jordan Diamond Schaa** for change of name to **Jordan Diamond Cable**

Notice is hereby given that on January 23, 2026, the petition of name change was filed in the above court, praying for a decree to change Jordan Diamond Schaa's name to Jordan Diamond Cable.

The court has fixed the 27th day of April, 2026, at 10:45am in the courtroom 3 of the Mercer County Courthouse, Mercer, Pennsylvania as the time and place for the hearing of said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petition should not be granted.

Petitioner's current name and address
Jordan Diamond Schaa
325 Home Street,
Mercer, Pa 16237
MCLJ - April 14, 21, 2026

BANKRUPTCY NOTICE

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF PENNSYLVANIA

IN RE: JACOB E. FILER, Debtor
JACOB E. FILER, Movant
vs.
PSECU,

Citizens Bank, N.A.,
Wesbanco Bank Inc.,
Midland Credit Management, Inc.,
Verizon by American InfoSource

as agent,
and

Ronda J. Winnecour, Esquire,
Chapter 13 Trustee,
Respondents.

Case No. 25-10005-JCM CHAPTER 13
**NOTICE OF HEARING ON MOTION FOR
SALE OF REAL PROPERTY
FREE AND DIVESTED OF LIENS**

To the creditors and parties in interest of the above-named Debtor: NOTICE IS HEREBY GIVEN THAT Jacob E. Filer, Debtor, has filed a Motion for Sale of Real Property Free and Divested of Liens to Nathan & Crystal Snyder for \$145,000.00 according to the terms set forth in the Motion for Sale:

Real Estate located at **6 Short Street, Stoneboro, PA 16153, Deed Reference: 2022-00005153, Mercer County**, described as **Mercer County Tax Index 74-866-064-001** with a legal description of: ALL that certain piece, parcel or parcel or lot of land situate in the Borough of Stoneboro, Mercer County, Commonwealth of Pennsylvania, being known and designated as Parcel 1 of the Garner R. and Marion R. Lloyd Subdivision as recorded in the Recorder's Office of Mercer County, PA, at 97 PL 126-10, containing 7,880 square feet.

Permanent Parcel no.: 74 866 064 001

Being the same property which Laella, LLC, granted and conveyed unto Jacob E. Filer, by deed dated and recorded on even date herewith.

On or before April 20, 2026 any **Objections** to the sale shall be filed with the U.S. Bankruptcy Court, U.S. Courthouse, Room B160, 17 South Park Row, Erie, PA 16501, with a copy served on all interested parties.

A hearing is scheduled for **May 12, 2026, at 2:30 P.M.** before Judge John C. Melaragno in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501 at which time higher/better offers will be considered and Objections to the sale will be heard.

Arrangements for inspection prior to said sale hearing may be made with:

Daniel P. Foster, Attorney for Debtor
1210 Park Avenue
Meadville, PA 16335
(814) 724-1165
dan@mrdebtbuster.com
MCLJ - April 21, 2026

Notice of Dissolution

NOTICE IS HEREBY GIVEN, that **Ocean Vista Holdings, LLC**, with its registered address at 3170 East State Street #190, Hermitage, PA 16148, a Pennsylvania Limited Liability Company has been authorized by its Member to dissolve voluntarily and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward any claim, in writing to the Company at the below referenced address. The claim shall set forth the claimant, claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

Amy E. Molloy, Esquire
Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

MCLJ - April 21, 2026

Notice of Dissolution

NOTICE IS HEREBY GIVEN, that **Ocean Vista Marketing, LLC**, with its registered address at 3170 East State Street #190, Hermitage, PA 16148, a Pennsylvania Limited Liability Company has been authorized by its Member to dissolve voluntarily and is now engaged in winding up and settling the affairs of the Company so that its corporate existence will end pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall forward any claim, in writing to the Company at the below referenced address. The claim shall set forth the claimant, claimed amount and all other pertinent information to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this Notice.

Amy E. Molloy, Esquire
Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

MCLJ - April 21, 2026

SHERIFF'S SALE

**MONDAY
MAY 11, 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
NO. 2025-1612**

RAS CITRON LLC PLAINTIFF'S ATTORNEY
FEBRUARY 20, 2026 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, Mercer County, Commonwealth of Pennsylvania, known as Lot No. 58 and the North one-half of Lot No. 57 in the Revised Map of Freeble Heights, as recorded in Plan Book 5, Page 103, Mercer County Records, being more particularly bounded and described as follows, to-wit:

ON THE NORTH by Lot No. 59 in said Plan a distance of 150 feet; on the East by East Judy Lynn Drive, a distance of 128.55 feet; on the South by the South half of Lot No. 57 in said Plan, a distance of 150 feet; and on the West by Lot No. 71 and a portion of Lot No. 72 in said Plan, a distance of 128.55 feet.

TAX MAP NO. 52 433 077

SUBJECT to all prior grants and reservations of coal, oil, gas and mining rights, as may appear in prior instruments of record.

BEING KNOWN AS: 324 E JUDY LYNN DRIVE, FARRELL, PA

16121

PROPERTY ID: 52 433 077

TITLE TO SAID PREMISES IS VESTED IN DUSTIN HAHNE, AN UNMARRIED MAN BY DEED FROM DANIEL R. HEIGES AND FRANCINE M. ALBERTS, MARRIED, DATED SEPTEMBER 16, 2024 RECORDED SEPTEMBER 25, 2024 AT INSTRUMENT NO.2024-7497

LOCATION - 324 E JU, DY LYNN DRIVE, FARRELL PA 16121

JUDGMENT - \$153,285.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DUSTIN HAHNE AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2025-3430**

BROCK & SCOTT, PLLC PLAINTIFF'S ATTORNEY
JANUARY 9, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
DEREK J. JEZIOROWSKI AKA DANIEL JEZIOROWSKI IN AND TO:

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

ON the North by lands now or formerly of A. A. Mumford; on the East by land now or formerly of Chester First; on the South by Fredonia Road; and on the West by land now or formerly of Hazel Limber; and being Lot No. 5 in Robinson Acres, Addition No. 2, as plan of same is recorded in the Office of the Recorder of deeds of Mercer County, Pennsylvania in Plan Book 3, Page 153, said premises fronting 143.00 feet on the Fredonia Road, being 400.00 feet on the East side, having an irregular West line about 300.00 feet deep and being 244.00 feet on the rear or North boundary.

BEING the same premises which Pamela J. Artman and Scott R. Artman, wife and husband, and Cynthia Halse Stutsman, Single, by Deed dated 04/10/2018 and recorded 04/26/2018, in the Office of the Recorder of Deeds in and for the County of Mercer, under Deed Instrument No. 2018-00003518, granted and conveyed unto Derek J. Jeziorkowski, single.

Tax Parcel: 09 057 157 AKA 09-057-157

Premises Being: 152 Fredonia Rd, Greenville, PA 16125

LOCATION - 152 FREDONIA ROAD, GREENVILLE PA 16125

JUDGMENT - \$207,022.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DEREK J. JEZIOROWSKI AKA DANIEL JEZIOROWSKI AT THE SUIT OF THE PLAINTIFF FREEDOM MORTGAGE CORPORATION

**WRIT OF EXECUTION
NO. 2025-3682**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
FEBRUARY 25, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
SHANE M. PLATTERBORZE AND MAJA REPAJA IN AND TO:

ALL that certain piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, known as and being Lot No. 41 in Fred Myers Plan of Lots said plan being of record in Plan Book

1, Page 65, records of Mercer County, said Lot No. 41 being bounded and described as follows:

On the North by Lot No. 42 in said plan; On the East by a 15 Foot Alley; On the South by Lot 40 in said plan; and on the West by Myers Avenue; having a frontage on Myers Avenue 49½ feet and a depth of 127 feet; the width of said Lot on the East boundary being 50 Feet.

SUBJECT to all matters set forth on the Plat of Record in Plan Book 1, Page 65.

BEING KNOWN AS: 59S MYERS AVENUE AKA 59 S MYERS AVENUE, SHARON, PA 16146

PROPERTY ID NUMBER: 4 AC 27/CONTROL ID: 71-13840

BEING THE SAME PREMISES WHICH CARISSA A. SIMMONS, NOW KNOWN AS CARISSA SIMMONS HUDAK BY DEED DATED 6/24/2016 AND RECORDED 6/30/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 2016-00005796, GRANTED AND CONVEYED UNTO SHANE M. PLATTEBORZE AND MAJA REPAA.

LOCATION - 59S MYERS AVENUE A/K/A 59 S MYERS AVENUE, SHARON PA 16146

JUDGMENT - \$ 36,452.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SHANE M. PLATTERBORZE AND MAJA REPAA AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2025-933**

MCCALLA RAYMER LEIBERT PIERCE PLAINTIFF'S ATTORNEY
FEBRUARY 11, 2026 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
DANIEL RAY, PAMELA RAY AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 Nos. Four (4) and Five (5) in the Hazen-Hall Plan of lots as recorded in Plan Book 1, Page 55.

Property Address: 112 Hazen Place, Sharon, PA 16146

Parcel ID: 3-D-17 & 3-D-18

Title is vested in Daniel Ray and Pamela Ray, husband and wife by deed from Roxanne L. Whalen, also known as Roxanne Whalen, dated 07/16/1999 and recorded on 08/13/1999 in the Mercer County Clerk's/Register's Office as Book 303, Page 2441.

LOCATION - 112 HAZEN PLACE, SHARON PA 16146

JUDGMENT - \$ 31,344.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DANIEL RAY, PAMELA RAY AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT AT THE SUIT OF THE PLAINTIFF CARRINGTON MORTGAGE SERVICES, LLC

**WRIT OF EXECUTION
NO. 2025-2508**

SHAFER LAW FIRM PLAINTIFF'S ATTORNEY
FEBRUARY 19, 2026 LEVIED ON THE FOLLOWING

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

All that tract of land situate in Mill Creek Township, Mercer County, Pennsylvania, bounded and described as follows:

On the North by the center line of Township Road No. T-807 also known as Mill Creek Road, for a distance of 240 feet; On the East by the center line of Township Road No. T-904, also known as Ketchum Road; On the South by land now or formerly of Merle Weaver, for a distance of 240 feet; On the West by land of Lewis formerly Armstrong. The property known as 151 Ketchum Road, Utica, PA 16362.

Being the same property conveyed to Kenneth J. Schleifer by deed dated May 1, 2017 and filed in the Crawford County Recorder's Office at Instrument No. 2017-00005007.

LOCATION - 151 KETCHUM ROAD, UTICA PA 16362

JUDGMENT - \$ 76,176.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH J. SCHLEIFER AT THE SUIT OF THE PLAINTIFF MERCER COUNTY STATE BANK

**WRIT OF EXECUTION
NO. 2025-3693**

HLADIK ONORATO & FEDERMAN LLP PLAINTIFFS ATTORNEY
FEBRUARY 25, 2026 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, formerly known as the Township of Hickory, County of Mercer, and state of Pennsylvania, being known as Lot No. 105 in the Clifford Rollinson Plans of Lots, Section "L" and said lot being bounded and described as follows:

COMMENCING at a point in the center line of South Keel Ridge Road, at the Northwest corner of Lot No. 104 in said Section and Plan; thence North 40°52' West, along the center line of said road, a distance of 104.0 feet to a point; thence North 53°5' East, along the line of the other lands of the party of the first part herein, a distance of 253.7 feet to a point; thence South 34°7' East, continuing along the line of other lands of the party of the first part herein, a distance of 114.1 feet to an iron pin; thence South 55°27' West, along the northerly line of Lot No. 104 in said Section and Plan, a distance of 240.9 feet to a point in the center line of South Keel Ridge Road, the place of beginning

BEING THE SAME PREMISES which Gary L. Steen, deceased and Larue Steen, husband and wife, by Deed dated November 15, 2006, and recorded on November 29, 2006, in the Mercer County Recorder of Deeds Office as Instrument No. 2006-00018015, granted and conveyed unto Larue Steen.

Being Known as 755 South Keel Ridge Road, Hermitage, PA 16148

Parcel I.D. No. 12 159 181

LOCATION - 755 SOUTH KEEL RIDGE ROAD, HERMITAGE PA 16148

JUDGMENT - \$209,033.73

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LARUE STEEN AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST COMPANT, N.A, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST

2007-HE

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
JANUARY 6, 2025 LEVIED ON THE FOLLOWING

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

Property commonly known as: 1208 Negley Street, Farrell, PA 16121

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN piece or parcel of land situated in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, known, numbered and designated as Lot Numbered Three Hundred Fifty (350) in the plan known as the Farrell Realty Company's Plan of Lots, as per plan on record under the name of the South Sharon Trust Company's Plan of Lots in Plan Book 1, Page 21, and being bounded and described as follows:

BOUNDED on the East by Lot Number Three Hundred Fifty-One (351) of the same plan; On the VN fest by Lot Number Three Hundred Forty-Nine (349) of the same plan; On the North by a Twenty (20') foot alley; and On the South by Negley Street, and having a frontage on said Negley Street of Forty (40') feet, and extending back a distance of One Hundred Twenty-Three and eighty-seven hundredths (123.87) feet to said Twenty (20') foot alley.

TAX MAP NO. 52 428 447

BEING the same premises which A&B LAND ADVENTURES, LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer as Instrument No. 2024-00003933, granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 22, 2024 as Instrument 2024-00006391, granted and conveyed unto T Capital Group, LLC.

1208 Negley Street, Farrell, PA 16121
Tax Parcel Number: 52-428-447

LOCATION - 1208 NEGLEY STREET, FARRELL PA 16121

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
JANUARY 6, 2025 LEVIED ON THE FOLLOWING

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

Property commonly known as: 1207 Negley Street, Farrell, PA 16121

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS

DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell. County of Mercer and Commonwealth of Pennsylvania, being marked and numbered 365 in the South Sharon Trust Company's Plan of Lots as recorded in Deed Book "U", Volume 8, Page 38, and being more particularly bounded and described as follows:

BEGINNING on the South side of Negley Street at a point 120 feet Eastwardly from its intersection with Stambaugh Avenue; thence extending in front or width Eastwardly, along the South side of Negley Street, 40 feet and in length or depth Southwardly, preserving the same width, a distance of 153 feet to an alley 20 feet wide. Being bounded on the North by Negley Street, on the East by Lot No. 366 in said plan, on the South by said alley and on the West by Lot No. 364 in said Plan.

TAX MAP NO. 52 428 506

BEING the same premises which A&B LAND ADVENTURES, LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2024-00003905, granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 23, 2024, as Instrument Number 2024-00006461, granted and conveyed unto T Capital Group, LLC.

1207 Negley Street, Farrell, PA 16121
Tax Parcel Number: 52-428-506

LOCATION - 1207 NEGLEY STREET, FARRELL PA 16121

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
DECEMBER 31, 2025 LEVIED ON THE FOLLOWING

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

Property commonly known as: 200 Smith Avenue, Sharon, PA 16146

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

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 on the West side of Smith Avenue, which point is the Northeast corner of lands hereby conveyed, also, the Southeast corner of lands now of formerly of Harold Thomas and wife, thence South along said Smith Avenue, a distance of 50.00 feet to land now or formerly of Bertha and Steve Almady; thence West along the lands now or formerly of Bertha and Steve Almady, a distance of 79.68 feet to the land now or formerly of Nicholas Zimmer; thence North along land now or formerly of Zimmer, for a distance of \$0.00 feet to land now or formerly of Harold Thomas and wife, a distance of

79.68 feet to a point on Smith Avenue, the place of BEGINNING.

TAX MAP NO. 4AQ 20

BEING the same premises which A & B SIGNATURE PROPERTIES LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2024-00003910, granted and conveyed unto INVESTOR DEALSTODAY LLC

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024, and recorded in the Official Records of Mercer County on August 22, 2024, as Instrument Number 2024-00006399, granted and conveyed unto T Capital Group, LLC.

200 Smith Avenue, Sharon, PA 16146
Tax Parcel Number: 4-AQ-20

LOCATION - 200 SMITH AVENUE, SHARON PA 16146

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
DECEMBER 31, 2025 LEVIED ON THE FOLLOWING

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

Property commonly known as: 211 Cedar Avenue, Sharon, PA 16146

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being known as Lot No. 279 in Leslie's Addition to Sharon as recorded in Plan Book 1, Page 15, in the Recorder's Office of Mercer County, Pennsylvania, also a strip of land adjoining said lot being 3.00 feet in width along the entire Eastern boundary of said lot Said lot and strip of land being bounded and described as follows:

ON THE NORTH by Lot No. 278 in said plan and by land now or formerly of H. P. Stewart, distance of 111.20 feet On the East by an alley, a distance of 40.00 feet On the South by Lot No. 280 in said plan and land now or formerly W. W Liddle, a distance of 111.20 feet and On the West by Cedar Avenue (formerly Cedar Street) a distance of 40.00 feet

TAX MAP NO. 4 F 54

BEING the same premises which A & B SIGNATURE PROPERTIES LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2024-00003918, granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 22, 2024 as Instrument Number 2024-00006392, granted and conveyed unto T Capital Group, LLC.

211 Cedar Avenue, Sharon, PA 16146
Tax Parcel Number: 4-F-54

LOCATION - 211 CEDAR AVENUE, SHARON PA 16146

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
DECEMBER 31, 2025 LEVIED ON THE FOLLOWING

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

Property commonly known as: 334 Sherman Avenue, Sharon, PA 16146

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, said Lot No. 106 in the S.F. Stambaugh's Plan of lots, as recorded in the records of Mercer County Pennsylvania in Plan Book 1, Page 1, said lot being more specifically bounded and described as follows:

ON THE NORTH by Lot No. 105 in the plan, a distance of one hundred fifty (150') feet

ON THE EAST by Sherman Avenue, a distance of forty (40') feet

ON THE SOUTH by Lot No. 107 in said plan, a distance of one hundred fifty (150') feet and ON THE WEST by an alley, a distance of forty (40') feet.

TAX MAP NO. 4 L 60

BEING the same premises which A&B LAND ADVENTURES LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2024-00003898, granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 22, 2024 as Instrument Number 2024-00006395, granted and conveyed unto T Capital Group, LLC.

334 Sherman Avenue, Sharon, PA 16146
Tax Parcel Number: 4-L-60

LOCATION - 334 SHERMAN AVENUE, SHARON PA 16146

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
DECEMBER 31, 2025 LEVIED ON THE FOLLOWING

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

Property commonly known as: 530 North Oakland Avenue, Sharon, PA 16146

THE LAND REFERRED TO HEREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN piece or parcel of land situated in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows, to-wit

BEGINNING at a point the intersection of the East line of North Oakland Ave with the South line of Hull Street THENCE Eastwardly along the South line of said Hull Street a distance of ninety-three (93') feet THENCE Southwardly a distance of fifty-six (56') feet THENCE Westwardly a distance of ninety-three (93') feet THENCE Northwardly along the East line of North Oakland Avenue a distance of fifty-six (56') feet to the place of BEGINNING.

TAX MAP NO. 2 R 59A

Being the same premises which BARON PA DEVELOPMENT, LLC, by Deed dated 05/20/2024 and recorded 05/30/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2024-00003903 granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 22, 2024 as Instrument Number 2024-00006396, granted and conveyed unto T Capital Group, LLC.

530 North Oakland Avenue, Sharon, PA 16146
Tax Parcel Number: 2-R-59A

LOCATION - 530 NORTH OAKLAND AVENUE, SHARON PA 16146

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

**WRIT OF EXECUTION
NO. 2025-2470**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY
DECEMBER 31, 2025 LEVIED ON THE FOLLOWING

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

Property commonly known as: 72 Strawbridge Avenue, Sharon, PA 16146

THE LAND REFERRED TO EREIN IS SITUATED IN MERCER COUNTY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

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

BOUNDED on the Northeast by Strawbridge Avenue, a distance of 60 feet; on the Southeast by lands now or formerly of Dennis Ford, a distance of 120 feet, on the Southwest by lands now or formerly of Dennis Ford, a distance of 60 feet; and on the Northwest by lands now or formerly of Dennis Ford, a distance of 120 feet.

TAX MAP NO. 4 AP 30

BEING the same premises which AARON D. BURNWORTH, by Deed dated 05/20/2024 and recorded 06/04/2024 in the Office of the Recorder of Deeds in and for the County of Mercer in File 2024-00004096, granted and conveyed unto INVESTOR DEALS TODAY LLC.

BEING the same premises which Investor Deals Today LLC by Deed dated July 25, 2024 and recorded in the Official Records of Mercer County on August 22, 2024 as Instrument Number 2024-00006394, granted and conveyed unto T Capital Group, LLC.

72 Strawbridge Avenue, Sharon, PA 16146
Tax Parcel Number: 4-AP-30

LOCATION - 72 STRAWBRIDGE AVENUE, SHARON PA 16146

JUDGMENT - \$577,334.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) T CAPITAL GROUP LLC AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL MORTGAGE AGGREGATION TRUST

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 - April 14, 21, 28, 2026