

# Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

## Digital Edition

February 14, 2023

VOL. 38 - ISSUE 7

### 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

**DAWSON, CHANCE WILLIAM**  
2023-77

Late of Sharon, Mercer Co., PA  
Administratrix: Marissa G. Hedderick,  
115 12th St., Greenville, PA 16125  
Attorney: Edward Leymarie, Jr., 423 6th  
St., Ellwood City, PA 16117

**FIRLE, MARTHA LARUE**  
2021-074

Late of Sandy Lake Twp., Mercer Co., PA  
Executrix: Bonnie Firle, 8 Riley Rd.,  
Greenville, PA 16125

Attorney: J. Jarrett K. Whalen

**GRAHAM, RAYMOND J.**  
2023-95

Late of Hermitage, Mercer Co., PA  
Executor: Raymond E. Graham, 69  
Rexford Drive, Hermitage, PA 16148

Attorney: Victor S. Heutsche

**HUSTON, JAY HOLMES, SR., a/k/a**  
**HUSTON, JAY H.**

2023-81

Late of Hempfield Twp., Mercer Co., PA  
Executor: Jay H. Huston, Jr., 244  
Hopwood Fairchance Road, Apt. 47,  
Uniontown, PA 15401

Attorney: James E. Douglas

**JENNINGS, SHANE M. a/k/a**  
**JENNINGS, SHANE MICHAEL**

2023-93

Late of Sharon, Mercer Co., PA  
Administratrix: Mallory Jennings, 1383  
Westover Dr. SE, Warren, OH 44484

Attorney: James E. Douglas

**KEISEL, DEBRA a/k/a KEISEL,**  
**DEBRA ANNE a/k/a KEISEL,**  
**DEBRA A. a/k/a MITCHELL, DEBRA**  
**A.**

2023-82

Late of Hermitage, Mercer Co., PA  
Administrator: Arthur Keisel, 3025  
Lamor Rd., Hermitage, PA 16148

Attorney: Ted Isoldi

**KEMM, GLENDA L. a/k/a KEMM,**  
**GLENDA LEE**

2023-86

Late of West Salem Twp., Mercer Co., PA  
Executor: Robert W. Callahan, 3542  
Silvius St., Ashtabula, OH 44004

Attorney: James R. Dibble

**MARSTELLAR, DOROTHY**  
**LUCILLE, a/k/a MARSTELLAR,**  
**DOROTHY L. a/k/a MARSTELLAR,**  
**DOROTHY**

2023-84

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

Executor: James W. Marsteller, Jr., 156  
Shenango Park Road, Lot 12, Transfer,  
PA 16154

Attorney: Douglas M. Watson

**SHRAWDER, ALLEN L. a/k/a**  
**SHRAWDER, ALLEN LAWRENCE**  
2023-87

Late of Shenango Twp., Mercer Co., PA  
Executrix: Janet Crouner a/k/a Janet  
Roberta Crouner, 39 Dogwood Lane,  
West Middlesex, PA 16159

Attorney: Wade M. Fisher

#### SECOND PUBLICATION

**ALABRAN, RAYMOND C. JR. a/k/a**  
**ALABRAN, RAYMOND C.**  
2023-72

Late of Salem Twp., Mercer Co., PA  
Administrator: James E. Douglas,  
Esquire, 409 N. Hermitage Rd.,  
Hermitage, PA 16148

Attorney: James E. Douglas

**BLACK, HELEN E. a/k/a BLACK,**  
**HELEN**  
2023-67

Late of Pine Twp., Mercer Co., PA  
Co-Executors: Richard A. Black, 97  
George Junior Road, Grove City, PA  
16127 & William E. Black, PO Box  
693, Franklin, PA 16323

Attorney: James A. Stranahan, IV

**CUSTER, DONNA L.**  
2023-68

Late of Worth Twp., Mercer Co., PA  
Executor: Mark R. Custer, 5780 Sandy  
Lake Polk Rd., Sandy Lake, PA 16145

Attorney: Lewis P. McEwen

**FILER, JOSEPH E. IV a/k/a FILER,**  
**REV. DR. JOSPEH ENOCH IV**  
2023-54

Late of Hermitage, Mercer Co., PA  
Executrix: Theresa J. Stutz, 400 E.  
Washington Blvd., Grove City, PA  
16127

Attorney: Emily S. Antolik, 254 6th St.,  
Erie, PA 16507 (814) 453-5004

**FREEAUF, AMANDA N. a/k/a**  
**HEDGLIN, AMANDA a/k/a**  
**FREEAUF, AMANDA NICOLE**  
2023-71

Late of Mercer Boro, Mercer Co., PA  
Administrator: Jon Paul Freeauf, 215 E.  
Venango Street, Mercer, PA 16137

Attorney: James E. Douglas

**GRAY, CHARLES ARDEN II a/k/a**  
**GRAY, CHARLES A. II a/k/a GRAY,**  
**CHARLES II a/k/a GRAY,**  
**CHARLES ARDEN a/k/a GRAY,**  
**CHARLES A. a/k/a GRAY,**  
**CHARLES**  
2023-66

Late of Sharon, Mercer Co., PA  
Executor: Charles Arden Gray, III, 4  
Knollwood Court, Pgh, PA 15239

Attorney: James M. Goodwin

**KING, ERLA J. a/k/a KING, ERLA**  
**JEAN**

2023-75

Late of Perry Twp., Mercer Co., PA  
Executor: Roger E. King, 6 Holiday  
Lane, Greenville, PA 16125

Attorney: Jason R. Dibble

**KNAUFF, GORDON LESTER a/k/a**  
**KNAUFF, GORDON L. a/k/a**  
**KNAUFF, GORDON**  
2023-65

Late of Delaware Twp., Mercer Co., PA  
Administratrix: Judith A. Knauff, 227  
Oniontown Rd., Greenville, PA 16125

Attorney: J. Jarrett K. Whalen

**LADSON, LORETTA**

2023-53

Late of Hermitage, Mercer Co., PA  
Administratrix: Katrina Austin, 200  
Orange Drive, Apt. 8A, Hermitage, PA  
16148

Attorney: Adam D. Shorr, 310 Grant  
Street, St. 715, Pittsburgh, PA 15219  
(412) 238-7610

**LUNDQUEST, CARLA JEAN**  
2023-73

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

Executrix: Shauna L. Lundquest, 5580  
Miller Road, Hermitage, PA 16148

Attorney: James E. Douglas

**RIFFE, ELIZABETH Y.**

2023-74

Late of Hempfield Twp., Mercer Co., PA  
Executor/Executrix: John P. Miller, 920  
Heberton St., Pgh, PA 15206

Kimberly Truylol, 4605 Allegheny  
Court NW, Albuquerque, NM 87114

Attorney: James E. Douglas

**VASCONI, SUSAN a/k/a VASCONI,**  
**SUSAN VERONICA**  
2023-78

Late of Sharon, Mercer Co., PA  
Executrix: Mary Virginia Lawrence,  
1431 Lynnwood Drive, Hermitage, PA  
16148

Attorney: Victor S. Heutsche

#### THIRD PUBLICATION

**BORTNER, ROBERT A. JR.**

2023-55

Late of South Pymatuning Twp.,  
Mercer Co., PA  
Executrix: Christine L. Golub, 1809 W.  
Ridge Avenue, Sharpsville, PA 16150

Attorney: Wade M. Fisher

**CAMPBELL, H. LOUISE a/k/a**  
**CAMPBELL, HELEN LOUISE a/k/a**  
**BUCHANAN, HELEN LOUISE**  
2023-53

Late of Grove City Boro, Mercer Co., PA  
Co-Executors: Douglas E. Buchanan,  
3160 Patriot Drive, New Waterford,  
OH 44445 & David B. Buchanan, 534  
Ramsaytown Road, Brookville, PA  
15825

Attorney: Jack W. Cline

**COLE, DAVID J.**

2023-57

Late of Hermitage, Mercer Co., PA  
Executor: Roger R. Shaffer, Jr., 701 N.  
Hermitage Rd., Ste. 20 Hermitage, PA

16148

Attorney: Michael S. Barr  
**D'AMORE, THOMAS L. a/k/a**  
**D'AMORE, THOMAS LEE a/k/a**  
**D'AMORE, THOMAS**  
2023-52

Late of Hermitage, Mercer Co., PA  
Executor: Anthony Michael D'Amore,  
1806 Woodside Drive, Hermitage, PA  
16148

Attorney: Tyler M. Heckathorn

**HOPKINS, MARLENE a/k/a**  
**HOPKINS, MARLENE M.**  
2023-43

Late of Hermitage, Mercer Co., PA  
Executrix: Paula G. Reiber, 447 Creek  
Road, Fredonia, PA 16124

Attorney: Roger R. Shaffer, Jr.

**KEKICH, MARYANN a/k/a**  
**KEKICH, MARY ANN**  
2023-47

Late of Hermitage, Mercer Co., PA  
Executor: Douglas J. Kekich, 600 N.  
Staline Road, Sharon, PA 16146

Attorney: David A. Ristvey

**LEYSHON, DALE GENE a/k/a**  
**LEYSHON DALE G. a/k/a**  
**LEYSHON, GENE**  
2023-50

Late of Sharon, Mercer Co., PA  
Administrator: Stephen J. Leyshon,  
3504 Saranac Drive, Sharpsville, PA  
16150

Attorney: Wade M. Fisher

**LOCKWOOD, RICHARD D. a/k/a**  
**LOCKWOOD, RICHARD**  
2023-37

Late of Deer Creek Twp., Mercer Co., PA  
Executrix: Beverly A. Lockwood, 789  
Milledgeville Road, Hadley, PA 16130

Attorney: Keith A. Button, 890 Market  
Street, Meadville, PA 16335 (814)

724-4540

**McNUTT, WILLIAM D. JR. a/k/a**  
**McNUTT, WILLIAM DEAN, JR.,**  
**a/k/a McNUTT, WILLIAM D. a/k/a**  
**McNUTT, WILLIAM**

2023-41

Late of Jackson Twp. Mercer Co., PA  
Executrix: Kim M. Kelly, 15609  
Haddonfield Way, Darnestown, MD  
20878

Attorney: Stephen L. Kimes

**MENZ, WILLIAM F. JR. a/k/a**  
**MENZ, WILLIAM F. a/k/a MENZ,**  
**WILLIAM**  
2023-51

Late of Hermitage, Mercer Co., PA  
Executor: Douglas M. Watson, 259  
Main Street, Greenville, PA 16125

Attorney: Douglas M. Watson

**MURCKO, EDWARD M. a/k/a**  
**MURCKO, EDWARD**  
2023-40

Late of West Salem Twp., Mercer Co., PA  
Executrix: Darlene M. Murcko, 718  
Vernon Road, West Salem Twp., PA  
16125

Attorney: Ted Isoldi

**NOLAN, WILLIAM J. a/k/a NOLAN, WILLIAM**  
**2023-59**

Late of Sandy Lake Twp., Mercer Co., PA  
Co-Executors: William J. Noble, Jr.,  
1860 Saxonburg Blvd., Tarentum, PA  
15084 & Jennifer M. Harrold, 5955  
Kingwood Road, Markleton, PA 15551  
Attorney: Stephen L. Kimes

**RIZZA, CAROLYN C. a/k/a RIZZA, CAROLYN ELIZABETH**  
**2023-60**

Late of Liberty Twp., Mercer Co., PA  
Executor: Paul F. Rizza, 314 Nicklaus  
Court, Grove City, PA 16127  
Attorney: Timothy L. McNickle

**ROBERTSON, JAMES C. a/k/a ROBERTSON, JAMES CLAIRE, JR.**  
**2023-28**

Late of Hermitage, Mercer Co., PA  
Executrix: Denise L. Robertson, 3448  
Silver Ridge Court, Hermitage, PA  
16148  
Attorney: Benjamin R. Westcott, 1001  
Liberty Avenue, Suite 1150, Pittsburgh,  
PA 15222 (412) 392-2503

**County of Mercer  
Public Notice**

The Mercer County Board of Assessment Revision will meet in the Commissioner's Conference Room at the Mercer County Courthouse, South Diamond Street, Mercer, Pennsylvania, on the third Wednesday of every month during 2023 beginning February 15, 2023 at 9:00 a.m., local time to conduct such matters that may come before it.

Mercer County Board of Assessment  
Revision  
M.C.L.J – February 14, 2023

May's slate roofing hereby gives notice that articles of incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, NO. 177, effective October 1, 1989, as amended. Registration of Fictitious Name, Filed on 11/07/2022. The Purpose for which the corporation is to be organized will repair slate roofs.

M.C.L.J – February 14, 2023

**NOTICE**

NOTICE IS HEREBY GIVEN that on December 27, 2022, the petition of Justin B. Williams was filed in the Court of Common Pleas of Mercer County, Pennsylvania, requesting an order to change the name of Justin B. Williams to Justin B. Clark.

The Court has fixed the 9th day of March, 2023, at 1:30 P.M. in Courtroom No. 2 of the Mercer County Courthouse, Mercer, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Ryan C. Long, Esquire  
Leymarie Clark Long, P.C.  
423 Sixth Street  
Ellwood City, PA 16117  
M.C.L.J – February 14, 2023

**CHANGE OF NAME NOTICE**

In the matter of change of name of Alexa Crawford, in the Court of Common Pleas of

Mercer County, Pennsylvania, No. 2022-194, notice is hereby given that on January 27, 2023, the petition of Alexa Crawford was filed in the above-named Court, requesting an order to change the name of Alexa Crawford to Alexa Fedor.

The Court has scheduled the day of March 30, at 10:30 a.m., in Room 4 of the Mercer County Courthouse, Mercer, Pennsylvania as the time and place for the hearing of said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

M.C.L.J. – February 14, 2023

**IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2023-00184**

TIMOTHY W. STIFFY,  
Plaintiff,  
vs.

WILLIAM L. SHIREY, ELSIE MAE SHIREY, SCOTT W. MOORE, and RHONDY S. TROWBRIDGE, ALSO KNOWN AS RHONDY S. MOCK, THEIR HEIRS, SUCCESSORS AND ASSIGNS,

Defendants.

**TO WILLIAM L. SHIREY, ELSIE MAE SHIREY, SCOTT W. MOORE, AND RHONDY S. TROWBRIDGE, ALSO KNOWN AS RHONDY S. MOCK, THEIR HEIRS, SUCCESSORS AND ASSIGNS:**

Take notice that on January 26, 2023, Timothy W. Stiffy, filed a Quiet Title Complaint at No. 2023-00184 in the Civil Division of the Court of Common Pleas of Mercer County, Pennsylvania, against William L. Shirey, Elsie Mae Shirey, Scott W. Moore, and Rhondy S. Trowbridge, also known as Rhondy S. Mock, their heirs, successors and assigns. The Complaint avers that a cloud hangs over the title to a certain parcel of real estate situate in Springfield Township, Mercer County, Pennsylvania, being further described as follows:

ALL that certain tract of land situate in Springfield Township, Mercer County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of the Grove City-Leesburg Road on the West side of the Nazareth Church Road; thence South 4° 55' West by the West side of the Nazareth Church Road 418 feet; thence along the West side of said Nazareth Church Road South 2° 10' West 979 feet to the place of beginning; thence along the West side of said Nazareth Church Road South 2° 10' West 69.5 feet to lot or House No. 15; thence North 87° 50' West by Lot No. 15 for 362.49 feet to land of National Mining Company, formerly owned by Sharon Coal and Limestone Company; thence North 1° 55' East 69.5 feet to other land of Irwin, known as Lot No. 17; thence South 87° 50' East by said Lot No. 17, a distance of 362.80 feet to the West side of said Nazareth Church Road at the place of beginning.

The same being known as House or Lot No. 16 of the Clearview Plan of Lots as surveyed by S.J. Taylor in April, 1942, and having erected thereon one frame two-story dwelling.

BEING the same conveyed to Timothy W. Stiffy by Deed of The Mercer County Tax Claim Bureau, Trustee, dated the 18th day of December, 2017, and recorded in the Recorder's Office of Mercer County, Pennsylvania, at 2017-11827.

AND the Plaintiff has requested that the Court declare that the above-mentioned parcel was a valid conveyance of any interest of the Defendants to the parcel identified in this Complaint. If you wish to defend, you must enter a written appearance personally or by attorney and file our defenses or objections in writing with the Court within TWENTY (20) days from the date of this publication. You are warned that if you fail to do so, the Court will enter an Order granting the relief requested.

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

Service by publication was authorized by Order of Court dated January 27, 2023.

Raymond H. Bogaty, Esquire  
BOGATY LAW OFFICE, P.C.  
101 S. Center Street, P.O. Box 825  
Grove City, PA 16127  
(724) 450-5000  
M.C.L.J – February 14, 2023

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF MERCER COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
MERCER COUNTY  
No. 2022-02044**

**PENNYMAC LOAN SERVICES, LLC**

**Plaintiff**

vs.

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

James William Haun, Solely in His Capacity as Heir of Ronald B. Haun, Sr., Deceased

**Defendants**

**NOTICE**

TO:  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Ronald B. Haun, Sr., Deceased

You are hereby notified that on August 12, 2022, Plaintiff, PENNYMAC LOAN SERVICES, LLC filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Mercer County Pennsylvania, docket by TERM, No. 2022-02044. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3745 Pleasant Drive, Hermitage, PA 16148 whereupon your property would be sold by the Sheriff of Mercer County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. you may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE 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

**THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.**

M.C.L.J – February 14, 2023

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

Notice is hereby given of the Administration of **THE AUDREY E. KOI REVOCABLE TRUST AGREEMENT DATED MAY 15, 2003**. The Settlor of the Trust, **Audrey E. Koi**, a resident of Sharon, Mercer County, Pennsylvania, died on February 6, 2022. All persons having claims against **Audrey E. Koi** are requested to make known the same to the attorney named below in the successor Trustee's name, **Bradley A. Koi**. All persons indebted to **Audrey E. Koi** are requested to make payment without delay to the attorney named below in the Trustee's name.

Barbara Seman Ochs, Esquire

EVANS, GARVEY, LACKEY & OCHS  
19 Jefferson Avenue  
Sharon, PA 16146  
M.C.L.J – February 7, 14, 21, 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 **March 27, 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**

2020-749 Navarra, Monica Ann C., aka Navarra, Monica Ann, aka Navarra, Monica A., deceased; Stephen M. Navarra, Executor  
2013-727 McCracken, Clarence, a/k/a McCracken, Clarence Wayne, deceased; Gary W. McCracken, Executor  
2001-1001 Johnston, Ruby a/k/a Johnston, Ruby I., deceased; Jessica E. Gaston, Executrix  
2022-239 Bundy, Alan E., deceased; Leona Dianne James, Executrix  
2022-453 Teaberry, Dominick a/k/a Teaberry, Dominick A., deceased; Jeffrey A. Teaberry, Executor

**TENTH AND PARTIAL ACCOUNT**

1996-49638 Oakwood Cemetery Association Endowment Fund, a/k/a Oakwood Cemetery Association, a/k/a Cemetery Oakwood; Jeffrey A. Caster, Vice President, BNY Mellon Wealth Management

MaryJo Basilone DePreta  
Register of Wills and  
Clerk of Orphans' Court  
Division of the Court of Common Pleas  
Of Mercer County, PA  
112 Mercer County Courthouse  
Mercer, PA 16137  
M.C.L.J - February 7, 14, 21 & 28, 2023

**SHERIFF'S SALE  
MONDAY  
MARCH 13, 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. 2022-01434**

GRENNEN & BIRSIC PC PLAINTIFF'S ATTORNEY  
JANUARY 3, 2023 LEVIED ON THE FOLLOWING  
ALL THE RIGHT, TITLE, INTEREST

AND CLAIM OF THE DEFENDANT (S) LJUBOMIR BARBIR, KNOWN HEIR OF THE ESTATE OF BOGDAN BARBIR, AND THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF BOGDAN BARBIR IN AND TO:

ALL that certain piece or parcel of land situate in the Township of Shenango, County of Mercer and Commonwealth of Pennsylvania, being bounded and escribed as follows:

BEGINNING at a point in the centerline of a public road Township Route T-301, said point being approximately three tenths (0.3) miles from the intersection of said Township Route T-301 with Public Route 932 in a southeasterly direction along the centerline of Township Route T-301, thence south 43° 07' 00" east along the centerline of said T-301 a distance of ninety (90.0) feet to a point in the said centerline, thence south 41° 41' 15" east along said centerline, a distance of one hundred fifty-three and two hundredths (153.02) feet to a point, thence south 42° 49' 47" east along the centerline a distance of three hundred eighty (380.00) feet to a point at other land now or formerly of Rager, thence south 50° 42' 09" west along other land now or formerly of Rager a distance of three hundred forty-eight and eighty two hundredths (348.82) feet to an iron pin, thence north 19° 00' 20" west along land now or formerly of Rager a distance of five hundred eighty-nine and nine hundredths (589.09) feet to an iron pin, thence north 18° 08' 32" east along land now or formerly of Rager, a distance of one hundred twenty-nine and one hundredth (129.01) feet to a point in the centerline of said Township Route T-301 the place of beginning and containing 3.010 acres of land, as shown on the approved plan as recorded in Plan Book 19, Page 22.

BEING the same premises which William E. McCullough, Jr. and Marylou McCullough, husband and wife, by Deed dated May 18, 2011 and recorded May 18, 2022 in the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2011-00004832, granted and conveyed unto Bogdan Barbir. And the said Bogdan Barbir died on February 5, 2022, vesting title and interest in the Estate of Bogdan Barbir.

Instrument No. 2011-00004832  
Parcel # 027-020578  
LOCATION - 212 STONY HILL ROAD,  
WEST MIDDLESEX PA 16159  
JUDGMENT - \$133,058.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LJUBOMIR BARBIR, KNOWN HEIR OF THE ESTATE OF BOGDAN BARBIR, AND THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF BOGDAN BARBIR AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA  
**WRIT OF EXECUTION  
NO. 2022-02440**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
DECEMBER 14, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KENNETH THOMAS AKA KENNETH L. THOMAS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SHARON, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. ONE HUNDRED SIXTY-

SEVEN (167) IN THE FEDERAL HEIGHTS PLAN OF LOTS, AS RECORDED IN THE RECORDS OF MERGER COUNTY IN PLAN BOOK 1, PAGE 118, AND SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EAST LINE OF FEDERAL AVENUE AT THE NORTHWEST CORNER OF LOT NO. ONE HUNDRED SIXTY-EIGHT (168) IN SAID PLAN; THENCE NORTHWARDLY ALONG THE EAST LINE OF FEDERAL AVENUE, A DISTANCE OF SIXTY-TWO AND SIXTY-TWO HUNDREDTHS (62.62) FEET TO A POINT; THENCE ALONG A CURVE HAVING A RADIUS OF TWENTY (20) FEET BEARING NORTHEASTWARDLY AND THEN EASTWARDLY, A TOTAL DISTANCE OF FORTY AND THREE HUNDREDTHS ( 40.03) FEET TO A POINT ON THE SOUTH LINE OF MEMORIAL BOULEVARD; THENCE EASTWARDLY ALONG THE SAID SOUTH LINE OF MEMORIAL BOULEVARD, A DISTANCE OF EIGHTYFIVE AND FIFTY-ONE HUNDREDTHS (85.51) FEET TO A POINT; THENCE SOUTHWARDLY ALONG THE WEST LINE OF FOREST HILLS SECTION OF SHARON REALTY ELMHURST PLAN, A DISTANCE OF FIFTYONE AND FORTYSEVEN HUNDREDTHS (51.47) FEET TO A POINT, WHICH IS THE NORTHEAST CORNER OF SAID LOT NO. ONE HUNDRED SIXTY-EIGHT ( 168); THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID LOT NO. ONE HUNDRED SIXTY-EIGHT (168), A DISTANCE OF ONE HUNDRED TWENTY (120) FEET, TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 553 FEDERAL DRIVE, SHARON, PA 16146  
PROPERTY ID NUMBER: 71-7060

BEING THE SAME PREMISES WHICH DOUGLAS W. DESS AND PENNY S. VIGLIO N/K/A PENNY S. DESS BY DEED DATED 8/22/2017 AND RECORDED 8/30/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #2017-00008027, GRANTED AND CONVEYED UNTO KENNETH L. THOMAS, AS SOLE OWNER.

JUDGMENT - \$ 47,305.16  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH THOMAS AKA KENNETH L. THOMAS AT THE SUIT OF THE PLAINTIFF FLAGSTAR BANK, FSB

**WRIT OF EXECUTION  
NO. 2021-02180**

LEOPOLD & ASSOCIATES PLLC PLAINTIFF'S  
ATTORNEY DECEMBER 16, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DIETMAR ACKERMANN 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:

On the North by land now or formerly of the Oakwood Cemetery Association; On the East by land now or formerly of the Oakwood Cemetery Association; On the South by land now or formerly of Sharon Building and Loan Association; And on the West by Fourth Avenue (formerly known as

Mechanic Street). Having a frontage on said Fourth Avenue of 80 feet and extending Eastwardly, maintaining an equal width, a distance of 181 feet.

TOGETHER with the right of easement for driveway purposes over the North 6 1/2 feet of the situate to the South of the lot herein conveyed, said lot to the South being owned now or formerly of Oakwood Cemetery Association. It is also understood and agreed that the Grantee receive title to that half of the double garage which is situate on the land herein conveyed.

BEING known as Parcel/Tax Map No. 2-R-25.

CONTROL NO. 69-8480.

HAVING erected thereon a vacant lot being known and numbered as 608 Fourth Avenue, Sharon, PA 16146.

UNDER AND SUBJECT to rights, reservations, exceptions and restrictions as set forth in prior instruments of record.

BEING the same property which Michel L. Ciprian on September 27, 1996, deeded to Dietmar Ackerman, unmarried, with said deed being recorded on October 7, 1996, in the Mercer County Recorder of Deeds in Book No. 222, Page No. 413.

JUDGMENT - \$127,728.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DIETMAR ACKERMANN AT THE SUIT OF THE PLAINTIFF TRINITY FINANCIAL SERVICES, LLC

**WRIT OF EXECUTION  
NO. 2022-01770**

LOGS LEGAL GROUP LLP PLAINTIFF'S ATTORNEY  
NOVEMBER 16, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KAYLA NICOLE HIBBARD, ADMINISTRATRIX OF THE ESTATE OF HARRY JAMES HIBBARD A/K/A HARRY J. HIBBARD, DECEASED IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN HEMPFIELD TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BEING ALL OF LOT NO. 9 AND THE WESTERLY ONE-HALF OF LOT NO 11 IN THE WEST VIEW ALLOTMENT IN SAID TOWNSHIP AS SAME IS RECORDED IN THE RECORDERS OFFICE OF MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK 2, PAGE 295, SAME BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WEBSTER AVENUE, WHICH POINT IS THE SOUTHWEST CORNER OF PREMISES HEREIN DESCRIBED AND THE SOUTHEAST CORNER OF LOT NO. 7 OF SAID PLAN; THENCE NORTH 76 DEGREES 50' EAST ALONG THE NORTHERLY SIDE OF WEBSTER A DISTANCE OF 105 FEET, MORE OR LESS TO THE CENTERLINE OF LOT NO. 11 OF SAID PLAN; THENCE NORTH 13 DEGREES 10' WEST ALONG THE CENTERLINE OF LOT NO. 11 A DISTANCE OF 226 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 68 DEGREES 34' WEST ALONG LAND NOW OR FORMERLY OF STEG-KAMPER A DISTANCE OF 105 FEET, MORE OR LESS, TO A POINT; AND THENCE SOUTH 12 DEGREES 48' EAST

ALONG THE EASTERLY LINE OF LOT NO. 7 IN SAID PLAN A DISTANCE OF 212.1 FEET, MORE OR LESS, TO THE POINT AND PLACE OF BEGINNING.

TAX MAP OR PARCEL ID NO.: 09-302-088

ADDRESS: 16 WEBSTER DR; GREENVILLE, PA 16125

BEING THE SAME PREMISES which Harvey J. Rutkai and Stella Rutkai, husband and wife, by Deed dated July 20, 2007 and recorded August 27, 2007 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Instrument No. 2007-00011734 granted and conveyed unto Harry James Hibbard and Christi M. Hibbard, husband and wife, in fee.

BEING THE SAME PREMISES which Harry James Hibbard and Christine M. Hibbard by Deed dated October 12, 2018 and recorded October 25, 2018 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Instrument No. 2018-00009619 granted and conveyed unto Harry James Hibbard in fee.

AND THE SAID Harry James Hibbard a/k/a Harry J. Hibbard departed this life on or about November 17, 2021. An Estate was opened on December 10, 2021, thereby vesting title unto Kayla Nicole Hibbard as Administratrix of the Estate of Harry James Hibbard a/k/a Harry J. Hibbard, deceased.

JUDGMENT - \$105,603.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KAYLA NICOLE HIBBARD, ADMINISTRATRIX OF THE ESATE OF HARRY JAMES HIBBARD A/K/A HARRY J. HIBBARD, DECEASED AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

**WRIT OF EXECUTION  
NO. 2022-01915**

LOGS LEGAL GROUP LLP PLAINTIFF'S ATTORNEY  
NOVEMBER 10, 2022 LEVIED ON THE FOLLOWING

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

Premises A: ALL THOSE CERTAIN pieces or lots of ground situate in the City of Farrell, (formerly Borough), County of Mercer and State of Pennsylvania, being Lot Nos. Six (6) and Seven (7) in the plan of lots known as the John H. Law Subdivision of Lot Numbers 719, 720, 721, 722 and 723 in the South Sharon Trust Company plan of Lots, situated in the Borough of Farrell, Mercer County, Pennsylvania, on record in the Recorder's Office of Mercer County, in Deed Book Volume 2, Page 20, and being further described as follows:

Bounded on the North by a twenty (20) foot alley; on the East by Lot No. 5; on the South by Bond Street; and on the West by Lot No. 716 in the South Sharon Trust Company's Plan of Lots. Having a combined frontage on Bond Street of Sixty-six and Sixty-seven hundredths (66.67) feet and extending back, maintaining an even width, a distance of one hundred fifty-five and twenty-one hundredths (155.21) feet to an alley twenty (20) feet wide.

TAX MAP NO. 52 428 552

Premises B: ALL THAT CERTAIN lot situated in the City of Farrell, Mercer County, Pennsylvania, being lot number (5) five in the plan of lots known as the John H. Law subdivision of lot numbers 719, 720, 721, 722, 723 in the South Sharon Trust Company, plan of lots as recorded in the

Recorder's Office of Mercer County, in Deed Book Volume 2 page 20, further described as follows:

BEGINNING on the North side of Bond Street one hundred fifty (150) feet West from Pennsylvania Avenue, and extending along said Bond Street in a Westerly direction a distance of thirty-three and thirty-three hundredths (33.33) feet, thence in a Northerly direction preserving the width one hundred fifty-five and twenty hundredths (155.20) feet to an alley twenty (20) feet wide.

TAX MAP NO. 52 428 553

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1016 Bond St, Farrell, PA 16121.

BEING THE SAME PREMISES which Helen Ann Joseph, also known as Helen Joseph, unmarried, by Deed dated September 21, 2018 and recorded September 25, 2018 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Instrument Number 2018-00008603 granted and conveyed unto Elmore Scott and Florence J. Scott, husband and wife, in fee. AND THE SAID Elmore Scott passed away on or about May 3, 2019, thereby vesting title of the premises solely unto Florence J. Scott, by operation of law.

JUDGMENT - \$ 49,151.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FLORENCE J. SCOTT AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC  
**WRIT OF EXECUTION  
NO. 2022-01873**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
NOVEMBER 10, 2022 LEVIED ON THE FOLLOWING

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

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

Commencing at a point in the centerline of Romain Road, said point being the northeast corner of the parcel herein described and also being the southeast corner of land now or formerly of Mihalcak; thence South 3 degrees 3' West, along the centerline of Romain Road, a distance of 225.20 feet to a point; thence South 89 degrees 19' 51" West, along land now or formerly of Sokolak, a distance of 494.80 feet to a point; thence North 2 degrees 51' East, along land now or formerly of Garrett, a distance of 237.00 feet to a point; and thence South 89 degrees 18' East, along land now or formerly of Mihalcak, a distance of 495.00 feet to a point in the centerline of Romain Road, the point and place of beginning. Containing 2.622 acres, as per survey of Harris Engineers.

SUBJECT PROPERTY ADDRESS: 62 Romain Road, Pulaski, PA 16143

Being the same property conveyed to Raymond C. Meeks and Charlotte A. Meeks, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Raymond C. Meeks and Charlotte A. Meeks, husband and wife, dated November 11, 2008, recorded November 13, 2008, at instrument Number 2008-00013568, Office of the Recorder of Deeds, Mercer County, Pennsylvania

NOTE: Raymond C. Meeks died April 20, 2017, and through tenancy by entirety on the above deed all of his interest passed to Charlotte A. Meeks.

SUBJECT TAX PARCEL ID: 27 198 043

JUDGMENT - \$ 55,671.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHARLOTTE A. MEEKS AT THE SUIT OF THE PLAINTIFF BEAL BANK

**WRIT OF EXECUTION  
NO. 2022-01496**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
DECEMBER 6, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KATHY MITCHELL, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CATHERINE TAYLOR AND UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTAE OF CATHERINE TAYLOR IN AND TO:

All that certain parcel of land situate in the City of Hermitage, formerly Hermitage Township (formerly Hickory Township), Mercer County, Pennsylvania, known and numbered as Lot No. 1 in the Valley View Plan of lots, Section A, bounded and described as follows:

Bounded on the East by South Buhl Farm Extension (also known as Hoelzle Road), a distance of one hundred sixty-seven and fifty-five hundredths (167.55) feet;

On the South by Overlook Drive (formerly known as Valley View Drive), a distance of one hundred twenty (120) feet;

On the West by Lot No. 2 in said Plan, for a distance of one hundred eighty-three and ninety-seven hundredths (183.97) feet

On the North by land of others, for a distance of one hundred forty-one and ninety hundredths (141.90) feet.

Having a radius at the southeast corner thereof of twenty (20) feet as shown on the recorded Plan.

Subject to the building line as set forth on the recorded Plan.

SUBJECT PROPERTY ADDRESS: 1973 Overlook Drive, Hermitage, PA 16148

Being the same property conveyed to Catherine Taylor who acquired title by virtue of a deed from Catherine Taylor, widow and unmarried and Kathy Mitchell, single, dated December 20, 2019, recorded February 25, 2020, at Instrument Number 2020-00001683, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 12 171 119

JUDGMENT - \$ 77,003.77

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KATHY MITCHELL, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CATHERINE TAYLOR AND UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF CATHERINE TAYLOR AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2022-01506**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY  
NOVEMBER 28, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DOUGLAS F. OHL AND MINDY L. OHL IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF PYMATUNING, COUNTY OF MERCER AND COMMONWEALTH OF

PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NEW SOUTH LINE OF TOWNSHIP ROAD T-587, ALSO KNOWN AS THE MERCER TRANSFER ROAD, A FIFTY (50) FOOT ROAD, AT THE NORTHEAST CORNER OF THE LANDS CONVEYED BY JESSE A. SEIDLE ET UX TO MARLE C. WEAVER ET UX BY DEED DATED AUGUST 26, 1965 AND RECORDED IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA IN 1965 DR 2586; THENCE SOUTH 33 DEGREES 03'40" WEST, ALONG THE EASTERLY LINE OF SAID LANDS OF MARLE C. WEAVER ET UX, A DISTANCE OF TWO HUNDRED FORTY-ONE AND FORTY-SIX HUNDREDTHS FEET (241A6) TO A POINT; BEING THE EXACT DISTANCE; CORRECTING THE PREVIOUS ERRONEOUS DESCRIPTION OF TWO HUNDRED THIRTY-TWO (232) FEET TO A POINT AS RECORDED IN PRIOR DEEDS; THENCE SOUTH 51 DEGREES 56' EAST, ALONG THE NORTHERLY LINE OF SAID LANDS OF MARLE C. WEAVER ET UX, A DISTANCE OF EIGHTY-SEVEN AND SEVEN TENTHS (87.7) FEET TO A POINT; THENCE NORTH 33 DEGREES 03'40" EAST, ALONG THE WESTERLY LINE OF LANDS OF THE UNITED STATES OF AMERICA, A DISTANCE OF TWO HUNDRED FORTY (240) FEET, MORE OR LESS, TO A POINT; AND THENCE NORTH 50 DEGREES 08'38" WEST, ALONG THE SOUTH LINE OF THE TOWNSHIP ROAD T-587, A DISTANCE OF EIGHTY-EIGHT (88) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING

Being Known as 414 West Lake Road, Transfer, PA 16154

PARCEL ID. 23-107-132-001

BEING the same premises which ANN MARIE SPIARDI, AS GUARDIAN OVER THE ESTATE OF ESTHER E. WATTERSON, by Deed dated 05/01/1997 and recorded in the Office of Recorder of Deeds of Mercer County on 05/05/1997 at Book 235 Page 268 granted and conveyed unto DOUGLAS F. OHL AND MINDY L. OHL, HUSBAND AND WIFE.

JUDGMENT - \$ 62,192.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DOUGLAS F. OHL AND MINDY L. OHL AT THE SUIT OF THE PLAINTIFF CITIMORTGAGE, INC.

**WRIT OF EXECUTION  
NO. 2021-00104**

THE LYNCH LAW GROUP LLC PLAINTIFF'S ATTORNEY  
DECEMBER 14, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ADAM BARTHOLOMEW AND MELISSA R. BARTHOLOMEW IN AND TO:

All that certain piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, known as and being part of Lot Number 23 in the T. Budd allotment in the City of Sharon, said land being bounded and described as follows:

BEGINNING at a point in the east line of Logan Avenue, a distance of 44.5 feet to the southwest corner of Lot Number 24 in said Plan; THENCE easterly along the south line of said Lot Number 24, a distance of 90.0 feet to the northwesterly corner of land now

or formerly of Joseph V. Rigby; THENCE southerly along the westerly side of said land now or formerly of Joseph V. Rigby, a distance of 44.5 feet to land now or formerly of Elizabeth Edwards; THENCE westwardly along the north line of said land now or formerly of Elizabeth Edwards, a distance of 90.0 feet to the place of beginning.

BEING the same property which Manufacturers & Traders Trusc Company, Trustee by DEED dated April 10, 2003 and recorded May 20, 2003 in Instrument No. 2003-010598 granted and conveyed to Adam Bartholomew.

TAX Parcel No. 3-N-13

Being known as 331 Logan Avenue, Sharon, Pennsylvania 16416

JUDGMENT - \$ 73,955.37

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEPENDANT (S) ADAM BARTHOLOMEW AND MELISSA R. BARTHOLOMEW AT THE SUIT OF THE PLAINTIFF FUTURE CAPITAL LLC

**TERMS OF SALE, MERCER COUNTY**

UNLESS OTHERWISE REQUESTED BY THE PLAINTIFF, MULTIPLE PARCELS SUBJECT TO ONE EXECUTION WILL BE BID ON IN BULK. IF REQUESTED BY THE PLAINTIFF PRIOR TO THE SALE, EACH PARCEL MAY BE BID SEPARATELY.

ALL BIDDERS MUST IDENTIFY THEMSELVES AT TIME OF SUBMITTING A BID. NO BIDS MAY BE WITHDRAWN.

IF A PARTY OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE INTENDS TO BID, PROOF OF COMPLIANCE WITH THE BID MAY BE REQUIRED.

OPENING BIDS SHALL BE MADE BY THE PLAINTIFF, OR HIS AUTHORIZED REPRESENTATIVE ONLY. OPENING BIDS SHALL BE IN THE AMOUNT OF \$10.00, OR THE AMOUNT OF PERSONAL EXEMPTION IF APPLICABLE. THE OPENING BID REPRESENTS THE COSTS OF THE WRIT.

THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE WILL MAKE AN OPENING BID. AT THE REQUEST OF THE PLAINTIFF, ANY SALE MAY BE CANCELED OR CONTINUED PRIOR TO A BID.

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

A SCHEDULE OF DISTRIBUTION, WHEN NEEDED, WILL BE FILED BY THE SHERIFF, IN THE SHERIFF'S OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE. DISTRIBUTION WILL

BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE DISTRIBUTION.

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

M.C.L.J – February 14, 21, 28, 2023