

# Mercer County Law Journal

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AUGUST 15, 2023

VOL. 38 - ISSUE 33

(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

#### 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

## SECOND PUBLICATION

#### FARRINGER, CRAIG M.

2023-586

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

#### JUERGENS, WILLIAM G. a/k/a

#### JUERGENS, 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

## THIRD PUBLICATION

#### BASEFLUG, LARRY M. a/k/a BASEFLUG, LARRY MATHEW

2023-567

Late of Jackson Center Boro, Mercer Co., PA  
Executrix: Laurie Jane Hardesty, 1547 Franklin  
Road, Jackson Center, PA 16133  
Attorney: Lewis P. McEwen  
MCLJ - August 1, 8, 15, 2023

#### BENKA, RICHARD A.

2023-563

Late of Hermitage, Mercer Co., PA  
Executor: Dr. David E. Wood, 1551 MCDowell  
St., Sharon, PA 16146  
Attorney: William J. Madden  
MCLJ - August 1, 8, 15, 2023

#### FRANKO, GARY A., a/k/a FRANKO, GARY

2023-476

Late of Hermitage, Mercer Co., PA  
Executor: Johnathan R. Kudelko, 1139 Wishart  
Place, Hermitage, PA 16148  
Attorney: Carolyn E. Hartle  
MCLJ - August 1, 8, 15, 2023

#### JARRETT, WAYNE L. a/k/a JARRETT, WAYNE L. SR.

2023-569

Late of Hermitage, Mercer Co., PA  
Executrix: Cynthia L. Davis, 264 S. Neshannock  
Rd., Hermitage, PA 16148  
Attorney: Roger R. Shaffer, Jr.  
MCLJ - August 1, 8, 15, 2023

#### MACRI, PHILIP A. JR., a/k/a MACRI, PHILIP ANTHONY JR., a/k/a MACRI, PHILIP

2023-560

Late of Hermitage, Mercer Co., PA  
Co-Executors: Philip Anthony Macri, III, 8137  
Lamor Road, Mercer, PA 16137 & Roberto  
Valerio Macri, 19359 Eureka Court,  
Farmington, MN 55024  
Attorney: Amy E. Molloy  
MCLJ - August 1, 8, 15, 2023

#### MARTIN, HELEN C. a/k/a MARTIN, HELEN CATHERINE

2023-447

Late of Mercer Boro, Mercer Co., PA  
Executor: James M. Martin, a/k/a James  
Michael Martin, 560 Royal Manor Road,  
Easton, PA 18042 (240) 731-6899  
Attorney: None  
MCLJ - August 1, 8, 15, 2023

#### McANINCH, GERALDINE a/k/a

#### McANINCH, GERALDINE L.

2023-572

Late of West Salem Twp., Mercer Co., PA  
Administrator: Charles Sensesak, 164 Porter  
Rd., Greenville, PA 16125  
Attorney: Jason R. Dibble  
MCLJ - August 1, 8, 15, 2023

#### ODATO, CHARLES J. a/k/a ODATO, CHARLES

2023-566

Late of Stoneboro, Mercer Co., PA  
Executrix: Yvette Trinkle, 5336 Grimes Rd.,  
Polk City, FL 33868  
Attorney: Ted Isoldi  
MCLJ - August 1, 8, 15, 2023

#### POLCHA, ADAM a/k/a POLCHA, ADAM A. a/k/a POLCHA, ADAM ALOYSIUS

2022-500

Late of Farrell, Mercer Co, PA  
Executor: Andrew Polcha, 12462 Cabin Spring  
Lane, Lovettsville, VA 20180  
Attorney: Stephen J. Mirizio  
MCLJ - August 1, 8, 15, 2023

#### SHEPPARD, MARY JANE

2023-565

Late of Hermitage, Mercer Co., PA  
Executrix: Linda S. Sippl, 1638 Pulaski-Mercer  
Rd., Mercer, PA 16137  
Attorney: David A. Ristvey  
MCLJ - August 1, 8, 15, 2023

#### YEAGER, LYNN

2023-562

Late of Hermitage, Mercer Co., PA  
Administrator: Fang Yeager, 2186 Downing  
Lane, Hermitage, PA 16148  
Attorney: Chester B. Scholl, Jr.  
MCLJ - August 1, 8, 15, 2023

## NOTICE OF STATEMENT OF DOMESTICATION LIMITED LIABILITY COMPANY

Notice is hereby given that a Statement of  
Domestication was filed with the Pennsylvania  
Department of State at Harrisburg, PA.. for Matt's  
Turf and Pest Management LLC, a Limited  
Liability Company which has been domesticated  
under the provisions of the Pennsylvania Uniform  
Limited Liability Company Act of 2016. as  
amended.

William J. Moder, III, Esquire  
2500 Highland Road. P.O. Box 1071  
Kerrwood Place, Suite 104  
Hermitage. PA 16148  
Telephone: (724) 347-5569  
MCLJ - August 15, 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.  
Hereafter 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

IN THE COURT OF COMMON PLEAS  
Mercer COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE  
FORECLOSURE  
Term No. 2022-3151  
NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE  
PNC BANK, NATIONAL ASSOCIATION  
Plaintiff  
vs.  
REBECCA DANIELS AKA BECKY  
DANIELS, Solely in Her Capacity as Heir of  
WILLIAM D. VASSEN, Deceased,  
BRANDY HEASLEY Solely in Her  
Capacity as Heir of WILLIAM D. VASSEN,  
Deceased, BRADY VASSEN Solely in His  
Capacity as Heir of WILLIAM D. VASSEN,  
Deceased, WILLIAM VASSEN JR, Solely in  
His Capacity as Heir of WILLIAM D.  
VASSEN, Deceased & The Unknown Heirs  
of WILLIAM D. VASSEN Deceased  
Mortgagor and Real Owner  
Defendant

TO REBECCA DANIELS AKA BECKY DANIELS, Solely in Her Capacity as Heir of WILLIAM D. VASSEN, Deceased, BRANDY HEASLEY Solely in Her Capacity as Heir of WILLIAM D. VASSEN, Deceased, BRADY VASSEN Solely in His Capacity as Heir of WILLIAM D. VASSEN, Deceased, WILLIAM VASSEN JR, Solely in His Capacity as Heir of WILLIAM D. VASSEN, Deceased & The Unknown Heirs of WILLIAM D. VASSEN Deceased, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 6817 Warren Sharon Road Brookfield, OH 44403.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff PNC BANK, NATIONAL ASSOCIATION, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Mercer County, Pennsylvania, docketed to No. 2022-3151 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 196 Campground Road West Middlesex, PA 16159 whereupon your property will be sold by the Sheriff of Mercer.

**NOTICE**  
You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. MERCER COUNTY LAWYERS REFERRAL SERVICE  
c/o Mercer County Bar Association  
PO Box 1302  
Hermitage, PA 16148  
724-342-3111

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
MCLJ – August 15, 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 it the Borough of Grove City, Mercer County, Pennsylvania, bounded and described as follows: BEGINNING at s point at the northeast corner of the west side of South Broad Street; thence North 81° 04' West by lands formerly of Davie A. Shelley, 42.18 feet; thence North 9° 20' East by said Shelley, 17.70 feet to an eleven foot alley; thence North 88° 07' West by the south side of said alley, 76 feet, more or less to another alley known as Filer Alley; thence South 9° 33' West, 38.28 feet; thence by Joseph P. Trepasso and Betty Trepasso, his wife, South 81° 12' East, 44.9 feet; thence South 8° 24' West by said Trepasso, 24.4 feet; thence South 80° 53' East by said Trepasso, 1.10 feet; thence South 13° 36' West by said Trepasso, 55.76 feet to the north side of College Avenue; thence by the north side of College Avenue, South 51° 36' East, 3.1 feet; thence North 13° 46' East by lands formerly of H. J. Badger, 22.43 feet; thence South 51° 36' East by lands formerly of Badger, 3 feet; thence North 13° 46' East by Carl L. Giesmann, 34.86 feet, more or less; thence South 80° 53' East by said Giesmann, 64.53 feet to the west side of South Broad Street; thence by the west side of South Broad Street, North 8° 32' East, 53.20 feet to the place of beginning. MAP #59-550-030

LOCATION - 241 243 SOUTH BROAD STREET, GROVE CITY PA 16127  
JUDGMENT - \$186,104.66

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) P.L.S.S., INC. AT THE SUIT OF THE PLAINTIFF COMMUNITY LOAN SERVICING, LLC FKA BAYVIEW LOAN SERVICING, LLC  
**WRIT OF EXECUTION**  
**NO. 2023-00819**

HLADIK ONORATO & FEDERMAN LLP  
PLAINTIFF'S ATTORNEY  
JULY 19, 2023  
LEVIED ON THE FOLLOWING

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

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

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

This conveyance is made subject to a 15 foot drainage easement along the Westerly side of said

land. This deed is given subject also to a restriction of a 100 foot building line on the center line of Lake Road and Fullingmill Road.

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

1. No land shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached, single-family dwelling and a private garage for no more than three (3) cars.

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

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

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

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

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

Being Known as 177 Fullingmill Road, Mercer, PA 16137

Parcel I.D. No. 14136078  
Control No. 14-503666  
JUDGMENT - \$163,765.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALAN C. ADAMS AND CATHERINE K. ADAMS AT THE SUIT OF THE PLAINTIFF SELECT PORTFOLIO SERVICING, INC.  
**WRIT OF EXECUTION**  
**NO. 2023-00496**

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY  
JUNE 1, 2023  
LEVIED ON THE FOLLOWING

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

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

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

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

BEGINNING At A Point At The Northwest

Corner; Thence South 87-3/4° East By A Road Leading To Blacktown, a Distance of 150 Feet To Land Now or Formerly of Joseph Gregg; Thence South 8° 36' East By Land Now or Formerly of Joseph Gregg; 150 Feet To Other Land Now or Formerly of Joseph Gregg; Thence North 87-3/4° West, 150 Feet By Said Land Now or Formerly of Joseph Gregg; 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, UNRENARRIED 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

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 THEM-  
SELVES 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