

Mercer County Law Journal

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(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

BABCOCK, JEANNE L.

2023-640

Late of Grove City Boro, Mercer Co., PA
Executor: Edward R. Babcock, 3126 Cabin Run, Woodbine, MD 21797
Attorney: Raymond H. Bogaty
MCLJ - 8/29, 9/5, 9/12/2023

BRAUTIGAM, JAMES ALLEN, a/k/a BRAUTIGAM, JAMES A. a/k/a BRAUTIGAM, JAMES

2023-637

Late of Pine Twp., Mercer Co., PA
Administratrix: Carol A. Hackett, 794 Magnier Road, Mercer, PA 16137
Attorney: Stephen L. Kimes
MCLJ - 8/29, 9/5, 9/12/2023

FASCEWSKY, JOHN R. a/k/a FASCEWSKY, JOHN RODNEY a/k/a FASCEWSKY, JOHN

2023-497

Late of Hermitage, Mercer Co., PA
Executrix: Alexis K. Olkowski, 500 Clarksville Road, Hermitage, PA 16148
Attorney: James M. Goodwin
MCLJ - 8/29, 9/5, 9/12/2023

McDOWELL, GERALD S. SR. a/k/a McDOWELL, GERALD S.

2023-626

Late of Perry Twp., Mercer Co., PA
Executrix: Dorothy L. McDowell, 3324 Hadley Road, Hadley, PA 16130
Attorney: Christopher D. Ferry, 916 Diamond Park, Meadville, PA 16335 (814) 336-4001
MCLJ - 8/29, 9/5, 9/12/2023

MURRAY, LOIS J. a/k/a MURRAY, LOIS a/k/a MURRAY, LOIS JEAN

2023-618

Late of Sharon, Mercer Co., PA
Executrix: Sandra J. Karmelita, 104 Hazen Place, Sharon, PA 16146
Attorney: James M. Goodwin
MCLJ - 8/29, 9/5, 9/12/2023

OWSTON, BONITA L. a/k/a OWSTON, BONITA LOUISE

2023-578

Late of Hermitage, Mercer Co., PA
Executrix: Deborah Owston, PO Box 715, Oakland, MD 21550
Attorney: Natalie M. Ruschell, PO Box 577, Midway, PA 15060 (724) 796-3040
MCLJ - 8/29, 9/5, 9/12/2023

STEWART, WILLIAM HOWARD SR. a/k/a STEWART, BILL a/k/a STEWART, WILLIAM a/k/a STEWART, WILLIAM H.

2023-610

Late of Shenango Twp., Mercer Co., PA
Executrix: Kimberly Ann Brodish, 148 Cimarron Dr., Moon Twp, PA 15108 (240)

446-6310

Attorney: None
MCLJ - 8/29, 9/5, 9/12/2023

THOMAS, WILLIAM F. a/k/a THOMAS, WILLIAM FRANK a/k/a THOMAS, WILLIAM

2023-638

Late of West Salem Twp., Mercer Co., PA
Executor: James E. Thomas, 15 Liberty Street, Greenville, PA 16125
Attorney: Douglas M. Watson
MCLJ - 8/29, 9/5, 9/12/2023

WEIS, GEORGE ALBERT

2023-628

Late of Hermitage, Mercer Co., PA
Administratrix: Beth Ann Leo, 1069 Bon Air Drive, Sharon, PA 16146
Attorney: Tara Stevens Rodrigues
MCLJ - 8/29, 9/5, 9/12/2023

SECOND PUBLICATION

CAMPBELL, JOAN B. a/k/a CAMPBELL, M. JOAN, a/k/a CAMPBELL, MARTHA JOAN

2023-620

Late of Grove City Boro, Mercer Co., PA
Executrix: Barbara A. Barnes, 6231 N. Lakewood Avenue, Chicago, IL 60660
Attorney: James A. Stranahan, IV
MCLJ - August 22, 29, Sept. 5, 2023

CIANCI, JOHN R. a/k/a CIANCI, JOHN

2023-622

Late of West Salem Twp., Mercer Co., PA
Co-Executors: John E. Bender, 2270 Evergreen Road, Pittsburgh, PA 15237; Joseph A. Cianci, 540 Mercer Road, Greenville, PA 16125 & Paul M. Cianci, 585 Methodist Road, Greenville, PA 16125
Attorney: James M. Goodwin
MCLJ - August 22, 29, Sept. 5, 2023

CONNELL, DONALD L.

2023-581

Late of Hempfield Twp., Mercer Co., PA
Administratrix: Michelle Eisenman, 21112 Rt. 208, Tionesta, PA 16353
Attorney: Stephen W. French, 10 Grant Street, Ste. B, Clarion, PA 16214 (814) 223-3000
MCLJ - August 22, 29, Sept. 5, 2023

FLYNN, CAROL a/k/a FLYNN, CAROL S. a/k/a HINES, CAROL a/k/a FLYNN, CAROL HINES

2023-630

Late of Niles
Administrator: Robert E. Flynn, Jr., 1495 Butterfield Circle, Niles, OH 44446
Attorney: David T. Laton
MCLJ - August 22, 29, Sept. 5, 2023

FRY, RAYMOND H.

2023-624

Late of West Salem Twp., Mercer Co., PA
Co-Executors: Raymond H. Fry, Jr., 11 N. Maysville Road, Greenville, PA 16125 & John D. Fry, 5974 Huckleberry Road, Adamsville, PA 16110
Attorney: Jason R. Dibble
MCLJ - August 22, 29, Sept. 5, 2023

GAGANY, SIMON THOMAS a/k/a GAGANY, SIMON T.

2023-629

Late of Wheatland Boro, Mercer Co., PA
Executor: Robert E. Flynn, Jr., 1495

Butterfield Circle, Niles, OH 44446

Attorney: David T. Laton
MCLJ - August 22, 29, Sept. 5, 2023

GANO, ELAINE L.

2023-593

Late of West Salem Twp., Mercer Co., PA
Executor: Robert Gano, 50 Southview Drive, Biglerville, PA 17307
Attorney: Adam G. Anderson, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219 (412) 209-3200
MCLJ - August 22, 29, Sept. 5, 2023

HABBYSHAW, BARBARA a/k/a HABBY- SHAW, BARBARA E.

2023-615

Late of Mercer Boro, Mercer Co., PA
Executrix: Inger Oakes, 515 East Market Street, Mercer, PA 16137
Attorney: Ted Isoldi
MCLJ - August 22, 29, Sept. 5, 2023

McCULLOUGH, EVAN CHARLES a/k/a McCULLOUGH, EVAN C.

2023-623

Late of Greenville Boro, Mercer Co., PA
Administrator: Daniel C. McCullough, 3690 Sorci Drive, San Jose, CA 95124
Attorney: William G. McConnell, Jr.
MCLJ - August 22, 29, Sept. 5, 2023

THIRD PUBLICATION

DAWSON, CLAIRA

2023-571

Late of Hermitage, Mercer Co., PA
Executrix: Loretta Dawson, 160 Rexford Drive, Hermitage, PA 16148
Attorney: Colin Adair Morgan, 954 Greentree Road, Pittsburgh, PA 15220 (412) 458-6000
MCLJ - August 15, 22, 29, 2023

DiNARDO, GERALDINE ANN a/k/a DiNARDO, GERALDINE

2022-109

Late of W Middlesex Boro, Mercer Co., PA
Co-Administrators: Nadine L. Anderson, 14 Reiber Road, West Middlesex, PA 16159 & Frank Randolph, 3321 W. Tanya Trail, Phoenix, AZ 85086
Attorney: William G. McConnell, Jr.
MCLJ - August 15, 22, 29, 2023

LEONE, JUSTIN a/k/a LEONE, JUSTIN T. a/k/a LEONE, JUSTIN THOMAS

2023-588

Late of Liberty Twp., Mercer Co., PA
Administrator: Robert S. Miller, 17485 Rosewood Manor Lane, New Caney, TX 77357
Attorney: Ronald W. Coyer, P O Box 67, Slippery Rock, PA 16057 (724) 794-9449
MCLJ - August 15, 22, 29, 2023

OSBORNE, PATRICIA ANN a/k/a OSBORNE, PATRICIA

2023-604

Late of Jamestown Boro, Mercer Co., PA
Co-Executors: Rhonda K. Pipp, 4208 Fiarfield Street, Jamestown, PA 16134 & Leslie E. Eynon, 9 Woodline Drive, Greenville, PA 16125
Attorney: James E. Douglas
MCLJ - August 15, 22, 29, 2023

THOMPSON, DAVID W. a/k/a THOMP- SON, DAVID

2023-590

Late of Pine Twp., Mercer Co, PA
Executrix: Mary L. Thompson, 734 Barkeyville Rd., Grove City, PA 16127
Attorney: David T. Laton
MCLJ - August 15, 22, 29, 2023

TROPLES, HELEN M. a/k/a TROPLES, HELEN a/k/a TROPLES, HELEN MARIE

2023-595

Late of Deer Creek Twp., Mercer Co., PA
Executor: Rudolph R. Troples, III, 383 Sunol Road, Hadley, PA 16130
Attorney: Douglas M. Watson
MCLJ - August 15, 22, 29, 2023

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

NO: 2023-01487

SELECT PORTFOLIO SERVICING,
INC. vs. LARRY C. NEWLAND, JR., AS
SURVIVING HEIR OF LINDA L.
NEWLAND, DECEASED, LEONARD
NEWLAND, AS SURVIVING HEIR OF
LINDA L. NEWLAND, DECEASED,
LYNNLEE HOLLOBAUGH, AS
SURVIVING HEIR OF LINDA L.
NEWLAND, DECEASED, UNKNOWN
SURVIVING HEIRS OF LINDA L.
NEWLAND, DECEASED,

NOTICE

TO THE DEFENDANTS:

You are hereby notified Select Portfolio Servicing, Inc., has filed a Complaint in Mortgage Foreclosure with regard to 1009 Arlington Drive, Greenville, PA 16125, endorsed with a Notice to Defend, against you at No. 2023-01487 in the Civil Division of the Court of Common Pleas of Mercer County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Mercer County Sheriff. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

PLAINTIFF'S ATTORNEY:

STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521
MCLJ – August 29, 2023

**NOTICE OF ACTION IN MORTGAGE
FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF
MERCER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2023-01402

THE HUNTINGTON NATIONAL BANK,
Plaintiff,
vs.

George Shafer, as believed Heir and/or
Administrator to the Estate of Georgieann L.
Shaffer, AKA Georgieann L. Shafer;
Unknown Heirs, and/or Administrators to the
Estate of Georgieann L. Shaffer, AKA
Georgieann L. Shafer; Unknown Heirs, and/or
Administrators to the Estate of Harold E.
Shaffer; Unknown Heirs, and/or
Administrators to the Estate of Denton
Shaffer, Defendants

TO: Unknown Heirs, and/or Administrators to
the Estate of Georgieann L. Shaffer, AKA
Georgieann L. Shafer; Unknown Heirs, and/or
Administrators to the Estate of Georgieann L.
Shaffer, AKA Georgieann L. Shafer; Unknown
Heirs, and/or Administrators to the Estate of
Harold E. Shaffer; Unknown Heirs, and/or
Administrators to the Estate of Harold E.
Shaffer; Unknown Heirs, and/or Administrators
to the Estate of Denton Shaffer; Unknown
Heirs, and/or Administrators to the Estate of
Denton Shaffer

You are hereby notified that Plaintiff, The
Huntington National Bank, filed an Action in
Mortgage Foreclosure endorsed with a Notice
to Defend, in the Court of Common Pleas of
Mercer County, Pennsylvania, docketed to No.
2023-01402, seeking to foreclose the
mortgage secured by the real estate located at
16 North Mitchell Road, West Middlesex, PA
16159.

A copy of the Action in Mortgage Foreclosure
will be sent to you upon request to the
Attorney for the Plaintiff, Manley Deas
Kochalski LLC, P. O. Box 165028, Columbus,
OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to
defend against the claims in this notice, you
must take action within twenty (20) days after
this publication, 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 NOTICE TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET
LEGAL HELP.**

LAWYER REFERRAL SERVICE
Mercer County Bar Association
P.O. Box 1302
Hermitage, PA 16148
(724) 342-3111
Mercer County Lawyers' Referral Service
c/o Mercer County Bar Association
P.O. Box 1302
Hermitage, PA 16148
(724) 342-3111
MCLJ – August 29, 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
September 5, 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**

2018-682 Eshelman, Barbara A. aka
Eshelman, Barbara Ann,
deceased; Timothy R. Bonner,
Executor
2020-356 Ansell, Elmer E., aka Ansell,
Elmer, deceased; Evan Ansell,
Administrator
2020-694 Totin, Joanne Marie, a/k/a Totin,
Joanne M., deceased; Andrew
Totin, Executor
2022-205 Patterson, George L., deceased;
Cathy L. Fritz, Executrix
2022-268 Good, William A., a/k/a Good,
William Alexander, deceased;
Joanne M. Betz, Executrix
2022-375 Bortner, Edwin, deceased; Robert
C. Jazwinski, Executor
2022-520 Holmes, Elizabeth M. aka
Homes, Elizabeth, deceased; Karen S.
Zaborowski, Executrix
2022-687 Takash, John H., deceased;
George A. Takash, Executor

MCLJ – August 8, 15, 22, 29, 2023

**SHERIFF'S SALE
MONDAY
SEPTEMBER 11, 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. 2022-02817**

BROCK & SCOTT, PLLC
PLAINTIFF'S ATTORNEY
MAY 19, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) RUTH E.
PAVLICK IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL
OF LAND SITUATE IN THE CITY OF
HERMITAGE (FORMERLY HICKORY

TOWNSHIP), COUNTY OF MERCER, AND
COMMONWEALTH OF PENNSYLVANIA,
BEING KNOWN AS PART OF LOT
NUMBER TEN (10) IN THE CHARLES
KOONCE ESTATE PLAN, AS RECORDED
IN THE RECORDS OF THE ORPHANS'
COURT OF MERCER COUNTY,
PENNSYLVANIA, IN PARTITION
DOCKET BOOK 4, PAGE 477, AND SAID
LAND BEING MORE PARTICULARLY
BOUNDED AND DESCRIBED AS
FOLLOWS:

ON THE NORTH BY A STRIP OF LAND
TEN (10) FEET IN WIDTH, NOW OR
FORMERLY OF ELMER J. LEWIS ET UX;
ON THE EAST BY LAND NOW OR
FORMERLY OF KILGORE; ON THE
SOUTH BY OTHER LANDS NOW OR
FORMERLY OF SUSAN S ACHRE; AND
ON THE WEST BY A PUBLIC ROAD
EXTENDING SOUTHERLY FROM THE
SHARON-MERCER ROAD, SAID ROAD
BEING KNOWN AS STATE HIGHWAY NO.
18. SAID PARCEL OF LAND FRONTING
EIGHTY (80) FEET ALONG THE CENTER
LINE OF SAID ROUTE NO. 18, AND
EXTENDING EASTWARDLY, OF
UNIFORM WIDTH ALONG LANDS NOW
OR FORMERLY OF ELMER J. LEWIS ET
UX TO LAND NOW OR FORMERLY OF
KILGORS ON THE EAST.

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

BEING the same premises which Russell E.
Johnson, widow and unmarried, by Deed dated
07/30/2003 and recorded 08/06/2003 in the
Office of the Recorder of Deeds in and for the
County of Mercer, in Deed Instrument No.
2003-017492, granted and conveyed unto
Raymond C. Pavlick and Ruth E. Pavlick,
husband and wife.

AND the said Raymond C. Pavlick passed away
on or about May 2, 2022, thereby vesting title
of the mortgaged premises solely unto Ruth E.
Pavlick.

Tax Parcel: 12-158-376

Premises Being: 289 Maple Drive, Hermitage,
PA 16148

JUDGMENT - \$ 86,687.02

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT (S)
RUTH E. PAVLICK AT THE SUIT OF THE
PLAINTIFF NATIONSTAR MORTGAGE
LLC

**WRIT OF EXECUTION
NO. 2023-00024**

FEIN, SUCH, KAHN & SHEPARD PC
PLAINTIFF'S ATTORNEY
MAY 8, 2023

LEVIED ON THE FOLLOWING

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

ALL that certain tract of land situate in the
Borough of Grove City, Mercer County,
Pennsylvania, bounded and described as
follows:

BEGINNING at s point at the northeast corner
of the west side of South Broad Street; thence
North 81° 04' West by lands formerly of Davie
A. Shelley, 42.18 feet; thence North 9° 20' East
by said Shelley, 17.70 feet to an eleven foot

alley; thence North 88° 07' West by the south
side of said alley, 76 feet, more or less to
another alley known as Filer Alley; thence
South 9° 33' West, 38.28 feet; thence by Joseph
P. Trepasso and Betty Trepasso, his wife, South
81° 12' East, 44.9 feet; thence South 8° 24' West
by said Trepasso, 24.4 feet; thence South 80°
53' East by said Trepasso, 1.10 feet; thence
South 13° 36' West by said Trepasso, 55.76 feet
to the north side of College Avenue; thence by
the north side of College Avenue, South 51° 36'
East, 3.1 feet; thence North 13° 46' East by
lands formerly of H. J. Badger, 22.43 feet;
thence South 51° 36' East by lands formerly of
Badger, 3 feet; thence North 13° 46' East by
Carl L. Giesmann, 34.86 feet, more or less;
thence South 80° 53' East by said Giesmann,
64.53 feet to the west side of South Broad
Street; thence by the west side of South Broad
Street, North 8° 32' East, 53.20 feet to the place
of beginning. MAP #59-550-030

LOCATION N - 241 243 SOUTH BROAD
STREET, GROVE CITY PA 16127

JUDGMENT - \$186,104.66

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT (S)
P.L.S.S., INC. AT THE SUIT OF THE
PLAINTIFF COMMUNITY LOAN
SERVICING, LLC FKA BAYVIEW LOAN
SERVICING, LLC

**WRIT OF EXECUTION
NO. 2023-00819**

HLADIK ONORATO & FEDERMAN LLP
PLAINTIFF'S ATTORNEY

JULY 19, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) ALAN C.
ADAMS AND CATHERINE K. ADAMS IN
AND TO:

ALL THAT CERTAIN piece or parcel of land
situate on the North side of Fullingmill Road
and on the Westerly side of Lake Road in
Jefferson Township, Mercer County,
Pennsylvania, and known as Lots Numbers One
(1) and Two (2) in the John F. Crook
Subdivision, Section A, Plan of Lots, as
recorded in the Recorder of Deeds' Office of
Mercer County, Pennsylvania on May 14, 1970
in Plan Book 13, Page 22, said lots together
being bounded and described as follows:

BEGINNING at the intersection of the North
line of Fullingmill Road with the Westerly line
of Lake Road, said point being the Easterly
point of land herein described; thence S 53° 16'
40" W, a distance of 318.38 feet to a point;
thence N 54° 06' W a distance of 280.92 feet to
an iron pin; thence N 53° 25' E along Lot
Number 3 in said plan, a distance of 383.82 feet
to a point on the Westerly side of Lake Road;
thence S 36° 35' E a distance of 267.14 feet to
the point of beginning.

This conveyance is made subject to a 15 foot
drainage easement along the Westerly side of
said land. This deed is given subject also to a
restriction of a 100 foot building line on the
center line of Lake Road and Fullingmill Road.

The foregoing conveyance is made under and
subject to the following reservations,
restrictions and covenants which shall run with
the land until January 1, 1981:

1. No land shall be used except for residential
purposes. No building shall be erected, altered,
placed, or permitted to remain on any lot other

than one detached, single-family dwelling and
a private garage for no more than three (3) cars.

a. Residents are permitted to erect private
implement storage buildings that will retain a
similar architectural style to the residential
dwelling and provided that the building shall
conform to all necessary setback lines and
other restrictions and conditions as contained

herein.

2. The minimum side dwelling which shall be permitted to be erected on any lot shall be 960 square feet of living space. No building or dwelling shall be erected on any lot other than in strict compliance with zoning ordinances of Jefferson Township.

3. No structure of a temporary character, such as a trailer, basement, tent, shack, garage, barn or other out-buildings shall be used on any lot at any time as a residence, either temporary or permanently.

4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

BEING THE SAME PREMISES which Robert R. Gilkey and Ruth E. Gilkey, husband and wife, by Deed dated January 11, 2001 and recorded on January 16, 2001, in the Mercer County Recorder of Deeds Office at Deed Book Volume 344 at Page 2601, granted and conveyed unto Alan C. Adams and Catherine K. Adams, husband and wife.

Being Known as 177 Fullingmill Road, Mercer, PA 16137

Parcel I.D. No. 14136078

Control No. 14-503666

JUDGMENT - \$163,765.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALAN C. ADAMS AND CATHERINE K. ADAMS AT THE SUIT OF THE PLAINTIFF SELECT PORTFOLIO SERVICING, INC.

**WRIT OF EXECUTION
NO. 2023-00496**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY

JUNE 1, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BARBARA W. FRETTS IN AND TO:

ALL THAT CERTAIN property situated in the Township of Pine in the County of Mercer and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 10/09/1995 and Recorded 11/22/1995, among the Land Records of The County and State Set Forth Above, in Deed Volume 95DR and Page 15168.

Tax Map or Parcel ID No.: 22-205-001

ALSO DESCRIBED AS:

ALL That Tract of Land Situate in Pine Township, Mercer County, Pennsylvania, Bounded and Described as follows:-

BEGINNING At A Point At The Northwest Corner; Thence South 87-3/4° East By A Road Leading To Blacktown, a Distance of 150 Feet To Land Now or Formerly of Joseph Greggs; Thence South 8° 36' East By Land Now or Formerly of Joseph Gregg; 150 Feet To Other Land Now or Formerly of Joseph Greggs; Thence North 87-3/4° West, 150 Feet By Said Land Now or Formerly of Joseph Greggs; Thence North 8° 36' West By Said Blacktown Road, a Distance of 150 Feet to the place of beginning.

BEING KNOWN AS: 140 RICHARDSON ROAD, GROVE CITY, PA 16127

PROPERTY ID NUMBER: TAX MAP#/CONTROL #: 22 205 001/022 005690

BEING THE SAME PREMISES WHICH MELVIN E. HUGHES, EXECUTOR OF THE ESTATE OF ANNA E. HUGHES BY DEED DATED 10/9/1995 AND RECORDED 11/22/1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 95 DR 15168,

GRANTED AND CONVEYED UNTO JOHN W. FRETTS, NOW DECEASED AND BARBARA W. FRETTS, HIS WIFE.

JUDGMENT - \$ 25,473.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BARBARA W. FRETTS AT THE SUIT OF THE PLAINTIFF LEGACY MORTGAGE ASSET TRUST 2021-GS2

**WRIT OF EXECUTION
NO. 2022-03188**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY

JULY 5, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOANN GEARHART, ANDREW J. NELLIGAN AND ELEATHIA T. NELLIGAN IN AND TO:

All that certain property situated in the TOWNSHIP of LACKAWANNOCK, in the County of MERCER COMMONWEALTH OF PENNSYLVANIA, and being described as follows: 15-161-046. Being more fully described in a dead dated 07/10/78 and recorded 07/26/78 among the land records of the County and State set forth above, in Deed Volume 780R2781.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL that certain piece, parcel or lot of land situate, lying and being in Lackawannock Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows, to-wit:

COMMENCING in the center of the Sharon and Mercer Macadam Road; thence by land now or formerly of Bagnall South 1 1/2° East 844.6 feet to a post; thence by land now or formerly of Campbell's heirs, now land now or formerly of George Campbell, South 88 degrees 36 minutes West 1204.5 feet to the center of a public road; thence by center of said road North 6 degrees 22 minutes West 876.8 feet to center of Mercer and Sharon Macadam Road; thence by center of said Macadam Road South 87 degrees East 652.1 feet to a post; thence by same North 86 degrees 40 minutes East 629.6 feet to the place of beginning.

Containing 23 acres, 154 perches.

EXCEPTING AND RESERVING THEREFROM a lot conveyed by Harry O. Bartholomew to Russell W. Bartholomew and Patti G. Bartholomew, his wife, as recorded in Deed Book G, Volume 21, page 153 of the records of Mercer County, Pennsylvania, and a lot conveyed to the same parties by the Estate of Harry O. Bartholomew a/k/a H. O. Bartholomew, deceased, as recorded at 1978 DR 1265 of the records of Mercer County, Pennsylvania.

BEING KNOWN AS: 608 YANKEE RIDGE ROAD, MERCER, PA 16137

PROPERTY ID NUMBER: 15 161 046

BEING THE SAME PREMISES WHICH JOANN GEARHART, UNRENLARIED WIDOW BY DEED DATED 11/10/2017 AND RECORDED 11/20/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO. 2017-00010781, GRANTED AND CONVEYED UNTO ANDREW J. NELLIGAN AND ELEATHIA T. NELLIGAN, HIS WIFE.

JUDGMENT - \$ 37,488.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOANN GEARHART, ANDREW J. NELLIGAN AND ELEATHIA T. NELLIGAN AT THE SUIT OF THE

PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

**WRIT OF EXECUTION
NO. 2023-00294**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY

MAY 26, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DANIELLE M. LAPCEVICH 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 Commonwealth of Pennsylvania, being all of Lot No. 25 in the Hill and Dale Plan of Lots, and being bounded and described as follows:

On the West by Carroll Lane Extension, a distance of one hundred (100') feet; on the North by Lot No. 23 and No. 24 in said plan, a distance of two hundred one and eighty hundredths (201.80') feet; On the East by Lot No. 10 in said plan, a distance of one hundred (100') feet; On the South by Lot No. 26 in said plan, a distance of two hundred two and thirty-one hundredths (202.31') feet.

BEING KNOWN AS: 1003 CARROLL LANE, HERMITAGE, PA 16148

PROPERTY ID NUMBER: 12 329 335

BEING THE SAME PREMISES WHICH MICHAEL HARRIS BY DEED DATED 5/24/2022 AND RECORDED 5/27/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT NO: 2022-00005021, GRANTED AND CONVEYED UNTO DANIELLE M. LAPCEVICH.

JUDGMENT - \$184,837.56

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DANIELLE M. LAPCEVICH AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2023-00356**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY

JUNE 21, 2023

LEVIED ON THE FOLLOWING

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

All those two certain lots of land situate in the Borough of Greenville, County of Mercer and State of Pennsylvania, designated as Lots Nos. 63 and 64 in the Leet Addition to Greenville PA, being 80 feet on Ridge Avenue and extending back on the western boundary 135.69 feet, and on the eastern boundary 138.97 feet, and being 80.06 feet wide in the rear, along line now or formerly of Downs. Said plan of Leet Addition being recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book I, Page 50.

SUBJECT PROPERTY ADDRESS: 17 Ridge Avenue, Greenville, PA 16125

Being the same property conveyed to Sharon L. Daniels, single and unmarried who acquired title by virtue of a deed from Kathleen M. Pannuzio, now known as Kathleen M. Riley, single and unmarried, dated December 29, 2020, recorded January 20, 2021, at Document ID 2021-00000634, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 521 021

JUDGMENT - \$ 98,206.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SHARON L. DANIELS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2022-00272**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY

MAY 12, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ALAN HICKLIN AND TYRESHA HICKLIN IN AND TO:

All that certain piece or parcel of land situate in the Borough of Sharpsville, Mercer County, Pennsylvania, being known as Lot No. Three (3) of the Beatty Plan No. 1, a Subdivision of Lots Numbered One Hundred Thirty-Two (132) and One Hundred Thirty-Three (133) in the M. L. K night addition to Sharpsville, Pennsylvania, as recorded in the Records of Mercer County, Pennsylvania and said lot being more particularly bounded and described as follows:

On the North by Eighteenth Street; on the East by Lot No. Two (2) in said plan; on the South by Lot Number Five (5) in said Plan; and on the West by Lot No. Four (4) is said Plan. Having a frontage on the North of thirty-five (35) feet, and extending a uniform width ninety-one (91) feet to Lot No. Five (5) in said Plan.

SUBJECT PROPERTY ADDRESS: 100 South 18th Street, Sharpsville, PA 16150

Being the same property conveyed to Alan Hicklin and Tyresha Hicklin, husband and wife who acquired title by virtue of a deed from Christopher R. Porterfield, a single man, dated April 9, 2017, recorded April 17, 2017, at Document Number 2017-00003460, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 72 844 062

JUDGMENT - \$ 86,703.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALAN HICKLIN AND TYRESHA HICKLIN AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2023-00101**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY

JUNE 7, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JERIMY NORRIS, AKA JERIMY M. NORRIS IN AND TO:

All that certain piece or parcel of land situate in the Borough of Sharpsville, County of Mercer and State of Pennsylvania, being known as Lot Number One Hundred Seventy-one (171) in Section "D" of the Fye Plan of Lots, said section of plan being recorded in the Records of Mercer County, Pennsylvania, in Plan Book 5, at Page 64, and said lot being more particularly bounded and described as follows: On the North by Lot Number One Hundred Seventy (170) in said section and plan, a distance of two hundred seventy-seven and fifteen-hundredths (277.15) feet on the East by Fourth Street, a distance of sixty and twelve-hundredths (60.12) feet; on the South by Lot Number One Hundred Seventy-two (172) in said section and plan, a distance of two hundred seventy-three and thirty-five hundredths (273.35) feet; and on the West by land now or formerly of DeSantis, a distance of sixty (60) feet.

Subject to all viable conditions, restrictions, reservations, rights-of-way and easements as shown in prior deeds in the chain of title.

SUBJECT PROPERTY ADDRESS: 396 South 4th Street, Sharpsville, PA 16150

Being the same property conveyed to Jerimy M. Norris who acquired title by virtue of a deed from Jerimy M. Norris and Jenna Norris, dated December 22, 2014, recorded February 5, 2015, at Document ID 2015-00001128, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 72 846 043

JUDGMENT - \$ 38,595.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JERIMY NORRIS, AKA JERIMY M. NORRIS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

WRIT OF EXECUTION

NO. 2011-04231

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY

MAY 25, 2023

LEVIED ON THE FOLLOWING

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

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

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

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

Being the same property conveyed to James E. White and Arenita K. White, Husband and Wife who acquired title by virtue of a deed from Fred W. White and Mary J. White, Husband and Wife, dated September 28, 2009, recorded September 28, 2009, at Instrument Number 2009-00010561, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 31-056-075

JUDGMENT - \$130,531.93

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

WRIT OF EXECUTION

NO. 2023-00211

PARKER MCCAY PA
PLAINTIFF'S ATTORNEY

MAY 19, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ABBEY LYNN HANCOCK IN AND TO:

All THAT CERTAIN piece or parcel of land situate in the City of Hermitage (formerly Municipality of Hermitage), County of Mercer and Commonwealth of Pennsylvania, known as and being Lot Seventy-Eight (78) in the Plan of Park View Acreage as same is recorded in the Recorders Office of Mercer County, Pennsylvania, in Plan Book Volume 1, page 125, and being more particularly bounded and described as follow, to-wit:

ON THE NORTH by lot Seventy-Seven (77) in the aforesaid plan, a distance of one hundred thirty-nine and two tenths (139.2) feet; on the

East by North Buhl Farm Drive a distance of Fifty-Four and Eight Tenths (54.8) Feet; on the South by Lot Seventy-Nine (79), a distance of One Hundred Thirty-Eight and Nine Tenths (138.9) feet, on the West by Lot Eight One (81), a distance of Fifty-Four and Eight Tenths (54.8) Feet.

More commonly known as: 685 North Buhl Farm Drive, Hermitage, PA 16148

Tax Parcel No.: 11 321 183

TITLE TO SAID PREMISES IS VESTED IN Abbey Lynn Hancock, by Deed from Karrie R. Cingolani, formerly known as Karrie R. Mcfarland and Steven F. Cingolani, husband and wife, dated, 9/9/2019 and recorded on 9/17/2019 by the Mercer County Recorder of Deeds Office, as Instrument No. 2019-00007797.

JUDGMENT - \$ 76,424.59

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ABBEY LYNN HANCOCK AT THE SUIT OF THE PLAINTIFF NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING

WRIT OF EXECUTION

NO. 2023-00758

POWERS KIRN LLC
PLAINTIFF'S ATTORNEY

JUNE 14, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CODY B. BOBBERT IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE VILLAGE OF HADLEY, PERRY TOWNSHIP, MERCER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A POST AT THE NORTHWEST CORNER OF SAID LOT AT AN ALLEY; THENCE ALONG MILL ROAD, 160 FEET TO A POST AT THE PUBLIC ROAD; THENCE ALONG SAID PUBLIC ROAD, 100 FEET, MORE OR LESS, TO A POST AT THE JANE HILL PROPERTY LINE; THENCE ALONG SAID LINE 160 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Hemlock Solutions, Inc., A Pennsylvania Business Corporation, by Deed dated 5/18/2020 and recorded in the Office of the Recorder of Deeds of Mercer County on 5/21/2020 in Instrument 2020-00003960, granted and conveyed unto Cody B. Bobbert.

BEING known as 1091 Fredonia Road, Hadley, Pennsylvania 16130

PARCEL # 21-310-058

TAX CONTROL # 21-610898

JUDGMENT - \$ 94,793.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CODY B. BOBBERT AT THE SUIT OF THE PLAINTIFF FIRST COMMUNITY MORTGAGE INC

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 - August 15, 22, 29, 2023