

Mercer County Law Journal

Digital Edition

DECEMBER 30, 2025

VOL. 40 - ISSUE 52

(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

COOK, HOWARD LEROY, A/K/A COOK, HOWARD L., A/K/A COOK, HOWARD 2025-925

Late of South Pymatuning Twp., Mercer Co., PA
Co-Executrice: Lisa Marie Babcock, 1044 Park Street, Sharon, PA 16146 & Loretta May Burton, 3414 Kirk Road Youngstown, OH 44511
Attorney: Stephen J. Mirizio, Esq
MCLJ - Dec. 30, 2025, Jan. 6, 13, 2026

FUSCO, STEPHANIE 2025-930

Late of Hermitage, Mercer Co., PA
Co-Executors: Frank Fusco, 839 Knobwood Road, Hermitage, PA 16148 & Joseph Fusco, 744 N. Darby Road, Hermitage, PA 16148
Attorney: Kenneth K. McCann, Esq
MCLJ - Dec. 30, 2025, Jan. 6, 13, 2026

GALICIA, TERRI M 2025-910

Late of Hermitage, Mercer Co., PA
Executrix: Billie Moyer, 30 Nora Street, P.O Box 307, Clark, PA 16113
Attorney: Kenneth M. Baldonieri, Esq., 345 Southpointe Blvd, Ste 100, Canonsburg, PA 15317
MCLJ - Dec. 30, 2025, Jan. 6, 13, 2026

GREEN, PATRICIA A. A/K/A GREEN, PATRICIA ANN, A/K/A GREEN, PATRICIA 2025-924

Late of Sharon, Mercer Co., PA
Administrator: Tom McElhaney, 301 Sherman Avenue, Sharon, PA 16146
Attorney: James M. Goodwin, Esq
MCLJ - Dec. 30, 2025, Jan. 6, 13, 2026

ORBEN, ROBERTA JEANNE, AKA ORBEN, ROBERTA J., AKA ORBEN, ROBERTA 2025-926

Late of Hermitage, Mercer Co., PA
Administratrix: Carol L. Kennedy, 752 Lexington Drive, Hermitage, PA 16148
Attorney: Stephen J. Mirizio, Esq
MCLJ - Dec. 30, 2025, Jan. 6, 13, 2026

O'TOOLE, KATHLEEN ANN, A/K/A O'TOOLE, KATHLEEN A. 2025-927

Late of Hermitage, Mercer Co., PA
Executor: Patrick L. O'Toole, 1223 Royal Street, Key West, FL 33040
Attorney: William G. McConnell Jr., Esq
MCLJ - Dec. 30, 2025, Jan. 6, 13, 2026
PARSONS, JOANNE, A/K/A PARSONS, JOANNE A., A/K/A PARSONS, AKA JOANNE ARLENE 2025-805

Late of Jackson Township, Mercer Co., PA
Executor: Kyle Reeher, 48 Orr Road, Mercer, PA 16137
Attorney: Raymond B. Bogaty
MCLJ - Dec. 30, 2025, Jan. 6, 13, 2026

VEREZ, TERRY A., A/K/A VEREZ, TERRY 2025-782

Late of Pine Twp., Mercer Co., PA
Administratrix: Sharon C. Altman, 235 Latonka Drive, Mercer, PA 16137
Attorney: Amy E. Molloy, Esq
MCLJ - Dec. 30, 2025, Jan. 6, 13, 2026

SECOND PUBLICATION

BRANDT, JUDITH A., A/K/A BRANDT, JUDITH ANN, BRANDT, JUDITH 2025-916

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Mary L. Manis, 377 7th Street, Sharpsville, PA 169150
Attorney: James M. Goodwin, Esq.
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

BUCZEK, JOHN, A/K/A BUCZEK, JOHN J 2025-886

Late of Hermitage, Mercer Co., PA
Executrix: Michelle L. Stevens, 104 Castle Brook Drive, Cranberry Twp, PA 16066
Attorney: Emily N. Masotto, Esq., 500 Commonwealth Drive, Warrendale, PA 15086
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

DARLINGTON, ROBERT E. 2025-889

Late of Mercer Boro, Mercer Co., PA
Administrator: Zachary Darlington, 1055 Park Avenue, Girard, OH 44420
Attorney: Gregory R. Unatin, Esq., 310 Grant Street, Ste 3204, Grant Building, Pittsburgh, PA 15219
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

GERDY, ROSE M. A/K/A GERDY, ROSE MARIE GERDY, ROSE 2025-915

Late of Greenville, Mercer Co., PA
Executrix: Marianne Drew, 554 Patton Rd., Sandy Lake, PA 16145
Attorney: Barbara Seman Ochs

MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026
MORRIS, MARILYN, AKA MORRIS, MARILYN B. 2025-918

Late of Sharon, Mercer Co., PA
Executrix: LaVerne Hofius, 189 Romain Road, Pulaski, PA 16143
Attorney: Wade M. Fisher, Esq.
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026
WHEELER, KIMBERLY ANN 2025-914
Late of Pine Twp., Mercer Co., PA
Administratrix: Victoria Wheeler, 563 Barkeyville Road, Grove City, PA 16127
Attorney: Gregory D. Metrick, Esq
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026
YOBST, KEVIN C. 2025-855

Late of Findley Twp., Mercer Co., PA
Administratrix: Pamela Devore, 130 Cranberry Road, Grove City, PA 16127
Attorney: James P. Coulter, Esq., 128 W. Cunningham St., Butler, PA 16001
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

THIRD PUBLICATION

BEAHAN, JOHN THOMAS IV A/K/A BEAHAN, JOHN T. IV A/K/A BEAHAN, THOMAS A/K/A BEAHAN, J. T. 2025-911

Late of Sandy Lake Twp., Mercer Co., PA
Executrix: Alice Pauline Kimes, 34 Clayton Lane, Sandy Lake, PA 16145
Attorney: Stephen L. Kimes
MCLJ - Dec. 16, 23, 30, 2025

MATTHEWS, GLORIA JEANETTE A/K/A MATTHEWS, GLORIA J. 2025-895

Late of West Middlesex Boro, Mercer Co., PA
Administrator: Robert C. Matthews, 403 Pershing Dr., Farrell, PA 16121
Attorney: Lauren L. Hackett
MCLJ - Dec. 16, 23, 30, 2025

MILES, D. ELAINE A/K/A MILES, DORIS ELAINE, A/K/A MILES, ELAINE 2025-909

Late of Liberty Twp., Mercer Co., PA
Executor: J. Thomas Miles, 266 Fleming Way, Sharon, PA 16146
Attorney: Stephen Kimes, Esq.
MCLJ - Dec. 16, 23, 30, 2025

MUDRAK, GLADYS A/K/A MUDRAK, GLADYS M. 2025-899

Late of Hermitage, Mercer Co., PA
Executor/Executrix: John L. Mudrak 2690 Spencer Road Hermitage, PA 16148 & Shelley M. Goodpastor 405 Case Avenue Sharon, PA 16146
Attorney: Wade M. Fisher, Esq

MCLJ - Dec. 16, 23, 30, 2025
MYERS, LINDA MAE A/K/A MYERS, LINDA M. A/K/A MYERS, LINDA 2025-908

Late of Lackawannock Twp., Mercer Co., PA
Administrator: Daniel J. Myers, 533 Wilson St., Sharon, PA 16146
Attorney: David A. Ristvey
MCLJ - Dec. 16, 23, 30, 2025

NOVELLI, THOMAS 2025-906

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Carol R. Novelli, 324 S. 9th Street, Sharpsville, PA 16150
Attorney: Robert L. Lackey
MCLJ - Dec. 16, 23, 30, 2025

Pymatuning Mutual Fire Insurance Company will hold its annual meeting on Friday, January 9th, 2026, at 1:00 PM. The meetings will be held at the office location, 147 N. Pitt Street in Mercer, PA 16317. All policyholders are welcome to attend.

MCLJ - Dec. 16, 23, 30, 2025

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

Notice is hereby given of the Trust Administration of **THE JOAN G. BERNIER 2000 LIVING TRUST DATED OCTOBER 24th, 2000**. The Settlor of the Trust, **JOAN G. BERNIER**, of Greenville, Mercer County, Pennsylvania, died on October 1, 2025. All persons having claims against **JOAN G. BERNIER** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **JOAN G. BERNIER** are requested to make payment without delay to the Trustee or attorney named below:

Jennifer A. Scales 37 Gardner Hill Road
Greenville, PA 16125

Or

her attorney

Carolyn E. Hartle, Esquire

HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

LEGAL NOTICE

NOTICE IS HEREBY GIVEN to all persons interested in or who may be affected that

PREMIER MOBILE VETERINARY FRANCHISING LLC, a Pennsylvania limited liability company (the "Company"), with its principal office at 694 Methodist Road, Greenville, PA 16125, has filed with the Department of State, Commonwealth of Pennsylvania, a Certificate of Dissolution to voluntarily dissolve the Company, and is now engaged in winding up and settling the affairs of the Company so that its corporate existence shall be ended pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall mail written notice to the Company at the address above. The claim shall set forth the claimant, the claimed amount, and all other pertinent information required to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this notice.

Marissa K. Atterholt, Esquire
Ekker Kuster McCall Epstein, PLLC
68 Buhl Boulevard
P.O. Box 91
Sharon, PA 16146
MCLJ – Dec. 30, 2025

LEGAL NOTICE

NOTICE IS HEREBY GIVEN to all persons interested in or who may be affected that **PREMIER MOBILE VETERINARY SERVICES LLC**, a Pennsylvania limited liability company (the "Company"), with its principal office at 694 Methodist Road, Greenville, PA 16125, has filed with the Department of State, Commonwealth of Pennsylvania, a Certificate of Dissolution to voluntarily dissolve the Company, and is now engaged in winding up and settling the affairs of the Company so that its corporate existence shall be ended pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall mail written notice to the Company at the address above. The claim shall set forth the claimant, the claimed amount, and all other pertinent information required to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this notice.

Marissa K. Atterholt, Esquire
Ekker Kuster McCall Epstein, PLLC
68 Buhl Boulevard
P.O. Box 91
Sharon, PA 16146
MCLJ – Dec. 30, 2025

NOTICE OF ORGANIZATION DOMESTIC LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State at Harrisburg, PA.. for **KRM LLC**, a Domestic Limited Liability Company which has been duly organized under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016. *as amended.*

JAMES NEVANT, II, ESQUIRE
Attorney at Law
2500 Highland Road. Suite 104
Hermitage, PA 16148
MCLJ – Dec. 30, 2025

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that **David Paul Stankovich** of Mercer County has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated November 19, 2025, pursuant to Rule 111(b), Pa.R.C.L.E, which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective December 19, 2025, for Compliance Group 1.

Dana Belella
Assistant
Director
The Disciplinary
Board of the
Supreme Court
of Pennsylvania
MCLJ – Dec. 30, 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 January 6, 2026, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL ACCOUNT OF ESTATES

2024-271 Dessaw, Cynthia., Deceased;
Michael Dessaw, Administrator
2024-79 Farmartino, Alyce Ann.,
Deceased; Laura Swartz, Executrix
2024-334 Kuttesch, Brian J., Deceased;
Brenda Catterson-Miller, Administratrix

2023-959 Bowers, Margaret Luretta.,
Deceased; Brenda L. Kauffman,
Executrix

2024-404 Rannard, Robert A.,
Deceased; Gregory Jon Perrine, Executor

FIRST AND FINAL ACCOUNTS OF TRUSTS

2001-345 Woodland Cemetery Omnibus
Trust; Northwest Bank Trust Services,
Trustee
MCLJ – Dec. 9, 16, 23, 30, 2025

SHERIFF'S SALE

MONDAY
JANUARY 12, 2026
10:00 A.M.

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

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

WRIT OF EXECUTION NO. 2025-1595

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
OCTOBER 10, 2025 LEVIED ON THE
FOLLOWING
ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S)
UNKNOWN HEIRS AND/OR
ADMINISTRATORS TO THE ESTATE OF
KEVIN L. AUSTIN; KEVIN LAWRENCE
AUSTIN, II, AS BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE OF
KEVIN L. AUSTIN; LAURYN R. HATCH, AS
BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE OF
KEVIN L. AUSTIN 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 known as Lot
Number Two Hundred Ninety-Eight (298)
in the plan of the Beechwood
Improvement Company, Limited, called
Plan "E", South Sharon Plan of Lots, as
recorded in the Records of Mercer
County, Pennsylvania, in Deed Book C,
Volume 7, Page 350, and said lot being
more particularly bounded and
described as follows:

BEGINNING at a point on the westerly
line of Fruit Avenue, at the dividing line
between Lots Numbered Two Hundred
Ninety-Seven (297) and Two Hundred
Ninety-Eight (298) in said plan; and
distant three hundred eighty (380) feet
southwardly from the southerly line of

French Street; thence southwardly,
along the westerly line of said Fruit
Avenue, a distance of twenty-five (25)
feet to the dividing line between Lots
Numbered Two Hundred Ninety-Eight
(298) and Two Hundred Ninety-Nine
(299) in said Plan; thence westwardly,
along said dividing line, a distance of one
hundred twenty-two and five-tenths
(122.5) feet to the easterly line of an
unnamed public alley in said Plan;
thence northwardly, along the easterly
line of said alley, twenty-five (25) feet to
the dividing line between Lots Numbered
Two Hundred Ninety-Seven (297) and
Two Hundred Ninety-Eight (298) in said
Plan; thence eastwardly, along said
dividing line, a distance of one hundred
twenty-two and five-tenths (122.5) feet
to the westerly line of Fruit Avenue, the
place of beginning.

SUBJECT PROPERTY ADDRESS: 1028
Fruit Avenue, Farrell, PA 16121

Being the same property conveyed to
Kevin L. Austin who acquired title by
virtue of a deed from Walter M. Butler
and Stella Butler, husband and wife,
dated October 5, 2001, recorded
October 22, 2001, as Document ID
01DR18119, and recorded in Book 375,
Page 1727, Office of the Recorder of
Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 52 425 545

LOCATION - 1028 FRUIT AVENUE,
FARRELL PA 16121

JUDGMENT - \$ 11,509.96

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT(S)
UNKNOWN HEIRS AND/OR
ADMINISTRATORS TO THE ESTATE OF
KEVIN L. AUSTIN; KEVIN LAWRENCE
AUSTIN, II, AS BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE OF
KEVIN L. AUSTIN; LAURYN R. HATCH, AS
BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE OF
KEVIN L. AUSTIN AT THE SUIT OF THE
PLAINTIFF NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE SERVICING

WRIT OF EXECUTION NO. 2024-734

LEOPOLD & ASSOCIATES PLLC
PLAINTIFF'S ATTORNEY
OCTOBER 23, 2025 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S)
JILL A. AXTELL F/K/A JILL A. EMMETT IN
AND TO:
ALL THAT CERTAIN piece or parcel of
land situate in the Borough of Greenville,
Mercer County, Pennsylvania, being all
of Lot No. 3 and the easterly one-half of
Lot No. 2 in the revised portion of the

Campbell-McFate Addition to Greenville, Pennsylvania, as recorded in the Office of the Recorder of deeds or Mercer County, Pennsylvania, in Plan Book 2, page 203, and being more particularly bounded and described as follows:

Bounded on the north by Chambers Avenue; on the east by lot No. 4 in said Addition; on the south by Lot No. 14 and part of Lot No. 15 in said Addition; on the West by the remaining part of Lot No. 2 in said Addition; said property fronting seventy-nine and one-half (79 1/2) feet on Chambers Avenue and extending back of uniform width a distance of one hundred thirty-three (133) feet.

BEING the same real property that Kevin L. Polley, Executor of the Estate of Charles G. Polley, deeded to Jill A. Emmett, Single, on January 13, 2005, with the Deed being Recorded on January 24, 2005, in Instrument No. 2005-00001330. Jill A. Emmett is now known as Jill A. Axtell.

BEING known as Parcel Number 55 524 040.

The improvements thereon being known as 93 Chambers Avenue, Greenville, PA 16125.

LOCATION - 93 CHAMBERS AVENUE, GREENVILLE PA 16125

JUDGMENT - \$188,927.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JILL A. AXTELL F/K/A JILL A. EMMETT AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-2

**WRIT OF EXECUTION
NO. 2022-1531**

ECKERT SEAMANS PLAINTIFF'S ATTORNEY
SEPTEMBER 30, 2025 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF HERMITAGE, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POST AT THE SOUTHWEST CORNER IN THE CENTER OF THE WEST MIDDLESEX AND CLARKSVILLE ROAD, THENCE EAST TWO HUNDRED EIGHTEEN (218) FEET ALONG

THE LAND OF MACLENDON, THENCE NORTH ONE HUNDRED (100) FEET ALONG LAND OF SPANGLER, THENCE WEST TWO HUNDRED EIGHTEEN (218) FEET ALONG LAND OF SPANGLER TO A POST IN THE CENTER OF THE WEST MIDDLESEX AND CLARKSVILLE ROADS AND THENCE SOUTH A DISTANCE OF ONE HUNDRED (100) FEET ALONG SAID ROAD TO PLACE OF BEGINNING CONTAINING ½ ACRES OF LAND MORE OR LESS. BEING KNOWN AS 2997 SPANGLER ROAD, HERMITAGE, PENNSYLVANIA. HAVING ERECTED THEREON A ONE STORY CONCRETE BLOCK DWELLING HOUSE.

BEING THE SAME PIECE OR PARCEL OF LAND CONVEYED TO DONALD M. PLEASANT, A SINGLE MAN BY DEED OF CHARLES PLEASANT AND GRACE PLEASANT, HIS WIFE, RECORDED MAY 16, 1994 AT 94 DR 7303, IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA.

TAX MAP OR PARCEL ID NO.: 12-171-347

LOCATION - 2997 SPANGLER ROAD, HERMITAGE PA 16148

JUDGMENT - \$160.022.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) VERNICE CAIN AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR1

**WRIT OF EXECUTION
NO. 2022-2118**

POWERS KIRN LLC PLAINTIFF'S ATTORNEY
OCTOBER 7, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEPENDANT (S)
ERNEST D. EDEN AND DIANE M. MOGIELSKI IN AND TO:

ALL that certain piece and parcel of land situate partially between Pymatuning Township and Delaware Township, Mercer County, Pennsylvania, being fully assessed in Pymatuning Township, and which is designated as Lot 3 of the Subdivision Plan entitled. "Final Lots 2, 3 and 4 Diane E. Mohr and Rebecca L. Milliron Subdivision" prepared by Knott Surveying, LLC dated October 16, 2017 and recorded in the Recorder. of Deeds Office of Mercer County, Pennsylvania at instrument number 2017 PL 11483-134 (the "Subdivision Plan") and being more particularly bounded and described as follows:

BEGINNING at a point being the northeast corner of Lot 3 of the "Subdivision Plan", thence South 85° 02' 08" West, a distance of 671.04 feet along Lot 2 of the Subdivision Plan to a point; thence South 07° 29' 03" East, a distance of 177.57 feet along Lot 2 of the Subdivision Plan to it point: thence South 84° 57' 33" West, a distance of 62.11 feet along Lot 2 of the Subdivision Plan to a point: thence South 06° 56' 45" East, a distance of 166.93 feet along a gravel drive to a point: thence South 05° 49' 58" West, a distance of 148.45 feet along a gravel drive to a point; thence South 22° 31' 55", a distance of 95.95 feet along a gravel drive to a point; thence South 02° 21' 48" West, a distance of 282.82 feet along Lot 2 of the Subdivision Plan to a point on the centerline of Hamburg Road a/k/a SR 4007; thence South 89° 19' 02" East, a distance of 400.70 feet to a point along the centerline of Hamburg Road a/k/a SR 4007; thence North 03° 03' 47" East, a distance of 175.30 feet along Lot 4 of the Subdivision Plan to a point; thence South 89° 02' 28" East, a distance of 330.21 feet along property now or formerly of Jesse Kerr and Heather Ainsley to a point; thence North 00° 47' 00" East, a distance of 759.50 feet along land now or formerly of Jeffrey McGrath and Nancy McGrath to the point and place of beginning. Containing 13.095 acres of land as surveyed by Knott Surveying, LLC and shown as Lot 3 on the aforementioned Subdivision Plan.

BEING THE SAME PREMISES which Diane E. Mohr, Single and Rebecca L. Milliron and Lewis G. Milliron, Her Husband, by Deed dated 1/25/2019 and recorded in the Office of the Recorder of Deeds of Mercer County on 1/30/2019 in Deed Book Instrument 2019-00000736, granted and conveyed unto Ernest D. Eden and Diane M. Mogielski.

BEING known as 41 Hamburg Road, Transfer, Pennsylvania 16154

PARCEL # 23-095-015-003

LOCATION - 41 HAMBURG ROAD, TRANSFER PA 16154

JUDGMENT - \$319,511.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ERNEST D. EDEN AND DIANE M. MOGIELSKI AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2020-760**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
OCTOBER 7, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
KIMBERLY GURIEL AND TIMOTHY A. GURIEL A/K/A TIMOTHY GURIEL IN AND TO:

The land referred to in this Commitment is described as follows:

ALL that certain piece or parcel of Land situate in Sugar Grove Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows;

BEGINNING at a point in the centerline of Church Street, said point being located North 89 degrees 54 minutes 45 seconds East a distance of 608.06 feet from the intersection of the centerline of Church Street with the centerline of Kenard Road (S .R. 4021); thence along the centerline of Church Street North 89 degrees 54 minutes 45 seconds East, 224.30 feet to an iron pin; thence along land now or formerly of Grant Smart, North 02 degrees 35 minutes 15 seconds West, 51.05 feet to an iron pin; thence along same North 44 degrees 00 minute 00 second East, 250.33 feet to the center of a run; thence following the centerline of said run and along land now or formerly of Thomas O. Meeker the following courses and distances; North 64 degrees 07 minutes 45 seconds East, 112.60 feet; South 79 degrees 13 minutes 05 seconds East, 32.87 feet; South 50 degrees 55 minutes 30 seconds East, 39.20 feet; North 59 degrees 20 minutes 25 seconds East, 40.17 feet; North 08 degrees 20 minutes 50 seconds East, 109.62 feet; North 61 degrees 35 minutes 08 seconds East, 95.19 feet; South 88 degrees 59 minutes 20 seconds East, 114.68 feet; North 82 degrees 45 minutes 40 seconds East, 87.18 feet; North 89 degrees 31 minutes 30 seconds East, 72.69 feet; North 78 degrees 09 minutes 15 seconds East, 96.46 feet; North 45 degrees 16 minutes 40 seconds East, 103.95 feet; North 25 degrees 10 minutes 55 seconds East, 238.30 feet; North 29 degrees 06 minutes 40 seconds East, 56.86 feet; South 88 degrees 26 minutes 35 seconds East, 26.90 feet; South 28 degrees 53 minutes 50 seconds East, 23.96 feet; South 85 degrees 06 minutes 50 seconds East, 43.49 feet; North 61 degrees 17 minutes 25 seconds East, 52.05 feet; North 25 degrees 58 minutes 25 seconds East, 120.85 feet; South 67 degrees 11 minutes 20 seconds East, 73.94 feet; South 40 degrees 14 minutes 15 seconds East, 86.39 feet; South 09 degrees 00 minute 10 seconds East, 238.58 feet; South 60 degrees 20 minutes 15 seconds East, 182.42 feet; South 04 degrees 13 minutes 30 seconds East, 45.60 feet; South 55 degrees 56 minutes 30 seconds West, 55.68 feet; South 17 degrees 40 minutes

30 seconds East, 54.71 feet; South 42 degrees 26 minutes 50 seconds East, 300.93 feet; South 79 degrees 29 minutes 55 seconds East, 145.36 feet; North 43 degrees 05 minutes 05 seconds East, 25.85 feet; South 79 degrees 37 minutes 20 seconds East, 20.59 feet; South 17 degrees 59 minutes 20 seconds East, 31.14 feet; South 19 degrees 08 minutes 20 seconds West, 349.69 feet; South 67 degrees 29 minutes 55 seconds East, 199.34 feet; South 84 degrees 04 minutes 00 seconds East, 254.53 feet; thence South 02 Degrees 00 minutes West along lands now or formerly of Robert Elites and J. Werger, 253.47 feet to an iron pin; thence North 88 degrees 30 minutes 00 seconds West along lands now or formerly of Timothy J. Walker, Robert D. Miller, Robert A. Thomas, and Leslie W. Best, 2,060.65 feet to an iron pin; thence North 02 degrees 15 minutes East along land now or formerly of Walter E. Watt, 152.50 feet to an iron pin; thence South 69 degrees 38 minutes 20 seconds West along lands now or formerly of Wm. A. Wesolek and Jos. Riley, 366.51 feet to an iron pin; thence North 44 degrees 30 minutes East along land of Terrance Page, 6.63 feet to an iron pin; thence North 86 degrees 30 minutes East along same, 24.75 feet to an iron pin; thence North 01 degrees 00 minutes West along same, 182.08 feet to a point in the centerline of Church Street, being the point and place of beginning. Containing 46.32 acres of land.

BEING KNOWN AS: 123 CHURCH STREET, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 30 018 074 / 30-690

BEING THE SAME PREMISES WHICH LORI R. CARLSON, AN UNREMARIED WIDOW BY DEED DATED 6/1/2006 AND RECORDED 6/8/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NUMBER: 2006-00008321, GRANTED AND CONVEYED UNTO TIMOTHY A. GURIEL AND KIMERLY GURIEL, HUSBAND AND WIFE.

LOCATION - 123 CHURCH STREET, GREENVILLE PA 16125

JUDGMENT - \$135,727.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KIMBERLY GURIEL AND TIMOTHY A. GURIEL A/K/A TIMOTHY GURIEL AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

**WRIT OF EXECUTION
NO. 2025-624**

MANLEY DEAS KOCHALSKI LLC PLAINTIFFS ATTORNEY
SEPTEMBER 24, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
ROBERT R. HAZLETT IN AND TO:

All that certain piece or parcel of land situate in the Borough of West Middlesex, County of Mercer and State of Pennsylvania, bounded and described as follows:

On the North by land now or formerly owned by Olive Kemp; on the East by lands now or formerly of J. M. Gundy; on the South by lands now or formerly of R. P. Allen and other lands now or formerly of Lucille Young Riblett; and on the West by a public road (unimproved) and known as Cemetery or Haywood Street; and having a frontage on said road or street of one hundred thirty-six (136) feet and extending eastwardly a distance of three hundred fifty-eight (358) feet.

SUBJECT PROPERTY ADDRESS: 34 Haywood Street, West Middlesex, PA 16159

Being the same property conveyed to Robert R. Hazlett, a single person who acquired title by virtue of a deed from The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3, dated February 24, 2017, recorded March 3, 2017, as Instrument Number 2017-00002014, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 75 878 027

LOCATION - 34 HAYWOOD STREET, WEST MIDDLESEX PA 16159

JUDGMENT - \$57,786.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ROBERT R. HAZLETT AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2025-1138**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
SEPTEMBER 30, 2025 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land

situate in the City of Hermitage, formerly Township of Hickory, County of Mercer and State of Pennsylvania, being known as LOT NUMBER SIXTEEN (16) IN SECTION "I" of the C. J. ROLLINSON PLAN OF LOTS, and being bounded and described as follows:

Commencing at a point in the center line of South Keel Ridge Road, at the Northeast corner of Lot Number One (1) in Section "E" of said Plan;

Thence North 36 degrees 58 minutes West along the center line of said South Keel Ridge Road, a distance of one hundred twenty (120) feet to a point;

Thence South 54 degrees 48 minutes West along the line of Lot Number Seventeen (17) in said Plan; a distance of two hundred twenty-two (222) feet to a point;

Thence South 36 degrees 58 minutes East along other lands now or formerly of Grave Rollinson, a distance of one hundred twenty (120) feet to a point;

Thence North 54 degrees 48 minutes East along the line of said Lot Number One (1) in Section "E", a distance of two hundred twenty-two (222) feet to a point in the center line of South Keel Ridge Road, the place of beginning.

SUBJECT PROPERTY ADDRESS: 830 South Keel Ridge Road, Hermitage, PA 16148

Being the same property conveyed to Eric J. Kurelko and Maria L. Kurelko, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Karen Crawford Palmer, Executrix under the Last Will and Testament of Beulah Mae Crawford Baccus, deceased, dated January 7, 2004, recorded January 22, 2004, as Instrument Number 2004-0000972, and recorded in Book 487, Page 894, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Eric J. Kurelko died January 15, 2024 and through tenancy by the entirety interest passed to Maria L. Kurelko.

SUBJECT TAX PARCEL ID: 12 159 180

LOCATION - 830 SOUTH KEEL RIDGE ROAD, HERMITAGE PA 16148

JUDGMENT - \$172,092.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MARIA L. KURELKO AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2024-2501**

PARKER MCCAY PA PLAINTIFF'S ATTORNEY
SEPTEMBER 25, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
ALLISON LEMASTERS, KNOW HEIR TO THE ESTATE OF JAMES C. LEMASTERS ALEXANDER LEMASTERS, KNOW HEIR TO THE ESTATE OF JAMES C. LEMASTERS ANY AND ALL UNKNOWN HEIRS, ASSIGNS AND PERSONS CLAIMING RIGHT TO OR UNDER THE ESTATE OF JAMES C. LEMASTERS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the BOROUGH OF JACKSON CENTER, MERCER COUNTY, COMMONWEALTH OF PENNSYLVANIA, being known as Lot No. 1 in the Dale F. and Arlene Peters Subdivision, recorded October 25, 2007 at 2007 PL 14733-154, in the Recorder's Office of Mercer County, Pennsylvania, the full description thereof being incorporated herein by reference thereto.

Together with the non-exclusive right and easement to use the 30-foot access right of way/easement from S.R. 2018 to said Lot No. 1 for purposes of ingress and egress thereto provided that the Grantee, her heirs, successors and assigns shall have sole responsibility to maintain, repair and snow plow the said right of way easement.
The improvements thereon being known as 156 A&B Bradley Road. Jackson Center, Pennsylvania – 16133.

Permanent Parcel No.: 63 566 032 001

Title to said premises is vested in James C. Lemasters, a married person, by Deed from Tabatha I. Walker, now known as Tabby Clark, dated 11/18/2021 and recorded on 11/24/2021, by the Mercer County Recorder of Deeds Office, as FNO # 2021-00013198.

LOCATION - 156 BRADLEY ROAD, JACKSON CENTER PA 16133

JUDGMENT - \$124,221.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ALLISON LEMASTERS, KNOW HEIR TO THE ESTATE OF JAMES C. LEMASTERS ALEXANDER LEMASTERS, KNOW HEIR TO THE ESTATE OF JAMES C. LEMASTERS ANY AND ALL UNKNOWN HEIRS, ASSIGNS AND PERSONS CLAIMING RIGHT TO OR UNDER THE ESTATE OF JAMES C, LEMASTERS AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2025-2487**

BROCK & SCOTT, PLLC PLAINTIFF'S
ATTORNEY
OCTOBER 24, 2025 LEVIED ON THE
FOLLOWING

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

Tax Id Number(s): 17-228-037-0

Land situated in the Township of Liberty
in the County of Mercer in the State of PA

BOUNDED ON THE NORTH BY THE
LEESBURG AND NORTH LIBERTY ROAD;
BOUNDED ON THE EAST BY LAND NOW
OR FORMERLY OF FRANK S.
SPANGLEHOUR; BOUNDED ON THE
SOUTH BY LAND NOW OR FORMERLY OF
FRANK S. SPANGLEHOUR; AND
BOUNDED ON THE WEST BY LAND NOW
OR FORMERLY OF FRANCIS S.
MONTGOMERY, FORMERLY LAND OF
JAMES UBER; HAVING A FRONTAGE ON
SAID PUBLIC ROAD OF 208 FEET AND
EXTENDING SOUTHWARDLY OF A
UNIFORM WIDTH A DISTANCE OF 208
FEET, AND CONTAINING ONE (1) ACRE
OF LAND, MORE OR LESS.

Commonly known as: 326 Brent Rd,
Grove City, PA 1 61 27-3604

Being the same premises which Richard
John Tomon, by Deed dated 08/26/2022
and recorded 08/30/2022, in the Office
of the Recorder of Deeds in and for the
County of Mercer, in Deed Instrument
No. 2022-00008388, granted and
conveyed unto Stephanie Reppart, in
fee.

Tax Parcel: 17 228 037 A/K/A 17-228-
037-0

Premises Being: 326 Brent Road, Grove
City, PA 16127

LOCATION - 326 BRENT ROAD, GROVE
CITY PA 16127

JUDGMENT - \$115,961.48

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT(S)
STEPHANIE REPPART AT THE SUIT OF
THE PLAINTIFF ROCKET MORTGAGE,
LLC F/K/A QUICKEN LOANS, LLC

**WRIT OF EXECUTION
NO. 2024-3136**

PURCELL KRUG & HALLER PLAINTIFF'S
ATTORNEY
OCTOBER 24, 2025 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S)
BRYCE J. SEWELL, SAMMIE J. SEWELL

AND CORDELL A. SEWELL, SR., KNOWN
HEIRS OF DANETTE SNYDER A/K/A
DANETTE SEWELL, DECEASED; AND THE
UNKNOWN HEIRS OF DANETTE SNYDER
AKA DANETTE SEWELL, DECEASED IN
AND TO:

FIRST: ALL that certain lot or piece of
ground situate in the City of Farrell,
County of Mercer, Commonwealth of
Pennsylvania, being part of Lots No. 1 in
the subdivision of land for Anthony and
Agnes Mielcarek, Lots No. 1 and 2 as
recorded at No. 84 P.L. 124 in the
recorder's office of Mercer County,
Pennsylvania.

Subject to and beneficiary of rights-of-
way or easements for existing water, gas
and sewer lines, if any, crossing and
property adjoining or nearby properties,
and/or crossing adjoining or nearby
properties from said property.

Subject also to the restrictions that no
garage shall be erected or maintained on
said lot except on or near the rear line
thereof, and unless it be of substantial
construction and good appearance; and
that no driveway shall be opened or
sustained over said lot unless it is of hard
construction.

UNDER AND SUBJECT to and together
with prior grants and reservations of
coal, oil, gas, mining rights of way,
exceptions, conditions, restrictions and
reservations of record, as the same may
appear in this or prior instruments of
record.

UNDER AND SUBJECT to all the
easements, exceptions, rights,
reservations, restrictions, covenants,
conditions, privileges, etc., as may be
either contained in or referred to in the
prior deeds or other documents
composing the chain of title, or as may
be visible upon physical inspection of
the premises.

HAVING ERECTED THEREON A
RESIDENTIAL DWELLING KNOWN AND
NUMBERED AS: 22 SHENANGO
BOULEVARD, FARRELL, PA 16121

Parcel #: 52-428-461
Control #: 052-016700

SECOND: ALL that certain piece or
parcel of land situate in the City of
Farrell, Mercer County, Pennsylvania,
and being Lot No. 2 in the Anthony and
Agnes Mielcarek plan of record in the
Recorder's Office of Mercer County,
Pennsylvania in 84 P.L. 124, and more
particularly bounded and described as
follows:

On the North by Lot No 1 in said plan, a
distance of 119.00 feet; on the East by
Shenango Boulevard, a distance of 29.45

feet; on the South by the southern
portion of lot 76 in Shenango Land
Company Plan of Lots, a distance of 119
feet; and on the West by Farrell School
District, a distance of 29.20 feet.

Said property has erected thereon the
southern half of a masonry duplex
dwelling house, known as 24 Shenango
Boulevard, and the North line of the land
described is intended to be the middle
line of the party wall of said dwelling
house and the dwelling on adjoining Lot
No. 1 known as 22 Shenango Boulevard
in the aforesaid subdivision for
Mielcarek.

UNDER AND SUBJECT to and together
with prior grants and reservations of
coal, oil, gas, mining rights of way,
exceptions, conditions, restrictions and
reservations of record, as the same may
appear in this or prior instruments of
record.

UNDER AND SUBJECT to all the
easements, exceptions, rights,
reservations, restrictions, covenants,
conditions, privileges, etc., as may be
either contained in or referred to in the
prior deeds or other documents
composing the chain of title, or as may
be visible upon physical inspection of
the premises.

HAVING ERECTED THEREON A
RESIDENTIAL DWELLING KNOWN AND
NUMBERED AS: 24 SHENANGO
BOULEVARD, FARRELL, PA 16121

Parcel #: 52-428-462
Control #: 052-601955

BEING THE SAME PREMISES WHICH
Marianne Picciotto, Executrix of the
Estate of Agnes Mielcarek, et al., by Deed
dated November 5, 2010 and recorded
November 9, 2010, in the Office of the
Recorder of Deeds in and for Mercer
County, Pennsylvania, Instrument No.
2010-00011418, granted and conveyed
unto Danette Snyder, now by marriage
Danette Sewell. Darlene Snyder aka
Darlene Sewell died intestate on
December 16, 2020, survived by her
husband, Cordell A. Sewell, Sr., and her
children, Bryce J. Sewell and Sammie J.
Sewell.

LOCATION - 22-24 SHENANGO
BOULEVARD, FARRELL PA 16121

JUDGMENT - \$ 36,981.55

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT(S)
BRYCE J. SEWELL, SAMMIE J. SEWELL
AND CORDELL A. SEWELL, SR., KNOWN
HEIRS OF DANETTE SNYDER A/K/A
DANETTE SEWELL, DECEASED; AND THE
UNKNOWN HEIRS OF DANETTE SNYDER
AKA DANETTE SEWELL, DECEASED AT

THE SUIT OF THE PLAINTIFF
PENNSYLVANIA HOUSING FINANCE
AGENCY

**WRIT OF EXECUTION
NO. 2025-1446**

RAS CITRON LLC PLAINTIFF'S ATTORNEY
OCTOBER 24, 2025 LEVIED ON THE
FOLLOWING

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

ALL THAT CERTAIN piece or parcel of
land situate in the City of Farrell, Mercer
County, Pennsylvania, known as Lot
Numbers 26 and 27 in the "Oak Park Plan
of Lots", which plot is recorded in Plan
Book 1, Page 103, Records of Mercer
County, Pennsylvania.

The said Lots Numbers 26 and 27 are
bounded on the North by Lot Number 28;
on the South by Lot No. 25; on the West
by Emery Alley and on the East by
Beechwood Avenue and having a length
of One Hundred Thirty (130) feet and a
uniform width aggregating Sixty-two (62)
feet.

ALSO, that certain piece or parcel of land
situate in the City of Farrell, Mercer
County, Pennsylvania, being the
northerly one-half of Lot Number 25 in
the Oak Park Plan of Lots, being further
bounded and described as follows:

BEGINNING at a point One Hundred
Thirty-nine and one-half (139-1/2) feet
from the northeast corner of Beechwood
Avenue and Stevenson Street, and
extending in front or width along said
Beechwood Avenue, a distance of
Fifteen and one-half (15-1/2) feet, and in
length or depth Westwardly, preserving
the same width, a distance of One
hundred Thirty (130) feet to Emery Alley.

BEING KNOWN AS: 410 BEECHWOOD
AVENUE, FARRELL, PA 16121

PROPERTY ID: 52 431 079

TITLE TO SAID PREMISES IS VESTED IN
RODGER THOMPSON BY DEED FROM
JOSEPH FRANK DE GREGORIO AND
GLADYS M. DE GREGORIO, HUSBAND
AND WIFE, DATED NOVEMBER 13, 1997
RECORDED NOVEMBER 25, 1997 IN
BOOK NO. 248, AT PAGE 2267
INSTRUMENT NO. 97-DR16937

LOCATION - 410 BEECHWOOD AVENUE.
FARRELL PA 16121

JUDGMENT - \$13,588.57

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT(S)
RODGER THOMPSON AT THE SUIT OF
THE PLAINTIFF BANK OF AMERICA N.A.

**WRIT OF EXECUTION
NO. 2025-636**

MCCALLA RAYMER LEIBERT PIERCE
PLAINTIFF'S ATTORNEY
OCTOBER 24, 2025 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S)
WILMINGTON SAVINGS FUND SOCIETY,
FSB D/B/A CHRISTIANA TRUST AS
TRUSTEE FOR PNPMS TRUST III IN AND
TO:

ALL THAT CERTAIN piece or parcel of
land situate in the City of Sharon, County
of Mercer and Commonwealth of
Pennsylvania, bounded and described
as follows:

On the North by an alley; on the East by
Second Street; on the South by land now
or formerly of W.H. Redmond and on the
West by land now or formerly of John
Yahres; being the Northern half and five
(5) feet off the Southern Half of Lot No.
37 on the Plot of Carver's addition to the
Borough, now the City of Sharon; having
a frontage of fifty-five (55) feet on said
Second Street and a depth of eighty-two
(82) feet to land now or formerly of John
Yahres.

Property Address: 191 2nd Avenue,
Sharon, PA 16146

Parcel ID: 2 B 42

Title is vested in Robert Emmett Richards
and Patsy Ann Richards, husband and
wife, by deed from Wasyl Pawluk and
Maria Pawluk, husband and wife, dated
05/09/1979 and recorded on
06/07/1979 in the Mercer County
Clerk's-Register's Office as Book 79DR,
Page 1843.

Robert Emmett Richards departed this
life on October 18, 2019, vesting full title
in and to the mortgaged premises to
Patsy Ann Richards, his wife.

Patsy Ann Richards departed this life on
February 29, 2020.
Defendant, Wilmington Savings Fund
Society, FSB d/b/a Christiana Trust As
Trustee for PNPMS Trust III, became the
real owner of the property located at 191
2nd Avenue, Sharon, PA 16146 by virtue
of a Sheriff's sale held on July 8, 2024. A
Deed dated July 15, 2024, was recorded
on August 16, 2024, in the Office of the
Recorder of Deeds of Mercer County, File
2024-00006230,

LOCATION - 191 2ND AVENUE, SHARON
PA 16146

JUDGMENT - \$ 15,278,12
SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT (S)
WILMINGTON SAVINGS FUND SOCIETY,

FSB D/B/A CHRISTIANA TRUST AS
TRUSTEE FOR PNPMS TRUST III AT THE
SUIT OF THE PLAINTIFF PNC BANK,
NATIONAL ASSOCIATION

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 -Dec. 16, 23, 30, 2025