

Mercer County Law Journal

Digital Edition

DECEMBER 10, 2024

VOL. 39 - ISSUE 50

(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

CHESMER, SHIRLEY TERMINA a/k/a CHESMER, SHIRLEY M.

2022-00546

Late of Shenango Twp., Mercer Co., PA
Admin. D.B.N. C.T.A.: Timothy G.
Pascarella, 53 English Rd., Pulaski, PA
16143

Attorney: Ronald W. Coyer, Esq., 631
Kelly Blvd., P.O. Box 67, Slippery Rock,
PA 16057 724-794-2929

MCLJ – December 10, 17, 24, 2024

**McFARLAND, HAROLD HUGH a/k/a
McFARLAND, HAROLD H.**

2024-822

Late of Wilmington Twp., Mercer Co., PA
Executrix: Leanna B. McDonald, a/k/a
Leanna B. McFarland-McDonald, 842
South Neshannock Road, Hermitage, PA
16148

Attorney: Ronald W. Coyer, Esq., 631
Kelly Blvd., P.O. Box 67, Slippery Rock,
PA 16057, 724-794-2929

MCLJ – December 10, 17, 24, 2024

**SCOTT, DEBORAH L., a/k/a SCOTT,
DEBORAH**

2024-821

Late of Hempfield Twp., Mercer Co., PA
Executrix: Leslie Eynon, 9 Woodbine
Drive, Greenville, PA 16125

Attorney: Jason R. Dibble

MCLJ – December 10, 17, 24, 2024

WILLIAMS, KATHLEEN ANN

2024-708

Late of Lackawannock Twp., Mercer Co.,
PA
Executor: Jonathan M. Williams, 1705
Fairmont Dr., Mechanicsburg, PA 17055
(267) 879-3667

Attorney: None

MCLJ – December 10, 17, 24, 2024

SECOND PUBLICATION

**BROOKOVER, KATHRYN M. a/k/a
BROOKOVER, KATHRYN**

McGANNON

2024-813

Late of Mercer Boro, Mercer Co., PA
Executrix: Amelia M. Taylor, 303 East
Butler St., Mercer, PA 16137

Attorney: James A Stranahan, IV

MCLJ – December 3, 10, 17, 2024

**FORBES, CAROL K. a/k/a FORBES,
CAROL KAY a/k/a FORBES, CAROL**

2024-806

Late of Greenville Boro, Mercer Co., PA
Executor: John M. Forbes, 53 Chambers
Ave., Greenville, PA 16125

Attorney: Douglas M. Watson

MCLJ – December 3, 10, 17, 2024

KINGSLEY, ELISABETH A.

2024-810

Late of Springfield Twp., Mercer Co., PA
Executor: Gregory S. Kingsley, 2589
Leesburg-Grove City Rd., Volant, PA
16156

Attorney: Timothy L. McNickle

MCLJ – December 3, 10, 17, 2024

MANBECK, WILLIAM CLAIR a/k/a

MANBECK, WILLIAM C. a/k/a

MANBECK, WILLIAM

2024-800

Late of Hermitage, Mercer Co., PA
Executor/Executrix: Chad Allen Kilgore,
5344 Orangeville Rd., Sharpsville, PA
16150; Sherri Lynn Benton, 2980 S. Keel
Ridge Rd., Hermitage, PA 16146

Attorney: James M. Goodwin

MCLJ – December 3, 10, 17, 2024

OLKOWSKI, ALEXIS a/k/a

OLKOWSKI, ALEXIS K. a/k/a

OLKOWSKI, ALEXIS KAREN

2024-804

Late of Hermitage, Mercer Co., PA
Executrix: Vicky Heben, 3436 Longview
Road, Hermitage, PA 16148

Attorney: James M. Goodwin

MCLJ – December 3, 10, 17, 2024

PETROSKY, EDWARD

2016-8

Late of Hermitage, Mercer Co., PA
Administrator: Rodney Petrosky, 249 Blue
Heron Lane, Heath, TX 75032

Attorney: Robert D. Clark, Jr., 201 N.
Market Street, New Wilmington, PA 16142
724-946-9093

MCLJ – December 3, 10, 17, 2024

THOMPSON, GILBERT M. a/k/a

THOMPSON, GILBERT MORRISON

2024-809

Late of Greenville Boro, Mercer Co., PA
Executor: John Walter Thompson Jr., C/O
Lewis & Ristvey, P.O. Box 1024,
Hermitage, PA 16148

Attorney: David A. Ristvey

MCLJ – December 3, 10, 17, 2024

**VAUGHN, JAMES A. a/k/a VAUGHN,
JAMES**

2021-836

Late of Greenville Boro, Mercer Co., PA
Executrix: Nancy L. Vaughn a/k/a Nancy
L. Eder, 404 Scrub Oak Court, Fort Worth,
TX 76108

Attorney: Ted Isoldi

MCLJ – December 3, 10, 17, 2024

**VAUGHN, MARIE L. a/k/a VAUGHN,
MARIE**

2024-799

Late of Hadley, Mercer Co., PA
Executrix: Nancy L. Vaughn a/k/a Nancy
L. Eder, 404 Scrub Oak Court, Fort Worth,
TX 76108

Attorney: Ted Isoldi

MCLJ – December 3, 10, 17, 2024

THIRD PUBLICATION

BILES, THOMAS E.

2024-796

Late of Greene Twp., Mercer Co., PA
Administrator: Thomas L. Biles, 5597 US
Highway 322, Hartstown, PA 16131

Attorney: Jason R. Dibble

MCLJ – Nov. 26, Dec. 3, 10, 2024

SCHWARTZ, FRANK J., JR. a/k/a

SCHWARTZ, FRANK a/k/a

SCHWARTZ, FRANK J.

2024-794

Late of Hermitage, Mercer Co., PA
Executrix: Sandra L. Schwartz, 4055
Morefield Road, Hermitage, PA 16148

Attorney: Wade M. Fisher

MCLJ – Nov. 26, Dec. 3, 10, 2024

WILSON, ANDREW PAUL a/k/a

**WILSON, ANDREW P. a/k/a WILSON,
ANDREW**

2024-797

Late of Sharon, Mercer Co., PA
Administrator: Benjamin Wilson, 1817
Rutledge Road, Transfer, PA 16154

Attorney: Jennifer Muir

MCLJ – Nov. 26, Dec. 3, 10, 2024

NONPROFIT - NOTICE IS HEREBY
GIVEN THAT, on 11/25/2024, Articles of
Incorporation were filed with the Dept. of
State for Hermitage Christian Academy, a
nonprofit corporation organized under the PA
Nonprofit Corporation Law of 1988,
exclusively for charitable purposes.
MORGAN CASSEL, Solicitor,
CHEREWKA LAW, P.C., 624 N. Front St.,
Wormleysburg, PA 17043
MCLJ – December 10, 2024

LEGAL NOTICE

RUTH IRENE WILSON, late of Hermitage,
Mercer County, Pennsylvania, died on
November 4, 2024. During her lifetime, the
decedent established the Edward J. & Ruth I.
Wilson Living Trust dated November 2, 1998,
of which Pamela D. Wilson is the Successor
Trustee. All persons having claims or
demands against the estate of the decedent
should make known and present the same
without delay, and all person indebted to the
decedent should make payment without delay
to the Successor Trustee or attorney named
below:

Pamela D. Wilson

1087 Buckeye Drive
Sharpsville, PA 16150

William G. McConnell, Jr., Esquire

McConnell Law Firm, LLC
3547 East State Street

P.O. Box 1777

Hermitage, PA 16148

(724) 308-6552

William G. McConnell, Jr., Esquire

McCONNELL LAW FIRM, LLC

P.O. Box 1777

Hermitage, PA 16148

MCLJ – Dec. 10, 17, 24, 2024

IN THE COURT OF COMMON PLEAS

OF MERCER COUNTY,

PENNSYLVANIA

ORPHAN'S COURT DIVISION

Register's No. 2024-805A

IN RE:

ADOPTION OF JOSEPH J. FOORE A/K/A

JOSEPH J. FOONE

DOB: September 27, 2023

LEGAL NOTICE

TO: UNKNOWN FATHER

On September 27, 2023, a child was born in
Mercer County, Pennsylvania to Stephine
Pratt. On October 2, 2023, said child was
adjudicated dependent and placed in the care,
custody, and control of Mercer County
Children and Youth Services. Please be aware
that there is a Permanency Review Hearing
and Termination Hearing scheduled in the
interest of this child on January 29, 2025 at
9:00 a.m. in Courtroom #1 of the Mercer
County Courthouse, Mercer, Pennsylvania.
Please contact Mercer County Children and
Youth Services if you are the natural father or
know the identity or whereabouts of the
unknown father.

Mercer County Children and Youth Services
8425 Sharon-Mercer Road
Mercer, PA 16137
(724) 662-2703

You have a right to be represented at the
hearing by a lawyer. An attorney has been
appointed by the Court to represent you. Your
attorney's contact information is as follows:

David Gloss, Esquire

6 Plum Street

Greenville, PA 16125

724-271-7498

MCLJ – December 10, 2024

IN THE COURT OF COMMON PLEAS

OF MERCER COUNTY,

PENNSYLVANIA

ORPHAN'S COURT DIVISION

Register's No. 2024-805A

IN RE:

ADOPTION OF JOSEPH J. FOORE A/K/A

JOSEPH J. FOONE

DOB: September 27, 2023

LEGAL NOTICE

**TO: SETH STOKE, PUTATIVE
FATHER**

On September 27, 2023, a child was born in
Mercer County, Pennsylvania to Stephine
Pratt. On October 2, 2023, said child was
adjudicated dependent and placed in the care,
custody, and control of Mercer County
Children and Youth Services. Please be aware
that there is a Permanency Review Hearing
and Termination Hearing scheduled in the
interest of this child on January 29, 2025 at
9:00 a.m. in Courtroom #1 of the Mercer
County Courthouse, Mercer, Pennsylvania.
Please contact Mercer County Children and
Youth Services if you are the natural father or
know the identity or whereabouts of the
unknown father.

Mercer County Children and Youth Services
8425 Sharon-Mercer Road
Mercer, PA 16137
(724) 662-2703

You have a right to be represented at the hearing by a lawyer. An attorney has been appointed by the Court to represent you. Your attorney's contact information is as follows:

James Goodwin, Esquire
32 Shenango Avenue
Sharon, PA 16146
724-981-4800

MCLJ – December 10, 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 January 5, 2025 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**

2022-891 Jones, Ruth Ann -AKA Jones, Ruth A., deceased; J. Jarrett K. Whalen, Executor
2024-69 Gassner, Craig L., deceased; Janice C. Chakan, Executrix
2022-592 Wilkinson, Jean Luella-AKA Wilkinson, Jean L., Wilkinson, Jean, Melony Michael, Administratrix
2023-721 Clyde, George- AKA Clyde, George L., Clyde, George Loyd; deceased; Sherry Penzero, Executrix
2014-268 Wilkins, Donna M; deceased; Scott Boyd, Guardian
MCLJ – December 3, 10, 17, 24, 2024

SHERIFF'S SALE

MONDAY

JANUARY 13, 2025 10:00 A.M.

**MERCER COUNTY SHERIFF'S
OFFICE**

205 S ERIE ST, MERCER PA 16137

MERCER COUNTY

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

**WRIT OF EXECUTION
NO. 2023-1132**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
SEPTEMBER 24, 2024
LEVIED ON THE FOLLOWING

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

All that certain piece or parcel of land situate in the township of Shenango, county of Mercer and commonwealth of Pennsylvania, being bounded and described as follows:

Commencing at a point on the southwest corner of lands now or formerly of John M. Yourga et ux;

Thence North 89 degrees 14 minutes East,

along the south line of lands now or formerly of John H. Yourga et ux, a distance of two hundred seventy-four and twenty-six one hundredths (274.26) feet to a point;

Thence South 50 degrees 03 minutes East, along other lands now or formerly of John H. Yourga et ux, a distance of one hundred eighty-five and eighty-one, one hundredths (185.81') feet to a point;

Thence South 26 degrees 54 minutes East, along the line of lands now or formerly of Hewitt, a distance of two hundred forty-two and fifty-five one hundredths (242.55') feet to a point in the centerline of Hewitt Road;

Thence South 37 degrees 32 minutes West, along the centerline of Hewitt Road a distance of two hundred thirty-four and sixty-five one hundredths (234.65') feet to a point;

Thence North 53 degrees 30 minutes West, along the line of lot Number One (1) in the Lawrence Tarr Subdivision as recorded in 1978 P.L. No. 129, a distance of three hundred seventy-five (375') feet to a point;

Thence South 37 degrees 32 minutes West, along the line of said lot Number One (1), a distance of one hundred three and seven one-hundredths (103.07) feet to a point;

Thence North 1 degree 27 minutes West, along the east line of lands now or formerly of John Q. Adams, a distance of one hundred seventy-two and twenty-one, one hundredths (172.21') feet to a point;

Thence North 3 degrees 59 minutes West along the east line of lands now or formerly of John Q. Adams, a distance of two hundred four and fifty-five one hundredths (204.55') feet to the place of beginning.

Containing four and two one-hundredths (4.02) acres of land, in accord with the survey of Harris Engineers, dated June 15, 1978.

BEING KNOWN AS: 49 HEWITT ROAD AKA 49 WEST HEWITT ROAD, WEST MIDDLESEX, PA 16159

PARCEL ID/CONTROL ID: 27 184 243/27-10670

BEING THE SAME PREMISES WHICH ROBERT A. SANDERS, SINGLE BY DEED DATED 2/19/2020 AND RECORDED 2/21/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NUMBER: 2020-00001610, GRANTED AND CONVEYED UNTO KARIN SANDERS, SINGLE.

LOCATION - 49 HEWITT ROAD AKA 49 WEST HEWITT ROAD, WESTMIDDLESEX PA 16159

JUDGMENT - \$113,246.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KARIN SANDERS AT THE SUIT OF THE PLAINTIFF CROSSCOUNTRY MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2023-1402**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
OCTOBER 10, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) PAMELA V. BRYANT, AS ADMINISTRATIX OF THE ESTATE FOR GEORGIEANN L. SHAFFER; UNKNOWN HEIRS, AND OR ADMINISTRATORS TO THE ESTATE OF HAROLD E. SHAFFER; UNKNOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF DENTON SHAFFER IN AND TO:

Situated in the Township of Shenango, County of Mercer, and State of Pennsylvania; And being the northerly part of Clair Shingledecker lands, further bounded and described as follows:

Commencing at an iron pin at the northeast corner of Shingledecker's lands, said iron pin being North 4° 15' East along the east line of Shingledecker's lands, a distance of 435 feet from the center line of Pennsylvania State Road Number 318; thence North 88° 45' West, a distance of 130 feet to the center line of Longview Drive, formerly known as Hogback Road, and over an iron pin 16.5 feet easterly from the center line of said road; thence on a curved line along the center line of said Longview Drive, southerly a distance of 168.55 feet to a point; thence South 88° 45' East, a distance of 156.75 feet to an iron pin and over an iron pin 16.5 feet easterly of the center line of Longview Drive; thence North 4° 15' East a distance of 165 feet to the place of beginning and containing therein 0.543 acres of land.

The Grantor reserves the right to maintain a certain drainage ditch now existing over and across the above described property and reserves the right to enter upon said premises at all reasonable times for the purpose of making necessary repairs and maintenance to said drain.

SUBJECT PROPERTY ADDRESS: 16 North Mitchell Road, West Middlesex, PA 16159

Being the same property conveyed to Harold E. Shaffer, single and Georgieann L. Shafer, single who acquired title by virtue of a deed from Clair F. Shingledecker and Nancy Kamer Shingledecker, husband and wife, dated February 14, 1964, recorded February 20, 1964, at Book 01, Page 02145, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Harold E. Shaffer died on February 28, 2001

INFORMATIONAL NOTE: Georgieann L. Shafer died on November 11, 2021.

SUBJECT TAX PARCEL ID: 27 185 097

LOCATION - 16 NORTH MITCHELL ROAD. WEST MIDDLESEX PA 16159

JUDGMENT - \$ 90,042.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) PAMELA V. BRYANT, AS ADMINISTRATIX OF THE ESTATE FOR GEORGIEANN L. SHAFFER; UNKNOWN HEIRS, AND OR ADMINISTRATORS TO THE ESTATE OF HAROLD E. SHAFFER; UNKNOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF DENTON SHAFFER AT THE SUIT OF THE PLAINTIFF HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2023-1908**

LOGS LEGAL GROUP LLP
PLAINTIFF'S ATTORNEY
OCTOBER 15, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN M. BOOTH, DECEASED AND YVETTE TRINKLE, KNOWN HEIR OF HELEN M. BOOTH DECEASED AND TAMARA EDWARDS, KNOWN HEIR OF HELEN M. BOOTH DECEASED IN AND

TO:

ALL that certain lot or piece of ground situate in Sandy Lake Township, Mercer County Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of lands formerly of Joannie Morris and now or formerly of Eckley; thence East by lands of Kennedy heirs one hundred twenty (120) feet to a post; thence South along lands of said Kennedy heirs two hundred sixty-four (264) feet to the Stoneboro and Sandy Lake Road; thence Westerly along said road one hundred and twenty (120) feet to corner of lands formerly of Joannie Morris now or formerly of Eckley; and thence North along same two hundred sixty-two (262) feet to a post and place of beginning.

UNDER AND SUBJECT to reservations, restrictions, easements, and rights of way as recorded in prior instruments of record.

Tax ID: 74 868 075

Property Address (for informational purposes only): 1259 Walnut Street, Stoneboro, PA 16153

BEING the same premises which Carol A. Hanes, now known as Carol A. Hames-Greggs and Robert J. Kroell, by deed dated November 21, 2008 and recorded November 25, 2008 at Book 668, Page 1723 in the Office of the Recorder of Deeds of Mercer County, PA, granted and conveyed unto Charles S. Odato, in fee.

ALSO BEING the same premises which Charles S. Odato, by deed dated March 20, 2009 and recorded October 26, 2009 at Book 692, Page 79 in the Office of the Recorder of Deeds of Mercer County, PA, granted and conveyed unto Charles S. Odato as a life tenant and Helen M. Booth as remainderman, in fee. AND THE SAID Charles S. Odato passed away on or about July 31, 2017, thereby vesting property solely unto Helen M. Booth. AND THE SAID Helen M. Booth passed away on or about August 2, 2023, thereby passing title of the premises to Yvette Trinkle and Tamara Edwards, Known Heirs of Helen M. Booth, deceased, and any Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Helen M. Booth, deceased.

LOCATION - 1259 WALNUT STREET, STONEBORO PA 16153

JUDGMENT - \$ 43,469.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN M. BOOTH, DECEASED AND YVETTE TRINKLE, KNOWN HEIR OF HELEN M. BOOTH DECEASED AND TAMARA EDWARDS, KNOWN HEIR OF HELEN M. BOOTH DECEASED AT THE SUIT OF THE PLAINTIFF CARRINGTON MORTGAGE SERVICES, LLC

**WRIT OF EXECUTION
NO. 2024-826**

DAVID W. RAPHAEL
PLAINTIFF'S ATTORNEY
OCTOBER 25, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JAMES C. RAMSEY IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, County of

Mercer and Commonwealth of Pennsylvania, known as Lot No. 441 in the Plan of the Beechwood Improvement Company, Limited, called Plan "E", South Sharon Plan of Lots, as recorded in Deed Book "C", Volume 7, Page 350, said lot being bounded and described as follows:

BEGINNING at a point on the Westerly line of Hamilton Avenue at the dividing line between Lot Nos. 441 and 442 in said Plan and distance Two Hundred Twenty-five (225) feet Northwardly from the Northerly line of French Street; thence Northwardly, along the Westerly line of Hamilton Avenue, Twenty-Five (25) feet to the dividing line between Lot Nos. 440 and 441 in said Plan; thence Westwardly, along said dividing line, a distance of One Hundred Twenty-Five (125) feet to the Easterly line of an unnamed alley; thence Southwardly along the Easterly line of said alley, twenty-five (25) feet to the dividing line between Lot Nos. 441 and 442 aforesaid; thence Eastwardly, along said dividing line, a distance of one hundred twenty-five (125) feet to the Westerly line of Hamilton Avenue, the place of beginning. Being known and numbered as 1118 Hamilton Avenue, Farrell, Pennsylvania.

BEING THE SAME PROPERTY GRANTED AND CONVEYED from William J. Foore and Carrie A. Foore, husband and wife, to James C. Ramsey, married, by a certain Deed dated February 25, 2015, and recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania on March 13, 2015 at Instrument No.: 2015-00002347.

The premises and residential structure are commonly known as 1118 Hamilton Avenue, Farrell, Pennsylvania 16121.

Tax Parcel No.: 52-425-256.

This property is taken at Execution as the property of James C. Ramsey.

LOCATION - 1118 HAMILTON AVENUE, FARRELL PA 16121

JUDGMENT - \$ 16,122.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JAMES C. RAMSEY AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA
**WRIT OF EXECUTION
NO. 2024-936**

MCCABE WEISBERG & CONWAY PC
PLAINTIFF'S ATTORNEY
OCTOBER 4, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JAMES EDWARD BRIGGART IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Pymatuning Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point marked by an iron pin in the centerline of West Lake Road, T-587, said point being 245.80 feet in a northwesterly direction along the centerline of West Lake Road from the intersection of said centerline with the centerline of the west rail of the Erie-Lackawanna Railroad and running: thence North 55 deg. 10 min. West a distance of 325.00 feet along the centerline of West Lake Road to an iron pin: thence North 63 deg. 52 min. East a distance of 318.23 feet along other lands of Tressa Reimold to an iron pin: thence South 1 deg. 58 min. West a distance of 327.21 feet along the lands of E. Beman and R. Johnson to an iron pin at the centerline of

West Lake Road, said point being the place of beginning and containing 1.03 acres.

ABOVE LOT is Lot No. 1 on the Tressa Reimold Subdivision Plan, as recorded in Plan Book 18. Page 44.

The improvements thereon being known as 353 West Lake Road, Transfer, Pennsylvania - 16154.

BEING THE SAME PREMISES WHICH by deed dated May 1, 2019, and recorded May 14, 2019 in Instrument Number 2019-00003819, granted and conveyed unto James Edward Briggart.

TAX I.D. #: 23 107 173

LOCATION - 353 WEST LAKE ROAD, TRANSFER PA 16154

JUDGMENT - \$ 31,783.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JAMES EDWARD BRIGGART AT THE SUIT OF THE PLAINTIFF HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2024-992**

FRIEDMAN VARTOLO LLP
PLAINTIFF'S ATTORNEY
NOVEMBER 5, 2024
LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the City of Farrell, Mercer County, Pennsylvania and described as follows:

BEING Lot No. 39 in the Bonnie Brae Addition, plot of which is recorded in Plan Book 1, at page 101, in the Recorder's Office of Mercer County, Pennsylvania, but further described as Farrell Realty Company's Plan of Lot No. 3; bounded on the north for Twenty-Five (25)' feet by Haywood Street, now Roemer Boulevard; on the east by Lot No. 40 in said addition; on the south Thirty-three and thirty-eight hundredths (33.39') feet by the Wheatland Road; and on the west for Seventy-nine and fifty-eight hundredths (79.58') feet by Lot No 44 and One Hundred Forty (140') feet by Lot No. 38 in said Plan.

ALSO, that certain other lot of land situate in the same city, county and state, being Lot No. 40 in the Plan of Lots known as the Bonnie Brae Addition as per plot on record in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 1, at page 101.

BEING the same land conveyed to Susan F. Ellis and Dorothy L. Ellis by deed of Joseph Woltzen, single, dated June 11, 1990 and recorded in the Recorder's Office of Mercer County, Pennsylvania on June 29, 1990 at 90 DR 06706. Susan F. Frantz married Mark Frantz on May 25, 1990 who joins in the within conveyance.

BEING the same premises which Brian C. Whitman and Danielle M. Whitman, husband and wife, by Deed dated October 26, 2005 and recorded in the Official Records of Mercer County on November 9, 2005 as Instrument Number 2005-00017976 granted and conveyed unto Rose M. Robinson.

1741 Roemer Boulevard, Farrell, PA 16121

Tax Parcel Number: 52-429-054

LOCATION - 1741 ROEMER BOULEVARD, FARRELL PA 16121

JUDGMENT - \$ 80,747.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ROSE M. ROBINSON AT THE SUIT OF THE PLAINTIFF PRIME ASSET III LLC

**WRIT OF EXECUTION
NO. 2024-1782**

MARSH SCHAAP
PLAINTIFF'S ATTORNEY
OCTOBER 10, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) MICHAEL R. HEMMERLIN AND CARRIE S. HEMMERLIN IN AND TO:

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

On the south by South Center Street, for 69.28 feet; on the west by Sunset Avenue, for 131.95 feet; on the north by an alley for 69.28 feet; on the east by Lot No. 120, for 131.95 feet.

The same being known as Lot 121 of the West View Plan of Lots as recorded in Plan Book 1, Page 84.

Being commonly known as 907 South Center Street, Grove City, PA 16127, and bearing Mercer County Tax Parcel Number 59-548-089.

Being the same property conveyed to Michael R. Hemmerlin and Carrie S. Hemmerlin by deed dated August 23, 2006, and recorded September 5, 2006, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, as Instrument Number 2006-00013187.

LOCATION - 907 SOUTH CENTER STREET, GROVE CITY PA 16137

JUDGMENT - \$ 24,742.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MICHAEL R. HEMMERLIN AND CARRIE S. HEMMERLIN AT THE SUIT OF THE PLAINTIFF NORTHWEST BANK, F/K/A NORTHWEST SAVINGS BANK

**WRIT OF EXECUTION
NO. 2024-1822**

LOGS LEGAL GROUP LLP
PLAINTIFFS ATTORNEY
OCTOBER 15, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) MATTHEW T. FREE IN AND TO:

ALL that certain piece of parcel of land situate in Sugar Grove Township, Mercer County, Pennsylvania, and more particularly bounded and described as follows, to-wit:

BEGINNING at the southwest corner at a point on the easter side of the Kennard-Leeches Corners public road, thence northwesterly along said public road a distance of one hundred thirty (130) feet to an alley; thence northeasterly along said alley a distance of one hundred seventeen (117) feet, more or less, to land of the U.P. Church; thence southeasterly along lands of U.P. Church and lands now or formerly of Ruth Chess, formerly Nettie Clyde, one hundred sixty six (166) feet, more or less, to a point indicated by an iron pin on line of lands now or formerly of Mathay, formerly Richards; thence southwesterly along said lands now or

formerly of Mathay two hundred seven (207) feet, more or less, to the Kennard-Leeches Corners public road and the point and place of beginning, which is marked by an iron pin.

Parcel ID: 30 018 065

Property Address (for informational purposes only): 199 kennard Road, Greenville, PA 16125

BEING the same premises which Leslie G. Martin and Vivian E. Martin, by deed dated April 27, 1999 and recorded April 28, 1999 at Book 294, Page 1997 in the Office of the Recorder of Deeds of Mercer County, PA, granted and conveyed unto Matthew T. Free and Denise R. Allshouse, as joint tenants with the right of survivorship, in fee. AND THE SAID Denise R. Allshouse passed away on or about October 21, 2021, thereby vesting title of the premises unto Matthew T. Free as surviving joint tenant.

LOCATION - 199 KENARD ROAD A/K/A 199 KENNARD ROAD, GRENVILLE PA 16125

JUDGMENT - \$ 51,236.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MATTHEW T. FREE AT THE SUIT OF THE PLAINTIFF FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-1
**WRIT OF EXECUTION
NO. 2024-2505**

WILLIAM J MODER III
PLAINTIFF'S ATTORNEY
OCTOBER 3, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) COMELOT SHENANGO INN, LLC IN AND TO:

ALL THOSE CERTAIN Lots or pieces of ground situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

PARCEL ONE:

BEGINNING at a point on the North line of former Westerman Street and the intersection of the center line of the old Street Car Railway (said point being 210.00 feet West of the intersection of the North right of way line of Westerman Street and the West right of way line of Buhl Boulevard); thence North 89 degrees 53 minutes 00 seconds West, along the North right of way line of former Westerman Street for a distance of 343.64 feet; thence North 00 degrees 31 minutes 18 seconds West along the East line of Taylor Plan of Lots, a distance of 311.73 feet to the true lacement of beginning; thence North 00 degrees 31 minutes 18 seconds West, continuing along the East line of said Taylor Plan of Lots for a distance of 235.80 feet; thence North 89 degrees 33 minutes 18 seconds West along the North line of Lot No. 37, a distance of 108.00 feet; thence North 00 degrees 41 minutes 18 seconds West, along the East right of way line of Ashton Avenue, a distance of 34.40 feet; thence North 23 degrees 42 minutes 09 seconds West continuing along the East right of way line of Ashton Avenue, a distance of 253.37 feet; thence on a curve to the right, having a radius of 21.60 feet, an arc distance of 37.07 feet and a chord bearing of North 25 degrees 28 minutes 00 seconds East, a distance of 32.69 feet to the South right of way line of Kimberly

Street; thence North 74 degrees 38 minutes 09 seconds East along the South right of way line of Kimberly Street, a distance of 76.56 feet; thence continuing along the South right of way line of Kimberly Street on a curve to the right, having a radius of 300.00 feet an arc distance of 227.07 feet and a chord bearing of South 83 degrees 40 minutes 51 seconds East, a distance of 221.69 feet; thence South 61 degrees 59 minutes 51 seconds East continuing along the South right of way line of Kimberly Street, a distance of 294.05 feet; thence continuing along the South right of way of Kimberly Street on a curve to the left, having a radius of 302.12 feet, an arc distance of 147.03 feet and a chord bearing of South 75 degrees 56 minutes 20 seconds East, a distance of 145.58 feet; thence South 89 degrees 52 minutes 51 seconds East, continuing along the South right of way of Kimberly Street, a distance of 59.79 feet to a point on the West right of way line of Buhl Boulevard; thence South 00 degrees 00 minutes 31 seconds East along the West right of way line of Buhl Boulevard, a distance of 62.50 feet (excluding a 15.00 foot radius at the intersection of Kimberly Street and Buhl Boulevard); thence North 89 degrees 55 minutes 56 seconds West along the North line of Lot No. 5 in the Willsonia Plan of Lots, a distance of 209.98 feet to the center line of the old Street Car Railway; thence South 00 degrees 00 minutes 00 seconds East along the center line of the old Street Car Railway, a distance of 293.32 feet; thence North 89 degrees 53 minutes 00 seconds West, a distance of 346.47 feet to the place of beginning.

PACEL TWO:

BEGINNING at a point on the West right of way of Buhl Boulevard (said point being the Southeast corner of Lot No. 2 in the said Willsonia Plan of Lots); thence South 02 degrees 23 minutes 45 seconds (erroneously stated as 46" in prior deed) East along the West right of way of Buhl Boulevard, a distance of 57.50 feet to the North right of way line of Kimberly Street; thence North 89 degrees 52 minutes 51 seconds West along the North right of way line of Kimberly Street, a distance of 60.27 feet (excluding a 15.00 foot radius at the intersection of Kimberly Street and Buhl Boulevard); thence continuing along the North right of way of Kimberly Street on a curve to the right, having a radius of 247.12 feet, an arc distance of 120.26 feet and a chord bearing of North 75 degrees 56 minutes 20 seconds West, a distance of 119.08 feet thence North 61 degrees 59 minutes 51 seconds West continuing along the North right of way line of Kimberly Street, a distance of 56.40 feet; thence North 89 degrees 30 minutes 51 seconds East, along the South line of Lot No. 2, a distance of 223.18 feet to the place of beginning.

TAX MAP NO. 2 AV 15 for both parcels

BEING AND INTENDED TO BE the same land conveyed to Comelot Shenango Inn, LLC, by deed of DLZ Capital, LLC, dated January 24, 2022, and recorded February 16, 2022, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2022-00001607.

LOCATION - 1330 KIMBERLY ROAD.
SHARON PA 16146

JUDGMENT - \$250,000.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) COMELOT SHENANGO INN, LLC AT THE SUIT OF THE

PLAINTIFF JCL DEVELOPMENT, LLC

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. 10, 17, 24, 2024