

Mercer County Law Journal

Digital Edition

OCTOBER 22, 2024

VOL. 39 - ISSUE 43

(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

BEATTY, RANDALL C. a/k/a BEATTY, RANDALL a/k/a BEATTY, RANDY C. a/k/a BEATTY, RANDY

2024-700

Late of Greenville Boro, Mercer Co., PA
Administrator: Gary J. Beatty, 65 Donation Rd., Greenville, PA 16125

Attorney: Douglas M. Watson
MCLJ – Oct. 22, 29, Nov. 5, 2024

CONOVER, LARRY J. a/k/a CONOVER, LARRY

2024-692

Late of Sandy Creek Twp., Mercer Co., PA
Executor: Ryon Conover, 285 Perrine Rd., Hadley, PA 16130

Attorney: Stephen L. Kimes
MCLJ – Oct. 22, 29, Nov. 5, 2024

KIRK, RUTH BARBARA a/k/a KIRK, RUTH B. a/k/a KIRK, RUTH

2024-709

Late of Springfield Twp., Mercer Co., PA
Executrix(s): Gayle A. Kirk, 4417 Perry Highway, Volant, PA 16156; Barbara R. Kirk, 2516 Leesburg Grove City Rd., Volant, PA 16156

Attorney: Amy E. Molloy
MCLJ – Oct. 22, 29, Nov. 5, 2024

MALICKI, JOHN

2024-697

Late of Liberty Twp., Mercer Co., PA
Executrix: Debra E. Brain, 133 Schmidt Rd., Grove City, PA 16127

Attorney: Jack W. Cline
MCLJ – Oct. 22, 29, Nov. 5, 2024

NAHRBECKI, CAROL JEAN a/k/a

NAHRBECKI, CAROL J. a/k/a

TRAGESSE, CAROL J.

2024-707

Late of Coolspring Twp., Mercer Co., PA
Executrix: Lauren J. Landfried, 450 Follansbee Road, Winston-Salem, NC 27107

Attorney: Ted Isoldi
MCLJ – Oct. 22, 29, Nov. 5, 2024

SLACK, JOAN P.

2024-693

Late of Hermitage, Mercer Co., PA
Executrix: Kevin L. Slack, 1045 Tierra Vista Dr., Gibsonia, PA 15044-8031

Attorney: William J. Moder, III
MCLJ – Oct. 22, 29, Nov. 5, 2024

STEVENSON, JAMES WALTER a/k/a

STEVENSON, JAMES W. a/k/a

STEVENSON, JAMES

2024-696

Late of Hermitage, Mercer Co., PA
Executor: Christopher J. Norris, 3013 Plum

Street, Erie, PA 16508

Attorney: James M. Goodwin

MCLJ – Oct. 22, 29, Nov. 5, 2024

SECOND PUBLICATION

CAREY, GEORGE R. a/k/a CAREY, GEORGE RICHARD, a/k/a CAREY, GEORGE

2024-683

Late of Deer Creek Twp., Mercer Co., PA
Executor(s): Richard Carey, 164 Cranberry Road, Sandy Lake, PA 16145; Thomas Carey, 8 Mills Road, Clarks Mills, PA 16114

Attorney: Douglas M. Watson
MCLJ – Oct. 15, 22, 29, 2024

HAYNES, DANA II

2024-430

Late of Farrell, Mercer Co., PA
Administrator: Dana L. Haynes, 353 1/2 Miller Avenue, Butler, PA 16001
Attorney: Kristen L. Behrens, Esq., 1500 Market Street, Ste 3500E, Philadelphia, PA 19102 (215) 575-7256

MCLJ – Oct. 15, 22, 29, 2024

HIGBEE, JAMES GERARD a/k/a

HIGBEE, JAMES G. a/k/a HIGBEE, JAMES

2024-684

Late of Jefferson Twp., Mercer Co., PA
Administratrix: Lydia A. Teets, 179 Coolspring Road, Mercer, PA 16137
Attorney: Stephen L. Kimes

MCLJ – Oct. 15, 22, 29, 2024

McADOO, JOHN MYRON a/k/a

McADOO, JOHN M. a/k/a McADOO, MIKE

2024-651

Late of Greenville Boro, Mercer Co., PA
Executor: Kenneth Myron McAdoo a/k/a Kenneth M. McAdoo 5005 Park Dr., Monaco, PA 15061 (724) 417-6151
Attorney: None

MCLJ – Oct. 15, 22, 29, 2024

MUSCARELLA, EMERENCIA A. a/k/a

MUSCARELLA, EMERENCIA

2024-664

Late of West Salem Twp., Mercer Co., PA
Executrix/Executor: Monica Moore, 146 West Third Street, Oil City, PA 16301; Gregory Muscarella, 396 Vernon Road, Greenville, PA 16125

Attorney: David T. Laton
MCLJ – Oct. 15, 22, 29, 2024

NEVEL, MICHAEL P.

2024-677

Late of Lackawannock Twp., Mercer Co., PA
Administrator: Michael Gerald Nevel, 1328 Bend Road, Mercer, PA 16137
Attorney: Robert D. Clark, Jr., 201 N. Market Street, New Wilmington, PA 16142 724-946-9093

MCLJ – Oct. 15, 22, 29, 2024

POLLITT, HERBERT ROBERT JR.

a/k/a POLLITT, BOB a/k/a POLLITT, HERBERT R. JR.

2024-582

Late of Greene Twp., Mercer Co., PA
Administrator: Jason Dean Pollitt, 13 Walter Rd., Greenville, PA 16125 (814) 636-1654

Attorney: None

MCLJ – Oct. 15, 22, 29, 2024

THIRD PUBLICATION

BARNES, EDWARD M.

2024-613

Late of Sharon, Mercer Co., PA
Administratrix: Nora Barnes, 22 Kidds Mills Road, Lot 53, Transfer, PA 16154
Attorney: Branden Fulciniti, Esq., 20 Stanwix Street, Ste 1100, Pittsburgh, PA 15222 412-261-6400

MCLJ – October 8, 15, 22, 2024

BESCO, MICHAELYN A.

2024-645

Late of West Middlesex Boro, Mercer Co., PA
Administrator: John J. DeCaro Jr., Esq., P.O. Box 5137, New Castle, PA 16105
Attorney: John J. DeCaro Jr., Esq., P.O. Box 5137, New Castle, PA 16105 (724) 658-2525

MCLJ - October 8, 15, 22, 2024

CARDAMON, JAMES MICHAEL a/k/a

CARDAMON, JAMES M.

2024-650

Late of Hermitage, Mercer Co., PA
Executrix: Karen M. Zolnier, 7602 Slane Ridge Drive, Westerville, OH 43082
Attorney: William J. Moder

MCLJ - October 8, 15, 22, 2024

CLINE, ROGER E.

2024-649

Late of Sandy Creek Twp., Mercer Co., PA
Administrator: Jeffrey J. Cline, 61 Quinter Road, Hadley, PA 16130
Attorney: Jason R. Dibble

MCLJ - October 8, 15, 22, 2024

HEINI, JOSEPH A.

2024-656

Late of West Salem Twp., Mercer Co., PA
Executrix: Jody R. Arbanas
Attorney: Shawn B. Olson

MCLJ – October 8, 15, 22, 2024

PERNA, LAWRENCE a/k/a PERNA,

LARRY

2024-655

Late of South Pymatuning Twp., Mercer Co., PA
Executor: Steven M. Perna, 2743 Bristlecone Way, Lafayette, CO 80026
Attorney: Stephen J. Mirizio

MCLJ - October 8, 15, 22, 2024

STERENKA, DANIEL a/k/a

STERENKA, DANIEL J.

2024-569

Late of New Vernon Twp., Mercer Co., PA
Administratrix: Sherry A. Simons, 256 Jacobs Rd. Carlton, PA 16311
Attorney: John E. Nagurney, 12063 Midway Dr., Conneaut Lake, PA 16316 (814) 382-3328

MCLJ – October 8, 15, 22, 2024

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that Orangeville United Methodist Church, a Pennsylvania non-profit corporation, having its registered office located at 7580 Orangeville Rd., Sharpsville, PA 16150, has filed Articles of Dissolution with the Department of State of the Commonwealth of

Pennsylvania, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall cease.

MCLJ – October 22, 2024

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

Notice is hereby given of the Administration of the JOHN LEWIS MCDONALD REVOCABLE LIVING TRUST dated December 2, 2015, whereby JOHN LEWIS MCDONALD, the Settlor of the Trust, died on April 24, 2024, a resident of the Borough of Greenville, Mercer County, Pennsylvania. All persons having claims against JOHN LEWIS MCDONALD are requested to make known the same to the Trustee or attorney named below. All persons indebted to JOHN LEWIS MCDONALD are requested to make payment without delay to the Trustee or attorney named below:

Tami Leigh Maloney, Trustee
10 Hunt Wood Drive
Poquoson, VA 23662

or her attorney:

Douglas M. Watson
259 Main Street
Greenville, PA 16125

MCLJ – October 15, 22, 29, 2024

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

Notice is hereby given of the Trust Administration of THE JANET A. MCPARLAND REVOCABLE TRUST AGREEMENT DATED MAY 4th, 2016. The Settlor of the Trust, JANET A. MCPARLAND, of Jamestown, Mercer County, Pennsylvania, died on August 4, 2024. All persons having claims against JANET A. MCPARLAND are requested to make known the same to the Trustees or attorney named below. All persons indebted to JANET A. MCPARLAND are requested to make payment without delay to the Trustees or attorney named below:

Timothy C. McParland
15035 Hemlock Pt. Road
Chagrin Falls, OH 44022

or

Kathleen M. Cianci
536 Mercer Road
Greenville, PA 16125

or their attorney

Carolyn E. Hartle, Esquire
**HARTLE ELDER LAW PRACTICE,
LLC**

2500 Highland Road, Suite 105
Hermitage, PA 16148

MCLJ – October 15, 22, 29, 2024

NOTICE OF TERMINATION, DISSOLUTION OF THE REVOCABLE TRUST

Pursuant to 20 Pa. C.S. §7755(c)

Notice is hereby given of the termination,

dissolution and final administration of THE CYNTHIA AND RAYMOND ZELINSKY LIVING TRUST DATED December 29, 2005. All persons having claims against CYNTHIA A. ZELINSKY or CYNTHIA AND RAYMOND ZELINSKY LIVING TRUST are requested to make known the same to the Trustee or attorney named below. All persons indebted to CYNTHIA A. ZELINSKY or CYNTHIA AND RAYMOND ZELINSKY LIVING TRUST are requested to make payment without delay to the Trustee or attorney named below:

GREGORY J. ZELINSKY
650 West 42nd Street, Apt. 3210
New York, NY 10036

James E. Douglas, Esquire
Douglas, Joseph & Olson
409 N. Hermitage Road
Hermitage, PA 16148
MCLJ – October 15, 22, 29, 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 **November 4, 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**

2023-841 Coryea, Robert Mark -aka-Coryea, Robert M., deceased; Kathy Hickey, administratrix

2023-573 Patterson, Ray E.-aka Patterson, Robert, deceased; David R. Sackett, Gloria Jean Sackett, David R. Sackett Jr., Lori Lynn Dorfi, co-executors

2023-548 Addicott, Norman- Aka Addicott, Norman Thomas, deceased; Nicole Roman, administratrix

2021-785 Hollern, Allan F, deceased; Tanya A. Franklin, Executrix of the Estate of Sharon A. Fennell, Deceased

MCLJ – October 8, 15, 22, 29, 202

SHERIFF'S SALE

**MONDAY
NOVEMBER 4TH, 2024
10:00 A.M.**

**MERCER COUNTY
SHERIFFS 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. 2024-94**

LEOPOLD & ASSOCIATES PLLC
PLAINTIFF'S ATTORNEY

AUGUST 20, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) LESTER L. SMITH AND CONNIE L. SMITH IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, being designated as Lot No. 6 of the Frank J. Speigel Plan of Lots, same being bounded and described as follows:

BEGINNING at a point on the East right-of-way line of the Old Greenville-Sharon blacktop road which point is the northwest Corner of lot herein described; thence South 67°42' East along the South line of Lot No. 5 (now land of Todd S. Gilson, et ux.) of said plan of lots, a distance of 1,004.00 feet to a point on the West right-of-way line of the Erie Railroad Company; thence South 23°57' West along the West right-of-way line of said Erie Railroad Company, a distance of 85 feet to a point; thence North 68°14' West along the North line of Lot No. 7 of said plan of lots, a distance of 962.2 feet to a point on the East right-of-way line of the Old Greenville-Sharon Blacktop road; thence North 01° 06' West along the East right-of-way line of said road, a distance of 100 feet to the point and place of beginning.

UNDER AND SUBJECT to an easement taken over a portion of said land amounting to .069 of an acre given to the Pennsylvania Department of Highways, dated January 6, 1970, by Antonio Russo and Cecelia Russo, husband and wife, same being duly recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania.

BEING the same land conveyed to Lester L. Smith ad Connie L. Smith, husband and wife, by deed of Ronald R. McCartney and Mary Louise McCartney, husband and wife, dated March 17, 2005 and recorded on March 24, 1999 in the Office of the Recorder of Deeds, Mercer County Pennsylvania, at 99 DR 5646.

The improvements thereon being known as 10 Coulter Road, Greenville, Pennsylvania - 16125. BEING known as Parcel Number 31 068 110.

LOCATION - 10 COULTER ROAD,
GREENVILLE PA 16125

JUDGMENT - \$ 46,986.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) LESTER L. SMITH AND CONNIE L. SMITH AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS SUCCESSORS AND ASSIGNS OF BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE, OF THE GREENPOINT MANUFACTURED HOUSING CONTRACT TRUST, PASS-THROUGH CERIFICATES, SERIES 2000-3

**WRIT OF EXECUTION
NO. 2024-771**

LEOPOLD & ASSOCIATES PLLC
PLAINTIFF'S ATTORNEY

AUGUST 20, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ABBEY LYNN HANCOCK IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage (formerly Municipality of Hermitage), County of Mercer and Commonwealth of Pennsylvania, known as and being Lot Seventy-Eighty (78) in the Plan of Park View Acreage as same is recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book Volume 1, Page 125, and being more particularly bounded and described As follows, to-wit:

ON THE NORTH by Lot Seventy-Seven (77) in the aforesaid plan, a distance of one hundred thirty-nine and two tenths (139.12) feet; on the East by North Buhl Farm Drive, a distance of Fifty-Four and Eight Tenths (54.8) feet; on the South by Lot Seventy-Nine (79), a distance of One Hundred Thirty-Eight and Nine Tenths (138.9) feet, on the West by Lot Eight One (81) a distance of Fifty-Four and Eight Tenths (54.8) feet.

BEING known as Parcel Number 11 321 183.

The improvements thereon being known as 685 North Buhl Farm HS GR. Hermitage, Pennsylvania - 16148.

LOCATION - 685 NORTH BUHL FARM DRIVE, HERMITAGE PA 16148

JUDGMENT - \$ 72,108.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ABBEY LYNN HANCOCK AT THE SUIT OF THE PLAINTIFF NEW REZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2022-645**

RAS CITRON LLC
PLAINTIFF'S ATTORNEY

AUGUST 7, 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 JAMES M. DIAMOND A/K/A JAMES MICHAEL DIAMOND A/K/A JAMES M. DIAMOND, SR.; TROY D. SIZER, IN HIS CAPACITY AS HEIR OF 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; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR HEIR OF JAMES MICHAEL DIAMOND A/K/A JAMES M. DIAMOND SR., A/K/A JAMES M. DIAMOND A/K/A JAMES DIAMOND IN AND TO:

All that certain lot of land situate in LIBERTY TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, being Lot No. W-22 in the subdivision of Liberty Gait Development, recorded at 93 P.L. 11696-152, filed August 20, 1993, bounded and described as follows:-

Commencing at a point on the Northeast corner of the herein described Lot W-22 along the South right of way line of North Gait Drive; thence South 16° 06' East, a distance of 185.72 feet to a point; thence South 62° 37' West, a distance of 221.00 feet to a point; thence North 27° 23' West, a distance of 182.12 feet to a point on the South right of way line of said North Gait Drive; thence North 62° 37' East along the South right of way line of said North Gait Drive, a distance of 243.62 feet to a point; thence by a curve bearing North 64° 03' 26" East with a chord distance of 13.65 feet to the place of

beginning, Containing within said boundaries .998 acres of land.

Subject to any and all setback lines and restrictions as set forth in the Liberty Gait Development Company as recorded at 93 P.L. 11696-152.

This deed is executed under and subject to any zoning regulation, the minimum building setback line, right of way line and other restrictions as shown on the recorded plan or deeds of record.

This deed is executed under and subject to any rights that may exist on said land for electric lines, telephone lines, gas lines, water lines, pipe lines, sewer lines, cable lines, public highways and facilities used therewith, if there now be any such rights thereon. This deed is executed under and subject to all rights on the said land for public utilities, including, but not limited, to, those aforesaid.

BEING KNOWN AS: 91 NORTH GAIT DRIVE SLIPPERY ROCK, PA 16057

PROPERTY ID: 17-225-077-022

TITLE TO SAID PREMISES IS VESTED IN COLLEEN H. DIAMOND, A WIDOW BY DEED FROM COLLEEN H. DIAMOND, ADMINISTRARIX OF THE ESTATE OF JAMES FIAMOND, DECEASED, DATE RECORDED FEBRUARY 10, 2016 INSTRUMENT NO. 2016-00001194

COLLEEN H. DIAMOND IS DECEASED, DATE OF DEATH WAS MAY 25, 2022 JAMES DIAMOND IS DECEASED, DATE OF DEATH WAS MARCH 11, 2015

LOCATION - 91 NORTH GAIR DRIVE, SLIPPERY ROCK PA 16057

JUDGMENT - \$282,823.65

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 JAMES M. DIAMOND A/K/A JAMES MICHAEL DIAMOND A/K/A JAMES M. DIAMOND, SR.; TROY D. SIZER, IN HIS CAPACITY AS HEIR OF AT THE SUIT OF THE PLAINTIFF

**WRIT OF EXECUTION
NO. 2023-03008**

POWERS KIRN LLC
PLAINTIFF'S ATTORNEY

AUGUST 5, 2024
LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN WORTH TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST AT THE NORTHEAST CORNER IN THE HARRISVILLE ROAD; THENCE NORTH 88° WEST, 20 PERCHES TO A POST BY LANDS NOW OR FORMERLY OF FRANK PERRINE; THENCE SOUTH 18(1/2)" EAST, 16 PERCHES TO A POST BY LAND NOW OR FORMERLY OF E.S. DUNN HEIRS; THENCE BY THE STATE ROAD, NORTH 71(1/2)" EAST, 15(1/2) PERCHES TO A POST IN THE CENTER OF THE STATE ROAD WHERE THE HARRISVILLE ROAD CROSSES THE STATE ROAD; THENCE BY THE HARRISVILLE ROAD, NORTH 2° WEST, 10 PERCHES TO A POST, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Michael R. Downard and Alayna R. Downard, f/k/a Alayna R. Miller, by Deed dated 9/1/2016 and recorded in the Office of the Recorder of Deeds of Mercer County on 9/6/2016 in Instrument 2016-00008088, granted and conveyed unto Jason M. Peoples.

BEING known as 2029 McComb Road, Stoneboro, Pennsylvania 16153

PARCEL # 34-129-031

LOCATION - 2029 MCCOMB ROAD, STONEBORO PA 16153

JUDGMENT - \$ 91,766.32

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JASON M. PEOPLES AT THE SUIT OF THE PLAINTIFF

**WRIT OF EXECUTION
NO. 2024-00691**

KML LAW GROUP PC
PLAINTIFFS ATTORNEY

AUGUST 2, 2024

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) KENDALL SCHELLHORN AKA KENDALL SCHELLHORN AKA KENDELL SHELLHORN IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, known as Lot Number Sixty-one (61) in the Oakdale Heights Allotment Number Two (2), said allotment being recorded in the Recorder's Office of Mercer County in Plan Book 2, Page 205. Said lot hereby conveyed is bounded and described as follows:

ON the North by Lot Number Sixty (60) in said Plan, a distance of One Hundred Forty-three and Eighty-Hundredths (143.80) feet; on the East by Oakdale Avenue, a distance of Thirty-seven and Nine-Tenths (37.9); on the South by Trace Street, a distance of One Hundred Thirty-one and Eighty Hundredths (131.80) feet; and on the West by Lot Number Eighty-two (82) in said Plan, a distance of Forty-nine and Eighty Hundredths (49.80) feet. The East and South measurements above mentioned are the inside measurements from the respective Northeast and Southwest corners of said lot to the point of departure of the curve at the Southeast corner, which is rounded at a Twelve (12) foot radius as shown on the recorded plan.

BEING KNOWN AS: 110 SOUTH OAKDALE AVENUE, HERMITAGE, PA 16148

PROPERTY ID NUMBER: 12 330 042

BEING THE SAME PREMISES WHICH IRENE J. UREY, AN UNREMARKED WIDOW BY DEED DATED 6/10/2021 AND RECORDED 7/7/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 2021-00007431, GRANTED AND CONVEYED UNTO KENDALL SCHELLHORN, A MARRIED WOMAN.

LOCATION - 110 SOUTH OAKDALE AVENUE, HERMITAGE PA 16148

JUDGMENT - \$133,062.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KENDALL SCHELLHORN AKA KENDALL SCHELLHORN AKA KENDELL SHELLHORN AT THE SUIT OF THE PLAINTIFF

**WRIT OF EXECUTION
NO. 2022-00708**

HLADIK ONORATO & FEDERMAN LLP
PLAINTIFF'S ATTORNEY

07/24/2024 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ANGELA BROWN, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, BRYAN WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, JEREMY WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, MATTHEW WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED AND UNKNOWN SURVIVING HEIRS OF EDWARD E. WITTLER, DECEASED, IN AND TO:

WRIT OF EXECUTION
NO. 2022-00708

HLADIK ONORATO & FEDERMAN LLP
PLAINTIFFS ATTORNEY

07/24/2024 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ANGELA BROWN, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, BRYAN WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, JEREMY WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Mercer, Mercer County, Pennsylvania, known as Mercer Borough Tax Parcel No. 575-240, and being further bounded and described as follows:

BEGINNING at a point on the South line of East Beaver Street, which point of beginning is located a distance of 420 feet East of the East line of East Street, also known as East Alley and which point is the Northwest corner of the parcel herein described; thence Southwardly, along land of Jeffrey Wimer et al., a distance of 509 feet; thence Eastwardly, along land of Neshannock Ridge Apartments, a distance of 90 feet to a point; thence Northwardly, along land of Ronald W. and Tina M. Stormer, a distance of 509 feet to the South side of East Beaver Street; and thence Westwardly, along the South side of East Beaver Street, a distance of 90 feet to the point and place of beginning.

BEING THE SAME PREMISES which Brandon M. Wentling, by Deed dated June 22, 2012 and

recorded on June 22, 2012, in the Mercer County Recorder of Deeds Office as Instrument No. 2012-00008159, granted and conveyed unto Edward E. Wittler and Suzanne L. Wittler, husband and wife. The said Suzanne L. Wittler departed this life on or about February 19, 2015. The Said Edward E. Wittler subsequently departed this life. The Mercer County Register of Wills has confirmed that no estate has been raised. Whereby operation of law, Title vested in known heirs Angela Brown, Bryan Wittler, Jeremy Wittler, Matthew Wittler and the Unknown Surviving Heirs of Edward B. Wittler, Deceased.

Being Known as 446 East Beaver Street, Mercer, PA 16137
Parcel I.D. No. 65 575 240

LOCATION - 446 EAST BEAVER STREET, MERCER PA 16137

JUDGMENT - \$ 70,735.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ANGELA BROWN, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, BRYAN WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, JEREMY WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, MATTHEW WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED AND UNKNOWN SURVIVING HEIRS OF EDWARD E. WITTLER, DECEASED. AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS A TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT.

**WRIT OF EXECUTION
NO. 2022-1550**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY

07/19/2024 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHELLE M. BOYD, IVORY DANIELS, THOMAS SHANK JR IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, known as Lot No. 63 in the Federal Heights Plan of Lots, as land out by D.G. Bastress September 4, 1920 and recorded in the Records of Mercer County in Plan Book 1, Page 18, and said lot being more particularly bounded and described as follows:

BEGINNING at a point on the north side of Leslie Street on the line separating Lots No. 63 and 64 in said plan; thence eastwardly along the north line of Leslie Street, a distance of 37.61 feet to a point; thence along an arc bearing northeastwardly, a distance of 21.43 feet to a point on the west line of Glenn Road; thence northwardly along the west line of Glenn Road, a distance of 82.47 feet to the southeast corner of Lot No. 48 in the said plan; thence westwardly along the southern line of Lot No. 48 and part of Lot No. 47 in said plan; a distance of 80.96 feet to a point, which is the northeast corner of Lot No. 64 in said plan; thence, southwardly along the eastern line of said Lot No 64 in said plan, a distance of 115.31 feet to a point on the north side of Leslie Street, the place of beginning.

PROPERTY ID NUMBER: 4 AE 49 A/
CONTROL NUMBER 11440

BEING THE SAME PREMISES WHICH LAKEVIEW DEVELOPMENT GROUP, LLC BY DEED DATED 7/20/2021 AND RECORDED 7/20/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 2021-00007955, GRANTED AND CONVEYED UNTO IVORY DANIELS AND THOMAS SHANK, JR. AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

LOCATION - 1047 LESLIE STREET, SHARON PA 16146

JUDGMENT - \$ 51,357.59

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MICHELLE M BOYD, IVORY DANIELS, THOMAS SHANK JR AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING LLC

**WRIT OF EXECUTION
NO. 2024-1230**

ORLANS PC

PLAINTIFF'S ATTORNEY

07/24/2024 LEVIED ON THE FOLLOWING

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

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Borough of Greenville, Mercer County, Pennsylvania. bounded and described as follows:

BEGINNING at a point on the South side of Bessemer Street which is distant fifty feet Westerly along the South side of Bessemer Street from Second Avenue, thence South 2° 40' East one hundred and twenty-five (125) feet thence South 87° 20' West fifty (50) feet. thence North 2° 40' West one hundred and twenty-five (125) feet to the South side of Bessemer Street fifty (50) feet to the place of BEGINNING.

BEING Lot No. 158 in the McFate Addition to Greenville PA. Plot of which is recorded in the Recorder's Office of Mercer County in Deed Book Z, Volume 6, Page 641.

TAX MAP NO. 55 522 138

BEING the same premises which Clara E. Egbert, widow, unmarried, by Deed dated 04.07.1981 and recorded 4.10.1981 in the Office of the Recorder of Deeds in and for the County of Mercer in 81 DR 0980 granted and conveyed unto John A. Delaney, Jr., and Mary Lou Delaney, husband and wife.

AND ALSO BEING the same premises which John A. Delaney, Jr. and Mary Lou Delaney, husband and wife, by Deed dated 01/18/2017 and recorded 03/24/2017 in the Office of the Recorder of Deeds in and for the County of Mercer in File No. 2017-00002660, granted and conveyed unto James E. McCorkle, Trustee of the John A. Delaney, Jr. and Mary Lou Delaney Irrevocable Trust Agreement dated January 18th, 2017.

TITLE TO SAID PREMISES VESTED IN Christian I. Hoeck, by Deed from James E. McCorkle, Trustee of the John A. Delaney, Jr. and Mary Lou Delaney Irrevocable Trust Agreement Dated January 18, 2017, dated September 25, 2021, recorded November 8, 2021, as File 2021-00012516.

Tax Parcel No: 55 522 138

LOCATION - 13 BESSEMER STREET, GREENVILLE PA 16125

JUDGMENT - \$155,098.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) CHRISTIAN T. HOECK AT THE SUIT OF THE PLAINTIFF FREEDOM MORTGAGE CORPORTION

**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 – October 8, 15, 22, 2024
