

Mercer County Law Journal

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VOL. 39 - ISSUE 26

(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

**BRAMMELL, DANIEL J. a/k/a
BRAMMELL, DANIEL JAMES
2024-363**

Late of Fredonia Boro, Mercer Co., PA
Executrix: Sandra L. Brammell, 2000
Stonegate Drive, Harrison City, PA 15636
Attorney: Rebecca A. Brammell, 2108
Route 130, P.O. Box 247, Harrison City, PA
15636 (724)392-7247

MCLJ - June 25, July 2, 9, 2024
**CRAWFORD, WILLIAM H., JR. a/k/a
CRAWFORD, WILLIAM H.
2024-407**

Late of Coolspring Twp., Mercer Co., PA
Executrix: Jenepher C. Banker, 3199 W
River Road, Grand Island, NY 14072
Attorney: William G. McConnell, Jr.
MCLJ - June 25, July 2, 9, 2024

**FERRINGER, CHRISTOPHER
GEORGE a/k/a FERRINGER,
CHRISTOPHER a/k/a FERRINGER,
CHRISTOPHER G.
2024-412**

Late of Hermitage, Mercer Co., PA
Executrix(s): Heidi Kizak, 1899 Rettig Dr.,
Hermitage, PA 16148; Amy Ristvey, 2574
Cherry Hill Lane, Hermitage, PA 16148
Attorney: David A. Ristvey
MCLJ - June 25, July 2, 9, 2024

**GUILER, HAZEL MARIE a/k/a
GUILER, HAZEL
2024-405**

Late of Jefferson Twp., Mercer Co., PA
Executrix: Nancy Marie Guiler, 559 East
Market Street, Mercer, PA 16137
Attorney: James M. Goodwin
MCLJ - June 25, July 2, 9, 2024

**HART, LIZBETH L.
2024-406**

Late of Pine Twp., Mercer Co, PA
Executor: Karl F. Hart, 35 Blueberry Lane,
Grove City, PA 16127
Attorney: Timothy L. McNickle
MCLJ - June 25, July 2, 9, 2024

**JOHNSON, CAROLE A. a/k/a
JOHNSON, CAROLE ANNE a/k/a
JOHNSON, CAROLE ANN a/k/a
JOHNSON, CAROLE
2024-402**

Late of Fredonia Boro, Mercer Co., PA
Administratrix: Bonnie J. Doeberiner,
3119 Westford Road, Jamestown, PA 16134
Attorney: Douglas M. Watson
MCLJ - June 25, July 2, 9, 2024

**KRAYNAK, JOHN JR.
2024-342**

Late of Hermitage, Mercer Co., PA

Executor: George A. Kraynak, 6460 E.
State Street, Hermitage, PA 16148
Attorney: Roger R. Shaffer, Jr.
MCLJ - June 25, July 2, 9, 2024

**KUTTESCH, BRIAN J.
2024-334**

Late of Grove City, Mercer Co., PA
Administratrix: Brenda Catterson-Miller,
48 Jervis Lake Road, Grove City, PA 16127
Attorney: Joseph J. Nash, PO Box 673,
Slippery Rock, PA 16057 (724)406-0616
MCLJ - June 25, July 2, 9, 2024

**PALOMBI, ANTHONY
2024-408**

Late of Shenango Twp., Mercer Co, PA
Executrix: Paula A. Lawrence, 7138
Sunnydell Drive, Brookfield, OH 44403
Attorney: Daniel C. Matesic
MCLJ - June 25, July 2, 9, 2024

**PATTERSON, IRENE J. a/k/a
PATTERSON, IRENE JANE
2024-401**

Late of Grove City Boro, Mercer Co., PA
Executor: Jeffrey L. Patterson, 12012 South
Scottish Court, Hagerstown, MD 21740
Attorney: Timothy L. McNickle
MCLJ - June 25, July 2, 9, 2024

**RAINIER, RICHARD W.
2024-410**

Late of Transfer, Mercer Co, PA
Executrix: Patricia A. Steiner, 825 N. Keel
Ridge Road, Hermitage, PA 16148
Attorney: Kenneth L. McCann
MCLJ - June 25, July 2, 9, 2024

**RANNARD, ROBERT ANTHONY
2024-404**

Late of Sharpsville Boro, Mercer Co., PA
Executor: Gregory Jon Perrine, 230 Church
Street, Sharpsville, PA 161050
Attorney: James Nevant II
MCLJ - June 25, July 2, 9, 2024

**SHAFFER, LYNND A. a/k/a SHAFFER,
LYNND A KAYE
2024-411**

Late of Shenango Twp., Mercer Co, PA
Executrix: Elizabeth D. Shreffler, 1314
Heinz Ave., Sharon, PA 16146
Attorney: David A. Ristvey
MCLJ - June 25, July 2, 9, 2024

**STEINER, GARY
2024-409**

Late of Hermitage, Mercer Co., PA
Executrix: Patricia A. Steiner, 825 N. Keel
Ridge Road, Hermitage, PA 16148
Attorney: Kenneth L. McCann
MCLJ - June 25, July 2, 9, 2024

**TEMPLE, LINDA A.
2024-308**

Late of Sandy Creek Twp., Mercer Co., PA
Executor: Larry G. Temple, 228
Georgetown Rd., Hadley, PA 16130
Attorney: John C. Swick, 890 Market St.,
Meadville, PA 16335 814-724-4540
MCLJ - June 25, July 2, 9, 2024

SECOND PUBLICATION

**ANSINGER, JERRY L. a/k/a
ANSINGER, JERRY
2023-901**

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Victoria Mitchell, P O Box 163,

Orangeville, OH 44453
Attorney: Daniel C. Matesic
MCLJ - June 18, 25, July 2, 2024

**BARTHOLOMEW, KATHLEEN M.
2024-393**

Late of Sandy Creek Twp., Mercer Co., PA
Executrix: Joanne L. Bickerton a/k/a Joanne
Bickerton, 8518 S Lake Rd., Jamestown, PA
16134

Attorney: James D. Douglas
MCLJ - June 18, 25, July 2, 2024

**BLOOM, JOHN THEODORE a/k/a
BLOOM, JOHN T.
2024-382**

Late of Wilmington Twp., Mercer Co., PA
Executor: John D. Bloom, 501 Thornhill
Dr., New Castle, PA 16101
Robert D. Clark, Jr., 201 N. Market St., New
Wilmington, PA 16142 724-946-9093
MCLJ - June 18, 25, July 2, 2024

**DANIELS-REDMOND, ALICE JOANN
a/k/a DANIELS, ALICE JOANN
2024-191**

Late of Sharon, Mercer Co., PA
Administratrix: Kimberly Joan Biro, 431 N.
Oakland Ave., Sharon, PA 16146
Attorney: Ted Isoldi
MCLJ - June 18, 25, July 2, 2024

**McCULLOUGH, DAVID LESLIE a/k/a
McCULLOUGH, DAVID L.
2024-391**

Late of Perry Twp., Mercer Co., PA
Administratrix: Carol J. McCullough, 4017
Hadley Road Clarks Mills, PA 16114
Attorney: Lewis P. McEwen
MCLJ - June 18, 25, July 2, 2024

**PAVCIK, FRANCES A. a/k/a PAVCIK,
FRANCES
2024-384**

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Carolyn E. Hartle and Karen
Elford 2500 Highland Road, Suite 105
Hermitage, PA 16148
Attorney: Daniel C. Matesic
MCLJ - June 18, 25, July 2, 2024

**SHEPARD, JOHN V. a/k/a SHEPARD,
JOHN V. JR.
2024-395**

Late of Greenville Boro, Mercer Co., PA
Executor: David R. Gregory, 313 Quiter
Rd., Hadley, PA 16130
Attorney: James D. Douglas
MCLJ - June 18, 25, July 2, 2024

**SMITH, SUSAN L. a/k/a SMITH SUSAN
2024-389**

Late of Sharon, Mercer Co., PA
Administrator(s): John Thomas Ruiz, 8196
Edmond St., Masury OH, 44438; David
Brian Smith, 203 Frontier St.,
Westmoreland, KS 66549

Attorney: Chester B. Scholl, Jr.
MCLJ - June 18, 25, July 2, 2024

**SNIDER, MARIAN I., a/k/a SNIDER,
MARIAN
2024-378**

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Victoria R. Mitchell, P.O. Box
163 Orangeville, OH 44453
Attorney: Daniel C. Matesic
MCLJ - June 18, 25, July 2, 2024

**SPIEGEL, LuANN a/k/a McCANDLESS,
LuANN
2023-256**

Late of Perry Twp., Mercer Co., PA
Administrator: Richard Spiegel, 47 Laver
Road Greenville, PA 16125
Attorney: James A. Stranahan IV
MCLJ - June 18, 25, July 2, 2024

**TYMCHYSHYN, BRENTON M. a/k/a
TYMCHYSHYN, BRENTON MICHAEL
2024-383**

Late of S.Pymatuning Twp., Mercer Co., PA
Administrator: Tyler C. Millero, 3016
Ivanhoe Rd., Sharpsville, PA 16150
Attorney: Raymond H. Bogaty
MCLJ - June 18, 25, July 2, 2024

THIRD PUBLICATION

**CHESS, DEBORAH A. A/K/A
SNODGRASS, DEBORAH A.
2024-319**

Late of Greenville Boro, Mercer Co., PA
Administratrix: Cheryl M. Swartz, 69 S.
Summit Road, Lot 407, Greenville, PA
16125 (724)866-1858
Attorney: None
MCLJ - 6/11, 6/18, 6/25/2024

**DAVID, DAVID T. a/k/a DAVID, DAVID
T. SR.
2024-373**

Late of Lackawannock Twp., Mercer Co.,
PA
Executor/ Executrix: David T. David, Jr.,
73 Lakeview Drive, West Middlesex, PA
16159; Darla J. Yamaato, 8575 Steeple
Chase Drive, Roswell, GA 30076
Attorney: Wade M. Fisher
MCLJ - 6/11, 6/18, 6/25/2024

**GRIFFITH, DONNA JEAN a/k/a
GRIFFITH, DONNA J.
2024-370**

Late of Hermitage, Mercer Co., PA
Executor: Kyle S. Griffith, 375 Dermond
Road, Hermitage, PA 16148
Attorney: James E. Douglas
MCLJ - 6/11, 6/18, 6/25/2024

**MIHORDIN, VICKI L.
2024-314**

Late of E. Lackawannock Twp., Mercer
Co., PA
Executor: Shawn Mihordin, 17 Adams
Street, P.O. Box 647, Wheatland, PA
16161
Attorney: James E. Douglas
MCLJ - 6/11, 6/18, 6/25/2024

**PRIESTER, MARY P. a/k/a PRIESTER,
MARY PATRICIA a/k/a PRIESTER,
MARY
2024-372**

Late of Greenville Boro, Mercer Co., PA
Executor: Michael D. Priester 108 15th
Street Greenville, PA 16125
Attorney: William G. McConnell, Jr
MCLJ - 6/11, 6/18, 6/25/2024

**STANLEY, DONNIE L. a/k/a STANLEY,
DONNIE LEE
2024-134**

Late of Coolspring Twp., Mercer Co., PA
Executor: Eric T. Dosch, 713 S. Center St.,
Grove City, PA 16127
Attorney: Joseph H. Keebler, Jr., 1030
Liberty St., Franklin, PA 16323

(814)432-2181
MCLJ - 6/11, 6/18, 6/25/2024

TONTY, FREDERICK ANTHONY a/k/a TONTY, FRED A. a/k/a TONTY, FRED a/k/a TONTY, FREDERICK 2024-339

Late of Sharon, Mercer Co., PA
Executrix: Mrs. Darla Grandy, 410 Pierce Ave., Sharpsville, PA 16150 (724) 658-1459
Attorney: None
MCLJ - 6/11, 6/18, 6/25/2024

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Act 1982-295 of December 16, 1982, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 6th day of June, 2024, a Certificate for the conduct of a business in Mercer County, Pennsylvania, under the assumed or fictitious name, style or designation of: Federici's Pizza & Draught House with its principal place of business at 1208 Hall Avenue, Sharon, PA 16146.

The names and addresses of all persons owning or interested in said business are:

RB & G Restaurants, LLC
2002 Marjorie Lane
Coraopolis, PA 15108
MCLJ - June 25, 2024

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which was incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Real Brokerage LLC
MCLJ - June 25, 2024

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that Kennard United Methodist Church, a Pennsylvania non-profit corporation, having its registered office located at Rd. 3 Greenville, 16125 Sugar Grove Twp, Greenville, PA 16125, has filed Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall cease.

MCLJ - June 25, 2024

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

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from July 1, 2024, 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

2021-492 Clarke, Doris B. aka Clarke, Doris aka Clarke, Doris Blair aka Clark, Doris Jean aka Clarke, Doris J., deceased; Gregory R. Clarke, Executor
2021-867 Griffin, Randall Lee, deceased; Renee Griffin, Administratrix
2023-49 Guardian of the Estate of Rachel Ann Weaver; Miranda L.

Weaver, Guardian
2023-252 Wike, Sean L.; deceased, Janet N. Wike, Administratrix

SECOND AND FINAL ACCOUNT OF ESTATES

2017-730 McCamey, Myrna Jane; deceased, William R. McCamey, c/o Peter St. Tienne Wolff
MCLJ - June 4, 11, 18, 25, 2024

SHERIFF'S SALE MONDAY JULY 8, 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. 2024-00264

BROCK & SCOTT, PLLC
PLAINTIFF'S ATTORNEY
MARCH 27, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) BRAD D. PHILLIPS AND TANYA J. PHILLIPS A/K/A TANYA PHILLIPS IN AND TO:

ALL THAT CERTAIN piece or parcel situate in the Municipality of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. One (1) in the John O'Brien Subdivision, bounded and described as follows:

BEGINNING at a point in die centerline of Kelly Road (T-388) at the intersection of the west line now or formerly of John O'Brien and the east line of land now or formerly of Zahniser; thence South 88' 16" East along the centerline of Kelly Road, a distance of two hundred thirty-six and eight tenths (236.8) feet; thence North 88' 20" East along the centerline of Kelly Road, a distance of fifty-two and six tenths (52.6) feet to the west line of Lot No. One (1) which is the true place of beginning for the herein described parcel; thence North 0 00' East along the east line of Lot No. Two (2), a distance of three hundred twenty-five and seventy-five hundredths (325.75) feet; thence South 89' 32" East along the south line of Lot No. Three (3), a distance of one hundred one and five tenths (301.5) feet; thence South 77' 29" West along the centerline of Kelly Road, a distance of one hundred (100) feet; thence South 88' 20" West along the centerline of Kelly Road, a distance of forty-seven and four tenths (47.4) feet to the place of beginning.

The improvements thereon being known as 2537 Kelly Road, Hermitage, Pennsylvania - 16148.

BEING the same premises which Scott A. Jones and Pamela A. Jones, husband and wife, by Deed dated 11/10/2005 and recorded 12/9/2005 in the Office of the Recorder of Deeds in and for the County of Mercer in Deed Book 566, Page 568, and Instrument Number 2005-00019485, granted and conveyed unto Brad D. Phillips and Tanya J. Phillips, husband and wife, in fee.

Tax Parcel: 11-132-007-001

JUDGMENT - \$ 75,122.64

SEIZED AND TAKEN IN EXECUTION AS

THE PROPERTY OF THE DEFENDANT(S) BRAD D. PHILLIPS AND TANYA J. PHILLIPS A/K/A TANYA PHILLIPS AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-KS I

WRIT OF EXECUTION NO. 2024-00101

GRENN & BIRSIC PC
PLAINTIFF'S ATTORNEY
APRIL 22, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ANTHONY PEREIRA AND SHARON PEREIRA IN AND TO:

ALL that tract of land situate in Pine Township, Mercer County, Commonwealth of Pennsylvania, being known as Lot No. 16 in the Cranberry Village Subdivision Phase III, the said subdivision being dated July 9, 1998 and recorded on November 25, 1998 at 1998 PL 22952-319.

Tax ID#22-192-085-016.

BEING the same premises which WRB Enterprises, LLC, a Pennsylvania Limited Liability Company, by Deed dated June 24, 2016 and recorded in the Office of the Recorder of Deeds of Mercer County on June 30, 2016 at Instrument Number 2016-00005820, granted and conveyed unto Anthony Pereira and Sharon Pereira, husband and wife.

LOCATION - 18 BLACKBERRY LANE, GROVE CITY PA 16127

JUDGMENT - \$238,728.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ANTHONY PEREIRA AND SHARON PEREIRA AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

WRIT OF EXECUTION NO. 2024-00136

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
MARCH 20, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JANELLE L. ERLACHER AND HANNAH M. ERLACHER IN AND TO:

Parcel One: Tax Map No. 55 509 003 /Control No. 055 002860

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

ON the North by Rooney Street ON the East by lot now or formerly Green; ON the South by an alley; and ON the West by an alley; having a frontage of 50 feet on Rooney Street and extending back of uniform width a distance of 110 feet.

Parcel Two Tax Map No. 55 509 004 /Control No. 055 026090

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

ON the North by Rooney Street, a distance of 50 feet; ON the East by Third Street, a distance of 110 feet; ON the South by a 16 foot alley,

a distance of 50 feet; and ON the West by Lot No. 3 in A.D. Gillespie Plan, a distance of 110 feet.

BEING KNOWN AS: 16 ROONEY STREET, GREENVILLE, PA 16125

PROPERTY ID NUMBER: TAX PARCEL #55 509 003/CONTROL #55-2860 and 55 509 004 CONTROL #55-26090

BEING THE SAME PREMISES WHICH EDWARD N. PITCHER, WIDOW BY DEED DATED 10/28/2022 AND RECORDED 12/28/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 2022-00012377, GRANTED AND CONVEYED UNTO HANNAH M. ERLACHER, SINGLE AND JANELLE L. ERLACHER, SINGLE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

JUDGMENT - \$ 93,303.32

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JANELLE L. ERLACHER AND HANNAH M. ERLACHER AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

WRIT OF EXECUTION NO. 2023-02431

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
MARCH 6, 2024
LEVIED ON THE FOLLOWING

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

All, that certain piece or parcel of land situate in the City of Farrell, Mercer County, Pennsylvania, being known as Lot No. 2 in the plan recorded in the Recorder's Office of Mercer County, Pennsylvania, at 94 PL, 13036-196, and being more particularly bounded and described as follows:

BEGINNING at a point in the center line of Mercer Avenue, said point being the southwest corner of the property herein described; thence North 36 degrees 29 minutes 36 seconds West, a distance of 120.87 feet to an iron pin; thence North 23 degrees 36 minutes 55 seconds East, a distance of 167.57 feet to an iron pin; thence South 53 degrees 34 minutes 15 seconds East, a distance of 39.81 feet to a point; thence South 06 degrees 45 minutes 00 seconds East, a distance of 191.20 feet to a point in the center line of Mercer Avenue; thence South 53 degrees 13 minutes 21 seconds West, along the center line of Mercer Avenue, a distance of 62.11 feet to a point, the place of beginning.

BEING KNOWN AS: 1918 MERCER AVENUE, FARRELL, PA 16121

PROPERTY ID NUMBER: 52 429 008/CONTROL # 52-20780

BEING THE SAME PREMISES WHICH TRUDY L. ROMBOLD, EXECUTRIX OF THE ESTATE OF MYRTLE ELIZABETH PERRONI A/K/A MYRTLE METZ PERRONI A/K/A MYRTLE E. PERRONI, DECEASED BY DEED DATED 8/5/2022 AND RECORDED 8/9/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO: 2022-00007600, GRANTED AND CONVEYED UNTO MARGARET M. PALLERINO, AN UNMARRIED WOMAN.

JUDGMENT - \$129,244.75

SEIZED AND TAKEN IN EXECUTION AS

THE PROPERTY OF THE DEFENDANT(S) MARGARET M. PALLERINO AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2022-02843**

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

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) STEVEN J. HIGGINS AKA STEVEN J. HIGGINS, SR. IN AND TO:

All those certain lots or pieces of ground situate in the Borough of Wheatland, County of Mercer and Commonwealth of Pennsylvania, being marked and numbered Thirty-two (32) and Thirty-three (33) in the H.T. Vaughn Addition, as recorded in plan book 1, page 85, and being together bounded and described as follows:

On the North for One Hundred Sixty-five and Forty-one hundredths (165.41') feet by Lot No. 31 in said plan; on the East for Eighty (80') feet by Shilling; on the South for One Hundred Sixty-five and Fifteen Hundredths (165.15') feet by Lot No. 34 in said plan; and on the West for Eighty (80') feet by Vaughn Avenue.

SUBJECT PROPERTY ADDRESS: 43 Vaughn Avenue, Wheatland, PA 16161

Being the same property conveyed to Steven J. Higgins and Kimberly Higgins, formerly Kimberly Konnen, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Margaret Kelsceny a/k/a Margaret Kelecseny and Michael Kelecseny, her husband, dated December 5, 1986, recorded February 2, 1987, at Document ID 87DR1017, and recorded in Book 18, Page 0740, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Kimberly Higgins died on September 14, 2010, and pursuant to the tenants by the entireties language in the above-mentioned deed, all her interests passed to Steven J. Higgins.

SUBJECT TAX PARCEL ID: 76 901 029

JUDGMENT \$ 34,357.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) STEVEN J. HIGGINS AKA STEVEN J. HIGGINS, SR. AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2013-00438**

STERN & EISENBERG PC
PLAINTIFF'S ATTORNEY
MARCH 21, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JAMES M. KUZEL AND KIMBERLY S. KUZEL IN AND TO:

All those certain pieces or parcels of land situate in the City of Hermitage, formerly Township of Hickory, County of Mercer and State of Pennsylvania, being known as Lots numbered one hundred twenty-five (125) and one hundred twenty-six (126) in the Park View Acreage Plan of Lots, as recorded in the records of Mercer County, Pennsylvania, in Plan Book 1. Page 125, and said lots being bounded and described as follows:

Said lot number one hundred twenty-five (125) having a frontage of fifty-four and eight

tenths (54.8) feet on the east side of Cohasset Drive, and extends back therefrom of equal width throughout, a distance of one hundred sixty-four (164) feet. And has a rear width of fifty-four and eight tenths (54.8) feet.

Said Lot Number one hundred twenty-six (126) having a frontage of forty-two and eight tenths (42.8) feet on the east side of Cohasset Drive, and extends back therefrom of equal width throughout a distance of one hundred sixty-four (164) et. And has a rear width of fifty-four and eight tenths (54.8) feet.

PARCEL NO. 11-321-160

BEING KNOWN AND NUMBERED AS 1920 Parkview Boulevard, Hermitage, PA 16148

Fee Simple Title Vested in James M. Kuzel and Kimberly S. Kuzel, Husband and Wife by deed from, Kimberly S. Kuzel and James M. Kuzel, her husband, dated 5/25/1999, recorded 6/1/1999, in the Mercer County Recorder of deeds in Deed Book 97, Page 1476, as Instrument No. 1999-10198.

JUDGMENT - \$117,847.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JAMES M. KUZEL AND KIMBERLY S. KUZEL AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2005-2

**WRIT OF EXECUTION
NO. 2018-02473**

VITTI LAW GROUP INC
PLAINTIFF'S ATTORNEY
APRIL 22, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) CHARLES J. LEYDIC AND ANNA MAE LEYDIC, BOTH IN THEIR CAPACITY AS HEIRS TO CHARLES T. LEYDIC, DECEASED AND ALL OTHER HEIRS, KNOWN OR UNKNOWN OF CHARLES T. LEYDIC, DECEASED IN AND TO:

ALL THAT CERTAIN lot or tract of land situate in the Township of East Lackawannock, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 2, as shown on a certain plan entitled Final Plat Larry Warner Subdivision Lots 1-7, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at 2000 P/L 12419-213.

As per survey of R.P. Bittler, P.L.S., dated June 16, 2000 and revised on June 28, 2000.

PARCEL NO. 04-176-050-025-002

SUBJECT to restrictions, reservations, easements and rights of way in prior instruments of record, including the minimum building setback line set forth on the Subdivision and the oil and gas reservation set forth in deed recorded at 2000 D.R. 6343.

IMPROVEMENTS: Residential dwelling

BEING THE SAME PREMISES: The said Charles T. Leydic became seized of the interest granted and conveyed, in fee, by James M. Bickerstaff and Melinda Sue Bickerstaff, Husband and Wife as evidenced by Deed dated 11/5/2015 and recorded 2/25/2015 in the Office of the Recorder in Mercer County, as Document Number 2015-00001766

The said Charles T. Leydic since departed this life on March 12, 2022.

Tax ID # 04-176-050-025-002

LOCATION - 683 MERCER NEW WILMINGTON ROAD, MERCER PA 16137

JUDGMENT - \$130,324.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) CHARLES J. LEYDIC AND ANNA MAE LEYDIC. BOTH IN THEIR CAPACITY AS HEIRS TO CHARLES T. LEYDIC, DECEASED AND ALL OTHER HEIRS, KNOWN OR UNKNOWN OF CHARLES T. LEYDIC, DECEASED AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2023-00727**

VITTI LAW GROUP INC
PLAINTIFF'S ATTORNEY
APRIL 22, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DONNA SCHULTZ, MYRTLE FLYNN, CAROL BOLLINGER AND WILLIAM BOLLINGER, ALL IN THEIR CAPACITY AS KNOWN HEIRS OF KEVIN P. HILL, DECEASED AND THE UNKNOWN HEIRS OF KEVIN P. HILL, DECEASED IN AND TO:

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

BEGINNING at a point in the center of a public road known as the Airport Road (T-343) at the Northeast corner of the land herein described; thence South 8° 49' West by land of Robert M. and Cheryl Millham, 25.00 feet, more or less; thence South 8° 49' West by the land of Millham, 382.50 feet to the center of Wolf Creek; thence South 45° 00' West by the center of Wolf Creek, 98.77 feet; thence South 38° 00' West by the center of Wolf Creek, 122.00 feet; thence North 46° 17' West by land of Millham, 122.00 feet to a Scrub Oak; thence North 8° 49' East by land of Millham, 404.37 feet; thence continuing North 8° 49' East, a distance of 25 feet, more or less, to the center of said public road known as the Airport Road; thence in a Northeasterly direction by the centerline of said road, 240 feet, more or less, to the place of beginning. Containing 2.2 acres, more or less, excluding the right of way. AND being shown on survey of Norman P. Straub, P.E. dated October 19, 1977.

Being Identified as Tax Number 17-224-036.

This conveyance being subject to any right of way now existing on the above described premises.

As per the deed recorded at 184 DR No. 1152, reserving to Eugene N. Millham et ux, their heirs and assigns, the right to use water from a certain spring now situate on the Eastern portion of the lot above described with the right of maintaining and laying any necessary pipes to carry such water from the spring to the other land of Eugene N. Millham et ux, situate to the West of the parcel above described. Said adjacent property owners are now Robert W. and Cheryl Millham.

PARCEL NO. 17-224-036.

IMPROVEMENTS: Residential dwelling

BEING THE SAME PREMISES: The said Kevin P. Hill became seized of the interest granted and conveyed, in fee, by Annette L. Lane, now known as Annette L. Sangster and Dennis Sangster, her husband as evidence by Deed dated July 9, 2007 and recorded July 25, 2007 in the Office of Recorder in Mercer

County, as Document Number 2007-00010101.

The said Kevin P. Hill since departed this life on September 21, 2022.

LOCATION - 50 AIRPORT ROAD, GROVE CITY PA 16127

JUDGMENT - \$112,106.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DONNA SCHULTZ, MYRTLE FLYNN, CAROL BOLLINGER AND WILLIAM BOLLINGER, ALL IN THEIR CAPACITY AS KNOWN HEIRS OF KEVIN P. HILL, DECEASED AND THE UNKNOWN HEIRS OF KEVIN P. HILL, DECEASED AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

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 SHERIFFS OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE

DISTRIBUTION.

DEEDS WILL BE ATTESTED THIRTY
DAYS AFTER THE EXECUTION SALE
WHEN POSSIBLE.

MCLJ – June 11, 18, 25, 2024