

# Mercer County Law Journal

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VOL. 39 - ISSUE 35

(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

#### CERVENEC, JUNE M.

2024-556

Late of Grove City Boro, Mercer Co., PA  
Executor/Executrix: Cheryl L. Mealey, 10 Lucas Circle, Grove City, PA 16127; Kerry L. Cervenc, 1411 NW 87th Lane, Plantation, FL 33322  
Attorney: Raymond H. Bogaty, Esq.  
MCLJ – August 27, Sept. 3, 10, 2024

#### PETERS, DONNA CAROLE

2024-559

Late of Grove City Boro, Mercer Co., PA  
Executor: Allan Lizzie, 2806 Morrie Dr., Bellevue, NE 68123  
Attorney: Ted Isoldi  
MCLJ – August 27, Sept. 3, 10, 2024

#### PRYOR, DORIS J. a/k/a PRYOR, DORIS

2024-553

Late of Pine Twp., Mercer Co., PA  
Executor: Brian Scott Pryor, 2090 Scrubgrass Rd., Grove City, PA 16127  
Attorney: Timothy R. Bonner  
MCLJ – August 27, Sept. 3, 10, 2024

#### VOLPE, SARA

2024-555

Late of Sharon, Mercer Co., PA  
Executor: Antonio Volpe, 54 S. Myers Avenue, Sharon, PA 16146  
Attorney: James M. Goodwin  
MCLJ – August 27, Sept. 3, 10, 2024

### SECOND PUBLICATION

#### BRANDT, GERALD B. a/k/a BRANDT, GERALD

2024-506

Late of New Wilmington, PA  
Executrix: Karen B. Bolden, 405 Marney Drive, Moon Township, PA 15108  
Attorney: John P. Montoya, Esq., 2212 Murray Avenue, Pittsburgh, PA 15217 412-419-1005  
MCLJ – August 20, 27, Sept. 3, 2024

#### HELBERG, DAVID III

2024-529

Late of Transfer, Mercer Co., PA  
Administratrix: Melissa Helberg, 151 Shenango Park Rd., Transfer, PA 16154  
Attorney: Bernard M. Tully, The Grant Bldg, Ste. 3201, 310 Grant St., Pgh, PA 15219 (412) 281-8700  
MCLJ – August 20, 27, Sept. 3, 2024

#### HUNT, ROBERT E.

2024-514

Late of Greenville Boro, Mercer Co., PA  
Executor/Executrix: Randall Hunt, 73 Fredonia Rd., Greenville, PA 16125; Kathy Garrett, 41 Mercer Rd., Greenville, PA 16125

Attorney: Charles Y. Mansell, Esq., 414 N. Jefferson St., New Castle, PA 16101 724-652-7470

MCLJ – August 20, 27, Sept. 3, 2024

#### LEWIS, JASON JAMES

2024-530

Late of Pine Twp., Mercer Co., PA  
Administratrix: Cindy Lewis, 30 Center Rd., Mercer, PA 16137  
Attorney: Matthew T. McCune, Esq., 108 E. Diamond St., Butler, PA 16001 724-285-7700  
MCLJ – August 20, 27, Sept. 3, 2024

#### McFADDEN, MARILYN J. a/k/a

McFADDEN, MARILYN JUNE a/k/a

McFADDEN, MARILYN a/k/a FLICK,

MARILYN J.

2024-531

Late of Grove City Boro, Mercer Co., PA  
Executrix: Kimberly Borczyk, 959 Little Deer Creek Valley Road, Russellton, PA 15076

Attorney: Amy E. Molloy, Esq.  
MCLJ – August 20, 27, Sept. 3, 2024

#### McFADDEN, SARAH J. a/k/a

McFADDEN, SARAH JEANNE

2024-534

Late of Pine Twp., Mercer Co., PA  
Executor: James Kutlus, 16 Black Run Road, Grove City, PA 16127  
Attorney: Timothy R. Bonner, Esq.  
MCLJ – August 20, 27, Sept. 3, 2024

#### NAGEL, LINDA J.

2024-544

Late of Fredonia Boro, Mercer Co., PA  
Executor: Daniel P. Nagel, 1875 Rutledge Road, Transfer, PA 16154  
Attorney: James A. Stranahan, Esq.  
MCLJ – August 20, 27, Sept. 3, 2024

#### ROTUNNO, MARGARET Y. a/k/a

ROTUNNO, MARGARET

2024-541

Late of Hermitage, Mercer Co., PA  
Executor: Daniel A. Rotunno, 2056 Pierce Bluffs Dr., Hermitage, PA 16148  
Attorney: James Nevant, II, Esq.  
MCLJ – August 20, 27, Sept. 3, 2024

#### SLOAN, JAY TODD a/k/a SLOAN, JAY T.

2024-508

Late of Pine Twp., Mercer Co., PA  
Executrix: Jodi Lynn Sloan, 808 Enterprise Rd., Grove City, PA 16127  
Attorney: Joseph J. Nash, PO Box 673, Slippery Rock, PA 16057 (724) 406-0616  
MCLJ – August 20, 27, Sept. 3, 2024

#### SNOW, KENNETH J. a/k/a SNOW,

KENNETH JAMES

2024-532

Late of Springfield Twp., Mercer Co., PA  
Executrix: Kelly R. Vatter, 236 1/2 Meridian Road, Butler, PA 16001  
Attorney: Timothy R. Bonner, Esq.  
MCLJ – August 20, 27, Sept. 3, 2024

### THIRD PUBLICATION

#### ADAMS, DONALD R. SR. a/k/a ADAMS, DONALD RAY, SR.

2024-429

Late of Findley Twp., Mercer Co., PA  
Executrix/Executor: Susane R. Kinzel a/k/a Susane R. Casino, 74 W. Southgate Ave., Fort Thomas, KY 41075; Marcie C. Adams a/k/a Marcie C. Westover, 670 Fredonia Rd., Greenville, PA 16125; Katina D. Walker, 8211 Sharon-Mercer Rd., Mercer, PA 16137; Donald R. Adams, Jr. 922 Liberty Ext., Grove City, PA 16127  
Attorney: None  
MCLJ – August 13, 20, 27, 2024

#### CURRY, ROLAND O., JR. a/k/a

CURRY, ROLAND O. a/k/a CURRY,

ROLAND

2024-526

Late of Sharon, Mercer Co., PA  
Executrix: Kimberly Curry, 401 Spruce Ave., Sharon, PA 16146  
Attorney: David A. Ristvey  
MCLJ – August 13, 20, 27, 2024

#### DAVIS, JANICE A. a/k/a DAVIS, JANICE ANN a/k/a DAVIS, JANICE R. a/k/a DAVIS, JANICE

2024-527

Late of Stoneboro Boro, Mercer Co., PA  
Executor: Daniel R. Davis, P.O. Box 674, Stoneboro, PA 16153; Joseph B. Davis, 29 Barney Slater Road, Stoneboro, PA 16153  
Attorney: Stephen L. Kimes  
MCLJ – August 13, 20, 27, 2024

#### GAWNE SR., JERRY A. a/k/a GAWNE SR., JERRY ALLISON

2023-682

Late of Grove City Boro, Mercer Co., PA  
Executor: Jerry A. Gawne, Jr., 345 East Market Street, Mercer, PA 16137  
Attorney: James A. Stranahan IV  
MCLJ – August 13, 20, 27, 2024

#### GIBBS, MARVIN L. a/k/a GIBBS SR., MARVIN LEO

2024-524

Late of Sharon, Mercer Co., PA  
Executrix: Sandra Gibbs Mavin, 2614 Rhode Island Ave, N.E., Washington, DC 20018; Cheryl E. Gibbs, 2440 16th Street, N.W. Apt#201, Washington, DC 20009  
Attorney: William G. McConnell, Jr.  
MCLJ – August 13, 20, 27, 2024

#### HUGHES, DAVID C. a/k/a HUGHES, DAVID

2024-518

Late of Sandy Creek Twp., Mercer Co., PA  
Executrix: Deborah S. Yoos, 879 Beatty School Rd., Greenville, PA 16125  
Attorney: Carolyn E. Hartle  
MCLJ – August 13, 20, 27, 2024

#### MARNER, EVA a/k/a MARNER, EVA M.

2015-563

Late of Deer Creek Twp., Mercer Co., PA  
Executor: Marvin G. Marnar, 937 US 322, Cochran, PA  
Attorney: Noah A. Erde, 300 Arch Street, Meadville, PA 16335 814-807-1071  
MCLJ – August 13, 20, 27, 2024

#### MILLER, JOANNE

2024-523

Late of Hempfield Twp., Mercer Co., PA  
Administrator: Allen W. Miller, 623 Methodist Road, Greenville, PA 16125

Attorney: Jason R Dibble  
MCLJ – August 13, 20, 27, 2024

#### PHILLIPS, RONALD LEE

2024-348

Late of Greenville Boro, Mercer Co., PA  
Administratrix: Robin Colley, 395 Leona Street, Sharpsville, PA 16150  
Attorney: Clark & Clark Law, P.C., Robert D. Clark, Jr., 20 N. Market St., New Wilmington, PA 16142  
MCLJ – August 13, 20, 27, 2024

#### RAUGHT, DOROTHY a/k/a RAUGHT, DOROTHY B.

2024-510

Late of New Wilmington Twp., Mercer Co., PA  
Executor: Joseph R. Raught, 4097 Bethel New Wilmington Rd., New Wilmington, PA 16142  
Attorney: Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142 724-946-9093  
MCLJ – August 13, 20, 27, 2024

### NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that Christopher James Strem of Mercer County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated July 17, 2024, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 16, 2024, for Compliance Group 3.

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of the  
Supreme Court of Pennsylvania  
MCLJ – August 27, 2024

### CHANGE OF NAME NOTICE

In the matter of change of name of Angela Marie Ncikowski in the Court of Common Pleas of Mercer County, Pennsylvania, No 2024-1719 notice is hereby given that on July 10, 2024 the petition of Angela Marie Ncikowski was filed in the above named Court requesting an order to change the name of Angela Marie Ncikowski to Alexander Ncikowski.

The Court has scheduled the day of September 23, 2024 at 10:30 a.m. o'clock in Room 1 of the Mercer County Courthouse, Mercer, PA as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.  
MCLJ – August 27, 2024

### LEGAL NOTICE

NOTICE IS HEREBY GIVEN to all persons interested in or who may be affected that FERGUSON-GREENVILLE STEEL, INC., a Pennsylvania Business Corporation,

with its principal office at 425 Nickel Street, Greenville, PA 16125, has adopted a Plan of Dissolution and will be filing with the Department of State, Commonwealth of Pennsylvania, a Certificate of Dissolution to dissolve the said Corporation, and that the officers are now engaged in winding up and settling the affairs of said Corporation so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State, Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law.

Ronald P. McCall, Esquire  
BROUSE McDOWELL, LPA  
68 Buhl Boulevard  
P.O. Box 91  
Sharon, PA 16146  
MCLJ – August 27, 2024

#### PUBLIC NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Pennsylvania Department of State on June 11, 2024 for Lasko's Lawn Service Inc. under the provisions of the Pennsylvania Business Corporation Law of 1988. Michael J. Lasko, 8339 Lamor Rd, Mercer, PA 16137. August 19, 2024

MCLJ – August 27, 2024

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Pennsylvania Bureau of Corporations for Plana Curb & Screed LLC in accordance with the Pennsylvania Uniform Limited Liability Company Act of 2016.

Zachary D. Bombatch, Esq.  
Bombatch Law LLC  
234 W. Pine St., Second Floor  
724-992-1910  
Grove City, PA 16127  
MCLJ – August 27, 2024

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

Notice is hereby given of the administration of THE SARA A. WINLAND REVOCABLE TRUST INDENTURE DATED AUGUST 27, 1999. The Settlor of the Trust, SARA A. WINLAND, a resident of Greenville, Mercer County, Pennsylvania, died on March 28, 2024. All persons having claims against SARA A. WINLAND are requested to make known the same to the Trustees or attorney named below. All persons indebted to SARA A. WINLAND are requested to make payment without delay to the Trustees or attorney named below.

Mark D. Winland  
4206 Misty Heather Court  
Houston, TX 77059

or

Robert A. Winland  
3 Aspenwood Drive  
Windsor, CT 06095

or their attorney

Carolyn E. Hartle, Esquire  
**HARTLE ELDER LAW PRACTICE,  
LLC**

2500 Highland Road, Suite 105  
Hermitage, PA 16148  
MCLJ – August 20, 27, Sept. 3, 2024

#### SHERIFFS SALE

**MONDAY  
SEPTEMBER 9, 2024  
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. 2024-40

KNOX MCLAUGHLIN GORNALL &  
SENNETT PC  
PLAINTIFF'S ATTORNEY

JULY 10, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) HERMITAGE COMMONS RETAIL ASSOCIATES, LLC., AND OHIO LIMITED LIABILITY COMPANY IN AND TO:

ALL THOSE CERTAIN lots or pieces of land situate in the City of Hermitage, Mercer County, Pennsylvania, and being Lot Nos. 4A-1 and 2 in the Hermitage Crossings Plan of Lots as recorded in the Recorder's Office of Mercer County at No. 2004-15419-182 and No. 2013-PL9503-49.

TOGETHER with rights in Easements with Covenants and Restrictions Affecting Land dated August 25, 2004 among Wal-Mart Estate Business Trust, Hermitage Commons Retail Associates, LLC and Hermitage Commons FD Associates, LLC recorded at No. 2004-15424.

TOGETHER WITH all rights provided in that certain Declaration of Easements, Covenants and Restrictions dated September 13, 2013 by and between Hermitage Commons Retail Associates, LLC ("HCRA") and Hermitage Commons EC Associates, LLC to be forthwith recorded in the Office of the Recorder of Deeds in Mercer County, Pennsylvania.

BEING PARCEL NOS. (11) 145-059-004 (Lot 4A-1) and (11) 145-059-002 (Lot 2); commonly known as 1031-1167 North Hermitage Road, Hermitage, PA 16148.

AS TO LOT 4A-1 BEING PART OF the same premises which John Kraynak, Jr., single, individually and t/a G & J Development, a partnership; and George A. Kraynak, individually and t/a G & J Development, a partnership, with the joinder of his wife, Penny S. Kraynak, (by her agent, George A. Kraynak), Limited Durable Power of Attorney executed by Penny S. Kraynak, appointing George A. Kraynak, Esquire as agent, was recorded in Instrument No. 2002-010862 on May 17, 2002, by Deed dated August 24, 2004 and recorded August 30, 2004 in Mercer County at Instrument No. 2004-015420, granted and conveyed unto Hermitage Commons Retail Associates, L.L.C., an Ohio limited liability company, in fee.

AS TO LOT 2 BEING the same premises which G.E. Apartments, Ltd., by Deed dated September 13, 2013 and recorded September 25, 2013 in Mercer County at Instrument No. 2013-00015731, granted and conveyed unto Hermitage Commons Retail Associates, L.L.C., in fee.

JUDGMENT - \$5,569,572.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE

DEFENDANT(S) HERMITAGE COMMONS RETAIL ASSOCIATES, LLC., AND OHIO LIMITED LIABILITY COMPANY AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION. AS TRUSTEE FOR MORGAN STANLEY BANK OF AMERICA MERRILL LYNCH TRUST 2013-C12, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2013-C12

#### WRIT OF EXECUTION NO. 2024-852

PIETRAGALLO GORDON ALFANO  
BOSICK & RASPANTI LLP  
PLAINTIFF'S ATTORNEY

JULY 1, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DAVID M. STABILE AND BARBARA A. STABILE IN AND TO:

PARCEL: 2-Y-18-19-A

ALL that certain piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being Lot No. 137 and the north half of Lot No. 136 in the plan of the North Portion of Buhl Parkway Revised as surveyed October 1, 1929 by Griff W. Nicholls, Registered C.E., approved June 22, 1933 in Mercer County Records in Plan Book 5, page 9, said land being more particularly bounded and described as follows:

ON the north by Lot No. 138 in said Plan, a distance of 167.98 feet; on the east by Lots Nos. 147, 148, and 149 in said Plan, a distance of 90 feet; on the south by the south half of Lot No. 136 in said Plan, a distance of 68.86 feet, more or less; and on the west by Buhl Boulevard, a distance of 90 feet.

BEING the same land conveyed to David M. Stabile and Barbara Ann Stabile by Deed dated July 9, 1984 and recorded in Mercer County Deed Book Instrument No. 84 DR 2317.

LOCATION - 540 BUHL BOULEVARD,  
SHARON PA 16146

JUDGMENT - \$168,653.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DAVID M. STABILE AND BARBARA A. STABILE AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

#### WRIT OF EXECUTION NO. 2023-1814

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY

JULY 1, 2024  
LEVIED ON THE FOLLOWING

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

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

BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF GEORGE K. SCHUSTER AND DINELL S. SCHUSTER AND THE NORTHWEST CORNER OF

THE PROPERTY HEREBY CONVEYED, WHICH POINT IS NORTH 86° 05' EAST, A DISTANCE OF 198.71 FEET FROM THE CENTER LINE OF THE GREENVILLE-SHARON ROAD, PENNSYLVANIA ROUTE NO. 846; THENCE NORTH 86° 05' EAST ALONG THE REMAINING LANDS NOW OR FORMERLY OF KATHLEEN HORTON, A DISTANCE OF 183.80 FEET TO A POINT ON LINE OF LAND NOW OR FORMERLY OF LESTER GOODEMOTE; THENCE SOUTH 4° 57' EAST ALONG LAND NOW OR FORMERLY OF LESTER GOODEMOTE, A DISTANCE OF 210.32 FEET TO A POINT ON LINE OF LAND NOW OR FORMERLY OF M. YANNICK; THENCE SOUTH 86° 05' WEST ALONG LAND NOW OR FORMERLY OF M. YANNICK, A DISTANCE OF 251.30 FEET TO A POINT ON LINE OF LAND NOW OR FORMERLY OF GEORGE K. SCHUSTER AND DINELL S. SCHUSTER; THENCE NORTH 13° 00' EAST ALONG LAND NOW OR FORMERLY OF GEORGE K. SCHUSTER AND DINELL S. SCHUSTER, A DISTANCE OF 219.17 FEET TO A POINT WHICH IS THE PLACE OF BEGINNING.

Being known as: 6640 Saranac Drive, Transfer, Pennsylvania 16154

BEING THE SAME PREMISES WHICH RJP REAL ESTATE HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY by deed dated April 21, 2021 and recorded May 14, 2021 in Instrument Number 2021-00005219, granted and conveyed unto Howard McCreary.

TAX I.D. #28 093 060

JUDGMENT - \$233,451.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) HOWARD MCCREARY AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICES

#### WRIT OF EXECUTION NO. 2024-1041

POWERS KIRN LLC  
PLAINTIFF'S ATTORNEY

JUNE 25, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) REGAN BARCLAY A/K/A REGAN LYN BARCLAY RAYMOND OTHA BARCLAY IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN LIBERTY TOWNSHIP, MERCER COUNTY, PENNSYLVANIA KNOWN AS LOT NO.3 IN THE STOOPS FARM SUBDIVISION AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF T-768 AND T.R. 258; THENCE BY THE CENTERLINE OF T-768, SOUTH 54° 59' WEST, 365.5 FEET; THENCE BY THE CENTERLINE OF T-768, SOUTH 55° 36' 30" WEST, 134.00 FEET TO A POINT IN THE CENTER OF T-768, THE POINT OF BEGINNING OF LOT NO. 3; THENCE BY LOT NO. 2 AND THROUGH AN IRON PIN (25 FEET FROM CENTERLINE), SOUTH 36° 35' 30" EAST, 400.00 FEET FROM CENTERLINE TO AN IRON PIN; THENCE BY LOT NO 10, SOUTH 55° 36' 30" WEST, 134.00 FEET TO AN IRON PIN; THENCE BY LOT NO. 4, NORTH 36° 35' 30" WEST, 400.00 FEET TO CENTERLINE OF T-768, THROUGH

AN IRON PIN (25 FEET FROM CENTERLINE); THENCE BY THE CENTERLINE OF T-768. NORTH 55° 36' 30" EAST, 134.00 FEET TO THE POINT OF BEGINNING.

BEING KNOWN AS CONTROL NO. 17-609530 AND TAX MAP NO. 17 223 010

BEING THE SAME PREMISES Which Regan Lyn Barclay, by Deed dated 9/15/2018 and recorded in the Office of the Recorder of Deeds of Mercer County on 9/17/2018 in Instrument No. 2018-00008287. granted and conveyed unto Regan Lyn Barclay and Raymond Otha Barclay.

BEING known as 108 Black Run Road, Grove City, Pennsylvania 16127

PARCEL # 17 223 010 UPI 017 609530

JUDGMENT - \$147,742.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) REGAN BARCLAY A/K/A REGAN LYN BARCLAY RAYMOND OTHA BARCLAY AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION  
NO. 2024-00484**

FRIEDMAN VARTOLO LLP  
PLAINTIFF'S ATTORNEY

JUNE 7, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DAVID M. CAMPBELL AND TAMARA L. CAMPBELL IN AND TO:

ALL that certain piece or parcel of land situate in the Borough of Stoneboro, Mercer County, Pennsylvania, bounded and described as follows;

COMMENCING at the southwest corner of the parcel conveyed at a point in the centerline of Walnut Street; thence North 1° 54' West, through an iron pin and along land of Joseph Kroell, et ux, a distance of 215.30 feet to an iron pin; thence North 75° 33' East, along land of Joseph Kroell, et ux, a distance of 160.31 feet to an iron pin; thence South 2° 58' East, along land formerly of Mrs. Edward Eckley, a distance of 280.87 feet to a point in the centerline of Walnut Street; thence in a westerly direction, along the centerline of said Walnut Street, a distance of 165.55 feet, more or less, to a point in the centerline of Walnut Street, the place of beginning.

BEING the same premises which The United States of America, acting through the Administrator of the Farmers Home Administration, United States Department of Agriculture by Deed dated October 28, 1986, and recorded in the Official Records of Mercer County on November 4, 1986 in Deed Book Volume 86, Page 11252 granted and conveyed unto David M. Campbell and Tamara L. Campbell.

LOCATION - 1247 WALNUT STREET, STONEBORO PA 16153

JUDGMENT - \$144,448.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DAVID M. CAMPBELL AND TAMARA L. CAMPBELL AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST

**WRIT OF EXECUTION**

**NO. 2023-01741**

FRIEDMAN VARTOLO LLP  
PLAINTIFF'S ATTORNEY

MAY 20, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) LAWRENCE D. THURBER JR., KNOWN HEIR OF LAWRENCE D. THURBER, DECEASED; ADAM THURBER, KNOWN HEIR OF LAWRENCE D. THURBER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAWRENCE D. THURBER, DECEASED IN AND TO:

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

BEGINNING at a point in the center line of State Route 1002, also known as Fredonia Road, on line of land of Alvin F. and Nancy Jane Geahly; thence North 10° 45' East, through an iron pin set in the northern right of way of said road, for a distance of 411 feet to a point, an iron pin; thence South 85° 17' East along land of Sarah Mae Nelson for a distance of 361.30 feet to a point, an iron pin; thence South 10° 45' West along land of Elmer and Marie B. Dunlap, through an iron pin set in the northern right of way of said S.R. 1002, to a point in the center line of said S.R. No.1002; thence North 85° 17' West along the center line of said road for a distance of 361.30 feet to a point, the place of beginning; containing 3.39 acres of land according to survey of Sarah Mae Nelson subdivision by Ronald P. Bittler, P.L.S. dated May 19, 1989 and recorded in the Recorder of Deeds Office of Mercer County, Pennsylvania at 1989 P/L 05423-89.

BEING the same premises which Kathleen M. Kloos, Clerk of the Orphans Court of Mercer County in the Commonwealth of Pennsylvania by Deed dated October 20, 2006 and recorded in the Official Records of Mercer County on October 20, 2006 as Instrument Number 2006-00015833 granted and conveyed unto Lawrence D. Thurber.

379 Fairview Road, Fredonia, PA 16124  
Tax Parcel Number: 05-111-009-001

JUDGMENT - \$71,122.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) LAWRENCE D. THURBER JR., KNOWN HEIR OF LAWRENCE D. THURBER, DECEASED; ADAM THURBER, KNOWN HEIR OF LAWRENCE D. THURBER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAW AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-DWELLING SERIES V TRUST

**WRIT OF EXECUTION  
NO. 2024-00103**

HILL WALLACK LLP  
PLAINTIFF'S ATTORNEY

JUNE 17, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) KEITH

J. SNYDER IN AND TO:

ALL THAT CERTAIN property situated in the Borough of Greenville in the County of Mercer and Commonwealth of Pennsylvania, being more fully described in a Deed dated 8/21/1993 and recorded 8125/1993, around the land records of the County and State set forth above, in Deed Volume 93DR and Page 11645.

PROPERTY ADDRESS: 38 N. Mercer Street, Greenville, PA 16125

TAX ID: 55-504-028

BEING the same premises which Ronald E. Lewis and Mary C. Lewis by deed dated August 21, 1993 and recorded August 25, 1993 in the Recorders Office for Mercer County, Pennsylvania, as Book 93DR, Page 11645 granted and conveyed unto Keith J. Snyder and Susan K. Snyder. Susan K. Snyder departed this life on or about September 21, 2018.

JUDGMENT - \$ 48,890.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KEITH J. SNYDER AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUNDS SOCIETY, FSB, D/B/A CHRISTIANA TRUST SOLELY AS TRUSTEE FOR CSMC 2017-2 C/O NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION  
NO. 2023-1190**

HLADIK ONORATO & FEDERMAN LLP  
PLAINTIFF'S ATTORNEY

JUNE 24, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) MARGARITE FOSTER, SURVIVING HEIR OF THOMAS M. VREELAND, SR DECEASED, MICHAEL VREELAND, SURVIVING HEIR OF THOMAS M. VREELAND, SR, DECEASED, THOMAS VREELAND JR., SURVIVING HEIR OF THOMAS M. VREELAND SR., DECEASED AND UNKNOWN SURVIVING HEIRS OF THOMAS M. VREELAND, SR., DECEASED IN AND TO:

PARCEL 1:  
ALL THAT CERTAIN piece or parcel of land situate in Sandy Creek Township, Mercer County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by a public highway; on the East by land now or formerly of Jessie M. McQuiston and Louise G. McQuiston; on the South by land now or formerly of William Miller and Dorothy Miller; and on the West by land now or formerly of William Miller and Dorothy Miller; said piece or parcel of land described and bounded above having Fifty (50') feet frontage on public highway, by Two Hundred (200') feet deep, more or less.

PARCEL 2:

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

BOUNDED on the North by a public highway and lands now or formerly of Francis Armour and Olive Armour, Edwin E. Clark and Cathryn Clark, Jessie M. McQuiston and Louise G. McQuiston; on the East by lands now or formerly of Edwin Clark and Cathryn

Clark, and John Cresswell; on the South by land now or formerly of W.P. White heirs; and on the West by lands now or formerly of W.P. White heirs, and Francis Armour and Olive Armour. Said piece or parcel of land, described and bounded above, having a Fifty (50') foot frontage on public highway, containing four (4) acres, more or less.

BEING THE SAME PREMISES which Hemlock Solutions, Inc., a Pennsylvania Corporation, by Deed dated January 10, 2020 and recorded on January 13, 2020, in the Mercer County Recorder of Deeds Office as Instrument No. 2020-00000290, granted and conveyed unto Thomas M. Vreeland. The said Thomas M. Vreeland departed this life on or about October 19, 2022. The Mercer County Register of Wills has confirmed that no estate has been raised. Upon information and belief, his surviving heirs are Thomas Vreeland, Jr., Michael Vreeland, and Margarite Foster. Whereby operation of law, title vested in known heirs, Margarite Foster, Michael Vreeland, Thomas Vreeland, Jr. and the Unknown Surviving Heirs of Thomas M. Vreeland, Sr., Deceased.

Being Known as 1312 Petersburg Road, Hadley, PA 16130

Parcel I.D. No. 25 034 086

JUDGMENT - \$ 97,596.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MARGARITE FOSTER, SURVIVING HEIR OF THOMAS M. VREELAND, SR DECEASED, MICHAEL VREELAND, SURVIVING HEIR OF THOMAS M. VREELAND, SR, DECEASED, THOMAS VREELAND JR., SURVIVING HEIR OF THOMAS M. VREELAND SR., DECEASED AND UNKNOWN SURVIVING HEIRS OF THOMAS M. VREEL AT THE SUIT OF THE PLAINTIFF FLAGSTAR BANK, N.A F/K/A FLAGSTAR BANK, FSB

**WRIT OF EXECUTION  
NO. 2023-3022**

HLADIK ONORATO & FEDERMAN LLP  
PLAINTIFF'S ATTORNEY

JUNE 18, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) UNKNOWN SURVIVING HEIRS OF DONALD E. HALL, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Municipality of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being Lot "C" in a re-subdivision of Lots Seventy-Two (72) through Seventy-Nine (79) in the Custer Plan of Lots as re-subdivided by the St. Paul's Evangelical and Reformed Church of Sharon and said re-subdivision being recorded in Plan Book 6, Page 43, Records of Mercer county, Pennsylvania, and said lot being further bounded and described as follows:

ON THE NORTH by Lot "D" in said re-subdivision, a distance of one hundred fifty (150) feet; on the East by other lots in the Custer Plan, a distance of eighty-two and fifty-six hundredths (82.56) feet; on the South by Lot "B" in said re-subdivision, a distance of one hundred fifty (150) feet; an on the West by Todd Avenue, a distance of eighty-two and fifty-six hundredths (82.56) feet.

BEING THE SAME PREMISES which Janis C. Rubeco and Eugene A. Rubeco, her husband, by Deed dated September 28, 2004 and

recorded on March 18, 2005, in the Mercer County Recorder of Deeds Office as Instrument No. 2005-004072, granted and conveyed unto Donald E. Hall. The said Donald E. Hall departed this life on or about July 30, 2022. The Mercer County Register of Wills has confirmed that no estate has been raised. Whereby operation of law, title vested in the Unknown Surviving Heirs of Donald E. Hall, Deceased.

Being Known as 170 Todd Avenue, Hermitage, PA 16148

Parcel I.D. No. 11 321 401

JUDGMENT \$124,614.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) UNKNOWN SURVIVING HEIRS OF DONALD E. HALL, DECEASED AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING LLC

**WRIT OF EXECUTION  
NO. 2023-02693**

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY

JUNE 6, 2024

LEVIED ON THE FOLLOWING

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

All that certain piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, being known and numbered as Lot Number Three (3) in the Final Lay-out Plan - Phase I, Hunter's Wood Subdivision, as recorded at 1989 P.L. 07889-125, being more particularly bounded and described as follows:

Beginning at a point along the northern, right of way line of Foxwood Drive, said point being the southwest corner of the lot herein conveyed; thence North 1 degree 15 minutes East, a distance of Two Hundred (200) feet to a point; thence South 88 degrees 45 minutes East, a distance of One Hundred (100) feet to a point; thence South 1 degree 15 minutes West, a distance of Two Hundred (200) feet to a point along the northern right of way line of Foxwood Drive; thence North 88 degrees 45 minutes West along the north right of way line of Foxwood Drive, a distance of One hundred (100) feet to a point and place of beginning.

BEING KNOWN AS: 1091 FOXWOOD DRIVE, HERMITAGE, PA 16148

PROPERTY ID NUMBER: TAX MAP NO. 11 145 081 003/CONTROL NO. 011 615280

BEING THE SAME PREMISES WHICH ELIAS M. NASSAR AND LOUANN NASSAR, HUSBAND AND WIFE BY DEED DATED 3/11/2004 AND RECORDED 3/23/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 2004-004811, GRANTED AND CONVEYED UNTO ELIAS M. NASSAR, NOW DECEASED AND LOUANN NASSAR, HUSBAND AND WIFE.

JUDGMENT - \$ 76,207.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) LOUANN NASSAR AT THE SUIT OF THE PLAINTIFF SELECT PORTFOLIO SERVICING INC.

**WRIT OF EXECUTION  
NO. 2024-00877**

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY

JUNE 7, 2024

LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the Township of Hickory NKA City of Hermitage, County of Mercer and State of Pennsylvania, being known as Lot No. 105 in the Clifford Rollinson Plan of Lots, Section "L" and said lot being bounded and described as follows:

COMMENCING at a point in the center line of South Keel Ridge Road, at the Northwest corner of Lot No. 104 in said Section and Plan; thence North 40 degrees 52 minutes West, along the center line of said road, a distance of 104.0 feet to a point; thence North 53 degrees 05 minutes East, along the line of other lands of the party of the first part herein, a distance of 253.7 feet to a point; thence South 34 degrees 07 minutes East, continuing along the line of other lands of the party of the first part herein, a distance of 114.1 feet to an iron pin, thence South 55 degrees 27 minutes West, along the Northerly line of Lot Number 104 in said Section and Plan, a distance of 240.9 feet to a point in the center line of South Keel Ridge Road, the place of beginning.

BEING KNOWN AS: 755 SOUTH KEEL RIDGE ROAD, HERMITAGE, PA 16148

PROPERTY ID NUMBER: TAX MAP NO. 12 159 181/CONTROL NO. 012 020151

BEING THE SAME PREMISES WHICH GARY L. STEEN, DECEASED AND LARUE STEEN, H/W BY DEED DATED 11/15/2006 AND RECORDED 11/29/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO 2006-00018015, GRANTED AND CONVEYED UNTO LARUE STEEN.

JUDGMENT - 195,522.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) LARUE STEEN 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, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE1, ASSET-BACKED CERTIFICATES SERIES 2007-HE1

**WRIT OF EXECUTION  
NO. 2023-1947**

LOGS LEGAL GROUP LLP  
PLAINTIFF'S ATTORNEY

JUNE 18, 2024

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) CARL V. PENNIMAN, III AND JANICE K. PENNIMAN IN AND TO:

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

PARCEL NO. 1: BEGINNING at a point in the centerline of Maple Drive, which point is the northeast corner of the parcel hereby described, the southeast corner of Parcel No.

2 and is located South 21 degrees 33 minutes West 1188.44 feet from the original intersection of the centerline of Maple Drive and East State Street; thence South 21 degrees 33 minutes West along the centerline of Maple Drive, a distance of 40.6 feet to the Northeast corner of land now or formerly of Paul R. Sprowl, et ux.; thence westwardly along the same a distance of 340 feet more or less to a point; thence North 7 degrees 51 minutes East along land of Hickory Allotment Plan a distance of 42.37 feet to a point; thence South 68 degrees 27 minutes East along Parcel No. 2, a distance of 351.33 feet to the place of beginning.

PARCEL NO. 2: BEGINNING at a point in the centerline of Maple Drive which point is located South 21 degrees 33 minutes West a distance of 1098.44 feet from the original intersection of the centerline of Maple Drive and East State Street; thence South 21 degrees 33 minutes West along the centerline of Maple Drive a distance of 90 feet; thence North 68 degrees 27 minutes West along Parcel No. 2, a distance of 351.33 feet to a point; thence North 7 degrees 51 minutes East along Hickory Allotment Plan, a distance of 92.63 feet; thence South 68 degrees 27 minutes East along land now or formerly of Susan Phillips Achre, a distance of 373.27 feet to the place of beginning.

Tax Parcel No. 12-158-361.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 210 Maple Drive, Hermitage, PA 16148

BEING THE SAME PREMISES which Harry L. Baker and Lucy A. Baker, by Deed dated April 19, 1996 and recorded April 30, 1996 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania, granted and conveyed unto Carl V. Penniman, III and Janice K. Penniman in fee.

JUDGMENT - \$63,917.32

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) CARL V. PENNIMAN, III AND JANICE K. PENNIMAN AT THE SUIT OF THE PLAINTIFF QUIMBY VENTURES, LLC

**WRIT OF EXECUTION  
NO. 2024-00570**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY

JUNE 5, 2024

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) TIMOTHY D. GAVIN IN AND TO:

All that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, known as Lot 103 and the West 40 feet of Lot 104 in Plan A Revised of the D.C. Stambaugh Plan of Lots, as recorded in Mercer County Records at Plan Book 2, Page 35, and described as follows:

Beginning on the North side of Linden Street, at a point which is the Southwest corner of Lot 103 in said Plan; thence extending in front or width eastwardly along the north side of Linden Street, a distance of 90 feet to a point 10 feet west of the east line of Lot 104 in said plan; thence in a northerly direction along a line parallel with and 10 feet distant from the east line of Lot 104 in said plan, a distance of 140 feet to the south line of a 15 foot alley; thence west along the south line of said 15 foot alley, a distance of 90 feet to the northwest corner of Lot 103 in said plan;

thence south along the west line of Lot 103, a distance of 140 feet to Linden Street, the place of beginning.

Said land being bounded on the north by a 15 foot alley; on the east by a portion of Lot 104 in said plan; on the south by Linden Street; and on the west by Lot 102 in said plan.

SUBJECT PROPERTY ADDRESS: 919 Linden Street, Sharon, PA 16146

Being the same property conveyed to Timothy D. Gavin, single who acquired title by virtue of a deed from Mary Lee Gavin, widow and unmarried, dated November 4, 2019, recorded November 5, 2019, at Document ID 2019-00009632, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

JUDGMENT - \$ 74,583.83

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TIMOTHY D. GAVIN AT THE SUIT OF THE PLAINTIFF DISCOVER BANK

**WRIT OF EXECUTION  
NO. 2023-1931**

REEDSMITH LLP  
PLAINTIFF'S ATTORNEY

JUNE 18, 2024

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) BENTLEY AID PROPCP LLC, A DELAWARE LIMITED LIABILITY COMPANY IN AND TO:

Garden Way Place

ALL THAT CERTAIN lot or piece of ground situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, known as Lot No. 8 of the Kraynak-Garden Way Subdivision recorded in the Recorder's Office of Mercer County, Pennsylvania, at 97 PL 7600-118, and being more particularly bounded and described as follows:

BEGINNING at a point on the North line of land of Hermitage Towne Plaza at the Southeast corner of Lot No. 8, said point also being the Southwest corner of Lot No. 7, owned by Kerrwood Investment Group; thence North 81° 24' 39" West along the North line of land of Hermitage Towne Plaza a distance of 512.94 feet to a point; thence North 17° 50' 28" East along the East line of Lot No. 9 a distance of 333.21 feet to a point on the South right of way line of Garden Way; thence Northeasterly along a curve to the left and South right of way line of Garden Way, said curve having a radius of 60.00 feet, a chord of 68.96 feet, a chord bearing of North 72° 45' 44" East, an arc distance of 73.47 feet to a point; thence South 82° 19' 00" East along the South right of way line of Garden Way a distance of 400.50 feet to a point on the West line of Lot No. 7; thence South 09° 05' West along the West line of Lot No. 7 a distance of 365.26 feet to the point of beginning.

BEING PARCEL NO, 11-145-290-008

BEING the same premises which ALC Properties II, LLC, a Nevada limited liability company, by Deed dated July 01, 2013, effective July 11, 2013 and recorded July 26, 2013 in Mercer County at Instrument No. 2013-00012415, granted and conveyed unto Bentley Aid Propco a Delaware limited liability company, in fee.

LOCATION - 2400 GARDEN WAY, HERMITAGE PA 16148

JUDGMENT - \$448,533,980.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) BENTLEY AID PROPCP LLC, A DELAWARE LIMITED LIABILITY COMPANY AT THE SUIT OF THE PLAINTIFF FANNIE MAE

**WRIT OF EXECUTION  
NO. 2023-00616**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC  
PLAINTIFF'S ATTORNEY

JUNE 5, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DANIELLE COLEMAN, SHARON L. WALLACE, AND STEVEN M. WALLACE 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 Number Thirteen (13) in the Fisher Hill View Plan of Lots and being bounded and described as follows:

COMMENCING at the Southwest corner at a stake on the East line of Cherry Way that is Four Hundred Forty Six and four tenths (446.4') feet North from the North line of Fisher Hill Street; Thence North along the East line of Chery Way for a distance of Forty (40') feet; Thence East along the South line of Lot Number Twelve (12) for a distance of Ninety Eight and three tenths (98.3') feet; Thence South along the West line of lands now or formerly of Mary A. Curran for a distance of Twenty Four and three tenths (24.3') feet; Thence eastward along the South line of the said lands now or formerly of Mary A. Curran for a distance of Two and eight tenths (2.8') feet; Thence South along the West lines of Lot Number Eleven (11) for a distance of Fifteen and seventy-seven hundredths (15.77') feet; Thence Westward along the North line of Lot Number Fourteen (14) for a distance of One Hundred One and two tenths (101.2') feet to the East line of Cherry Way, the place of beginning.

BEING KNOWN AS: 1030 CHERRY WAY SHARON, PA 16146

PROPERTY ID: 2 AI 30

TITLE TO SAID PREMISES IS VESTED IN Danielle Coleman BY DEED FROM Mercer County Tax Claim Bureau, Trustee, Steven M. Wallace and Sharon L. Wallace DATED 12/20/2021 RECORDED 12/21/2021

INSTRUMENT NO. 2021-00014340

JUDGMENT - \$ 30,042.63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DANIELLE COLEMAN, SHARON L. WALLACE, AND STEVEN M. WALLACE AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST III

**WRIT OF EXECUTION  
NO. 2022-01276**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC  
PLAINTIFF'S ATTORNEY

MAY 20, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS

OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEBORAH A. NOBLE A/K/A DEBORAH ANN NOBLE, DECEASED IN AND TO:

ALL that certain tract or parcel of land situate in Pymantuning Township, Mercer County, Pennsylvania. bounded and described as follows:

BEGINNING at a point in the centerline of Rutledge Road (S.R. 3022) Which Point Intersects the said centerline of Rutledge Road with the West line of the property herein conveyed and the East line of lands now or formerly of Scott & Evangeline Hover; thence along the centerline of Rutledge Road, South 65 Degrees 56' 35" East, a distance of 671.50 feet to a point in said centerline of Rutledge Road; thence in a Westerly direction South 86 degrees 36' 10" West, a distance of 594.15 feet to an iron pin; thence in a Northerly direction North 03 degrees 43' 00" West, a distance of 309.59 feet to a point in the centerline of Rutledge Road, the place of beginning.

BEING the same property which, Gerald L. Noble, Sr. and Deborah Ann Noble, by deed dated 12/18/00 and recorded in the Recorder's Office of Mercer County, Pennsylvania, on 12/19/00 in Deed Book 00, page 19007, granted and conveyed to Gerald L. Noble and Deborah A. Noble, a/k/a Deborah Ann Noble, in fee.

BEING KNOWN AS: 716 RUTLEDGE ROAD TRANSFER, PA 16154  
23 093 006

JUDGMENT \$217,174.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEBORAH A. NOBLE A/K/A DEBORAH ANN NOBLE, DECEASED AT THE SUIT OF THE PLAINTIFF DLJ MORTGAGE CAPITAL, INC

**WRIT OF EXECUTION  
NO. 2022-01875**

STERN & EISENBERG PC  
PLAINTIFF'S ATTORNEY

JUNE 4, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JENNY R. LAMBERT AND TROY L. LAMBERT IN AND TO:

All those certain premises with frame dwelling house erected thereon, situate on the westerly side of North Second Street, Greenville, Mercer County, Pennsylvania, being known as 34 North Second Street, and being more fully bounded and described as follows:

On the North by lands now or formerly of Harvey L. Osborne; on the East by the westerly line of North Second Street; on the South by lot now or formerly of Stanley Adams, formerly William Peters Heirs; and on the West by an alley; fronting 100 feet on North Second Street and extending westerly therefrom of even width, a distance of 120 feet.

Premises being: 34 North Second Street, Greenville, PA 16125

TOWNSHIP TAX PARCEL NO. 55 509 090

BEING the same premises, which Paul M.

Clark and Christina L. Clark, his wife by Deed dated December 14, 1998, and recorded in the Office of Recorder of Deeds of Mercer County on December 21, 1998, at Book 0283, Page 1240 granted and conveyed unto Troy L. Lambert and Jenny R. Lambert, husband and wife.

JUDGMENT - \$ 23,402.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JENNY R. LAMBERT AND TROY L. LAMBERT 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 WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2005-RP2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RP2

**WRIT OF EXECUTION  
NO. 2022-03203**

STERN & EISENBERG PC  
PLAINTIFF'S ATTORNEY

JUNE 6, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) TIMOTHY N. WEILACKER A/K/A TIMOTHY N. WEILACKER A/K/A TIMOTHY WEILACKER IN AND TO:

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

BEGINNING at a point where the center line of State Route 3039, also known as Valley Road, formerly known as Bend Road, intersects with the center line of State Route No. 3020, also known as Lamor Road, also known as the Mercer-Sharpville Road; thence North 1° 10' West along the center line of Valley Road for a distance of 796.63 feet to a point; thence South 87° 24' East along land of Clara Steingrabe for a distance of 761.86 feet to a point, an iron pin; thence South 0° 55' West along land of Donald E. Seidle for a distance of 315.89 feet to a point, an iron pin; thence North 89° 5' West along land of Charles and Doris Thorpe for a distance of 423.20 feet to a point, an iron pin; thence South 1° 45' East along land of Thorpe for a distance of 399.28 feet to a point in the center line of Lamor Road; thence South 89° 3' West along the center Line of said Lamor Road for a distance of 126.99 feet to a point; thence South 75° 39' West along the center line of said Lamor Road for a distance of 208.36 feet to a point, the place of beginning.

Parcel No. 14-149-068

ALSO KNOWN AS 3007 Valley Road, Mercer, PA 16137

BEING THE SAME PREMISES which Andrew C. James, single by Deed dated July 11, 2008 and recorded in the Office of Recorder of Deeds of Mercer County on July 16, 2008 at Book/ Page or Instrument #2008-00008634 granted and conveyed unto Timothy N. Weilaker, single.

JUDGMENT - \$101,656.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) TIMOTHY N. WEILACKER A/K/A TIMOTHY N.

WEILAKER A/K/A TIMOTHY WEILAKER AT THE SUIT OF THE PLAINTIFF PHH MORTGAGE CORPORATION

**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 – AUGUST 13, 20, 27, 2024