

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

October 26, 2021

VOL. 36 - ISSUE 43

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

ARMSTRONG, LOIS JEAN a/k/a

ARMSTRONG, LOIS J. a/k/a

ARMSTRONG, LOIS

2021-812

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

Administratrix: Staci Nale, 217 N. Spring Road, Mercer, PA 16137

Attorney: Stephen L. Kimes

BLEWS, MARY JANE

2021-781

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Margaret Stowe, 4015 Kara Court, Hermitage, PA 16148

Attorney: Joseph H. Keebler, Jr., 1030 Liberty St., Franklin, PA 16323 (814) 432-2181

DENT, MILDRED IMOGENE a/k/a
DENT, MILDRED I.

2021-802

Late of Sharon, Mercer Co., PA

Administratrix: Linda Knox, 29 Charles St., Clark, PA 16113

Attorney: Kenneth K. McCann

EDDINGER, CLYDE L. a/k/a

EDDINGER, CLYDE LAWRENCE,

SR.

2021-809

Late of Springfield Twp., Mercer Co., PA

Executor: Robert Don Thompson, 854

Plain Grove Road, Volant, PA 16156

Attorney: Jack W. Cline

FLANERY, KAREN ANN

2021-804

Late of Coolspring Twp., Mercer Co., PA

Administratrix: Coreen Elizabeth

Flanery-Williams, 367 Old Fredonia

Road, Mercer, PA 16137

Attorney: Jack W. Cline

PARRISH, CAREY D. a/k/a

PARRISH, CAREY DONALDSON

2021-792

Late of Sharpsville Boro, Mercer Co., PA

Co-Executors: Jason M. Parrish a/k/a

Jason M. Parrish, 139 Columbia Avenue,

Greenville, PA 16125 & Kristin L.

Parrish, 43 Pullam Drive, West

Middlesex, PA 16159

Attorney: Andrew J. Acker

SECOND PUBLICATION

BLACK, NANCY A. a/k/a BLACK,
NANCY

2021-775

Late of Shenango Twp., Mercer Co., PA

Executor: Darel A. Black, 2329 Parkway

Dr., Poland, OH 44514

Attorney: Gary D. Lackey

BLANCHARD, LYNN RICHARD

a/k/a BLANCHARD, LYNN R. a/k/a

BLANCHARD, LYNN a/k/a

BLANCHARD, LYNN RICHARDS

2021-774

Late of Sharon, Mercer Co., PA

Executrix: Bethany Dawn Blanchard,

1242 Glenwood Dr., Sharon, PA 16146

Attorney: Chester B. Scholl

DANIELS, NORMA C.

2021-777

Late of Pine Twp., Mercer Co., PA

Executor: David Earl Daniels, 8951 State

Rte. 188, Circleville, OH 43113

Attorney: Timothy R. Bonner

DEXTER, RONALD FRANK

2021-771

Late of Sharon, Mercer Co., PA

Administratrix: Caryl Lee Dexter, 245

Dougherty Ave., Sharon, PA 16146

Attorney: James E. Douglas

FARKAS, JOSEPH a/k/a FARKAS,

JOSEPH P.

2021-779

Late of Farrell, Mercer Co, PA

Executor: William Tracy Dillow, 248

Emerson Avenue, Farrell, PA 16121

Attorney: Wade M. Fisher

GHERING, KENNETH A.

2021-787

Late of Delaware Twp., Mercer Co., PA

Executrix: Christina L. Miller, 2285

Welton Pond Crt., Jeffersonston, VA

22724

Attorney: J. Jarrett K. Whalen

GRIGLAK, ROBERT a/k/a

GRIGLAK, ROBERT THOMAS a/k/a

GRIGLAK, ROBERT T.

2021-687

Late of Sharon, Mercer Co., PA

Administratrix CTA: Lauren Tharan,

6848 Route 322, Shippenville, PA 16254

Attorney: Jarah L. Heeter, 12 Grant St.,

Clarion, PA 16214 (814) 226-5700

HOLLERN, ALLAN F.

2021-785

Late of Farrell, Mercer Co., PA

Executrix: Sharon A. Fennell, 1721 N.

Judy Lynn Dr., Farrell, PA 16121

Attorney: Wade M. Fisher

MILANO, RALPH L.

2021-776

Late of Hermitage, Mercer Co., PA

Executrix: Denise S. Ware 1160 N. Buhl

Farm Dr., Hermitage, PA 16148

Attorney: David A. Ristvey

MILLER, GAYLE D. a/k/a MILLER,

GAYLE

2021-791

Late of Pymatuning Twp., Mercer Co., PA.

Administrator: John R. Miller, 19

Woodview Drive, Transfer, PA 16154

Attorney: Douglas M. Watson

PFAFF, RONALD LEE a/k/a PFAFF,

RONALD L.

2021-780

Late of West Salem Twp., Mercer Co., PA

Co-Executrices: Amy R. Pfaff, 343

Greenfield Road, New Wilmington, PA

16142 & Deborah A. Schreiber, 372

Long Hill Road, Hadley, PA 16130

Attorney: Jason R. Dibble

PICCIRILLI, JOHN F.

2021-790

Late of Sharon, Mercer Co, PA

Executor: Gerald Picirilli, 3795 Festor

Drive, Hermitage, PA 16148

Attorney: James E. Douglas

RAZZANO, VIRGINIA M.

2021-778

Late of Grove City Boro, Mercer Co., PA

Executor: Louis Razzano a/k/a Louis

Razzano, Jr., 521 East Pine Street, Grove

City, PA 16127

Attorney: Jack W. Cline

ROMIAN, STEPHEN

2021-788

Late of Sharon, Mercer Co, PA

Executor: Todd Stephen Romian, 395

Pulaski Road, Pulaski, PA 16143

Attorney: David A. Ristvey

WALSH, PAUL R. a/k/a WALSH,

PAUL RANDALL a/k/a WALSH,

PAUL

2021-754

Late of Findley Twp., Mercer Co., PA

Executrix: Cynthia A. Walsh, 58 Morton

Street, Wheatland, PA 16161

Attorney: Ted Isoldi

YINGLING, EARL EDWARD a/k/a

YINGLING, EARL E.

2021-769

Late of Jackson Twp., Mercer Co., PA

Executrix: Deanna Y. Armstrong, 6155

Polo Club Dr., Cumming, GA 30040 (678)

428-5550-Cell; (770) 887-4535 Home

Attorney: Nene

THIRD PUBLICATION

DIEFENDERFER, THERESA M.

2021-763

Late of W Salem Twp., Mercer Co., PA

Executor: Richard Diefenderfer, 1304

Timberglen Dr., Imperial, PA 15126

Attorney: Jason R. Dibble

MATSKO, SHIRLEY A. a/k/a

MATSKO, SHIRLEY ANN

2021-745

Late of Hermitage, Mercer Co., PA

Executrix: Stacy L. DiCola f/k/a Stacy L.

George, 3101 Wild Grape Road, New

Castle, PA 16105

Attorney: Christopher A. Papa, 318

Highland Road, New Castle, PA 16101

(412) 443-3319

TATE, BARBARA LOUISE a/k/a

TATE, BARBARA L.

2021-733

Late of Hermitage, Mercer Co., PA

Executrix: Brenda Schmalz, 6318 E.

Sienna Bouquet Place, Cave Creek, AZ

85331

Attorney: Lawrence Gurrera, II, 207

Elysian St., Pgh, PA 15206 (724) 301-

1586

TATE, SALVATORE J. a/k/a TATE,

SALVITORE J. a/k/a TATE, SAL J.

2021-732

Late of Hermitage, Mercer Co., PA

Executrix: Brenda Schmalz, 6318 E.

Sienna Bouquet Place, Cave Creek, AZ

85331

Attorney: Lawrence Gurrera, II, 207

Elysian St., Pgh, PA 15206 (724) 301-

1586

WILKIN, ROBERT T.

2021-764

Late of Greenville Boro, Mercer Co., PA

Executrix: Kathleen M. Bonacker, 178

Clarksville St., Greenville, PA 16125

Attorney: Shawn B. Olson

YOUNG, GERTRUDE A.

2021-760

Late of Greenville Boro, Mercer Co., PA

Administratrix: Loretta Clements, 197

Alcan Dr., Pgh, PA 15239

Attorney: Jack Cline

NOTICE OF CERTIFICATE OF ORGANIZATION DOMESTIC LIMITED LIABILITY COMPANY

Notice is hereby given that on the 15th day of September, 2021, a Certificate of Organization of a Domestic Limited Liability Company was filed with the Pennsylvania Department of State at Harrisburg, for **C&A REYNOLDS PROPERTIES, LLC**, which Domestic Limited Liability Company has been duly organized under the provisions of the PA Limited Liability Company Law Act of 2016, (15 Pa.C.S.A. § 8811 et seq.), as amended. Christopher A. Reynolds holds the primary membership interest in said business.

Robert J. Tesone, Esquire

2500 Highland Road, P.O. BOX 1071

Kerrowood Place, Suite 104

Hermitage, PA. 16148

Telephone: (724) 347-5569

M.C.L.J.- October 26, 2021

NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. § 7755(c)

Notice is hereby given of the administration of **THE CARL W. BOTTENFIELD AND JUDITH A. BOTTENFIELD REVOCABLE TRUST AGREEMENT DATED JULY 12TH, 2016**. The Settlers of the Trust, **CARL W. BOTTENFIELD AND JUDITH A. BOTTENFIELD**, residents of Hermitage, Mercer County, Pennsylvania, died on March 26, 2021 and August 16, 2021, respectively. All persons having claims against **JUDITH A. BOTTENFIELD** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **JUDITH A. BOTTENFIELD** are requested to make payment without delay to the Trustee or the attorney named below:

Carl W. Bottenfield, II

42 Donaldson Avenue

Rutherford, NJ 07070

or his attorney

Carolyn E. Hartle, Esquire

HARTLE ELDER LAW PRACTICE, LLC

2500 Highland Road, Suite 105

Hermitage, PA 16148

M.C.L.J.- October 12, 19, 26, 2021

**NOTICE OF REVOCABLE TRUST
PURSUANT TO 20 Pa.C.S. § 7755(c)**

Notice is hereby given of the administration of **THE ROSE MARY MOROCCO REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 8th, 2016**. The Settlor of the Trust, **ROSE MARY MOROCCO**, a resident of Hermitage, Mercer County, Pennsylvania, died on September 4, 2021. All persons having claims against **ROSE MARY MOROCCO** are requested to make known the same to the Trustees or attorney named below. All persons indebted to **ROSE MARY MOROCCO** are requested to make payment without delay to the Trustees or attorney named below:

Susan M. Schoeffler
1364 Yellowstone Road
Cleveland Heights, OH 44121
and

Micheline M. Orteza
630 Wengler Avenue
Sharon, PA 16146

or their attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148
M.C.L.J.- October 19, 26, November 2,
2021

LEGAL NOTICE

**NOTICE OF SUBMISSION AND
REQUEST FOR PUBLIC COMMENT:**

Notice of Submission for Approval of Proposed Sale and Transfer of Operations of LIFE-NWPA and related changes to and distributions of nonprofit corporation assets

Submitted by The Lutheran Home for the Aged of Erie, Pennsylvania d/b/a LIFE-Northwestern Pennsylvania

To the Office of the Attorney General of the Commonwealth of Pennsylvania and Request for Public Comment

The Lutheran Home for the Aged of Erie, Pennsylvania, a Pennsylvania nonprofit, charitable corporation, pursuant to the "Review Protocol for Fundamental Change Transactions Affecting Health Care Non-profits," has submitted a request to the Office of Attorney General ("OAG") for review and approval of: (a) the sale and transfer of operations of its LIFE-NWPA operations in Erie, Elk, Clarion, Clearfield, Crawford, Forest, Jefferson, Mercer, Venango and Warren Counties, Pennsylvania to FFL Pace Buyer, Inc., a Delaware for-profit corporation; (b) the transfer of charitable trusts for the benefit of The Lutheran Home for the Aged of Erie, Pennsylvania to The Lutheran Foundation for Long-Term Living, a Pennsylvania nonprofit corporation; (c) the conversion of The Lutheran Home for the Aged of Erie, Pennsylvania into a for-profit LLC, Lutheran Home for the Aged, LLC, whose sole member is The Lutheran Foundation for Long-Term Living; (d) the sale of the Foundation's membership interests in Lutheran Home for the Aged, LLC to FFL Pace Buyer, Inc.; and (e) payment of the Purchase Price for the entire sale transaction by FFL Pace Buyer, Inc. to The Lutheran Foundation for Long-Term Living for use for its charitable purposes.

The OAG must review this transaction to ensure that the public interest in the

charitable assets of the nonprofit organizations are fully protected and used for their proper charitable purpose and also to determine whether the proposed transaction will adversely affect the availability or accessibility of health care in the affected community or region. The OAG will review all public comments prior to making a final decision on the Submission.

Comments to the Submission must be received on or before November 10, 2021 and should be directed to the following:

Gene J. Herne, Esquire
Senior Deputy Attorney General-in-Charge
Charitable Trusts and Organizations Section
Office of Attorney General
Commonwealth of Pennsylvania
1251 Waterfront Plaza, Mezzanine Level
Pittsburgh, PA 15222
eherne@attorneygeneral.gov

Daniel K. Natirboff, Esquire
CAPOZZI ADLER, P.C.
2933 North Front Street
Harrisburg, PA 17110-1250
Phone: 717-233-4101
Facsimile: 717-233-4103
M.C.L.J.- October 19, 26, November 2,
2021

**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 November 1, 2021, 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**

2021-125 Knight Bobette Irene Moore
a/k/a Knight, Bobette Irene, deceased;
Anthony Kladitis, Executor

2019-26 Broadbent, Dorothy, deceased;
Karen Zoccole a/k/a Karen Lynn Zoccole,
Executrix

MaryJo Basilone DePreta
Register of Wills and Clerk of Orphans' Court
Division of the Court of Common Pleas
Of Mercer County, PA
112 Mercer County Courthouse
Mercer, PA 16137
M.C.L.J.- October 5,12,19,26, 2021

SHERIFF'S SALE

**MONDAY
NOVEMBER 8, 2021
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. 2021-01082**

**HILL WALLACK LLP PLAINTIFF'S
ATTORNEY
AUGUST 27, 2021 LEVIED ON THE
FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
KEVIN WAYNE ULATOWSKI IN AND
TO:**

PARCEL 1:

ALL THAT CERTAIN piece or parcel of land situate in Lackawannock Township, Mercer County, Pennsylvania, known as Lot No. 1 of the Carl and Darlene Parcetich Subdivision, as recorded at 96 PL 17547-246, and being more particularly bounded and described as follows:

BEGINNING at a point in the center line of Orchard Road, which point is the Northeast corner of land of Stanley Rzicznek; THENCE North 66 degrees 18' West along land of Stanley Rzicznek, a distance of 688.20 feet to a point; THENCE North 5 degrees 17' East along land of Paul Keller, a distance of 42.16 feet to a point; THENCE South 80 degrees 49' East along other land of Carl R. Parcetich, a distance of 654.53 feet to a point in the center line of Orchard Road; THENCE South 5 degrees 18' West along the center line of Orchard Road, a distance of 215.06 feet to a point, which point is the place of BEGINNING.

PROPERTY ADDRESS: 581 Orchard Road, Mercer, PA 16137

TAX ID: 15-187-037-001

BEING the same premises which Derrick P. Bailey and Kimberly L. Bailey, husband and wife by deed dated October 14, 2011 and recorded October 19, 2011 in the Records Office for Mercer County, Pennsylvania, as Instrument No. 2011-00010813 granted and conveyed unto David A. Suchy and Kevin Wayne Ulatowski as joint tenants with the right of survivorship. David A. Suchy departed this life on or about June 13, 2020.

JUDGMENT - \$ 81,366.01

**SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) KEVIN WAYNE
ULATOWSKI AT THE SUIT OF THE
PLAINTIFF WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS TRUSTEE
OF STANWICH MORTGAGE LOAN
TRUST I % CARRINGTON MORT-
GAGE SERVICES, LLC**

**WRIT OF EXECUTION
NO. 2020-00606**

**HLADIK ONORATO & FEDERMAN
LLP PLAINTIFF'S ATTORNEY
JULY 28, 2021 LEVIED ON THE
FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
TERRI A. KOVAL IN AND TO:**

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of

Sharpville, County of Mercer, and Commonwealth of Pennsylvania, being a portion of Lots Numbered 70 and 71 in Strawbridge's Addition to Sharpville, the land herein described being more specifically bounded and described as follows:

On the North by land of Davelli (formerly land of W.S. McFarland); on the East by Ninth Street; on the South by land of Orlando N. DeSalvo and wife (formerly land of W.S. McFarland); and on the West by Lot No. 72 in said plan of lots, now or formerly owned by Davelli; having frontage on Ninth Street of 40.11 feet and extending back, of uniform width, a distance of 110 feet.

BEING THE SAME PREMISES which Robert J. Brannon, III, Widower, by Deed dated September 10, 2010 and recorded on September 10, 2010, in the Mercer County Recorder of Deeds Office as Instrument No. 2010-00008955, granted and conveyed unto Robert J. Brannon, III, Widower and Terri A. Koval, as Joint Tenants with the Right of Survivorship. The said Robert J. Brannon died on January 22, 2015, where by operation of law, title vested solely in Terri A. Koval.

Being Known as 10 9th Street,
Sharpville, PA 16150

Parcel I.D. No. 72-838-030

JUDGMENT - \$ 68,466.07

**SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE DE-
FENDANT (S) TERRI A. KOVAL AT
THE SUIT OF THE PLAINTIFF CITI-
BANK, N.A., NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR NEW RESIDENTIAL
MORTGAGE LOAN TRUST 2018-3**

**WRIT OF EXECUTION
NO. 2019-00900**

**MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
JULY 1, 2021 LEVIED ON THE
FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
MICHELE A. DUBEL AND JOHN E.
DUBEL, JR. IN AND TO:**

All that certain piece or parcel of land situate in West Sale Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

On the North by lands now or formerly of W.O. McClimans; On the East by land now or formerly of Earle W. Durham et ux.; On the South by Williamson Road; and on the west by lands now or formerly of W. O. McClimans; having a frontage of one hundred (100) feet, more or less, On Williamson Road and extending back, of uniform width, a distance of two hundred sixty (260) feet, more or less; the corners of the property hereby conveyed being marked by iron pins.

SUBJECT PROPERTY ADDRESS: 327
Williamson Road, Greenville, PA 16125

Being the same property conveyed to John E. Dubel, Jr. and Michele A. Dubel, husband and wife who acquired title by virtue of a deed from Thomas W. Sheirer and Linda M. Sheirer, husband and wife, dated January 12, 2004, recorded January 16, 2004, at Document ID 2004000767,

Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 31 043 003
JUDGMENT - \$155,222.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHELE A. DUBEL AND JOHN E. DUBEL, JR. AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2019-02067**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
AUGUST 16, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAWN FRY, AKA DAWN M. FRY AND TROY FRY, AKA TROY S. FRY IN AND TO:

All those certain pieces or parcels of land situate in Pymatuning Township, Mercer County, Pennsylvania, known and designated as Lots One (1) and Two (2) of the L. P. Hassel plan of Lots as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 6, Page 83, and being more particularly bounded, and described as follows;

Lot One: Beginning at a point in the centerline of Rutledge Road, formerly known as the Orangeville-Big Bend Public Road, where it intersects with the centerline of Cemetary Road, formerly known as Ohio Street; thence North 21 degrees 32' East, along the centerline of Cemetary Road for a distance of 153.8 feet to a point; thence South 87 degrees 29' East along the centerline of Cemetary Road for a distance of 142.0 feet to a Point; thence South 28 degrees 43' West along Lot No. 2 in said plan for a distance of 215.68 feet to a point in the centerline of Rutledge Road; and thence North 61 degrees 17' West along the centerline of Rutledge Road for a distance of 109.1 feet to the point and place of beginning.

Lot Two: Beginning at a point in the centerline of Rutledge Road; formerly known as the Orangeville-Big Bend Public Road, which Point is the southeast corner of Lot No. 1 in said Plan and the southwest corner of the land herein described; thence North 28 degrees 43' East along Lot No. 1 in said Plan for a distance of 215.68 feet to a point in the centerline of Cemetary Road, formerly known as Ohio Street; thence South 87 degrees 29' East along the centerline of Cemetary Road for a distance of 82.81 feet to a point, thence South 2 degrees 31' West along Lot No 3 in said plan for a distance of 58.21 feet to a point; thence South 28 degrees 43' West along Lot No. 3 in said Plan for a distance of 200 feet to a point in the centerline of Rutledge Road; and thence North 61 degrees 17' West along the centerline of Rutledge Road for a distance of 100 feet to the point and place of beginning.

SUBJECT PROPERTY ADDRESS: 965 Rutledge Road, Transfer, PA 16154

Being the same property conveyed to Troy S. Fry and Dawn M. Fry, husband and wife who acquired title by virtue of a deed from Roy R. Conway, unmarried widower, dated August 27, 2007, recorded

August 29, 2007, at Instrument Number 2007-00011853, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 23-094-059

JUDGMENT - \$ 78,249.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAWN FRY, AKA DAWN M. FRY AND TROY FRY, AKA TROY S. FRY AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

**WRIT OF EXECUTION
NO. 2019-01734**

MANLEY DEAS KOCHALSKI LLC PLAINTIFFS ATTORNEY
JULY 1, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARCIE KEHLER, AKA MARCIE J. KEHLER, AS POSSIBLE HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JOSEPHINE J. HUMPHREY, DARRIN E. ADAMS, AS POSSIBLE HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JOSEPHINE J. HUMPHREY, MARK E. ADAMS, AS POSSIBLE HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JOSEPHINE J. HUMPHREY AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JOSEPHINE J. HUMPHREY IN AND TO:

All that certain piece or parcel of land, with one story the and cement house erected thereon situate on the Northerly side of Wilbur Street, in the Borough of Greenville, Mercer County, Pennsylvania, same being more particularly bounded and described as follows:

Beginning at a point on the North side of Wilbur Street which is a distance of 377.5 feet westerly along the North side of Wilbur Street from Columbia Avenue; thence Northerly 142 feet; thence westerly 55 feet; thence southerly 142 feet to Wilbur Street; thence easterly along the North side of Wilbur Street 55 feet to the place of beginning; being Lot No. 25 in Stewart's Addition No. 2, a plot of which is duly recorded in the proper office of Mercer County, Pennsylvania, in Deed Book N, Volume 6, Page 838.

SUBJECT PROPERTY ADDRESS: 25 Wilbur Street, Greenville, PA 16125

Being the same property conveyed to Josephine J. Humphrey who acquired title by virtue of a deed from Pamela K. Loreno, Administratrix of the Gloria M. Dodson Estate, dated February 12, 1997, recorded February 19, 1997, at Document ID 97 DR 2048, and recorded in Book 0230, Page 1364, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 521 081

JUDGMENT - \$ 33,271.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARCIE KEHLER, AKA MARCIE J. KEHLER, AS POSSIBLE HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JOSEPHINE J. HUMPHREY, DARRIN E. ADAMS, AS POSSIBLE HEIR AND/OR ADMIN-

ISTRATOR OF THE ESTATE OF JOSEPHINE J. HUMPHREY, MARK E. ADAMS, AS POSSIBLE HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JOSEPHINE J. HUMPHREY AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JOSEPHINE J. HUMPHREY 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. 2021-00922**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
JULY 12, 2021 LEVIED ON THE FOLLOWING

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

PARCEL 1:

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

BEGINNING at a point on the Northwest corner of the parcel herein described which point is in the center of L.R. 43049, known as Airport Road; thence North 88° 49' East, along land now or formerly of Wayne A. billet et al., 275.00 feet to an iron pin; thence South 0° 30' East, along land now or formerly of Gary L. and Patricia Whiting and land now or formerly of John L. Filer, 180.00 feet to an iron pin; thence South 88° 49' West, along land now or formerly of Charles and Mary L. Gaffney, 275.00 feet to a point in the centerline of Airport Road; thence North 0° 30' West, along the center of Airport Road, 180.00 feet to the point and place of beginning.

According to survey of Ronald P. Bittler, P. E., dated January 8, 1985.

PARCEL 2:

ALL THAT CERTAIN piece or parcel of land situate in Coolspring Township, Mercer County, Commonwealth of Pennsylvania, being marked and designated as Lot No. 10 of John I. Bell Subdivision, Section E, as recorded in the Recorder's Office of Mercer County, Pennsylvania, on May 25, 1990, in 90 P/L 05183-85, and being more fully bounded and described as follows:

COMMENCING at an iron pin set in the center line of a public road now known as S.R. 2015 (formerly L.R. 42049), also known as the Airport Road, said point of beginning being the Northwest corner of said Lot No. 10, hereby conveyed, and the Southwest corner of land now or formerly of David T. Bert: thence along the line of land now or formerly of said David T. Bert, North 88 degrees 49 minutes East, a distance of 275.00 feet to an iron pin set at the line of remaining lands now or formerly of John I. Bell; thence along the line of said remaining lands now or formerly of John I. Bell, South 00 degrees 30 minutes East, a distance of 160.00 feet to an iron pin; thence along the line of land now or formerly of Luther R. Jaillet, Wayne A. Millet, et al. (85 D.R. 1129), South 88 degrees 49 minutes West, a distance of 275.00 feet to an iron pin set in

the center line of said S.R. 2015; thence along the center line of said S.R. 2015, North 00 degrees 30 minutes West, a distance of 160.00 feet to an iron pin, the point and place of beginning.

As per survey of R. P. Bittler, P.L.S., dated May 3, 1990.

Designated as Parcel No: 01-138-037 AND 01-138-039-010

The improvements thereon being known as 354 Airport Road, Mercer, Pennsylvania - 16137.

BEING THE SAME PREMISES WHICH TYLER J. FRASER by deed dated December 29, 2017 and recorded January 24, 2018 in Instrument Number 2018-00000665, granted and conveyed unto Ryan M. Gifford.

JUDGMENT - \$183,373.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RYAN M. GIFFORD AT THE SUIT OF THE PLAINTIFF CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A.

**WRIT OF EXECUTION
NO. 2020-00876**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
JULY 12, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARY JO LIPANI, EXECUTRIX OF THE ESTATE OF JEROME E. LIPANI IN AND TO:

PARCEL 1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN GREENVILLE BOROUGH, MERCER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWESTERLY CORNER OF PREMISES HEREIN; THENCE EASTERLY ALONG TOWN AVENUE, A DISTANCE OF SIXTY (60) FEET; THENCE IN A SOUTHERLY DIRECTION ALONG THE REMAINING HALF OF LOT NO. 49, FORTY (40) FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH SIDE OF LOT NO. 49, SIXTY (60) FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG STRAWBERRY ALLEY, A DISTANCE OF TWENTY (20) FEET; THENCE IN A WESTERLY DIRECTION ALONG THE REMAINING PORTION OF LOT NO. 50, ONE HUNDRED TWENTY (120) FEET TO NORTH THIRD STREET; THENCE IN A NORTHERLY DIRECTION ALONG NORTH THIRD STREET SIXTY (60) FEET TO A POINT AND PLACE OF BEGINNING.

BEING THE WESTERLY HALF OF LOT NO. 49 AND THE NORTHERLY ONE-HALF (1/2) OF LOT NO. 50 OF THE GILLESPIE ADDITION TO THE BOROUGH OF GREENVILLE, AS RECORDED IN PLAN BOOK 1, PAGE 49.

BEING THE SAME PREMISES WHICH CHARLES E. LOVETRI, WIDOWER BY DEED DATED JULY 23, 1966 AND

RECORDED JULY 25, 1966 IN MERCER COUNTY IN 66 DR 1845 CONVEYED UNTO JEROME E. LIPANI, IN FEE.

PARCEL 2

ALL THAT CERTAIN LOT SITUATE IN THE BOROUGH OF GREENVILLE, MERCER COUNTY, COMMONWEALTH PENNSYLVANIA, BEING THE EASTERLY ONE HALF LOT #49 IN GILLESPIE ADDITION TO GREENVILLE, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS: NORTH BY LAWN AVENUE; SOUTH BY LOT #50; EAST BY STRAWBERRY ALLEY; AND WEST BY WESTERLY HALF OF LOT #49; FRONTING SIXTY (60) FEET ON LAWN AVENUE AND EXTENDING SOUTHERLY THEREFROM AN EVEN WIDTH A DISTANCE OF FORTY (40) FEET.

BEING THE SAME PREMISES WHICH JOSEPH F. LIPANI, A SINGLE PERSON BY DEED DATED JULY 1971 AND RECORDED AUGUST 9, 1971 IN MERCER COUNTY IN 71 DR 1880 CONVEYED UNTO JEROME E. LIPANI, IN FEE.

SAID PREMISES COMMONLY KNOWN AS 15 LAWN AVENUE, GREENVILLE, PENNSYLVANIA, 16125 AND ARE FURTHER IDENTIFIED BY MERCER COUNTY ASSESSMENT INDEX NUMBER 55 500 006.

Being known as: 15 Lawn Avenue, Greenville, Pennsylvania 16125

BEING THE SAME PREMISES WHICH CHARLES E. LOVETRI by deed dated July 23, 1966 and recorded July 1966 in Instrument Number 1966 D.R. NO. 1845, granted and conveyed unto The said Jerome E. Lipani died on June 3, 2019. Letters of Administration were granted to Mary Jo Lipani, Executrix of the Estate of Jerome E. Lipani.

TAX I.D. #: 55 500 006

JUDGMENT - \$ 85,772.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARY JO LIPANI, EXECUTRIX OF THE ESTATE OF JEROME E. LIPANI AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1

**WRIT OF EXECUTION
NO. 2021-02089**

PIETRAGALLO GORDON ALFANO BOSICK & RASPANTI, LLP PLAINTIFF'S ATTORNEY
AUGUST 27, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) NOISE SOLUTIONS (USA) INC. IN AND TO:

FIRST DESCRIBED:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, as shown on the survey of E.A. Winslow and Associates, Inc., dated August 16, 1979, and being more

particularly bounded and described as follows:

BEGINNING at the intersection of the South line of Mill Street and the East line of Vine Avenue; thence North 87° 37' 30" East, a distance of 154.00 feet to a point; thence South 2° 58' 50" East, a distance of 408.02 feet to a point; thence South 88° 02' 25" West, a distance of 102.00 feet to a point; thence South 2° 58' 50" East, a distance of 54.00 feet to a point; thence South 88° 02' 25" West, a distance of 67.77 feet to a point; thence North 1° 01' 20" West, a distance of 460.89 feet to the place of beginning. Containing 1.588 acres, more or less.

Property Address: 420 Vine Avenue, Sharon, PA 16146

PARCEL NO. 1-L-73AA

SECOND DESCRIBED: ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE IN THE CITY OF SHARON, COUNTY OF MERCER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

On the North by land formerly of the H.J. Filer Estate (being Parcel Two herein); on the East by lands now or formerly of the Erie and Pittsburgh Railroad Company, and on the South by Franklin Street; and on the West by Alexander Street.

PARCEL TWO:

On the north by land formerly of Dennis Collins and more recently of the Harry J. Filer Estate; on the east by the Westerman Branch Railroad; on the South by the land described in Parcel One herein; and on the West by Alexander Street; having a frontage of fifty eight (58) feet on Alexander street and a depth of one hundred thirty-five (135.00) feet.

PARCEL THREE:

On the north by an alley, sometimes known as South Alley, which was plotted but never opened on the east by the Erie and Pittsburgh Railroad; on the south by land described in Parcel Two herein; and on the West by Alexander Street having a frontage of fifty seven (57) feet on Alexander Street and extending back a distance of one hundred thirty (130.00) feet.

PARCEL FOUR:

Commencing at an iron bar on the east line of Alexander Street at the northwest corner of land formerly of the Harry J. Filer Estate (described as Parcel Three herein), being also the southwest corner of the land herein described; thence north, along the east line of Alexander Street, a distance of 35.5 feet to the southwest corner of land now or formerly owned by the estate of Ann O'Neill; thence east along the south line of said land now or formerly of Ann O'Neill, a distance of one hundred fifty two and five tenths (152.5) feet to the west right-of-way line of land of the Erie and Pittsburgh Railroad; thence south along the west right-of-way of lands now or formerly of the Erie and Pittsburgh Railroad, a distance of thirty eight and thirty-five hundredths (38.35) feet to the northeast corner of lands now or formerly of Harry J. Filer (Parcel Three herein); thence west along the north line of lands now or formerly of Harry J. Filer, a distance of one hundred forty seven and

nine tenths (147.9) feet to an iron bar on the east line of Alexander Street, the place of beginning.

PARCEL FIVE:

Commencing at a stake on the east line of Alexander Street at the northwest corner of lands formerly of Mary Luttrell (Parcel Four above) and being also the southwest corner of lands herein described; thence north, along the east line of Alexander Street, a distance of thirty five and five tenths (35.5) feet to a stake at the southwest corner of other lands now or formerly of Mary Luttrell, being also the south line of Lot No. 11 in Alexander's Addition to Sharon, a distance of 100 feet to a stake at the southeast corner of said Lot No. 11; thence north, along the east line of land now or formerly of Mary Luttrell, being also the east line of said Lot No. 11, a distance of twenty six and three tenths (26.3) feet to a stake at the southwest corner of lands now or formerly of John McDonald; thence east, along the south line of lands now or formerly of John McDonald, a distance of sixty and thirty five hundredths (60.35) feet to a stake on the west right-of-way line of the Erie and Pittsburgh Railroad, said west right-of-way line having been located according to the plans of the said Erie and Pittsburgh Railroad; thence South along the west right-of-way line of said Erie and Pittsburgh Railroad, a distance of sixty three and thirty five hundredths (63.35) feet to a stake at the northeast corner of lands now or formerly of Maiy Luttrell (Parcel Four above described) thence west, along the north line of lands now or formerly of the said Mary Luttrell, a distance of one hundred fifty two and five tenths (152.5) feet to a stake on the east line of Alexander Street the place of beginning, being a portion of lots 12 and 13 in Alexander's Addition.

PARCEL SIX:

On the north by land now or formerly of Owen Dailey, more recently purchased by the City of Sharon at tax sale, and lands now or formerly of Rebecca Jones; on the east by land formerly of John McDonald and Ann O'Neill, more recently land now or formerly of the Harry J. Filer Estate on the south by land formerly of Ann O'Neill (parcel Five herein); and on the west by Alexander Street; having a frontage of sixty one (61.00) feet on Alexander Street and extending eastwardly, a distance of one hundred (100.00) feet, more or less, to land now or formerly of John McDonald and Ann O'Neill.

PARCEL SEVEN:

BEGINNING at the northwest corner of the land herein described on Mill Street, at a point one hundred ten (110.00) feet east from the south east corner of Alexander and Mill Street; thence south one (1°) degree thirty (30') minutes West by land now or formerly owned by Mrs. Kate McDonald, one hundred twenty nine (129.00) feet to land now or formerly of Moses O'Neill; thence east by land now or formerly of O'Neill, a distance of fifty nine (59.00) feet, more or less, to railroad; thence north by Railroad a distance of one hundred twenty nine (129.00) feet, more or less, to Mill Street; thence west along the south line of Mill Street, a distance of fifty nine (59.00) feet; more or less, to the place of beginning.

PARCEL EIGHT:

ALL THAT CERTAIN piece or parcel of land in Sharon, County of Mercer and State of Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the South line of Mill Street and the East line of Alexander Place; thence N 87° 37' 30" E, 100.00 feet to a point; thence, S 02° 58' 37' 30" W, 100.00 feet to a point; thence, N 02° 58' 50" W, 100.00 feet to the place of beginning and containing 0.230 acres.

ALL EIGHT PARCELS BEING COLLECTIVELY IDENTIFIED AS TAX PARCEL NO. 1-L- 69

TOGETHER WITH the right, title, interest in and to the vacated and abandoned Alexander Place, running generally north and south and beginning at its point of intersection with Franklin Street; thence proceeding in a northern direction to its point of intersection with Mill Street, as described in Ordinance No. 09-13 of the City of Sharon Pennsylvania
LOCATION - 420 VINE AVENUE, SHARON PA 16146

JUDGMENT - \$698,188.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NOISE SOLUTIONS (USA) INC. AT THE SUIT OF THE PLAINTIFF SHENANGO VALLEY ENTERPRISE ZONE CORP.

**WRIT OF EXECUTION
NO. 2020-02810**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC PLAINTIFFS ATTORNEY
AUGUST 13, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DALE SEGER A/K/A DALE E. SEGER AND VICKEY SEGER A/K/A VICKEY L. SEGER 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 THE NORTHEAST CORNER OF COLUMBIA AVENUE AND BENTLEY AVENUE; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF BENTLEY AVENUE, SIXTY-SEVEN (67) FEET; THENCE NORTHERLY FIFTY (50) FEET; THENCE WESTERLY SEVENTY-ONE (71) FEET, MORE OR LESS, TO COLUMBIA AVENUE; THENCE SOUTHERLY ALONG COLUMBIA AVENUE, FIFTY AND TWENTY-FOUR HUNDREDTHS (50.24) FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 150 COLUMBIA AVE GREENVILLE, PA 16125

PROPERTY ID: 55 533 019

TITLE TO SAID PREMISES IS VESTED IN DALE SEGER, A SINGLE PERSON BY DEED FROM VICKEY SEGER, A SINGLE PERSON DATED 05/11/2012 RECORDED 05/11/2012 INSTRUMENT NUMBER: 2012-00006118.

JUDGMENT - \$ 67,097.35

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFEND-

ANT (S) DALE SEGER A/K/A DALE E. SEGER AND VICKEY SEGER A/K/A VICKEY L. SEGER AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST SERIES 2004-A ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-A

M.C.L.J.- October 12, 19, 26, 2021

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 CASIMIR'S CHECK OR MONEY ORDER, 10% OF THE BID AMOUNT. THE BALANCE PAYABLE TO THE SHERIFF IS DUE BY 12:00 NOON ON THE FRIDAY FOLLOWING THE SALE. IF THE BALANCE IS NOT PAID BY THE DEADLINE, THE PROPERTY WILL BE RESOLD AT 10:00 AM ON THE FOLLOWING MONDAY AT THE SHERIFF'S OFFICE. AT THE RESALE, THE ORIGINAL SUCCESSFUL BIDDER SHALL BE INELIGIBLE TO BID AND SHALL BE LIABLE FOR THE EXPENSE OF THE RESALE AND THE DIFFERENCE IN THE PURCHASE PRICE IF THE RESALE PRICE IS LESS THAN THE ORIGINAL SALE PRICE.

A SCHEDULE OF DISTRIBUTION, WHEN NEEDED, WILL BE FILED BY THE SHERIFF, IN THE SHERIFF'S OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE DISTRIBUTION.

DEEDS WILL BE ATTESTED TWENTY DAYS AFTER EITHER THE FILING OF THE SCHEDULE OF DISTRIBUTION OR THE EXECUTION SALE.