

Mercer County Law Journal

Digital Edition

OCTOBER 17, 2023

VOL. 38 - ISSUE 42

(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

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

SECOND 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. Chiurazzi, 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

THIRD PUBLICATION

BARTHOLOMEW, THOMAS P.

2023-737

Late of Hempfield Twp., Mercer Co., PA
Executrix: Amy L. Johnson, 146 Plum
Street, Greenville, PA 16125
Attorney: Jason R. Dibble
MCLJ – October 3, 10, 17, 2023

CAMERON, MARGARET S. a/k/a

CAMERON MARGARET a/k/a

CAMERON, MARGARET SENECA

a/k/a CAMERON, MARGARETTA a/k/a

CAMERON, MARGARETTA S. a/k/a

BUYNAK, MARGARETTE

2023-728

Late of Hermitage, Mercer Co., PA
Executrix: Jodie A. White, 2139 Buckeye
Drive, P.O. Box 239, Sharpsville, PA
16150
Attorney: Ted Isoldi
MCLJ – October 3, 10, 17, 2023

CHIKOSKY, ASHLEY ADELE a/k/a

CHIKOSKY, ASHLEY A.

2023-730

Late of Sharon, Mercer Co, PA
Administratrix: Rachel Meszaros, 700
Richmond Drive, Hermitage, PA 16148
Attorney: Wade M. Fisher
MCLJ – October 3, 10, 17, 2023

EDWORTHY, JUSTIN B. a/k/a

EDWORTHY, JUSTIN BRENT a/k/a

EDWORTHY, JUSTIN

2023-736

Late of Greenville Boro, Mercer Co., PA
Co-Administrators: John E. and Sally A.
Edworthy, both of 4900 NW 47th Avenue,
Coconut Creek, FL 33073

Attorney: Douglas M. Watson

MCLJ – October 3, 10, 17, 2023

GEORGE, CLYDE a/k/a GEORGE, CLYDE L. a/k/a GEORGE, CLYDE LOYD

2023-721

Late of Farrell, Mercer Co, PA
Executrix: Sherry Penzerro, 17 Old Bedford
Rd., West Middlesex, PA 16159
Attorney: Ted Isoldi
MCLJ – October 3, 10, 17, 2023

HAZI, ROBERT E.

2023-692

Late of Jefferson Twp., Mercer Co., PA
Executrix: Deborah Ann Karsonovich, 60
Nora Street, PO Box 481, Clark, PA 16113
Attorney: Robert J. Tesone
MCLJ – October 3, 10, 17, 2023

LANDIS, DONNA JEAN a/k/a LANDIS, DONNA J. a/k/a LANDIS, DONNA

2023-743

Late of Jackson Twp., Mercer Co., PA
Administratrix: Stacey L. Kollar, 6556
King Graves Road, Fowler, OH 44418
Attorney: Stephen L. Kimes
MCLJ – October 3, 10, 17, 2023

MARROW, MADELINE E. a/k/a

MARROW, MADELINE

2023-731

Late of Mercer Boro, Mercer Co., PA
Administratrix: Yvonne M. Harkless, 445
Line St., Sharpsville, PA 16150
Attorney: Chester B. Scholl, Jr.
MCLJ – October 3, 10, 17, 2023

MOORE, SHIRLEY M. a/k/a MOORE SHIRLEY MAE

2023-740

Late of Springfield Twp, Mercer Co., PA
Executor: Dale Moore, 803 Flint Rd.,
Allison Park, PA 15101
Attorney: Robert D. Clark, 201 N. Market
St., New Wilmington, PA 16142 (724)
946-9093
MCLJ – October 3, 10, 17, 2023

PELSH, MARCELLA E. a/k/a PELS, MARCELLA

2023-472

Late of Hermitage, Mercer Co., PA
Administrator: Mark R. Pelsch, 5550
Croomsbridge Road, Burgaw, NC 28425
Attorney: Victor S. Heutsche
MCLJ – October 3, 10, 17, 2023

SPANGLER MYRA A.

2023-719

Late of Shenango Twp., Mercer Co, PA
Administrator: Raymond T. Spangler, 137
Wozniak Rd., Mercer, PA 16137
Attorney: Russell J. Adkins
MCLJ – October 3, 10, 17, 2023

STEWART, SHIRLEY ANN a/k/a STEWART, SHIRLEY A.

2023-729

Late of Sandy Lake, Mercer Co., PA
Executors: Jeffrey A. DeVault a/k/a Jeffery
A. DeVault, 202 Lytle School Rd. Sandy
Lake, PA 16145; Douglas B. Stewart,
15515 Fredericktown Amity Rd.,

IN THE COURT OF COMMON PLEAS
Mercer COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE
FORECLOSURE
Term No. 2023-289
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
CSMC 2021-RPL4 TRUST
Plaintiff
vs.
UNKNOWN HEIRS OF MARGARET S.
ROBINSON DECEASED
Mortgagor and Real Owner
Defendant

TO UNKNOWN HEIRS OF MARGARET S.
ROBINSON DECEASED, MORTGAGOR
AND REAL OWNER, DEFENDANT whose
last known address is 411 Emerson Avenue
Farrell, PA 16121.
THIS FIRM IS A DEBT COLLECTOR AND
WE ARE ATTEMPTING TO COLLECT A
DEBT OWED TO OUR CLIENT. ANY
INFORMATION OBTAINED FROM YOU
WILL BE USED FOR THE PURPOSE OF
COLLECTING THE DEBT.

You are hereby notified that Plaintiff CSMC
2021-RPL4 TRUST, has filed a Mortgage
Foreclosure Complaint endorsed with a notice
to defend against you in the Court of Common
Pleas of Mercer County, Pennsylvania,
docketed to No. 2023-289 wherein Plaintiff
seeks to foreclose on the mortgage secured on
your property located, 411 Emerson Avenue
Farrell, PA 16121 whereupon your property
will be sold by the Sheriff of Mercer.

NOTICE

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

MERCER COUNTY LAWYERS
REFERRAL SERVICE
c/o Mercer County Bar Association
PO Box 1302
Hermitage, PA 16148
724-342-3111

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street

**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 | Fomelli, Francis J., deceased; Jill
A. Stanek and Nicholas J.
Fomelli, 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 CERIMICAIE
OF TITLE.

BEING THE SAME PROPERTY
CONVEYED TO JOHN J. REGALSKI AND
ROSE B. REGALSKI, HUSBAND AND
WIFE, AS .I 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: 22-6008861

**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,
ASSIGNS AND ALL PERSONS, FIRMS,
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, Sharpsville, 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 minute 00 second 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 minute 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 UNREMARRIED 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 SERVBAFF

**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 Katrik; 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 ESTA I .E 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 E 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
