

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

BRANT, DAVID LEE

2022-135

Late of Hermitage, Mercer Co., PA
Executor: David Paul Campbell, 415 Smith Ave., Hermitage, PA 16148

Attorney: Melissa Merchant-Calvert
CORYEA, ROBERT L.

2022-143

Late of Pine Twp., Mercer Co, PA
Executrix: Darlene G. Taylor a/k/a Darlene G. Coryea Taylor, 5 Waterplant Road, Brookville, PA 15825

Attorney: Jack W. Cline
DAVIES, MICHAEL CHRISTOPHER

2022-123

Late of Greenville Boro, Mercer Co., PA
Administratrix: Mary Ann DePofi, 211 S. Barry Road, Greenville, PA 16125
Attorney: Thomas A. Will, Esquire, 420 Fort Duquesne Blvd., Pittsburgh, PA 15222 (412) 281-5110

HOFFMAN, WILLIAM M.

2022-134

Late of Grove City Boro, Mercer Co., PA
Executor(s): Alan Hoffman, 424 Flower Ave., Grove City, PA 16127; Bruce G. Hoffman, 1304 Millbrook Rd., Jackson Center, PA 16133

Attorney: Jack W. Cline

HOGUE, MARGARET JANE a/k/a

HOGUE, MARGARET J.

2021-926

Late of Mercer Boro, Mercer Co., PA
Executrix: Katharine A. Zook, 374 N. Perry Hwy., Lot 17, Mercer, PA 16137
Attorney: Michael S. Butler, 318 Main St., Butler, PA 16001 724-841-0004

JENNINGS, MARY A.

2022-137

Late of Greenville Boro, Mercer Co., PA
Executrix: Monica Kraml, 6202 Bushnell Campbell Road, Kinsman, OH 44428

Attorney: Jason R. Dibble

LEIGH, MARY LOU

2022-149

Late of Pine Twp., Mercer Co, PA
Executor: Peter J. Leigh, 47 Nutt Road, Grove City, PA 16127

Attorney: Ryan K. Bonner

LISI, LAWRENCE SR. a/k/a LISI, LAWRENCE a/k/a LISI, LARRY

2022-129

Late of Sharpsville Boro, Mercer Co., PA

Executrix: Karen Lisi a/k/a Karen L. Lisi, 54 S. 4th Street, Sharpsville, PA 16150

Attorney: David A. Ristvey

MILOCHIK, STELLA FAYE a/k/a

MILOCHIK, STELLA F.

2022-128

Late of Hermitage, Mercer Co., PA
Executrix: Ruth Dinges, 1773 Parkview Blvd., Hermitage, PA 16148

Attorney: Robert D. Clark, 201 N. Market St., New Wilmington, PA 16142 (724) 946-9093

POTASE, JOHN R. a/k/a POTASE, JOHN R. SR.

2022-92

Late of Greene Twp., Mercer Co., PA
Executrix: Sandra M. Potase, 5723 Huckleberry Road, Adamsville, PA 16110

Attorney: SaraMaria Patterson, 363 Chestnut Street, Meadville, PA 16335 (814) 337-7000

RAINS, DOROTHY L. a/k/a

RAINS, DOROTHY LOUISE

2022-127

Late of Coolspring Twp., Mercer Co., PA
Executor: Dale Rains, 290 Drake Road, Mercer, PA 16137

Attorney: Robert D. Clark, 201 N. Market St., New Wilmington, PA 16142 (724) 946-9093

RAYBURG, LEIGH ANN

2022-147

Late of Jefferson Twp., Mercer Co., PA
Administrator: Michael H. Rayburg, 21 Elliott Rd., Grove City, PA 16127

Attorney: Ryan K Bonner

ROBERTS, MARION E.

2022-138

Late of Lackawannock Twp., Mercer Co., PA

Executrix: Amy Hartman a/k/a Amy Jean Roberts-Hartman, 39 Oakglade Drive, Hummelstown, PA 17036

Attorney: Wade M. Fisher

ROBERTS, RICHARD L. a/k/a

ROBERTS, RICHARD

2022-140

Late of Farrell, Mercer Co, PA
Executrix: Cynthia Ragster Gilchrist, 711 Shady Ave., Farrell, PA 16121

Attorney: James Goodwin

SIRIANNI, CHARLOTTE J. a/k/a

SIRIANNI, CHARLOTTE JEAN

2022-122

Late of Sharon, Mercer Co., PA
Executrix: Sheila Mills, 412 Mallard Drive, Cranberry Twp., PA 16066

Attorney: Kassie R. Gusarenko, Esquire, 17025 Perry Hwy, Warrendale, PA 15086 (724) 778-8800

WALTON, ERROL R. a/k/a

WALTON, ERROL

2022-130

Late of Greenville Boro, Mercer Co., PA
Executrix: Donna M. Wagner, 40 N. Mercer Street, Greenville, PA 16125

Attorney: Douglas M. Watson

SECOND PUBLICATION

BOOHER, MARLENE R. a/k/a

BOOHER, MARLENE REYNOLDS

a/k/a BOOHER, MARLENE

2022-115

Late of Sandy Lake Boro, Mercer Co., PA
Executrix: Pamela S. Alexander, 64 N. Reeds Furnace Road, Sandy Lake, PA 16145

Attorney: Stephen L. Kimes

BOYLE, STEPHEN ANTHONY

2022-114

Late of Springfield Twp., Mercer Co., PA
Administratrix: Cindy L. Bailey, 2711 Leesburg Volant Road, Volant, PA 16156

Attorney: Jack W. Cline

DeGEROLAMO, THERESA a/k/a

DeGEROLAMO, THERESA

2022-103

Late of Hermitage, Mercer Co., PA
Executrix: Mary Lou DeGerolamo, 5315 Lamor Road, Hermitage, PA 16148

Attorney: Wade M. Fisher

HEFFERMAN, VIVIAN S.

2022-86

Late of Sandy Lake, Mercer Co., PA
Executrix: Diane B. Patterson, 774 Fredonia Rd., Stoneboro, PA 16153 (724) 372-4348

Attorney: None

HINDS, BETTY S. a/k/a HINDS, BETTY L. a/k/a HINDS, BETTY

2022-112

Late of Hempfield Twp., Mercer Co., PA
Executor: Charles L. Hinds, 4 Birch Drive, Greenville, PA 16125

Attorney: Carolyn E. Hartle

KILGORE, MARION J. a/k/a

KILGORE, MARION JOYCE a/k/a

KILGORE, MARION

2022-104

Late of Greenville Boro, Mercer Co., PA
Co-Executors: Seth A. Kilgore, 29 Edgewood Drive, Greenville, PA 16125 & Donald S. Kilgore, 410 Vogan Drive, Mercer, PA 16137

Attorney: James M. Goodwin

KNAPP, NANCY DIANNE a/k/a

KNAPP, NANCY D. a/k/a KNAPP, NANCY DIANE a/k/a KNAPP, DIANNE

2022-120

Late of Greenville Boro, Mercer Co., PA
Administrator: Darryl G. Locke, 17629 Pritchard Ohltown Road, Newton Falls, OH 44444

Attorney: James E. Douglas

LYONS, WAYNE B. a/k/a LYONS, WAYNE

2022-110

Late of Pine Twp., Mercer Co, PA
Administratrix: Melanie L. Lyons, 8223 Carano Way, Columbus, OH 43240

Attorney: Douglas M. Watson

MAHEN, RONALD C.

2022-83

Late of Mercer Boro, Mercer Co., PA
Executrix: Laurie M. Mahen, 190 Latonka Drive, Mercer, PA 16137

Attorney: Timothy B. Sechler, Esquire, 20206 Rte. 19, Ste. 300, Cranberry Twp., PA 16066 (724) 841-1393

McLAUGHLIN, JON A. a/k/a

McLAUGHLIN, JON ALAN

2022-116

Late of Worth Twp., Mercer Co., PA
Administratrix: Martha Harriet McLaughlin, 155 Jack Road, Stoneboro, PA 16153

Attorney: Timothy R. Bonner

MOSLEY, HERBERT D. a/k/a

MOSLEY, HERBERT DEAN a/k/a

MOSLEY, HERBERT

2022-106

Late of Farrell, Mercer Co, PA
Executrix: Vickie L. Mosley, 409 Indiana Avenue, Farrell, PA 16121

Attorney: Carolyn E. Hartle

SKELLEY, CHARLES H.

2022-108

Late of Delaware Twp., Mercer Co., PA
Administratrix: Susan E. Skelley, 843 Mercer Road, Greenville, PA 16125

Attorney: Luke R. Palmer

SMITH, EMMA L. a/k/a SMITH, EMMA

2022-126

Late of Sharon, Mercer Co, PA
Executrix: Michele E. Smith, 352 Florence Street, Sharon, PA 16146

Attorney: Luke R. Palmer

SONNTAG, C. SAMUEL a/k/a

SONNTAG, CLIFFORD SAMUEL JR.

2022-95

Late of Springfield Twp., Mercer Co., PA
Co-Executors: Linda M. Buchanan, 202 Jones Rd., Harrisville, PA 16038; Sara G. Moya-Mendez, 2796 Leesburg Volant Rd, Volant, PA 16156

Attorney: Frank G. Verterano, 2622 Wilmington Rd., New Castle, PA 16105 (724) 652-0300

STAUDI, AL E. a/k/a STAUDI, ALOYSIUS

2022-91

Late of French Creek Twp., Mercer Co., PA
Co-Executors: Victoria Kress, 12216 Conneaut Lake Road, Conneaut Lake, PA 16316; Bonnie Zehentner, 1212 Sunol Road, Cochtanton, PA 16134 & Bruce Staudt, 152 Buchanan Road, Carlton, PA 16311

Attorney: Tye J. Cressman, 300 Arch Street, Meadville, PA16335 814-807-071

THOMAS, DENNIS EDWARD a/k/a THOMAS, DENNIS E. a/k/a THOMAS, DENNIS

2022-100
Late of Sharon, Mercer Co, PA
Co-Administrators: Michael Thomas, 25 School Street, Hubbard, OH 44425 & Lauren Rivera, 1060 Bechtol Avenue, Sharon, PA 16146
Attorney: Chester B. Scholl, Jr.
WAGNER, ROBERT W. a/k/a WAGNER, ROBERT
2022-111

Late of Fredonia Boro, Mercer Co., PA
Executor: Jeffrey R. Wagner, 785 Hamburg Road, Fredonia, PA 16124
Attorney: Stephen L. Kimes

THIRD 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 Matijevich, 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
Attorney: 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.

NOTICE OF TRUST

Notice is hereby given of the administration of THE DICKEY FAMILY TRUST, DATED DECEMBER 22, 1992. The remaining Settlor of the Trust, M. JOAN DICKEY, a resident of Mercer County, Pennsylvania, died January 15, 2022. All persons having claims against the Trust are requested to make payment of the same without delay to the Successor Trustee or Attorney named below:

Sherree L. Hack, Successor Trustee
53 Mariacher Road
Mercer, PA 16137

OR

Ronald W. Coyer, Esquire
S.R. LAW, LLC
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057
M.C.L.J.- February 22, March 1, 8, 2022

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 INVESTMENTS, 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 DEFENDANT(S) WEALTH CREATING INVESTMENTS, A NEVADA CORPORATION, WEALTH CREATING INVESTMENTS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ETHAN WADDELL, AN INDIVIDUAL AND MICHAEL CONLEY,

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 DEFENDANT (S) LOUANN NASSAR AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

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, BOUNDED 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 PHYLLIS MOORHOUSE JR.; AND ON THE WEST BY PARCEL NO. 2; HAVING A FRONTAGE ON MAIN STREET OF 50 FEET AND EXTENDING WESTWARDLY 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 PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.

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

JUDGMENT - \$ 18,663.66

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

**WRIT OF EXECUTION
NO. 2021-00329**

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 SERV-ICING

**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 I:

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 DE-GREES 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 I

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
