

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

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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

GALLANT, MARIE

2022-97

Late of Sharpsville Boro, Mercer Co., PA
Executor: Steven A. Gallant, Jr., 559
Charleston Rd., Sharpsville, PA 16150
Attorney: Jack Cline

HAVRILLA, SALLY J. a/k/a

HAVRILLA, SALLY JEANNE

2022-94

Late of Findley Twp., Mercer Co., PA
Executrix: Connie L. Bain, 489 Charles
Street, Sharpsville, PA 16150
Attorney: William G. McConnell, Jr.

MATJEVICH, ILIJAH a/k/a

MATJEVICH, ELI

2022-93

Late of Farrell, Mercer Co, PA
Executor: Milan Matjevich, Jr., 338
Lunn Blvd., Farrell, PA 16121
Attorney: Robert J. Tesone

MICHAELS, SHEENA

2022-84

Late of Hermitage, Mercer Co., PA
Executrix: Lois J. Shaffer, 553 Hazel
Street, Girard, OH 44420
Attorney: Michael S. Barr

MILLER, PHYLLIS a/k/a MILLER,

PHYLLIS LOUISE

2022-87

Late of Mercer Boro, Mercer Co., PA
Executrix(s): Maria K. Moretti, 910
Columbia Ave., Grove City, PA 16127;
Pamela M. White, 454 White Lane,
Mercer, PA 16137 Joseph J. Nash, P
O Box 673, Slippery Rock, PA
16057(724) 406-0616

PETTIGREW, RANDY L.

2022-88

Late of Jefferson Twp., Mercer Co., PA
Executrix: Andrea N. Pettigrew, 75
George Junior Road, Grove City, PA
16127

Attorney: James E. Douglas

RUHLMAN, KATHRYN V.

2022-98

Late of Delaware Twp., Mercer Co., PA
Adm. CTA: Diane C. Ruhlman, 133
Hamburg Rd., Transfer, PA 16154

Attorney: Barbara Seman Ochs

VISELLI, RUTH C. a/k/a VISELLI,

RUTH CO-ILA

2021-319

Late of Lackawannock Twp., Mercer Co.,
PA
Executor: William Heasley, Jr., 1847
Route 8, Pulaski, PA 16143

Attorney: William G. McConnell, Jr.

SECOND PUBLICATION

CHENEVEY PAUL R.

2022-64

Late of Wilmington Twp., Mercer Co., PA
Executor: Stephen M. Chenevey, 2001
Clarendon Blvd., Apt. 209, Arlington,
VA 22201

Attorney: Timothy L. McNickle

FOORE, DONALD J. a/k/a FOORE,

DONALD

2022-61

Late of W Middlesex Boro, Mercer Co., PA
Executrix: Brenda Foore, 67 Haywood
Street, West Middlesex, PA 16159

Attorney: Wade M. Fisher

GILMORE, RICHARD L. a/k/a

GILMORE, RICHARD LYNN

2022-70

Late of Pine Twp., Mercer Co, PA
Executrix: Cynthia M. Gilmore, 338
Diamond Rd., Grove City, PA 16127

Attorney: Timothy R. Bonner

GUTHRIE, RAYMOND HENRY

2022-42

Late of Hermitage, Mercer Co., PA
Administrator: Michelle R. Wingfield, 97
Patton Road, Sandy Lake, PA 16145
724-456-9111

Attorney: None

HERNDON, ROBERT L.

2022-46

Late of Grove City Boro, Mercer Co., PA
Executors/Executrixes: Kim Renee Zavoral,
4183 Timberland Tr., Canfield, OH
44406; Robert Mark Herndon, 529 Mercer
Rd., Slippery Rock, PA 16057; Michael
Linton Herndon, 20 Highpoint Dr., Grove
City, PA 16127; Heidi Anne Fricke, 6701
Sandy Shores Dr., Loveland, OH 45140
Attorney: Samuel J. Goncz, 625 Liberty
Ave., 7th Fl., Pgh, PA 15222-3152 (412)
297-4810

HIBBARD, HARRY J. a/k/a

HIBBARD, HARRY JAMES

2021-946

Late of Hempfield Twp., Mercer Co., PA
Administratrix: Kayla Nicole Hibbard, 92
Riley Rd., Greenville, PA 16125

Attorney: James E. Douglas

KING, MARY BETH a/k/a KING,

MARY B.

2022-73

Late of Hempfield Twp., Mercer Co., PA
Executor: Dale R. King, 20 Eastway
Ave., Greenville, PA 16125

Attorney: Michael Barr

KLOSS, CHESTER TIMOTHY a/k/a

KLOSS, CHESTER a/k/a KLOSS,

CHESTER T. a/k/a KLOSS, C.

TIMOTHY a/k/a KLOSS, C.T.

2022-82

Late of Sharon, Mercer Co, PA
Administrator: Michael Timothy Kloss
a/k/a Michael Kloss, 296 Ormond
Avenue, Sharon, PA 16146

Attorney: James M. Goodwin

KNAPP, JOYCE E. a/k/a KNAPP,

JOYCE

2022-71

Late of Sharon, Mercer Co, PA
Administrator/Administratrix: Bradley J.
Knapp, 321 Canterbury Ct., Sharpsville,

PA 16150; Jeannette Elizabeth Shaffer,
91 Dumier Rd., Eglon, WV 26716

Attorney: Chester B. Scholl, Jr.

LAWRENCE, GREGORY M.

2022-74

Late of Greenville Boro, Mercer Co., PA
Administratrix: Joedy L. Lawrence, 32
Eagle Street, Greenville, PA 16125

Timothy R. Bonner

MARTIN, PATRICIA A. a/k/a

MARTIN, PATRICIA ARLENE

2022-65

Late of Pine Twp., Mercer Co, PA
Co-Executors: Bruce W. Martin, 370
Brent Road, Grove City, PA 16127; Roy
S. C. Martin, 513 E. Pine Street, Grove
City, PA 16127 & Wendy Martin a/k/a
Wendy Taylor, 105 N. Broad Street,
Grove City, PA 16127

Attorney: Ryan K. Bonner

McQUAID, JANE E. a/k/a McQUAID,

JANE ELIZABETH a/k/a McQUAID,

JANE

2022-73

Late of Sandy Lake, Mercer Co., PA
Executor: Robert Kent McQuaid, 12
Fulmer Lane, Sandy Lake, PA 16145

Attorney: Stephen L. Kimes

MILLER, LEONARD S. SR. a/k/a

MILLER, LEONARD C. a/k/a

MILLER, LEONARD a/k/a MILLER,

LEONARD SR. a/k/a MILLER, L.C.

2022-76

Late of West Salem Twp., Mercer Co., PA
Co-Executors: Rodney A. Miller, 165
Clarksville Road, Greenville, PA 16125
& Leonard C. Miller, Jr., 16 Hickory
Road, Greenville, PA 16125

Attorney: Carolyn E. Hartle

SHERMAN, ANN M. a/k/a

SHERMAN, ANN MARIE

2022-67

Late of Sharon, Mercer Co, PA
Executrix: Kimberly Ann McNatt, 755 S.
Keelridge Rd., Hermitage, PA 16148

Attorney: Wade M. Fisher

SMITH, CECIL E. JR., a/k/a SMITH,

CECIL EDWARD, JR.

Late of Sandy Lake Twp., Mercer Co., PA

Executor: Cory W. Smith, 529 Millcreek
Road, Utica, PA 16362

Attorney: A. Todd Wilson, Esq., 82
Firethorn Rd., Baden, PA 15005 724-
869-1110

TAIT, NANCY E.

2022-72

Late of Coolspring Twp., Mercer Co., PA
Executor: Michael P. Edney, 73
Delaware Road, Fredonia, PA 16124

Attorney: Raymond H. Bogaty

TREPANOSKY, RAYMOND

2022-68

Late of Hermitage, Mercer Co., PA
Executrix: Sylvia DeMarco, 30 Canal St.,
Sharpsville, PA 16150

Attorney: Ted Isoldi

VAUGHAN, KEVIN A. a/k/a

VAUGHAN, KEVIN ALLEN

2022-69

Late of Springfield Twp., Mercer Co., PA
Executrix: Kathleen M. Kloos, 278
Mitchell Road, West Middlesex, PA 16159
William J. Madden

VOLANSKY, JEAN a/k/a

VOLANSKY, NORMA JEAN

2022-60

Late of Sharon, Mercer Co, PA
Executor: Joseph Mark Volansky, 1070
Pearl Street, Sharon, PA 16146
Attorney: Wade M. Fisher

THIRD PUBLICATION

BLAZE, ELDORA G. a/k/a BLAZE,

ELDORA

2022-30

Late of Mercer Boro, Mercer Co., PA
Executors: Jeffrey C. Blaze, 1527 Juniper
Crt., Hermitage, PA 16148; Gary C.
Blaze, 21 Blaze Rd., Mercer, PA 16137

Attorney: Stephen L. Kimes

BURDETTE, KATHLEEN A. a/k/a

BURDETTE, KATHLEEN ADALOU

a/k/a EAGON, KATHLEEN A. a/k/a

BURDETTE, KATHLEEN A. a/k/a

BURDETTE, KATHLEEN EAGON

a/k/a BURDETTE, KATHLEEN A.

2022-51

Late of Hempfield Twp., Mercer Co., PA
Executor: Donald J. Eagon, Jr., 13 Ruth
Street, Greenville, PA 16125

Attorney: Carolyn E. Hartle

BURT, ANDREW F. a/k/a BURT,

ANDREW a/k/a BURT, ANDREW

FRANKLIN

2022-54

Late of West Salem Twp., Mercer Co., PA
Executor: Ronald L. Burt, 10 Katie Lane,
Painted Post, NY 14870

Attorney: Carolyn E. Hartle

CASZATT, EILEEN MARIE a/k/a

CASZATT, EILEEN M.

2022-27

Late of Sharpsville Boro, Mercer Co., PA
Administratrix: Lily Maxine Horstman,
1870 Pine Hollow Blvd., Lot 12,
Hermitage, PA 16148; Cheryl Sue
Canter, 1018 Woodland Rd., Sharpsville,
PA 16150

Attorney: Kenneth K. McCann

CRESPO, SALLY LOU, a/k/a

CRESPO, SALLY L. a/k/a CRESPO,

SALLY

2022-39

Late of Fredonia Boro, Mercer Co., PA
Executrix: Tammy Lee Crespo, 33 Grant
St., Fredonia, PA 16124

Attorney: Stephen L. Kimes

EBERT, CARL L.

2022-47

Late of Wolf Creek Twp., Mercer Co., PA
Executor: David C. Ebert, 2420 Troy
Road, Delaware, OH 43015

Attorney: Timothy L. McNickle

GLANCY, WILLIAM a/k/a GLANCY,

WILLIAM K.

2022-44

Late of Farrell, Mercer Co, PA
Executrix: Rebecca Fox, 515 Cleveland
Street, Masury, OH 44438

Attorney: Stephen J. Mirizio

HAWK, RICHARD ALLEN

2022-31

Late of Sharpsville Boro, Mercer Co., PA
Administrator. CTA: Clyde Irwin Hawk,
Jr., 1972 Mercer West Middlesex Rd.,
Mercer, PA 16137

Attorney: David A. Ristvey
**McGHEE, ROBERT L. a/k/a
McGHEE, ROBERT
2022-58**

Late of Coolspring Twp., Mercer Co., PA
Executrix: Donna J. McGhee Creed, 8077
Idaho Street, Masury, OH 44438

Attorney: Douglas M. Watson
**PAPROCKI, GERTRUDE L.
2022-34**

Late of Hermitage, Mercer Co., PA
Administration: MCAAA, INC, c/o
Sandra Swogger, 133 N. Pitt St., Mercer,
PA 16137

Attorney: Tara Stevens Rodrigues
**RODDY, ROBERT J. a/k/a RODDY,
ROBERT JAMES a/k/a RODDY,
ROBERT
2022-45**

Late of Jefferson Twp., Mercer Co., PA
Executor: Michael Roddy, 29
Tripplewood Drive, Mercer, PA 16137

Attorney: Stephen L. Kimes
**SYRJANEN, TERRI a/k/a
SYRJANEN, TERRI L. a/k/a
SYRJANEN, TERRI LYNN
2022-41**

Late of Sharon, Mercer Co, PA
Executrix: Laurie Loreno, 957 Highland
Rd., Sharon, PA 16146

Attorney: Gary D. Lackey
**WAGNER, RICHARD EUGENE a/k/a
WAGNER, RICHARD E.
2022-29**

Late of Hermitage, Mercer Co., PA
Executor: David Michael Warchol a/k/a
David M. Warchol, 103 14th Greenville,
PA 16125

Attorney: David A. Ristvey
**YODER, WILLIAM L. a/k/a YODER,
WILLIAM LEROY a/k/a YODER,
WILLIAM
2022-53**

Late of Perry Twp., Mercer Co., PA
Adm. CTA: Wilmer W. Yoder, 974
District Rd., Fredonia, PA 16124

Attorney: Douglas M. Watson

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 7,
2022, 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

2016-496 Richardson, Helen L. a/k/a
Richardson, Helen Louise,
deceased; Connie L. Gerba and
Daniel L. Richardson, Co-
Executors

2019-490 Stright, Donald A. a/k/a Stright,
Donald, deceased; Melanie A.
Haggard, Executrix

2020-602 Kuhn, Jeffrey R., deceased;

Johanna Braden, Administratrix

2021-486 Divens, Raymond L. a/k/a

Divens, Raymond, deceased;

William L. Divens, Executor

FIRST AND PARTIAL ACCOUNT OF
ESTATES

2020-750 Lehman, Virginia C. a/k/a
Lehman, Virginia, deceased;
Audrey Ann Lehman, Executrix

MaryJo Basilone DePreta
Register of Wills
and Clerk of Orphans' Court
Division of the Court of Common Pleas
Of Mercer County, PA
112 Mercer County Courthouse
Mercer, PA 16137
M.C.L.J.- February 8, 15, 22, March 1,
2022

SHERIFF'S SALE
MONDAY
MARCH 14, 2022
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. 2021-02202

BERNSTEIN-BURKLEY PC
PLAINTIFF'S ATTORNEY
DECEMBER 22, 2021 LEVIED ON
THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
WEALTH CREATING INVEST-
MENTS, A NEVADA CORPORATION,
WEALTH CREATING INVESTMENTS,
LLC, A PENNSYLVANIA LIMITED
LIABILITY COMPANY, ETHAN
WADDELL, AN INDIVIDUAL AND
MICHAEL CONLEY, AN INDIVIDUAL

IN AND TO:

ALL THOSE CERTAIN pieces or parcels
of land situate in the City of Sharon,
Mercer County, Pennsylvania, being
further bounded and described as follows:

BEGINNING on the southerly side of
Orchard Street, 140 feet westwardly from
New Castle Avenue at the corner of an
alley; thence extending in front or width
along said Orchard Street, westwardly, 41
feet to land now or formerly Slagle, and in
length or depth, southwardly, preserving
the same width, 182 feet to an alley.

Being known as 422 Orchard Street,
Sharon, Pennsylvania 16146 and as
Mercer County Tax Assessment No. 4-0-
28

Judgment was recovered in the Court of
Common Pleas of Mercer County, Civil
Action, as of No. 2021-2202 and indexed
at the above caption and number in this
Court, seized and taken in execution as the
property of Wealth Creating Investments,
a Nevada corporation, Wealth Creating
Investments, LLC, a Pennsylvania limited
liability company, Ethan Wadell and
Michael Conley at the suit of Ronald P.
Slates, Esquire, Assignee of Zenith
Account Services, LLC, a California
limited liability company.

JUDGMENT - \$ 75,270.63

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF THE DEFEN-
DANT(S) WEALTH CREATING INV-
ESTMENTS, A NEVADA COR-
PORATION, WEALTH CREATING
INVESTMENTS, LLC, A PENNSYL-
VANIA LIMITED LIABILITY COM-
PANY, ETHAN WADDELL, AN INDI-
VIDUAL AND MICHAEL CON-LEY,
AN INDIVIDUAL AT THE SUIT OF
THE PLAINTIFF RONALD P. SLATES,
ESQUIRE, ASSIGNEE OF ZENITH
ACCOUNT SERVICES, LLC, A
CALIFORNIA LIMITED LIABILITY
COMPANY

WRIT OF EXECUTION
NO. 2021-02368

DAVID W. RAPHAEL PLAINTIFF'S
ATTORNEY
DECEMBER 10, 2021 LEVIED ON
THE FOLLOWING

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

ALL that certain piece or parcel of land
situate in the City of Hermitage, Mercer
County, Pennsylvania, being known and
numbered as Lot Number Three (3) in the
Final Lay-out Plan-Phase I, Hunter's
Wood Subdivision, as recorded at 1989
P.L. 07889-125, being more particularly
bounded and described as follows:

Beginning at a point along the northern,
right of way line of Foxwood Drive, said
point being the southwest corner of the lot
herein conveyed; thence North 1 degree 15
minutes East, a distance of Two Hundred
(200') feet to a point; thence South 88
degrees 45 minutes East, a distance of One
Hundred (100') feet to a point; thence
South 1 degree 15 minutes West, a
distance of Two Hundred (200') feet to a
point along the northern right of way line
of Foxwood Drive; thence North 88
degrees 45 minutes West along the north
right of way line of Foxwood Drive, a
distance of One hundred (100') feet to a
point and place of beginning.

SUBJECT to building lines, rights of way,
easements, mining and mineral rights,
restrictions, reservations and exceptions as
set forth on the recorded plan and as may
appear in prior instruments of record.

BEING the same premises conveyed by
Elias M. Nassar and Louann Nassar,
Husband and Wife to Elias M. Nassar and
Louann Nassar, Husband and Wife, by
Corrective Deed dated March 11, 2004
and recorded on March 23, 2004 in the
Recorder of Deeds of Mercer County
Deed at Instrument No.: 2004-004811.

HAVING erected thereon a dwelling
commonly known and numbered as 1091
Foxwood Drive, Hermitage, PA 16148.

Tax Parcel No: 11-145-081-003.

JUDGMENT - \$ 46,891.89

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE DEFEN-
DANT (S) LOUANN NASSAR AT THE
SUIT OF THE PLAINTIFF FIRST
NATIONAL BANK OF PENNSYL-
VANIA

WRIT OF EXECUTION
NO. 2021-02484

KML LAW GROUP PC PLAINTIFF'S
ATTORNEY
DECEMBER 20, 2021 LEVIED ON
THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)

CHRISTOPHER J. ROE AS EXECUTOR
OF THE ESTATE OF DWIGHT A. ROE,
DECEASED IN AND TO:

ALL THOSE CERTAIN PIECES OR
PARCELS OF LAND SITUATE IN THE
BOROUGH OF FREDONIA, MERCER
COUNTY, PENNSYLVANIA, BOUND-
ED AND DESCRIBED AS FOLLOWS:
PARCEL NO. 1:

ON THE NORTH BY LAND NOW OR
FORMERLY OF MARY BLAIR; ON
THE EAST BY MAIN STREET; ON
THE SOUTH BY LAND NOW OR
FORMERLY ROBERT L. AND PHYL-
LIS MOORHOUSE JR.; AND ON THE
WEST BY PARCEL NO. 2; HAVING A
FRONTAGE ON MAIN STREET OF 50
FEET AND EXTENDING WEST-
WARDLY OF UNIFORM WIDTH A
DISTANCE OF 130 FEET AND BEING
LOT NO. 81 IN THE GENERAL PLAN
OF THE BOROUGH; AND

PARCEL NO.2:

BEING KNOWN AS LOT NO.2 IN THE
JOHN W. AND DONNA M. SLATER
SUBDIVISION, AS RECORDED IN
THE OFFICE OF THE RECORDER OF
DEEDS OF MERCER COUNTY,
PENNSYLVANIA, IN PLAN BOOK 25,
PAGE 99 AND BEING FURTHER
BOUNDED AND DESCRIBED AS
FOLLOWS: BEGINNING AT AN IRON
PIN AT THE SOUTHEAST CORNER
OF THE LOT HEREIN DESCRIBED;
THENCE NORTH 4 DEGREES 01
MINUTES EAST, ALONG PARCEL
NO. 1. A DISTANCE OF 60 FEET TO
AN IRON PIN; THENCE NORTH 87
DEGREES 06 MINUTES WEST,
ALONG LAND NOW OR FORMERLY
OF GEORGE G. AND DIANE L.
POWELL, A DISTANCE OF 60 FEET
TO AN IRON PIN; THENCE SOUTH 4
DEGREES 01 MINUTES WEST,
ALONG LAND NOW OR FORMERLY
OF DALE SLATER, A DISTANCE OF
60 FEET TO AN IRON PIN; AND

THENCE SOUTH 87 DEGREES 06
MINUTES EAST, ALONG LAND NOW
OR FORMERLY OF ROBERT L. AND
PHYLLIS L. MOORHOUSE, JR. A
DISTANCE OF 65 FEET TO AN IRON
PIN, THE PLACE OF BEGINNING.

TAX ID#: 54-490-119

BY FEE SIMPLE DEED FROM
DWIGHT A. ROE AND TONYA M.
ROE AS SET FORTH IN DEED
INSTRUMENT NO. 2006-00011963
AND RECORDED 8/10/2006, MERCER
COUNTY RECORDS.

THE SOURCE DEED AS STATED
ABOVE IS THE LAST RECORD OF
VESTING FILED FOR THIS PROP-
ERTY. THERE HAVE BEEN NO
VESTING CHANGES SINCE THE
DATE OF THE ABOVE REFER-
ENCED SOURCE.

BEING KNOWN AS: 25 MAIN
STREET, FREDONIA, PA 16124

JUDGMENT - \$ 18,663.66

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE DEFEN-
DANT (S) CHRISTOPHER J. ROE AS
EXECUTOR OF THE ESTATE OF
DWIGHT A. ROE, DECEASED AT THE
SUIT OF THE PLAINTIFF NATION-
STAR MORTGAGE LLC DIB/A MR.
COOPER

WRIT OF EXECUTION

PARKER MCCAY PA PLAINTIFF'S ATTORNEY

DECEMBER 21, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DIANE L. MARINOFF AND MARTIN A. MARINOFF 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 Number 148 in the Forest Hills Section of the Sharon Realty Elmhurst Plan of Lots, which Plan is recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 5, at Page 3, said lot being more particularly bounded and described as follows:

On the East by Spencer Avenue, a distance of Forty-nine and seventy hundredths (49.70) feet; on the North by Lot No. 147 in said Plan, distance of One Hundred Thirty-four and fifty-four hundredths (134.54) feet; on the West by Federal Heights Plan of Lots, a distance of Forty-nine and seventy-one hundredths (49.71) feet, and on the South by Lot No. 149, a distance of One Hundred Thirty-four and fifty-six hundredths (134.56) feet.

BEING the same land conveyed to Martin A. Marinoff and Diane L. Marinoff, husband and wife, by deed of Martin A. Marinoff, Sr. and Katherine Marinoff, husband and wife; dated August 18, 1997 and recorded August 19, 1997 in Deed Book V, Volume 19, Page 11453, Records of Mercer County, Pennsylvania.

Tax Parcel ID: 4 AU 11

More commonly known as: 654 Spencer Avenue, Sharon, PA 16146

JUDGMENT - \$ 57,566.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DIANE L. MARINOFF

AND MARTIN A. MARINOFF AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FICA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JP MORGAN CHASE BANK, N.A., AS SUCCESSOR IN INTEREST TO BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2001-RS3

WRIT OF EXECUTION NO. 2016-03356

PINCUS LAW GROUP, PLLC PLAINTIFF'S ATTORNEY JANUARY 10, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RICHARD L. BAUGHMAN, III IN AND TO:

ALL that certain tract or parcel of land situate in the Township of Springfield, County of Mercer and Commonwealth of Pennsylvania, being designated as Lot No. 23 of the Clearview Plan of Lots as recorded in the Recorder of Deed's Office of Mercer County, Pennsylvania in Deed Book U, Volume 17, page 440.

Being more commonly known as 345 Old Ash Road, Mercer, PA 16137 and being further designated as Tax Parcel No. 29-216-121.

Being the same premises William J. Romine Jr., Sheriff of the County of Mercer conveyed to HSBC Bank (USA), by deed dated January 2, 2007 and recorded on February 27, 2007 at

Instrument No. 200700002551

JUDGMENT - \$ 29,156.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICHARD L. BAUGHMAN, III AT THE SUIT OF THE PLAINTIFF NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING

WRIT OF EXECUTION NO. 2021-01865

ROMANO GARUBO & ARGENTIERI PLAINTIFF'S ATTORNEY DECEMBER 27, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CATHERINE A. RODGERS AND CHRISTOPHER A. RODGERS IN AND TO:

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATE IN EAST LACKAWANNOCK TOWNSHIP, MERCER COUNTY, PA., KNOWN AS LOT NO. 14 AND 15 IN THE ORLOSKY PLAN OF LOTS, SECTION A., AS SET FORTH IN A PLAN RECORDED AT PLAN BOOK 23, PAGE 86, WHICH LOTS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT IN THE CENTERLINE OF PENNSYLVANIA ROUTE NO. 158, ALSO KNOWN AS THE MERCER-NEW WILMINGTON PUBLIC ROAD, LOCATED 440.00

FEET SOUTH OF THE INTERSECTION OF THE CENTERLINES OF SAID ROUTE 158 AND TOWNSHIP ROAD T-626, AS MEASURED ALONG THE CENTERLINE OF SAID ROUTE 158; THENCE SOUTH 16 DEGREES 52 MINUTES 10 SECONDS WEST, ALONG THE CENTERLINE OF SAID ROUTE 158, FOR A DISTANCE OF 47.86 FEET TO A POINT; THENCE CONTINUING ALONG THE CENTERLINE OF SAID ROUTE 158, ALONG AN ARC, THE RADIUS OF WHICH IS 1955.37, FOR A DISTANCE OF 85.03 FEET TO A POINT; THENCE NORTH 70 DEGREES 38 MINUTES 10 SECONDS WEST, ALONG LOT NO. 15 IN THE ORLOSKY PLAN OF LOTS, SECTION "A", FOR A DISTANCE OF 225.00 FEET TO A POINT; THENCE NORTH 17 DEGREES 37 MINUTES 52 SECONDS EAST, ALONG REMAINING LAND OF ORLOSKY, FOR A DISTANCE OF 123.11 FEET TO A POINT; THENCE SOUTH 73 DEGREES 07 MINUTES 50 SECONDS EAST, ALONG LOT NO. 13 IN SAID PLAN, FOR A DISTANCE OF 225.00 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 14.

THE ABOVE DESCRIBED LOT IS TAKEN UNDER AND SUBJECT TO A

100 FOOT MINIMUM BUILDING SETBACK LINE MEASURED FROM THE CENTERLINE OF ROUTE 158, AS WELL AS TO THE FUTURE RIGHT OF WAY FOR ROUTE 158, AS REFLECTED ON THE SURVEY AT PLAN BOOK 23, PAGE 86.

PARCEL II:

BEGINNING AT A POINT IN THE CENTERLINE OF A PUBLIC ROAD KNOWN AS PENNSYLVANIA ROUTE NO. 158, ALSO KNOWN AS THE MERCER-NEW WILMINGTON ROAD, WHICH POINT IS THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED, AND WHICH POINT IS LOCATED 5722.89 FEET SOUTHWESTERLY ALONG THE CENTERLINE OF SAID PUBLIC ROAD FROM ITS INTERSECTION WITH THE CENTER LINE OF TOWNSHIP ROAD T-626; THENCE CONTINUING IN A SOUTH-WESTERLY DIRECTION ALONG THE CENTERLINE OF PENNSYLVANIA ROUTE NO. 158, ALONG A SLIGHT CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 1955.37 FEET AND THE ARC OF WHICH IS 132.91 FEET, TO A POINT; THENCE NORTH 66 DEGREES 44 MINUTES 39 SECONDS WEST, ALONG LOT NO. 16 IN SAID PLAN, FOR A DISTANCE OF 225.00 FEET TO A POINT; THENCE NORTH 21 DEGREES 18 MINUTES 31 SECONDS EAST, ALONG OTHER LAND OF GEORGE B. ORLOSKY AND MILDRED ORLOSKY, FOR A DISTANCE OF 117.59 FEET TO A POINT; THENCE SOUTH 70 DEGREES 38 MINUTES 19 SECONDS EAST, ALONG LOT NO. 14 IN SAID PLAN, FOR A DISTANCE OF 225.00 FEET TO A POINT IN THE CENTERLINE OF SAID PENNSYLVANIA ROUTE NO. 158, BEING THE PLACE OF BEGINNING.

BEING LOT NO. 15.

THE ABOVE DESCRIBED LOT IS SUBJECT TO A BUILDING LIMIT LINE WHICH DOES NOT PERMIT ANY BUILDING, PORTION OF A BUILDING OR DWELLING UNIT TO BE LOCATED CLOSER TO THE CENTERLINE OF PENNSYLVANIA ROUTE NO. 158 THAN 100 FEET.

BEING KNOWN AS PARCEL NUMBER: 04-176-052

TITLE TO SAID PREMISES IS VESTED IN Christopher Rodgers and Catherine Rodgers, his wife, by Deed from Edward A. Huffman, dated July 23, 2001, recorded July 23, 2001 in the Mercer County Clerk's Register's Office as Instrument Number 01 DR 12072.

LOCATION - 680 MERCER NEW WILMINGTON ROAD, MERCER PA 16137

JUDGMENT - \$ 91,718.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) CATHERINE A. RODGERS AND CHRISTOPHER A. RODGERS AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1

TERMS OF SALE, MERCER COUNTY

UNLESS OTHERWISE REQUESTED BY THE PLAINTIFF, MULTIPLE PARCELS SUBJECT TO ONE EXECUTION WILL BE BID ON IN BULK. IF REQUESTED BY THE PLAINTIFF PRIOR TO THE SALE, EACH PARCEL MAY BE BID SEPARATELY.

ALL BIDDERS MUST IDENTIFY THEMSELVES AT TIME OF SUBMITTING A BID. NO BIDS MAY BE WITHDRAWN.

IF A PARTY OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE INTENDS TO BID, PROOF OF COMPLIANCE WITH THE BID MAY BE REQUIRED.

OPENING BIDS SHALL BE MADE BY THE PLAINTIFF, OR HIS AUTHORIZED REPRESENTATIVE ONLY. OPENING BIDS SHALL BE IN THE AMOUNT OF \$10.00, OR THE AMOUNT OF PERSONAL EXEMPTION IF APPLICABLE. THE OPENING BID REPRESENTS THE COSTS OF THE WRIT.

THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE WILL MAKE AN OPENING BID. AT THE REQUEST OF THE PLAINTIFF, ANY SALE MAY BE CANCELED OR CONTINUED PRIOR TO A BID.

A SUCCESSFUL BIDDER OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE, PRIOR TO THE CLOSE OF BUSINESS ON THE DATE OF THE SALE, SHALL PAY TO THE SHERIFF BY CASHIER'S CHECK OR MONEY ORDER, 10% OF THE BID AMOUNT. THE BALANCE PAYABLE TO THE SHERIFF IS DUE BY 12:00 NOON ON THE FRIDAY FOLLOWING THE SALE. IF THE BALANCE IS NOT PAID BY THE DEADLINE, THE PROPERTY WILL

BE RESOLD AT 10:00 AM ON THE FOLLOWING MONDAY AT THE SHERIFF'S OFFICE. AT THE RESALE, THE ORIGINAL SUCCESSFUL BIDDER SHALL BE INELIGIBLE TO BID AND SHALL BE LIABLE FOR THE EXPENSE OF THE RESALE AND THE DIFFERENCE IN THE PURCHASE PRICE IF THE RESALE PRICE IS LESS THAN THE ORIGINAL SALE PRICE.

A SCHEDULE OF DISTRIBUTION, WHEN NEEDED, WILL BE FILED BY THE SHERIFF, IN THE SHERIFF'S OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE DISTRIBUTION.

DEEDS WILL BE ATTESTED TWENTY DAYS AFTER EITHER THE FILING OF THE SCHEDULE OF DISTRIBUTION OR THE EXECUTION SALE.

M.C.L.J. - February, 15, 22, March 1, 2022