

Mercer County Law Journal

Digital Edition

February 18, 2025

VOL. 40 - ISSUE 7

(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

CLARKE, JANET L. a/k/a CLARKE, JANET LOUISE

2025-80

Late of Hermitage, Mercer Co., PA
Executor: John A. Clarke, II, 846 S. Buhl Farm Drive, Hermitage, PA 16148
Attorney: David A. Ristvey
MCLJ – February 18, 25, March 4, 2025

COURSEN, ETTA M.

2023-795

Late of Grove City Boro, Mercer Co., PA
Administrator: James D. Coursen, Jr., 5524 Pittsburgh Rd., Harrisville, PA 16038
Attorney: Joseph H. Keebler, Jr., 1030 Liberty St., Franklin, PA 16323 (814) 432-2181
MCLJ – February 18, 25, March 4, 2025

DURISKO, JOHN

2025-71

Late of Hermitage, Mercer Co., PA
Executor: John M. Durisko a/k/a John Mark Durisko, 230 N. Crescent Dr., Hermitage, PA 16148
Attorney: Wade M. Fisher
MCLJ – February 18, 25, March 4, 2025

HETTICK, RHODA L. a/k/a HETTICK, RHODA LORRAINE a/k/a HETTICK, RHODA

2025-84

Late of Sandy Lake, Mercer Co., PA
Executor: Kelly J. Hettick, 9874 Cleveland Rd., Creston, OH 44217
Attorney: Carolyn E. Hartle
MCLJ – February 18, 25, March 4, 2025

MUNNELL, FREDERICK H. a/k/a MUNNELL, FREDERICK

2025-75

Late of Fredonia Boro, Mercer Co., PA
Executor: Elliott C. Triff, 709 S. Villa Avenue, Villa Park, IL 60181
Attorney: Douglas Watson
MCLJ – February 18, 25, March 4, 2025

ROACH, DOROTHY MARIE a/k/a ROACH, DOROTHY H. a/k/a GLASER, DOROTHY H.

2025-85

Late of S. Pymatuning Twp., Mercer Co., PA
Executrix: Kerry Lynn Glaser Tadic a/k/a Kerry Lynn Glaser, 15610 Van Aken Blvd. #23, Shaker Heights, OH 44120
Attorney: James Nevant, II
MCLJ – February 18, 25, March 4, 2025

SOBEY, MARY a/k/a SOBEY, MARY N.

2025-81

Late of Hermitage, Mercer Co., PA
Executrix(s): Margaret A. Sobey, 24270 East

Wyoming Pl., Aurora, CO 80018; Karen Presley, 40 Burrington Heights, Conneaut, OH 44030

Attorney: David A. Ristvey

MCLJ – February 18, 25, March 4, 2025

SWARTZ, HILDEGUNDE ELIZABETH a/k/a SWARTZ, HILDEGUNDE E.

2025-83

Late of Coolspring Twp., Mercer Co., PA
Executor: Jeffrey R. Swartz, 816 Santmyer Drive, Leesburg, VA 20175
Attorney: James A. Stranahan, IV

WAREHAM, PATRICIA ANN a/k/a WAREHAM, PATRICIA A. a/k/a WAREHAM, PATRICIA

2025-74

Late of Greenville Boro, Mercer Co., PA
Administrator/trix: Donald C. Wareham, 122 Bethany Drive McMurray, PA 15317; Doreen L. Dic, 207 Lytle School Road Sandy Lake, PA 16145; Shane M. Wareham, 185 Lytle School Road Sandy Lake, PA 16145
Attorney: Stephen Kimes
MCLJ – February 18, 25, March 4, 2025

WRAY, ANN LOUISE a/k/a WRAY, ANN L.

2024-869

Late of Volant, Mercer Co., PA
Administratrix: Roxanne E. Basham, 209 Jackson Street, Grove City, PA 16127
Attorney: Elizabeth Gribik, Esq., 328 S. Main St., Butler, PA 16001 724-841-6297
MCLJ – February 18, 25, March 4, 2025

SECOND PUBLICATION

ADAMS, JOAN M. a/k/a ADAMS, JOAN T.

2025-58

Late of Liberty Twp., Mercer Co., PA
Executrix: Robin A. Bruck, 507 North Liberty Road, Grove City, PA 16127
Attorney: Timothy McNickle
MCLJ – February 11, 18, 25, 2025

FLAHERTY, LINDA M.

2025-59

Late of Hermitage, Mercer Co., PA
Executor: Larry W. Aucther, 164 Stonepile Road, New Wilmington, PA 16142
Attorney: Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142
MCLJ – February 11, 18, 25, 2025

GRINNELL, BARBARA E.

2025-62

Late of Perry Twp., Mercer Co., PA
Executrix: Jennifer Granahan, 694 Greenville Sheakleyville Road, Hadley, PA 16130
Attorney: Jason Dibble
MCLJ – February 11, 18, 25, 2025

HECKATHORN, CYNTHIA a/k/a HECKATHORN, CYNTHIA M.

2025-60

Late of Pine Twp., Mercer Co., PA
Executor(s): Michael Heckathorn, 700 Leesburg Station Road, Volant, PA 16156; Keith Heckathorn, 644 East Main Street Ext., Grove City, PA 16127
Attorney: Amy Molloy
MCLJ – February 11, 18, 25, 2025

KOVACH, JOHN W. a/k/a KOVACH, JOHN

WALTER a/k/a KOVACH, JOHN

2025-66

Late of Delaware Twp., Mercer Co., PA
Executor: Gerald Kovach, 630 Chesapeake Court, Hermitage, PA 16148

Attorney: Michael S. Barr

MCLJ – February 11, 18, 25, 2025

McKELVEY, DAWN ALLISON

2024-513

Late of Pine Twp., Mercer Co., PA
Administrator: Daniel J. Edmonds, 847 Enterprise Road, Grove City, PA 16127
Attorney: Joseph J. Nash, Esq., P.O. Box 673, Slippery Rock, PA 724-406-0616
MCLJ – February 11, 18, 25, 2025

SCOTT, MARY T. a/k/a SCOTT, MARY

2024-576

Late of Hempfield Twp., Mercer Co., PA
Administratrix: Jacqueline N. Hovis, P. O. Box 63, Stoneboro, PA 16153
Attorney: Amy E. Molloy
MCLJ – February 11, 18, 25, 2025

THIRD PUBLICATION

BOMBARDIERI, PATRICIA A. a/k/a BOMBARDIERI, PATRICIA

2025-57

Late of Hermitage, Mercer Co., PA
Executrix: Brittany Nicole Bombardieri a/k/a Brittany Nicole Shebeck, 320 Rexford Drive, Hermitage, PA 16148
Attorney: K. Jennifer Muir
MCLJ – February 4, 11, 18, 2025

CLOWES, ALICE J. a/k/a CLOWES, ALICE

JEAN

2025-49

Late of Hermitage, Mercer Co., PA
Executor: Donald E. Clowes, 3978 Edinburgh Drive, Austintown, OH 44511
Attorney: Roger R. Shaffer Jr.
MCLJ – February 4, 11, 18, 2025

FREEMAN, HELEN M. a/k/a FREEMAN, HELEN D. a/k/a FREEMAN, HELEN

2025-56

Late of Pine Twp., Mercer Co, PA
Executrix: Ann D. Brandt a/k/a Ann J. Brandt a/k/a Ann Brandt, 425 Greenville Ave., Mercer, PA 16137
Attorney: James A. Stranahan, IV
MCLJ – February 4, 11, 18, 2025

HOLIGA, DOROTHY a/k/a HOLIGA, DOROTHY H.

2025-32

Late of Transfer, Mercer Co., PA
Executrix: Lynne M. Holiga, 437 Crestview Dr., Transfer, PA 16154 (724) 866-4947
Attorney: None
MCLJ – February 4, 11, 18, 2025

PAPAY, GAYNELL M. A/K/A PAPAY, GAYNELL

2025-41

Late of Hermitage, Mercer Co., PA
Executrix: Martha Stover, P O Box 112, 345 Terry Lane, West Hickory, PA 16370
Attorney: Wade M. Fisher
MCLJ – February 4, 11, 18, 2025

SHAFFER, JEFFREY MARC a/k/a SHAFFER, JEFFERY MARC a/k/a SHAFFER, JEFFERY M.

2025-36

Late of Hermitage, Mercer Co., PA
Executor: Jacob Shaffer, 998 Woodland

Road, Sharpsville, PA 16150
Attorney: William G. McConnell, Jr.
MCLJ – February 4, 11, 18, 2025

ZOCIOLE, BRIAN KEITH a/k/a ZOCIOLE, BRIAN K.

2025-50

Late of S. Pymatuning Twp., Mercer Co., PA
Administratrix: Karen Lynn Zoccole, 89 Buckeye Drive, Sharpsville, PA 16150
Attorney: K. Jennifer Muir
MCLJ – February 4, 11, 18, 2025

RW-406 (10/23)

D.B. – Claimant won't accept package.
IN THE COURT OF COMMON PLEAS OF Mercer COUNTY, PENNSYLVANIA

NO. 2025 TERM, 228

EMINENT DOMAIN PROCEEDING
IN REM

IN RE: CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, OF THE RIGHT-OF-WAY FOR STATE ROUTE 3020, SECTION A00 IN THE CITY OF HERMITAGE

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on January 27, 2025 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on September 11, 2024 a plan entitled Drawings Authorizing Acquisition of Right-of-Way for State Route 3020 Section A00 R/W in Mercer County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on September 24, 2024, in 2024-00007483 The Aforesaid plan was revised and reauthorized by signature of the Secretary of Transportation on November 26, 2024, a copy of which plan was filed in Mercer County Recorder's Office as Instrument Number 2024-00009370-147 on December 3, 2024.

The purpose of the condemnation is to acquire right-of way for roadway reconstruction and restoration.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.: 4301121000
Parcel No.: 3
Name: SADA Capital Partners, LLC
successor in interest to Sabir Properties, Inc.
Address: 1101 W. 31st Street
Downers Grove, IL 60515-5581

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Paul E. Chiappetta
District Right-of-Way Administrator
Engineering District 1-0
Pennsylvania Department of Transportation
MCLJ - February 18, 2025

**IN THE COURT OF COMMON PLEAS OF
MERCER COUNTY, PENNSYLVANIA**

JUVENILE DIVISION

IN RE: :
:
:
M.G. : No. 33 DP 2024
:
:
DOB: May 12, 2010 :
:

LEGAL NOTICE

TO: UNKNOWN FATHER

On May 12, 2010, a female child was born at Sharon Regional Hospital in the city of Sharon, Mercer County, Pennsylvania to Ashton Gentile. On August 1, 2024, said child was adjudicated dependent and placed in the care, custody, and control of Mercer County Children and Youth Services. Please contact Mercer County Children and Youth Services if you are the natural father or know the identity or whereabouts of the unknown father.

Mercer County Children and Youth Services
8425 Sharon-Mercer Road
Mercer, PA 16137
(724) 662-2703

You have a right to be represented at the hearing by a lawyer. An attorney has been appointed by the Court to represent you. Your attorney's contact information is as follows:

Michael Muha, Esquire
19 Jefferson Avenue
Sharon, PA 16146
724-675-5227

MCLJ – February 18, 2025

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, WILLARD BURIAL SERVICE, INC. a Pennsylvania Business Corporation, has elected to voluntarily dissolve and wind up its operations. All persons and businesses having a claim or potential claim against the Corporation are advised as follows:

1. All claims must be presented in writing and must contain sufficient information reasonably to inform the Corporation of the identity of the claimant and the substance of the claim.
2. All claims must be mailed to: Willard Burial Service, Inc., P.O. Box 807, West Middlesex, PA 16159.
3. The deadline to submit a claim is 60 days from this notice.
4. Any claim not received within 60 days of the date of this notice may be barred.
5. The Corporation may make distributions to other claimants and to shareholders of the Corporation without further notice to any claimant.

William G. McConnell, Jr., Esquire
McConnell Law Firm, LLC
3547 East State Street
Hermitage, PA 16148
MCLJ – February 11, 18, 2025

**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 3rd, 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

2024-253 Kurelko, Erik J., Sr. – AKA Kurelko, Erik John Sr., Kurelko, Erik Jon., Deceased; Kurelko, Maria L., Administratrix

2024-143 Samol, Loretta Jean – AKA Samol, L. Jean, Samol, Loretta J., Deceased; Samol, Ronald, Executor

MCLJ - February 4, 11 ,18, 25, 2025

SHERIFF'S SALE

MONDAY
MARCH 10, 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. 2023-3374**

BROCK & SCOTT, PLLC
PLAINTIFFS ATTORNEY
NOVEMBER 25, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) MATTHEW MCCORMICK, IN HIS CAPACITY AS HEIR OF LYNETTE E. MCCORMICK, DECEASED; LAURA LYN MURRAY, IN HER CAPACITY AS HEIR OF LYNETT E. MCCORMICK, DECEASED; CODY FRAZIER, IN HIS CAPACITY AS HEIR OF LYNETT E. MCCORMICK, DECEASED; UNKNWON HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYNETT E. MCCORMICK, DECEASED IN AND TO:

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

ON THE NORTH by land now or formerly of John Davis, formerly of John W. Lee; On the East by land now or formerly of Mary Toth, formerly of P. Dunham; On the South by land now or formerly of John DeAngelo, formerly of George Moyer, and On the West by the Sharpsville-Orangeville Road.

PARCEL NO. 28-300-244

BEING the same premises which Anne E. Goral, widow and unmarried, by Corrective Deed dated 10/20/2000 and recorded 11/14/2000 in the Office of the Recorder of Deeds in and for the County of Mercer in Deed Book 1340 Page 629, granted and conveyed unto Daphne M. Simkins.

Being the same premises which Daphne M. Simkins, by Deed dated 01/26/2015 and recorded 03/23/2015, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2015-00002640, granted and conveyed unto Lynnett E. McCormick, in fee.

AND the said Lynnett E. McCormick has departed this life on or about 08/05/2022, thereby vesting title of the mortgaged premises unto Unknown Heirs, Matthew McCormick, Cody Frazier, and Laura Lyn

Murray.

Tax Parcel: 28-300-244

Premises Being: 2748 Tamarack Dr, Sharpsville, PA 16150

LOCATION - 2748 Tamarack Drive, Sharpsville pa 16150

JUDGMENT - \$ 96,491.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MATTHEW MCCORMICK, IN HIS CAPACITY AS HEIR OF LYNETTE E. MCCORMICK, DECEASED; LAURA LYN MURRAY, IN HER CAPACITY AS HEIR OF LYNETT E. MCCORMICK, DECEASED; CODY FRAZIER, IN HIS CAPACITY AS HEIR OF LYNETT E. MCCORMICK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYNETT E. MCCORMICK, DECEASED AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2024-2374**

BROCK & SCOTT, PLLC
PLAINTIFF'S ATTORNEY
NOVEMBER 25, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) REBECCA SCOTT. ADMINISTRATRIX OF THE ESTATE OF THOMAS WILLIAM SCOTT, DECEASED IN AND TO:

Tax Id Number(s): 27 184 168

Land situated in the Township of Shenango in the County of Mercer in the State of PA

BEGINNING AT A POINT ON THE NORTH LINE OF A PUBLIC ROAD LEADING FROM WEST MIDDLESEX TO HUBBARD, WHICH SAID POINT IS NINETY (90) FEET WESTWARDLY FROM THE SOUTHEAST CORNER OF THE LARGER TRACT FROM WHICH THE LAND HEREIN DESCRIBED IS TAKEN;

THENCE RUNNING NORTH BY A LINE PARALLEL WITH THE LINE OF LAND NOW OR FORMERLY OF EUGENE FEDDERS AND JANE FEDDERS TO THE NORTH LINE OF SAID LARGER TRACT WHICH SAID LINE IS THE DIVIDING LINE BETWEEN LAND NOW OR FORMERLY OF THE GRANTORS AND LAND OF FRANK MAHAN;

THENCE WESTWARDLY ALONG THE LINE OF LAND NOW OR FORMERLY OF FRANK MAHAN, ONE HUNDRED (100) FEET TO A POINT;

THENCE SOUTHWARDLY BY A LINE PARALLEL TO THE EAST LINE OF THE LAND HEREIN CONVEYED TO A POINT IN THE LINE OF SAID PUBLIC ROAD;

THENCE EASTWARDLY ALONG THE LINE OF SAID PUBLIC ROAD, ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

SAID LAND MAY ALSO BE DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY LAND NOW OR FORMERLY OF FRANK MAHAN;

ON THE EAST BY LAND NOW OR FORMERLY OF FEDDERS;

ON THE SOUTH BY A PUBLIC HIGHWAY; AND

ON THE WEST BY LAND NOW OR FORMERLY OF LAWRENCE.

HAVING A FRONTAGE ON SAID HIGHWAY OF ONE HUNDRED (100) FEET, AND EXTENDING BACK NORTHWARDLY, OF EVEN WIDTH, TO SAID LAND NOW OR FORMERLY OF MAHAN.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Being the same premises which Shirley Jones Scott, by Deed dated 06/23/2011 and recorded 06/30/2011 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2011 -00006379, granted and conveyed unto Thomas William Scott, in fee.

AND the said Thomas William Scott, has departed this life on or about 03/04/2024, thereby vesting title of the mortgaged premises unto Rebecca Scott.

Tax Parcel: 27 184 168

Premises Being, 3332 HUBBARD MIDDLESEX RD, West Middlesex, PA 16159

LOCATION - 3332 HUBBARD MIDDLESEX ROAD, WEST MIDDLESEX PA 16159

JUDGMENT - \$ 96,834.63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) REBECCA SCOTT, ADMINISTRATIX OF THE ESTATE OF THOMAS WILLIAM SCOTT, DECEASED AT THE SUIT OF THE PLAINTIFF ROCKET MORTGAGE. LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

**WRIT OF EXECUTION
NO. 2024-1974**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
NOVEMBER 26, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF GERALD J. GARHART IN AND TO:

The land hereinafter referred to is situate in the City of Sharon, County of Mercer, State of PA, and is described as follows:

All that certain piece or parcel of land situate in the City of Sharon, County of Mercer, Commonwealth of Pennsylvania, being known as Lot Number Fifty-Three (53) and the North Four (4) feet of Lot Number Fifty-Four (54) in the Fred Myers Plan of Lots and being more particularly bounded and described as follows:

On the North by Lot Number Fifty-Two (52) in the said Fred Myers Plan of Lots, a distance of One Hundred Nineteen and Ninety-two Hundredths (119.92) feet; on the East by White Avenue, a distance of Fifty-Three (53) feet; on the South by the Southern portion of Lot Number Fifty-Four (54), a

distance of One Hundred Nineteen and Seventy Hundredths (119.70) feet; and on the West by an alley, a distance of Fifty-Three (53) feet.

SUBJECT PROPERTY ADDRESS: 150 White Avenue, Sharon, PA 16146

Being the same property conveyed to Gerald J. Garhart who acquired title by virtue of a deed from Carolinn McNamara, Executrix of the Estate of Anne R. Garhart, deceased, dated June 10, 2003, recorded March 9, 2004, as Document ID 2004-003820, Reel 492 Frame 727, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 4AC22

LOCATION - 150 WHITE AVENUE, SHARON PA 16146

JUDGMENT - \$ 42,779.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF GERALD J. GARHART AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2024-1293**

VITTI LAW GROUP INC
PLAINTIFF'S ATTORNEY
NOVEMBER 27, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DEBORA A. ZIMMERMAN IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Coolspring Township, Mercer County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of U.S. Route No. 19, also known as the Perry Highway, on line of land now or formerly of E. C. and Mary Hogue, being the north side of their driveway; thence North 4° 45' East, along the centerline of the Perry Highway, a distance of 270.00 feet to a point; thence North 89° 02' East, along land now or formerly of Ronald & Margaret L. Crouser, for a distance of 214.50 feet to an iron pin; thence South 4° 45' West, along land now or formerly of E.C. & Mary Hogue, for a distance of 270.00 feet to an iron pin; and thence South 89° 02' West, along the northern line of the driveway now or formerly of E.C. and Mary Hogue, for a distance of 214.50 feet to a point in the centerline of the Perry Highway.

CONTAINING 1.33 acres, according to survey of Angeline Kusmus Subdivision by Ronald B. Bittler, R.L.S., dated January 31, 1983 and recorded in the office of the Recorder of Deeds of Mercer County, Pennsylvania at 1983 PL 19.

BEING the same piece or parcel of land conveyed to Debora A. Zimmerman, by Deed of Michael Prokopczuk, single, dated April 26, 2001 and recorded May 17th, 2001 in the Recorder's Office of Mercer County, Pennsylvania at 01 DR 07606.

Tax Parcel I.D. #01-137-059
District Control # 1-13690
Property Address: 632 North Perry Highway, Mercer, PA 16137

LOCATION - 632 NORTH PERRY HIGHWAY, MERCER PA 16137

JUDGMENT - \$ 42,176.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DEBORA

A. ZIMMERMAN AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2024-2271**

RAS CITRON LLC
PLAINTIFF'S ATTORNEY
DECEMBER 11, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JAMES MOORE; LESLIE ANN MOORE A/K/A LESLIE MOORE A/K/A ANN LESLIE MOORE IN AND TO:

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

BEGINNING in the center of a 30 foot street; thence by an alley, South 87 1/2° West, 146 feet; thence by lands formerly owned by James Burnett, later by Bernard heirs, North 2 1/2° West, 120 feet; thence by land now or formerly of Monewick, North 87 1/2° East 146 feet to the center of the street; thence by the center of the said street, called Walnut Street, South 2 1/2° East, 120 feet to the place of beginning.

BEING KNOWN AS: 7 WALNUT ST GREENVILLE, PA 16125

PROPERTY ID: 55 508 011

TITLE TO SAID PREMISES IS VESTED IN JAMES MOORE AND LESLIE ANN MOORE, HUSBAND AND WIFE BY DEED FROM LESLIE ANN MOORE, DATED AUGUST 3, 2004 RECORDED AUGUST 5, 2004 IN BOOK NO. 510 PAGE 2688 INSTRUMENT NO. 2004-014006

LOCATION - 7 WALNUT STREET, GREENVILLE PA 16125

JUDGMENT - \$ 76,520.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JAMES MOORE; LESLIE ANN MOORE A/K/A LESLIE MOORE A/K/A ANN LESLIE MOORE AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO THE BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSESTBACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3

**WRIT OF EXECUTION
NO. 2024-1788**

PIETRAGALLO GORDON ALFANO BOSICK & RASPANTI LLP
PLAINTIFF'S ATTORNEY
DECEMBER 11, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST BREST AND CLAIM OF THE DEFENDANT (S) KENNETH R. MYERS IN AND TO:

PARCEL ONE

ALL THAT CERTAIN lot, situate on the southerly side of West Main Street, In the Borough of Greenville, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at the point Indicated by an Iron pin, which said pin is distant 164 feet measured along the southerly side of West Main Street westerly from the westerly line of lot now or formerly of Margaret Saylor; thence southerly by line parallel to the westerly line of lot now or formerly of Margaret Seytor, along land now or formerly of A.K. Keelen, a distance of 120 feet to an iron pin; thence westerly by line parallel to West Main Street along land now or formerly of A. K. Keelan, a distance of 43 feet to an iron pin; thence northerly by line parallel to easterly line of lot hereby conveyed, along land now or formerly of A. K. Keelan, a distance of 120 feet to an Iron pin on the southerly side of West Main Street; thence easterly along the southerly side of West Main Street, a distance of 43 feet to an Iron pin, the place of beginning.

PARCEL TWO

ALL THAT CERTAIN piece or parcel of land situate In the Borough of Greenville, Mercer County, Pennsylvania, and as is recorded in the Recorder's Office of Mercer County, Pennsylvania, In Plan Book 81, Page 193, and being more particularly bounded and described as follows:

BEGINNING at an Iron pin located on the southern right-of-way line of West Main Street, said Iron pin being the northeast corner of lands now or formerly of Paul F. Mealy, et ux; thence South 5 degrees 44 minutes West, a distance of 120 feet along lands of Mealy, to an Iron pin, said Iron pin being the northeast corner of the land herein described; thence South 5 degrees 44 minutes West, a distance of 80 feet along lands now or formerly of Mary Olivia Bost to an Iron pin; thence North 84 degrees 36 minutes West, a distance of 43 feet along other lands now or formerly of Hiram A. Bost, et ux, to an Iron pin; thence North 5 degrees 44 minutes East, a distance of 80 feet along land now or formerly of George P. and Anna M. Leskovac to an iron pin; thence South 84 degrees 36 minutes East, along other lands of Mealy, a distance of 43 feet to an Iron pin, said Iron pin being the northeast corner of the land herein described and being the point and place of beginning of the parcel herein described.

Subject to any restrictions, easements, and/or adverbs that pertain to this property.

BEING the same land conveyed to Kenneth R. Myers by Deed dated October 7, 2010 and recorded in Mercer County Deed Book Instrument No. 2010-00010316.

LOCATION - 122 WEST MAIN STREET, GREENVILLE PA 16125

JUDGMENT - \$ 44,088.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH R. MYERS AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION
NO. 2023-863**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
DECEMBER 11, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ROBERT H. LEMKE, JR.; KAYLA R. LEMKE IN AND TO:

All that certain piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, bounded and described as follows:

Beginning at a point on the south side of Sherrard Avenue, which is distant 239.23 feet easterly along the south side of Sherrard Avenue from Columbia Avenue; thence south 0 degrees 29' east 190 feet to lands now or formerly of Albert and William Saul; thence south 89 degrees 19' west by lands now or formerly of Saul, 50 feet; thence north 0 degrees 29' west 190 feet to Sherrard avenue; thence north 89 degrees 19' east along the south side of Sherrard avenue, 50 feet to the place of beginning, being a 50 foot strip off the east end of lots nos. 24 and 25 in Stewart's addition to Greenville, subdivision No. 2 as recorded in the Office of the Recorder of Deeds of Mercer County, in Deed Book N, Volume 6, Page 638.

SUBJECT PROPERTY ADDRESS: 3 Sherrard Avenue, Greenville, PA 16125

Being the same property conveyed to Robert H. Lemke, Jr. and Kayla R. Lemke, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Matthew J. Kokoski and Amanda J. Kokoski, husband and wife, dated June 11, 2015, recorded June 26, 2015, at Document ID 2015-00006150, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 533 064

LOCATION - 3 SHERRARD AVENUE, GREENVILLE PA 16125

JUDGMENT - \$ 82,463.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ROBERT H. LEMKE, JR.; KAYLA R. LEMKE AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

WRIT OF EXECUTION

NO. 2024-2441

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
DECEMBER 11, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ERIC C. ENGSTROM, AKA ERIC CARL ENGSTROM IN AND TO:

All that certain piece or parcel of land, having dwelling house erected thereon, situate in the Borough of Greenville, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

Bounded on the North by Rooney street; on the East by lands now or formerly of Dominic Giardina; on the South by an alley; and on the West by lands now or formerly of Cyril Marshall, having a frontage of twenty-five (25) feet, six (6) inches on Rooney Street and extending southerly of uniform width a distance of one hundred ten (110) feet to said alley.

Being the westwardly eighteen and one half (18 1/2) feet of lot No. Fifteen (15) and the easterly seven (7) feet of Lot No. Seven (7) of the Rooney Plan of Lots as plotted by A.D. Gillespie.

SUBJECT PROPERTY ADDRESS: 8 Rooney Street, Greenville, PA 16125

Being the same property conveyed to Eric Carl Engstrom a/k/a Eric C. Engstrom, single who acquired title by virtue of a deed from Eric Carl Engstrom a/k/a Eric C. Engstrom and Jaime Lee

Engstrom a/k/a Jaime L. Engstrom, formerly husband and wife, both single, dated September 24, 2021, recorded September 27, 2021, at Document ID 2021-00010720, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 509 007

LOCATION - 8 ROONEY STREET, GREENVILLE PA 16125

JUDGMENT - \$ 24,808.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ERIC C. ENGSTROM, AKA ERIC CARL ENGSTROM AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

WRIT OF EXECUTION

NO. 2024-1652

PURCELL KRUG & HALLER
PLAINTIFF'S ATTORNEY
NOVEMBER 18, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ROBERTA J. SER AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 more particularly bounded and described as follows:

BEGINNING at the southeast corner of land now or formerly of Ralph A. Ryan and Anna Ryan, which said point is on the West side of Wengler Avenue; thence running in a southerly direction along said Wengler Avenue southwardly, a distance of 48.00 feet; thence running in a southwesterly direction, a distance of 324.30 feet to a point on the East side of an alley; thence running in a northerly direction along the East side of said alley, a distance of 48.00 feet to a point at the southwest corner of land now or formerly of Ralph A. Ryan, et ux; thence running along said southerly line now or formerly of Ryan, eastwardly, a distance of 319.24 feet to the place of beginning.

Pursuant to a survey of Carl M. Snyderwine, registered surveyor, dated April 5, 1995, the more accurate description by which the property shall be hereinafter described is as follows:

BEGINNING at the southeast corner of land now or formerly of Ralph A. Ryan and Anna Ryan, which said point is on the West side of Wengler Avenue; thence South 2° 0' 00" East along Wengler Avenue, a distance of 48.00 feet; thence South 88° 49' 16" West along land now or formerly of Regis, a distance of 316.66 feet to a point on the East side of an alley; thence North 2° 44' 00" West along the east side of said alley, a distance of 48.00 feet to a point at the southwest corner of land now or formerly of Ralph A. Ryan, et ux; thence North 88° 49' 08" East along land now or formerly of Ralph A. Ryan, et ux, a distance of 317.27 feet to the place of beginning.

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: 124 WENGLER AVENUE, SHARON, PA 16146

Parcel #: 4-AA-16
Control#: 071-031970

BEING THE SAME PREMISES WHICH Matthew R. Torr, by Deed dated July 21, 2022 and recorded August 2, 2022 in the Office of the Recorder of Deeds in and for Mercer County, Pennsylvania to File No. 2022-00007353, granted and conveyed unto Roberta J. Ser.

TO BE SOLD AS THE PROPERTY OF ROBERTA J. SER UNDER MERCER COUNTY JUDGMENT NO. 2024-1652

LOCATION - 124 WENGLER AVENUE, SHARON PA 16146

JUDGMENT - \$ 83,741.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ROBERTA J. SER AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

WRIT OF EXECUTION

NO. 2024-1117

WILLIAM J MODER III
PLAINTIFF'S ATTORNEY
DECEMBER 13, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) KYLE J. AUSTIN IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and State of Pennsylvania, known as Lot No. 1-A in the Final Resubdivision of Lot No. 7 of the Leah H. Stowes Plan of Lots in Sharon. Mercer County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West line of Stambaugh Avenue. said point being the Northeast corner of the land herein conveyed; thence South along the West line of Stambaugh Avenue a distance of 50.7 feet to an iron pin; thence North 89° 23' 11" West a distance of 130.00 feet to the East side of a 15-foot alley; thence due North a distance of 48.4 feet to an iron pin; thence North 89° 36' East a distance of 130.00 feet to the place of beginning.

BEING AND INTENDED TO BE the same land conveyed to Happy Toad Enterprises, LLC. by Deed of Bayview Loan Servicing. LLC. dated November 21 2018. and recorded December 4. 2018. in the Office of the Recorder of Deeds of Mercer County. Pennsylvania at Instrument No. 2018-00010879. See also Article of Agreement between Happytoad Enterprises LLC and Kyle J. Austin dated January 12, 2021 and recorded January 12, 2021 in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at instrument No. 2021-00000377.

LOCATION: 930 Stambaugh Avenue. Sharon, PA 16146

IMPROVEMENTS: 2 Story Residential dwelling in fair repair.

LOCATION - 930 STAMBAUGH AVENUE,

SHARON PA 16146

JUDGMENT - \$ 22,138.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KYLE J. AUSTIN AT THE SUIT OF THE PLAINTIFF HAPPYTOAD ENTERPRISES, LLC

WRIT OF EXECUTION

NO. 2024-734

LEOPOLD & ASSOCIATES PLLC
PLAINTIFF'S ATTORNEY
DECEMBER 23, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JILL A. AXTELL F/K/A JILL A. EMMETT IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, being all of Lot No. 3 and the easterly one-half of Lot No. 2 in the revised portion of the Campbell-McFate Addition to Greenville, Pennsylvania, as recorded in the Office of the Recorder of deeds of Mercer County, Pennsylvania, in Plan Book 2, page 203, and being more particularly bounded and described as follows:

Bounded on the north by Chambers Avenue; on the east by lot No. 4 in said Addition; on the south by Lot No. 14 and part of Lot No. 15 in said Addition; on the West by the remaining part of Lot No 2 in said Addition; said property fronting seventy-nine and one-half (79 1/2) feet on Chambers Avenue and extending back of uniform width a distance of one hundred thirty-three (133) feet.

BEING the same real property that Kevin L. Polley, Executor of the Estate of Charles G. Polley, deeded to Jill A. Emmett, Single, on January 13, 2005, with the Deed being Recorded on January 24, 2005, in Instrument No. 2005-00001330, Jill A. Emmett is now known as Jill A. Axtell.

The improvements thereon being known as 93 Chambers Avenue, Greenville, PA 16125.

BEING known as Parcel Number 31 068 110.

LOCATION - 93 CHAMBERS AVENUE, GREENVILLE PA 16125

JUDGMENT - \$188,927.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JILL A. AXTELL F/K/A JILL A. EMMETT AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-2

WRIT OF EXECUTION

NO. 2024-1404

HLADIK ONORATO & FEDERMAN LLP
PLAINTIFF'S ATTORNEY
DECEMBER 26, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ADRIAN N. SEARLE A/K/A ADRIAN SEARLE AND STEPHEN D. SEARLE A/K/A STEPHEN SEARLE IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being the Southern seven and forty hundredths (7.40") feet of Lot No. 163 and all of Lot No. 164 in the Forest Hills Section of the Elmhurst Allotment, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book 5, Page 78, and being

bounded and described as follows:

ON the North by the remaining portion of said Lot No. 163, a distance of one hundred thirty-four and eighty-seven hundredths (134.87') feet; on the East by Spencer Avenue, a distance of fifty-nine and fifty hundredths (59.50') feet; on the South by Lot No. 165 in said Plan, a distance of one hundred thirty-four and eighty-eight hundredths (134.88') feet; and on the West by the Federal Heights Plan of Lots, a distance of fifty-nine and fifty hundredths (59.50') feet.

BEING THE SAME PREMISES which Matthew T. Bower and Michelle L. Bower, husband and wife, by Deed dated June 1, 2007 and recorded on June 6, 2007, in the Mercer County Recorder of Deeds Office as Instrument No. 200700007622, granted and conveyed unto Stephen Searle and Adrian Searle, husband and wife.

Being Known as 844 Spencer Avenue, Sharon, PA 16146

Parcel I.D. No. 4 AW 57

Control No, 71-26310

LOCATION - 844 SPENCER AVENUE, SHARON PA 16146

JUDGMENT - \$ 91,674.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ADRIAN N. SEARLE A/K/A ADRIAN SEARLE AND STEPHEN D. SEARLE A/K/A STEPHEN SEARLE AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2023-3117**

FRIEDMAN VARTOLO LLP

PLAINTIFF'S ATTORNEY

DECEMBER 26, 2024

LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point on the North Line of Griswald Way, which said point is fifty-one (51) feet West line of Service Avenue; thence in a Northerly direction along the West line of land now or formerly of D.G. Bastress (which said line is parallel with Service Avenue), a distance of one hundred twelve (112) feet to other land of now or formerly of D.G. Bastress; thence extending westwardly along a line of parallel with Griswald Way, a distance of forty-five (45) feet; thence extending southwardly along a line parallel with Service Avenue, a distance of one hundred twelve (112) feet to the North line of Griswald Way; thence extending eastward along Griswald Way, a distance of forty-five (45) feet to the place of beginning.

BEING premises known and numbered 1279 Griswold Street, Sharon, PA 16146

Tax Parcel Number: 71-9870

BEING the same premises which Bruce A. Farnsworth, Also Known as Bruce Allen Farnsworth by Deed dated October 31, 2001, and recorded in the Official Records of Mercer County on November 1, 2001 in Deed Book Volume 377, Page 149, granted and conveyed unto Brian Currie, Single.

LOCATION - 1279 GRISWOLD STREET, SHARON PA 16146

JUDGMENT - \$ 79,735.60

SEIZED AND TAKEN IN EXECUTION AS

THE PROPERTY OF THE DEFENDANT(S) BRIAN CURRIE AT THE SUIT OF THE PLAINTIFF US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

**WRIT OF EXECUTION
NO. 2023-1003**

SHNAYDER LAW FIRM LLC

PLAINTIFF'S ATTORNEY

DECEMBER 31, 2024

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ROBERT D. GREGORY, KIM M. BREESE AND DEBRA J. BREESE IN AND TO:

All that certain piece or parcel of land situate in Village of Hadley, Perry Township, County of Mercer and State of Pennsylvania, bounded and described as follows:

Bounded on the North by land now or formerly of Dale Gregory, formerly of Sam Powell; on the East by land of Dale Gregory and land of William Rockhill; on the South by a public road known as the road from Hadley to State Route No. 19; and on the West by land of Mrs. David Sell; and containing one (1) acre of land more or less.

Being the same land conveyed to Kim M. Breese and Debra J. Breese, husband and wife, by deed of Raymond H. Clark, Executor of the Last Will and Testament of Jesse M. Clark, deceased, said deed recorded on 07/31/1986 in the Recorder's Office of Mercer County, Pennsylvania, at Book 86DR, Page 7392.

Being the same land conveyed to Robert D. Gregory, by deed of Mercer County Tax Claim Bureau, said deed recorded on 01/12/2012 in the Recorder's Office of Mercer County, Pennsylvania, at Instrument # 2012-00000450.

BEING KNOWN AS 1179 FREDONIA RD, HADLEY, PA 16130

Parcel No.: 21310-044

LOCATION - 1179 FREDONIA ROAD, HADLEY PA 16130

JUDGMENT - \$ 19,609.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ROBERT D. GREGORY, KIM M. BREESE AND DEBRA J. BREESE AT THE SUIT OF THE PLAINTIFF DYCK-O'NEAL, INC

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 - February 11, 18, 25, 2025