

# Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

## Digital Edition

June 22, 2021

VOL. 36 - ISSUE 25

### 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

**AURANDT, CARL E. a/k/a**

**AURANDT, CARL a/k/a AURANDT, CARL EDGAR**  
**2021-465**

Late of West Salem Twp., Mercer Co., PA  
Executor: David Aurandt, 139 Kitch Road, Greenville, PA 16125  
Attorney: Stephen L. Kimes

**BARNHART, THOMAS J., III a/k/a**  
**BARNHART, THOMAS JOHN, III**  
**2021-464**

Late of Grove City Boro, Mercer Co., PA  
Administratrix: Jean Anne Barnhart, 432 W. Washington Blvd., Grove City, PA 16127  
Attorney: Timothy R. Bonner

**CASSIDA, ROBERT DANIEL a/k/a**  
**CASSIDA, DANIEL a/k/a CASSIDA, R. DANIEL**  
**2021-484**

Late of Mill Creek Twp., Mercer Co., PA  
Administratrix: Sonia K. Cassida, 4122 Sandy Lake Rd., Sandy Lake, PA 16145  
Attorney: Stephen L. Kimes

**MARKELL, ESPY E. a/k/a**  
**MARKELL, ESPY**  
**2021-461**

Late of Hermitage, Mercer Co., PA  
Executrix: Cynthia L. Elford, 1732 Christy Road, Hermitage, PA 16148  
Attorney: Stephen L. Kimes

**McFARLAND, WAYNE CHARLES**  
**2021-453**

Late of Wilmington Twp., Mercer Co., PA  
Administrator: Rosemarie D. McFarland, 2088 Mercer New Wilmington Road, New Wilmington, PA 16142  
Attorney: Robert D. Clark, Clark & Clark Law, P.C., 201 N. Market St., New Wilmington, PA 16142

**RESELE, ESTHER A. a/k/a RESELE, ESTHER**  
**2021-463**

Late of Sharon, Mercer Co., PA  
Executor/Executrix: Kevin G. Resele, 771 Shady Ave., Sharon, PA 16146; Alicia L. Stranger, 209 Taylor Ave., Sharon, PA 16146  
Attorney: James M. Goodwin

**WILSON, TIMOTHY S.**

**2021-469**  
Late of Springfield Twp, Mercer Co., PA  
Executrix: Amber M. Howlett, 916 Fairview Drive, Toms River, NJ 08753  
Attorney: James A. Stranahan, IV

#### SECOND PUBLICATION

**COSTELLO, JOSEPH E.**

**2021-452**  
Late of Sharpsville Boro, Mercer Co., PA  
Executor: Gary Sigler, 2620 Old Hickory Court, Hermitage, PA 16148  
Attorney: William J. Moder, III

#### THIRD PUBLICATION

**BEGGS, DORIS L. a/k/a BEGGS, DORIS**

**2021-435**  
Late of Sandy Lake Twp., Mercer Co., PA  
Administrator: Richard J. Beggs, 25 Elbow Street, Sandy Lake, PA 16145  
Attorney: Douglas M. Watson

**CIANCI, VINCENT EDWARD a/k/a**  
**CIANCI, VINCENT a/k/a CIANCI, VINCENT E.**

**2021-446**  
Late of Delaware Twp., Mercer Co., PA  
Administrator: Maxwell Cianci, 1107 W. Ridge Avenue, Sharpsville, PA 16150  
Attorney: Wade M. Fisher

**DODSON, JOANNE E. a/k/a**  
**DODSON, JOANNE ELIZABETH a/k/a DODSON, JOANNE**  
**2021-439**

Late of New Vernon Twp., Mercer Co., PA  
Executrix: Leanne M. Thiec, 604 Billy Boyd Rd., Stoneboro, PA 16153  
Attorney: Douglas M. Watson

**FRYE, ELIZABETH L. a/k/a FRYE, ELIZABETH LOUISE**  
**2021-432**

Late of Hermitage, Mercer Co., PA  
Executor/Administratrix: Susan M. Brestelli, 25 Blue Jay Dr., DuBois, PA 15801; Paul M. Frye 2513 Walnut St., Hermitage, PA 16148  
Attorney: David A. Ristvey

**JANOS, MARY L.**

**2021-431**  
Late of Perry Twp., Mercer Co., PA  
Co-Executors: Glen W. Janos, 6 Sheakleyville Greenville Road, Greenville, PA 16125; Diane L. Janos a/k/a Diane Janos, 3562 Hadley Road, Clark Mills, PA 16114  
Attorney: Jason R. Dibble

**McCLELLAND, ROBERTA H. a/k/a**  
**McCLELLAND, ROBERTA ANN**  
**2021-442**

Late of Sandy Lake Twp., Mercer Co., PA  
Administrator CTA: Jennifer A. Redfoot, 1047 Georgetown Road, Sandy Lake, PA 16145  
Attorney: Timothy R. Bonner

**RADFORD, ROBERT A.**

**2021-429**  
Late of Sharpsville Boro, Mercer Co., PA  
Executrix: Dorothy J. Radford, 634 S. Seventh Street, Sharpsville, PA 16150  
Attorney: Wade M. Fisher

**STEWART, MARK A. a/k/a**  
**STEWART, MARK**  
**2021-440**

Late of Sharon, Mercer Co., PA  
Administrator: James R. Stewart, 84 Baker Hill Road, Fredonia, PA 16124  
Attorney: Gary D. Lackey

**SAGULLA, JOSEPH G.**  
**2021-430**

Late of Worth Twp., Mercer Co., PA  
Executor: Robert Powell, 650 Millbrook Rd., Jackson Center, PA 16133  
Attorney: Robert D. Clark, 201 N. Market St., New Wilmington, PA 16142

**SURGENOR, LINDA BECK a/k/a**  
**SURGENOR, LINDA B. a/k/a**  
**SURGENOR, LINDA**

**2021-438**  
Late of Coolspring Twp., Mercer Co., PA  
Executrix: Rebecca Gellner, 475 Heckathorne Road, New Castle, PA 16101  
Attorney: Ronald W. Coyer, S.R. Law, 631 Kelly Blvd., Slippery Rock, PA 16057

**SZUGYE, MARY ROSE**  
**2021-444**

Late of Hermitage, Mercer Co., PA  
Administratrix: Christine E. Bianco, 2531 Cherry Hill Lane, Hermitage, PA 16148  
Attorney: Carolyn E. Hartle

**TREVITT, RICHARD R. a/k/a**  
**TREVITT, RICHARD a/k/a**  
**TREVITT RICHARD RALPH**  
**2021-441**

Late of Lake Twp., Mercer Co., PA  
Executor: Frederick B. Elder, 84 Slater Rd., Stoneboro, PA 16153  
Attorney: Douglas M. Watson

John Wingerter, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Ave, Pittsburgh PA 15222-3152. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Forta Blocker, Inc.

M.C.L.J.- June 22, 2021

#### 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 **McConnell Holdings, LLC** and it is to be organized effective June 11, 2021.

S.R. LAW, LLC  
Amy E. Molloy, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057  
M.C.L.J.- June 22, 2021

#### CHANGE OF NAME NOTICE

In the Court of Common Pleas  
of Erie County Pennsylvania  
Docket No. 11097-2021

In re: Landon Matthew Kaluzne, a minor

Notice is hereby given that a Petition has been filed in the above named Court by Charles Page, requesting an Order to change the name of Landon Matthew Kaluzne to Landon Matthew Page.

The Court has fixed the 14th day of July, 2021 at 1:30 p.m. in Courtroom G. Room 222 of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and place for the hearing on said petition, when and where all parties may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

M.C.L.J.- June 22, 2021

#### SHERIFF'S SALE MONDAY

**JULY 12, 2021**

**10:00 AM**

#### MERCER COUNTY SHERIFF'S OFFICE

**205 S ERIE ST, MERCER PA 16137  
MERCER COUNTY**

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

#### WRIT OF EXECUTION NO. 2020-00652

KML LAW GROUP PC PLAINTIFF'S  
ATTORNEY  
APRIL 15, 2021 LEVIED ON THE  
FOLLOWING

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

ALL THAT CERTAIN piece or parcel of  
land, Situate in the Borough of

Sharpsville, County of Mercer and Commonwealth of Pennsylvania, known as Lot 127 in the Martin L. Knight Annex, being more particularly bounded and described as follows:

ON the North by Lot No. 125 in said Plan;  
ON the East by a twenty foot alley;  
ON the South by Lot No. 129 in said Plan;  
and ON the West by Ridge Avenue;

HAVING a frontage on said Ridge Avenue of forty (40) feet and extending back therefrom of a uniform width, a distance of one hundred forty (140) feet to said alley.

BEING KNOWN AS: 1815 WEST RIDGE AVENUE AKA 1815 W RIDGE AVENUE, SHARPSVILLE, PA 16150

PROPERTY ID NUMBER: TAX PARCEL/CONTROL #72-844-057/ 072-014510

BEING THE SAME PREMISES WHICH MERCER COUNTY STATE BANK, A PENNSYLVANIA BANKING CORPORATION BY DEED DATED 10/23/2014 AND RECORDED 10/31/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 2014-00011480, GRANTED AND CONVEYED UNTO JILL MCCARTNEY, A MARRIED WOMAN. JUDGMENT - \$ 82,628.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JILL MCCARTNEY AT THE SUIT OF THE PLAINTIFF QUICKEN LOANS, LLC FKA QUICKEN LOANS INC.

**WRIT OF EXECUTION  
NO. 2020-02200**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
MARCH 18, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEPHEN NESTOR A/K/A STEPHEN M. NESTOR AND AISLINN Q. NESTOR IN AND TO:

PARCEL NO. 1 ALL THAT CERTAIN piece or parcel of land situate in Hempfield Township, Mercer County, Pennsylvania, being the Easterly fifteen (15) feet of Lot No. 11 and a portion of Lot No. 10 of the "Eighth Avenue Allotment Re-Plat" as recorded In the Office of the Recorder of Deeds of Mercer County, Pennsylvania on October 8, 1962 in Plan Book 8, Page 27, being bounded and described as follows: BOUNDED on the North be remaining portion of Lot No. 10 formerly owned by Richard Reese, now Swope, for a distance of 15 feet; on the East by remaining lands now or formerly of Paul D. Dart et al and land now or formerly of Marlowe Johnson, for a distance of 135.64 feet; on the South by land now or formerly of Strunc, for a distance of 15 feet; and on the West by land now or formerly of Wesley G. Sorg et ux, for a distance of 135.64 feet.

PARCEL NO. 2 ALL THAT CERTAIN piece or parcel of land situate in Hempfield Township, Mercer County, Pennsylvania, being Lot No. 26 in Hempfield Heights Plan of Lots and recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 7, Page 65 being more fully bounded a described as follows: BEGINNING at

Northeasterly corner of lot herein conveyed at a point on Westerly line of Hollywood Boulevard; thence along Westerly line of said boulevard, South 4 degrees 27 minutes West 126.56 feet to a point; thence along land now or formerly of L.W. Crummy, North 86 degrees 54 minutes West 187 feet to a point; thence along land now or formerly of J.W. Orr, North 3 degrees 16 minutes East 131 feet to a point; thence along Lot No. 25, South 85 degrees 33 minutes East 189.66 feet to a point of beginning.

BEING KNOWN AS: 208 LYNWOOD DRIVE, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 09-056-042

BEING THE SAME PREMISES WHICH DAVID O. KING AND JUDY G. KING, HUSBAND AND WIFE BY DEED DATED 1/6/2017 AND RECORDED 1/17/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 2017-00000450, GRANTED AND CONVEYED UNTO STEPHEN NESTOR AND AISLINN Q. NESTOR, HUSBAND AND WIFE.

JUDGMENT - \$202,470.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEPHEN NESTOR A/K/A STEPHEN M. NESTOR AND AISLINN Q. NESTOR AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION  
NO. 2020-00316**

LAW OFFICES OF GREGORY JAVARDIAN  
PLAINTIFF'S ATTORNEY

APRIL 1, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KRISS F. BAKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF TWILA E. COLLETTE, DECEASED IN AND TO:

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

COMMENCING at an iron pin, which iron pin marks the Northwest corner of the land hereby described and the Northeast corner of land of Jerry Free, at line of land of John T. Jervis; thence, along the line of land of said Jervis, South 83° 14' 20" East, a distance of 408.30 feet to an iron pin; thence, continuing along the line of land of said Jervis, South 4° 36' 40" West, a distance of 439.06 feet to an iron pin set at the line of land of Robert Mohra; thence, along the line of land of said Mohra, South 53° 33' West, a distance of 407.84 feet to a point in the center line of a Public Road known as Georgetown Road, being S.R. 1014; thence, along the center line of said S.R. 1014, North 37° 13' 50" West, a distance of 212.50 feet to a point in the center line thereof at line of land of Frank Spiegel, Jr.; thence, along the line of land of said Spiegel, and the line of land of Jerry Free, North 8° 46' East, a total distance of 565.74 feet to an iron pin, the point and place of BEGINNING.

CONTAINING 5.91 acres of land to the center line of said S.R. 1014.

BEING THE SAME PREMISES which Luther E. Collette and Twila E. Collette,

by Deed dated April 4, 1994 and recorded April 7, 1994 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 164, Page 820, granted and conveyed unto Luther E. Collette and Twila E. Collette.

Luther E. Collette departed this life on December 16, 2016. Twila E. Collette departed this life on May 12, 2018.

BEING KNOWN AS: 841 Georgetown Road, Sandy Lake, PA 16145

PARCEL #02-048-012

JUDGMENT - \$121,711.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KRISS F. BAKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF TWILA E. COLLETTE, DECEASED AT THE SUIT OF THE PLAINTIFF CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

**WRIT OF EXECUTION  
NO. 2013-03561**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY  
MARCH 30, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SUSAN E. PALMITER AND MICHAEL F. PALMITER IN AND TO:

All that certain property situated in the Township of Salem in the County of Mercer and Commonwealth of Pennsylvania, being more fully described in a deed dated 07/12/1993 and recorded 07/13/1993. Among the land records of the County and State set forth above, in Deed Volume 93OR and Page 09387.

SUBJECT PROPERTY ADDRESS: 100 Vosler Road, Greenville, PA 16125

BEING the same property conveyed to Michael F. Palmiter who acquired title by virtue of a(n) By fee simple DEED from Glenn O. McClimans and Joanne McClimans, Husband and Wife and Tina A. Rodemoyer, dated July 12, 1993, recorded July 13, 1993, at Deed Book 0146, Page 1833, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 31-053-007-001

JUDGMENT - \$171,726.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SUSAN E. PALMITER AND MICHAEL F. PALMITER AT THE SUIT OF THE PLAINTIFF LSF9 MASTER PARTICIPATION TRUST

**WRIT OF EXECUTION  
NO. 2020-01712**

ROMANO GARUBO & ARGENTIERI,  
PLAINTIFF'S ATTORNEY  
MARCH 18, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) WILLIAM E. JONES AND SALLY JONES IN AND TO:

BEING KNOWN AND DESIGNATED AS ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SOUTH PYMATUNING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, SAID PARCEL APPEARING AS LOT NO. 1 ON A SURVEY MADE BY JOSEPH

HARRIS, ENGINEER, DATED JULY 8, 1971 AND BEING DULY RECORDED, AND THE PREMISES BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF KANE ROAD (FORMERLY THE ORANGEVILLE-CLARKSVILLE PUBLIC ROAD) THENCE SOUTHEASTWARDLY SOUTH 48 DEGREES 17' EAST, ALONG SAID CENTER LINE, A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHWESTWARDLY SOUTH 41 DEGREES 43' WEST, ALONG OTHER LAND OF PLESO ET UX HEREIN, A DISTANCE OF 200 FEET TO A STAKE; THENCE NORTHWESTWARDLY, NORTH 48 DEGREES 17' WEST, ALONG SAID OTHER LAND OF PLESO ET UX HEREIN, A DISTANCE OF 344 FEET TO A STAKE IN THE SOUTH LINE OF LAND FORMERLY OF BECKMAN, BUT NOW OR FORMERLY OF ZIPAY; THENCE EASTWARDLY NORTH 89 DEGREES 57' EAST ALONG THE SAID SOUTH LINE OF LAND NOW OR FORMERLY OF ZIPAY, A DISTANCE OF 300 FEET TO SAID FIRST MENTIONED POINT IN THE CENTER LINE OF KANE ROAD, THE PLACE OF BEGINNING.

TAX# 28-093-030

TITLE TO SAID PREMISES IS VESTED IN William E. Jones and Sally Jones, by Special Warranty Deed dated July 25, 2001 conveying from William E. Jones to William E. Jones and Sally Jones, husband and wife, tenants by the entireties, recorded August 8, 2001 in Book OADR, Page 13251.

LOCATION - 6935 KANE ROAD, TRANSFER PA 16154

JUDGMENT - \$187,773.77

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILLIAM E. JONES AND SALLY JONES AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST

**WRIT OF EXECUTION  
NO. 2020-03285**

STERN & EISENBERG PC  
PLAINTIFF'S ATTORNEY  
APRIL 27, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRAD D. PHILLIPS AND TANYA PHILLIPS A/K/A TANYA J. PHILLIPS IN AND TO:

ALL THAT PARCEL OF GROUND SITUATE IN THE CITY OF HERMITAGE, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 1 IN THE JOHN O'BRIEN SUBDIVISION, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF KELLY ROAD (T-388) AT THE INTERSECTION OF THE WEST LINE OF LAND NOW OR FORMERLY OF JOHN O'BRIEN AND THE EAST LINE OF LAND NOW OR FORMERLY OF ZAHNISER; THENCE SOUTH 89 DEGREES 16' EAST

ALONG THE CENTERLINE OF KELLY ROAD, A DISTANCE OF 236.8 FEET; THENCE NORTH 88 DEGREES 20' EAST ALONG THE CENTERLINE OF KELLY ROAD, A DISTANCE OF 52.6 FEET TO THE WEST LINE OF LOT NO. 1, WHICH IS THE TRUE PLACE OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 0 DEGREES 00' EAST ALONG THE EAST LINE OF LOT NO. 2, A DISTANCE OF 325.75 FEET; THENCE SOUTH 89 DEGREES 32' EAST ALONG THE SOUTH LINE OF LOT NO. 3, A DISTANCE OF 145 FEET TO THE CENTERLINE OF KELLY ROAD; THENCE SOUTH 0 DEGREES 00' WEST ALONG THE CENTERLINE OF KELLY ROAD, A DISTANCE OF 301.5 FEET; THENCE SOUTH 77 DEGREES 29' WEST ALONG THE CENTERLINE OF KELLY ROAD A DISTANCE OF 100 FEET; THENCE SOUTH 88 DEGREES 20' WEST ALONG THE CENTERLINE OF KELLY ROAD, A DISTANCE OF 47.4 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS MAP N. 11 132 007 001

ALSO KNOWN AS 2537 Kelly Road, Hermitage, PA 16148

BEING the same premises which Scott A. Jones and Pamela A. Jones, husband and wife by Deed dated November 10, 2005 and recorded in the Office of Recorder of Deeds of Mercer County on December 9, 2005 at Book/Page or Instrument # 2005 00019485 granted and conveyed unto Brad D. Phillips and Tanya J. Phillips, husband and wife.

JUDGMENT - \$ 75,392.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRAD D. PHILLIPS AND TANYA PHILLIPS A/K/A TANYA J. PHILLIPS AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS 1

**WRIT OF EXECUTION  
NO. 2013-01000**

THE LYNCH LAW GROUP, LLC PLAINTIFF'S ATTORNEY  
APRIL 23, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JAMES M. MANUSAKIS AND ROSALIE B. MANUSAKIS IN AND TO:

ALL THAT CERTAIN LAND SITUATE IN THE TOWNSHIP OF SOUTH PYMATUNING, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1: BEGINNING AT A POINT ON THE CENTER LINE OF ROBERTSON ROAD, FORMERLY KNOWN AS HANN ROAD, THE SOUTHWEST CORNER OF LANDS DESCRIBED HEREIN, WHICH POINT IS 993 FEET EASTWARDLY FROM THE CENTER LINE OF VALLEY VIEW ROAD, FORMERLY KNOWN

AS STATE HIGHWAY ROUTE NO. 18; THENCE NORTH 7° 6' WEST, A DISTANCE OF 520.9 FEET TO A POINT; THENCE SOUTH 80° 49' EAST, A DISTANCE OF 87.12 FEET TO A POINT; THENCE, SOUTH 7° 6' EAST, A DISTANCE OF 520.9 FEET TO THE CENTER LINE OF ROBERTSON ROAD; THENCE, WESTWARDLY, ALONG THE CENTER LINE OF SAID ROAD, A DISTANCE OF 87.12 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 2: BEGINNING AT A POINT IN THE CENTER LINE OF ROBERTSON ROAD, FORMERLY KNOWN AS HANN ROAD, THE SOUTHWEST CORNER OF THE LAND HEREINAFTER DESCRIBED, WHICH POINT IS 1,080.12 FEET EASTWARDLY FROM THE CENTER LINE OF VALLEY VIEW ROAD, FORMERLY KNOWN AS STATE HIGHWAY ROUTE NO. 18 (WHICH POINT IS ALSO THE SOUTHEAST CORNER OF THE LANDS ABOVE DESCRIBED); THENCE, NORTH 7° 6' WEST, A DISTANCE OF 500 FEET TO A POINT; THENCE, SOUTH 80° 49' EAST, A DISTANCE OF 175 FEET TO A POINT; THENCE, SOUTH 7° 61' EAST, A DISTANCE OF 500 FEET TO THE CENTER LINE OF ROBERTSON ROAD; THENCE, WESTWARDLY, ALONG THE CENTER LINE OF SAID ROBERTSON ROAD, A DISTANCE OF 175 FEET TO THE PLACE OF BEGINNING. CONTAINING 2 ACRES OF LAND, MORE OR LESS.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED TWO (2) PARCELS OF LAND, THE FOLLOWING:

BEGINNING AT A POINT IN THE CENTER LINE OF ROBERTSON ROAD, WHICH POINT IS 1,123 FEET EASTWARDLY FROM THE POINT WHERE THE CENTER LINE OF ROBERTSON ROAD MEETS THE CENTER LINE OF VALLEY VIEW ROAD; THENCE, NORTH 7° 6' WEST 500 FEET TO A POINT; THENCE SOUTH 80° 49' EAST 132.12 FEET TO A POINT; THENCE, SOUTH 7° 6' EAST 500 FEET TO A POINT IN THE CENTER LINE OF ROBERTSON ROAD; THENCE, NORTH 80° 49' WEST, 132.12 FEET, ALONG THE CENTER LINE OF SAID ROBERTSON ROAD TO A POINT, WHICH IS THE PLACE OF BEGINNING.

Parcel Id: 28-133-055

Commonly Known As:  
2734 Robertson Road, SHARPSVILLE, PA, 16150

JUDGMENT - \$273,851.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JAMES M. MANUSAKIS AND ROSALIE B. MANUSAKIS AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BANTAM FUNDING TRUST 2018-1

**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 TWENTY DAYS ANTER EITHER THE FILING OF THE SCHEDULE OF DISTRIBUTION OR THE EXECUTION SALE.

M.C.L.J.- June 15, 22, 29, 2021

**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 **July 6, 2021**, 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**

2018-559 Harnett, Jean Ann a/k/a Harnett, Jean C., deceased, Laurie Saul, Executrix

2019-281 Klass, Judith M. a/k/a Klass, Judith Melinda, deceased, Leslie Wilt, Executrix

2019-714 Hall, Rick L., deceased, Larry Hay, Executor

2020-539 McCarthy, Clara L., deceased, Linda M. Busatto, Administratrix

2020-539 McCarthy, Clara L., deceased, Linda M. Busatto, Agent Under Power of Attorney

2018-411 Raiti, Dolores Mae, a/k/a Raiti, Dolores M., deceased, Patricia Ann Johnson and Andrew James Raiti, Co-Executors

MaryJo Basilone DePreta  
Register of Wills and Clerk of Orphans' Court

Division of the Court of Common Pleas  
Of Mercer County, PA

112 Mercer County Courthouse  
Mercer, PA 16137

M.C.L.J.- June 8, 15, 22, 29, 2021