

# Mercer County Law Journal

## Digital Edition

APRIL 29, 2025  
VOL. 40 - ISSUE 17

*(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

**BICKEL, LOUIS G. a/k/a BICKEL, LOUIS GERALD**  
**2025-282**

Late of Sharon, Mercer Co., PA  
Administrator: Harold T. Bickel, 397  
Kinsman Road, Jamestown, PA 16134  
Attorney: David Ristvey  
MCLJ – April 29, May 6, 13, 2025

**DEKANICH, DONNA M.**  
**2025-291**

Late of Hermitage, Mercer Co., PA  
Executor: Anthony Dekanich, 240 Ellis Ave.,  
Hermitage, PA 16148  
Attorney: Wade M. Fisher  
MCLJ – April 29, May 6, 13, 2025

**HILL, NANCY JANE**  
**2025-283**

Late of Wilmington Twp., Mercer Co., PA  
Administratrix: Carol A. Short, 43 Quail  
Lane, New Wilmington, PA 16142  
Attorney: Clark & Clark Law, P.C., Robert  
Clark Jr., 201 N. Market St., New  
Wilmington, PA 16142  
MCLJ – April 29, May 6, 13, 2025

**LENHART, ROBERT A.**  
**2025-300**

Late of Grove City Boro, Mercer Co., PA  
Executrix: Marilyn Lenhart, 126 Pleasant  
Acres Way, Apt 7, Mt. Pleasant, PA 15666  
Attorney: Raymond Bogaty  
MCLJ – April 29, May 6, 13, 2025

**McCULLOUGH, SARA M.**  
**2025-299**

Late of Coolspring Twp., Mercer Co., PA  
Administrator(s): John Mark McCullough,  
215 Coolspring Church Rd., Mercer, PA  
16137; David Harold McCullough, 59  
Coolspring Church Rd., Mercer, PA 16137  
Attorney: Ted Isoldi  
MCLJ – April 29, May 6, 13, 2025

**MUELLER, GEORGINE F. a/k/a MUELLER,  
GEORGINE FRANCES a/k/a MUELLER,  
GEORGINE**  
**2025-295**

Late of Greenville Boro, Mercer Co., PA  
Executor: Gary A. Mueller, 701 Vernon Rd.,  
Greenville, PA 16125  
Attorney: Wade M. Fisher  
MCLJ – April 29, May 6, 13, 2025

**MYERS, EDITH MAE a/k/a MYERS, EDITH E.**  
**2025-293**

Late of Grove City Boro, Mercer Co., PA  
Executor: Richard Leon Myers, 3903  
Superior St., Munhall, PA 15120  
Attorney: Wade M. Fisher  
MCLJ – April 29, May 6, 13, 2025

**NAKICH, ROBERT MARK a/k/a NAKICH,  
ROBERT M.**  
**2025-296**

Late of Sharon, Mercer Co., PA  
Executor: Shawn Joseph Nakich, 1709  
Farrell Terrace, Farrell, PA 16121  
Attorney: Victor S. Heutsche  
MCLJ – April 29, May 6, 13, 2025

**PICCIRILLI, PATRICIA M.**  
**2025-285**

Late of Sharpsville Boro, Mercer Co., PA  
Administrator: Robert K. Piccirilli, 440  
Koehler Dr., Sharpsville, PA 16150  
Attorney: Russell J. Adkins  
MCLJ – April 29, May 6, 13, 2025

**TYILLIAN, MARY M. a/k/a TYILLIAN, MARY**  
**2025-290**

Late of Hermitage, Mercer Co., PA  
Executor: Timothy G. Tyillian, 313 Mitchell  
Rd., West Middlesex, PA 16159  
Attorney: Wade M. Fisher  
MCLJ – April 29, May 6, 13, 2025

#### SECOND PUBLICATION

**CIESLAK, GARY T. a/k/a CIESLAK, GARY  
THOMAS**  
**2025-274**

Late of Hermitage, Mercer Co., PA  
Executrix: Holly R. Cieslak, 1585 Dutch  
Lane, Hermitage, PA 16148  
Attorney: David A. Ristvey  
MCLJ – April 22, 29, May 6, 2025

**DUNLAP, SUSAN E. a/k/a DUNLAP, SUSAN  
a/k/a DUNLAP, SUSAN ELIZABETH a/k/a  
McCANN-DUNLAP, SUSAN E.**  
**2025-273**

Late of Hempfield Twp., Mercer Co., PA  
Administratrix: Benjamin C. Dunlap, 275 S.  
Mercer St., Greenville, PA 16125  
Attorney: Douglas M. Watson  
MCLJ – April 22, 29, May 6, 2025

**FRANKLIN, NORBERT W. a/k/a FRANKLIN,  
NORBERT WILLIAMS**  
**2025-253**

Late of Hermitage, Mercer Co., PA  
Executrix: Norann Bianco, 561 Applewood  
Lane, Hermitage, PA 16148  
Attorney: David Ristvey  
MCLJ – April 22, 29, May 6, 2025

**HODGE, CONSTANCE L.**  
**2025-277**

Late of Sharpsville Boro, Mercer Co., PA  
Executor: Christopher Hodge, 458 S. 4th  
Street, Sharpsville, PA 16150  
Attorney: Wade Fisher  
MCLJ – April 22, 29, May 6, 2025

**JORDAN, JOHN PAUL a/k/a JORDAN, JOHN  
PAUL JR.**  
**2025-269**

Late of Slippery Rock, Mercer Co., PA  
Executor: David Hummel, 540 Superior  
Street, Grove City, PA 16127  
Attorney: Jack Cline  
MCLJ – April 22, 29, May 6, 2025

**McDONALD, ROBERT JOHN JR. a/k/a  
McDONALD, ROBERT J. a/k/a McDONALD,  
ROBERT JR. a/k/a McDONALD, ROBERT  
JOHN**  
**2025-272**

Late of Jefferson Twp., Mercer Co., PA

Executrix: Colleen M. McDonald, 133  
Milliken Avenue, Sharpsville, PA 16150  
Attorney: Ted Isoldi  
MCLJ – April 22, 29, May 6, 2025

**ROBB, DONNA J. a/k/a ROBB, DONNA JEAN  
a/k/a ROBB, DONNA**  
**2025-280**

Late of Hermitage, Mercer Co., PA  
Executrix: Dorothy Maxwell, 597 Bedford  
Road, West Middlesex, PA 16159  
Attorney: James Goodwin  
MCLJ – April 22, 29, May 6, 2025

**SWETLECH, FRANK J. a/k/a SWETLECH,  
FRANK JOHN**  
**2025-267**

Late of W Middlesex Boro, Mercer Co., PA  
Executor: Joshua Swetlech, 164 Fetsko Rd.,  
West Middlesex, PA 16159  
Attorney: David A. Ristvey  
MCLJ – April 22, 29, May 6, 2025

**TESTANI, ELIZABETH MARY a/k/a TESTANI,  
ELIZABETH M. a/k/a TESTANI, ELIZABETH**  
**2025-271**

Late of Farrell, Mercer Co, PA  
Executor: Edwin C. Wareham, 1107 Bedford  
Rd., Masury, OH 44438  
Attorney: Victor S. Heutsche  
MCLJ – April 22, 29, May 6, 2025

#### THIRD PUBLICATION

**BARCA, DEAN a/k/a BARCA, DEAN M.**  
**2025-257**

Late of S. Pymatuning Twp., Mercer Co., PA  
Executor: Dana M. Barca, 123 Beacon Run W.,  
Columbus, OH 43228  
Attorney: Roger Shaffer Jr.  
MCLJ – April 15, 22, 29, 2025

**CIRILLO, ROSE MARIE A/K/A CIRILLO, ROSE M.**  
**2025-213**

Late of Hermitage, Mercer Co., PA  
Executor: Richard J. Cirillo, 18 Dogwood Drive,  
Mercer, PA 16137  
Attorney: Michael S. Butler, Esq., 318 S. Main  
Street, Butler, PA 16001 724-841-0004  
MCLJ – April 15, 22, 29, 2025

**COCCIA, MARY ANN a/k/a COCCIA, MARY A.**  
**2025-254**

Late of Sharon, Mercer Co, PA  
Executrix: Colleen DiMario, 327 N. Myers Ave.,  
Sharon, PA 16146  
Attorney: Victor S. Heutsche  
MCLJ – April 15, 22, 29, 2025

**COLLINS, KENNETH L.**  
**2025-256**

Late of Jamestown Boro, Mercer Co. PA  
Executor: Mark D. Collins, 4317 US Highway  
322, Jamestown, PA 16134  
Attorney: James E. Douglas  
MCLJ – April 15, 22, 29, 2025

**FOX, LAWRENCE JAMES JR.**  
**2025-206**

Late of Perry Twp., Mercer Co., PA  
Administratrix: Barbara Midkiff, 14602  
Harmonsburg Rd., Meadville, PA 16335(814)  
573-8355  
Attorney: None  
MCLJ – April 15, 22, 29, 2025

**HOGUE, KEITH ROBERT a/k/a HOGUE, KEITH R.**  
**2025-240**

Late of Sharon, Mercer Co, PA

Administratrix: Rebecca Renee McCaslin, 144  
Boyd Road, Kittanning, PA 16201  
Attorney: David Ristvey  
MCLJ – April 15, 22, 29, 2025

**HOUPPT, PATRICIA G.**  
**2024-850**

Late of Greenville Boro, Mercer Co., PA  
Executrix: Debra K. Washington, 36 Chambers  
Avenue, Greenville, PA 16125 724-588-1280,  
724-456-2584  
Attorney: None  
MCLJ – April 15, 22, 29, 2025

**O'CONNER, ANNETTE R.**  
**2025-251**

Late of Grove City Boro, Mercer Co., PA  
Administratrix: Tammy O'Conner, 725 N.  
Broad St. Ext., Grove City, PA 16127  
Attorney: Ryan K. Bonner  
MCLJ – April 15, 22, 29, 2025

**SISCO, IRENE R. a/k/a SISCO, IRENE REGINA  
a/k/a SISCO, IRENE**  
**2025-249**

Late of Hermitage, Mercer Co., PA  
Executrix: Renee Bartosh f/k/a Renee Leyshon,  
3638 Orangeville Rd., Sharpsville, PA 16150  
Attorney: David A. Ristvey  
MCLJ – April 15, 22, 29, 2025

**STURGIN, THOMAS L. A/K/A STURGIN,  
THOMAS J.**  
**2025-116**

Late of Clarks Mills, Mercer Co., PA  
Executrix: Diane E. Sturgin, 15 Sturgin Lane,  
Clarks Mills, PA 16114  
Attorney: Edward Hatheway, Esq., 311 Walnut  
St., Meadville, PA 16335 814-337-5443  
MCLJ – April 15, 22, 29, 2025

**THIEL, ELAINE J. a/k/a THIEL, ELAINE**  
**2025-258**

Late of Hermitage, Mercer Co., PA  
Executor: Eric Thiel, 2235 Harlansburg Road,  
New Castle, PA 16101  
Attorney: Carolyn Hartle  
MCLJ – April 15, 22, 29, 2025

**TURNER, JUDITH A.**  
**2025-265**

Late of Greenville Boro, Mercer Co., PA  
Executrix: Michelle I. Mueller, 701 Vernon Road,  
Greenville, PA 16125  
Attorney: Jason Dibble  
MCLJ – April 15, 22, 29, 2025

**VALLESTEROS, FEDERICO PASCUAL a/k/a  
VALLESTEROS, FEDERICO P. a/k/a  
VALLESTEROS, DR. F.P. a/k/a VALLESTEROS,  
DR. FEDERICO P. a/k/a DR. VALLESTEROS**  
**2025-225**

Late of Greenville Boro, Mercer Co., PA  
Executrix: Kimberly Anne Vallesteros-Kelly  
a/k/a Kimberly A.V. Kelly, 5001 Edgewater Dr.,  
Jamestown, PA 16134  
Attorney: David J. Nagel, 100 W. Station Sq.,  
Ste. 205, Pgh, PA 15219 (412) 778-7377  
MCLJ – April 15, 22, 29, 2025

#### FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for  
Registration of Fictitious Name was filed in the  
Department of State of the Commonwealth of  
Pennsylvania on April 15, 2025 for JK Medical  
Equipment Sales & Services at 32 Willadell  
Road, Transfer, PA 16154. The name and

address of each individual interested in the business is James E. Springer at 32 Willadell Road, Transfer, PA 16154. This was filed in accordance with 54 Pa.C.S. 311.  
MCLJ - April 29, 2025

LEGAL NOTICE

NOTICE is hereby given that a Certificate of Organization - Domestic Limited Liability Company was filed with the Department of State, Harrisburg, Pennsylvania on April 14, 2025 for the organization of a business corporation under the Business Corporation Law of 1938. The name of the corporation is DREAM HOUSE REAL ESTATE INVESTMENTS, LLC

Victor S. Heutsche, Esquire  
734 Stambaugh Avenue  
Sharon, PA 16146  
MCLJ - April 29, 2025

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

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from May 5, 2025 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

2023-350 Pearson, Pauline F., Deceased; Jennifer Robinson, Executrix

2023-796 Obert, Sandra K., Deceased; Reed F. Sisson, Executor

MCLJ – April 8, 15, 22, 29, 2025

NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa. C.S. § 7755(c)

Notice is hereby given of the administration of THE JENNIE L. SCOTT REVOCABLE TRUST AGREEMENT DATED AUGUST 3rd, 2020. The Settlor of the Trust, JENNIE L. SCOTT, a resident of Hermitage, Mercer County, Pennsylvania, died on March 4, 2025. All persons who have claims against JENNIE L. SCOTT are requested to make known the same to the Trustees or the attorney named below. All persons who are indebted to JENNIE L. SCOTT are requested to make payment without delay to the Trustees or the attorney named below:

Howard C. Scott  
130 Hamburg Road  
Greenville, PA 16125

or

Dennis J. Scott  
83 Prospect Road  
Daufuskie Island, SC 29915

or their attorney

Carolyn E. Hartle, Esquire  
HARTLE ELDER LAW PRACTICE, LLC  
2500 Highland Road, Suite 105  
Hermitage, PA 16148

MCLJ – April 15, 22, 29, 2025

Rose M. Cirillo, of 689 Tanglewood Dr., Hermitage, Mercer County, PA, trustee of the Rose M. Cirillo 2011 Revocable Trust dated 12/14/2011 and restated 2/5/2020, deceased. All persons having claims against decedent will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Richard J. Cirillo and David C. Cirillo, Co-Trustees  
Rose M Cirillo 2011 Revocable Trust  
18 Dogwood Drive  
Mercer, PA 16137  
MCLJ – April 22, 29, May 6, 2025

\*\*ATTENTION STARTING JULY 14<sup>TH</sup> 2025\*\*  
SHERIFF SALE WILL BE HELD AT  
\*\*MERCER COUNTY COURTHOUSE\*\*  
125 SOUTH DIAMOND STREET  
MERCER PA 16137

SHERIFF'S SALE  
MONDAY  
MAY 12, 2025  
10:00 AM  
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. 2024-3147  
MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY  
FEBRUARY 19, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) BARON PA DEVELOPMENT, LLC IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Shenango, County of Mercer and Commonwealth of Pennsylvania, on the North side of the Old Wheatland-West Middlesex Road, being bounded and described as follows:

BEGINNING at a point on the North side of the Old Wheatland-West Middlesex Road, which point is the southeast corner of lands herein conveyed, and said point being also the southwest corner of lands of Joseph Marino; Thence North 66° IV West, a distance of One Hundred Twenty (120') feet to a point; THENCE in a northerly direction along lands of Marshall B. Stewart et ux, a distance of Two Hundred Forty-eight (248') feet to a point; THENCE in an easterly direction along lands of Marshall B. Stewart et ux, a distance of One Hundred Twenty (120) feet to a point, which point is the northwest corner of lands of Joseph Marino; THENCE in a southerly direction along the school house tract of land, a distance of Two Hundred Forty-Eight (248) feet to the edge of the aforesaid road, the Place of beginning.

Being known as: 880 Wheatland Road, West Middlesex, Pennsylvania 16159

BEING THE SAME PREMISES WHICH The Mercer County Tax Claim Bureau, Trustee, of the County of Mercer and Commonwealth of

Pennsylvania, Beverly J. Lucich, now or formerly of 945 Shipiett Road, Zanesville, Ohio 43701 and James B. Stewart and James A. Stewart, now or formerly of 880 Wheatland Road, West Middlesex, PA 16159 by deed dated December 5, 2023 and recorded December 14, 2023 in Instrument Number 2023-00009701, granted and conveyed unto Beverly J. Lucich and Baron PA Development, LLC. The said Beverly J. Lucich died on February 9, 2024 thereby vesting title in Baron PA Development, LLC by operation of law.

TAX I.D. #: 27 184 052

LOCATION - 880 WHEATLAND ROAD, WESTMIDDLESEX PA 16159

JUDGMENT - \$ 84,468.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) BARON PA DEVELOPMENT, LLC AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

WRIT OF EXECUTION  
NO. 2024-1968

STERN & EISENBERG PC PLAINTIFFS ATTORNEY  
JANUARY 22, 2025 LEVIED ON THE FOLLOWING

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

AN that certain piece or parcel of land with frame dwelling house erected thereon erected. Situate in the Borough of Greenville, Mercer County, Commonwealth of Pennsylvania being bounded and described as follows; Said land baying a frontage on North Main Street of 80 feet and extending back on the East side by the land now or formerly of David Hum a distance of 177 feet and extending back on the West side by the land now or formerly of Grace Hepfinger a distance of 197 feet and being 00 feet wide at the rear or Northerly end of said lot along the right of way of the Conrail (formerly Erie) Railroad Company.

Being the same property which U.S. Bank National Association as successor by merger to U.S. Bank National Association, ND, granted and conveyed unto Richard Pearsall, II by deed dated January 29, 2016 and recorded February 24, 2016 in the Recorder's Office of said County In Deed Instrument #2016-03001610.

26 North Main Street, Greenville, PA 16125

Permanent Parcel No.: 55 613 011

Premises being: 26 N Main St, Greenville, PA 16125

TOWNSHIP TAX PARCEL NO. 55513011

BEING the same premises which Richard Pearsall, II And Nicole R. Pearsall, Husband And Wife by Deed dated August 04, 2017 and recorded in the Office of Recorder of Deeds of Mercer County on September 12, 2017 at granted and conveyed unto Shane M Beatty.

LOCATION - 26 NORTH MAIN STREET, GREENVILLE PA 16125

JUDGMENT - \$ 49,871.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) SHANE M. BEATTY AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

WRIT OF EXECUTION  
NO. 2024-940

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY  
JANUARY 17, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) KATHY LYNN BECKER A/K/A KATHY L. BECKER IN AND TO:

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

COMMENCING at a point in the center of the gravel road leading from the improved Mercer-Scrubgrass Public Road to the Mercer-Grove city Public Highway, also known as State Route #58; thence west along land now or formerly of C.B. Scott a distance of eighty eight (88) feet; thence north along land now or formerly of C. B. Scott, a distance of one hundred twenty (120) feet to a stake; thence east along land now or formerly of C. B. Scott a distance of eighty eight (88) feet to a point in the center of said gravel road leading from the Mercer-Scrubgrass Public Road to the Mercer-Grove City Public Road, also known as State Route #58; and thence south along the center of said gravel road a distance of one hundred twenty (120) feet to the place of beginning, and containing one fourth (1/4) acre of land, being the same more or less.

Being known as: 61 McMillan Rd, Mercer, Pennsylvania 16137

BEING THE SAME PREMISES WHICH Robert J. Murdoch, Jr., Administrator of the Estate of Robert Murdoch, Jr., Deceased by deed dated February 23, 1989 and recorded February 24, 1989 in Deed Book 54, Page 247 Instrument Number 89DR01645, granted and conveyed unto Kathy Lynn Becker a/k/a Kathy L. Becker.

TAX I.D. #: 06 164 029

LOCATION - 61 MCMILLAN ROAD, MERCER PA 16137

JUDGMENT - \$ 43,251.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KATHY LYNN BECKER A/K/A KATHY L. BECKER AT THE SUIT OF THE PLAINTIFF HUNTINGTON NATIONAL BANK

WRIT OF EXECUTION  
NO. 2024-652

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY  
FEBRUARY 4, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) PAUL D. BOSSUNG JR. IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF FARRELL COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING MARKED AND NUMBERED LOTS 533 AND 534 IN THE SOUTH SHARON TRUST COMPANY PLAN OF LOTS BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF PENNSYLVANIA AVENUE AND WEBSTER STREET; THENCE ALONG SAID PENNSYLVANIA AVENUE IN A SOUTHERLY DIRECTION ONE HUNDRED SIXTEEN AND FIFTY-THREE HUNDREDTHS (116.53') FEET TO AN ALLEY, THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY SEVENTY-FOUR AND EIGHTY-TWO HUNDREDTHS (74.82') FEET TO LOT NO. 535 IN SAID PLAN; THENCE ALONG LINE OF SAID LOT NO. 535 IN A NORTHERLY DIRECTION, ONE HUNDRED SIXTEEN AND FIFTY-THREE HUNDREDTHS (116.53') FEET TO SAID WEBSTER STREET; THENCE ALONG THE SOUTHERN SIDE OF SAID WEBSTER STREET IN A WESTERLY DIRECTION SEVENTY-FOUR AND EIGHTY-TWO HUNDREDTHS (74.82') FEET TO THE PLACE OF

BEGINNING.

BEING premises known and numbered as 1101 Webster Street, Farrell, PA 16121

Tax Parcel Number: 52-428-173

BEING the same premises which Alphonso Jackson, acting secretary of housing and urban development, of Washington, D.C. by Regina Griffith, their attorney in fact by Deed dated May 11, 2004 and recorded in the Official Records of Mercer County on May 24, 2004 as Instrument 2004008869 granted and conveyed unto Paul D. Bossung, Jr., sole owner.

1101 Webster Street, Farrell, PA 16121  
Tax Parcel Number: 52-428-173

LOCATION - 1101 WEBSTER STREET, FARRELL PA 16121  
JUDGMENT - \$ 27,816.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) PAUL D. BOSSUNG JR. AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE-BACKED NOTES, SERIES 2021-R2  
**WRIT OF EXECUTION NO. 2024-2436**

FRIEDMAN VARTOLO LLP PLAINTIFF'S ATTORNEY  
FEBRUARY 24, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) LESLIE CHUPAK A/K/A LESLIE E. BLYSTONE; SCOTT A. BLYSTONE IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SHARON, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 305 IN THE FEDERAL HEIGHTS PLAN OF LOTS, AS RECORDED IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA IN PLAN BOOK 1, PAGE 118 AND BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EAST SIDE OF WENGLER AVENUE AT LINE COMMON TO LOTS NO. 304 AND 305 IN SAID PLAN: THENCE TRUE EAST ALONG THE LINE COMMON TO LOTS NOS. 304 AND 305 IN SAID PLAN, A DISTANCE OF ONE HUNDRED THIRTY-NINE AND NINETY-FIVE HUNDREDTHS (139.95 FEET) FEET TO A POINT, THENCE TRUE NORTH A DISTANCE OF FORTY-EIGHT AND THIRTY-SIX HUNDREDTHS (48.36 FEET) FEET TO A POINT; THENCE TRUE WEST, ALONG AND LINE COMMON TO LOTS NOS. 305 AND 306 IN SAID PLAN, A DISTANCE OF ONE HUNDRED THIRTY-NINE AND NINETY-FIVE HUNDREDTHS (139.95 FEET) FEET TO A POINT ON THE EAST SIDE OF WENGLER AVENUE; THENCE TRUE SOUTH, A DISTANCE OF FORTY-EIGHT AND THIRTY-SIX HUNDREDTHS (48.36 FEET) FEET TO THE PLACE OF BEGINNING.

BEING COUNTY PARCEL #4-AJ-9

LOCATION - 799 WENGLER AVENUE, SHARON PA 16146

JUDGMENT - \$ 86,799.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) LESLIE CHUPAK A/K/A LESLIE E. BLYSTONE; SCOTT A. BLYSTONE AT THE SUIT OF THE PLAINTIFF U.S. BANKTRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NIT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS

OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1  
**WRIT OF EXECUTION NO. 2024-3240**

HLADIK ONORATO & FEDERMAN LLP PLAINTIFF'S ATTORNEY  
FEBRUARY 12, 2025 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, being known and numbered as Lot Number Four (4) in the Steve Duich Plan of Lots, as recorded in Plan Book 6, Page 57, records of Mercer County, Pennsylvania, said Plan being a subdivision of Lots Numbered 23, 25 and 26 in the Farrell Park Homestead Plan Number I, said Lot 4 being bounded and described as follows:

Beginning at a point in the center of the line of Pennsylvania State Highway Route Number 18, also referred to as the Hermitage-West Middlesex Public Road, said beginning point being the Southeast corner of the land herein described; thence along the centerline of Pennsylvania State Highway No. 18 North 20° 33' East, a distance of one hundred fifty (150) feet to the Southeast corner of Lot Number Three (3) in said Plan; thence along the Southwest boundary line of said Lot Number 3, North 76° 2' West, a distance of two hundred nineteen and nine-tenths (219.9) feet to a point on land now or formerly of Butler; thence along land now or formerly of Butler, South 2° 28' West, a distance of two hundred feet to a point on land now or formerly of Ted Farrell, North 880 9' East, a distance of one hundred sixty-nine (169) feet to the center line of said Pennsylvania State Highway Route No. 18, the place of beginning.

Subject to said Pennsylvania State Highway Route No. 18, the right-of-way lines of which are shown on the recorded plan.

BEING THE SAME PREMISES which Alden Woo, by Deed dated April 24, 2012 and recorded on December 7, 2012, in the Mercer County Recorder of Deeds Office as Instrument No. 201200017458, granted and conveyed unto Randy Gelesky and Diana Gelesky. The said Diana Gelesky departed this life on or about February 11, 2022, thereby vesting title to Randy Gelesky by operation of law.

Being Known as 1310 South Hermitage Road, Hermitage, PA 16148

Parcel I.D. No. 12 158 307

LOCATION - 1310 SOUTH HERMITAGE ROAD. HERMITAGE PA 16148

JUDGMENT - \$102,520.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) RANDY GELESKY AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-A  
**WRIT OF EXECUTION NO. 2024-1557**

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

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

ALL that certain property situate in the City of Hermitage (formerly Hickory Township), County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 22A of the sub-division of J.I. Reaney Plan of Lots, Plan Book 5, Page 87, which sub-division is recorded in Plan Book 7, Page 86, Records of Mercer County, (the Lot has also been referred to in prior Deeds as Lot A) and being bounded and described as follows:

ON the North a distance of One Hundred Eighty-Two and Eighty-Five Hundredths (182.85) feet by Lot No. 21 in the J.I. Reaney Plan of Lots; on the East a distance of One Hundred Eighty-Seven and Fifty-Eight Hundredths (187.58) feet by Lot No. B of the sub-division of Lot No. 22; on the South a distance of Two Hundred Fifty-Two and Seventy Hundredths (252.70) feet by Emily Lane; on the West a distance of Two Hundred (200.00) feet by the proposed East line of State Route 18, said proposed line being Fifty (50.00) feet from the center line of Route 18.

Subject to the same conditions, restrictions and reservations as recited in prior recorded deeds and as shown on the recorded plans. Said subdivision plan shows a Thirty-Five (35.00) foot building line on Emily Lane and also a Five (5.00) foot public utility reservation along the entire West Five (5.00) feet and entire South Five (5.00) feet to said Lot No. A.

PARCEL NO. 12-329-211

Being the same premises which Wang Kak Ngai, by Deed dated 07/07/2020 and recorded 07/22/2020, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2020-00005933, granted and conveyed unto Anthony Jantzi, in fee.

Tax Parcel: 12-329-211

Premises Being: 859 S Hermitage Rd, Hermitage, PA 16148

LOCATION - 859 SOUTH HERMITAGE ROAD, HERMITAGE PA 16148

JUDGMENT - \$115,894.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ANTHONY JANTZI AT THE SUIT OF THE PLAINTIFF ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC  
**WRIT OF EXECUTION NO. 2024-2708**

LEOPOLD & ASSOCIATES PLLC PLAINTIFF'S ATTORNEY  
FEBRUARY 25, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JOHN S. MAHANOVICH 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. 74 IN THE AVON HEIGHTS PLAN OF LOTS OF RECORD IN THE RECORDER'S OFFICE OF MERCER COUNTY, PENNSYLVANIA IN PLAN BOOK 5, PAGE 2, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT NO. 41 IN SAID PLAN, A DISTANCE OF FIFTY-FIVE (55') FEET; ON THE EAST BY LOT NO. 73 IN SAID PLAN, A DISTANCE OF ONE HUNDRED FIFTY (150') FEET ON THE SOUTH BY WOODLAND ROAD, A DISTANCE OF FIFTY-FIVE (55') FEET; AND ON THE WEST BY LOT NO. 75 IN SAID PLAN, A DISTANCE OF ONE HUNDRED FIFTY (150') FEET. PARCEL NO.: 72-845-016

BEING THE SAME PROPERTY CONVEYED TO JOHN S. MAHANOVICH, SINGLE BY DEED FROM RONALD R. ROWE, JR. AND SHELLEY L. ROWE, HUSBAND AND WIFE RECORDED 12/13/1999 IN DEED BOOK 313, PAGE 1391 IN THE OFFICE OF THE RECORDER OF DEEDS OF MERCER COUNTY, PENNSYLVANIA.

The improvements thereon being known as 978 Woodland Road. Sharpsville, PA 16150

BEING known as Parcel Number 72 845 016.

LOCATION - 978 WOODLAND ROAD, SHARPSVILLE PA 16150

JUDGMENT - \$ 65,516.66

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JOHN S. MAHANOVICH AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
**WRIT OF EXECUTION NO. 2024-554**

PADGETT LAW GROUP PLAINTIFF'S ATTORNEY  
FEBRUARY 14, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) PATRICIA MYERS AND SHAWN M. MYERS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon. County of Mercer and State of Pennsylvania, being known as Lots Numbered Forty-five (45) and Forty-Six (46) in the C.H. Budd Plot, said lots being bounded and described as follows:

ON THE NORTH by an alley; On the East by a street; On the South by Lincoln Street; and On the West by land now or formerly of Mink. Having a frontage of One Hundred (100') feet on Lincoln Street, and a depth of One Hundred Thirty-Four (134') feet.

Parcel ID: 1 V 48

Control/Alt ID: 68-2720

Property Address: 276 Lincoln Street, Sharon, PA 16146

Title is vested in Shawn M. Myers by deed from Shawn M. Myers and Patricia Myers, husband and wife dated February 10, 2006 and recorded on March 13, 2006 in the Mercer County Recorder of Deeds as Instrument Number: 2006-00003601.

LOCATION - 276 LINCOLN STREET, SHARON PA 16146

JUDGMENT - \$ 12,837.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) PATRICIA MYERS AND SHAWN M. MYERS AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMs TRUST III  
**WRIT OF EXECUTION NO. 2025-581**

PIETRAGALLO GORDON ALFANO BOSICK & RASPANTI LLP PLAINTIFFS ATTORNEY

FEBRUARY 25, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) PILOT DEVELOPMENT CORPORATION IN AND TO:

All that certain piece or parcel of land situate in Mercer, Mercer County, Pennsylvania being known as 8419 Sharon Mercer Road, Mercer, PA 16137 and bearing Parcel ID No. 04-163-114 being property of approximately 1.2

acres, more or less, with improvements and; Parcel ID No. 04-163-116, being a non-contiguous parcel of vacant land of approximately 5.6 acres, more or less, with each of the above parcels being part of a grant by deed dated January 6, 1992 and recorded in Mercer County Deed Book instrument No. 1992-00002499 and by a corrective Deed dated December 21,1992 as recorded in Mercer County Deed Book Instrument No. 199300000220.

Excepting and reserving from said original deed grant of property out parcel sales of record including, but not limited to, adverse conveyances recorded on 12/22/1992 in book 92DR, page 18617; Recorded on 12/29/1995 in book 95DR, page 16660; Recorded on 07/11/1997 In book 97DR, page 09421; Recorded on 05/03/2000 in book 00DR, page 6148; Recorded on 12/27/2007 in Instrument Number 2007-00017305, With the remaining land and improvements identified by the Two Parcel ID No's set forth above.

LOCATION — 8419 SHARON MERCER ROAD, MERCER PA 16137

JUDGMENT - \$185,414.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) PILOT DEVELOPMENT CORPORATION AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION  
NO. 2024-2019**

LOGS LEGAL GROUP LLP PLAINTIFF'S ATTORNEY  
JANUARY 30, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, IN I EREST AND CLAIM OF THE DEFENDANT(S) MILDRED SHEPARD AND MILDRED M. SHEPARD, TRUSTEE, OR ANY SUCCESSORS IN TRUST, UNDER THE MILDRED M. SHEPARD LIVING TRUST DATED AUGUST 5, 2017 AND ANY AMENDMENTS THERETO IN AND TO:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, being known and designated as lot "I" of Bell's Subdivision of the Farrell Heights plan of lots, said subdivision being recorded in the recorder's office of Mercer County, Pennsylvania, in plan book 8, page 34, and being more fully bounded and described as follows, to-wit:

BEGINNING at a point on the west side of Madison Street, which point is measured northwardly along the said west side of Madison Street four hundred thirty-three (433) feet from the north side of Delaware Avenue; thence by the west side of Madison Street North thirty-one degrees East (N. 31° E.) Fifty (50) feet to a point; thence by lot "J" in said Bell's Subdivision North fifty-nine degrees West (N. 59° W.) One hundred fifty (150) feet to a point; thence by a line parallel with the said west side of Madison Street South thirty-one degrees West (S. 31° W.) Fifty (50) feet to a point; thence by lot "H" in said Bell's Subdivision South fifty-nine degrees East (S. 59° E.) One hundred fifty (150) feet to a point, the place of beginning.

Parcel No. 12-328-102

Property Address: 2042 Madison Street, Hermitage, PA 16148

BEING the same premises which Mary Yurgec, by deed dated September 12, 2005 and recorded November 9, 2005 at Inst. No. 2005-00017939 in the Office of the Recorder of

Deeds of Mercer County, PA, granted and conveyed unto Mildred M. Shepard, in fee.

ALSO BEING the same premises which Mildred M. Shepard, by deed dated August 31, 2017 and recorded February 5, 2018 at Inst. No. 2018-00001022 in the Office of the Recorder of Deeds of Mercer County, PA, granted and conveyed unto Mildred M. Shepard, trustee, or any Successor in trust, under the Mildred M. Shepard Living Trust dated August 5, 2017 and any amendments thereto.

LOCATION - 2042 MADISON STREET. HERMITAGE PA 16148

JUDGMENT - \$ 65,102.39

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MILDRED SHEPARD AND MILDRED M. SHEPARD, TRUSTEE, OR ANY SUCCESSORS IN TRUST, UNDER THE MILDRED M. SHEPARD LIVING TRUST DATED AUGUST 5, 2017 AND ANY AMENDMENTS THERETO AT THE SUIT OF THE PLAINTIFF HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-HE1 ASSET BACKED PASS-THROUGH CERTIFICATES

**WRIT OF EXECUTION  
NO. 2024-3081**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
JANUARY 27, 2025 LEVIED ON THE FOLLOWING

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

ALL THAT tract of land situate in the Township of Pine, Mercer County, Pennsylvania, bounded and described as follows:-

BEGINNING at a point in the center of the Grove City-Harrisville Improved State Highway at the Southeast corner of the land herein described on line between property herein described and land formerly of Harriet E. Harry; thence along the center of said highway, North 54 degrees 17 minutes West, 70 feet; thence by land of Frank J. Kelly and W. D. Farren, North 29 degrees 08 minutes East, 370.59 feet; thence by land formerly of William J. McCoy et ux, South 54 degrees 17 minutes East, 10 feet; thence by land formerly of Harriet E. Harry, South 02 degrees 45 minutes West, 132.5 feet; thence in a Southwesterly direction by land formerly of Harriet E. Harry, 255 feet to the place of beginning.

BEING KNOWN AS: 594 EAST MAIN STREET EXT, GROVE CITY, PA 16127

PROPERTY ID NUMBER: TAX MAP NO. 22 219 045/CONTROL NO. 22-11880

BEING THE SAME PREMISES WHICH JOAN B. TURNBULL, UNMARRIED BY DEED DATED 5/31/2016 AND RECORDED 6/2/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2016-00004777, GRANTED AND CONVEYED UNTO CHARLES WEBER, UNMARRIED.

LOCATION - 594 EAST MAIN STREET EXT, GROVE CITY PA 16127

JUDGMENT - \$100,701.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) CHARLES WEBER AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**TERMS OF SALE, MERCER COUNTY**

UNLESS OTHERWISE REQUESTED BY THE PLAINTIFF, MULTIPLE PARCELS SUBJECT TO ONE EXECUTION WILL BE BID ON IN BULK. IF REQUESTED BY THE PLAINTIFF PRIOR TO THE SALE, EACH PARCEL MAY BE BID SEPARATELY.

ALL BIDDERS MUST IDENTIFY THEMSELVES AT TIME OF SUBMITTING A BID. NO BIDS MAY BE WITHDRAWN.

IF A PARTY OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE INTENDS TO BID, PROOF OF COMPLIANCE WITH THE BID MAY BE REQUIRED.

OPENING BIDS SHALL BE MADE BY THE PLAINTIFF, OR HIS AUTHORIZED REPRESENTATIVE ONLY. OPENING BIDS SHALL BE IN THE AMOUNT OF \$10.00, OR THE AMOUNT OF PERSONAL EXEMPTION IF APPLICABLE. THE OPENING BID REPRESENTS THE COSTS OF THE WRIT.

THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE WILL MAKE AN OPENING BID. AT THE REQUEST OF THE PLAINTIFF, ANY SALE MAY BE CANCELED OR CONTINUED PRIOR TO A BID.

A SUCCESSFUL BIDDER OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE, PRIOR TO THE CLOSE OF BUSINESS ON THE DATE OF THE SALE, SHALL PAY TO THE SHERIFF BY CASHIER'S CHECK OR MONEY ORDER, 10% OF THE BID AMOUNT. THE BALANCE PAYABLE TO THE SHERIFF IS DUE BY 12:00 NOON ON THE FRIDAY FOLLOWING THE SALE. IF THE BALANCE IS NOT PAID BY THE DEADLINE, THE PROPERTY WILL BE RESOLD AT 10:00 AM ON THE FOLLOWING MONDAY AT THE SHERIFF'S OFFICE. AT THE RESALE, THE ORIGINAL SUCCESSFUL BIDDER SHALL BE INELIGIBLE TO BID AND SHALL BE LIABLE FOR THE EXPENSE OF THE RESALE AND THE DIFFERENCE IN THE PURCHASE PRICE IF THE RESALE PRICE IS LESS THAN THE ORIGINAL SALE PRICE.

A SCHEDULE OF DISTRIBUTION, WHEN NEEDED, WILL BE FILED BY THE SHERIFF, IN THE SHERIFF'S OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE DISTRIBUTION.

DEEDS WILL BE ATTESTED THIRTY DAYS AFTER THE EXECUTION SALE WHEN POSSIBLE.

MCLJ – April 15, 22, 29, 2025

---

