

Mercer County Law Journal

Digital Edition

FEBRUARY 24, 2026

VOL. 41 - ISSUE 08

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Mary L. Allen, 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

BRESNAN, THOMAS G., A/K/A BRESNAN, THOMAS, A/K/A BRESNAN, T.G.

2026-77

Late of West Salem Twp., Mercer Co., PA
Executor: Jeffrey P. Bresnan, 121 Washington Street, Greenville, PA 16125
Attorney: Douglas M. Watson, Esq

MCLJ - Feb. 24, 2026, March 03, 10, 2026
CURRY, ELIZABETH C. A/K/A CURRY, ELIZABETH, A/K/A CURRY, BETTY, A/K/A CURRY, BETTY C.

2026-82

Late of Sharon, Mercer Co., PA
Administratrix: Kimberly Curry, 401 Spruce Ave., Sharon, PA 16146
Attorney: David A. Ristvey
MCLJ - Feb. 24, 2026, March 03, 10, 2026

HANES, JACK Z.

2026-41

Late of Wilmington Twp, Mercer Co., PA
Executor: Christopher J. Hanes, 3033 Teesdale Street, Philadelphia, PA 19152
Attorney: Norman J. Barilla, Esq., 111 West Sheridan Avenue, New Castle, PA 16105
MCLJ - Feb. 24, 2026, March 03, 10, 2026

SHAFFER, JAMES H.

2026-88

Late of Greenville Boro, Mercer Co., PA
Co-Executors: James Andrew Shaffer, 33 Eagle Street, Greenville, PA 16125 & Gwendolyn Margaret Horth, 6333 Oxbow Place, Indianapolis, IN 46220
Attorney: Jennifer K. Muir, Esq

MCLJ - Feb. 24, 2026, March 03, 10, 2026
SUDDOTH, WILLIAM H., A/K/A SUDDOTH, WILLIAM HOWARD

2026-78

Late of Hempfield Twp., Mercer Co., PA
Executrix: Pamela K. Rodawalt, a/k/a Pamela Rodawalt, 33 Lebanon Avenue, Greenville, PA 16125
Attorney: Jason R. Dibble, Esq

MCLJ - Feb. 24, 2026, March 03, 10, 2026
UREY, JAMES LAWRENCE, A/K/A UREY, LAWRENCE CLAIR

2026-74

Late of Mill Creek Twp., Mercer Co., PA
Executrix: Ronda Gaye Urey, a/k/a Ronda G. Urey, 4 Jessica Dr., Carlisle, PA 17015
Attorney: Timothy R. Bonner

MCLJ - Feb. 24, 2026, March 03, 10, 2026

SECOND PUBLICATION

BAUER, CATHERINE A., A/K/A BAUER, CATHERINE

2026-67

Late of Sharon, Mercer Co., PA
Executrix: Linda Johnson, 689 Crowder Ave., Sharon, PA 16146
Attorney: Wade M. Fisher
MCLJ - Feb. 17, 24, 2026, March 03, 2026

BIDDLE, MELISSA A.

2026-54

Late of Liberty Twp., Mercer Co., PA
Executor: Daniel T. Biddle, 14 Schmidt Rd., Grove City, PA 16127
Attorney: Timothy L. McNickle
MCLJ - Feb. 17, 24, 2026, March 03, 2026

KOLBRICH, NICHOLAS J.

2026-64

Late of Sharon, Mercer Co., PA
Administrator: Nicholas J. Kolbrich, Jr., 2720 Tamarack Drive, Sharpsville, PA 16150
Attorney: Tara Stevens Rodrigues, Esq
MCLJ - Feb. 17, 24, 2026, March 03, 2026

KOVAL, ANDREW J

2025-797

Late of Greene Twp., Mercer Co., PA
Executrix: Helen Brutt, 313 Kinsman Road, Jamestown, PA 16134
Attorney: James E. Douglas, Esq
MCLJ - Feb. 17, 24, 2026, March 03, 2026

LACKEY, DONALD J., A/K/A LACKEY, DONALD

2026-70

Late of Stoneboro Boro, Mercer Co., PA
Executrix: Deborah A. Lackey, 721 Carpenter Road, Stoneboro, PA 16153
Attorney: Carolyn E. Hartle, Esq
MCLJ - Feb. 17, 24, 2026, March 03, 2026

MCCULLOUGH, MARGARET R., A/K/A MCCULLOUGH, MARGE, A/K/A MCCULLOUGH, MARGARET

2026-18

Late of Hermitage, Mercer Co., PA
Executrix: Karen L. McCullough, a/k/a Karen McCullough, 624 North Wade Ave., Washington, PA 15301
Attorney: No Attorney

MCLJ - Feb. 17, 24, 2026, March 03, 2026
MERCHANT, LAWRENCE E. SR

2026-61

Late of Sharon, Mercer Co., PA
Executor: Lawrence Edward Merchant Jr., a/k/a Lawrence E. Merchant Jr., 719 Gary Drive, Hubbard, OH 44425
Attorney: James E. Douglas, Esq
MCLJ - Feb. 17, 24, 2026, March 03, 2026

MERRITT, PATRICIA JEAN, A/K/A MERRITT, PATRICIA J., A/K/A LADJEVICH, PATRICIA J.

2026-62

Late of Shenango Twp., Mercer Co., PA
Executrix: Tammi L. Day, 110 White

Avenue, Sharon, PA 16146

Attorney: Wade M. Fisher, Esq

MCLJ - Feb. 17, 24, 2026, March 03, 2026

REARDON, JOYCE EILEEN, A/K/A REARDON, JOYCE E.

2025-880

Late of Hermitage, Mercer Co., PA
Executor: William Frank Haun, 1005 Cass Road, Apt. 23, Maumee, OH 43537
Attorney: None
MCLJ - Feb. 17, 24, 2026, March 03, 2026

WINNER, LUELLA F., A/K/A WINNER, LUELLA

2026-60

Late of West Salem Twp., Mercer Co., PA
Executrix: Judy L. Heathcote, 72 Orangeville Road, Greenville, PA 16125
Attorney: Douglas Watson, Esq
MCLJ - Feb. 17, 24, 2026, March 03, 2026

THIRD PUBLICATION

BORKO, BRADLEY M., AKA BORKO, BRADLEY MATTHEW, AKA BORKO, BRADLEY

2025-945

Late of Farrell, Mercer Co., PA
Administratrix: Connie McGinnis, 340 McClure Avenue, Sharon, PA 16146
Attorney: James M. Goodwin, Esq
MCLJ - Feb. 10, 17, 24, 2026

ECHON, DOROTHY A. A/K/A ECHON, DOROTHY

2025-912

Late of Pine Twp., Mercer Co., PA
Administrator: Sean R. Echon, 109 Devlin Dr., Lower Burrell, PA 15068
Attorney: Amy Molloy, Esq
MCLJ - Feb. 10, 17, 24, 2026

GEDDES, JAMES F.

2026-47

Late of Greenville Boro, Mercer Co., PA
Executrix: Juliann Geddes, 149 College Avenue, Greenville, PA 16125
Attorney: James E. Douglas, Esq
MCLJ - Feb. 10, 17, 24, 2026

LEARY, NORMA J., A/K/A LEARY, NORMA E. LEARY, NORMA

2026-49

Late of Greenville Boro, Mercer Co., PA
Executor: Nathan E. Leary, 16 Eagle Street, Greenville, PA 16125
Attorney: Carolyn E. Hartle, Esq
MCLJ - Feb. 10, 17, 24, 2026

RUPNIK, DENISE

2026-43

Late of Hermitage, Mercer Co., PA
Administrator: Brian E. Rupnik, 344 St. Kitts Way, Winnabow, NC 28479
Attorney: Wade M. Fisher, Esq
MCLJ - Feb. 10, 17, 24, 2026

LEGAL NOTICE - TRUST

Notice is hereby given of the administration

of **THE DAVID R. MIZNER FUNDED REVOCABLE TRUST AGREEMENT DATED MARCH 9, 2011**. The Settlor of the Trust, DAVID R. MIZNER, a resident of Hermitage, Mercer County, Pennsylvania, died on November 10, 2025. All persons having claims against DAVID R. MIZNER are requested to make known the same to the Trustee or attorney named below. All persons indebted to DAVID R. MIZNER are requested to make payment without delay to the Trustee or attorney named below:

Audrey Rainey
36 South 1st Street
Sharpsville, PA 16150

Or her attorney:

Roger R. Shaffer, Jr., Esquire
BARR and SHAFFER
701 North Hermitage Road, Suite 20
Hermitage, PA 16148
MCLJ - Feb. 17, 24 2026, March 03, 2026

NOTICE OF CHANGE OF NAME

Notice is hereby given that on the 6th day of February, 2026, the Petition of MICHELE A. HENRY a/k/a MICHELE ANN HENRY a/k/a MICHELE HENRY was filed in the Mercer County Court of Common Pleas, at Orphan's No. 2026-292, seeking to change the name of **MICHELE ANN HENRY to MICHELE ANN MOLETZ**. The Court has scheduled a Hearing on the 1st day of May, 2026, at 2:00 p.m. in Courtroom No. 2, of the Mercer County Courthouse, Mercer, Pennsylvania as the time and place for the Hearing on said Petition, when and where all interest parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Any and all concerns should be directed to her attorney:

Douglas M. Watson
259 Main Street
Greenville, PA 16125
MCLJ - Feb. 24 2026

55 529 076

IN THE COURT OF COMMON PLEAS OF
MERCER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

IN RE: :
:
CONDEMNATION OF EASEMENT/ :
RIGHT-OF-WAY BY THE MUNICIPAL :
AUTHORITY OF THE BOROUGH :
OF GREENVILLE A/K/A THE :
GREENVILLE MUNICIPAL WATER : NO. 2026- :
341 :
AUTHORITY OF THE REAL :
PROPERTY LOCATED IN THE :
BOROUGH OF GREENVILLE A/K/A : EMINENT

DOMAIN
THE TOWN OF GREENVILLE, :
PROCEEDIN

GS IN REM
BEING THE PROPERTY OF :
EDWARD J. PERRINE, DECEASED :
AND THE ESTATE OF :
EDWARD J. PERRINE, LOCATED AT :
1 WILLOW WAY, GREENVILLE, PA :
NEEDED TO ACCESS WATER LINES :

NOTICE OF FILING OF DECLARATION OF TAKING

A Declaration of Taking was filed on the 12th day of February 2026, in the above-captioned matter, wherein certain land owned by Edward J. Perrine, deceased and the Estate of Edward J. Perrine, ("Condemnee"), located at 1 Willow Way, in the Borough of Greenville a/k/a the Town of Greenville, Mercer County, Pennsylvania was condemned by The Municipal Authority of the Borough of Greenville ("Condemnor").

The property condemned is the property acquired by Condemnee by deed recorded at 2008 DR 0010268 and identified as Tax Parcel # 55 529 076, consisting of real estate with frontage on State Street, being more particularly described as follows:

LEGAL DESCRIPTION: ALL THAT CERTAIN piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

BOUNDED on the North by the Easterly 7.52 feet of a twenty (20) foot wide alley, and lands now or formerly of Daniel and Norma Benedetto to a distance of 75.00 feet and lands now or formerly of John A. and Dorothy Brown for a distance of 47.20 feet for a total Northern boundary line of 129.72 feet; on the East by a three foot strip of land reserved along the West side of a public park for a distance of 80.00 feet; and, on the West by lands now or formerly of C. Donald and Geraldine Dunnivant for a distance of 79.97 feet.

Said premises are conveyed under and subject to certain passageway, street, or alley, twenty (20) feet wide extending along the Northerly and Easterly side of said lot, known as Willow Way and laid out for the benefit and common use of the owners and occupants of the above described promises and the owners and occupants of other properties lying to the South of said above described premises on Willow Way.

EXCEPTING AND RESERVING unto the Grantor, his heirs and assigns, all their right for use for ingress, regress, and egress to their said real property on the Southeast, over and across ALL that certain lot or parcel of land situate on the Southerly side of Park Avenue in the Borough of Greenville, Mercer County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the Southerly side of Park Avenue which said point is in the intersection of the Westerly line of lot herein conveyed; thence Southerly along lot formerly of the said James U. Britton a

distance of One Hundred (100) feet to land formerly of E.W. Hodge, also formerly Donahue; thence Westerly along lands formerly of E.W. Hodge, also formerly Donohue; a distance of Twenty (20) feet; thence Northerly along lot formerly of Jesse Robinson a distance of One Hundred (100) feet to the Southerly side of Park Avenue; thence Easterly along the Southerly side of Park Avenue a distance of Twenty (20) feet to point or place of beginning.

The interest to be acquired by Condemnor is an Easement/Right-of-Way to secure access to water lines on or about Condemnee's real property. Said Easement/Right-of-Way to extend up to 5 feet on either side of Condemnor's water lines.

If the Condemnee wishes to challenge the power or the right of the Condemnor to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, the Condemnee must file Preliminary Objections with the Court within thirty (30) days after being served with Notice of Condemnation.

James E. Douglas, Esquire
Solicitor for the Municipal Authority
of the Borough of Greenville

I hereby certify that the mailing address of the Condemnor is 44 Clinton Street, Greenville, PA 16125

James E. Douglas, Esquire
Solicitor for the Solicitor for the
Municipal Authority
Of the Borough of Greenville

MCLJ - Feb. 24, 2026

55 515 127

IN THE COURT OF COMMON PLEAS OF
MERCER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

IN RE:

CONDEMNATION OF EASEMENT/
RIGHT-OF-WAY BY THE MUNICIPAL :
AUTHORITY OF THE BOROUGH :
OF GREENVILLE A/K/A THE :
GREENVILLE MUNICIPAL WATER : NO.
2026-335
AUTHORITY OF THE REAL :
PROPERTY LOCATED IN THE :
BOROUGH OF GREENVILLE A/K/A :
EMINENT

DOMAIN
THE TOWN OF GREENVILLE, :
PROCEEDI

NGS IN REM
BEING THE PROPERTY OF :
BETTIE M. DOUGHMAN, DECEASED :
AND THE ESTATE OF :
BETTIE M. DOUGHMAN, LOCATED :
AT MORGAN STREET, :
GREENVILLE, PA NEEDED TO :
ACCESS WATER LINES :

NOTICE OF FILING OF DECLARATION OF TAKING

A Declaration of Taking was filed on the 12th day of February, 2026, in the above-captioned matter, wherein certain land

owned by Bettie M. Doughman, deceased and the Estate of Bettie M. Doughman, deceased, ("Condemnee"), located on Morgan Street, in the Borough of Greenville a/k/a the Town of Greenville, Mercer County, Pennsylvania was condemned by The Municipal Authority of the Borough of Greenville ("Condemnor").

The property condemned is the property acquired by Condemnee by deed recorded at 2021 DR 00012770 and identified as Tax Parcel # 55 515 127, consisting of real estate with frontage on State Street, being more particularly described as follows:

LEGAL DESCRIPTION: ALL THAT CERTAIN piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by a sixteen (16) foot alley; on the East by an eighteen (18) foot alley; on the South by lands now or formerly of Consiglio; and, on the West by Morgan Street. Being in size fifty six (56) feet fronting on Morgan Street and extending back along the Northerly line a distance of two hundred thirty seven and five tenths (237.5) feet, more or less; extending back along the Southerly line a distance of two hundred four (204) feet, more or less; and being one hundred forty eight (148) feet, more or less, along the rear Easterly line.

The interest to be acquired by Condemnor is an Easement/Right-of-Way to secure access to water lines on or about Condemnee's real property. Said Easement/Right-of-Way to extend up to 5 feet on either side of Condemnor's water lines.

If the Condemnee wishes to challenge the power or the right of the Condemnor to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, the Condemnee must file Preliminary Objections with the Court within thirty (30) days after being served with Notice of Condemnation.

James E. Douglas,
Esquire
Solicitor for the
Municipal Authority
of the Borough of
Greenville

MCLJ - Feb. 24, 2026

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

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from March 2, 2026, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL ACCOUNT OF ESTATES

2025-115 Georgie, Lauri., Deceased;
Carolyn A. Simoni, Executrix

2025-15 Cochran, Walter W., Deceased;
Sharon Brannon, Administratrix.

2024-298 Roddy, James Calvin., Deceased;
Rose Moury, Executrix

MCLJ - Feb. 3, 10, 17, 24, 2026

SHERIFF'S SALE

**MONDAY
MARCH 9, 2026 10:00 A.M.**

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

MERCER COUNTY

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

**WRIT OF EXECUTION
NO. 2025-2695**

ORLANS PC PLAINTIFF'S ATTORNEY
DECEMBER 12, 2025 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S)
JENNIFER K. ARTMAN IN AND TO:

ALL THAT TRACT OF LAND SITUATE IN THE
BOROUGH OF GROVE CITY, MERCER
COUNTY, PENNSYLVANIA, KNOWN AS LOT
NO. 46 OF THE BOOK-DAVIS COMPANY
PLAN OF LOTS AS RECORDED IN PLAN
BOOK 5, PAGE 36, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

ON THE EAST BY RIDGEWAY AVENUE FOR
60 FEET; ON THE SOUTH BY LOT NO. 44
FOR 120 FEET; ON THE WEST BY LOT NO. 69
FOR 60 FEET; ON THE NORTH BY LOT NO.
48 FOR 120 FEET.

SUBJECT TO EASEMENT TO THE
PENNSYLVANIA POWER COMPANY
GRANTED OCTOBER 28, 1948 IN ARTICLE
BOOK L, VOLUME 3, PAGE 39.

SUBJECT TO RESTRICTIONS,
RESERVATIONS, EASEMENTS,
COVENANTS, OIL, GAS OR MINERAL
RIGHTS OF RECORD, IF ANY.

PARCEL #: 59 549 375

TITLE TO SAID PREMISES VESTED IN Robert
V. Artman and Jennifer K. Artman, by Deed
from Norbert C. Shaffer, dated March 16,
1992, recorded March 16, 1992, Instrument
number 92DDR 03451. The said Robert V.
Artman departed this life on January 14,
2018...

LOCATION - 616 RIDGEWAY AVENUE, GROVE CITY PA 16127

JUDGMENT - \$ 34,530.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JENNIFER K. ARTMAN AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2025-1941**

FIRST NATIONAL BANK OF PENN PLAINTIFF'S ATTORNEY
NOVEMBER 24, 2025 LEVIED ON THE FOLLOWING

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

ALL those certain lots or pieces of ground situate in the Township of Springfield, County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1:

BEGINNING at a point in the center line of Legislative Route 43012; thence along the access portion of Lot No. 2, South 04 degrees 00' East, 182.59 feet to a point; thence continuing along Lot No. 2, South 21 degrees 36'30" East, 359.93 feet to a point; thence along the same, North 68 degrees 23' 30" East, 92.26 feet to a point on the land of the Penn Central Corp.; thence along land of the Penn Central Corp., South 09 degrees 41' 50" East, 113.56 feet to a point; thence along the same, South 52 degrees 48' 10" East, 85.00 feet to a point; thence along the same South 12° 07' E, 132.00 feet to a point; thence along land of Abe V. Byler, South 84 degrees 29' 00" West, 110.40 feet to a point; thence along the same, North 21 degrees 36' 30" West, 645.45 feet to a point; thence along the same, North 04 degrees 40' 00" West, 186.11 feet to a point in the centerline of Legislative Route 43012; thence along said center line, North 89 degrees 44' 30" East, 15.00 feet to a point, the place of beginning; containing 40.083 square feet (31,911 square feet excluding access portions.)

LOT NO. 2:

BEGINNING at a point in the center line of Legislative Road 43012; thence along the land of Lavoie, South 04 degrees 00' East 179.07 feet to a point; thence along the same and land of Horchler, North 88 degrees 10' 30" East, 175 feet to a point; thence along the land of the Penn Central Corp., 311.45 feet by the arc of a curve to the left, having a radius of 2025.08 feet and chord bearing a distance of South 5 degrees 17' 30" East, 311.15 feet to a point; thence along Lot No. 1, South 68 degrees 23' 30" West, 92.26 feet to a point; thence along the same access portion of Lot No. 1 North 21 degrees 36' 30" West, 359.93 feet to a point;

thence along the same, North 04 degrees 40' 00" West, 182.99 feet to a point in the center line of Legislative Route 43012; thence along said center line, North 89 degrees 44' 30" East, 15.00 feet to a point, the place of beginning, containing 47.846 square feet (45,142 square feet excluding access). The said Lot is not for dwelling purposes.

BEING the same Lots designated as Lots 1 and 2 of the Byler Subdivision dated December 29, 1986 which was recorded on April 27, 1987 at P.L. 4185-51, the full description of said lots being incorporated herein by reference thereto.

EXCEPTING AND RESERVING THEREFROM Lot No. 1 of the William Metheny Subdivision containing 0.246 acres as conveyed to Jay M. Behm and Jennifer B. Beham, his wife, dated September 4, 2007 and recorded September 12, 2007 at Instrument No. 2007-00012554, in the Recorder's Office of Mercer County, Pennsylvania.

BEING the same lands and premises conveyed by William D. Metheny, Jr., single and unmarried, to John Batka per Deed dated July 8, 2013 and recorded in the Recorder of Deeds of Mercer County, Pennsylvania on July 9, 2013 in Instrument Number 2013-00011268.

KNOWN as 772 Leesburg Station Road, Volant, PA 16156.

Parcel # 29-215-033-001.

LOCATION - 772 LEESBURG STATION ROAD, VOLANT PA 16156

JUDGMENT - \$ 61,863.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN BATKA AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2024-688**

BROCK & SCOTT, PLLC PLAINTIFF'S ATTORNEY
DECEMBER 8, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
TRAVIS F. BEACH; JADA BEACH IN AND TO:

ALL that premises, with dwelling house and garage located thereon, situate in the Borough of Greenville, Mercer County, Pennsylvania, being bounded and described as follows:

ON the North by an alley; on the East by land of C. G. Moyer, formerly Stewart, on the South by Chambers Avenue; and on the West by land of Frank E. Frampton, formerly John L. Morrison; being ninety (90) feet front on Chambers Avenue and extending back the same width a distance of one hundred

twenty (120) feet to said alley.

TAX MAP NO. 55 522 011

BEING the same premises which Allison Matunas, Executrix under the Last Will and Testament of Patricia White Small, deceased, by Deed dated 09/21/2009 and recorded 10/02/2009 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2009-00010768, granted and conveyed unto Steven B. Carr.

Being the same premises which Travis F. Beach and Tabitha Beach, by Deed dated 01/22/2018 and recorded 02/09/2018, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2018-00001178, granted and conveyed unto Travis F. Beach, in fee.

Tax Parcel: 055 019040 AKA 55 522 011

Premises Being: 16 Chambers Ave, Greenville, PA 16125-1861

LOCATION - 16 CHAMBERS AVENUE, GREENVILLE PA 16125

JUDGMENT - \$132,768.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TRAVIS F. BEACH; JADA BEACH 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. 2025-1399**

BROCK & SCOTT, PLLC PLAINTIFF'S ATTORNEY
NOVEMBER 6, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S)
STEVEN LEIGH BUZONAS A/K/A STEVEN L. BUZONAS IN AND TO:

ALL those certain pieces or parcels of land situate in Shenango Township, Mercer County, Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: Known as Lot No. 6 in the J. Hesson and Alice M. Genger Subdivision, Section B, as recorded in the Recorder's Office of Mercer County, Pennsylvania, at 1985 P/L 145, and further bounded and described as follows:

BEGINNING at a point in the centerline of Pennsylvania Route 468, which point is the southwest corner of the parcel herein described; thence North 15° 24' West a distance of 1321.39 feet, along Lot No. 1 of the Genger Subdivision recorded at 1984 P/L 149, to an iron pin; thence North 73° 15' East a distance of 331.36 feet, along Lot No. 5 of said subdivision, to an iron pin; thence South 15° 22' East a distance of 1308.64 feet, along Parcel No. 2 herein described, to a point in the centerline of Pennsylvania

Route 468; thence South 70° 25' West a distance of 200.36 feet, along the centerline of Pennsylvania Route 468, to a point; thence continuing along said centerline, South 72° 00' West a distance of 131.00 feet to a point; the place of beginning.

CONTAINING 10.00 acres of land.

PARCEL NO. 2: Known as Lot No. 7 in the J. Hesson and Alice M. Genger Subdivision, Section C, as recorded at 1986 P/L 1375-22 in the Recorder's Office of Mercer County, Pennsylvania, and further bounded and described as follows:

BEGINNING at a point in the centerline of Pennsylvania Route 468, which point is the southwest corner of the parcel herein described; thence North 15° 22' West a distance of 1308.64 feet, along Parcel No. 1 above described, to a point; thence North 73° 15' East a distance of 335.17, feet, along Lot No. 5 of the Genger subdivision recorded at 1985 P/L 145, to a point; thence South 15° 22' East a distance of 1292.03 feet, along Lot No. 8, to a point in the centerline of Pennsylvania Route 468; thence South 70° 25' West a distance of 335.82 feet, along the centerline of Pennsylvania Route 468, to a point, the place of beginning.

PARCEL NO. 3: ALL that certain piece or parcel of land situate partly in Shenango Township and partly in Wilmington Township, Mercer County, Pennsylvania, known as Lot No. 8 in the J. Hesson and Alice M. Genger Subdivision, Section C, as recorded in the Recorder's Office of Mercer County, Pennsylvania, at 1986 P/L 1375, and being further bounded and described as follows:

BEGINNING at a point in the centerline of Pennsylvania Route 468, which point is the southwest corner of the parcel herein conveyed; thence North 15° 22' West a distance of 1292.03 feet, along Lot No. 7 to a point; thence North 73° 15' East a distance of 339.35 feet, along other lands of J. Hesson Genger, et ux., to a point; thence South 15° 22' East a distance of 1276.55 feet, along Lot No. 9, to a point in the centerline of Pennsylvania Route 468; thence South 70° 50' West a distance of 182.53 feet, along the centerline of said road, to a point; thence continuing along the centerline of said road, South 70° 25' West a distance of 157.55 feet to a point, the place of beginning.

CONTAINING 10.00 acres of land.

THE above-described property is assessed entirely in Wilmington Township, Mercer County, Pennsylvania.

ALL PARCELS ABOVE SUBJECT to the following restrictions and covenants:

(1) No mobile or modular home shall be used on the lot at any time as a residence, either temporarily or permanently.

<p>(2) A minimum building set back line of 150 feet from the centerline of Pennsylvania Route 468 is required.</p> <p>Being the same premises Jonathan A. B. Buckner, an unmarried person and William A. H. Buckner, a married person, by Deed dated 07/05/2023 and Date recorded 11/09/2023, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2023~00008825, granted and conveyed unto Steven Leigh Buzonas, in fee.</p>	<p>JUDGMENT - \$100,987.68</p> <p>SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMANDA FOWLER AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.</p> <p>WRIT OF EXECUTION NO. 2025-620</p> <p>HILL WALLACK LLP PLAINTIFF'S ATTORNEY NOVEMBER 19,2025 LEVIED ON THE FOLLOWING</p>	<p>POWERS KIRN LLC PLAINTIFF'S ATTORNEY NOVEMBER 19, 2025 LEVIED ON THE FOLLOWING</p> <p>ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEPENDANT (S) GREGORY J. LENGYEL IN AND TO:</p> <p>ALL those certain pieces or parcels of land situated in the City of Sharon , Mercer County, Pennsylvania, marked and numbered Lot Number One Hundred Eighty-nine (189) and the Westerly one-half (1/2) of Lot Number One Hundred Eighty-eight (188) in the North Portion of Buhl Parkway Revised as surveyed October 1, 1929, by Griff W. Nicholls, C.E., approved by the Planning Commission of the City of Sharon on June 22, 1933, and recorded in the Recorder' s Office of Mercer County, July 3, 1933 in Plan Book 5, Page 9, being bounded and described as follows:</p> <p>On the North by part of Lot Number One Hundred Eighty-six (186) in said Plan, a distance of Seventy-five (75') feet; On the East by the Easterly and remaining portion of Lot Number One Hundred Eighty-eight (188) in said Plan, a distance of One Hundred Fifty (150') feet; On the South by Highland Road, a distance of Seventy-five (75') feet; and On the West by Lot Number One Hundred Sixty-one in said Plan, a distance of One Hundred Fifty (150') feet. Said land having a frontage of Seventy-five (75') feet on Highland Road, and being all of Lot Number One Hundred Eighty-nine (189) in said Plan, and the Westerly Twenty-five (25') feet of Lot Number One Hundred Eighty-eight (188) in said Plan.</p>	<p>ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHAEL ANTHONY MANNARINO, JR. AND THERESA M. MANNARINO IN AND TO:</p> <p>ALL THAT CERTAIN piece or parcel of land situate in East Lackawannock Township, Mercer County, Commonwealth of Pennsylvania, known as and being Lot No. 7 in the Hill Haven Plan of Lots. Section 1, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 15, Page 50, and further bounded and described as follows, to-wit:</p>
<p>Tax Parcel: 27-212-006-006</p> <p>Premises Being: 425 Pulaski Mercer Road, Pulaski, PA 16143</p> <p>LOCATION - 425 PULASKI MERCER ROAD, PULASKI PA 16143</p> <p>JUDGMENT - \$488,148.00</p>	<p>ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SARA E. GIGLIO IN AND TO:</p> <p>ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows:</p>	<p>BEGINNING at a point on the West line of Norris Avenue, two Hundred Eighty-two (282) feet North of the North line of Pearl Street; thence extending Westwardly along a line parallel with Pearl Street, a distance of One Hundred Thirty-five (135) feet; thence extending Northwardly along a line parallel with Euclid Avenue, a distance of Fifty (50) feet; thence extending Eastwardly along a line parallel with Pearl Street, a distance of One Hundred Thirty-five (135) feet to the West line of Norris Avenue; thence extending along Norris Avenue, a distance of Fifty (50) feet to the place of beginning.</p>	<p>BEGINNING at a point in the center line of a public highway commonly known as the Mercer-Pulaski Road, also known as Pa. T.R. 468, which point of beginning is herein referred to as the Northeast corner of the land conveyed by this deed; thence South 47 degrees, 4 minutes 6 seconds East along Lot No. 8 in said Plan, a distance of 641.23 feet to a point; thence South 42 degrees 55 minutes 54 seconds West along Lot No. 20 in said Plan, a distance of 200 feet to a point; thence North 47 degrees 4 minutes 6 seconds West along Lot No. 6 in said Plan, a distance of 641.23 feet to a point in the center of the aforementioned Mercer-Pulaski Road; and thence North 42 degrees 55 minutes 54 seconds East along the center line of said Mercer-Pulaski Road, a distance of 200 feet to a point, which point is the place of BEGINNING, containing 2.944 acres, more or less.</p>
<p>WRIT OF EXECUTION NO. 2025-2279</p> <p>MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY NOVEMBER 6, 2025 LEVIED ON THE FOLLOWING</p> <p>ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AMANDA FOWLER IN AND TO:</p> <p>All that certain piece or parcel of land situate in the Township of Findley, County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows:</p> <p>ON the North by the centerline of the Mercer-Grove City Road, also known as Pennsylvania Route 58; on the East by the centerline of McClelland Road; on the South by land of Findlay Township and on the West by land of Findley Township.</p> <p>CONTAINING 1.1 acres, more or less.</p> <p>SUBJECT PROPERTY ADDRESS: 385 McClelland Road, Mercer, PA 16137</p> <p>Being the same property conveyed to Amanda Fowler, unmarried who acquired title by virtue of a deed from Paul M. Applegarth and Angela L. Applegarth, husband and wife, dated July 21, 2016, recorded July 25, 2016, as Document ID 2016-00006607, Office of the Recorder of Deeds, Mercer County, Pennsylvania.</p> <p>SUBJECT TAX PARCEL ID: 06 191 009</p> <p>LOCATION - 385 MCCLELLAND ROAD, MERCER PA 16137</p>	<p>Property Address: 319 Norris Avenue, Sharon, PA 16146</p> <p>Parcel ID.: 2-J-40</p> <p>Tax ID: 2-J-40</p> <p>BEING the same premises which The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006~11, by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP as Attorney-in-Fact by deed dated August 9, 2013 and recorded September 3, 2013 in the Records Office for Mercer County, Pennsylvania, as Instrument No. 2013-00014566 granted and conveyed unto Sara E. Giglio.</p> <p>LOCATION - 319 NORRIS AVENUE, SHARON PA 16146</p> <p>JUDGMENT - \$ 51,309.23</p> <p>SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SARA E. GIGLIO AT THE SUIT OF THE PLAINTIFF HEADLANDS RESIDENTIAL SERIES OWNER TRUST SERIES E</p> <p>WRIT OF EXECUTION NO. 2025-2863</p>	<p>BEING THE SAME PREMISES which Ellen O. Gilson, by Deed dated 6/23/2023 and recorded in the Office of the Recorder of Deeds of Mercer County on 6/27/2023 in Deed Instrument No. 2023-00004660, granted and conveyed unto Gregory J. Lengyel, an unmarried person.</p> <p>BEING known as 1571 Highland Road, Sharon, Pennsylvania 16146</p> <p>CONTROL # 069 011120</p> <p>PARCEL # 2 Z 4 5 A</p> <p>LOCATION - 1571 HIGHLAND ROAD, SHARON PA 16146</p> <p>JUDGMENT - \$180,001.82</p> <p>SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GREGORY J. LENGYEL AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC</p> <p>WRIT OF EXECUTION NO. 2023-1787</p> <p>BROCK & SCOTT, PLLC PLAINTIFF'S ATTORNEY NOVEMBER 5, 2025 LEVIED ON THE FOLLOWING</p>	<p>This deed conveys Lot No. 7 in the Hill Haven Plan of Lots, Section 1, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 15, Page 50.</p> <p>No building shall be erected within 100 feet of the center line of said Pa. T. R. 468. also known as the Mercer-Pulaski Road.</p> <p>The Northwesterly 25 feet of the land herein described (which is the frontage on the aforementioned Mercer-Pulaski Road) which is not now used as a public highway is dedicated for highway purposes.</p> <p>Being the same premises which Harry R. Sample and Jean G. Sample, by Deed dated 06/05/2019 and recorded 06/17/2019, in the Office of the Recorder of Deeds in and for the County of Mercer under instrument number 2019-00004811, granted and conveyed unto Michael Anthony Mannarino, Jr. and Theresa M. Mannarino.</p> <p>Tax Parcel: 04-188-018</p> <p>Premises Being: 1656 Pulaski Mercer Rd, Mercer, PA 16137</p> <p>LOCATION - 1656 PULASKI MERCER ROAD, MERCER PA 16137</p> <p>JUDGMENT - \$200,676.64</p> <p>SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL ANTHONY MANNARINO, JR. AND THERESA M. MANNARINO AT THE SUIT OF</p>

THE PLAINTIFF FREEDOM MORTGAGE CORPORATION

**WRIT OF EXECUTION
NO. 2025-2827**

KNOX MCLAUGHLIN GORNALL & SENNETT PC PLAINTIFF'S ATTORNEY
DECEMBER 22, 2025 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN house and lot situate in the Borough of Greenville, Mercer County, Pennsylvania, being more fully bounded and described as follows:

On the North by Elm Street; on the East by lands now or formerly of Nichols; on the South by lands now or formerly of W.T. Royal; and on the West by Brockway Avenue, having a frontage of 60 feet on Elm Street and extending southerly of uniform width a distance of 108 feet.

BEING that same parcel or piece of land conveyed to Kenneth C. Riley by Deed dated August 16, 1983, and recorded August 26, 1983, with the Mercer County Recorder of Deed's Office in Mercer County, Pennsylvania at Instrument No. 83DR2536, bearing Parcel No. 55-532-035 and being commonly known as 9 & 11 Elm Street, Greenville, PA 16125 (Parcel No. 55-532-035).

LOCATION - 9 & 11 ELM STREET, GREENVILLE PA 16125

JUDGMENT - \$ 17,518.67

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S)
KENNETH C. RILEY AND LINDA J. RILEY AT THE SUIT OF THE PLAINTIFF STATES RESOURCES CORP.

**WRIT OF EXECUTION
NO. 2023-3008**

POWERS KIRN LLC PLAINTIFF'S ATTORNEY
DECEMBER 9, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEPENDANT (S)
JASON M. PEOPLES IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN WORTH TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST AT THE NORTHEAST CORNER IN THE HARRISVILLE ROAD; THENCE NORTH 88° WEST, 20 PERCHES TO A POST BY LANDS NOW OR FORMERLY OF FRANK PERRINE; THENCE SOUTH 18(1/2)° EAST, 16 PERCHES TO A POST BY LAND NOW OR FORMERLY OF E.S. DUNN HEIRS; THENCE BY THE STATE ROAD,

NORTH 71(1/2)° EAST, 15(1/2) PERCHES TO A POST IN THE CENTER OF THE STATE ROAD WHERE THE HARRISVILLE ROAD CROSSES THE STATE ROAD; THENCE BY THE HARRISVILLE ROAD, NORTH 2° WEST, 10 PERCHES TO A POST, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Michael R. Downard and Alayna R. Downard, f/k/a Alayna R. Miller, by Deed dated 9/1/2016 and recorded in the Office of the Recorder of Deeds of Mercer County on 9/6/2016 in Instrument 2016-00008088, granted and conveyed unto Jason M. Peoples.

BEING known as 2029 McComb Road, Stoneboro, Pennsylvania 16153

PARCEL # 34-129-031

LOCATION - 2029 MCCOMB ROAD, STONEBORO PA 16153

JUDGMENT - \$ 99,033.02

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

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 - February 10, 17, 24, 2026