

Mercer County Law Journal

Digital Edition

OCTOBER 24, 2023

VOL. 38 - ISSUE 43

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

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

BIGGART, WILLIAM EARL 2023-759

Late of Sharon, Mercer Co., PA
Administratrix: April Lynn Biggart, 433 Mitchell Rd., West Middlesex, PA 16159 (724) 856-1488
Attorney: None
MCLJ – October 24, 31, November 7, 2023

DAVIS, ROBERT ARDEN, JR. a/k/a DAVIS, ROBERT A. JR. 2023-748

Late of Jackson Twp., Mercer Co., PA
Executrix: Melinda M. Davis a/k/a Melinda Marsh Davis, PO Box 159, Harrisville, PA 16038
Attorney: Joseph John Nash, PO Box 673, Slippery Rock, PA 16057 (724) 406-0616
MCLJ – October 24, 31, November 7, 2023

KELLY, CLIFFORD RAYMOND a/k/a KELLY, CLIFFORD 2023-774

Late of Grove City Boro, Mercer Co., PA
Executrix: Traci Ann Orsillo, 1314 Fruitwood Dr., Saint Joseph, MI 49085
Attorney: Ryan K. Bonner
MCLJ – October 24, 31, November 7, 2023

KNAPIK, RUTH A. a/k/a KNAPIK RUTH ANN 2023-784

Late of Greenville Boro, Mercer Co., PA
Executrix: Sharon L. Richards a/k/a Sharon Lynn Richards, 944 Jones Dr., Salem, OH 44460
Attorney: Jason R. Dibble
MCLJ – October 24, 31, November 7, 2023

LUTZ, THERESA a/k/a LUTZ, THERESA E. 2023-780

Late of South Pymatuning Twp., Mercer Co., PA
Executor: Kenneth Lutz, 2857 Valley View Rd., Sharpsville, PA 16150
Attorney: Carolyn E Hartle
MCLJ – October 24, 31, November 7, 2023

MARROW, RAYMOND A. a/k/a MARROW, RAYMOND a/k/a MARROW, RAYMOND ANTHONY 2023-776

Late of Sharon, Mercer Co., PA
Administratrix: Yvonne M. Harkless, 445 Line Street, Sharpsville, PA 16150
Attorney: Chester B. Scholl, Jr.
MCLJ – October 24, 31, November 7, 2023

SLATTERY, JOY KAY a/k/a SLATTERY, JOY K. a/k/a SLATTERY, JOY 2023-775

Late of Sharon, Mercer Co., PA

Executor: Timothy M. Slattery a/k/a Timothy Michael Slattery, 389 Reed St., Sharon, PA 16146
Attorney: Chester B. Scholl, Jr.
MCLJ – October 24, 31, November 7, 2023

SECOND PUBLICATION

CLARKE, JOYCE ARLENE 2023-772

Late of Grove City Boro, Mercer Co., PA
Executrix: Judith Ann Campagna a/k/a Judith Ann Campagna, 707 Rebecca Avenue, Grove City, PA 16127
Attorney: Lewis P. McEwen
MCLJ – October 17, 24, 31, 2023

COAST, DANIEL C. JR. 2023-619

Late of Worth Twp., Mercer Co., PA
Administrator: Seth Coast, 282 Jackson Center Polk Rd., Jackson Center, PA 16133
Attorney: James A. Stranahan, IV
MCLJ – October 17, 24, 31, 2023

FENTON, RICHARD D. a/k/a FENTON, RICHARD 2023-764

Late of West Salem Twp., Mercer Co., PA
Administrator: Craig L. Fenton, 2189 Downing Lane, Hermitage, PA 16148
Attorney: Douglas M. Watson
MCLJ – October 17, 24, 31, 2023

HOLSAPFEL, SHIRLEY D. AKA HOLSAPFEL, SHIRLEY DARLENE 2023-769

Late of Lackawannock Twp., Mercer Co., PA
Executor: Lynn Frederick Holsapfel, 39 Reiber Road, West Middlesex, PA 16159
Attorney: Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142 724-946-9093
MCLJ – October 17, 24, 31, 2023

SCULLY, MARGARET L. 2023-763

Late of Hermitage, Mercer Co., PA
Executrix: Bernadette M. Scully, 762 McClure Avenue, Sharon, PA 16146
Attorney: William G. McConnell, Jr.
MCLJ – October 17, 24, 31, 2023

THOMPSON PHYLLIS J. A/K/A THOMPSON PHYLLIS 2023-770

Late of West Salem Twp., Mercer Co., PA
Executrix: Linda A. Davis, 931 Vernon Rd., Greenville, PA 16125
ATT Attorney: Douglas M. Watson
MCLJ – October 17, 24, 31, 2023

TUK, LESLIE ANN AKA TUK, LESLIE A. 2023-771

Late of Hermitage, Mercer Co., PA
Executrix: Jessica A. Daman, 33 Amherst Ct, Florence, KY 41042
Attorney: Kenneth K. McCann
MCLJ – October 17, 24, 31, 2023

WELDON, MARY LOU 2023-767

Late of Jefferson Twp., Mercer Co., PA
Administratrix: Nellie Mount, 139 N. Shenango Street, Apt. A, Mercer, PA 16137
Attorney: James A. Stranahan, IV
MCLJ – October 17, 24, 31, 2023

THIRD PUBLICATION

BOOK, SHIRLEY JEAN 2023-744

Late of Lackawannock Twp., Mercer Co., PA
Executor: William G. Book, 884 Orchard Rd., Mercer, PA 16137
Attorney: Louis Pomerico, 2910 Wilmington Rd., New Castle, PA 16105 (724) 658-7759
MCLJ – October 10, 17, 24, 2023

BREST, CONNIE SUE a/k/a BREST, CONNIE S. 2023-756

Late of Shenango Twp., Mercer Co, PA
Administratrix: Michelle Foglia, 205 Pine Cone Dr., Fort Walton Beach, FL 32548
Attorney: Wade M. Fisher
MCLJ – October 10, 17, 24, 2023

ELDER HARRY M. a/k/a ELDER HARRY MONROE SR. 2023-727

Late of New Vernon Twp., Mercer Co., PA
Executor: Harry M. Elder, Jr., 21 Olson Rd., Stoneboro, PA 16153
Attorney: Rebecca A. Winge 3 Gateway Ctr. 401 Liberty Ave., 22 Fl, Pgh, PA 15222-1005 (412) 281-5060
MCLJ – October 10, 17, 24, 2023

FRY, RAYMOND H. JR a/k/a FRY, HUTCH a/k/a FRY, RAY 2023-746

Late of West Salem Twp., Mercer Co., PA
Administratrix: Rhonda L. Fry, 11 N. Maysville Rd., Greenville, PA 16125
Attorney: Wayne M. Chirazzi, 101 Smithfield St., Pgh, PA 15222 (412) 434-0773
MCLJ – October 10, 17, 24, 2023

HARRIS, PAULINE L. a/k/a HARRIS, PAULINE 2023-750

Late of Grove City Boro, Mercer Co., PA
Executor: Anthony Logan Harris, 756 Kennerdell Road, Kennerdell, PA 16374
Attorney: Timothy L. McNickle
MCLJ – October 10, 17, 24, 2023

HEIMAN, RONALD TOD a/k/a HEIMAN, RONALD a/k/a HEIMAN, RONALD T. 2023-579

Late of Hermitage, Mercer Co., PA
Executrix: Deborah R. Heiman, 2420 S. Neshannock Road, Hermitage, PA 16148
Attorney: Wade M. Fisher
MCLJ – October 10, 17, 24, 2023

MILLER, MARY LOUISE a/k/a MILLER, MARY LOUISE STOCK 2023-742

Late of Farrell, Mercer Co., PA
Executor: Anthony Thomas Miller, 913 Hamilton Ave., Farrell, PA 16121
Attorney: Jay R. Hagerman, 4927 William Flinn Hwy, Allison Park, PA 15101 (412) 486-6624

OPITZ, ROBERT NORMAN 2023-757

Late of New Lebanon Boro, Mercer Co., PA
Executrix: Cheri Noreen Opitz, 48 Center Street, Sandy Lake, PA 16145
Attorney: James A. Stranahan, IV
MCLJ – October 10, 17, 24, 2023

RUFFING, JOHN J. a/k/a RUFFING, JOHN JAMES a/k/a RUFFING, JOHN 2023-758

Late of Hempfield Twp., Mercer Co., PA
Executrix: Margaret L. McLaughlin, 9 Maple Road, Greenville, PA 16125
Attorney: Douglas M. Watson
MCLJ – October 10, 17, 24, 2023

WAREHAM, SARA L. a/k/a WAREHAM, SARA LOUISE a/k/a WAREHAM, SARA 2023-751

Late of Sandy Lake, Mercer Co., PA
Co-Executors: Donald L. Wareham, 122 Bethany Drive, McMurray, PA 15317 & Doreen L. Dick, 207 Lytle School Road, Sandy Lake, PA 16145
Attorney: Stephen L. Kimes
MCLJ – October 10, 17, 24, 2023

WHEAT, SHERYL L. 2023-755

Late of Sharon, Mercer Co., PA
Executor: Samuel Wheat, 518 Davis Street, Sharon, PA 16146
Attorney: Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142 (724) 946-9093
MCLJ – October 10, 17, 24, 2023

CIVIL ACTION

COURT OF COMMON PLEAS MERCER COUNTY, PA

CIVIL ACTION-LAW NO. 2023-01215

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

NATIONSTAR MORTGAGE, LLC;
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR ALLY BANK CORP. F/K/A GMAC BANK, ITS SUCCESSORS AND ASSIGNS, Plaintiff
v.

LESLIE ANN HUDACH, IN HER CAPACITY AS HEIR OF ROBERT DONN TOWNSEND AKA ROBERT D. TOWNSEND II; ET AL. Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT DONN TOWNSEND AKA ROBERT D. TOWNSEND II Defendant(s), 22 STATE STREET, GREENVILLE, PA 16125

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE, LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR ALLY BANK CORP. F/K/A GMAC BANK, ITS SUCCESSORS AND ASSIGNS, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MERCER County, PA docketed to No. 2023-01215, seeking to foreclose the mortgage secured on your property located, 22 STATE STREET, GREENVILLE, PA 16125.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Mercer County Lawyers Referral Service
c/o Mercer County Bar Association
P.O. Box 1302
Hermitage PA, 16148
724-342-3111
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
MCLJ – October 24, 2023

CIVIL ACTION
COURT OF COMMON PLEAS
MERCER COUNTY, PA
CIVIL ACTION-LAW
NO. 2023-01625
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

PNC BANK, NATIONAL ASSOCIATION
v. Plaintiff
ELAINE R. BOWERS, IN HER CAPACITY
AS EXECUTRIX AND HEIR OF THE
ESTATE OF JUNE ELAINE RUSNAK
A/K/A JUNE E. RUSNAK; ET AL.
Defendants

To: UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
JUNE ELAINE RUSNAK A/K/A JUNE E.
RUSNAK Defendant(s), 2000 HIGHLAND
RD HERMITAGE, PA 16148

COMPLAINT IN MORTGAGE FORE-
CLOSURE

You are hereby notified that Plaintiff, PNC BANK, NATIONAL ASSOCIATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MERCER County, PA docketed to No. 2023-01625, seeking to foreclose the mortgage secured on your property located, 2000 HIGHLAND RD HERMITAGE, PA 16148.

NOTICE
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth

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

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

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

Mercer County Lawyers Referral Service
c/o Mercer County Bar Association
P.O. Box 1302
Hermitage PA, 16148
724-342-3111
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
MCLJ – October 24, 2023

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of the **GIZELLA B. KUKUDA REVOCABLE LIVING TRUST dated August 18, 2020** pursuant to 20 Pa. C.S. § 7755(c). Gizella B. Kukuda died on November 23, 2021 in Mercer County, Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims against the same are directed to make them known without delay to:

Christine L. Murrin, Successor Trustee
633 S. 8th Street
Sharpsville, PA 16150
or to her Attorney

William J. Moder, III, Esquire
Kerrwood Place, Suite 104
2500 Highland Road
Hermitage, Pennsylvania 16148
MCLJ – October 24, 31 and November 7, 2024

**IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA
No. 079 of 2023**

ORPHANS' COURT DIVISION
IN RE: Adoption of Emma Rose Marie Pierce
To: Emily Pierce

A matter regarding the adoption of **Emma Rose Marie Pierce**, born October 10, 2018, has been filed in the Court of Common Pleas of Westmoreland County, Pennsylvania, by Raymond Richard Pierce and Keshia Alberta

Pierce.

NOTICE

A petition has been filed asking the court to put an end to all rights you have to your child. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom # 10 on the 6th day of December, 2023, at 9:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present.

YOU ARE ALSO NOTIFIED OF THE ACT 101 OF 2010 WHICH ALLOWS FOR AN ENFORCEABLE VOLUNTARY AGREEMENT FOR CONTINUING CONTACT OR COMMUNICATION FOLLOWING AN ADOPTION BETWEEN AN ADOPTIVE PARENT, A CHILD, A BIRTH PARENT, AND/OR A BIRTH RELATIVE OF THE CHILD, IF ALL PARTIES AGREE AND THE WRITTEN VOLUNTARY AGREEMENT IS APPROVED BY THE COURT.

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.

**LAWYER REFERRAL SERVICE
WESTMORELAND BAR
ASSOCIATION
P.O. BOX 565
GREENSBURG, PA 15601
(724) 834-8490
MCLJ – October 24, 2023**

Notice of Dissolution/Termination

NOTICE IS HEREBY GIVEN, that Stiffys Equipment Leasing, LLC, with its registered address at 818 Koehler Drive, Grove City, Pennsylvania, 16127, a Pennsylvania Limited Liability Company has been authorized by its Members to dissolve and terminate 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 above 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 – October 24, 2023

Notice of Dissolution/Termination

NOTICE IS HEREBY GIVEN, that Stiffys Well Drilling Services LLC, with its registered address at 220 B Old Ash Road, Mercer, PA 16137, a Pennsylvania Limited

Liability Company has been authorized by its Members to dissolve and terminate 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 above 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 – October 24, 2023

Notice of Revocable Trust Pursuant to 20 Pa. C.S. §7755(c)

Notice is hereby given of the termination, dissolution and final administration of THE SHIRLEY A. MOOK TRUST DATED MARCH 29, 2010. All persons having claims against SHIRLEY A. MOOK or THE SHIRLEY A. MOOK TRUST are requested to make known the same to the Trustee or attorney named below. All persons indebted to SHIRLEY A. MOOK or THE SHIRLEY A. MOOK TRUST are requested to make payment without delay to the Trustee or attorney named below:

KIMBERLY HEADLEY
177 West Jamestown Road
Jamestown, PA 16134

James E. Douglas, Esquire
Douglas, Joseph & Olson
409 N. Hermitage Road
Hermitage, PA 16148
MCLJ – October 10, 17, 24, 2023

Legal Notice By MARYJO BASILONE DEPRETA Register of Wills of Mercer County, PA

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from November 6, 2023, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL ACCOUNT OF ESTATES

2020-77	Anton, Carol E. aka Anton, deceased; Michael Thomas, Administrator
2021-728	Geroni, Claudia, deceased; Ann Sheasley, Executrix
2022-466	Ianniri, Raymond, Sr., deceased; Jody Rae Lewis, Executrix
2022-519	Walter, Carlton D. aka Walter, Carlton Donald aka Walter, Carlton, deceased; Gail S. Durachko, Executrix
2022-594	Fornelli, Francis J., deceased; Jill A. Stanek and Nicholas J. Fornelli, Co-Executors
2023-42	Giordano, Melanie Marie, aka

Giordano, Melanie aka
Postlethwait, Melanie, deceased;
Anthony V. Giordano and Janet
L. Giordano, Co-Executors

2023-286 Cox, Claudia M., deceased;
Elizabeth C. Utsch,
Administrator

2023-528 Joseph, Joseph A., deceased;
Joseph M. Joseph, Executor

MCLJ – October 3, 10, 17, 24, 2023

SHERIFF'S SALE

**MONDAY
NOVEMBER 13, 2023
10:00 A.M.**

**MERCER COUNTY SHERIFF'S
OFFICE
205 S ERIE ST, MERCER PA 16137
MERCER COUNTY**

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

WRIT OF EXECUTION NO. 2022-01405

ALBERTELLI LAW
PLAINTIFF'S ATTORNEY

AUGUST 18, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN J. REGALSKI, DECEASED MORTGAGOR AND OWNER IN AND TO:

ALL THAT TRACT OF LAND SITUATE IN PINE TOWNSHIP, MERCER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE GROVE CITY-NORTH LIBERTY PUBLIC ROAD AT THE NORTHWEST CORNER OF THE LAND HEREIN DESCRIBED;

THENCE SOUTH 88° 08' EAST BY LOT 28, 254.64 FEET TO A POINT;

THENCE SOUTH 0° 33' EAST ALONG LOT 16, 171.22 FEET TO A POINT;

THENCE NORTH 88° 08' WEST ALONG LOT 30, 254.64 FEET TO A POINT;

THENCE NORTH 03° 33' WEST ALONG THE EASTERN LINE OF THE GROVE CITY-NORTH LIBERTY ROAD, 171.22 FEET TO THE PLACE OF BEGINNING,

AND BEING LOT 29 IN THE EAKIN AND WELSH PLAN OF LOTS AS RECORDED IN PLAN BOOK 1 AND PAGE 109. THIS DEED ALSO CONVEYS THE OWNERSHIP OF THE MANUFACTURED HOME SITUATED ON THE LOT IT DOES NOT HAVE A SEPARATE CERIMICAE OF TITLE.

BEING THE SAME PROPERTY CONVEYED TO JOHN J. REGALSKI AND ROSE B. REGALSKI, HUSBAND AND WIFE, AS .1 ENANCY BY THE ENTIRETIES BY DEED FROM JOHN J. REGALSKI, AND ROSE B. REGALSKI, HUSBAND AND WIFE RECORDED 12/20/2013 IN DEED DOC NO.: 2013-00019939, IN THE OFFICE OF THE RECORDER OF DEEDS OF MERCER COUNTY, PENNSYLVANIA

PARCEL ID: 22 205 256 029
CONTROL/ALT ID: 22-608861

**Being known as: 844 N. Liberty Road,
Grove City, PA 16127**

JUDGMENT - \$ 90,648.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN J. REGALSKI, DECEASED MORTGAGOR AND OWNER AT THE SUIT OF THE PLAINTIFF COMMUNITY LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WRIT OF EXECUTION NO. 2023-01019

BROCK & SCOTT, PLLC
PLAINTIFF'S ATTORNEY

AUGUST 11, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KISHME CAMERON, KNOWN HEIR OF JIMMY ROBINSON, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JIMMY ROBINSON, SR., DECEASED, AND JIMMY ROBINSON, JR., KNOWN HEIR OF JIMMY ROBINSON, SR., DECEASED IN AND TO:

All that certain piece or parcel of land situate in the City of Farrell, County of Mercer and State of Pennsylvania, being parts of Lots numbered Three Hundred Seven (307), Three Hundred Eight (308) and Three Hundred Nine (309) in the Farrell Realty Company Plan of Lots, formerly known as South Sharon Trust Company Plan of Lots, as recorded in Plan Book 1, page 21, records of Mercer County, Pennsylvania, and being bounded and described as follows:

COMMENCING at a point on the east line of Stambaugh Avenue, forty three and seventy-five hundredths (43.75) feet northwardly from Washington Street; thence extending in front or width along said Stambaugh Avenue northwardly forty (40) feet and in length or depth eastwardly, preserving the same width, ninety (90) feet to the west line of Lot number Three Hundred Ten (310) in said Plan.

The property address and tax parcel identification number listed are provided solely for informational purposes.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Being the same premises conveyed to Jimmy Robinson, Sr. and Peggy Joan Robinson, under Deed from First Seneca Bank, dated 02/23/1990, recorded in the Mercer Recorder of Deeds Office on 05/11/1990 in Deed Book 76, Page 225.

Tax Parcel: 52-428-334

Premises Being: 631 Stambaugh Ave, Farrell, PA 16121

JUDGMENT - \$ 21,258.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KISHME CAMERON, KNOWN HEIR OF JIMMY ROBINSON, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

JIMMY ROBINSON, SR., DECEASED, AND JIMMY ROBINSON, JR., KNOWN HEIR OF JIMMY ROBINSON, SR., DECEASED AT THE SUIT OF THE PLAINTIFF ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

WRIT OF EXECUTION NO. 2023-01007

DAVID W. RAPHAEL
PLAINTIFF'S ATTORNEY

AUGUST 14, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARK W. BREST AND MONICA J. BREST IN AND TO:

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

BEGINNING at the intersection of the east line of Columbia Avenue, with the south line of Main Street; thence in an easterly direction along the south line of Main Street, one hundred forty-one (141) feet to the northwest corner of lot now or formerly of George L. Hanson, Jr., formerly Sara P. Couse; thence in a southerly direction along the west line of lot now or formerly of George L. Hanson, Jr., one hundred (100) feet to a point at land now or formerly of T.R. Thorne; thence in a westerly direction along the north line of land now or formerly of T.R. Thorne, one hundred forty-seven (147) feet to the east line of Columbia Avenue; thence in a northerly direction along the east line of Columbia Avenue, one hundred (100) feet to the place of beginning. The measurements along the street boundaries herein being taken along the inside of the sidewalks of both streets.

BEING the same premises granted and conveyed by a certain Deed dated January 24, 2000 from Sharon Regional Health System, a Pennsylvania non-profit corporation, to Mark W. Brest and Monica J. Brest, husband and wife, recorded in the Recorder of Deeds of Mercer County on March 3, 2000, at Deed Book Volume 318, Page 2598, at Instrument Number 00-DR-02748.

HAVING erected thereon a detached, residential dwelling commonly known as 2 Columbia Avenue, Greenville, PA 16125.

Being further identified as Tax Parcel No: 55-522-001.

JUDGMENT - \$111,822.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARK W. BREST AND MONICA J. BREST AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

WRIT OF EXECUTION NO. 2023-01526

EVANS GARVEY LACKEY & OCHS
PLAINTIFF'S ATTORNEY

AUGUST 22, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SHANE R. HUSBAND AND NICOLE L. HUSBAND IN AND TO:

ALL THAT CERTAIN land or tract of land situate in Jefferson Township, Mercer County, Pennsylvania, bounded and described as follows:

ON the North by land formerly of Wallace D. Porter and Lillian E. Porter, now or formerly owned by Ed J. Lytle and land now or formerly of Thomas L. Weston and Vivian S.

Weston, for a total distance of 681 feet measured from the centerline of the Clay Furnace-Fruit Mills Road a/k/a Ball Park Road (T-551); on the East for a distance of 95 feet by the centerline of the Clay Furnace-Fruit Mills Road, a/k/a Ball Park Road (T-551); on the South by land formerly of Elmer R. Perschka and Faye E. Perschka, now or formerly owned by Robert Black, for a distance of 600 feet, more or less, measured from the centerline of said road and on the West by land now or formerly of Wallace D. Porter and Lillian E. Porter, for a distance of 95 feet.

BEING the same premises conveyed to Shane R. Husband and Nicole L. Husband, husband and wife, by deed of Edgar K. Steffey and Adelle M. Steffey, husband and wife, dated March 29, 2018 and recorded in the Recorder's Office of Mercer County, Pennsylvania on April 13, 2018 as Instrument No. 2018-3078.

HAVING erected thereon a Dwelling known and numbered as 219 Ballpark Road, Sharpville, PA 16150. **BEING ALSO KNOWN AS** Tax I.D. No. 14 121 026.

JUDGMENT - \$ 10,914.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SHANE R. HUSBAND AND NICOLE L. HUSBAND AT THE SUIT OF THE PLAINTIFF RODNEY E. MONTGOMERY AND PENNY D. MONTGOMERY

WRIT OF EXECUTION NO. 2023-00789

GREGORY JAVARDIAN LLC
PLAINTIFF'S ATTORNEY

AUGUST 23, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KEVIN L. RAYMAN AND RONDA K. RAYMAN IN AND TO:

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

ON the North by a public road known as Ray Road; on the East by lands now or formerly of the Moreland Heirs; on the South by lands now or formerly of the Rust and Bortz families; and, on the West by lands now or formerly of John Williams, formerly lands of the McLaughlin Heirs.

CONTAINING 13 acres, more or less.

BEING THE SAME PREMISES which Winona A. Stockner Williams f/k/a Winona A. Stockner, by Deed dated December 23, 1993 and recorded December 29, 1993 in the Office of the Recorder of Deeds in and for Mercer County in Instrument No. 1993-18202, granted and conveyed unto Kevin L. Rayman and Ronda K. Rayman.

BEING KNOWN AS: 220 Ray Road, Jamestown, PA 16134

PARCEL #08-029-002

JUDGMENT - \$129,334.25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KEVIN L. RAYMAN AND RONDA K. RAYMAN AT THE SUIT OF THE PLAINTIFF CITIZENS BANK, N.A.

WRIT OF EXECUTION NO. 2020-00760

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY

AUGUST 1, 2023
LEVIED ON THE FOLLOWING

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

KIMBERLY GURIEL AND TIMOTHY A. GURIEL A/K/A TIMOTHY GURIEL IN AND TO:

ALL that certain piece or parcel of land situate in Sugar Grove Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows;

BEGINNING at a point in the centerline of Church Street, said point being located North 89 degrees 54 minutes 45 seconds East a distance of 608.06 feet from the intersection of the centerline of Church Street with the centerline of Kenard Road (S.R. 4021); thence along the centerline of Church Street North 89 degrees 54 minutes 45 seconds East, 224.30 feet to an iron pin; thence along land now or formerly of Grant Smart, North 02 degrees 35 minutes 15 seconds West, 51.05 feet to an iron pin; thence along same North 44 degrees 00 minutes 00 seconds East, 250.33 feet to the center of a run; thence following the centerline of said run and along land now or formerly of Thomas O. Meeker the following courses and distances; North 64 degrees 07 minutes 45 seconds East, 112.60 feet; South 79 degrees 13 minutes 05 seconds East, 32.87 feet; South 50 degrees 55 minutes 30 seconds East, 39.20 feet; North 59 degrees 20 minutes 25 seconds East, 40.17 feet; North 08 degrees 20 minutes 50 seconds East, 109.62 feet; North 61 degrees 35 minutes 08 seconds East, 95.19 feet; South 88 degrees 59 minutes 20 seconds East, 114.68 feet; North 82 degrees 45 minutes 40 seconds East, 87.18 feet; North 89 degrees 31 minutes 30 seconds East, 72.69 feet; North 78 degrees 09 minutes 15 seconds East, 96.46 feet; North 45 degrees 16 minutes 40 seconds East, 103.95 feet; North 25 degrees 10 minutes 55 seconds East, 238.30 feet; North 29 degrees 06 minutes 40 seconds East, 56.86 feet; South 88 degrees 26 minutes 35 seconds East, 26.90 feet; South 28 degrees 53 minutes 50 seconds East, 23.96 feet; South 85 degrees 06 minutes 50 seconds East, 43.49 feet; North 61 degrees 17 minutes 25 seconds East, 52.05 feet; North 25 degrees 58 minutes 25 seconds East, 120.85 feet; South 67 degrees 11 minutes 20 seconds East, 73.94 feet; South 40 degrees 14 minutes 15 seconds East, 86.39 feet; South 09 degrees 00 minutes 10 seconds East, 238.58 feet; South 60 degrees 20 minutes 15 seconds East, 182.42 feet; South 04 degrees 13 minutes 30 seconds East, 45.60 feet; South 55 degrees 56 minutes 30 seconds West, 55.68 feet; South 17 degrees 40 minutes 30 seconds East, 54.71 feet; South 42 degrees 26 minutes 50 seconds East, 300.93 feet; South 79 degrees 29 minutes 55 seconds East, 145.36 feet; North 43 degrees 05 minutes 05 seconds East, 25.85 feet; South 79 degrees 37 minutes 20 seconds East, 20.59 feet; South 17 degrees 59 minutes 20 seconds East, 31.14 feet; South 19 degrees 08 minutes 20 seconds West, 349.69 feet; South 67 degrees 29 minutes 55 seconds East, 199.34 feet; South 84 degrees 04 minutes 00 seconds East, 254.53 feet; thence South 02 Degrees 00 minutes West along lands now or formerly of Robert Fritz and J. Werger, 253.47 feet to an iron pin; thence North 88 degrees 30 minutes 00 seconds West along lands now or formerly of Timothy J. Walker, Robert D. Miller, Robert A. Thomas, and Leslie W. Best, 2,060.65 feet to an iron pin; thence North 02 degrees 15 minutes East along land now or formerly of Walter E. Watt, 152.50 feet to an iron pin; thence South 69 degrees 38 minutes 20 seconds West along lands now or formerly of Wm. A. Wesolek and Jos. Riley, 366.51 feet to an iron pin; thence North 44 degrees 30 minutes East along land of Terrance Page, 6.63 feet to an iron pin; thence North 86 degrees 30 minutes East along same, 24.75 feet to an iron pin;

thence North 01 degrees 00 minutes West along same, 182.08 feet to a point in the centerline of Church Street, being the point and place of beginning. Containing 46.32 acres of land.

BEING KNOWN AS: 123 CHURCH STREET, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 30-018-074

BEING THE SAME PREMISES WHICH LORI R. CARLSON, AND UNREMARIED WIDOW BY DEED DATED 6/1/2006 AND RECORDED 6/8/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #2006-00008321, GRANTED AND CONVEYED UNTO TIMOTHY A. GURIEL AND KIMERLY GURIEL, HUSBAND AND WIFE.

JUDGMENT - \$135,727.93

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

**WRIT OF EXECUTION
NO. 2023-01093**

PADGETT LAW GROUP
PLAINTIFF'S ATTORNEY

AUGUST 28, 2023

LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point in the center of the Mercer-Slippery Rock public road, also known as legislative route 43017 at the Southwest Corner of the land herein conveyed; thence North 50 degrees East 435.60 feet by land now or formerly of John H. Hummel and Marjorie J. Hummel to a point; thence by other land now or formerly of John H. Hummel and Marjorie J. Hummel North 40 degrees 00 minutes West 88.13 feet to a point; thence by other land of John H. Hummel and Marjorie J. Hummel North 87 degrees 00 minutes West 29.11 feet to a point; thence by other land now of formerly of John H. Hummel and Marjorie J. Hummel, South 50 degrees 00 minutes West 414.26 feet to a point in the center line of said Mercer-Slippery rock road; thence along the center line of said road 108 feet to a point, the place of beginning, containing 1.08 acres of land more or less.

AND BEING Lot No. 2 in the John H. Hummel subdivision.

BEING the same property which estate of Walter Miller, deceased granted and conveyed unto John A. Miller by deed dated April 12, 2007 and recorded April 20, 2007 in the recorder's office of said county in Instrument #2007-00005234.

The said John A. Miller having died June 7, 2021.

Title vested with Emily M. Cubellis by deed from John Thomas Ryder III a/k/a John T. Ryder, III, Executor of the Estate of John A. Miller, Deceased, joined by Jason Aley as specific devisee under the last will and testament of John A. Miller dated April 29, 2015 by deed dated October 14, 2021 and recorded with the Mercer County Recorder of Deeds on October 21, 2021 as Instrument Number 2021-00011771.

Property Address: 879 Butler Pike, Mercer,

PA 16137

Tax Parcel Number: 06 177 040

JUDGMENT - \$126,198.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EMILY M. CUBELLIS AT THE SUIT OF THE PLAINTIFF. ALLIED FIRST BANK SB SERVBANK

**WRIT OF EXECUTION
NO. 2022-02763**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC
PLAINTIFF'S ATTORNEY

JULY 27, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GRACE ELIZABETH CONLON, IN HER CAPACITY AS HEIR OF SANDRA J. RYSER, KAREN LYNNE MURAT, IN HER CAPACITY AS HEIR OF SANDRA J. RYSER, CHERYL COLEEN MCINTOSH, IN HER CAPACITY AS HEIR OF SANDRA J. RYSER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SANDRA J. RYSER IN AND TO:

ALL THAT certain piece or parcel of land situate in the Township of Shenango, County of Mercer, Commonwealth of Pennsylvania bounded and described as follows:

ON the North by Pulaski and Hubbard Public Highway, and having a frontage of approximately one hundred and fifty one (150) along said public highway.

ON the East by land now or formerly of George R. and Mollie Snyder, husband and wife;

ON the South by land now or formerly of Peter Katrick; and

ON the West by land of Robert Devassie. Containing two (2) acres more or less.

BEING the same piece or parcel of land conveyed to Paul N. Frable and Lois D. Frable by deed of Paul D. Davis, et ux, dated August 14, 1953, and recorded in the Recorder's Office of Mercer County, Pennsylvania, on September 2, 1953 in Deed Book P, Vol. 20, Page 284.

BEING KNOWN AS: 88 FETSKO ROAD WEST MIDDLESEX, PA 16159

BEING PROPERTY ID: 27196052

TITLE TO SAID PREMISES IS VESTED IN SAMUEL J. RYSER AND SANDRA J. RYSER, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS BY DEED FROM PAUL W. FRABLE AND LOIS D. FRABLE, HUSBAND AND WIFE DATED 11/25/1968 RECORDED 12/03/1968 INSTRUMENT NO. 1968

JUDGMENT - \$ 64,219.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GRACE ELIZABETH CONLON, IN HER CAPACITY AS HEIR OF SANDRA J. RYSER, KAREN LYNNE MURAT, IN HER CAPACITY AS HEIR OF SANDRA J. RYSER, CHERYL COLEEN MCINTOSH, IN HER CAPACITY AS HEIR OF SANDRA J. RYSER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SANDRA J. RYSER AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY

AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2023-00699**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC
PLAINTIFF'S ATTORNEY

AUGUST 3, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOY L. SWARNER AND BRYAN J. SWARNER IN AND TO:

ALL that certain piece or parcel of land with frame dwelling and other improvements thereon, situate on the westerly side of Sixth Avenue, Hempfield Township, Mercer County, Pennsylvania, and being more particularly bounded and described as follows:

Bounded on the north by land now or formerly of Frederick R. McConnell for a distance of 198 feet; on the east by Sixth Avenue for a distance of 70 feet; on the south by lands now or formerly of H. P. McConnell, et al., for a distance of 224 feet to the right of way of Bessemer and Lake Erie Railroad Company; and on the west by right-of-way of Bessemer and Lake Erie Railroad Company for a distance of 70 feet.

BEING KNOWN AS: 42 6TH AVE GREENVILLE, PA 16125

PROPERTY ID: 09-043-132

TITLE TO SAID PREMISES IS VESTED IN JOY L SWARNER, AND BRYAN J. SWARNER BY DEED FROM FIRST NATIONAL BANK OF PENNSYLVANIA, DATED JANUARY 8, 2004 RECORDED MARCH 16, 2004 IN BOOK NO. 493 PAGE 334 INSTRUMENT NO. 2004-004308

JUDGMENT - \$ 22,940.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOY L. SWARNER AND BRYAN J. SWARNER AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2020-02687**

STERN & EISENBERG PC
PLAINTIFF'S ATTORNEY

AUGUST 28, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSHUA S. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DAVID G. KNEPPER; DECEASED, MATTHEW D. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DAVID G. KNEPPER; DECEASED, MICHAEL J. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DAVID G. KNEPPER; DECEASED AND ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF DAVID G. KNEPPER, DECEASED IN AND TO:

ALL THAT TRACT OF LAND SITUATE IN FINDLEY TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER THEREOF AT A POINT IN THE CENTER OF THE MERCER-GROVE CITY PUBLIC ROAD; THENCE BY LANDS OF SAID MORGAN BARNES, SOUTH 20 DEGREES 43' WEST, 328 1 FEET TO A

STAKE; THENCE BY LANDS OF SAME, NORTH 39 DEGREES 17' WEST, 240 3 FEET TO A STAKE; THENCE BY LANDS OF SAME, NORTH 20 DEGREES 43' EAST, 397 FEET TO A POINT IN THE CENTER OF SAID PUBLIC ROAD, THENCE BY THE CENTER OF SAID PUBLIC ROAD, SOUTH 53 DEGREES 17' EAST, 250 FEET TO THE PLACE OF BEGINNING. CONTAINING TWO (2) ACRES OF LAND, STRICT MEASURE. BEING THE SAME PROPERTY AS CONVEYED TO DAVID G. KNEPPER FROM DAVID G. KNEPPER, INDIVIDUALLY AND AS ADMINISTRATOR FOR THE ESTATE OF CHERYL A. FILERKNEPPER, DECEASED BY THAT DEED DATED 09/07/2018 AND RECORDED 09/07/2018 IN INSTRUMENT NUMBER 2018-00008064 IN THE MERCER COUNTY RECORDS.

Premises being: 1724 Mercer Grove City Road, Mercer, PA 16137

TOWNSHIP TAX PARCEL NO. 06-191-063 BEING the same premises which David G. Knepper, individually, and David G. Knepper as Administrator for the Estate of Cheryl A. Filer-Knepper, deceased by Deed dated September 7, 2018 and recorded in the Office of Recorder of Deeds of Mercer County on September 7, 2018 at as Instrument#2018-00008064 granted and conveyed unto David G. Knepper.

JUDGMENT - \$168,179.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSHUA S. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DAVID G. KNEPPER; DECEASED, MATTHEW D. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DAVID G. KNEPPER; DECEASED, MICHAEL J. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DAVID G. KNEPPER; DECEASED AND ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF DAVID G. KNEPPER, DECEASED AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V

**WRIT OF EXECUTION
NO. 2023-00806**

STERN & EISENBERG PC
PLAINTIFF'S ATTORNEY

AUGUST 23, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SANDRA LEE SMITH A/K/A SANDRA SMITH IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE STATE OF PENNSYLVANIA, COUNTY OF MERCER, TOWNSHIP OF SUGAR GROVE, AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY LAND NOW OR FORMERLY OF MYERS; ON THE EAST BY LAND NOW OR FORMERLY OF MYERS; ON THE SOUTH BY A PUBLIC ROAD AND ON THE WEST BY LAND NOW OR FORMERLY OF BOYLAN, THE SAID LOT OF LAND FRONTING NINETY-FOUR (94 FEET) FEET ON SAID PUBLIC ROAD AND EXTENDING BACK OF UNIFORM WIDTH A DISTANCE OF FOUR

HUNDRED SIXTY-THREE (463 FEET) FEET MORE OR LESS TO LAND NOW OR FORMERLY OF MYERS.

Premises being: 354 Baker Road, Greenville, PA 16125

TOWNSHIP TAX PARCEL NO. 30-044-104 BEING the same premises which Gladys M. Harakal, widow by Deed dated January 30, 2015, and recorded in the Office of Recorder of Deeds of Mercer County on March 17, 2015 at Book n/a, Pagen/a granted and conveyed unto Sandra Lee Smith, as single woman. Sandra Lee Smith is also known as Sandra Smith

JUDGMENT - \$ 61,220.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SANDRA LEE SMITH A/K/A SANDRA SMITH AT THE SUIT OF THE PLAINTIFF MORTGAGE ASSETS MANAGEMENT, LLC

**WRIT OF EXECUTION
NO. 2023-01125**

VITTI LAW GROUP INC
PLAINTIFF'S ATTORNEY

AUGUST 14, 2023

LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN lot or tract of land, situate in the Borough of Greenville, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 1, as shown on a certain Plan entitled Final Plat J. Christopher and J. Kevin McElhinney Subdivision, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania in 91 PL 7129-114.

BEGINNING at an iron pin in the westerly side of South Mercer Street, at land of Menold; thence along the west side of South Mercer Street. South 45° 40' East, 139.00 feet to an iron pin; thence along land of McElhinny, South 45° 37' West, 110.00 feet to an iron pin; thence along land of McElhinny, North 45° 40' West, 139.00 feet to an iron pin; thence along land of Menold, North 45° 37' East, 110.00 feet to an iron pin, the point and place of beginning. Containing 0.35 acres of land.

BEING designated as Tax Parcel No. 55-531-014

BEING the same premises conveyed by deed from Barbara J. Duplaisir, single, to Thomas J. Thornton on Mach 1, 2016 and recorded in the Recorder's Office of Mercer County Pennsylvania on April 18, 2016 at Instrument No. 2016-00003268.

Property Address: 215 S. Mercer Street, Greenville, PA 16125

JUDGMENT - \$ 44,897.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS J. THORNTON AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

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 – October 17, 24, 31, 2023