

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

JUNE 13, 2023

VOL. 38 - ISSUE 24

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

GRUVER, ELLEN J. a/k/a GRUVER, ELLEN JOYCE a/k/a WEAVER ELLEN JOYCE

2023-338

Late of Sugar Grove Twp., Mercer Co., PA
Executrix: Diana M. Miller, 3601 South Meade Pl NW, Wilson, NC 27896 (704) 840-6810

Attorney: None

MCLJ – June 13, 20, 27, 2023

HEATH, CHRISTINE LORAINÉ

2023-431

Late of Sharon, Mercer Co., PA
Administratrix: Natisha Smith, 70 Wheatfield Dr. A, Palm Coast, FL 32164
Attorney: Adam G. Anderson, Esq., 429 4th Ave., Ste. 602, Pgh, PA 15219 (412) 209-3200

MCLJ – June 13, 20, 27, 2023

NORMAN, CAROLYN B.

2023-460

Late of Sharon, Mercer Co., PA
Executrix: Monica Norman, 13822 Crossing Way E., Edmond, OK 73013
Attorney: Wade M. Fisher

MCLJ – June 13, 20, 27, 2023

WILSON, BELINDA J. a/k/a WILSON, BELINDA JO

2023-459

Late of West Salem Twp., Mercer Co., PA
Executrix: Megan M. John, 125 N. Good Hope Road, Greenville, PA 16125
Attorney: Richard J. Parks

MCLJ – June 13, 20, 27, 2023

SECOND PUBLICATION

DEAL, ELIZABETH JEAN a/k/a

DEAL, ELIZABETH J.

2023-414

Late of Stoneboro Boro, Mercer Co., PA
Executrix: Jennifer L. Becker a/k/a Jennifer Leigh Peck, 117 Touchstone Court, Harmony, PA 16037
Attorney: Barry J. Palkovitz, 155 Techview Terrace, Pittsburgh, PA 15213 (412) 401-8282

MCLJ – May 6, 13, 20, 2023

FOY, JANETTE M. a/k/a FOY,

JANETTE MARIE a/k/a FOY,

JANETTE

2023-437

Late of Jamestown Boro, Mercer Co., PA
Executor: Keith R. Foy, 7679 State Rte. 5, P O Box 137, Kinsman, OH 44428
Attorney: Douglas M. Watson

MCLJ – May 6, 13, 20, 2023

LASCHE, PATRICIA C. a/k/a

LASCHE, PATRICIA COLLINS a/k/a

LASCHE, PATRICIA ANN a/k/a

LASCHE, PATRICIA A a/k/a

LASCHE, PATRICIA

2023-443

Late of Jefferson Twp., Mercer Co., PA
Executrix: Maryann Weiner, 2250 Oak Haven Court, Hermitage, PA 16148

Attorney: Gary D. Lackey

MCLJ – May 6, 13, 20, 2023

LINZENBOLD, MARILYN A.

2023-446

Late of Sharpville Boro, Mercer Co., PA
Executor: Sue Ann Ellison, 429 Victory Drive, Sharpville, PA 16150

Attorney: Charles S. Hersh

MCLJ – May 6, 13, 20, 2023

McGILL, PATRICIA GRAY a/k/a GRAY,

PATRICIA ALICE

2023-445

Late of Pine Twp., Mercer Co, PA
Executrix: Jacqueline Louise Gray, 1967 Schoettler Road, Chesterfield, MO 63017

Attorney: Jack W. Cline

MCLJ – May 6, 13, 20, 2023

RAN, ELISABETH P. a/k/a RAN,

ELISABETH

2023-428

Late of Pine Twp., Mercer Co, PA
Executor: Wolfgang Ran, 7 Dogwood Lane, Grove City, PA 16127

Attorney: Amy E. Molloy

MCLJ – May 6, 13, 20, 2023

REEFER, HENRY W.

2023-407

Late of Hempfield Twp., Mercer Co., PA
Executor: Douglas W. Prugh, 210 Donation Road, Greenville, PA 16125

Attorney: M. Dan Mason, 973 Liberty Street, Meadville, PA 16335 (814) 724-2535

MCLJ – May 6, 13, 20, 2023

STANTON, EDWARD P.

2023-413

Late of Hermitage, Mercer Co., PA
Administratrix: Meg Sweet, 186 Mohawk Drive, Pittsburgh, PA 15228

Attorney: John J. DeCaro, Jr., 100 Decker Drive, New Castle, PA 16105 (724) 658-2525

MCLJ – May 6, 13, 20, 2023

STEWART, SANDRA F.

2023-433

Late of Hermitage, Mercer Co., PA
Executor: Frederick J. Hoffman, 370 Rexford Drive, Apt. 58, Hermitage, PA 16148

Attorney: James Nevant, II

MCLJ – May 6, 13, 20, 2023

STRAUB, JOHN M. a/k/a STRAUB, JOHN

2023-434

Late of Otter Creek Twp., Mercer Co., PA
Administrator/Administratrix: James E. Straub, 20 Gander Lane, Stoneboro, PA 16153; Julie A. Straub, 70 Kitch Rd., Greenville, PA 16125; Jean E. Cullen, P O Box 24, Hadley, PA 16130

Attorney: J. Jarrett K. Whalen

MCLJ – May 6, 13, 20, 2023

TRIMPEY, KIMBERLY S.

2023-429

Late of Grove City Boro, Mercer Co., PA
Executrix: Kristen B. Davis, 124 Decker Drive, New Castle, PA 16105

Attorney: Amy E. Molloy

MCLJ – May 6, 13, 20, 2023

TUBBS, CHARLES A.

2023-438

Late of Grove City Boro, Mercer Co., PA
Executor: Joel A. Tubbs, 329 Bessermer Avenue, Grove City, PA 16127

Attorney: Timothy R. Bonner

MCLJ – May 6, 13, 20, 2023

THIRD PUBLICATION

GIARDINA, NORMAN L.

2023-417

Late of Sharon, Mercer Co, PA
Executor: Thomas M. Giardina, 264 S. Oakland Avenue, Sharon, PA 16146

Attorney: Wade M. Fisher

MCLJ – May 30, June 6, 13, 2023

GRAY, SHIRLEY D. a/k/a GRAY,

SHIRLEY R.

2023-420

Late of Pine Twp., Mercer Co, PA
Executrix: Jacqueline L. Gray, 1967 Schoettler Road, Chesterfield, MO 63017

Attorney: Jack W. Cline

MCLJ – May 30, June 6, 13, 2023

HAUSE, STANLEY S. a/k/a HAUSE,

STANLEY

2023-315

Late of Fredonia Boro, Mercer Co., PA
Executrix: Staci C. Hauser n/k/a Stacy Colleen Seltzer, 505 Main Street, East Greenville, PA 16125

Attorney: Judith A. Harris, 515 W. Hamilton St. Suite 502, Allentown, PA 18101 (610) 391-1800

MCLJ – May 30, June 6, 13, 2023

HOUSTON, ARTHUR R.

2023-409

Late of Hermitage, Mercer Co., PA
Administrator: James H. Houston, 6853 Frogtown Road, Hermitage, PA 16148

Attorney: James A. Stranahan, IV

MCLJ – May 30, June 6, 13, 2023

JASKOL, RUTH ELLA

2023-415

Late of Grove City Boro, Mercer Co., PA
Co-Executrices: Brenda S. Reppart a/k/a Brenda Reppart, 405 Woodland Avenue, Grove City, PA 16127; Kimberly Speer-Young a/k/a Kimberley Young, 132 Main Street, West Sunbury, PA 16061 & Erin R. Speer a/k/a Erin Speer, 182 Smith Valley Road, Slippery Rock, PA 16057

Attorney: Wade M. Fisher

MCLJ – May 30, June 6, 13, 2023

LINDEY, RUBY RAE a/k/a LINDEY,

RUBY R.

2023-422

Late of Grove City Boro, Mercer Co., PA
Executrix: Cindy R. Lindey, 134 Lindey Road, Slippery Rock, PA 16057

Attorney: Timothy L. McNickle

MCLJ – May 30, June 6, 13, 2023

McLEAN, NORMA J. a/k/a McLEAN,

NORMA JEAN

2023-423

Late of Pine Twp., Mercer Co, PA
Executrix: Bethany S. Michels, 1558 N. 600 Road, Baldwin City, KS 66006

Attorney: Timothy L. McNickle

MCLJ – May 30, June 6, 13, 2023

McKNIGHT, PATRICK E.

2023-411

Late of E Lackawannock Twp., Mercer Co., PA

Executrix: Linda Ann McKnight, 441 A. Shenango Street, Mercer, PA 16137

Attorney: James A. Stranahan, IV

MCLJ – May 30, June 6, 13, 2023

MILLER, DELORES B. a/k/a MILLER, DELORES

2023-403

Late of Hermitage, Mercer Co., PA
Executrix: Lori B. Ceremuga, 269 Butterfly Lane, Hermitage, PA 16148

Attorney: Gary D. Lackey

MCLJ – May 30, June 6, 13, 2023

MILLER, MICHAEL WILLIAM

2023-419

Late of Pymatuning Twp., Mercer Co., PA

Administrator: Daniel L. Miller, 1001 Brentwood Drive, Greenville, PA 16125

Attorney: David T. Laton

MCLJ – May 30, June 6, 13, 2023

PERSCH, ANNA M. a/k/a PERSCH,

ANNA MAE a/k/a PERSCH, ANNA

2023-424

Late of Sharon, Mercer Co, PA

Administratrix/Administrator: DiAnn Smol-nik, 54 N. High St., Greenville, PA 16125; Edward Patrick, 535 Dutch Lane, Hermitage, PA 16148

Attorney: James M. Goodwin

MCLJ – May 30, June 6, 13, 2023

PHILSON, BARBARA M. a/k/a

PHILSON, BARBARA ELAINE a/k/a

PHILSON, BARBARA

2023-412

Late of Greenville Boro, Mercer Co., PA
Co-Executors: Barbara S. Kish, 428 Fulling Mill Road, Mercer, PA 16137 & J. David Philson, 752 Forrester Road, Mercer, PA 16137

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

MCLJ – May 30, June 6, 13, 2023

RIDER, LARRY D. a/k/a RIDER,

LARRY DEAN

2023-427

Late of Grove City Boro, Mercer Co., PA
Executrix: Virginia Rider, 234 Dougherty Rd., Grove City, PA 16127

Attorney: Ross M. Thompson, P O Box 67, Slippery Rock, PA 16057 (724) 794-2929

MCLJ – May 30, June 6, 13, 2023

SMITH, DOROTHY M.

2023-410

Late of Greenville Boro, Mercer Co., PA
Executrix: Jennifer L. Doddo, 36 Oak Street, Stoneboro, PA 16153

Attorney: Jason R. Dibble

MCLJ – May 30, June 6, 13, 2023

Notice of Revocable Trust
Pursuant to 20 Pa. C.S. §7755(c)

Notice is hereby given of the administration of THE RAN FAMILY TRUST. The Settlor of the Trust, ELISABETH P. RAN, a resident of Mercer County, Pennsylvania,

died on May 11, 2023. All persons

having claims against ELISABETH P. RAN are requested to make known the same to the Trustee or attorney named below. All persons indebted to ELISABETH P. RAN are requested to make payment without delay to the Trustee or attorney named below.

Wolfgang Ran, Trustee
7 Dogwood Lane
Grove City, PA 16127

Amy E. Molloy, Esquire
Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

MCLJ – May 30, June 6, 13, 2023

NOTICE

Proposed Articles of Incorporation have been filed with the Dept of State to incorporate Vincent New Beginnings Church, which is domiciled at 28 Walnut St, Jackson Center, PA 16133

MCLJ – June 13, 2023

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2023-598

KOLLER INVESTMENT PARTNERS, LP, Plaintiff
v.
NANCY DUNLAP-MOORE, Defendant

LEGAL NOTICE

TO THE WITHIN DEFENDANT:

You are hereby notified that the Court of Common Pleas of Mercer County, Pennsylvania, on May 25, 2023, entered Judgment against you in favor of Koller Investment Partners, LP, Plaintiff, in the above-captioned action to Quiet Title to the following described lands situated in Fairview Township, Mercer County, Pennsylvania, and being further bounded and described as follows:

ALL THAT TRACT of land situate Fairview Township, Mercer County, Pennsylvania, known as Lot No. 5 in the Oglevee, Ltd. Subdivision, Section "B", as recorded in the office of the Recorder of Deeds of Mercer County, Pennsylvania at 2006 P.L. No. 1223-7.

Lot 5 contains 10.4 acres as per survey of R. P. Bitler, PLS, dated November 7, 2005, and revised on December 7, 2005.

The above described parcel is taken under and subject to the minimum building setback line and all other notations on the Subdivision.

Decreeing that you, the said Defendant, are and shall forever be barred from asserting any right, title, interest or claim in the above-described property inconsistent with the interest or claim of the Plaintiff, their heirs or assigns, unless you, the Defendant, or any of you shall within thirty (30) days from the date of said Order bring an action of ejectment or take appropriate legal action to assert any such right, title, interest or claim

NOTICE

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense 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 any further

notice for the 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 A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MERCER COUNTY LAWYERS' REFERRAL SERVICE
c/o Mercer County Bar Association
P.O. Box 1302
Hermitage, PA 16148
(724) 342-3111

Gregory D. Metrick, Esquire
Stranahan, Stranahan & Cline
Attorneys for Plaintiff
101 S. Pitt St., P.O. Box 206
Mercer, PA 16137
(724) 662-4330
MCLJ – June 13, 2023

Notice:

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION
2023-399A

IN RE: ADOPTION OF SCARLETT CAROLINE ROSE MADDEN
PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS
NOTICE OF HEARING (23 Pa. C.S.A. §2513)

TO AMANDA MARIE MADDEN and ALEX STARK

NOTICE IS HEREBY GIVEN that on May 11, 2023 Cheryl and Michael Reed filed a Petition for Involuntary Termination of Parental Rights asking the court to put an end to all rights you have to your child, Scarlett Caroline Rose Madden. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Mercer County Court of Common Pleas, Mercer County Courthouse, Mercer Pennsylvania, 16137 in Courtroom 2 on July 14, 2023 at 1:30 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

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

Submitted by:
David E. Wenger III, Esq.
Wenger Law
4051 Windsor Road
Boardman, OH 44512
724-332-6138
Attorney for Petitioner
MCLJ – June 13, 2023

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA CIVIL DIVISION

NO: 2023-1190

FLAGSTAR BANK, N.A., F/K/A FLAGSTAR BANK, FSB vs. THOMAS VREELAND, AS SURVIVING HEIR OF THOMAS M.

VREELAND, SR., DECEASED, JENNIFER VREELAND, AS SURVIVING HEIR OF THOMAS M. VREELAND, SR., DECEASED, BRYAN VREELAND, AS SURVIVING HEIR OF THOMAS M. VREELAND, SR., DECEASED, MICHAEL VREELAND, AS SURVIVING HEIR OF THOMAS M. VREELAND, SR., DECEASED, UNKNOWN SURVIVING HEIRS OF THOMAS M. VREELAND, SR., DECEASED, MARGARITE FOSTER, AS SURVIVING HEIR OF THOMAS M. VREELAND, SR., DECEASED,

NOTICE

TO THE DEFENDANTS:

You are hereby notified Flagstar Bank, N.A., f/k/a Flagstar Bank, FSB, has filed a Complaint in Mortgage Foreclosure with regard to 1312 Petersburg Road, Hadley, PA 16130, endorsed with a Notice to Defend, against you at No. 2023-1190 in the Civil Division of the Court of Common Pleas of Mercer County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Mercer County Sheriff.

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 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 OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Mercer County Lawyer Referral Service
Lawyers Referral Service
c/o Mercer County Bar Association
P.O. Box 1302
Hermitage, PA 16148
(724) 342-3111

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521
MCLJ – June 13, 2023

Legal Notice By MARYJO BASILONE DEPRETA Register of Wills of Mercer County, PA

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from **July 3, 2023**, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL ACCOUNT OF ESTATES

2019-609 Shawgo, Ruth N. aka Shawgo, Ruth Naomi, deceased; Douglas Roger Shawgo, Executor

- 2021-74 Firlre, Martha Larue, deceased; Bonnie Firlre, Executrix
- 2021-734 Pric, Robert A., deceased; Sharie D. DeVore, Executrix
- 2021-979 Dickey, Rod Eric aka Dickey, Rod E., deceased; Dianne M. Cynkar-Dickey, Administratrix
- 2022-580 Miller, Alan D. II aka Miller, Alan Dale, II aka Miller, Alan D., deceased; Kathy L. Peterson, Administratrix

MCLJ – June 6, 13, 20, 27, 2023

SHERIFF'S SALE MONDAY JULY 10, 2023 10:00 AM MERCER COUNTY SHERIFF'S OFFICE 205 S ERIE ST, MERCER PA 16137 MERCER COUNTY

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Mercer County, Pennsylvania, there will be exposed to SALE by public auction in the Office of the Sheriff of Mercer County, 205 S. Erie St., Mercer, Pa at the stated time and date, the following described real estate, subject to the TERMS OF SALE, as follows:

WRIT OF EXECUTION NO. 2022-02508

HILL WALLACK LLP
PLAINTIFF'S ATTORNEY
APRIL 21, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PAUL G. LIGHTNER IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. Twenty-Seven (27) in the Plan of Lots as laid out by James Pierce on the Clark Farm, said Lot No. 27, herein conveyed, being more specifically bounded and described as follows:

ON the North by a street called Twitmyer Avenue; on the East by Lot No. 28 in said Plan, now or formerly of John B. Murray, et al; on the South by land now or formerly of Russell Wishart; and on the West by Lot No. 26 in said Plan, now or formerly of Nora Murray.

PROPERTY ADDRESS: 542 Twitmyer Ave, Sharpville, PA 16150

TAX ID: 11-132.061

BEING the same premises which Paul G. Lightner and Kimberly L. Lightner by deed dated September 21, 2019 and recorded October 22, 2019 in the Recorders Office for Mercer County, Pennsylvania, as Instrument No. 2019-00009107 granted and conveyed unto Paul G. Lightner.

LOCATION - 542 TWITMYER AVENUE, HERMITAGE PA 16148

JUDGMENT - \$126,043.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PAUL G. LIGHTNER AT THE SUIT OF THE PLAINTIFF BANKUNITED N.A.

WRIT OF EXECUTION NO. 2022-02544

HLADIK ONORATO & FEDERMAN LLP
PLAINTIFF'S ATTORNEY
APRIL 17, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST

AND CLAIM OF THE DEFENDANT (S) STEPHEN F. FOX, II IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Greenville, Mercer County, Commonwealth of Pennsylvania, and being more particularly bounded and described as follows:

BOUNDED on the North by Clinton Street; on the East by lot of Taylor, formerly Mitchell; on the South by lot of Young, formerly Gaiser; and on the West by lot of Smith, formerly Redfoot; and being sixty (60) feet wide on Clinton Street, and extending back of uniform width one hundred twenty (120) feet.

BEING THE SAME PREMISES which Stephen F. Fox II and Amber M. Fox, by Deed dated July 24, 2018 and recorded on August 21, 2018, in the Mercer County Recorder of Deeds Office as Instrument No. 2018-00007496, granted and conveyed unto Stephen F. Fox II.

Being Known as 221 Clinton Street, Greenville, PA 16125

Parcel I.D. No. 55-520-115

JUDGMENT - \$ 73,543.74

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEPHEN F. FOX, II AT THE SUIT OF THE PLAINTIFF UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII

**WRIT OF EXECUTION
NO. 2021-02992**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
MARCH 30, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THE UNKNOWN HEIRS OF DOROTHY M. SCHEPP, DECEASED AND WILLIAM ROBBINS SOLELY IN HIS CAPACITY AS HEIR OF DOROTHY M. SCHEPP, DECEASED IN AND TO:

PARCEL ONE: All that certain piece or parcel of land situate in the Township of Lackawannock, Mercer County, Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING AT A POINT IN THE CENTER LINE OF THE GREENFIELD-CHARLESTON ROAD AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PIECE OR PARCEL OF LAND, SAID PLACE OF BEGINNING BEING LOCATED NORTH 1 DEGREE 45 MINUTES WEST, A DISTANCE OF 371.5 FEET FROM THE SOUTHEAST CORNER OF LANDS OF EARL SHIPTON ET UX, THENCE NORTH 1 DEGREE 45 MINUTES WEST ALONG THE CENTER LINE OF SAID GREENFIELD- CHARLESTON ROAD, A DISTANCE OF 80 FEET TO A POINT; THENCE SOUTH 88 DEGREES 15 MINUTES WEST ALONG THE SOUTH LINE OF LANDS NOW OR FORMERLY OF JAMES SHIPTON, A DISTANCE OF 156 FEET TO A POINT; THENCE SOUTH 1 DEGREE 45 MINUTES EAST ALONG LANDS NOW OR FORMERLY OF EARL SHIPTON ET UX, A DISTANCE OF 80 FEET TO A POINT; THENCE NORTH 88 DEGREES 15 MINUTES EAST ALONG LANDS NOW OR FORMERLY OF SAID EARL SHIPTON ET UX, A DISTANCE OF 156 FEET TO THE PLACE OF BEGINNING. IN ACCORDANCE WITH

A SURVEY BY JOSEPH HARRIS, ENGINEER, DATED JULY 24, 1957.

Parcel Two: All that certain piece or parcel of land situate in Lackawannock Township, Mercer County, Commonwealth of Pennsylvania, ing more particularly bounded and described as follows, to wit:

BEGINNING AT THE NORTHEAST CORNER, WHICH POINT OF BEGINNING IS THE NORTHWEST CORNER OF OTHER LANDS OWNED BY FIRST PARTY SITUATE ON THE WEST SIDE OF THE CHARLESTON-GREENFIELD ROAD; THENCE FROM SAID PLACE OF BEGINNING, SOUTH 87 DEGREES 30 MINUTES WEST, A DISTANCE OF 101.39 FEET; THENCE SOUTH 5 DEGREES 00 MINUTES EAST, A DISTANCE OF 80.07 FEET; THENCE NORTH 87 DEGREES 30 MINUTES EAST, A DISTANCE OF 97.87 FEET, THENCE ALONG THE WEST LINE OF OTHER LANDS OF FIRST PARTY, NORTH 2 DEGREES 30 MINUTES WEST, A DISTANCE OF 80.07 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 787 GREENFIELD ROAD, MERCER, PA 16137 PROPERTY ID NUMBER: 15 173 023

BEING THE SAME PREMISES WHICH DOROTHY M. SCHEPP, WIDOW, EXECUTRIX OF THE ESTATE OF WILLIAM C. ROBBINS, LATE BY DEED DATED 3/12/2009 AND RECORDED 4/16/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT # 2009-00003636, GRANTED AND CONVEYED UNTO DOROTHY M. SCHEPP, WIDOW.

JUDGMENT - \$ 76,384.42
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THE UNKNOWN HEIRS OF DOROTHY M. SCHEPP, DECEASED AND WILLIAM ROBBINS SOLELY IN HIS CAPACITY AS HEIR OF DOROTHY M. SCHEPP, DECEASED AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

**WRIT OF EXECUTION
NO. 2022-03108**

LEOPOLD & ASSOCIATES PLLC
PLAINTIFF'S ATTORNEY
MARCH 22, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) NORMAN MATVEY AND ROSE MATVEY IN AND TO:

PARCEL 1:

ALL that certain piece or parcel of land situate in Hermitage, Mercer County, Pennsylvania, being known and numbered as Lot No. 91 in the River-view Plan of Lots, which Plan is recorded in the Recorder's Office of Mercer County in Plan Book 2, Page 43, being more particularly bounded and described as follows:

On the South by Carley Avenue; on the West by Lot No. 92 in said Plan; on the north by a 12 foot alley; having a frontage on Carley Avenue of 50 feet and extending northward, of union width, a distance of 134 feet to said first mentioned alley.

Said piece or parcel of land having erected thereon a one and one-half story frame dwelling house.

PARCEL 2:

ALL that certain piece or parcel of land situate in Hermitage, Mercer County, Pennsylvania. Being known and numbered as Lot No. 90 in the River-view Plan of Lots, which Plan is recorded in the Recorder's Office of Mercer County in Plan Book 2, Page 43, and being bounded and described as follows:

On the north by a 12 foot alley, for a distance of 50 feet; on the east by Lot No. 89 in said Plan, for a distance of 134 feet; on the south by Carley Avenue, for a distance of 50 feet; and on the west by a 12 foot alley, for a distance of 134 feet.

PARCEL 3:

ALL that certain piece or parcel of land situate in Hermitage, Mercer County, Pennsylvania, being known and numbered as Lot No. 92 in the River-view Plan of Lots as surveyed by J. Fred Thomas, Engineer, on May 17, 1917, said lot being more fully bounded and described as follows:

On the north by Lot No. 93 in said Plan; on the east by a 12 foot alley; on the south by Lot No. 91 in said Plan; and on the west by Carley Avenue; having a frontage on Carley Avenue of 50 feet and a depth of 134 feet.

BEING the same property which Rose Matvey and Norman L. Matvey, her husband, deeded to Rose Matvey and Norman L. Matvey, her husband, with the Deed being executed on May 14, 1992, and deed recorded on May 18, 1992, in Book 120, Page 2292.

The improvements thereon being known as 846 S. Darby Road South, Hermitage, PA 16148.

TAX PARCEL NO.: 12-159-337

TAX CONTROL NO. 12-12870

JUDGMENT - \$117,413.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NORMAN MATVEY AND ROSE MATVEY AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CVI LCF MORTGAGE LOAN TRUST I

**WRIT OF EXECUTION
NO. 2023-00109**

LEOPOLD & ASSOCIATES PLLC
PLAINTIFF'S ATTORNEY
MARCH 20, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GEORGE R. PORTER IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, known as 439 North Street, Sharon, PA 16146, and being more specifically described as follows:

BEGINNING at the southwest corner on the northerly line of North Street, at its intersection with the westerly line of a twelve foot alley; thence west along the northerly line of North Street, a distance of 25 feet; thence north a distance of 71.89 feet to the southerly line of the Samuel Watson Addition; thence east along the southerly line of the Samuel Watson Addition a distance of 25.37 feet to a point in the westerly line of the aforesaid 12 foot alley; thence south along the west line of said alley, a distance of 71.69 feet to a point and the place of beginning.

BEING THE SAME PROPERTY distributed to James F. Longstreth, who has since died, and first party, husband and wife by Decree entered June 25, 1988, and recorded at 88 DR 6013 Mercer County Recorders, subject to interest of Robert Frederick Ernst, single, purchaser under Article of Agreement dated May 7, 1987, recorded at 87 DR 8424, he having breached the agreement, abandoned the property and since died. The property was subsequently sold at public tax sale for non-payment of 1991 taxes on November 22, 1993, see deed of Mercer County Tax Claim Bureau Dated February 28, 1994 recorded at 94 DR 03716 to Eastlake Development Corp. who then conveyed to Perry Real Estate Investment Corp. by deed dated December 19, 2000, recorded at 00-19129, who in turn sold to George R. Porter. The Deed to George R. Porter is dated June 21, 2005 and was recorded on July

18, 2005 in Instrument No. 2005-00011129.

BEING THE SAME PROPERTY which Bertha I. Longstreth, Widow, deeded to George R. Porter on June 17, 2005, with said Deed being recorded on July 18, 2005, in Instrument No. 2005 - 00011130. The purpose of this deed was to convey any interest that Bertha I. Longstreth, the sole surviving prior owner had at the time of the tax sale, to confirm the same even though the six year statute of limitations to dispute proper notice thereof has expired.

BEING Tax Parcel No. 2N90C

BEING known as known as 439 North Street, Sharon, PA 16146

JUDGMENT - \$ 20,877.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GEORGE R. PORTER AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
**WRIT OF EXECUTION
NO. 2022-02218**

LOGS LEGAL GROUP LLP
PLAINTIFF'S ATTORNEY
APRIL 25, 2023
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 DOROTHY E. BOWSER A/K/A DOROTHY BOWSER, DECEASED IN AND TO:
PARCEL ONE:

ALL that certain piece or parcel of land situate in Otter Creek Township, Mercer County, Pennsylvania, being known and designated as Lot No. 3 of the Kenneth D. and Alice A. Shilling Subdivision Section "B", according to survey of R. P. Bittler, P.L.S., dated June 20, 1986, and recording in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, at 86 P/L 6084-100, being more particularly bounded and described as follows:

BEGINNING at the southwest corner of premises herein described, thence North 6 degrees 14 minutes East along lands now or formerly of R. Victor Stumick et ax, a distance of 274.34 feet to an iron pin; thence South 78 degrees 25 minutes East along Lot No. 2 of said plan, a distance of 347.66 feet to an iron pin; thence South 7 degrees 30 minutes West along lands now or formerly of John A. Bowser, Dorothy Bowser and Ronald M. Bowser, a distance of 99.00 feet to an iron pin; thence South 85 degrees 35 minutes East along same, a distance of 153.82 feet to a point in the center line of Legislative Route 43045, also known as Donation Road; thence South 7 degrees 23 minutes West along said road, a distance of 131.87 feet to an iron pin; thence North 85 degrees 37 minutes West along lands now or formerly of Thomas Strosser, a distance of 495.25 feet to an iron pin, the point and place of beginning.

PARCEL TWO:

ALL that certain piece or parcel of land situate in Otter Creek Township, County of Mercer and Commonwealth of Pennsylvania, same being bounded and described as follows:

BEGINNING at the northeast corner of the land herein described on the west side of a public road known as the Donation road; thence in a southerly direction along the west

side of said Donation road, a distance of five (5) perches to a point; thence in a westerly direction along lands now or formerly of Sewell, a distance of eight (8) perches to a point; thence in a northerly direction along lands now or formerly of Sewell, a distance of six perches to a point; thence in an easterly direction along lands now or formerly of Sewell, a distance of eight (8) perches, to a point, the place of beginning.

This deed is executed under and subject to any zoning regulations, the minimum building setback line, right of way line and other restrictions as shown on the recorded plan or prior documents of record and any rights that may exist on said land for electric lines, telephone lines, gas lines, water lines, pipe lines, sewer lines, cable lines, public highways and facilities used therewith, if such rights now exist thereon. This deed is executed under and subject to all rights on the said land for public utilities, including, but not limited to those aforesaid.

Parcel No. 20-071-021-000 and Parcel No. 20-071-021-003

LOCATION - 461 DONATION ROAD, GREENVILLE PA 16125

JUDGMENT - \$154,957.25

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 DOROTHY E. BOWSER A/K/A DOROTHY BOWSER, DECEASED AT THE SUIT OF THE PLAINTIFF

WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF SOUTHSIDE NSP 2018-1 TRUST

WRIT OF EXECUTION NO. 2020-00121

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY MARCH 15, 2023 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHANNING D. BURNETT AND HEATHER K. SCHMIDT IN AND TO:

All that certain piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, being known and numbered as Lot No. 2 of the John A. and Laura V. Recher subdivision as approved by the Mercer County Regional Planning Commission and recorded in 1979 PL 104, said land being further bounded and described as follows, to-wit:

On the North by other lands of John A. and Laura V. Recher for a distance of 265 feet; on the East by other lands of John A. and Laura V. Recher for a distance of 193 feet; on the South by other lands at John A. and Laura V. Recher for a distance of 265 feet; and, on the West by the centerline of a public road known as Maple Road (L. R. 43095) a distance of 193 feet.

Containing 1.17 acres.

SUBJECT PROPERTY ADDRESS: 25 Maple Road, Greenville, PA 16125

Being the same property conveyed to Charming D. Burnett and Heather K. Schmidt, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Larry D. Cramer and Joanne I. Cramer, husband and wife, dated April 6, 2012, recorded April 10, 2012, at Document

ID 2012-00004449, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 31 055 003

JUDGMENT - \$154,160.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHANNING D. BURNETT AND HEATHER K. SCHMIDT AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK

WRIT OF EXECUTION NO. 2020-00671

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY MARCH 14, 2023 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LIDIA D. CORNELIO AKA LIDIA CORNELIO IN AND TO:

All that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being Lot No. 30 in the Plan "A" of the D. C. Stambaugh Plan of Lots, together with the Western seven and one-half (7 1/2) feet of an alley bordering said land on the East, which said alley has been vacated by an ordinance of the City of Sharon since the recording of said plan, the land herein conveyed being more specifically bounded and described as follows:

On the North by Lots No. 25 and 26 in said Plan; on the East by Lots Nos. 46, 47 and 48 in said Plan; on the South by Linden Street; and on the West by Lot No. 29 in said Plan; having a frontage of forty-nine and four tenths (49.4) feet on said Linden Street, a width of fifty-six and five tenths (56.5) feet on the North line and a depth of one hundred forty-one and five tenths (141.5) feet.

SUBJECT PROPERTY ADDRESS: 819 Linden Street, Sharon, PA 16146

Being the same property conveyed to Lidia D. Comelio, unmarried who acquired title by virtue of a deed from Carl A. Sizer, II and Candace D. Sizer, husband and wife, dated October 26, 2012, recorded November 1, 2012, at Document ID 2012-00015496, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 069 013620

JUDGMENT - \$ 52,543.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LIDIA D. CORNELIO AKA LIDIA CORNELIO AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

WRIT OF EXECUTION NO. 2022-02613

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY MARCH 15, 2023 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOYCE D. EARL AKA JOYCE DARLENE EARL IN AND TO:

All that certain piece, parcel or lot of land situate, lying and being in Wilmington Township, Mercer County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the center line of a public road, known as Bethel Road, which point is the Northeast corner of herein described property, which point is the intersection of the center line of said Bethel Road with the South line of property now or formerly of Shaffer & McBurney; thence South 1 degrees 30 minutes East, 200 feet along the center line of said road to a point; thence North 56 degrees 33 minutes West,

320.67 feet along the other lands now or formerly of Shaffer & McBurney to a point; thence North 1 degrees 30 minutes West, 200 feet along other property now or formerly of Shaffer & McBurney to a point; thence South 56 degrees 33 minutes East, 320.67 feet to a point in the center line of Bethel Road, the place of beginning.

SUBJECT PROPERTY ADDRESS: 101 Bend Road, New Wilmington, PA 16142

Being the same property conveyed to Joyce D. Earl, single who acquired title by virtue of a deed from Joyce Darlene Earl, Executor of the Estate of George R. Seila, deceased, dated May 21, 2019, recorded October 1, 2019, at Document ID 2019-00008376, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 32 213 008

JUDGMENT - \$ 66,494.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOYCE D. EARL AKA JOYCE DARLENE EARL AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

WRIT OF EXECUTION NO. 2018-02928

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY APRIL 11, 2023 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LEROY C. ARMSTRONG, IV IN AND TO:

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

COMMENCING AT A POINT IN THE CENTER OF THE ENTERPRISE ROAD ADJOINING LAND NOW OR FORMERLY OF JACK BREESE; THENCE IN AN EASTERLY DIRECTION ALONG THE CENTER LINE OF THE SAID ROAD 14 RODS TO THE PLACE OF BEGINNING; THENCE IN A SOUTHERLY DIRECTION AT RIGHT ANGLES TO SAID ROAD A DISTANCE OF 15 RODS BY LAND NOW OR FORMERLY OF JAMES H. HINDMAN; THENCE EASTWARDLY AND PARALLEL WITH SAID ROAD BY OTHER LANDS NOW OR FORMERLY OF JAMES H. HINDMAN A DISTANCE OF 32 RODS; THENCE NORTHWARDLY BY OTHER LANDS NOW OR FORMERLY OF JAMES H. HINDMAN AT RIGHT ANGLES TO SAID ROAD A DISTANCE OF 15 RODS TO CENTER OF SAID ROAD; THENCE WESTWARDLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 32 RODS TO THE PLACE OF BEGINNING; CONTAINING THREE ACRES OF LAND MEASURE.

BEING IDENTIFIED AS MERCER COUNTY MAP NO. 22-207-080, AND MORE COMMONLY KNOWN AS 1106 ENTERPRISE ROAD, GROVE CITY, PENNSYLVANIA 16127.

BEING KNOWN AS: 1106 ENTERPRISE ROAD, GROVE CITY, PENNSYLVANIA 16127

BEING THE SAME PREMISES WHICH HELEN L. ESHELMAN, A WIDOW BY DEED DATED SEPTEMBER 8, 2014 AND RECORDED SEPTEMBER 11, 2014 IN INSTRUMENT NUMBER 2014-00009378, GRANTED AND CONVEYED UNTO LEROY C. ARMSTRONG, IV.

TAX I.D. #: 22-207-080

JUDGMENT - \$144,465.01

SEIZED AND TAKEN IN EXECUTION AS

THE PROPERTY OF THE DEFENDANT (S) LEROY C. ARMSTRONG, IV AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

WRIT OF EXECUTION NO. 2022-02044

POWERS KIRN LLC PLAINTIFF'S ATTORNEY APRIL 12, 2023 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 RONALD B. HAUN, SR., DECEASED, STEPHANIE LYNN LENGYEL, SOLELY IN HER CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, RONALD BLAKE HAUN, JR., SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, AND JAMES WILLIAM HAUN, SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED

IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HICKORY/NKA CITY OF HERMITAGE COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NUMBER THIRTY-FOUR (34) IN, THE SNYDER BROTHERS PLAN OF LOTS, SECTION A -B -C, REVISED, AS RECORDED IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK 7, PAGE 4, AND SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY A PORTION OF SNYDER BROTHERS PLAN, SECTION A, A DISTANCE OF ONE HUNDRED (100) FEET; ON THE EAST BY LOT NUMBER THIRTY-THREE (33) IN THE SNYDER BROTHERS PLAN, SECTION A-B-C, REVISED, A DISTANCE OF TWO HUNDRED (200) FEET; ON THE SOUTH BY THE NORTH LINE OF PLEASANT DRIVE, A DISTANCE OF ONE HUNDRED (100) FEET; AND ON THE WEST BY LOT NUMBER THIRTY-FIVE (35) IN THE SNYDER BROTHERS PLAN, SECTION A-B-C, REVISED, A DISTANCE OF TWO HUNDRED (200) FEET.

BEING THE SAME PREMISES which Ronald B. Haun, Sr., Trustee of the Ronald B. Haun, Sr. Trust Dated August 7, 2015, by Deed dated 1/3/2020 and recorded in the Office of the Recorder of Deeds of Mercer County on 2/19/2020 in Instrument No. 2020-00001546 granted and conveyed unto Ronald B. Haun, Sr..

Ronald B. Haun, Sr. departed this life on 5/6/2020.

BEING known as 3745 Pleasant Drive, Hermitage, Pennsylvania 16148

PARCEL # 12-239-151

JUDGMENT - \$136,219.14

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 RONALD B. HAUN, SR.,

DECEASED, S'TEPHANIE LYNN LENGYEL, SOLELY IN HER CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, RONALD BLAKE HAUN, JR., SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, AND JAMES WILLIAM HAUN, SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2022-03104**

POWERS KIRN LLC PLAINTIFF'S ATTORNEY
FEBRUARY 8, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN JOSEPH PODLEYON AND TERESA A. PODLEYON IN AND TO:

ALL THAT TRACT OF LAND IN PINE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO 10 OF THE J. GLENN WILMER-GLENORA HEIGHTS PLAN OF LOTS AS RECORDED IN THE RECORDERS OFFICE OF MERCER COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF ORA STREET AT THE NORTHEAST CORNER OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 6° 56' WEST BY LOT NO. 9, 165.00 FEET; THENCE NORTH 83° 04' WEST BY OTHER LANDS OF J. GLENN WILMER, 130.00 FEET; THENCE NORTH 6° 56' EAST BY LOT NO. 11, 165.00 FEET TO A POINT ON THE SOUTH SIDE OF ORA STREET; THENCE SOUTH 83° 04' EAST BY THE SOUTH SIDE OF ORA STREET, 130.00 FEET TO THE PLACE OF BEGINNING.

THIS CONVEYANCE BEING SUBJECT TO A CERTAIN 15 FOOT EASEMENT FOR UTILITIES ALONG SAID ORA STREET, AND ALSO A CERTAIN 10 FOOT EASEMENT ALONG THE WESTERN AND SOUTHERN BOUNDARIES OF SAID LOT AND AS SHOWN ON SAID RECORDED PLAN.

THE ABOVE LOT IS SOLD SUBJECT TO THE COVENANTS, RESTRICTIONS AND LIMITATIONS BINDING ON THE VENDEES, THEIR HEIRS AND ASSIGNS, FOR 25 YEARS FORM THE DATE OF THIS DEED, AND THEREAFTER FROM YEAR TO YEAR UNTIL SUSPENDED OR REVOKED BY WRITTEN AGREEMENT OF THE OWNERS IMMEDIATELY ADJACENT THERETO, WHICH RESTRICTIONS ARE:

FIRST: NO BUILDING SHALL BE ERECTED ON SAID LOT EXCEPT A DWELLING HOUSE AND ONE NECESSARY OUTBUILDING. NO PORTION OF SUCH DWELLING OR OUTBUILDING, EXCLUSIVE OF AN OPEN PORCH TO BE BUILT WITHIN 30 FEET OF SAID AFOREMENTIONED 50 FOOT STREET, SAID SWELLING HOUSE TO COST NOT LESS THEN \$25,000.00 BASED ON 1975 VALUES SHOWN OR COMPLIED IN ACCORDANCE WITH THE TABLES OF THE UNITED STATES DEPARTMENT OF COMMERCE. ANY DWELLING TO BE ERECTED NOT LESS THAN TEN

FEET FROM THE ADJOINING PROPERTY LINE, AND PROVIDED THAT ANY GARAGE BUILDING, IF IN THE REAR OF THE DWELLING MAY BE WITHIN THREE FEET OF ANY PROPERTY LINE.

SECOND: NO GARAGE, BASEMENT OR OTHER BUILDING BUT THE MAIN DWELLING SHALL BE USED FOR HUMAN HABITATION.

THIRD: THERE SHALL BE NO TRAILERS, OUTSIDE JUNK OR JUNK YARD OR SIMILAR USE AT ANY TIME AND GRANTEES SHALL KEEP SAID LOT REASONABLY MOWED.

FOURTH: NO SEPTIC TANK SHALL BE ERECTED, EXCEPT BEING IN COMPLIANCE WITH THE PENNSYLVANIA HEALTH REGULATIONS.

THE GRANTEES BY THE ACCEPTANCE OF THIS DEED ASSUME THE EXPENSE OF OPENING AND CLOSING THE DITCH FOR ELECTRIC AND TELEPHONE LINES EXTENDING FORM THE MAIN SERVICE LINE TO A HOUSE ON THIS LOT.

THIS DEED IS EXECUTED UNDER AND SUBJECT TO ANY ZONING REGULATION, THE MINIMUM BUILDING SETBACK LINE, RIGHT OF WAY LINE AND OTHER RESTRICTIONS AS SHOWN ON THE RECORDED PLAN OR DEEDS OF RECORD.

THIS DEED IS EXECUTED UNDER AND SUBJECT TO ANY RIGHTS THAT MAY EXIST ON SAID LAND FOR ELECTRIC LINES, TELEPHONE LINES, GAS LINES, WATER LINES, PIPE LINES, SEWER LINES, CABLE LINES, PUBLIC HIGHWAYS AND FACILITIES USED HEREWITH, IF THERE NOW BE ANY SUCH RIGHTS THEREON. THIS DEED IS EXECUTED UNDER AND SUBJECT TO ALL RIGHTS ON THE SAID LAND FOR PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO, THERE AFORESAID.

BEING THE SAME PREMISES which John Joseph Podleyon, by Deed dated 12/14/2010 and recorded in the Office of the Recorder of Deeds of Mercer County on 12/21/2010 in Instrument No. 2010-00013017, granted and conveyed unto John Joseph Podleyon and Teresa A. Podleyon.

BEING known as 28 East Glenora Drive f/k/a 28 East Ora Drive, Grove City, Pennsylvania 16127

PARCEL # 22-205-044

JUDGMENT - \$110,880.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN JOSEPH PODLEYON AND TERESA A. PODLEYON AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2023-00233**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY
MARCH 31, 2023
LEVIED ON THE FOLLOWING

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

ALL that certain lot or piece of ground, situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, marked and numbered as Lot No. 335 in the Farrell Realty Company's Plan of Lots, located on the South side of Washington Street, and having a frontage thereon of 30 feet and a depth of 123.87 feet to an alley 20-foot wide.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions,

restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING ERECTED THEREON A RESIDENTIAL DWELLING KNOWN AND NUMBERED AS: 1217 WASHINGTON STREET, FARRELL, PA 16121

Parcel #: 52-428-396

BEING THE SAME PREMISES WHICH Nicole M. Smith, by Deed dated January 12, 2015, and recorded January 14, 2015 in the Office of the Recorder of Deeds, Mercer County, Pennsylvania, Instrument No. 2015-00000387, granted and conveyed unto Gordon M. Somerset.

JUDGMENT - \$ 26,112.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GORDON M. SOMERSET AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2023-00179**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC PLAINTIFF'S ATTORNEY
APRIL 17, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RODNEY A. SCHILLING A/K/A ROD A. SCHILLING AND RENE SCHILLING IN AND TO:

All that certain lot or piece of ground situate in the Borough of Greenville, County of Mercer and Commonwealth of Pennsylvania, being Lot No. 80 in the Laird-Camp Addition, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book Volume 1, Page 22, being more particularly described as follows, to wit:

PARCEL NO.1:

BEGINNING at a point on the East side of Lancaster Avenue, which point of beginning is 77.38 feet running Southerly along the East side of Lancaster Avenue from the Easterly side of York Street; thence North 38° 29' East a distance of 120 feet to a point; thence South 51°21' East a distance of 50 feet to a point; thence South 38° 29' West a distance of 120 feet to Lancaster Avenue; thence North 51° 31' West along the East side of Lancaster Avenue a distance of 50 feet to a point, which point is the place of beginning.

PARCEL NO. 2:

BEGINNING at a point on the East side of Lancaster Avenue, which point of beginning is distant 127.38 feet running Southerly along the Easterly side of Lancaster Avenue from York Street; thence North 38° (erroneously referred to in prior instruments as North 18°) 29' East a distance of 120 feet, along the first parcel of land described in this deed; thence South 51° 31' East a distance of 4.52 feet to a point; thence South 38° 29' West a distance of 120 feet along land now or formerly of Carl Procnor and wife, to Lancaster Avenue; thence North 51° 31' West along the East side of Lancaster Avenue a distance of 4.75 feet to a point, which point is the place of beginning.

BEING designated as Tax Parcel No. 55-529-102 in the Deed Registry Office of Mercer County, Pennsylvania.

PROPERTY ADDRESS:

3 LANCASTER AVENUE
GREENVILLE, PA, 16125

PARCEL NUMBERS: 55-529-102

BEING KNOWN AS: 3 LANCASTER AVENUE GREENVILLE, PA 16125

BEING PROPERTY ID: 55-529-102

TITLE TO SAID PREMISES IS VESTED IN ROD A. SCHILLING AND RENE SCHII LING, HUSBAND AND WIFE BY DEED FROM THE JOSEPH W. RILEY AMD LULU J. RILEY REVOCABLE LIVING TRUST DATED 08/03/2001 RECORDED 02/06/2002 NO. 2002-002812.

JUDGMENT - \$ 5,894.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEPENDANT (S) RODNEY A. SCHILLING A/K/A ROD A. SCHILLING AND RENE SCHILLING AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2020-01587**

WILLIAM J MADDEN PLAINTIFF'S ATTORNEY
APRIL 18, 2023 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) FRANCIS L. HARKLESS IN AND TO:

ALL THAT CERTAIN LAND SITUATE IN SHENANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA BEING LOT NO. 1 OF RAYMOND HARKLESS SUBDIVISION AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN THE CENTER LINE OF MITCHELL ROAD, SAID POINT BEING AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF CHARLES MITCHELL, SAID POINT NORTH 56° 48' WEST, A DISTANCE OF 167.90 FEET TO A POINT ON LANDS NOW OR FORMERLY OF RAY H. HARKLESS, ET UX; THENCE NORTH 6° 30' EAST , A DISTANCE OF 399.56 FEET ALONG THE SAID OTHER LAND NOW OR FORMERLY OF RAY H. HARKLESS ET UX, A DISTANCE OF 150 FEET TO A POINT; THENCE SOUTH 6° 30' WEST, ALONG LAND NOW OR FORMERLY OF CHARLES MITCHELL, A DISTANCE OF 475.00 FEET TO A POINT, THE PLACE OF BEGINNING.

LOCATION - 322 MITCHELL ROAD, WEST MIDDLESEX PA 16159

JUDGMENT - \$ 20,321.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FRANCIS L. HARKLESS AT THE SUIT OF THE PLAINTIFF SHENANGO TOWNSHIP MUNICIPAL AUTHORITY

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 – June 13, 20, 27, 2023