

# Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

Digital Edition

February 28, 2023

VOL. 38 - ISSUE 9

## 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

**BALDWIN, DONNA L. a/k/a DZURINDA, DONNA L.**  
2023-113

Late of Farrell, Mercer Co., PA  
Adm. CTA: Todd Dzurinda, 6487  
Shafer Rd., Warren, OH 44481  
Attorney: William J. Madden

**KALTENBAUGH, MARY A.**  
2023-130

Late of New Vernon Twp., Mercer Co., PA  
Executor: Samuel H. Ziegler, 426  
Carnegie Avenue, Clairton, PA 15025  
Attorney: Jason R. Dibble

**MOGOR, CHRISTINE A. a/k/a MOGOR, CHRISTINE ANASTASIA**  
2023-109

Late of Lackawannock Twp., Mercer Co., PA  
Executor: Gerald M. Mogor, 169 Reiber  
Road, West Middlesex, PA 16159  
Attorney: Robert D. Clark, Jr.

**MURPHY, PATRICK LANNON**  
2023-8

Late of Jefferson Twp., Mercer Co., PA  
Administrator: Sean P. Murphy, 544 E.  
College Street, Meadville, PA 16335  
Attorney: SaraMaria Patterson, 363  
Chestnut Street, Meadville, PA 16335  
(814) 337-7000

**OAKES, BENJAMIN CHARLES a/k/a OAKES, BENJAMIN C.**  
2023-122

Late of Hermitage, Mercer Co., PA  
Executrix: Amy L. Moon, 602 Historic  
Dr., Hillsborough, NC 27278  
Attorney: Wade M. Fisher

**PARIS, PATRICIA**  
2023-19

Late of Shenango Twp., Mercer Co., PA  
Administratrix: Patricia Stigliano, 2451  
Romar Dr., Hermitage, PA 16148  
Attorney: Kristen L. Behrens, 1500  
Market St., Ste. 3500E, Philadelphia, PA  
19102 (215) 575-7256

**POPE, RICHARD A.**  
2023-125

Late of Farrell, Mercer Co., PA  
Executrix: Selina Taylor, 901 Union  
Street, Farrell, PA 16121  
Attorney: James E. Douglas

**RANCOURT, ELIZABETH ANNE YOBE**  
2022-521

Late of Sharon, Mercer Co., PA  
Administratrix: Gabrielle Yobe Ran-

court, c/o Debra G. Speyer, Two Bala  
Plaza, Ste. 300, Bala Cynwyd, PA 19004  
Attorney: Debra G. Speyer, Two Bala  
Plaza, Ste. 300, Bala Cynwyd, PA 19004  
(610) 949-9555

**RANDOLPH, LYAL GENE, AKA RANDOLPH, LYAL G.**  
2023-128

Late of Jamestown Boro, Mercer Co., PA  
Executrix: Wendy Hepker, 230 Blue  
Jacket Circle, Pickering, OH 43147  
Attorney: Michael S. Butler, 318 S.  
Main Street, Butler, PA 16001 (724)  
841-0004

### SECOND PUBLICATION

**ALBERTH, MARGARET J. a/k/a ALBERTH, MARGARET JORDAN**  
2023-76

Late of Pine Twp., Mercer Co., PA  
Executrix: A. Ruth McDowell, 1433  
Sandy Lake Rd., Grove City, PA 16127  
Attorney: Ronald W. Coyer, P O Box  
67, Slippery Rock, PA 16157 (724)  
794-2929

**BEATTY, DONNA JEAN**  
2023-92

Late of Lackawannock Twp., Mercer Co., PA  
Executor: John Michael Beatty, 724 N.  
Neshannock Rd., Hermitage, PA  
Attorney: Robert D. Clark, 201 N.  
Market St., New Wilmington, PA  
16142 (724)-946-9093

**CARLSON, DAVID L.**  
2023-104

Late of Greenville Boro, Mercer Co., PA  
Executor: James W. Carlson aka Wesley  
Carlson, 340 Vernon Road, Greenville,  
PA 16125  
Attorney: James E. Douglas

**CLARKE, MARGARET GRACE, a/k/a CLARKE, MARGARET G. a/k/a CLARKE M. GRACE**  
2023-98

Late of Sharon, Mercer Co., PA  
Executor: Paul Clarke, 4966 Old Pulaski  
Rd., New Wilmington, PA 16142  
Attorney: James Douglas

**GELESKY, STEVEN G. a/k/a GELESKY, STEVEN GORDON**  
2023-99

Late of Hermitage, Mercer Co., PA  
Administrator: Mark S. Gelesky, 1729  
Pine Hollow Blvd., Hermitage, PA  
16148

Attorney: Robert J. Tesone  
**HARVEY, RICHARD A. a/k/a HARVEY, RICHARD**  
2023-107

Late of Pymatuning Twp., Mercer Co., PA  
Executrix: Karan A. Visniesky, 15  
Maple Drive, Greenville, PA 16125  
Attorney: Douglas M. Watson

**HOOVLER, DOROTHY M. a/k/a HOOVLER, DOROTHY MARIE, a/k/a HOOVLER, DOROTHY**  
2023-105

Late of Delaware Twp., Mercer Co., PA

Executor: Thomas M. Hoovler, 425  
District Road, Fredonia, PA 16124

Attorney: Carolyn E. Hartle  
**MUNNELL, BENJAMIN D. a/k/a MUNNELL, BENJAMIN**  
2023-102

Late of Fredonia Boro, Mercer Co., PA  
Executor: Charles D. Munnell, 84  
Constitution Blvd., Fredonia, PA 16124  
Attorney: Douglas M. Watson

**POMPELIA, SHARYN A. a/k/a POMPELIA, SHARYN ANN a/k/a POMPELIA, SHARYN a/k/a KOSCINSKI-POMPELIA, SHARYN A. a/k/a KOSCINSKI-POMPELIA, SHARYN ANN a/k/a KOSCINSKI-POMPELIA, SHARYN**  
2023-108

Late of Sharon, Mercer Co., PA  
Administratrix: Lena M. Devinney,  
3396 N. Main St., Sandy Lake, PA  
16145  
Attorney: Chester B. Scholl

**STASIK, ANTHONY J.**  
2023-83

Late of Liberty Twp., Mercer Co., PA  
Executor: Timothy Stasik, 1599 Barr  
Avenue, Pittsburgh, PA 15205  
Attorney: Michael A. Nahas, 1631 Nolo  
Way, Pittsburgh, PA 15206 (412) 657-  
9409

### THIRD PUBLICATION

**DAWSON, CHANCE WILLIAM**  
2023-77

Late of Sharon, Mercer Co., PA  
Administratrix: Marissa G. Hedderick,  
115 12th St., Greenville, PA 16125  
Attorney: Edward Leymarie, Jr., 423 6th  
St., Ellwood City, PA 16117

**FIRLE, MARTHA LARUE**  
2021-074

Late of Sandy Lake Twp., Mercer Co., PA  
Executrix: Bonnie Firle, 8 Riley Rd.,  
Greenville, PA 16125  
Attorney: J. Jarrett K. Whalen

**GRAHAM, RAYMOND J.**  
2023-95

Late of Hermitage, Mercer Co., PA  
Executor: Raymond E. Graham, 69  
Rexford Drive, Hermitage, PA 16148  
Attorney: Victor S. Heutsche

**HUSTON, JAY HOLMES, SR., a/k/a HUSTON, JAY H.**  
2023-81

Late of Hempfield Twp., Mercer Co., PA  
Executor: Jay H. Huston, Jr., 244  
Hopwood Fairchance Road, Apt. 47,  
Uniontown, PA 15401  
Attorney: James E. Douglas

**JENNINGS, SHANE M. a/k/a JENNINGS, SHANE MICHAEL**  
2023-93

Late of Sharon, Mercer Co., PA  
Administratrix: Mallory Jennings, 1383  
Westover Dr. SE, Warren, OH 44484

Attorney: James E. Douglas  
**KEISEL, DEBRA a/k/a KEISEL, DEBRA ANNE a/k/a KEISEL, DEBRA**

**A. a/k/a MITCHELL, DEBRA A.**  
2023-82

Late of Hermitage, Mercer Co., PA  
Adminstrator: Arthur Keisel, 3025  
Lamor Rd., Hermitage, PA 16148  
Attorney: Ted Isoldi

**KEMM, GLENDA L. a/k/a KEMM, GLENDA LEE**  
2023-86

Late of West Salem Twp., Mercer Co., PA  
Executor: Robert W. Callahan, 3542  
Silvius St., Ashtabula, OH 44004  
Attorney: James R. Dibble

**MARSTELLAR, DOROTHY LUCILLE, a/k/a MARSTELLAR, DOROTHY L. a/k/a MARSTELLAR, DOROTHY**  
2023-84

Late of South Pymatuning Twp., Mercer Co., PA  
Executor: James W. Marstellar, Jr., 156  
Shenango Park Road, Lot 12, Transfer,  
PA 16154  
Attorney: Douglas M. Watson

**SHRAWDER, ALLEN L. a/k/a SHRAWDER, ALLEN LAWRENCE**  
2023-87

Late of Shenango Twp., Mercer Co., PA  
Executrix: Janet Crowner a/k/a Janet  
Roberta Crowner, 39 Dogwood Lane,  
West Middlesex, PA 16159  
Attorney: Wade M. Fisher

NOTICE IS HEREBY GIVEN TO HALI  
NOVOSEL that a petition for custody has  
been filed asking the court for sole legal  
and primary custody your child, A.R.B.  
The court has set a hearing regarding  
custody of your child. That hearing will  
be held in Mercer County Court of  
Common Pleas on March 28, 2023, at  
2:00 p.m. You are warned that even if you  
fail to appear at the scheduled hearing,  
the hearing will go on without you and  
custody of your child may be determined  
by the court without your being present.  
You have a right to be represented at the  
hearing by a lawyer. You should take this  
notice to your lawyer at once. If you do  
not have a lawyer or cannot afford one, go  
to or telephone the office set forth below  
to find out where you can get legal help:

Mercer County Lawyer Referral Service  
P.O. Box 1302  
Hermitage, PA 16148  
724-342-3111

M.C.L.J – February 28, 2023

Notice is hereby given Brouse McDowell,  
A Legal Professional Association, a  
foreign corporation formed under the  
laws of the State of Ohio where its  
principal office is located at 388 S. Main  
St, Ste 500, Akron, OH 44311, has  
registered to do business in Pennsylvania  
with the Department of State of the  
Commonwealth of Pennsylvania, at

Harrisburg, PA, on 12/28/22, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Mercer County.

M.C.L.J – February 28, 2023

### NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the Clotilda A. Schell Revocable Living Trust dated March 12, 1997. The Settlor of the Trust, Clotilda A. Schell, formerly of the Borough of Greenville, Mercer County, Pennsylvania, passed away on November 25, 2022. All persons having claims against Clotilda A. Schell are requested to make the same known to the Trustee or his attorney named below and all persons indebted to Clotilda A. Schell are requested to make payment to the undersigned, without delay.

Jason R. Dibble, Esquire  
WALLACE & DIBBLE, LLC  
47 Clinton Street  
Greenville, PA 16125

Thomas E. Schell  
312 Stafford Avenue  
Pittsburgh, PA 15232  
Trustee

Dated: February 21, 2023  
M.C.L.J – February 28, March 7, 14, 2023

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2022-03083

MIDFIRST BANK, Plaintiff,  
vs.  
Calathia Jones, AKA Calathia Carroll, as believed Heir and/or Administrator to the Estate of Gregory Jones; Unknown Heirs and/or Administrators to the Estate of Gregory Jones, Defendants

TO: Unknown Heirs and/or Administrators to the Estate of Gregory Jones

You are hereby notified that Plaintiff, MidFirst Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Mercer County, Pennsylvania, docketed to No. 2022-03083, seeking to foreclose the mortgage secured by the real estate located at 926 Stambaugh Avenue, Farrell, PA 16121.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE  
Mercer County Bar Association  
P.O. Box 1302  
Hermitage, PA 16148  
(724) 342-3111  
Mercer County Lawyers' Referral Service  
c/o Mercer County Bar Association  
P.O. Box 1302  
Hermitage, PA 16148  
(724) 342-3111  
M.C.L.J – February 28, 2022

### NOTICE OF LIVING TRUST PURSUANT TO 20 PA.C.S. SECTION 7755(C)

Notice is hereby given of the Administration of The Janet L. Filer Revocable Living Trust Agreement. The Settlor of said Trust, Janet L. Filer, died December 30, 2022, a resident of Grove City, Mercer County, Pennsylvania. All persons having claims against the Trust are requested to make known the same to the Trustee or attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or attorney named below.

Bradley J. Filer  
2 Eagle Pointe Drive  
Cortland, Ohio 44410

Or

Raymond H. Bogaty, Esquire  
Bogaty Law Office, P.C.  
101 S. Center Street  
Post Office Box 825  
Grove City, PA 16127  
724-450-5000

MLCJ-February 21, 28, March 7, 2023

### 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 **March 27, 2023**, 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

2020-749 Navarra, Monica Ann C., aka Navarra, Monica Ann, aka Navarra, Monica A., deceased; Stephen M. Navarra, Executor  
2013-727 McCracken, Clarence, a/k/a McCracken, Clarence Wayne, deceased; Gary W. McCracken, Executor  
2001-1001 Johnston, Ruby a/k/a Johnston, Ruby I., deceased; Jessica E. Gaston, Executrix  
2022-239 Bundy, Alan E., deceased; Leona Dianne James, Executrix  
2022-453 Teaberry, Dominick a/k/a Teaberry, Dominick A., deceased; Jeffrey A. Teaberry, Executor

### TENTH AND PARTIAL ACCOUNT

1996-49638 Oakwood Cemetery Association Endowment Fund, a/k/a Oakwood Cemetery Association, a/k/a Cemetery Oakwood; Jeffrey A. Caster, Vice President, BNY Mellon Wealth Management

MaryJo Basalone DePreta  
Register of Wills and  
Clerk of Orphans' Court  
Division of the Court of Common Pleas  
Of Mercer County, PA  
112 Mercer County Courthouse  
Mercer, PA 16137  
M.C.L.J - February 7, 14, 21 & 28, 2023

### SHERIFF'S SALE

MONDAY

MARCH 13, 2023 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. 2022-01434

GRENEB & BIRSIC PC PLAINTIFF'S ATTORNEY  
JANUARY 3, 2023 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LJUBOMIR BARBIR, KNOWN HEIR OF THE ESTATE OF BOGDAN BARBIR, AND THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF BOGDAN BARBIR 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 escribed as follows:

BEGINNING at a point in the centerline of a public road Township Route T-301, said point being approximately three tenths (0.3) miles from the intersection of said Township Route T-301 with Public Route 932 in a southeasterly direction along the centerline of Township Route T-301, thence south 43° 07' 00 east along the centerline of said T-301 a distance of ninety (90.0) feet to a point in the said centerline, thence south 41° 41' 15 east along said centerline, a distance of one hundred fifty-three and two hundredths (153.02) feet to a point, thence south 42° 49'

47 east along the centerline a distance of three hundred eighty (380.00) feet to a point at other land now or formerly of Rager, thence south 50° 42' 09 west along other land now or formerly of Rager a distance of three hundred forty-eight and eighty two hundredths (348.82) feet to an iron pin, thence north 19° 00' 20 west along land now or formerly of Rager a distance of five hundred eighty-nine and nine hundredths (589.09) feet to an iron pin, thence north 18° 08' 32 east along land now or formerly of Rager, a distance of one hundred twenty-nine and one hundredth (129.01) feet to a point in the centerline of said Township Route T-301 the place of beginning and containing 3.010 acres of land, as shown on the approved plan as recorded in Plan Book 19, Page 22.

BEING the same premises which William E. McCullough, Jr. and Marylou McCullough, husband and wife, by Deed dated May 18, 2011 and recorded May 18, 2022 in the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2011-00004832, granted and conveyed unto Bogdan Barbir. And the said Bogdan Barbir died on February 5, 2022, vesting title and interest in the Estate of Bogdan Barbir.

Instrument No. 2011-00004832  
Parcel # 027-020578

LOCATION - 212 STONY HILL ROAD,  
WEST MIDDLESEX PA 16159

JUDGMENT - \$133,058.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LJUBOMIR BARBIR, KNOWN HEIR OF THE ESTATE OF BOGDAN BARBIR, AND THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF BOGDAN BARBIR AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA  
WRIT OF EXECUTION  
NO. 2022-02440

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
DECEMBER 14, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KENNETH THOMAS AKA KENNETH L. THOMAS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SHARON, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. ONE HUNDRED SIXTY-SEVEN (167) IN THE FEDERAL HEIGHTS PLAN OF LOTS, AS RECORDED IN THE RECORDS OF MERCER COUNTY IN PLAN BOOK 1, PAGE 118, AND SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EAST LINE OF FEDERAL AVENUE AT THE NORTHWEST CORNER OF LOT NO. ONE HUNDRED SIXTY-EIGHT (168) IN SAID PLAN; THENCE NORTHWARDLY ALONG THE EAST LINE OF FEDERAL AVENUE, A DISTANCE OF SIXTY-TWO AND SIXTY-TWO HUNDREDTHS (62.62) FEET TO A POINT; THENCE ALONG A CURVE HAVING A RADIUS OF TWENTY (20) FEET BEARING NORTHEASTWARDLY AND THEN EASTWARDLY, A TOTAL DISTANCE OF FORTY AND THREE HUNDREDTHS ( 40.03) FEET TO A POINT ON THE SOUTH LINE OF MEMORIAL BOULEVARD; THENCE EASTWARDLY

ALONG THE SAID SOUTH LINE OF MEMORIAL BOULEVARD, A DISTANCE OF EIGHTYFIVE AND FIFTY-ONE HUNDREDTHS (85.51) FEET TO A POINT; THENCE SOUTHWARDLY ALONG THE WEST LINE OF FOREST HILLS SECTION OF SHARON REALTY ELMHURST PLAN, A DISTANCE OF FIFTYONE AND FORTYSEVEN HUNDREDTHS (51.47) FEET TO A POINT, WHICH IS THE NORTHEAST CORNER OF SAID LOT NO. ONE HUNDRED SIXTY-EIGHT (168); THENCE WESTWARDLY ALONG, THE NORTH LINE OF SAID LOT NO. ONE HUNDRED SIXTY-EIGHT (168), A DISTANCE OF ONE HUNDRED TWENTY (120) FEET, TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 553 FEDERAL DRIVE, SHARON, PA 16146

PROPERTY ID NUMBER: 71-7060

BEING THE SAME PREMISES WHICH DOUGLAS W. DESS AND PENNY S. VIGLIO N/K/A PENNY S. DESS BY DEED DATED 8/22/2017 AND RECORDED 8/30/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #2017-00008027, GRANTED AND CONVEYED UNTO KENNETH L. THOMAS, AS SOLE OWNER.

JUDGMENT - \$ 47,305.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH THOMAS AKA KENNETH L. THOMAS AT THE SUIT OF THE PLAINTIFF FLAGSTAR BANK, FSB

**WRIT OF EXECUTION  
NO. 2021-02180**

LEOPOLD & ASSOCIATES PLLC PLAINTIFF'S ATTORNEY DECEMBER 16, 2022 LEVIED ON THE FOLLOWING

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

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

On the North by land now or formerly of the Oakwood Cemetery Association; On the East by land now or formerly of the Oakwood Cemetery Association; On the South by land now or formerly of Sharon Building and Loan Association; And on the West by Fourth Avenue (formerly known as Mechanic Street). Having a frontage on said Fourth Avenue of 80 feet and extending Eastwardly, maintaining an equal width, a distance of 181 feet.

TOGETHER with the right of easement for driveway purposes over the North 6 1/2 feet of the situate to the South of the lot herein conveyed, said lot to the South being owned now or formerly of Oakwood Cemetery Association. It is also understood and agreed that the Grantee receive title to that half of the double garage which is situate on the land herein conveyed.

BEING known as Parcel/Tax Map No. 2-R-25.

CONTROL NO. 69-8480.

HAVING erected thereon a vacant lot being known and numbered as 608 Fourth Avenue, Sharon, PA 16146.

UNDER AND SUBJECT to rights, reservations, exceptions and restrictions as set forth in prior instruments of record.

BEING the same property which Michel L. Ciprian on September 27, 1996, deeded to

Dietmar Ackerman, unmarried, with said deed being recorded on October 7, 1996, in the Mercer County Recorder of Deeds in Book No. 222, Page No. 413.

JUDGMENT - \$127,728.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DIETMAR ACKERMANN AT THE SUIT OF THE PLAINTIFF TRINITY FINANCIAL SERVICES, LLC

**WRIT OF EXECUTION  
NO. 2022-01770**

LOGS LEGAL GROUP LLP PLAINTIFF'S ATTORNEY NOVEMBER 16, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KAYLA NICOLE HIBBARD, ADMINISTRATRIX OF THE ESTATE OF HARRY JAMES HIBBARD A/K/A HARRY J. HIBBARD, DECEASED IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN HEMPFIELD TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BEING ALL OF LOT NO. 9 AND THE WESTERLY ONE-HALF OF LOT NO 11 IN THE WEST VIEW ALLOTMENT IN SAID TOWNSHIP AS SAME IS RECORDED IN THE RECORDERS OFFICE OF MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK 2, PAGE 295, SAME BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WEBSTER AVENUE, WHICH POINT IS THE SOUTHWEST CORNER OF PREMISES HEREIN DESCRIBED AND THE SOUTHEAST CORNER OF LOT NO. 7 OF SAID PLAN; THENCE NORTH 76 DEGREES 50' EAST ALONG THE NORTHERLY SIDE OF WEBSTER A DISTANCE OF 105 FEET, MORE OR LESS TO THE CENTERLINE OF LOT NO. 11 OF SAID PLAN; THENCE NORTH 13 DEGREES 10' WEST ALONG THE CENTERLINE OF LOT NO. 11 A DISTANCE OF 226 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 68 DEGREES 34' WEST ALONG LAND NOW OR FORMERLY OF STEG-KAMPER A DISTANCE OF 105 FEET, MORE OR LESS, TO A POINT; AND THENCE SOUTH 12 DEGREES 48' EAST ALONG THE EASTERLY LINE OF LOT NO. 7 IN SAID PLAN A DISTANCE OF 212.1 FEET, MORE OR LESS, TO THE POINT AND PLACE OF BEGINNING.

TAX MAP OR PARCEL ID NO.: 09-302-088

ADDRESS: 16 WEBSTER DR, GREENVILLE, PA 16125

BEING THE SAME PREMISES which Harvey J. Rutkai and Stella Rutkai, husband and wife, by Deed dated July 20, 2007 and recorded August 27, 2007 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Instrument No. 2007-00011734 granted and conveyed unto Harry James Hibbard and Christi M. Hibbard, husband and wife, in fee.

BEING THE SAME PREMISES which Harry James Hibbard and Christine M. Hibbard by Deed dated October 12, 2018 and recorded October 25, 2018 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Instrument No. 2018-00009619 granted and conveyed unto Harry James Hibbard in fee.

AND THE SAID Harry James Hibbard a/k/a Harry J. Hibbard departed this life on or about November 17, 2021. An Estate was opened on December 10, 2021, thereby vesting title unto Kayla Nicole Hibbard as Administratrix of the Estate of Harry James Hibbard a/k/a Harry J. Hibbard, deceased.

JUDGMENT - \$105,603.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KAYLA NICOLE HIBBARD, ADMINISTRATRIX OF THE ESATE OF HARRY JAMES HIBBARD A/K/A HARRY J. HIBBARD, DECEASED AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

**WRIT OF EXECUTION  
NO. 2022-01915**

LOGS LEGAL GROUP LLP PLAINTIFF'S ATTORNEY NOVEMBER 10, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) FLORENCE J. SCOTT IN AND TO:

Premises A: ALL THOSE CERTAIN pieces or lots of ground situate in the City of Farrell, (formerly Borough), County of Mercer and State of Pennsylvania, being Lot Nos. Six (6) and Seven (7) in the plan of lots known as the John H. Law Subdivision of Lot Numbers 719, 720, 721, 722 and 723 in the South Sharon Trust Company plan of Lots, situated in the Borough of Farrell, Mercer County, Pennsylvania, on record in the Recorder's Office of Mercer County, in Deed Book Volume 2, Page 20, and being further described as follows:

Bounded on the North by a twenty (20) foot alley; on the East by Lot No. 5; on the South by Bond Street; and on the West by Lot No. 716 in the South Sharon Trust Company's Plan of Lots. Having a combined frontage on Bond Street of Sixty-six and Sixty-seven hundredths (66.67) feet and extending back, maintaining an even width, a distance of one hundred fifty-five and twenty-one hundredths (155.21) feet to an alley twenty (20) feet wide.

TAX MAP NO. 52 428 552

Premises B: ALL THAT CERTAIN lot situated in the City of Farrell, Mercer County, Pennsylvania, being lot number (5) five in the plan of lots known as the John H. Law subdivision of lot numbers 719, 720, 721, 722, 723 in the South Sharon Trust Company, plan of lots as recorded in the Recorder's Office of Mercer County, in Deed Book Volume 2 page 20, further described as follows:

BEGINNING on the North side of Bond Street one hundred fifty (150) feet West from Pennsylvania Avenue and extending along said Bond Street in a Westerly direction a distance of thirty-three and thirty-three hundredths (33.33) feet, thence in a Northerly direction preserving the width one hundred fifty-five and twenty hundreds (155.20) feet to an alley twenty (20) feet wide.

TAX MAP NO. 52 428 553

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1016 Bond St, Farrell, PA 16121.

BEING THE SAME PREMISES which Helen Ann Joseph, also known as Helen Joseph, unmarried, by Deed dated September 21, 2018 and recorded September 25, 2018 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Instrument Number 2018- 00008603 granted and conveyed unto Elmore Scott and Florence J. Scott, husband and wife, in fee. AND

THE SAID Elmore Scott passed away on or about May 3, 2019, thereby vesting title of the premises solely unto Florence J. Scott, by operation of law.

JUDGMENT - \$ 49,151.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FLORENCE J. SCOTT AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION  
NO. 2022-01873**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY NOVEMBER 10, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHARLOTTE A. MEEKS IN AND TO:

All that certain piece or parcel of land situate in Shenango Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

Commencing at a point in the centerline of Romain Road, said point being the northeast corner of the parcel herein described and also being the southeast corner of land now or formerly of Mihalcak; thence South 3 degrees 3' West, along the centerline of Romain Road, a distance of 225.20 feet to a point; thence South 89 degrees 19' 51" West, along land now or formerly of Sokolak, a distance of 494.80 feet to a point; thence North 2 degrees 51' East, along land now or formerly of Garrett, a distance of 237.00 feet to a point; and thence South 89 degrees 18' East, along land now or formerly of Mihalcak, a distance of 495.00 feet to a point in the centerline of Romain Road, the point and place of beginning. Containing 2.622 acres, as per survey of Harris Engineers.

SUBJECT PROPERTY ADDRESS: 62 Romain Road, Pulaski, PA 16143

Being the same property conveyed to Raymond C. Meeks and Charlotte A. Meeks, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Raymond C. Meeks and Charlotte A. Meeks, husband and wife, dated November 11, 2008, recorded November 13, 2008, at instrument Number 2008-00013568, Office of the Recorder of Deeds, Mercer County, Pennsylvania

NOTE: Raymond C. Meeks died April 20, 2017, and through tenancy by entirety on the above deed all of his interest passed to Charlotte A. Meeks.

SUBJECT TAX PARCEL ID: 27 198 043

JUDGMENT - \$ 55,671.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHARLOTTE A. MEEKS AT THE SUIT OF THE PLAINTIFF BEAL BANK

**WRIT OF EXECUTION  
NO. 2022-01496**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY DECEMBER 6, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KATHY MITCHELL, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CATHERINE TAYLOR AND UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTAE OF CATHERINE TAYLOR IN AND TO:

All that certain parcel of land situate in the City of Hermitage, formerly Hermitage Township (formerly Hickory Township), Mercer County, Pennsylvania, known and

numbered as Lot No. 1 in the Valley View Plan of lots, Section A, bounded and described as follows:

Bounded on the East by South Buhl Farm Extension (also known as Hoelzle Road), a distance of one hundred sixty-seven and fifty-five hundredths (167.55) feet;

On the South by Overlook Drive (formerly known as Valley View Drive), a distance of one hundred twenty (120) feet;

On the West by Lot No. 2 in said Plan, for a distance of one hundred eighty-three and ninety-seven hundredths (183.97) feet

On the North by land of others, for a distance of one hundred forty-one and ninety hundredths (141.90) feet.

Having a radius at the southeast corner thereof of twenty (20) feet as shown on the recorded Plan.

Subject to the building line as set forth on the recorded Plan.

SUBJECT PROPERTY ADDRESS: 1973 Overlook Drive, Hermitage, PA 16148

Being the same property conveyed to Catherine Taylor who acquired title by virtue of a deed from Catherine Taylor, widow and unmarried and Kathy Mitchell, single, dated December 20, 2019, recorded February 25, 2020, at Instrument Number 2020-00001683, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 12 171 119

JUDGMENT - \$ 77,003.77

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KATHY MITCHELL, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CATHERINE TAYLOR AND UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF CATHERINE TAYLOR AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2022-01506**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY  
NOVEMBER 28, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DOUGLAS F. OHL AND MINDY L. OHL IN AND TO:

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

COMMENCING AT A POINT ON THE NEW SOUTH LINE OF TOWNSHIP ROAD T-587, ALSO KNOWN AS THE MERCER TRANSFER ROAD, A FIFTY (50) FOOT ROAD, AT THE NORTHEAST CORNER OF THE LANDS CONVEYED BY JESSE A. SEIDLE ET UX TO MARLE C. WEAVER ET UX BY DEED DATED AUGUST 26, 1965 AND RECORDED IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA IN 1965 DR 2586; THENCE SOUTH 33 DEGREES 03'40" WEST, ALONG THE EASTERLY LINE OF SAID LANDS OF MARLE C. WEAVER ET UX, A DISTANCE OF TWO HUNDRED FORTY-ONE AND FORTY-SIX HUNDREDTHS FEET (241A6) TO A POINT; BEING THE EXACT DISTANCE; CORRECTING THE PREVIOUS ERRONEOUS DESCRIPTION OF TWO HUNDRED THIRTY-TWO (232) FEET TO A POINT AS RECORDED IN PRIOR DEEDS; THENCE SOUTH 51 DEGREES

56' EAST, ALONG THE NORTHERLY LINE OF SAID LANDS OF MARLE C. WEAVER ET UX, A DISTANCE OF EIGHTY-SEVEN AND SEVEN TENTHS (87.7) FEET TO A POINT; THENCE NORTH 33 DEGREES 03'40" EAST, ALONG THE WESTERLY LINE OF LANDS OF THE UNITED STATES OF AMERICA, A DISTANCE OF TWO HUNDRED FORTY (240) FEET, MORE OR LESS, TO A POINT; AND THENCE NORTH 50 DEGREES 08'38" WEST, ALONG THE SOUTH LINE OF THE TOWNSHIP ROAD T-587, A DISTANCE OF EIGHTY-EIGHT (88) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING

Being Known as 414 West Lake Road, Transfer, PA 16154

PARCEL ID. 23-107-132-001

BEING the same premises which ANN MARIE SPIARDI, AS GUARDIAN OVER THE ESTATE OF ESTHER E. WATTERSON, by Deed dated 05/01/1997 and recorded in the Office of Recorder of Deeds of Mercer County on 05/05/1997 at Book 235 Page 268 granted and conveyed unto DOUGLAS F. OHL AND MINDY L. OHL, HUSBAND AND WIFE.

JUDGMENT - \$ 62,192.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DOUGLAS F. OHL AND MINDY L. OHL AT THE SUIT OF THE PLAINTIFF CITIMORTGAGE, INC.

**WRIT OF EXECUTION  
NO. 2021-00104**

THE LYNCH LAW GROUP LLC PLAINTIFF'S ATTORNEY  
DECEMBER 14, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ADAM BARTHOLOMEW AND MELISSA R. BARTHOLOMEW 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 and being part of Lot Number 23 in the T. Budd allotment in the City of Sharon, said land being bounded and described as follows:

BEGINNING at a point in the east line of Logan Avenue, a distance of 44.5 feet to the southwest corner of Lot Number 24 in said Plan; THENCE easterly along the south line of said Lot Number 24, a distance of 90.0 feet to the northwesterly corner of land now or formerly of Joseph V. Rigby; THENCE southerly along the westerly side of said land now or formerly of Joseph V. Rigby, a distance of 44.5 feet to land now or formerly of Elizabeth Edwards; THENCE westwardly along the north line of said land now or formerly of Elizabeth Edwards, a distance of 90.0 feet to the place of beginning.

BEING the same property which Manufacturers & Traders Trusc Company, Trustee by DEED dated April 10, 2003 and recorded May 20, 2003 in Instrument No. 2003-010598 granted and conveyed to Adam Bartholomew.

TAX Parcel No. 3-N-13

Being known as 331 Logan Avenue, Sharon, Pennsylvania 16416

JUDGMENT - \$ 73,955.37

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ADAM BARTHOLOMEW AND MELISSA R. BARTHOLOMEW AT THE SUIT OF THE PLAINTIFF FUTURE CAPITAL 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 TWENTY DAYS AFTER EITHER THE FILING OF THE SCHEDULE OF DISTRIBUTION OR THE EXECUTION SALE.

M.C.L.J – February 14, 21, 28, 2023

