

Mercer County Law Journal

Digital Edition

AUGUST 22, 2023

VOL. 38 - ISSUE 34

(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 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

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 HABBYSHAW, 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

SECOND 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 THOMPSON, 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

THIRD PUBLICATION

FARRINGER, CRAIG M.

2023-586

Late of Sharon, Mercer Co., PA
Administratrix: Angela D. Nicaastro, 4600 Hogback Road, Hermitage, PA 16148
Attorney: David A. Ristvey
MCLJ – August 8, 15, 22, 2023

JUERGENS, WILLIAM G. a/k/a JUERGENSEN, WILLIAM GALEN

2023-515

Late of Wilmington Twp., Mercer Co., PA
Executrix: Mara C. Juergens, 153 Cowden Rd., New Wilmington, PA 16142
Attorney: Reed D. Hennon, 224 W. Northview Ave., New Castle, PA 16105 (724) 658-3700
MCLJ – August 8, 15, 22, 2023

PATTERSON, RAY E. a/k/a PATTERSON, RAY

2023-573

Late of Sharon, Mercer Co., PA
Co-Executors: David R. Sackett & Gloria Jean Sackett, both of 377 S. 4th Street, Sharpsville, PA 16150; David R. Sackett, Jr., 155 Koehler Drive, Sharpsville, PA 16150 & Lori Lynn Dorfi, 369 S. 4th Street, Sharpsville, PA 16150
Attorney: Michael S. Barr
MCLJ – August 8, 15, 22, 2023

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **SME Grains, LLC**, and it is to be organized effective July 24, 2023.

S.R. LAW, LLC

Ronald W. Coyer, Esquire

631 Kelly Blvd., P.O. Box 67

Slippery Rock, PA 16057

MCLJ - August 22, 2023

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **SME Farms, LLC**, and it is to be organized effective July 24, 2023.

S.R. LAW, LLC

Ronald W. Coyer, Esquire

631 Kelly Blvd., P.O. Box 67

Slippery Rock, PA 16057

MCLJ – August 22, 2023

LEGAL NOTICE

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S.R. LAW, LLC

Ronald W. Coyer, Esquire

631 Kelly Blvd., P.O. Box 67

Slippery Rock, PA 16057

MCLJ – August 22, 2023

Notice:

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: ADOPTION OF SCARLETT CAROLINE ROSE MADDEN
PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS
NOTICE OF HEARING (23 Pa. C.S.A. §2513)

TO AMANDA MARIE MADDEN and ALEX STARK

NOTICE IS HEREBY GIVEN that on July 14, 2023, a hearing took place and your parental rights to SCARLETT CAROLINE ROSE MADDEN were terminated. A hearing will take place on September 14, 2023, at 10:00 a.m. in Courtroom #2 of the Mercer County Courthouse where the adoption will be finalized.

You are warned that you have until August 16, 2023, to appeal this decision and to present a case for your parental rights. If you do not respond, the adoption will take place and the opportunity for an appeal will no longer be available.

You have a right to be represented at the hearing by a lawyer.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

Mercer County Bar Association
Lawyer Referral Service
P.O. Box 1302

Hermitage, PA 16148
724-342-3111

Submitted by:
David E. Wenger III, Esq.
Wenger Law
4051 Windsor Road
Boardman, OH 44512
724-332-6138
Attorney for Petitioner
MCLJ – August 22, 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 or 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 - 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 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 deed 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, UNRENRARRIED 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 1, 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

SUBJECT 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
