

Mercer County Law Journal

Digital Edition

DECEMBER 24, 2024

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(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below:

FIRST PUBLICATION

GEORGE, DAVID GERALD JR. 2024-699

Late of West Middlesex Boro, Mercer Co., PA
Executrix: Tammy L. Garrett, 41 E. Main St., Sharpsville, PA 16150
Attorney: Robert J. Tesone
MCLJ – December 24, 31, 2024, January 7, 2025

HECKMAN, BERTHA S. 2024-853

Late of West Salem Twp., Mercer Co., PA
Executor: Alan S. Heckman a/k/a Alan Heckman, P.O. Box 55, Clarks Mills, PA 16114
Attorney: Jason R. Dibble
MCLJ – December 24, 31, 2024, January 7, 2025

JANCSO, MARGARET M. a/k/a JANCSO, MARGARET 2024-845

Late of West Middlesex Boro, Mercer Co., PA
Executor: Timothy Brown, 6728 Wise Road, West Middlesex, PA 16159
Attorney: Ted Isoldi
MCLJ – December 24, 31, 2024, January 7, 2025

LOSİK, BONNIE E. a/k/a LOSİK, BONNIE ELAINE 2024-852

Late of Hermitage, Mercer Co., PA
Administrator: Christopher John Dunkerley, 513 Tomlyn Lane, Greensburg, PA 15601
Attorney: David A. Ristvey
MCLJ – December 24, 31, 2024, January 7, 2025

PATTERSON, CLAUDIA J. a/k/a PATTERSON, CLAUDIA 2024-454

Late of Grove City Boro, Mercer Co., PA
Executrix: Lisa Ann Frishkorn, 380 Dutchtown Rd., Butler, PA 16002
Attorney: Mary Jo Dillon, 128 W. Cunningham St., Butler, PA 16001 (724) 283-2200
MCLJ – December 24, 31, 2024, January 7, 2025

SHANNON, TERRANCE a/k/a SHANNON, TERRANCE A. 2024-848

Late of Greenville Boro, Mercer Co., PA
Administrator: Dale Boyd, 130 S. Otter Street, Apt 146, Mercer, PA 16137
Attorney: Stephen L. Kimes
MCLJ – December 24, 31, 2024, January 7, 2025

VALENZA, HELENA MARIE a/k/a NOTOLI VALENZA, HELENA MARIE 2024-844

Late of Grove City Boro, Mercer Co., PA
Executor/Executrix: David F. Valenza, 58 East Glenora Dr., Grove City, PA 16127; Camille C. Valenza-Hazelton, 312 Garden Ave., Grove City, PA 16127
Attorney: Timothy R. Bonner
MCLJ – December 24, 31, 2024, January 7, 2025

SECOND PUBLICATION

BENDER, DONNA BELLE a/k/a BENDER, DONNA B. 2024-841

Late of Hermitage, Mercer Co., PA
Executrix: Jacquelyn Dahringer a/k/a Jacquelyn Dehringer, 698 Fairfield Drive, Hermitage, PA 16148
Attorney: Wade M. Fisher
MCLJ – December 17, 24, 31, 2024

BENEDETTO, DEBORAH ELIZABETH 2024-840

Late of Hermitage, Mercer Co., PA
Executor: Mark Fustos Benedetto, 960 Pryde Ave., Sharpsville, PA 16150
Attorney: Melissa Merchant-Calvert
MCLJ – December 17, 24, 31, 2024

FISHLOCK, DAVID JOHN a/k/a FISHLOCK, DAVID J. a/k/a FISHLOCK, DAVID 2024-826

Late of Hermitage, Mercer Co., PA
Executrix: Alicia Ann Fishlock, 621 Park Avenue, Beloit, WI 53511
Attorney: Carolyn Hartle
MCLJ – December 17, 24, 31, 2024

HOFFMAN, CAROL E. a/k/a HOFFMAN, CAROL 2024-837

Late of Grove City Boro, Mercer Co., PA
Executor: Jared M. Hoffman, 730 Ridgeway Avenue, Grove City, PA 16127
Attorney: Timothy L. McNickle
MCLJ – December 17, 24, 31, 2024

HOFFMAN, FREDERICK J. 2024-783

Late of Hermitage, Mercer Co., PA
Executor: Richard P. Hoffman, 576 Crystal Dr., Pgh, PA 15228
Attorney: Thomas M. Junker, 615 Washington Rd. #201, Pgh, PA 15228 (412) 531-0870
MCLJ – December 17, 24, 31, 2024

HOLT, JEFFREY PAUL 2024-820

Late of Sharon, Mercer Co., PA
Administratrix: Susan Besser, a/k/a Susan L. Holt, 653 Spencer Avenue, Sharon, PA 16146
Attorney: John DeCaro Jr, Esq. 100 Decker Drive, P.O. Box 5137, New Castle, PA 16105 724-658-2525 Ext 108
MCLJ – December 17, 24, 31, 2024

JUNGE, MARK DONALD a/k/a JUNGE, MARK D. 2024-819

Late of West Middlesex Boro, Mercer Co., PA
Administrator: Brian F. Levine, Esq., 22 East Grant Street, New Castle, PA 16101
Attorney: Brian F. Levine, Esq. 22 East Grant

Street, New Castle, PA 16101 724-658-5596
MCLJ – December 17, 24, 31, 2024
**KING, JAMES L.
2024-817**

Late of Mill Creek Twp., Mercer Co., PA
Executrix: Nancy J. Panchik, 189 Rainbow Dr., Kittanning, PA 16201
Attorney: James A. Stranahan, IV
MCLJ – December 17, 24, 31, 2024
**KLAPPERICH, BRADLEY EUGENE
a/k/a KLAPPERICH, BRADLEY E.
2024-712**

Late of Jefferson Twp., Mercer Co., PA
Administrator: Brian F. Levine, Esq. 22 East Grant Street, New Castle, PA 16101
Attorney: Brian F. Levine, Esq. 22 East Grant Street, New Castle, PA 16101 724-658-5596
MCLJ – December 17, 24, 31, 2024

McCONNELL, RONALD H. a/k/a McCONNELL, RONALD HALE 2024-833

Late of Wolf Creek Twp., Mercer Co., PA
Executrix: Kimberly Allison Mathias, a/k/a Kimberly Allison McConnell, 605 Stoneboro Road, Jackson Center, PA 16133
Attorney: Raymond H. Bogaty
MCLJ – December 17, 24, 31, 2024
**SHREFFLER, RONALD K.
2024-838**

Late of Hempfield Twp., Mercer Co., PA
Executrix: Nanette E. Peterman, a/k/a Nanette Peterman, 354 Laver Road, Clark Mills, PA 16114
Attorney: Jason R. Dibble
MCLJ – December 17, 24, 31, 2024

SMOCK, JOHN S. 2024-818

Late of Hermitage, Mercer Co., PA
Executrix: Lisa E. Hartman a/k/a Lisa M. Hartman, 107 Saint Andrews, Cortland, OH 44410
Attorney: Brian F. Levine, Esq., 22 East Grant Street, New Castle, PA 16101, 724-658-5596
MCLJ – December 17, 24, 31, 2024

STEVENS, CAROL ANN a/k/a STEVENS, CAROL A. a/k/a STEVENS, CAROL 2024-825

Late of Mercer Boro, Mercer Co., PA
Executor: Dennis Wescott, 310 Sherwood Drive, Mercer, PA 161347
Attorney: Ted Isoldi
MCLJ – December 17, 24, 31, 2024

**WALEFF, MARIAN M. a/k/a WALEFF,
MARIAN MAXINE a/k/a WALEFF,
MARIAN
2024-834**
Late of West Salem Twp., Mercer Co., PA
Executrix: Patricia Ann Krepp, 52 Amasa Rd., Greenville, PA 16125
Attorney: Douglas M. Watson
MCLJ – December 17, 24, 31, 2024

THIRD PUBLICATION

**CHESMER, SHIRLEY TERMINA a/k/a
CHESMER, SHIRLEY M.
2022-00546**
Late of Shenango Twp., Mercer Co., PA
Admin. D.B.N. C.T.A.: Timothy G. Pascarella, 53 English Rd., Pulaski, PA 16143
Attorney: Ronald W. Coyer, Esq., 631

Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057 724-794-2929
MCLJ – December 10, 17, 24, 2024

McFARLAND, HAROLD HUGH a/k/a McFARLAND, HAROLD H. 2024-822

Late of Wilmington Twp., Mercer Co., PA
Executrix: Leanna B. McDonald, a/k/a Leanna B. McFarland-McDonald, 842 South Neshannock Road, Hermitage, PA 16148
Attorney: Ronald W. Coyer, Esq., 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057, 724-794-2929
MCLJ – December 10, 17, 24, 2024

SCOTT, DEBORAH L., a/k/a SCOTT, DEBORAH 2024-821

Late of Hempfield Twp., Mercer Co., PA
Executrix: Leslie Eynon, 9 Woodbine Drive, Greenville, PA 16125
Attorney: Jason R. Dibble
MCLJ – December 10, 17, 24, 2024

**WILLIAMS, KATHLEEN ANN
2024-708**
Late of Lackawannock Twp., Mercer Co., PA
Executor: Jonathan M. Williams, 1705 Fairmont Dr., Mechanicsburg, PA 17055 (267) 879-3667
Attorney: None
MCLJ – December 10, 17, 24, 2024

Change of Name Notice

Notice is hereby given that on the 27th day of November, 2024 the petition of Brayden Thomas Cooper was filed in the Mercer County Court of Common Pleas, No. 2024-3116, seeking to change the name of Brayden Thomas Cooper to Brayden Thomas Barlow. The Court has scheduled the 16th day of January 2025, at 9:30 am in Courtroom No. 4 of the Mercer County Courthouse, Mercer, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.
MCLJ – December 24, 2024

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2024-02565

PNC BANK, NATIONAL ASSOCIATION,
Plaintiff,
vs.

Terry P. Rust, as believed Heir and/or Administrator to the Estate of Shirley A. Rust; Unknown Heirs, and/or Administrators to the Estate of Shirley A. Rust; David W. Rust, as believed Heir and/or Administrator to the Estate of Shirley A. Rust, Defendants

TO: Unknown Heirs, and/or Administrators to the Estate of Shirley A. Rust

You are hereby notified that Plaintiff, PNC Bank, National Association, 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. 2024-02565, seeking to foreclose the mortgage secured by the real estate located at 769 Clarksville Road, Hermitage, PA 16148.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, 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
MCLJ – December 24, 2024

LEGAL NOTICE

RUTH IRENE WILSON, late of Hermitage, Mercer County, Pennsylvania, died on November 4, 2024. During her lifetime, the decedent established the Edward J. & Ruth I. Wilson Living Trust dated November 2, 1998, of which Pamela D. Wilson is the Successor Trustee. All persons having claims or demands against the estate of the decedent should make known and present the same without delay, and all person indebted to the decedent should make payment without delay to the Successor Trustee or attorney named below:

Pamela D. Wilson
1087 Buckeye Drive
Sharpsville, PA 16150

William G. McConnell, Jr., Esquire
McConnell Law Firm, LLC
3547 East State Street
P.O. Box 1777
Hermitage, PA 16148
(724) 308-6552

William G. McConnell, Jr., Esquire
McCONNELL LAW FIRM, LLC
P.O. Box 1777
Hermitage, PA 16148
MCLJ – Dec. 10, 17, 24, 2024

Legal Notice By

MARYJO BASILONE DEPRETA
Register of Wills of Mercer County, PA

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of

Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from January 5, 2025 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

2022-891 Jones, Ruth Ann -AKA Jones, Ruth A., deceased; J. Jarrett K. Whalen, Executor
2024-69 Gassner, Craig L., deceased; Janice C. Chakan, Executrix
2022-592 Wilkinson, Jean Luella-AKA Wilkinson, Jean L, Wilkinson, Jean, Melony Michael, Administratrix
2023-721 Clyde, George- AKA Clyde, George L., Clyde, George Loyd; deceased; Sherry Penzerro, Executrix
2014-268 Wilkins, Donna M; deceased; Scott Boyd, Guardian
MCLJ – December 3, 10, 17, 24, 2024

Pymatuning Mutual Fire Insurance Company will hold its annual meeting on Friday, January 10, 2025, at 1:00 P.M. The meetings will be held at the office location, 147 N. Pitt Street in Mercer, PA 16137. All policyholders are welcome to attend.
MCLJ – December 24, 31, 2024 January 7, 2025

SHERIFF'S SALE MONDAY JANUARY 13, 2025 10:00 A.M.

**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. 2023-1132

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
SEPTEMBER 24, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) KARIN SANDERS 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 described as follows:

Commencing at a point on the southwest corner of lands now or formerly of John M. Yourga et ux;

Thence North 89 degrees 14 minutes East, along the south line of lands now or formerly of John H. Yourga et ux, a distance of two hundred seventy-four and twenty-six one hundredths (274.26) feet to a point;

Thence South 50 degrees 03 minutes East, along other lands now or formerly of John H. Yourga et ux, a distance of one hundred eighty-five and eighty-one, one hundredths (185.81') feet to a point;

Thence South 26 degrees 54 minutes East, along the line of lands now or formerly of Hewitt, a distance of two hundred forty-two

and fifty-five one hundredths (242.55') feet to a point in the centerline of Hewitt Road;

Thence South 37 degrees 32 minutes West, along the centerline of Hewitt Road a distance of two hundred thirty-four and sixty-five one hundredths (234.65') feet to a point;

Thence North 53 degrees 30 minutes West, along the line of lot Number One (1) in the Lawrence Tarr Subdivision as recorded in 1978 P.L. No. 129, a distance of three hundred seventy-five (375') feet to a point;

Thence South 37 degrees 32 minutes West, along the line of said lot Number One (1), a distance of one hundred three and seven one hundredths (103.07) feet to a point;

Thence North 1 degree 27 minutes West, along the east line of lands now or formerly of John Q. Adams, a distance of one hundred seventy-two and twenty-one, one hundredths (172.21') feet to a point;

Thence North 3 degrees 59 minutes West along the east line of lands now or formerly of John Q. Adams, a distance of two hundred four and fifty-five one hundredths (204.55') feet to the place of beginning.

Containing four and two one-hundredths (4.02) acres of land, in accord with the survey of Harris Engineers, dated June 15, 1978.

BEING KNOWN AS: 49 HEWITT ROAD AKA 49 WEST HEWITT ROAD, WEST MIDDLESEX, PA 16159

PARCEL ID/CONTROL ID: 27 184 243/27-10670

BEING THE SAME PREMISES WHICH ROBERT A. SANDERS, SINGLE BY DEED DATED 2/19/2020 AND RECORDED 2/21/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NUMBER: 2020-00001610, GRANTED AND CONVEYED UNTO KARIN SANDERS, SINGLE.

LOCATION - 49 HEWITT ROAD AKA 49 WEST HEWITT ROAD, WESTMIDDLESEX PA 16159

JUDGMENT - \$113,246.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KARIN SANDERS AT THE SUIT OF THE PLAINTIFF CROSSCOUNTRY MORTGAGE LLC

WRIT OF EXECUTION NO. 2023-1402

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
OCTOBER 10, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) PAMELA V. BRYANT, AS ADMINISTRATRIX OF THE ESTATE FOR GEORGIEANN L. SHAFFER; UNKNOWN HEIRS, AND OR ADMINISTRATORS TO THE ESTATE OF HAROLD E. SHAFFER; UNKNOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF DENTON SHAFFER IN AND TO:

Situated in the Township of Shenango, County of Mercer, and State of Pennsylvania; And being the northerly part of Clair Shingledecker lands, further bounded and described as follows:

Commencing at an iron pin at the northeast corner of Shingledecker's lands, said iron pin being North 4° 15' East along the east line of Shingledecker's lands, a distance of 435 feet from the center line of Pennsylvania State Road Number 318; thence North 88° 45' West, a distance of 130 feet to the center line of Longview Drive, formerly known as

Hogback Road, and over an iron pin 16.5 feet easterly from the center line of said road; thence on a curved line along the center line of said Longview Drive, southerly a distance of 168.55 feet to a point; thence South 88° 45' East, a distance of 156.75 feet to an iron pin and over an iron pin 16.5 feet easterly of the center line of Longview Drive; thence North 4° 15' East a distance of 165 feet to the place of beginning and containing therein 0.543 acres of land.

The Grantor reserves the right to maintain a certain drainage ditch now existing over and across the above described property and reserves the right to enter upon said premises at all reasonable times for the purpose of making necessary repairs and maintenance to said drain.

SUBJECT PROPERTY ADDRESS: 16 NORTH MITCHELL ROAD, West Middlesex, PA 16159

Being the same property conveyed to Harold E. Shaffer, single and Georgieann L. Shafer, single who acquired title by virtue of a deed from Clair F. Shingledecker and Nancy Kamer Shingledecker, husband and wife, dated February 14, 1964, recorded February 20, 1964, at Book 01, Page 02145, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Harold E. Shaffer died on February 28, 2001

INFORMATIONAL NOTE: Georgieann L. Shafer died on November 11, 2021.

SUBJECT TAX PARCEL ID: 27 185 097

LOCATION - 16 NORTH MITCHELL ROAD, WEST MIDDLESEX PA 16159

JUDGMENT - \$ 90,042.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) PAMELA V. BRYANT, AS ADMINISTRATRIX OF THE ESTATE FOR GEORGIEANN L. SHAFFER; UNKNOWN HEIRS, AND OR ADMINISTRATORS TO THE ESTATE OF HAROLD E. SHAFFER; UNKNOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF DENTON SHAFFER AT THE SUIT OF THE PLAINTIFF HUNTINGTON NATIONAL BANK

WRIT OF EXECUTION NO. 2023-1908

LOGS LEGAL GROUP LLP
PLAINTIFF'S ATTORNEY
OCTOBER 15, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN M. BOOTH, DECEASED AND YVETTE TRINKLE, KNOWN HEIR OF HELEN M. BOOTH DECEASED AND TAMARA EDWARDS, KNOWN HEIR OF HELEN M. BOOTH DECEASED IN AND TO:

ALL that certain lot or piece of ground situate in Sandy Lake Township, Mercer County Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of lands formerly of Joannie Morris and now or formerly of Eckley; thence East by lands of Kennedy heirs one hundred twenty (120) feet to a post; thence South along lands of said Kennedy heirs two hundred sixty-four (264) feet to the Stoneboro and Sandy Lake Road; thence Westerly along said road one hundred

and twenty (20) feet to corner of lands formerly of Joannie Morris now or formerly of Eckley; and thence North along same two hundred sixty-two (262) feet to a post and place of beginning.

UNDER AND SUBJECT to reservations, restrictions, easements, and rights of way as recorded in prior instruments of record.

Tax ID: 74 868 075

Property Address (for informational purposes only): 1259 Walnut Street, Stoneboro, PA 16153

BEING the same premises which Carol A. Hanes, now known as Carol A. Hames-Greggs and Robert J. Kroell, by deed dated November 21, 2008 and recorded November 25, 2008 at Book 668, Page 1723 in the Office of the Recorder of Deeds of Mercer County, PA, granted and conveyed unto Charles S. Odatto, in fee.

ALSO BEING the same premises which Charles S. Odatto, by deed dated March 20, 2009 and recorded October 26, 2009 at Book 692, Page 79 in the Office of the Recorder of Deeds of Mercer County, PA, granted and conveyed unto Charles S. Odatto as a life tenant and Helen M. Booth as remainderman, in fee. AND THE SAID Charles S. Odatto passed away on or about July 31, 2017, thereby vesting property solely unto Helen M. Booth. AND THE SAID Helen M. Booth passed away on or about August 2, 2023, thereby passing title of the premises to Yvette Trinkle and Tamara Edwards, Known Heirs of Helen M. Booth, deceased, and any Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Helen M. Booth, deceased.

LOCATION - 1259 WALNUT STREET, STONEBORO PA 16153

JUDGMENT - \$ 43,469.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN M. BOOTH, DECEASED AND YVETTE TRINKLE, KNOWN HEIR OF HELEN M. BOOTH DECEASED AND TAMARA EDWARDS, KNOWN HEIR OF HELEN M. BOOTH DECEASED AT THE SUIT OF THE PLAINTIFF CARRINGTON MORTGAGE SERVICES, LLC

**WRIT OF EXECUTION
NO. 2024-826**

DAVID W. RAPHAEL
PLAINTIFF'S ATTORNEY
OCTOBER 25, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JAMES C. RAMSEY IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, known as Lot No. 441 in the Plan of the Beechwood Improvement Company, Limited, called Plan "E", South Sharon Plan of Lots, as recorded in Deed Book "C", Volume 7, Page 350, said lot being bounded and described as follows:

BEGINNING at a point on the Westerly line of Hamilton Avenue at the dividing line between Lot Nos. 441 and 442 in said Plan and distance Two Hundred Twenty-five (225) feet Northwardly from the Northerly line of French Street; thence Northwardly, along the

Westerly line of Hamilton Avenue, Twenty-Five (25) feet to the dividing line between Lot Nos. 440 and 441 in said Plan; thence Westwardly, along said dividing line, a distance of One Hundred Twenty-Five (125) feet to the Easterly line of an unnamed alley; thence Southwardly along the Easterly line of said alley, twenty-five (25) feet to the dividing line between Lot Nos. 441 and 442 aforesaid; thence Eastwardly, along said dividing line, a distance of one hundred twenty-five (125) feet to the Westerly line of Hamilton Avenue, the place of beginning. Being known and numbered as 1118 Hamilton Avenue, Farrell, Pennsylvania.

BEING THE SAME PROPERTY GRANTED AND CONVEYED from William J. Foore and Carrie A. Foore, husband and wife, to James C. Ramsey, married, by a certain Deed dated February 25, 2015, and recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania on March 13, 2015 at Instrument No.: 2015-00002347.

The premises and residential structure are commonly known as 1118 Hamilton Avenue, Farrell, Pennsylvania 16121.

Tax Parcel No.: 52-425-256.

This property is taken at Execution as the property of James C. Ramsey.

LOCATION - 1118 HAMILTON AVENUE, FARRELL PA 16121

JUDGMENT - \$ 16,122.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JAMES C. RAMSEY AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA
**WRIT OF EXECUTION
NO. 2024-936**

MCCABE WEISBERG & CONWAY PC
PLAINTIFF'S ATTORNEY
OCTOBER 4, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JAMES EDWARD BRIGGART IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Pymatuning Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point marked by an iron pin in the centerline of West Lake Road, T-587, said point being 245.80 feet in a northwesterly direction along the centerline of West Lake Road from the intersection of said centerline with the centerline of the west rail of the Erie-Lackawanna Railroad and running: thence North 55 deg. 10 min. West a distance of 325.00 feet along the centerline of West Lake Road to an iron pin: thence North 63 deg. 52 min. East a distance of 318.23 feet along other lands of Tressa Reimold to an iron pin: thence South 1 deg. 58 min. West a distance of 327.21 feet along the lands of E. Beman and R. Johnson to an iron pin at the centerline of West Lake Road, said point being the place of beginning and containing 1.03 acres.

ABOVE LOT is Lot No. 1 on the Tressa Reimold Subdivision Plan, as recorded in Plan Book 18, Page 44.

The improvements thereon being known as 353 West Lake Road, Transfer, Pennsylvania - 16154.

BEING THE SAME PREMISES WHICH by deed dated May 1, 2019, and recorded May 14, 2019 in Instrument Number 2019-00003819, granted and conveyed unto James

Edward Briggart.

TAX I.D. #: 23 107 173

LOCATION - 353 WEST LAKE ROAD, TRANSFER PA 16154

JUDGMENT - \$ 31,783.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JAMES EDWARD BRIGGART AT THE SUIT OF THE PLAINTIFF HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2024-992**

FRIEDMAN VARTOLO LLP
PLAINTIFF'S ATTORNEY
NOVEMBER 5, 2024
LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate In the City of Farrell, Mercer County, Pennsylvania and described as follows:

BEING Lot No. 39 in the Bonnie Brae Addition, plot of which is recorded in Plan Book 1, at page 101, in the Recorder's Office of Mercer County, Pennsylvania, but further described as Farrell Realty Company's Plan of Lot NO. 3; bounded on the north for Twenty-Five (25') feet by Haywood Street, now Roemer Boulevard; on the east by Lot No. 40 in said addition; on the south Thirty-three and thirty-eight hundredths (33.39') feet by the Wheatland Road; and on the west for Seventy-nine and fifty-eight hundredths (79.58') feet by Lot No 44 and One Hundred Forty (140') feet by Lot No. 38 in said Plan.

ALSO, that certain other lot of land situate in the same city, county and state, being Lot No. 40 In the Plan of Lots known as the Bonnie Brae Addition as per plot on record in the Recorder's Office of Mercer County, Pennsylvania, In Plan Book 1, at page 101.

BEING the same land conveyed to Susan F. Ellis and Dorothy L. Ellis by deed of Joseph Woltzen, single, dated June 11, 1990 and recorded in the Recorder's Office of Mercer County, Pennsylvania on June 29, 1990 at 90 DR 06706. Susan F. Frantz married Mark Frantz on May 25, 1990 who joins in the within conveyance.

BEING the same premises which Brian C. Whitman and Danielle M. Whitman, husband and wife, by Deed dated October 26, 2005 and recorded in the Official Records of Mercer County on November 9, 2005 as Instrument Number 2005-00017976 granted and conveyed unto Rose M. Robinson.

1741 Roemer Boulevard, Farrell, PA 16121

Tax Parcel Number: 52-429-054

LOCATION - 1741 ROEMER BOULEVARD, FARRELL PA 16121

JUDGMENT - \$ 80,747.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ROSE M. ROBINSON AT THE SUIT OF THE PLAINTIFF PRIME ASSET III LLC

**WRIT OF EXECUTION
NO. 2024-1782**

MARSH SCHAAP
PLAINTIFF'S ATTORNEY
OCTOBER 10, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND

CLAIM OF THE DEFENDANT(S) MICHAEL R. HEMMERLIN AND CARRIE S. HEMMERLIN IN AND TO:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Grove City, County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows:

On the south by South Center Street, for 69.28 feet; on the west by Sunset Avenue, for 131.95 feet; on the north by an alley for 69.28 feet; on the east by Lot No. 120, for 131.95 feet.

The same being known as Lot 121 of the West View Plan of Lots as recorded in Plan Book 1, Page 84.

Being commonly known as 907 South Center Street, Grove City, PA 16127, and bearing Mercer County Tax Parcel Number 59-548-089.

Being the same property conveyed to Michael R. Hemmerlin and Carrie S. Hemmerlin by deed dated August 23, 2006, and recorded September 5, 2006, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, as Instrument Number 2006-00013187.

LOCATION - 907 SOUTH CENTER STREET, GROVE CITY PA 16137

JUDGMENT - \$ 24,742.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MICHAEL R. HEMMERLIN AND CARRIE S. HEMMERLIN AT THE SUIT OF THE PLAINTIFF NORTHWEST BANK, F/K/A NORTHWEST SAVINGS BANK

**WRIT OF EXECUTION
NO. 2024-1822**

LOGS LEGAL GROUP LLP
PLAINTIFFS ATTORNEY
OCTOBER 15, 2024
LEVIED ON THE FOLLOWING

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

ALL that certain piece of parcel of land situate in Sugar Grove Township, Mercer County, Pennsylvania, and more particularly bounded and described as follows, to-wit:

BEGINNING at the southwest corner at a point on the easter side of the Kennard-Leeches Corners public road, thence northwesterly along said public road a distance of one hundred thirty (130) feet to an alley; thence northeasterly along said alley a distance of one hundred seventeen (117) feet, more or less, to land of the U.P. Church; thence southeasterly along lands of U.P. Church and lands now or formerly of Ruth Chess, formerly Nettie Clyde, one hundred sixty six (166) feet, more or less, to a point indicated by an iron pin on line of lands now or formerly of Mathay, formerly Richards; thence southwesterly along said lands now or formerly of Mathay two hundred seven (207) feet, more or less, to the Kennard-Leeches Corners public road and the point and place of beginning, which is marked by an iron pin.

Parcel ID: 30 018 065

Property Address (for informational purposes only): 199 kennard Road, Greenville, PA 16125

BEING the same premises which Leslie G. Martin and Vivian E. Martin, by deed dated April 27, 1999 and recorded April 28, 1999 at Book 294, Page 1997 in the Office of the

Recorder of Deeds of Mercer County, PA, granted and conveyed unto Matthew T. Free and Denise R. Allshouse, as joint tenants with the right of survivorship, in fee. AND THE SAID Denise R. Allshouse passed away on or about October 21, 2021, thereby vesting title of the premises unto Matthew T. Free as surviving joint tenant.

LOCATION - 199 KENARD ROAD A/K/A 199 KENNARD ROAD, GRENVILLE PA 16125

JUDGMENT - \$ 51,236.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MATTHEW T. FREE AT THE SUIT OF THE PLAINTIFF FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-1
**WRIT OF EXECUTION
NO. 2024-2505**

WILLIAM J MODER III
PLAINTIFF'S ATTORNEY
OCTOBER 3, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) COMELOT SHENANGO INN, LLC IN AND TO:

ALL THOSE CERTAIN Lots or pieces of ground situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit;

PARCEL ONE:

BEGINNING at a point on the North line of former Westerman Street and the intersection of the center line of the old Street Car Railway (said point being 210.00 feet West of the intersection of the North right of way line of Westerman Street and the West right of way line of Buhl Boulevard); thence North 89 degrees 53 minutes 00 seconds West, along the North right of way line of former Westerman Street for a distance of 343.64 feet; thence North 00 degrees 31 minutes 18 seconds West along the East line of Taylor Plan of Lots, a distance of 311.73 feet to the true lace of beginning; thence North 00 degrees 31 minutes 18 seconds West, continuing along the East line of said Taylor Plan of Lots for a distance of 235.80 feet; thence North 89 degrees 33 minutes 18 seconds West along the North line of Lot No. 37, a distance of 108.00 feet; thence North 00 degrees 41 minutes 18 seconds West, along the East right of way line of Ashton Avenue, a distance of 34.40 feet; thence North 23 degrees 42 minutes 09 seconds West continuing along the East right of way line of Ashton Avenue, a distance of 253.37 feet; thence on a curve to the right, having a radius of 21.60 feet, an arc distance of 37.07 feet and a chord bearing of North 25 degrees 28 minutes 00 seconds East, a distance of 32.69 feet to the South right of way line of Kimberly Street; thence North 74 degrees 38 minutes 09 seconds East along the South right of way line of Kimberly Street, a distance of 76.56 feet; thence continuing along the South right of way line of Kimberly Street on a curve to the right, having a radius of 300.00 feet an arc distance of 227.07 feet and a chord bearing of South 83 degrees 40 minutes 51 seconds East, a distance of 221.69 feet; thence South 61 degrees 59 minutes 51 seconds East continuing along the South right of way line of Kimberly Street, a distance of 294.05 feet; thence continuing along the South right of way of Kimberly Street on a curve to the left,

having a radius of 302.12 feet, an arc distance of 147.03 feet and a chord bearing of South 75 degrees 56 minutes 20 seconds East, a distance of 145.58 feet; thence South 89 degrees 52 minutes 51 seconds East, continuing along the South right of way of Kimberly Street, a distance of 59.79 feet to a point on the West right of way line of Buhl Boulevard; thence South 00 degrees 00 minutes 31 seconds East along the West right of way line of Buhl Boulevard, a distance of 62.50 feet (excluding a 15.00 foot radius at the intersection of Kimberly Street and Buhl Boulevard); thence North 89 degrees 55 minutes 56 seconds West along the North line of Lot No. 5 in the Willsonia Plan of Lots, a distance of 209.98 feet to the center line of the old Street Car Railway; thence South 00 degrees 00 minutes 00 seconds East along the center line of the old Street Car Railway, a distance of 293.32 feet; thence North 89 degrees 53 minutes 00 seconds West, a distance of 346.47 feet to the place of beginning.

PACEL TWO:

BEGINNING at a point on the West right of way of Buhl Boulevard (said point being the Southeast corner of Lot No. 2 in the said Willsonia Plan of Lots); thence South 02 degrees 23 minutes 45 seconds (erroneously stated as 46" in prior deed) East along the West right of way of Buhl Boulevard, a distance of 57.50 feet to the North right of way line of Kimberly Street; thence North 89 degrees 52 minutes 51 seconds West along the North right of way line of Kimberly Street, a distance of 60.27 feet (excluding a 15.00 foot radius at the intersection of Kimberly Street and Buhl Boulevard); thence continuing along the North right of way of Kimberly Street on a curve to the right, having a radius of 247.12 feet, an arc distance of 120.26 feet and a chord bearing of North 75 degrees 56 minutes 20 seconds West, a distance of 119.08 feet thence North 61 degrees 59 minutes 51 seconds West continuing along the North right of way line of Kimberly Street, a distance of 56.40 feet; thence North 89 degrees 30 minutes 51 seconds East, along the South line of Lot No. 2, a distance of 223.18 feet to the place of beginning.

TAX MAP NO. 2 AV 15 for both parcels

BEING AND INTENDED TO BE the same land conveyed to Comelot Shenango Inn, LLC, by deed of DLZ Capital, LLC, dated January 24, 2022, and recorded February 16, 2022, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2022-00001607.

LOCATION - 1330 KIMBERLY ROAD. SHARON PA 16146

JUDGMENT - \$250,000.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) COMELOT SHENANGO INN, LLC AT THE SUIT OF THE PLAINTIFF JCL DEVELOPMENT, 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 THIRTY DAYS AFTER THE EXECUTION SALE WHEN POSSIBLE.

MCLJ - Dec. 10, 17, 24, 2024