

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

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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

DeARMENT, FREDERICK L. a/k/a DeARMENT, FREDERICK LEE 2022-561

Late of Hermitage, Mercer Co., PA
Executor: Wade Dell, 2674 Sandy Lake Grove City Rd., Stoneboro, PA 16153
Attorney: Lewis P. McEwen
DELLI BOVI, DIONIGI a/k/a DELLI BOVI, DANNY a/k/a DELLI BOVI, DANNY a/k/a DEILLI BOVI, DIONIGI 2022-566

Late of Sharon, Mercer Co., PA
Executor: Daniel DelliBovi, 11779 Zenobia Loop, Westminster, CO 80031
Attorney: William J. Moder
HORSTMAN, LEOTA F. a/k/a HORSTMAN, LEOTA FRANCES a/k/a HORSTMAN, LEOTA FLORENCE 2022-569

Late of E Lackawannock Twp., Mercer Co., PA
Executor: Rick Peridan, PO Box 213, Stillwater, NJ 07875
Attorney: James A. Stranahan, IV
RYDER, ROBERT RICHARD a/k/a RYDER, ROBERT R. a/k/a RYDER, ROBERT 2022-426

Late of Delaware Twp., Mercer Co., PA
Executrix: Brittany Marie Puhl, 804 Hamburg Rd., Fredonia, PA 16124
Attorney: Andrew J. Acker
TATUSKO, PETER 2022-568

Late of Hermitage, Mercer Co., PA
Executrix: Margaret Ristvey, 26 Meredith Drive, Holland, PA 18966
Attorney: Carolyn E. Hartle
TYMOCHKO, BETTY B. a/k/a TYMOCHKO, BETTY J. a/k/a TYMOCHKO, BETTY 2021-0216

Late of Hermitage, Mercer Co., PA
Executor: John A. Tymochko, 2660 Salmon River Rd., Shoup, ID 83469
Attorney: Chester B. Sholl, Jr.

SECOND PUBLICATION

ABERNATHY, MARY ANN a/k/a ABERNATHY, MARY A. 2010-3

Late of Fredonia Boro, Mercer Co., PA
Executrix: Barbara E. Skoofalos, 25

Irishtown Road, Mercer, PA 16137
Attorney: Ashley M. Elias, 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001 (724) 375-4005

CHESMER, SHIRLEY TERMINA a/k/a CHESMER, SHIRLEY M. 2022-546

Late of Shenango Twp., Mercer Co., PA
Executrix: Lucille Ann Pascarella, 53 English Rd., Pulaski, PA 16143

Attorney: Wade M. Fisher
DePREE, PHYLLIS E. 2022-553

Late of Greenville Boro, Mercer Co., PA
Executrix: Kelly E. Geohring, 53 W. Methodist Rd., Greenville, PA 16125
Attorney: Jason R. Dibble

MULLET, SALOMA 2022-547

Late of Fairview Twp., Mercer Co., PA
Executors: Erven W. Mullet, 83A Stoneboro Dr., Mercer, PA 16137, Jerry W. Mullet, 83 Stoneboro Dr., Mercer, PA 16137

Attorney: Stephen L. Kimes

THIRD PUBLICATION

FEKECH, VIRGINIA R. a/k/a FEKECH, VIRGINIA 2020-621

Late of Sharon, Mercer Co, PA
Administrator: Jack Fekech, 591 Meek St., Sharon, PA 16146
Attorney: Chester B. Scholl, Jr.

GRACENIN, MICHAEL B. a/k/a GRACENIN, MICHAEL BRONCO 2022-529

Late of Hermitage, Mercer Co., PA
Executrix: Marsha Davis, 7714 Gehrton Road, Linesville, PA 16424 - (814) 282-4368

Attorney: None
MORO, ROBERT JOSEPH 2022-542

Late of Hermitage, Mercer Co., PA
Administratrix: Mary Salamon-Moro, 92 Hermitage Hills Blvd., Hermitage, PA 16148

Attorney: Wade M. Fisher
SHARDY, MIKE J. JR. 2022-544

Late of Delaware Twp., Mercer Co., PA
Administratrix: Jennifer Forbes, 53 Chambers Ave., Greenville, PA 16125
Attorney: Jason Dibble

STAMBAUGH, DANIEL S. a/k/a STAMBAUGH, DANIEL SCOTT a/k/a STAMBAUGH, DANIEL 2022-536

Late of Jefferson Twp., Mercer Co., PA
Co-Executors: Dale A. Stambaugh, 212 Babcock Road, Mercer, PA 16137 & Diane S. Boyd f/k/a Diane J. Stambaugh, 10229 Jones Road, Erie, PA 16510
Attorney: Stephen J. Kimes

STIGLIANO, FRANK J. 2022-541

Late of Hermitage, Mercer Co., PA

Executrix: Gilda Stigliano, 2460 Alexander Crossing, Hermitage, PA 16148

Attorney: Wade M. Fisher
VERNON, WILLIAM D. a/k/a VERNON, WILLIAM D. SR. a/k/a VERNON, WILLIAM 2022-539

Late of Hempfield Twp., Mercer Co., PA
Executor: Isaiah Vernon, 16 Oakview Dr., Greenville, PA 16125
Attorney: Douglas M. Watson

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA CIVIL DIVISION

NO: 2022-00708

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT vs. UNKNOWN SURVIVING HEIRS OF EDWARD E. WITTLER, DECEASED, ANGELA BROWN, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, MATTHEW WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, JEREMY WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, BRYAN WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED,

NOTICE

TO THE DEFENDANTS:

You are hereby notified U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT, has filed a Complaint in Mortgage Foreclosure with regard to 446 E. Beaver Street, Mercer, PA 16137, endorsed with a Notice to Defend, against you at No. 2022-00708 in the Civil Division of the Court of Common Pleas of Mercer County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Mercer County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521

M.C.L.J.- August 16, 2022

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, SHENANGO VALLEY INDUSTRIAL DEVELOPMENT CORPORATION, a Pennsylvania Nonprofit Corporation, has elected to voluntarily dissolve and wind up its operations. All persons and businesses having a claim or potential claim against the Corporation are advised as follows:

1. All claims must be presented in writing and must contain sufficient information reasonably to inform the Corporation of the identity of the claimant and the substance of the claim.
2. All claims must be mailed to: Shenango Valley Industrial Development Corporation, c/o 3580 Innovation Way, Suite 200, Hermitage, PA 16148.
3. The deadline to submit a claim is 60 days from this notice.
4. Any claim not received within 60 days of the date of this notice may be barred.
5. A claim against the Nonprofit Corporation shall be banned if a legal action to enforce the claim is not commenced within two (2) years of the date of this Notice.
6. The Nonprofit Corporation may make distributions to other claimants without further notice to any claimant that does not file a claim.

Richard W. Epstein, Esquire

EKKER, KUSTER, McCALL & EPSTEIN, LLP
68 Buhl Boulevard
P.O. Box 91
Sharon, PA 16146
M.C.L.J.- August 9 & 16, 2022

**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 **September 6, 2022**, 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**

- 2019-229 DeMartinis, Anthony R. aka DeMartinis, Anthony Ronald, aka DeMartinis, Anthony, deceased; Father Michael G. DeMartinis, Executor
- 2021-10 Chmielewski, Mary, deceased; Maria Marks and June A. Thomas, Co-Administrators
- 2021-72 Campoli, Carmella, deceased; Alice Mattocks, Administrator
- 2021-138 Loutzenhiser, Dennis Lee aka Loutzenhiser, Dennis L., deceased; Ben L. Loutzenhiser, Executor
- 2021-170 Patel, Premji Khimji a/k/a Patel, Premji, deceased; Ashvin Nakrani, Administrator
- 2021-858 Bartholomew, Patricia Jean, a/k/a Bartholomew, Patricia J., a/k/a Bartholomew, Patricia, deceased; Brenda Sue Bartholomew, Administrator

**SECOND AND INTERIM
ACCOUNTING**

- 1968-29579 Crestview Memorial Park Perpetual Lot Care Fund, Regions Bank (Colin Ramsey), Petitioner

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.- 9, 16, 23, 30, 2022

SHERIFF'S SALE

**MONDAY
SEPTEMBER 12, 2022 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. 2022-00494**

**GRENE & BIRSIC PC PLAINTIFF'S
ATTORNEY
JUNE 24, 2022 LEVIED ON THE
FOLLOWING**

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

ALL that certain piece or parcel of land situate in Lackawannock Township, Mercer County, Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of a public road, commonly known as the Neshannock-Frogtown Public Road, at the property line of land now or formerly of William Yarian, which point of beginning in the Southeast corner of the tract of land herein described; thence West along the centerline of said public road, a distance of five hundred (500') feet; thence North along other land now or formerly of Frank Horvath, Jr. and Emil Horvath, a distance of three hundred (300') feet to a point; thence East along other land now or formerly of Frank Horvath and Emil Horvath, a distance of five hundred (500') feet to a point in the property line now or formerly of William Yarian; thence South along land of William Yarian, a distance of three hundred (300') feet to a point in the centerline of the aforementioned public road, which point is the place of beginning.

BEING the same premises which David Horvath and Susan Horvath, Husband and Wife, by Deed dated December 29, 2015 and recorded in the Office of the Recorder of Deeds of Mercer County on December 29, 2015 at Instrument Number 2015-00013111, granted and conveyed unto Frederick A. Young.

Parcel #15-160-086
LOCATION - 151 SUNSET ROAD,
HERMITAGE PA 16148

JUDGMENT - \$131,658.58

**SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) FREDERICK A.
YOUNG AT THE SUIT OF THE
PLAINTIFF FIRST NATIONAL BANK
OF PENNSYLVANIA**

**WRIT OF EXECUTION
NO. 2021-01082**

**HILL WALLACK LLP PLAINTIFF'S
ATTORNEY
MAY 25, 2022 LEVIED ON THE
FOLLOWING**

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

PARCEL 1:

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

particularly bounded and described as follows:

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

PROPERTY ADDRESS: 581 Orchard Road, Mercer, PA 16137

TAX ID: 15-187-037-001

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

JUDGMENT - \$ 83,802.28

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

**WRIT OF EXECUTION
NO. 2022-00404**

**HLADIK ONORATO & FEDERMAN
LLP PLAINTIFF'S ATTORNEY
JUNE 15, 2022 LEVIED ON THE
FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT
(S) TIMOTHY A. HANSON AND JOAN
D. HANSON IN AND TO:**

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

COMMENCING at an iron pin on the right of way on the North side of U.S. Route 62 and being on the Southwest corner of the parcel herein conveyed, North 3 degrees 19 minutes West along lands of William N. and Elizabeth Philson, and lands of F. Alan and Theresa M. Snyder a distance of 1162.66 feet to an iron pin; thence North 87 degrees 09 minutes Last along lands of F. Alan and Theresa M. Snyder a distance of 296.55 feet to an iron pin; thence South 3 degrees 00 minutes East along lands of Richard M. and Jane Struthers a distance of 972.05 feet to an iron pin on the right of way on the North side of U.S. Route 62; thence South 53 degrees 47 minutes West along the right of way of U.S. Route 62 a distance of 346.50 feet to the point and place of beginning, and containing 7.19 acres more or less per survey of R. P. Bittler, P.L.S., dated August 1, 1989.

BEING THE SAME PREMISES which Mark P. Muehlman and Pamela S. Muehlman, husband and wife, by Deed dated January 2, 2004 and recorded on January 13, 2004, in the Mercer County Recorder of Deeds Office as Instrument No. 2004000549, granted and conveyed unto Timothy A. Hanson and Joan D. Hanson, husband and wife

Being Known as 117 Franklin Road, Mercer, PA 16137

Parcel I.D. No. 01150181

JUDGMENT - \$140,726.52

**SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) TIMOTHY A.
HANSON AND JOAN D. HANSON AT
THE SUIT OF THE PLAINTIFF U.S.
BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
REO TRUST 2017-RPL 1**

**WRIT OF EXECUTION
NO. 2021-02666**

**LOGS LEGAL GROUP LLP
PLAINTIFF'S ATTORNEY
MAY 27, 2022 LEVIED ON THE
FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT
(S) ROBERT N. BRITTON IN AND TO:**

ALL THAT CERTAIN place or parcel of land situate in Sugar Grove Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the center line of Methodist Road (L.R. 43046); which point is the Southwest corner of land now or formerly of Eugene Riley;

THENCE South 70 degrees 55 minutes East along land now or formerly of Eugene Riley, a distance of 564.42 feet to a point;

THENCE South 23 degrees 34 minutes West along land now or formerly of Dawson Reagle, a distance of 98.23 feet to a point;

THENCE North 80 degrees 11 minutes West along land now or formerly of Doris Reagle, a distance of 567.01 feet to a point in the center line of Methodist Road;

THENCE North 19 degrees 57 minutes East along the center line of Methodist Road, a distance of 189.21 feet to a point, which point is the place of beginning, containing 1.85 acres, pursuant to the survey prepared by Ronald P. Bittler, professional engineer, under date of April 11, 1980, as attached to the Deed recorded at 99 DR 12484.

Parcel ID: 30 044 082 001

Property Address (for informational purposes only): 878 Methodist Road (assessed as 878 District Road), Greenville, PA 16125

BEING the same premises which Charles B. Loreno and Pamela K. Loreno by deed dated August 15, 2000 and recorded September 1, 2000 at 00 DR 13403; Book 0333, Page 2618 in the Office of the Recorder of Deeds of and for the County of Mercer, Pennsylvania, granted and conveyed unto Robert N. Britton, in fee.

JUDGMENT - \$ 99,236.95

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT N. BRITTON AT THE SUIT OF THE PLAINTIFF BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST

**WRIT OF EXECUTION
NO. 2022-00703**

LOGS LEGAL GROUP LLP
PLAINTIFF'S ATTORNEY
JULY 13, 2022 LEVIED ON THE FOLLOWING

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MERCER, STATE OF PENNSYLVANIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF SHARON, MERCER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS DESCRIBED IN DEED BOOK 354, PAGE 1532, ID# 4 K 23, BEING KNOWN AND DESIGNATED AS:

LOT NO. ONE HUNDRED SIXTY-FIVE (165) IN LESLIE'S ADDITION TO SHARON, RECORDED IN PLAN BOOK NO. ONE (1), PAGE FIFTEEN (15) IN THE OFFICE OF THE RECORDER OF MERCER COUNTY, SAID LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: ON THE NORTH BY LOT NO. ONE HUNDRED AND SIXTY-FOUR (164); ON THE EAST BY SPRUCE STREET; ON THE SOUTH BY LOT NO ONE HUNDRED AND SIXTY-SIX (166); AND ON THE WEST BY AN ALLEY; SAID LOT HAVING A FRONTAGE ON SAID SPRUCE STREET OF FORTY (40) FEET, AND EXTENDING ONE HUNDRED AND THIRTY (130) FEET, OF EQUAL WIDTH, TO THE WESTERN BOUNDARY.

PARCEL #4 K 23

FOR INFORMATIONAL PURPOSES ONLY: Being known as 280 Spruce Avenue, Sharon, PA 16146

BEING THE SAME PREMISES which Ralph James Searle, Executor under the Last Will and Testament of Alice May Searle, by Deed dated April 12, 2001 and recorded April 25, 2001 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Book 354, Page 1532 granted and conveyed unto Joan Lester, unmarried, in fee.

JUDGMENT - \$ 25,361.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOAN LESTER AT THE SUIT OF THE PLAINTIFF BANK UNITED N.A.

**WRIT OF EXECUTION
NO. 2022-00231**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
JUNE 22, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT

(S) MILO KUSHNER, SAMUEL D. FRAMPTON, HOLLY A. FRAMPTON AND THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE IN AND TO:

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

Parcel No. One:

On the North by land now or formerly of Stupp; On the East by Columbia Avenue; On the South by land now or formerly of Lydia A. Beil; On the West by land now or formerly of McQuiston; Having a frontage of thirty-seven (37) feet on Columbia Avenue, beginning to measure at the southern boundary line of lot not or formerly of Stupp.

Subject to agreement between Lydia A. Beil and Harry W. Beil that the driveway now open between the above-described lot and lot now or formerly of Lydia Beil shall be kept open for use of the owners of the two lots and which agreement is contained in the deed from Lydia A. Beil, widow to Harry W. Beil dated November 8, 1906 and recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania in Deed Book 0, Volume 8, Page 178;

Parcel No. Two:

On the North by lot conveyed to Samuel E. Brandt and Myrte Brant; On the East by Colombia Avenue; On the South by lot of Harry W. Beil; and On the West by lot now or formerly of L. L. Shannon

Being twenty-three (23) feet fronting on Columbia Avenue and extending back the same width, a distance of one hundred (100) feet to said Shannon lot.

Parcel No. Three:

On the North by land now or formerly of Orah E. Meddock et ux; On the West by land now or formerly of Dale Stuyvesant; On the South by land of Harry W. Beil; and, On the East by land of Harry W. Beil; The north and south lines of said lot being 45 feet and the east and west lines of said lot being 23 feet.

SUBJECT PROPERTY ADDRESS: 109 Columbia Avenue, Greenville, PA 16125
Being the same property conveyed to Milo Kushner, a single individual who acquired title by virtue of a deed from Larry Alvin Clark and Donna Lou Clark, dated December 16, 2010, recorded December 20, 2010, at Instrument Number 2010-00012970, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55-521-055

JUDGMENT - \$ 59,163.73

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MILO KUSHNER, SAMUEL D. FRAMPTON, HOLLY A. FRAMPTON AND THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2022-00502**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
MAY 25, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHARLES E. MILES, AKA CHARLES E. MILES, JR. IN AND TO:

The following described real property located in County of Mercer, State of Pennsylvania; being more particularly described as follows:

All that certain piece or parcel of land situate in the City of Sharon, County of Mercer, and State of Pennsylvania, being lot numbered One Hundred Thirty-Seven (137) in Second Revision of Plan A of the D.C. Stambaugh Plan of Lots which said plan will be found recorded in the Recorder's Office of Mercer County, said lot hereby conveyed being bounded and described as follows, to wit:

On the North by Lot Number One hundred thirty-six (136) in said Plan;
On the East by land now or formerly of Fannie J. Stambaugh;
On the South by Linden Street; and
On the West by Case Avenue; having a frontage of fifty (50) feet on said Case Avenue and extending back maintaining an equal width, a distance of one hundred fifty (150) feet to the Eastern boundary.

SUBJECT PROPERTY ADDRESS: 120 Case Avenue, Sharon, PA 16146

Being the same property conveyed to Charles E. Miles, Jr., single and unmarried who acquired title by virtue of a deed from William A. Fisher and Marie K. Smith, husband and wife, dated July 17, 2007, recorded August 3, 2007, at Instrument Number 2007-00010691, as re-recorded on February 4, 2008, at Instrument Number 2008-00001326, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 2-H-22

JUDGMENT - \$117,596.49

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

**WRIT OF EXECUTION
NO. 2020-00122**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
MAY 26, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH PARK, AS ADMINISTRATOR OF THE ESTATE, OF LEORA M. PARK, AKA LEORA PARK IN AND TO:

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

Beginning at a point in the center line of a public highway known as Donation Road, which point of beginning is the southwest corner of the parcel of land conveyed by this deed; thence East, along land of Robert Ross, a distance of 165 feet to the center of an iron pin; thence North, along land of James O. Knauf, following a

straight line, a distance of 437 feet to the center of an iron pin; thence West, along land of James O. Knauf, following a straight line, a distance of 168 feet to a point in the center line of the aforementioned public highway, known as Donation Road; and thence South, along the center line of said public highway, known as Donation Road, a distance of 430 feet to a point in the center line of said road, which point is the place of beginning; and containing, it is believed, about 1-3/4 acres, be the same more or less.

SUBJECT PROPERTY ADDRESS: 600 Donation Road, Greenville, PA 16125

Being the same property conveyed to Ronald L. Park and Leora M. Park, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Donald M. Unangst and Lois J. Unangst, husband and wife, dated April 1, 1989, recorded April 27, 1989, at Document ID 89 03963, and recorded in Book 0057, Page 0384, Office of the Recorder of Deeds, Mercer County, Pennsylvania

INFORMATIONAL NOTE: Ronald L. Park died November 5, 2008 and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Leora M. Park.

SUBJECT TAX PARCEL ID: 03 084 011
JUDGMENT - \$ 84,286.77

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH PARK, AS ADMINISTRATOR OF THE ESTATE OF LEORA M. PARK, AKA LEORA PARK AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2022-00129**

PURCELL KRUG & HALLER
PLAINTIFF'S ATTORNEY
JUNE 1, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) APRIL L. MOWRY IN AND TO:

ALL THOSE CERTAIN Lots of land, with the buildings erected thereon, in the Gillespie-Dwyer Addition to the Borough of Greenville, Mercer County, Pennsylvania, being Lots Nos. 32, 33 and 34 in said addition, said lots being situate on the easterly side of North Second Street in the Borough of Greenville, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

ON THE NORTH by property formerly of T.A. McMiller, now or formerly of Collins; on the east by a street; on the south by lot formerly of T.J. Riley, now or formerly of Alma Giangordano; and on the west by North Second Street.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights,

reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 129 NORTH 2ND STREET, GREENVILLE, PA 16125

Parcel # 55-499-031

BEING THE SAME PREMISES which Hilda L. Shollenberger by Deed dated December 4, 2003 and recorded in the Mercer County Recorder of Deeds Office on January 20, 2004 in Instrument No. 2004-000833, granted and conveyed unto April L. Mowry.

JUDGMENT - \$ 59,299.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) APRIL L. MOWRY AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2022-00738**

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

MAY 25, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST EREST AND CLAIM OF THE DEFENDANT (S) PHILIP J. CLARK IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, known as Lot No. 15 in the John Tamplin Plan of Lots and being more particularly bounded and described as follows:

BOUNDED on the north by Thornton Street (erroneously referred to as Thorton Avenue in the immediate prior deed) a distance of 46.14 feet; on the east by Lot No. 16 in said John Tamplin Plan of Lots, a distance of 137.28 feet; on the south by an alley, a distance of 46 feet; and on the west by Lot No. 14 in said Plan, a distance of 141.39 feet.

BEING KNOWN AS: 422 THORNTON STREET SHARON, PA 16146

PROPERTY ID: 069-022 840 2-AJ-15

TITLE TO SAID PREMISES IS VESTED IN PHILIP J. CLARK, SINGLE BY DEED FROM SCOTT R. MUIR AND K JENNIFER MUIR, HUSBAND AND WIFE, DATED 05/03/2019 RECORDED 05/31/2019 INSTRUMENT NO.: 2019-00004368

JUDGMENT - \$ 67,689.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PHILIP J. CLARK AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2021-02805**

VITTI LAW GROUP INC PLAINTIFF'S ATTORNEY
MAY 27, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST

EREST AND CLAIM OF THE DEFENDANT (S) NATHANIEL J. DIAS IN AND TO:

ALL THAT CERTAIN lot of land with brick dwelling erected thereon, situate in the Borough of Greenville, County of Mercer, Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin in the intersection of the north line of Harrison Street with the east line of South Mercer Street; thence northerly along the east side of South Mercer Street a distance of seventy-five (75) feet to an iron pin; thence easterly along the line parallel with the north side of Harrison Street a distance of one hundred (100) feet to an iron pin; thence southerly along a line parallel with the east side of South Mercer Street a distance of seventy-five (75) feet to an iron pin; thence westerly along the north side of Harrison Street a distance of one hundred (100) feet to a iron pin; the place of beginning.

PURSUANT to Section 405 of Solid Waste Management Act of 1980, 35 P.S. Section 6018.405, the parties of the first part certifies that, to the best of their knowledge, no hazardous waste is presently being disposed of, or has ever been disposed of, on the within described land.

BEING the same premises conveyed from Bryan M. Egetoe and Kristina M. Egetoe, husband and wife to Nathaniel J. Dias by deed dated May 23, 2017 and recorded on May 24, 2017 in the Recorder of Deeds Office of Mercer County at Instrument No. 2017-00004724

APN: 55-518-028

Property Address: 40 S. Mercer Street, Greenville, PA 16125

JUDGMENT - \$ 85,987.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NATHANIEL J. DIAS 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 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.- August 16, 23, 30, 2022