

# 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 22, 2022

VOL. 37 - ISSUE 8

### 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

**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 DeGERALAMO, 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

**STAUDT, AL E. a/k/a STAUDT, 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, PA 16335 (814) 807-1071

**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

### SECOND 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

Attorney: James E. Douglas

**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.

### THIRD 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.  
2022-68**

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

Fictitious Name Registration

Notice is hereby given that an Application  
for Registration of Fictitious Name was  
filed in the Department of State of the  
Commonwealth of Pennsylvania on  
October 28, 2021 for Kairos At Home at  
834 Pierce Ave. Sharpsville, PA 16150.  
The name and address of each individual  
interested in the business is Michael A.  
Garcia at 834 Pierce Ave. Sharpsville, PA  
16150. This was filed in accordance with  
54 Pa.C.S. 311.417

M.C.L.J.- February 22, 2022

LEGAL NOTICE

NOTICE OF FILING OF ARTICLES OF  
INCORPORATION

Notice is hereby given of the incorporation  
of Nine Point Nine under the Nonprofit  
Corporation Law of 1988 by the filing of  
Articles of Incorporation with the  
Department of State.

Tara M. Mooney, Esquire  
Evans, Garvey, Lackey & Ochs  
P. O. Box 949, 19 Jefferson Avenue  
Sharon, PA 16146  
M.C.L.J.- February 22, 2022

Notice

In the Court of Common Pleas of Mercer  
County, Pennsylvania, Civil Action –  
Law, No. 2021-2955, Lake Latonka  
Property Owner's Association, Inc.,  
Plaintiff, v. Henry G. Powaser and Marion  
P. Powaser, Defendants. To Henry G.  
Powaser and Marion P. Powaser,  
Defendants, whose last known address is  
5090 Shoshone Drive, Pensacola, Florida,  
32507. You are hereby notified that  
Plaintiff, Lake Latonka Property Owner's  
Association, Inc., has filed a Complaint in  
Quiet Title against you in the Court of  
Common Pleas of Mercer County,  
Pennsylvania, at Docket No. 2021-2955,  
wherein Plaintiff seeks to obtain clear and  
marketable title to property previously  
owned by Henry G. Powaser and Marion  
P. Powaser known as Lot No. 1163 of the  
Lake Latonka Subdivision, free from any  
claim, right or title of the Defendants,  
Henry G. Powaser and Marion P. Powaser,  
or their heirs or assigns. YOU HAVE  
BEEN SUED IN COURT. If you wish to  
Defend against all claims set forth in the  
following pages, you must take action  
within twenty (20) days after this  
complaint and notice are served by  
entering a written appearance personally,  
or by your attorney 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 against you and a judgment  
entered against you by the court without  
further notice for any money claimed in  
the complaint or for any claim or relief  
requested by the Plaintiff. You may lose  
money or property or other rights  
important to you. YOU SHOULD TAKE  
THIS PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELEPHONE

THE OFFICE SET FORTH BELOW.  
THIS OFFICE CAN PROVIDE YOU  
WITH INFORMATION ABOUT  
HIRING A LAWYER. IF YOU  
CANNOT AFFORD TO HIRE A  
LAWYER, THIS OFFICE MAY BE  
ABLE TO PROVIDE YOU WITH  
INFORMATION ABOUT AGENCIES  
THAT MAY BE ABLE TO OFFER  
LEGAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED FEE OR  
NO FEE. Mercer County Lawyers Lawyer  
Referral Service, c/o Mercer County Bar  
Association, P.O. Box 1302, Hermitage,  
PA 16148, Telephone (724) 342-3111.  
Matthew J. Kalina, Attorney for Plaintiff,  
966 Perry Highway, Pittsburgh, PA  
15237, (412)366-6629.  
M.C.L.J.- February 22, 2022

LEGAL NOTICE

In the Court of Common Pleas of Mercer  
County, Pennsylvania, No. 2021-2781  
Terry L. Yerian and Deborah K. Yerian  
v.

William L. Poorbaugh, Katherine R.  
Poorbaugh, Gail L. Poorbaugh, Catherine  
A. Poorbaugh, Timothy M. Poorbaugh  
and Kevin W. Poorbaugh, their heirs,  
personal representatives, successors and  
assigns, generally

TO: KEVIN W. POORBAUGH  
You are hereby notified that the above-  
named Plaintiffs have filed an Action to  
Quiet Title to the following described  
parcel of land, known as 66 Emerson  
Avenue, Wheatland, Mercer County, PA  
16161; ALL that certain piece of parcel of  
land situate in the Borough of Wheatland,  
Mercer County, Pennsylvania and being  
known and numbered as Lot No. 137 in  
the Shilling Addition to Wheatland and  
being more particularly described as  
follows: On the North by Lot No. 136 in  
said Plan; on the East by Emerson  
Avenue; on the South by Lot No. 138 in  
said Plan; and on the West by an alley.

You are further notified that Plaintiffs  
have requested an order of court that  
Plaintiffs are the owners of said land in fee  
simple absolute free of any claims from  
you or any other persons or entities; and  
you are directed to file a written answer to  
said complaint within twenty (20) days of  
the date of publication of this notice and  
on failure to do so judgment by default  
will be entered against you.

If you wish to defend, you must enter a  
written appearance personally or by  
attorney and file your defenses or  
objections in writing with the court. You  
are warned that if you fail to do so the case  
may proceed without you and a judgment  
may be entered against you without further  
notice for the relief requested by the  
plaintiffs. You may lose money or  
property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO  
YOUR LAWYER AT ONCE. IF YOU  
DO NOT HAVE A LAWYER, GO TO  
OR TELEPHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMATION  
ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A  
LAWYER, THIS OFFICE MAY BE  
ABLE TO PROVIDE YOU WITH  
INFORMATION ABOUT AGENCIES  
THAT MAY OFFER LEGAL  
SERVICES TO ELIGIBLE PERSONS  
AT A REDUCED FEE OR NO FEE.

Mercer County Lawyers' Referral  
Service  
c/o Mercer County Bar Association  
P.O. Box 1302  
Hermitage, PA 16148  
Telephone No. 724-342-3111

By attorney for plaintiffs:  
Zachary R. Morano, Esquire  
EVANS, GARVEY, LACKEY & OCHS  
19 Jefferson Avenue  
Sharon, PA 16146  
724-342-6835  
M.C.L.J.- February 22, 2022

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 known the same to the Successor  
Trustee or Attorney named below and all  
persons indebted to 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

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 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 SOUTH-WESTERLY 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