

# Mercer County Law Journal

Digital Edition

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VOL. 39 - ISSUE 24

(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

#### **CHESS, DEBORAH A. A/K/A SNODGRASS, DEBORAH A. 2024-319**

Late of Greenville Boro, Mercer Co., PA  
Administratrix: Cheryl M. Swartz, 69 S.  
Summit Road, Lot 407, Greenville, PA  
16125 (724) 866-1858  
Attorney: None  
MCLJ - 6/11, 6/18, 6/25/2024

#### **DAVID, DAVID T. a/k/a DAVID, DAVID T. SR. 2024-373**

Late of Lackawannock Twp., Mercer Co.,  
PA  
Executor/ Executrix: David T. David, Jr.,  
73 Lakeview Drive, West Middlesex, PA  
16159; Darla J. Yamaato, 8575 Steeple  
Chase Drive, Roswell, GA 30076  
Attorney: Wade M. Fisher  
MCLJ - 6/11, 6/18, 6/25/2024

#### **GRIFFITH, DONNA JEAN a/k/a GRIFFITH, DONNA J. 2024-370**

Late of Hermitage, Mercer Co., PA  
Executor: Kyle S. Griffith, 375 Dermond  
Road, Hermitage, PA 16148  
Attorney: James E. Douglas  
MCLJ - 6/11, 6/18, 6/25/2024

#### **MIHORDIN, VICKI L. 2024-314**

Late of E. Lackawannock Twp., Mercer  
Co., PA  
Executor: Shawn Mihordin, 17 Adams  
Street, P.O. Box 647, Wheatland, PA  
16161  
Attorney: James E. Douglas  
MCLJ - 6/11, 6/18, 6/25/2024

#### **PRIESTER, MARY P. a/k/a PRIESTER, MARY PATRICIA a/k/a PRIESTER, MARY 2024-372**

Late of Greenville Boro, Mercer Co., PA  
Executor: Michael D. Priester 108 15th  
Street Greenville, PA 16125  
Attorney: William G. McConnell, Jr  
MCLJ - 6/11, 6/18, 6/25/2024

#### **STANLEY, DONNIE L. a/k/a STANLEY, DONNIE LEE 2024-134**

Late of Coolspring Twp., Mercer Co., PA  
Executor: Eric T. Dosch, 713 S. Center St.,  
Grove City, PA 16127  
Attorney: Joseph H. Keebler, Jr., 1030  
Liberty St., Franklin, PA 16323  
(814)432-2181  
MCLJ - 6/11, 6/18, 6/25/2024

#### **TONTY, FREDERICK ANTHONY a/k/a TONTY, FRED A. a/k/a TONTY, FRED a/k/a TONTY, FREDERICK 2024-339**

Late of Sharon, Mercer Co., PA  
Executrix: Mrs. Darla Grandy, 410 Pierce  
Ave., Sharpsville, PA 16150 (724) 658-  
1459  
Attorney: None  
MCLJ - 6/11, 6/18, 6/25/2024

### SECOND PUBLICATION

#### **DICK, DALE O. a/k/a DICK, DALE 2024-364**

Late of Hempfield Twp., Mercer Co., PA  
Executor: David Dick, 1504 Cornwell  
Lane, Virginia Beach, VA 23454  
Attorney: Douglas M. Watson  
MCLJ - June 4, 11, 18, 2024

#### **HILLARD, LORRAINE KAY a/k/a HILLARD, LORRAINE K. 2024-356**

Late of Jefferson Twp., Mercer Co., PA  
Executrix: Heidi A. Swartz, 150 S. Maple  
St., Mercer, PA 16137  
Attorney: David A. Ristvey  
MCLJ - June 4, 11, 18, 2024

#### **HIRTZY, ANNA M. a/k/a HIRTZY, ANNA MAY a/k/a HIRTZY, ANNA 2024-354**

Late of Grove City Boro, Mercer Co., PA  
Executrix: Karen Ashburner, 102  
Bamwood Road Grove City, PA 16127  
Attorney: Amy E. Molloy  
MCLJ - June 4, 11, 18, 2024

#### **HUDSPETH, FLORA CATHERINE a/k/a HUDSPETH, FLORA 2024-338**

Late of Hermitage, Mercer Co., PA  
Executor: Catilyn Derrenbacher, 35 Claus  
Avenue, Pittsburgh, PA 15227  
Attorney: Louis Pomerico, Esq., 2910  
Wilmington Rd., New Castle, PA 16105  
724-658-7759  
MCLJ - June 4, 11, 18, 2024

#### **KNAPP, SANDRA L. a/k/a KNAPP, SANDRA 2024-353**

Late of Hempfield Twp., Mercer Co., PA  
Executor(s): Thomas B. Knapp, Jr., 730  
Mercer Road Greenville, PA 16125; Joanne  
C. Knapp, 730 Mercer Road Greenville, PA  
16125  
Attorney: Carolyn E. Hartle  
MCLJ - June 4, 11, 18, 2024

#### **LeDONNE, GREGORY P. 2024-351**

Late of Hermitage, Mercer Co., PA  
Executrix: Andrea Sopato, a/k/a Andrea  
Sopata, 6116 Allan Drive Woodridge IL  
60517

#### **McCLYMONDS, VIRGINIA 2024-340**

Late of Grove City Boro, Mercer Co., PA  
Executor: Mark C. McClymonds, 206  
Willow Run Drive, Butler, PA 16001  
Attorney: Ross M. Thompson, Esq., 631  
Kelly Blvd., Slippery Rock, PA 16057  
724-794-2929  
MCLJ - June 4, 11, 18, 2024

#### **McELHANEY, GARY L. 2024-260**

Late of Shenango Twp., Mercer Co., PA  
Executrix: Anita McElhane, 370 Pulaski  
Road, West Middlesex, PA 16159  
Attorney: Michael S. Barr  
MCLJ - June 4, 11, 18, 2024

#### **REAGLE, SHIRLEY K. a/k/a REAGLE, SHIRLEY 2024-349**

Late of Sandy Lake Boro, Mercer Co., PA  
Administrator: Robert E. Reagle, 81 Broad  
St., Sandy Lake, PA 16145  
Attorney: Stephen L. Kimes  
MCLJ - June 4, 11, 18, 2024

#### **SEDDON, THOMAS M. a/k/a SEDDON, THOMAS MARSHALL a/k/a SEDDON, THOMAS 2024-361**

Late of New Vernon Twp., Mercer Co., PA  
Executor: Greg A. Seddon, 457 Deer Creek  
Road, Cochranon, PA 16314  
Attorney: Douglas M. Watson  
MCLJ - June 4, 11, 18, 2024

### THIRD PUBLICATION

#### **BORTZ, LAVINA 2021-756**

Late of Clark Boro, Mercer Co., PA  
Administrator: Jeffrey D. Banner, Esq., 318  
S. Main St., Butler, PA 16001  
Attorney: Michael Butler, Esq., 318 S. Main  
St., Butler, PA 16001 (724) 841-0004  
MCLJ - May 28, June 4, 11, 2024

#### **CARLSON, EDWARD W. 2024-341**

Late of Pine Twp., Mercer Co., PA  
Executrix: Colleen D. Miller 574 North  
Stone Base Road Mercer, PA 16137  
Attorney: Timothy R. Bonner  
MCLJ - May 28, June 4, 11, 2024

#### **COZAD, CHERYL A. a/k/a COZAD, CHERYL ANN 2024-326**

Late of Hermitage, Mercer Co., PA  
Executor: Shawn Cozad, 785 Forest Ridge  
Drive, Boardman, OH 44512  
Attorney: Frank G. Verterano, 2622  
Wilmington Road  
New Castle, PA 16105 (724) 652-0300  
MCLJ - May 28, June 4, 11, 2024

#### **GREGG, CLARA ANN a/k/a GREGG, CLARA A. 2023-584**

Late of Sharon, Mercer Co., PA  
Administrator: John R. Gregg, 702  
Linwood Avenue, SW, Canton, OH 44710  
Attorney: J. Jarrett K. Whalen  
MCLJ - May 28, June 4, 11, 2024

#### **HART, SARAH R. a/k/a HART, SARAH 2024-333**

Late of Hermitage, Mercer Co., PA  
Executrix: Katherine R. Shaeffer, 1305  
Saran Court, Odenton, MD 21113, 410-  
271-6881  
Attorney: None  
MCLJ - May 28, June 4, 11, 2024

#### **LISTON, DEBRA A. a/k/a LISTON, DEBRA ANN a/k/a LISTON, DEBRA 2024-343**

Late of Jefferson Twp., Mercer Co., PA  
Executor: David Wise 7266 West Market

Street, Lot 6, Mercer, PA 16137  
Attorney: Ted Isoldi  
MCLJ - May 28, June 4, 11, 2024

#### **McCARTNEY, GLENN a/k/a McCARTNEY GLENN, R. a/k/a McCARTNEY, GLENN RAY 2024-345**

Late of Mercer Boro, Mercer Co., PA  
Executrix: Lisa Miksa 10907 Campbell  
Road Conneaut Lake, PA 16316  
Attorney: David A. Ristvey  
MCLJ - May 28, June 4, 11, 2024

#### **RESIGNER, SUZANNE M. 2024-337**

Late of Hempfield Twp., Mercer Co., PA  
Administratrix: Kelly M. Nay 108  
Donation Road Greenville, PA 16125  
Attorney: Jason R. Dibble  
MCLJ - May 28, June 4, 11, 2024

#### **RHODES, JAMES R. a/k/a RHODES, JAMES ROYD 2024-301**

Late of Liberty Twp., Mercer Co., PA  
Executor: David W. Rhodes, 75 Fullingmill  
Road, Mercer, PA 16137  
Attorney: Larry J. Puntereri, 2102  
Wilmington Rd., New Castle, PA 16105  
724-657-0555  
MCLJ - May 28, June 4, 11, 2024

CIVIL ACTION  
COURT OF COMMON PLEAS  
MERCER COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2022-645  
NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

MORTGAGE ASSETS MANAGEMENT,  
LLC, Plaintiff  
v.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JAMES M. DIAMOND A/K/A JAMES  
MICHAEL DIAMOND A/K/A JAMES M.  
DIAMOND, SR.; ET AL. Defendants

To: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JAMES M. DIAMOND A/K/A JAMES  
MICHAEL DIAMOND A/K/A JAMES M.  
DIAMOND, SR. and UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS,  
CLAIMING RIGHT, TITLE, OR  
INTEREST FROM OR UNDER COLLEEN  
H. DIAMOND, DECEASED HEIR OF  
JAMES MICHAEL DIAMOND A/K/A  
JAMES M. DIAMOND SR., A/K/A JAMES  
M. DIAMOND A/K/A JAMES DIAMOND  
Defendant(s), 91 NORTH GAIT DRIVE  
SLIPPERY ROCK, PA 16057

COMPLAINT IN MORTGAGE  
FORECLOSURE

You are hereby notified that Plaintiff,  
MORTGAGE ASSETS MANAGEMENT,  
LLC, has filed a Mortgage Foreclosure  
Complaint endorsed with a Notice to Defend,

against you in the Court of Common Pleas of MERCER County, PA docketed to No. 2022-645, seeking to foreclose the mortgage secured on your property located, 91 NORTH GAIT DRIVE SLIPPERY ROCK, PA 16057. NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice 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 claimed in the Complaint or 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, 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 THE 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  
P.O. Box 1302

Hermitage PA, 16148  
724-342-3111

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Troy Freedman, Esq. ID No. 85165

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

MCLJ – June 11, 2024

#### 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 1, 2024, 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

2021-492 Clarke, Doris B. aka Clarke, Doris aka Clarke, Doris Blair aka Clark, Doris Jean aka Clarke, Doris J., deceased; Gregory R. Clarke, Executor

2021-867 Griffin, Randall Lee, deceased; Renee Griffin, Administratrix

2023-49 Guardian of the Estate of Rachel Ann Weaver; Miranda L. Weaver, Guardian

2023-252 Wike, Sean L.; deceased, Janette N. Wike, Administratrix

#### SECOND AND FINAL ACCOUNT OF

#### ESTATES

2017-730 McCamey, Myrna Jane; deceased, William R. McCamey, c/o Peter St. Tienne Wolff  
MCLJ – June 4, 11, 18, 25, 2024

#### SHERIFF'S SALE MONDAY JULY 8, 2024 10:00 AM MERCER COUNTY SHERIFF'S OFFICE 205 S ERIE ST, MERCER PA 16137 MERCER COUNTY

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

#### WRIT OF EXECUTION NO. 2024-00264

BROCK & SCOTT, PLLC  
PLAINTIFF'S ATTORNEY  
MARCH 27, 2024  
LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel situate in the Municipality of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. One (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 now or formerly of John O'Brien and the east line of land now or formerly of Zahniser; thence South 88' 16' East along the centerline of Kelly Road, a distance of two hundred thirty-six and eight tenths (236.8) feet; thence North 88' 20' East along the centerline of Kelly Road, a distance of fifty-two and six tenths (52.6) feet to the west line of Lot No. One (1) which is the true place of beginning for the herein described parcel; thence North 0 00' East along the east line of Lot No. Two (2), a distance of three hundred twenty-five and seventy-five hundredths (325.75) feet; thence South 89' 32' East along the south line of Lot No. Three (3), a distance of one hundred one and five tenths (301.5) feet; thence South 77' 29' West along the centerline of Kelly Road, a distance of one hundred (100) feet; thence South 88' 20' West along the centerline of Kelly Road, a distance of forty-seven and four tenths (47.4) feet to the place of beginning.

The improvements thereon being known as 2537 Kelly Road, Hermitage, Pennsylvania - 16148.

BEING the same premises which Scott A. Jones and Pamela A. Jones, husband and wife, by Deed dated 11/10/2005 and recorded 12/9/2005 in the Office of the Recorder of Deeds in and for the County of Mercer in Deed Book 566, Page 568, and Instrument Number 2005-00019485, granted and conveyed unto Brad D. Phillips and Tanya J. Phillips, husband and wife, in fee.

Tax Parcel: 11-132-007-001

JUDGMENT - \$ 75,122.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) BRAD D. PHILLIPS AND TANYA J. PHILLIPS A/K/A TANYA 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 I

#### WRIT OF EXECUTION NO. 2024-00101

GRENN & BIRSIC PC  
PLAINTIFF'S ATTORNEY  
APRIL 22, 2024  
LEVIED ON THE FOLLOWING

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

ALL that tract of land situate in Pine Township, Mercer County, Commonwealth of Pennsylvania, being known as Lot No. 16 in the Cranberry Village Subdivision Phase III, the said subdivision being dated July 9, 1998 and recorded on November 25, 1998 at 1998 PL 22952-319.

Tax ID#22-192-085-016.

BEING the same premises which WRB Enterprises, LLC, a Pennsylvania Limited Liability Company, by Deed dated June 24, 2016 and recorded in the Office of the Recorder of Deeds of Mercer County on June 30, 2016 at Instrument Number 2016-00005820, granted and conveyed unto Anthony Pereira and Sharon Pereira, husband and wife.

LOCATION - 18 BLACKBERRY LANE, GROVE CITY PA 16127

JUDGMENT - \$238,728.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ANTHONY PEREIRA AND SHARON PEREIRA AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

#### WRIT OF EXECUTION NO. 2024-00136

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY  
MARCH 20, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JANELLE L. ERLACHER AND HANNAH M. ERLACHER IN AND TO:

Parcel One: Tax Map No. 55 509 003 /Control No. 055 002860

ALL that certain piece or parcel of land situate in the Borough of Greenville, County of Mercer, Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

ON the North by Rooney Street ON the East by lot now or formerly Green; ON the South by an alley; and ON the West by an alley; having a frontage of 50 feet on Rooney Street and extending back of uniform width a distance of 110 feet.

Parcel Two Tax Map No. 55 509 004 / Control No. 055 026090

ALL that certain piece or parcel of land situate in the Borough of Greenville, County of Mercer, Commonwealth of Pennsylvania, being described as follows:

ON the North by Rooney Street, a distance of 50 feet; On the East by Third Street, a distance of 110 feet; ON the South by a 16 foot alley, a distance of 50 feet; and ON the West by Lot No. 3 in A.D. Gillespie Plan, a distance of 110 feet.

BEING KNOWN AS: 16 ROONEY STREET, GREENVILLE, PA 16125

PROPERTY ID NUMBER: TAX PARCEL #55 509 003/CONTROL #55-2860 and 55 509 004 CONTROL #55-26090

BEING THE SAME PREMISES WHICH EDWARD N. PITCHER, WIDOW BY DEED DATED 10/28/2022 AND RECORDED 12/28/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 2022-00012377, GRANTED AND CONVEYED UNTO HANNAH M. ERLACHER, SINGLE AND JANELLE L. ERLACHER, SINGLE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

JUDGMENT - \$ 93,303.32

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JANELLE L. ERLACHER AND HANNAH M. ERLACHER AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

#### WRIT OF EXECUTION NO. 2023-02431

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY  
MARCH 6, 2024  
LEVIED ON THE FOLLOWING

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

All, that certain piece or parcel of land situate in the City of Farrell, Mercer County, Pennsylvania, being known as Lot No. 2 in the plan recorded in the Recorder's Office of Mercer County, Pennsylvania, at 94 PL, 13036-196, and being more particularly bounded and described as follows:

BEGINNING at a point in the center line of Mercer Avenue, said point being the southwest corner of the property herein described; thence North 36 degrees 29 minutes 36 seconds West, a distance of 120.87 feet to an iron pin; thence North 23 degrees 36 minutes 55 seconds East, a distance of 167.57 feet to an iron pin; thence South 53 degrees 34 minutes 15 seconds East, a distance of 39.81 feet to a point; thence South 06 degrees 45 minutes 00 seconds East, a distance of 191.20 feet to a point in the center line of Mercer Avenue; thence South 53 degrees 13 minutes 21 seconds West, along the center line of Mercer Avenue, a distance of 62.11 feet to a point, the place of beginning.

BEING KNOWN AS: 1918 MERCER AVENUE, FARRELL, PA 16121

PROPERTY ID NUMBER: 52 429 008/CONTROL # 52-20780

BEING 'THE SAME PREMISES WHICH TRUDY L. ROMBOLD, EXECUTRIX OF THE ESTATE OF MYRTLE ELIZABETH PERRONI A/K/A MYRTLE METZ PERRONI A/K/A MYRTLE E. PERRONI, DECEASED BY DEED DATED 8/5/2022 AND RECORDED 8/9/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO: 2022-00007600, GRANTED AND CONVEYED UNTO MARGARET M. PALLERINO, AN UNMARRIED WOMAN.

JUDGMENT - \$129,244.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MARGARET M. PALLERINO AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN

SERVICES, LLC

**WRIT OF EXECUTION  
NO. 2022-02843**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY  
APRIL 26, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) STEVEN J. HIGGINS AKA STEVEN J. HIGGINS, SR. IN AND TO:

All those certain lots or pieces of ground situate in the Borough of Wheatland, County of Mercer and Commonwealth of Pennsylvania, being marked and numbered Thirty-two (32) and Thirty-three (33) in the H.T. Vaughn Addition, as recorded in plan book 1, page 85, and being together bounded and described as follows:

On the North for One Hundred Sixty-five and Forty-one hundredths (165.41') feet by Lot No. 31 in said plan; on the East for Eighty (80') feet by Shilling; on the South for One Hundred Sixty-five and Fifteen Hundredths (165.15') feet by Lot No. 34 in said plan; and on the West for Eighty (80') feet by Vaughn Avenue.

SUBJECT PROPERTY ADDRESS: 43 Vaughn Avenue, Wheatland, PA 16161

Being the same property conveyed to Steven J. Higgins and Kimberly Higgins, formerly Kimberly Konnen, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Margaret Kelsceny a/k/a Margaret Kelecseny and Michael Kelecseny, her husband, dated December 5, 1986, recorded February 2, 1987, at Document ID 87DR1017, and recorded in Book 18, Page 0740, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Kimberly Higgins died on September 14, 2010, and pursuant to the tenants by the entireties language in the above-mentioned deed, all her interests passed to Steven J. Higgins.

SUBJECT TAX PARCEL ID: 76 901 029

JUDGMENT \$ 34,357.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) STEVEN J. HIGGINS AKA STEVEN J. HIGGINS, SR. AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2013-00438**

STERN & EISENBERG PC  
PLAINTIFF'S ATTORNEY  
MARCH 21, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JAMES M. KUZEL AND KIMBERLY S. KUZEL IN AND TO:

All those certain pieces or parcels of land situate in the City of Hermitage, formerly Township of Hickory, County of Mercer and State of Pennsylvania, being known as Lots numbered one hundred twenty-five (125) and one hundred twenty-six (126) in the Park View Acreage Plan of Lots, as recorded in the records of Mercer County, Pennsylvania, in Plan Book 1. Page 125, and said lots being bounded and described as follows:

Said lot number one hundred twenty-five (125) having a frontage of fifty-four and eight tenths (54.8) feet on the east side of Cohasset Drive, and extends back therefrom of equal width throughout, a distance of one hundred sixty-four (164) feet. And has a rear width of

fifty-four and eight tenths (54.8) feet.

Said Lot Number one hundred twenty-six (126) having a frontage of forty-two and eight tenths (42.8) feet on the east side of Cohasset Drive, and extends back therefrom of equal width throughout a distance of one hundred sixty-four (164) et. And has a rear width of fifty-four and eight tenths (54.8) feet.

PARCEL NO. 11-321-160

BEING KNOWN AND NUMBERED AS 1920 Parkview Boulevard, Hermitage, PA 16148

Fee Simple Title Vested in James M. Kuzel and Kimberly S. Kuzel, Husband and Wife by deed from, Kimberly S. Kuzel and James M. Kuzel, her husband, dated 5/25/1999, recorded 6/1/1999, in the Mercer County Recorder of deeds in Deed Book 97, Page 1476, as Instrument No. 1999-10198.

JUDGMENT - \$117,847.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JAMES M. KUZEL AND KIMBERLY S. KUZEL AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2005-2

**WRIT OF EXECUTION  
NO. 2018-02473**

VITTI LAW GROUP INC  
PLAINTIFF'S ATTORNEY  
APRIL 22, 2024

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) CHARLES J. LEYDIC AND ANNA MAE LEYDIC, BOTH IN THEIR CAPACITY AS HEIRS TO CHARLES T. LEYDIC, DECEASED AND ALL OTHER HEIRS, KNOWN OR UNKNOWN OF CHARLES T. LEYDIC, DECEASED IN AND TO:

ALL THAT CERTAIN lot or tract of land situate in the Township of East Lackawannock, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 2, as shown on a certain plan entitled Final Plat Larry Warner Subdivision Lots 1-7, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at 2000 P/L 12419-213.

As per survey of R.P. Bittler, P.L.S., dated June 16, 2000 and revised on June 28, 2000.

PARCEL NO. 04-176-050-025-002

SUBJECT to restrictions, reservations, easements and rights of way in prior instruments of record, including the minimum building setback line set forth on the Subdivision and the oil and gas reservation set forth in deed recorded at 2000 D.R. 6343.

IMPROVEMENTS: Residential dwelling

BEING THE SAME PREMISES: The said Charles T. Leydic became seized of the interest granted and conveyed, in fee, by James M. Bickerstaff and Melinda Sue Bickerstaff, Husband and Wife as evidenced by Deed dated 11/5/2015 and recorded 2/25/2015 in the Office of the Recorder in Mercer County, as Document Number 2015-00001766

The said Charles T. Leydic since departed this life on March 12, 2022.

Tax ID # 04-176-050-025-002

LOCATION - 683 MERCER NEW WILMINGTON ROAD, MERCER PA 16137

JUDGMENT - \$130,324.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) CHARLES J. LEYDIC AND ANNA MAE LEYDIC. BOTH IN THEIR CAPACITY AS HEIRS TO CHARLES T. LEYDIC, DECEASED AND ALL OTHER HEIRS, KNOWN OR UNKNOWN OF CHARLES T. LEYDIC, DECEASED AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION  
NO. 2023-00727**

VITTI LAW GROUP INC  
PLAINTIFF'S ATTORNEY  
APRIL 22, 2024

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DONNA SCHULTZ, MYRTLE FLYNN, CAROL BOLLINGER AND WILLIAM BOLLINGER, ALL IN THEIR CAPACITY AS KNOWN HEIRS OF KEVIN P. HILL, DECEASED AND THE UNKNOWN HEIRS OF KEVIN P. HILL, DECEASED IN AND TO:

ALL that tract of land situate in Liberty Township, Mercer County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road known as the Airport Road (T-343) at the Northeast corner of the land herein described; thence South 8° 49' West by land of Robert M. and Cheryl Millham, 25.00 feet, more or less; thence South 8° 49' West by the land of Millham, 382.50 feet to the center of Wolf Creek; thence South 45° 00' West by the center of Wolf Creek, 98.77 feet; thence South 38° 00' West by the center of Wolf Creek, 122.00 feet; thence North 46° 17' West by land of Millham, 122.00 feet to a Scrub Oak; thence North 8° 49' East by land of Millham, 404.37 feet; thence continuing North 8° 49' East, a distance of 25 feet, more or less, to the center of said public road known as the Airport Road; thence in a Northeasterly direction by the centerline of said road, 240 feet, more or less, to the place of beginning. Containing 2.2 acres, more or less, excluding the right of way. AND being shown on survey of Norman P. Straub, P.E. dated October 19, 1977.

Being Identified as Tax Number 17-224-036.

This conveyance being subject to any right of way now existing on the above described premises.

As per the deed recorded at 184 DR No. 1152, reserving to Eugene N. Millham et ux, their heirs and assigns, the right to use water from a certain spring now situate on the Eastern portion of the lot above described with the right of maintaining and laying any necessary pipes to carry such water from the spring to the other land of Eugene N. Millham et ux, situate to the West of the parcel above described. Said adjacent property owners are now Robert W. and Cheryl Millham.

PARCEL NO. 17-224-036.

IMPROVEMENTS: Residential dwelling

BEING THE SAME PREMISES: The said Kevin P. Hill became seized of the interest granted and conveyed, in fee, by Annette L. Lane, now known as Annette L. Sangster and Dennis Sangster, her husband as evidence by Deed dated July 9, 2007 and recorded July 25, 2007 in the Office of Recorder in Mercer County, as Document Number 2007-00010101.

The said Kevin P. Hill since departed this life on September 21, 2022.

LOCATION - 50 AIRPORT ROAD, GROVE CITY PA 16127

JUDGMENT - \$112,106.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DONNA SCHULTZ, MYRTLE FLYNN, CAROL BOLLINGER AND WILLIAM BOLLINGER, ALL IN THEIR CAPACITY AS KNOWN HEIRS OF KEVIN P. HILL, DECEASED AND THE UNKNOWN HEIRS OF KEVIN P. HILL, DECEASED AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**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 SHERIFFS 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 - June 11, 18, 25, 2024