

Mercer County Law Journal

Digital Edition

JUNE 27, 2023

VOL. 38 - 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

FINNEY, STEPHEN DAVID 2023-493

Late of Hermitage, Mercer Co., PA
Executrix: Catherine Jean Finney-Hughes, 5966 State Rte. 7, Andover, OH 44003
Attorney: Charles S. Hersh
MCLJ – June 27, July 4, 11, 2023

KLASEN, DAVID EUGENE a/k/a KLASEN, DAVID E. a/k/a KLASEN, DAVID 2023-498

Late of Sandy Lake Twp., Mercer Co., PA
Executor: Robert A. Klaseen, 25364 Oak Drive, Cochranon, PA 16314
Attorney: Ted Isoldi
MCLJ – June 27, July 4, 11, 2023

LEWIS, CAROLYN J. a/k/a LEWIS, CAROLYN 2023-482

Late of Sharpsville Boro, Mercer Co., PA
Executrix(s): Maria M. Bukovinsky, 58 Penn St., Transfer, PA 16154; Tina Lewis, 304 S. 3rd St., Sharpsville, PA 16150
Attorney: Chester B. Scholl, Jr.
MCLJ – June 27, July 4, 11, 2023

MILLER, VIRGINIA A. a/k/a MILLER, VIRGINIA ANN a/k/a MILLER, VIRGINIA 2023-494

Late of E Lackawannock Twp., Mercer Co., PA
Executrix: Roberta Miller, 1341 Mercer New Wilmington Road, New Wilmington, PA 16142
Attorney: Douglas M. Watson
MCLJ – June 27, July 4, 11, 2023

MODAFFAIR, HARRY PAUL a/k/a MODAFFAIR, HARRY a/k/a MODAFFAIR, HARRY P. 2023-495

Late of Grove City Boro, Mercer Co., PA
Executrix: Amy E. Modaffair, 521 N. Center St., Grove City, PA 16127
Attorney: Wade M. Fisher
MCLJ – June 27, July 4, 11, 2023

NORTH, CONDIT T. 2023-499

Late of West Salem Twp., Mercer Co., PA
Executrix: Diane L. Weller, 84 Woodview Drive, Transfer, PA 161524
Attorney: Raymond H. Bogaty
MCLJ – June 27, July 4, 11, 2023

SARSON, JEANNETTE MARIE a/k/a SARSON, JEANNETTE M. 2023-480

Late of Perry Twp., Mercer Co., PA

Executor: Ronald James Sarson a/k/a Ronald J. Sarson, 439 Fredonia Road, Greenville, PA 16125
Attorney: Jason R. Dibble
MCLJ – June 27, July 4, 11, 2023

VANISTENDAEL, PATRICIA C. 2023-246

Late of Grove City Boro, Mercer Co., PA
Administrator: Robert Redfoot, 525 N. Liberty Rd., Grove City, PA 16127
Attorney: Matthew C. Parson, 411 13th St., Franklin, PA 16323, 814 758 5659
MCLJ – June 27, July 4, 11, 2023

WEISGARBER, SUSAN T. 2023-292

Late of Sharon, Mercer Co., PA
Executrix: Pamela S. Betts, a/k/a Pamela W. Betts, 229 Wayside Drive, Warrington, PA 18976 (215) 718-3562
Attorney: None
MCLJ – June 27, July 4, 11, 2023

SECOND PUBLICATION

ARMOUR, DOROTHY L. a/k/a ARMOUR, DOROTHY LOUISE a/k/a ARMOUR, DOROTHY 2023-473

Late of West Salem Twp., Mercer Co., PA
Executrix: Betty J. Smith-Timblin a/k/a Jani Smith-Timblin, 14 E. Stewart Ave., Greenville, PA 16125
Attorney: Carolyn E. Hartle
MCLJ – June 20, 27, July 4, 2023

CIANCI, PAMELA LYNN a/k/a CIANCI, PAMELA L. 2023-466

Late of Hempfield Twp., Mercer Co., PA
Executor: Eugene N. Cianci a/k/a Eugene Cianci, 185 Williamson Rd., Greenville, PA 16125
Attorney: Jason R. Dibble
MCLJ – June 20, 27, July 4, 2023

McLAUGHLIN, MARTHA HARRIETT 2023-475

Late of Liberty Twp., Mercer Co., PA
Executrix: Karen Lynn McLaughlin, 2535 S. Keelridge Road, Hermitage, PA 16148
Attorney: Timothy R. Bonner
MCLJ – June 20, 27, July 4, 2023

MORRIS, ROSE M. 2023-471

Late of Greenville Boro, Mercer Co., PA
Administrator: Jeffery L. Morris, Sr., 506 Mercer Road, Greenville, PA 19125
Attorney: Edward Leymarie, Jr., Leymarie Clark Long P.C., 423 Sixth Avenue, Ellwood City, PA 16117 (724) 752-1583
MCLJ – June 20, 27, July 4, 2023

NORCROSS, VERONICA L. 2023-468

Late of Grove City Boro, Mercer Co., PA
Executor: Michael Norcross, 642 S. Center Street, Grove City, PA 16127
Attorney: Lewis P. McEwen
MCLJ – June 20, 27, July 4, 2023

SEALAND, ALICA ANN a/k/a SEALAND, ALICE a/k/a SEALAND, ALICE A. 2023-465

Late of Findley Twp., Mercer Co., PA

Administrator/Administratrix: Debra Black, 1723 Scrubgrass Rd., Mercer, PA 16137; Mark Allen Sealand, 207 Clintonville Rd., Mercer, PA 16137
Attorney: Raymond H. Bogaty
MCLJ – June 20, 27, July 4, 2023

THIRD PUBLICATION

GRUVER, ELLEN J. a/k/a GRUVER, ELLEN JOYCE a/k/a WEAVER ELLEN JOYCE 2023-338

Late of Sugar Grove Twp., Mercer Co., PA
Executrix: Diana M. Miller, 3601 South Meade Pl NW, Wilson, NC 27896 (704) 840-6810
Attorney: None
MCLJ – June 13, 20, 27, 2023

HEATH, CHRISTINE LORAINÉ 2023-431

Late of Sharon, Mercer Co., PA
Administratrix: Natisha Smith, 70 Wheatfield Dr. A, Palm Coast, FL 32164
Attorney: Adam G. Anderson, Esq., 429 4th Ave., Ste. 602, Pgh, PA 15219 (412) 209-3200
MCLJ – June 13, 20, 27, 2023

NORMAN, CAROLYN B. 2023-460

Late of Sharon, Mercer Co., PA
Executrix: Monica Norman, 13822 Crossing Way E., Edmond, OK 73013
Attorney: Wade M. Fisher
MCLJ – June 13, 20, 27, 2023

WILSON, BELINDA J. a/k/a WILSON, BELINDA JO 2023-459

Late of West Salem Twp., Mercer Co., PA
Executrix: Megan M. John, 125 N. Good Hope Road, Greenville, PA 16125
Attorney: Richard J. Parks
MCLJ – June 13, 20, 27, 2023

NOTICE OF FILING AND PUBLIC HEARING

TO THE CITIZENS OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA:

A report to the Secretary of the Department of Community & Economic Development recommending the rescission of the financial distress determination for Greenville, Mercer County, Pennsylvania has been filed with Greenville by the municipality's Act 47 Coordinator in accordance with Section 255 of Act 47, as amended, the Municipalities Financial Recovery Act. The report is available for public inspection beginning on Friday, June 23, 2023, at the Municipal Office, 125 Main Street, Greenville, PA 16125. Written comments from the public should be submitted to by 4 pm, Friday, July 7, 2023, and directed to:

Mary Jane Kuffner Hirt
Act 47 Coordinator
c/o Town of Greenville
125 Main St.
Greenville, PA 16125

The report includes discussion of; the factors that contributed to the original financial distress determination in 2002, progress in regard to Greenville's 2019 Exit Plan, consideration of Act 47, Section 255 rescission factors, 5-year

financial projections, and the Ac 47 Coordinator's recommendation to rescind the financial distress determination.

Public comments will be taken at a public hearing on Wednesday, July 13, 2023, at 6:30 pm at the Greenville Municipal Building, 125 Main St., Greenville, PA 16125 to review the report and receive public comments.

Mary Jane Kuffner Hirt
Act 47 Coordinator
Greenville, Mercer County, PA

MCLJ – June 27, 2023

LEGAL NOTICE

Notice is hereby given that the assessment roll for 2024 is now on public display at the Mercer County Assessment Office, 4 Mercer County Courthouse, Mercer, Pennsylvania 16137, between the hours of 8:30 a.m. and 4:30 p.m., prevailing time, Monday through Friday, excluding holidays. The 2023-2024 Homestead and Farmstead assessment exclusion rolls are also on display at the same location.

Any person, with standing, desiring to make an appeal from such assessment rolls shall, on or before September 1, 2023, file with the Mercer County Board of Assessment Revision a statement, in writing, of the intention to appeal setting forth:

- (1) The assessment or assessments by which such person is aggrieved.
- (2) The address to which the Board shall mail notice of when and where to appear for hearing.

No person shall be permitted to appeal any assessment unless he or she shall have first filed a statement of intention to appeal. No person shall be permitted to appeal any assessment not designated in such statement. Assessment Appeal Forms, rules and regulations are available at the Mercer County Assessment Office, 4 Mercer County Courthouse, Mercer, PA 16137.

Mercer County Board of Assessment Revision
4 Mercer County Courthouse
Mercer, PA 16137
MCLJ – June 27, 2023

Legal Notice By

MARYJO BASILONE DEPRETA
Register of Wills of Mercer County, PA

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from July 3, 2023, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL
ACCOUNT OF ESTATES

2019-609 Shawgo, Ruth N. aka Shawgo, Ruth Naomi, deceased; Douglas Roger Shawgo, Executor

2021-74 Firlle, Martha Larue, deceased; Bonnie Firlle, Executrix

2021-734 Pric, Robert A., deceased; Sharie D. DeVore, Executrix

2021-979 Dickey, Rod Eric aka Dickey, Rod E., deceased; Dianne M. Cynkar-Dickey, Administratrix

2022-580 Miller, Alan D. II aka Miller, Alan Dale, II aka Miller, Alan D., deceased; Kathy L. Peterson, Administratrix

MCLJ - June 6, 13, 20, 27, 2023

SHERIFF'S SALE
MONDAY JULY 10, 2023 10:00 AM
MERCER COUNTY SHERIFF'S OFFICE
205 S ERIE ST, MERCER PA 16137
MERCER COUNTY

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Mercer County, Pennsylvania, there will be exposed to SALE by public auction in the Office of the Sheriff of Mercer County, 205 S. Erie St., Mercer, Pa at the stated time and date, the following described real estate, subject to the TERMS OF SALE, as follows:

WRIT OF EXECUTION
NO. 2022-02508

HILL WALLACK LLP
PLAINTIFF'S ATTORNEY
APRIL 21, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PAUL G. LIGHTNER IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. Twenty-Seven (27) in the Plan of Lots as laid out by James Pierce on the Clark Farm, said Lot No. 27, herein conveyed, being more specifically bounded and described as follows:

ON the North by a street called Twitmyer Avenue; on the East by Lot No. 28 in said Plan, now or formerly of John B. Murray, et al; on the South by land now or formerly of Russell Wishart; and on the West by Lot No. 26 in said Plan, now or formerly of Nora Murray.

PROPERTY ADDRESS: 542 Twitmyer Ave, Sharpsville, PA 16150

TAX ID: 11-132.061

BEING the same premises which Paul G. Lightner and Kimberly L. Lightner by deed dated September 21, 2019 and recorded October 22, 2019 in the Recorders Office for Mercer County, Pennsylvania, as Instrument No. 2019-00009107 granted and conveyed unto Paul G. Lightner.

LOCATION - 542 TWITMYER AVENUE, HERMITAGE PA 16148

JUDGMENT - \$126,043.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PAUL G. LIGHTNER AT THE SUIT OF THE PLAINTIFF

BANK UNITED N.A.

WRIT OF EXECUTION
NO. 2022-02544

HLADIK ONORATO & FEDERMAN LLP
PLAINTIFF'S ATTORNEY
APRIL 17, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEPHEN F. FOX, II IN AND TO:

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

BOUNDED on the North by Clinton Street; on the East by lot of Taylor, formerly Mitchell; on the South by lot of Young, formerly Gaiser; and on the West by lot of Smith, formerly Redfoot; and being sixty (60) feet wide on Clinton Street, and extending back of uniform width one hundred twenty (120) feet.

BEING THE SAME PREMISES which Stephen F. Fox II and Amber M. Fox, by Deed dated July 24, 2018 and recorded on August 21, 2018, in the Mercer County Recorder of Deeds Office as Instrument No. 2018-00007496, granted and conveyed unto Stephen F. Fox II.

Being Known as 221 Clinton Street, Greenville, PA 16125

Parcel I.D. No. 55-520-115

JUDGMENT - \$ 73,543.74

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEPHEN F. FOX, II AT THE SUIT OF THE PLAINTIFF UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII

WRIT OF EXECUTION
NO. 2021-02992

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
MARCH 30, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THE UNKNOWN HEIRS OF DOROTHY M. SCHEPP, DECEASED AND WILLIAM ROBBINS SOLELY IN HIS CAPACITY AS HEIR OF DOROTHY M. SCHEPP, DECEASED IN AND TO:

PARCEL ONE: All that certain piece or parcel of land situate in the Township of Lackawannock, Mercer County, Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING AT A POINT IN THE CENTER LINE OF THE GREENFIELD-CHARLESTON ROAD AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PIECE OR PARCEL OF LAND, SAID PLACE OF BEGINNING BEING LOCATED NORTH 1 DEGREE 45 MINUTES WEST, A DISTANCE OF 371.5 FEET FROM THE SOUTHEAST CORNER OF LANDS OF EARL SHIPTON ET UX, THENCE NORTH 1 DEGREE 45 MINUTES WEST ALONG THE CENTER LINE OF SAID GREENFIELD-CHARLESTON ROAD, A DISTANCE OF 80 FEET TO A POINT; THENCE SOUTH 88 DEGREES 15 MINUTES WEST ALONG THE SOUTH LINE OF LANDS NOW OR FORMERLY OF JAMES SHIPTON, A DISTANCE OF 156 FEET TO A POINT; THENCE SOUTH 1 DEGREE 45 MINUTES EAST ALONG LANDS NOW OR FORMERLY OF EARL SHIPTON ET UX, A DISTANCE OF 80 FEET TO A POINT; THENCE NORTH 88 DEGREES 15 MINUTES EAST ALONG LANDS NOW OR

FORMERLY OF SAID EARL SHIPTON ET UX, A DISTANCE OF 156 FEET TO THE PLACE OF BEGINNING. IN ACCORDANCE WITH

A SURVEY BY JOSEPH HARRIS, ENGINEER, DATED JULY 24, 1957.

Parcel Two: All that certain piece or parcel of land situate in Lackawannock Township, Mercer County, Commonwealth of Pennsylvania, ing more particularly bounded and described as follows, to wit:

BEGINNING AT THE NORTHEAST CORNER, WHICH POINT OF BEGINNING IS THE NORTHWEST CORNER OF OTHER LANDS OWNED BY FIRST PARTY SITUATE ON THE WEST SIDE OF THE CHARLESTON-GREENFIELD ROAD; THENCE FROM SAID PLACE OF BEGINNING, SOUTH 87 DEGREES 30 MINUTES WEST, A DISTANCE OF 101.39 FEET; THENCE SOUTH 5 DEGREES 00 MINUTES EAST, A DISTANCE OF 80.07 FEET; THENCE NORTH 87 DEGREES 30 MINUTES EAST, A DISTANCE OF 97.87 FEET, THENCE ALONG THE WEST LINE OF OTHER LANDS OF FIRST PARTY, NORTH 2 DEGREES 30 MINUTES WEST, A DISTANCE OF 80.07 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 787 GREENFIELD ROAD, MERCER, PA 16137 PROPERTY ID NUMBER: 15 173 023

BEING THE SAME PREMISES WHICH DOROTHY M. SCHEPP, WIDOW, EXECUTRIX OF THE ESTATE OF WILLIAM C. ROBBINS, LATE BY DEED DATED 3/12/2009 AND RECORDED 4/16/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT # 2009-00003636, GRANTED AND CONVEYED UNTO DOROTHY M. SCHEPP, WIDOW.

JUDGMENT - \$ 76,384.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THE UNKNOWN HEIRS OF DOROTHY M. SCHEPP, DECEASED AND WILLIAM ROBBINS SOLELY IN HIS CAPACITY AS HEIR OF DOROTHY M. SCHEPP, DECEASED AT THE SUIT OF THE PLAINTIFF WRIT OF AMERICA, N.A.

WRIT OF EXECUTION
NO. 2022-03108

LEOPOLD & ASSOCIATES PLLC
PLAINTIFF'S ATTORNEY
MARCH 22, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) NORMAN MATVEY AND ROSE MATVEY IN AND TO:

PARCEL 1:

ALL that certain piece or parcel of land situate in Hermitage, Mercer County, Pennsylvania, being known and numbered as Lot No. 91 in the Riverview Plan of Lots, which Plan is recorded in the Recorder's Office of Mercer County in Plan Book 2, Page 43, being more particularly bounded and described as follows:

On the South by Carley Avenue; on the West by Lot No. 92 in said Plan; on the north by a 12 foot alley; having a frontage on Carley Avenue of 50 feet and extending northward, of union width, a distance of 134 feet to said first mentioned alley.

Said piece or parcel of land having erected thereon a one and one-half story frame dwelling house.

PARCEL 2:

ALL that certain piece or parcel of land situate in Hermitage, Mercer County, Pennsylvania. Being known and numbered as Lot No. 90 in the Riverview Plan of Lots, which Plan is recorded in the

Recorder's Office of Mercer County in Plan Book 2, Page 43, and being bounded and described as follows:

On the north by a 12 foot alley, for a distance of 50 feet; on the east by Lot No. 89 in said Plan, for a distance of 134 feet; on the south by Carley Avenue, for a distance of 50 feet; and on the west by a 12 foot alley, for a distance of 134 feet.

PARCEL 3:

ALL that certain piece or parcel of land situate in Hermitage, Mercer County, Pennsylvania, being known and numbered as Lot No. 92 in the Riverview Plan of Lots as surveyed by J. Fred Thomas, Engineer, on May 17, 1917, said lot being more fully bounded and described as follows:

On the north by Lot No. 93 in said Plan; on the east by a 12 foot alley; on the south by Lot No. 91 in said Plan; and on the west by Carley Avenue; having a frontage on Carley Avenue of 50 feet and a depth of 134 feet.

BEING the same property which Rose Matvey and Norman L. Matvey, her husband, deeded to Rose Matvey and Norman L. Matvey, her husband, with the Deed being executed on May 14, 1992, and deed recorded on May 18, 1992, in Book 120, Page 2292.

The improvements thereon being known as 846 S. Darby Road South, Hermitage, PA 16148.

TAX PARCEL NO.: 12-159-337

TAX CONTROL NO. 12-12870

JUDGMENT - \$117,413.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NORMAN MATVEY AND ROSE MATVEY AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CVI LCF MORTGAGE LOAN TRUST I

WRIT OF EXECUTION
NO. 2023-00109

LEOPOLD & ASSOCIATES PLLC
PLAINTIFF'S ATTORNEY
MARCH 20, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GEORGE R. PORTER IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, known as 439 North Street, Sharon, PA 16146, and being more specifically described as follows:

BEGINNING at the southwest corner on the northerly line of North Street, at its intersection with the westerly line of a twelve foot alley; thence west along the northerly line of North Street, a distance of 25 feet; thence north a distance of 71.89 feet to the southerly line of the Samuel Watson Addition; thence east along the southerly line of the Samuel Watson Addition a distance of 25.37 feet to a point in the westerly line of the aforesaid 12 foot alley; thence south along the west line of said alley, a distance of 71.69 feet to a point and the place of beginning.

BEING THE SAME PROPERTY distributed to James F. Longstreth, who has since died, and first party, husband and wife by Decree entered June 25, 1988, and recorded at 88 DR 6013 Mercer County Recorders, subject to interest of Robert Frederick Ernst, single, purchaser under Article of Agreement dated May 7, 1987, recorded at

87 DR 8424, he having breached the agreement, abandoned the property and since died. The property was subsequently sold at public tax sale for non-payment of 1991 taxes on November 22, 1993, see deed of Mercer County Tax Claim Bureau Dated February 28, 1994 recorded at 94 DR 03716 to Eastlake Development Corp. who then conveyed to Perry Real Estate Investment Corp. by deed dated December 19, 2000, recorded at 00-19129, who in turn sold to George R. Porter. The Deed to George R. Porter is dated June 21, 2005 and was recorded on July

18, 2005 in Instrument No. 2005-00011129. BEING THE SAME PROPERTY which Bertha I. Longstreth, Widow, deeded to George R. Porter on June 17, 2005, with said Deed being recorded on July 18, 2005, in Instrument No. 2005 - 00011130. The purpose of this deed was to convey any interest that Bertha I. Longstreth, the sole surviving prior owner had at the time of the tax sale, to confirm the same even though the six year statute of limitations to dispute proper notice thereof has expired.

BEING Tax Parcel No. 2N90C

BEING known as known as 439 North Street, Sharon, PA 16146

JUDGMENT - \$ 20,877.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GEORGE R. PORTER AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2022-02218**

LOGS LEGAL GROUP LLP
PLAINTIFF'S ATTORNEY
APRIL 25, 2023

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 DOROTHY E. BOWSER A/K/A DOROTHY BOWSER, DECEASED IN AND TO:
PARCEL ONE:

ALL that certain piece or parcel of land situate in Otter Creek Township, Mercer County, Pennsylvania, being known and designated as Lot No. 3 of the Kenneth D. and Alice A. Shilling Subdivision Section "B", according to survey of R. P. Bittler, P.L.S., dated June 20, 1986, and recording in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, at 86 P/L 6084-100, being more particularly bounded and described as follows:

BEGINNING at the southwest corner of premises herein described, thence North 6 degrees 14 minutes East along lands now or formerly of R. Victor Sturnick et ax, a distance of 274.34 feet to an iron pin; thence South 78 degrees 25 minutes East along Lot No. 2 of said plan, a distance of 347.66 feet to an iron pin; thence South 7 degrees 30 minutes West along lands now or formerly of John A. Bowser, Dorothy Bowser and Ronald M. Bowser, a distance of 99,00 feet to an iron pin; thence South 85 degrees 35 minutes East along same, a distance of 153.82 feet to a point in the center line of Legislative Route 43045, also known as Donation Road; thence South 7 degrees 23 minutes West along said road, a distance of 131.87 feet to an iron pin; thence North 85 degrees 37 minutes West along lands now

or formerly of Thomas Strosser, a distance of 495.25 feet to an iron pin, the point and place of beginning.

PARCEL TWO:

ALL that certain piece or parcel of land situate in Otter Creek Township, County of Mercer and Commonwealth of Pennsylvania, same being bounded and described as follows:

BEGINNING at the northeast corner of the land herein described on the west side of a public road known as the Donation road; thence in a southerly direction along the west side of said Donation road, a distance of five (5) perches to a point; thence in a westerly direction along lands now or formerly of Sewell, a distance of eight (8) perches to a point; thence in a northerly direction along lands now or formerly of Sewell, a distance of six perches to a point; thence in an easterly direction along lands now or formerly of Sewell, a distance of eight (8) perches, to a point, the place of beginning.

This deed is executed under and subject to any zoning regulations, the minimum building setback line, right of way line and other restrictions as shown on the recorded plan or prior documents of record and any rights that may exist on said land for electric lines, telephone lines, gas lines, water lines, pipe lines, sewer lines, cable lines, public highways and facilities used therewith, if such rights now exist thereon. This deed is executed under and subject to all rights on the said land for public utilities, including, but not limited to those aforesaid.

Parcel No. 20-071-021-000 and Parcel No.20-071-021-003

LOCATION - 461 DONATION ROAD,
GREENVILLE PA 16125

JUDGMENT - \$154,957.25

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 DOROTHY E. BOWSER A/K/A DOROTHY BOWSER, DECEASED AT THE SUIT OF THE PLAINTIFF

WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF SOUTHSIDE NSP 2018-1 TRUST

**WRIT OF EXECUTION
NO. 2020-00121**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
MARCH 15, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHANNING D. BURNETT AND HEATHER K. SCHMIDT IN AND TO:

All that certain piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, being known and numbered as Lot No. 2 of the John A. and Laura V. Reeher subdivision as approved by the Mercer County Regional Planning Commission and recorded in 1979 PL 104, said land being further bounded and described as follows, to-wit:

On the North by other lands of John A. and Laura V. Reeher for a distance of 265 feet; on the East by other lands of John A. and Laura V. Reeher for a distance of 193 feet; on the South by other lands at John A. and Laura V. Reeher for a distance of 265 feet; and, on the West by the centerline of a public road known as Maple Road (L. R. 43095) a distance of 193 feet.

Containing 1.17 acres.

SUBJECT PROPERTY ADDRESS: 25 Maple

Road, Greenville, PA 16125

Being the same property conveyed to Charming D. Burnett and Heather K. Schmidt, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Larry D. Cramer and Joanne I. Cramer, husband and wife, dated April 6, 2012, recorded April 10, 2012, at Document ID 2012-00004449, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 31 055 003

JUDGMENT - \$154,160.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHANNING D. BURNETT AND HEATHER K. SCHMIDT AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK

**WRIT OF EXECUTION
NO. 2020-00671**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY

MARCH 14, 2023 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LIDIA D. CORNELIO AKA LIDIA CORNELIO IN AND TO:

All that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being Lot No. 30 in the Plan "A" of the D. C. Stambaugh Plan of Lots, together with the Western seven and one-half (7 1/2) feet of an alley bordering said land on the East, which said alley has been vacated by an ordinance of the City of Sharon since the recording of said plan, the land herein conveyed being more specifically bounded and described as follows:

On the North by Lots No. 25 and 26 in said Plan; on the East by Lots Nos. 46, 47 and 48 in said Plan; on the South by Linden Street; and on the West by Lot No. 29 in said Plan; having a frontage of forty-nine and four tenths (49.4) feet on said Linden Street, a width of fifty-six and five tenths (56.5) feet on the North line and a depth of one hundred forty-one and five tenths (141.5) feet.

SUBJECT PROPERTY ADDRESS: 819 Linden Street, Sharon, PA 16146

Being the same property conveyed to Lidia D. Cornelio, unmarried who acquired title by virtue of a deed from Carl A. Sizer, II and Candace D. Sizer, husband and wife, dated October 26, 2012, recorded November 1, 2012, at Document ID 2012-00015496, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 069 013620

JUDGMENT - \$ 52,543.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LIDIA D. CORNELIO AKA LIDIA CORNELIO AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2022-02613**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY

MARCH 15, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOYCE D. EARL AKA JOYCE DARLENE EARL IN AND TO:

All that certain piece, parcel or lot of land situate, lying and being in Wilmington Township, Mercer County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the center line of a public road, known as Bethel Road, which point is the

Northeast corner of herein described property, which point is the intersection of the center line of said Bethel Road with the South line of property now or formerly of Shaffer & McBurney; thence South 1 degrees 30 minutes East, 200 feet along the center line of said road to a point; thence North 56 degrees 33 minutes West, 320.67 feet along the other lands now or formerly of Shaffer & McBurney to a point; thence North 1 degrees 30 minutes West, 200 feet along other property now or formerly of Shaffer & McBurney to a point; thence South 56 degrees 33 minutes East, 320.67 feet to a point in the center line of Bethel Road, the place of beginning.

SUBJECT PROPERTY ADDRESS: 101 Bend Road, New Wilmington, PA 16142

Being the same property conveyed to Joyce D. Earl, single who acquired title by virtue of a deed from Joyce Darlene Earl, Executor of the Estate of George R. Seila, deceased, dated May 21, 2019, recorded October 1, 2019, at Document ID 2019-00008376, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 32 213 008

JUDGMENT - \$ 66,494.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOYCE D. EARL AKA JOYCE DARLENE EARL AT THE SUIT OF THE PLAINTIFF

THE HUNTINGTON NATIONAL BANK
WRIT OF EXECUTION

NO. 2018-02928

MCCABE WEISBERG & CONWAY PC
PLAINTIFF'S ATTORNEY

APRIL 11, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LEROY C. ARMSTRONG, IV IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE PINE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE ENTERPRISE ROAD ADJOINING LAND NOW OR FORMERLY OF JACK BREESE; THENCE IN AN EASTERLY DIRECTION ALONG THE CENTER LINE OF THE SAID ROAD 14 RODS TO THE PLACE OF BEGINNING; THENCE IN A SOUTHERLY DIRECTION AT RIGHT ANGLES TO SAID ROAD A DISTANCE OF 15 RODS BY LAND NOW OR FORMERLY OF JAMES H. HINDMAN; THENCE EASTWARDLY AND PARALLEL WITH SAID ROAD BY OTHER LANDS NOW OR FORMERLY OF JAMES H. HINDMAN A DISTANCE OF 32 RODS; THENCE NORTHWARDLY BY OTHER LANDS NOW OR FORMERLY OF JAMES H. HINDMAN AT RIGHT ANGLES TO SAID ROAD A DISTANCE OF 15 RODS TO CENTER OF SAID ROAD; THENCE WESTWARDLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 32 RODS TO THE PLACE OF BEGINNING; CONTAINING THREE ACRES OF LAND MEASURE.

BEING IDENTIFIED AS MERCER COUNTY MAP NO. 22-207-080, AND MORE COMMONLY KNOWN AS 1106 ENTERPRISE ROAD, GROVE CITY, PENNSYLVANIA 16127.

BEING KNOWN AS: 1106 ENTERPRISE ROAD, GROVE CITY, PENNSYLVANIA 16127

BEING THE SAME PREMISES WHICH HELEN L. ESHelman, A WIDOW BY DEED DATED SEPTEMBER 8, 2014 AND RECORDED SEPTEMBER 11, 2014 IN INSTRUMENT NUMBER 2014-00009378, GRANTED AND CONVEYED UNTO LEROY C. ARMSTRONG, IV.

TAX I.D. #: 22-207-080

JUDGMENT - \$144,465.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LEROY C. ARMSTRONG, IV AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2022-02044**

POWERS KIRN LLC
PLAINTIFF'S ATTORNEY
APRIL 12, 2023
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 RONALD B. HAUN, SR., DECEASED, STEPHANIE LYNN LENGYEL, SOLELY IN HER CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, RONALD BLAKE HAUN, JR., SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, AND JAMES WILLIAM HAUN, SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED

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 COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NUMBER THIRTY-FOUR (34) IN, THE SNYDER BROTHERS PLAN OF LOTS, SECTION A -B -C, REVISED, AS RECORDED IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK 7, PAGE 4, AND SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY A PORTION OF SNYDER BROTHERS PLAN, SECTION A, A DISTANCE OF ONE HUNDRED (100) FEET; ON THE EAST BY LOT NUMBER THIRTY-THREE (33) IN THE SNYDER BROTHERS PLAN, SECTION A-B-C, REVISED, A DISTANCE OF TWO HUNDRED (200) FEET; ON THE SOUTH BY THE NORTH LINE OF PLEASANT DRIVE, A DISTANCE OF ONE HUNDRED (100) FEET; AND ON THE WEST BY LOT NUMBER THIRTY-FIVE (35) IN THE SNYDER BROTHERS PLAN, SECTION A-B-C, REVISED, A DISTANCE OF TWO HUNDRED (200) FEET.

BEING THE SAME PREMISES which Ronald B. Haun, Sr., Trustee of the Ronald B. Haun, Sr. Trust Dated August 7, 2015, by Deed dated 1/3/2020 and recorded in the Office of the Recorder of Deeds of Mercer County on 2/19/2020 in Instrument No. 2020-00001546 granted and conveyed unto Ronald B. Haun, Sr..

Ronald B. Haun, Sr. departed this life on 5/6/2020.

BEING known as 3745 Pleasant Drive, Hermitage, Pennsylvania 16148

PARCEL # 12-239-151

JUDGMENT - \$136,219.14

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 RONALD B. HAUN, SR.,

DECEASED, STEPHANIE LYNN LENGYEL, SOLELY IN HER CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, RONALD BLAKE HAUN, JR., SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED, AND JAMES WILLIAM HAUN, SOLELY IN HIS CAPACITY AS HEIR OF RONALD B. HAUN, SR., DECEASED AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2022-03104**

POWERS KIRN LLC PLAINTIFF'S ATTORNEY
FEBRUARY 8, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN JOSEPH PODLEYON AND TERESA A. PODLEYON IN AND TO:

ALL THAT TRACT OF LAND IN PINE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO 10 OF THE J. GLENN WILMER-GLENORA HEIGHTS PLAN OF LOTS AS RECORDED IN THE RECORDERS OFFICE OF MERCER COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF ORA STREET AT THE NORTHEAST CORNER OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 6° 56' WEST BY LOT NO. 9, 165.00 FEET; THENCE NORTH 83° 04' WEST BY OTHER LANDS OF J. GLENN WILMER, 130.00 FEET; THENCE NORTH 6° 56' EAST BY LOT NO. 11, 165.00 FEET TO A POINT ON THE SOUTH SIDE OF ORA STREET; THENCE SOUTH 83° 04' EAST BY THE SOUTH SIDE OF ORA STREET, 130.00 FEET TO THE PLACE OF BEGINNING.

THIS CONVEYANCE BEING SUBJECT TO A CERTAIN 15 FOOT EASEMENT FOR UTILITIES ALONG SAID ORA STREET, AND ALSO A CERTAIN 10 FOOT EASEMENT ALONG THE WESTERN AND SOUTHERN BOUNDARIES OF SAID LOT AND AS SHOWN ON SAID RECORDED PLAN.

THE ABOVE LOT IS SOLD SUBJECT TO THE COVENANTS, RESTRICTIONS AND LIMITATIONS BINDING ON THE VENDEES, THEIR HEIRS AND ASSIGNS, FOR 25 YEARS FROM THE DATE OF THIS DEED, AND THEREAFTER FROM YEAR TO YEAR UNTIL SUSPENDED OR REVOKED BY WRITTEN AGREEMENT OF THE OWNERS IMMEDIATELY ADJACENT THERETO, WHICH RESTRICTIONS ARE:

FIRST: NO BUILDING SHALL BE ERECTED ON SAID LOT EXCEPT A DWELLING HOUSE AND ONE NECESSARY OUTBUILDING. NO PORTION OF SUCH DWELLING OR OUTBUILDING, EXCLUSIVE OF AN OPEN PORCH TO BE

BUILT WITHIN 30 FEET OF SAID AFOREMENTIONED 50 FOOT STREET, SAID SWELLING HOUSE TO COST NOT LESS THEN \$25,000.00 BASED ON 1975 VALUES SHOWN OR COMPLIED IN ACCORDANCE WITH THE TABLES OF THE UNITED STATES DEPARTMENT OF COMMERCE. ANY DWELLING TO BE ERECTED NOT LESS THAN TEN FEET FROM THE ADJOINING PROPERTY LINE, AND PROVIDED THAT ANY GARAGE BUILDING, IF IN THE REAR OF THE DWELLING MAY BE WITHIN THREE FEET OF ANY PROPERTY LINE.

SECOND: NO GARAGE, BASEMENT OR OTHER BUILDING BUT THE MAIN DWELLING SHALL BE USED FOR HUMAN HABITATION.

THIRD: THERE SHALL BE NO TRAILERS, OUTSIDE JUNK OR JUNK YARD OR SIMILAR USE AT ANY TIME AND GRANTEEES SHALL KEEP SAID LOT REASONABLY MOWED.

FOURTH: NO SEPTIC TANK SHALL BE ERECTED, EXCEPT BEING IN COMPLIANCE WITH THE PENNSYLVANIA HEALTH REGULATIONS.

THE GRANTEEES BY THE ACCEPTANCE OF THIS DEED ASSUME THE EXPENSE OF OPENING AND CLOSING THE DITCH FOR ELECTRIC AND TELEPHONE LINES EXTENDING FORM THE MAIN SERVICE LINE TO A HOUSE ON THIS LOT.

THIS DEED IS EXECUTED UNDER AND SUBJECT TO ANY ZONING REGULATION, THE MINIMUM BUILDING SETBACK LINE, RIGHT OF WAY LINE AND OTHER RESTRICTIONS AS SHOWN ON THE RECORDED PLAN OR DEEDS OF RECORD.

THIS DEED IS EXECUTED UNDER AND SUBJECT TO ANY RIGHTS THAT MAY EXIST ON SAID LAND FOR ELECTRIC LINES, TELEPHONE LINES, GAS LINES, WATER LINES, PIPE LINES, SEWER LINES, CABLE LINES, PUBLIC HIGHWAYS AND FACILITIES USED HEREWIT, IF THERE NOW BE ANY SUCH RIGHTS THEREON. THIS DEED IS EXECUTED UNDER AND SUBJECT TO ALL RIGHTS ON THE SAID LAND FOR PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO, THERE AFORESAID.

BEING THE SAME PREMISES which John Joseph Podleyon, by Deed dated 12/14/2010 and recorded in the Office of the Recorder of Deeds of Mercer County on 12/21/2010 in Instrument No. 2010-00013017, granted and conveyed unto John Joseph Podleyon and Teresa A. Podleyon.

BEING known as 28 East Glenora Drive f/k/a 28 East Ora Drive, Grove City, Pennsylvania 16127

PARCEL # 22-205-044

JUDGMENT - \$110,880.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN JOSEPH PODLEYON AND TERESA A. PODLEYON AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2023-00233**

PURCELL KRUG & HALLER
PLAINTIFF'S ATTORNEY
MARCH 31, 2023
LEVIED ON THE FOLLOWING

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

ALL that certain lot or piece of ground, situate in the City of Farrell, County of Mercer and

Commonwealth of Pennsylvania, marked and numbered as Lot No. 335 in the Farrell Realty Company's Plan of Lots, located on the South side of Washington Street, and having a frontage thereon of 30 feet and a depth of 123.87 feet on an alley 20-foot wide.

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 ERECTED THEREON A RESIDENTIAL DWELLING KNOWN AND NUMBERED AS: 1217 WASHINGTON STREET, FARRELL, PA 16121

Parcel #: 52-428-396

BEING THE SAME PREMISES WHICH Nicole M. Smith, by Deed dated January 12, 2015, and recorded January 14, 2015 in the Office of the Recorder of Deeds, Mercer County, Pennsylvania, Instrument No. 2015-00000387, granted and conveyed unto Gordon M. Somerset.

JUDGMENT - \$ 26,112.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GORDON M. SOMERSET AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2023-00179**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC
PLAINTIFF'S ATTORNEY
APRIL 17, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RODNEY A. SCHILLING A/K/A ROD A. SCHILLING AND RENEE SCHILLING IN AND TO:

All that certain lot or piece of ground situate in the Borough of Greenville, County of Mercer and Commonwealth of Pennsylvania, being Lot No. 80 in the Laird-Camp Addition, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book Volume 1, Page 22, being more particularly described as follows, to wit:

PARCEL NO.1:
BEGINNING at a point on the East side of Lancaster Avenue, which point of beginning is 77.38 feet running Southerly along the East side of Lancaster Avenue from the Easterly side of York Street; thence North 38° 29' East a distance of 120 feet to a point; thence South 51° 21' East a distance of 50 feet to a point; thence South 38° 29' West a distance of 120 feet to Lancaster Avenue; thence North 51° 31' West along the East side of Lancaster Avenue a distance of 50 feet to a point, which point is the place of beginning.

PARCEL NO. 2:
BEGINNING at a point on the East side of Lancaster Avenue, which point of beginning is distant 127.38 feet running Southerly along the Easterly side of

Lancaster Avenue from York Street; thence North 38° (erroneously referred to in prior instruments as North 18°) 29' East a distance of 120 feet, along the first parcel of land described in this deed; thence South 51° 31' East a distance of 4.52 feet to a point; thence South 38° 29' West a distance of 120 feet along land now or formerly of Carl Procter and wife, to Lancaster Avenue; thence North 51° 31' West along the East side of Lancaster Avenue a distance of 4.75 feet to a point, which point is the place of beginning.

BEING designated as Tax Parcel No. 55-529-102 in the Deed Registry Office of Mercer County, Pennsylvania.

PROPERTY ADDRESS:

3 LANCASTER AVENUE
GREENVILLE, PA, 16125

PARCEL NUMBERS: 55-529-102

BEING KNOWN AS: 3 LANCASTER AVENUE GREENVILLE, PA 16125

BEING PROPERTY ID: 55-529-102

TITLE TO SAID PREMISES IS VESTED IN ROD A. SCHILLING AND RENEE SCHII LING, HUSBAND AND WIFE BY DEED FROM THE JOSEPH W. RILEY AMD LULU J. RILEY REVOCABLE LIVING TRUST DATED 08/03/2001 RECORDED 02/06/2002 NO. 2002-002812.

JUDGMENT - \$ 5,894.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEPENDANT (S) RODNEY A. SCHILLING A/K/A ROD A. SCHILLING AND RENEE SCHILLING AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2020-01587**

WILLIAM J MADDEN
PLAINTIFF'S ATTORNEY
APRIL 18, 2023 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN LAND SITUATE IN SHENANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA BEING LOT NO. 1 OF RAYMOND HARKLESS SUBDIVISION AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN THE CENTER LINE OF MITCHELL ROAD, SAID POINT BEING AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF CHARLES MITCHELL, SAID POINT NORTH 56° 48' WEST, A DISTANCE OF 167.90 FEET TO A POINT ON LANDS NOW OR FORMERLY OF RAY H. HARKLESS, ET UX; THENCE NORTH 6° 30' EAST , A DISTANCE OF 399.56 FEET ALONG THE SAID OTHER LAND NOW OR FORMERLY OF RAY H. HARKLESS ET UX, A DISTANCE OF 150 FEET TO A POINT; THENCE SOUTH 6° 30' WEST, ALONG LAND NOW OR FORMERLY OF CHARLES MITCHELL, A DISTANCE OF 475.00 FEET TO A POINT, THE PLACE OF BEGINNING.

LOCATION - 322 MITCHELL ROAD, WEST MIDDLESEX PA 16159

JUDGMENT - \$ 20,321.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FRANCIS L. HARKLESS AT THE SUIT OF THE PLAINTIFF SHENANGO TOWNSHIP MUNICIPAL AUTHORITY

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 – June 13, 20, 27, 2023

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT THE TAX CLAIM BUREAU OF MERCER COUNTY, PENNSYLVANIA HAS AGREED TO SELL THE PROERTIES LISTED BELOW AT A PRIVATE TAX SALE ON SEPTEMBER 6, 2023.

THE PROPERTIES TO BE SOLD AND THE SALE PRICE ARE AS FOLLOWS:

2023 Private Sale

Location, Control#, Map#,

Description, Owner(s) Bid Amount

Coolspring Twp **\$1,000.00**
001-008590
01 934 989
Latonka Dr
Vacant Land Lot 989 Lake Latonka Plan

KC Outdoors Trust

Coolspring Twp **\$150.00**
001-617845
01 150 086 .00 097
Pine Grove MHP Lot 97
1982 Astro 14x70 TR
Gross, Jim
Gross, Diana

Coolspring Twp **\$175.00**
001-617940
01 150 086 .00 035
Pine Grove MHP Lot 35
1975 Hollypark 60x12 TR
Reese, David
Myers, Carri

Coolspring Twp **\$200.00**
001-619249
01 150 086 .00 092
Pine Grove MHP Lot 92
1973 Redman 70x12 TR
Rowe, Kristy
a/k/a Roe, Kristy

Hermitage A **\$1,200.00**
010-003420
10 131 054
Carbon Dr
Vacant Land Lots 1 & 4 Cooks Allot
Mihalcin, Leonard A
Mihalcin, Gloria

Hermitage A **\$2,044.97**
010-004180
10 317 167
Sheridan St
Vacant Land Lots 95 96
Pratt, Mary P

Pymatuning Twp **\$300.00**
023-628737
23 107 093 .00 043
Sunnyview MHP Lot 43
1984 80x14 Patriot Independence TR
Schultz, James

Pymatuning Twp **\$200.00**
023-628773
23 107 093 .00 051
Sunnyview MHP Lot 51
2001 12x65 Colonial Tr
Anthony, Evan
Dennison, Rhonda

Farrell **\$75.00**
052-000470
52 425 881
914 Fruit Ave
Vacant Land Pts 329 330 E
Crosby, Vera

Farrell **\$50.00**

052-004010
52 427 178
712 Darr Ave Vacant Land
Lots 87 88 Farrell Imp Co
Capitol, Dana Beth
Jackson, Tuvern Michael Allen

Farrell **\$50.00**
052-004510
52 425 986
913 Emerson Ave Vacant Land
Lot 750 Plan E
Zimmerman, Gary

Farrell **\$50.00**
052-005730
52 425 985
915 Emerson Ave
749 E Plan
OHMORI, INC.

Farrell **\$500.00**
052-008330
52 425 243
1152 Hamilton Ave
Vacant Land 422 423 Plan E
Lewis, Leon R
Lewis, Celeste E

Farrell **\$200.00**
052-008660
52 425 201
1148 Fruit Ave
Vacant Land 258 E
Dallas, Danielle

Farrell **\$50.00**
052-010180
52 431 161
304 Fruit Ave
Vacant Land Lot 562 A
Norris, Patricia D

Farrell **\$50.00**
052-011510
52 431 160
306 Fruit Ave
Vacant Land Lot 561A
Green, Willie J
Green, Norine

Farrell **\$75.00**
052-011820
52 425 874
928 Fruit Ave
Vacant Land Lots Pts 322 323 E
Balbirsingh, Valerie

Farrell **\$999.99**
052-013270
52 431 291
245 Emerson Ave
Hs 166 to 168 Oak Pk
King, Ada Mae

Farrell **\$50.00**
052-018110
52 425 987
911 Emerson Ave
Vacant Land Lot 751 E Plan
Marincich, Theodore

Farrell **\$50.00**
052-029440
52 425 984
917 Emerson Ave

Vacant Land 748 E Plan Sims, Russell L Sims, Sadie V		Greenville 055-605055 55 510 086 194 Main St BL AR Smith, Inc. d/b/a SCS Group International	\$10,000.00	Weakley, Trudy L Keck, Roy P. Sr.		Sharon III 070-009040 3 G 23A 259-261 Washington St Vacant Land Delgros Land, LLC Delgros, Anthony G King, Heather E	\$50.00
Farrell 052-034520 52 425 200 1150 Fruit Ave Vacant Land Lot 257E Dallas, Danielle	\$250.00	New Lebanon Borough 066-000730 66 586 017 4 Oak St 1972 Festival Tr Gr Davison, Renee Jean	\$1,500.00	Sharon II 069-647555 2 AI 8 Sharpville Ave Vacant Land Westinghouse Electric Corporation	\$200.00	Sharon III 070-009510 3 N 29 342 Wheeler & 460 S Irvine Vacant Land Sormaz, Neb	\$50.00
Greenville 055-002460 55 515 048 27 Clarksville St Hs Lot 50/38x125 Jagarnauth, Raymond	\$250.00	Sharon I 068-000400 1 O 19 418 Andrew St Hs Taylor, Chester L Taylor, Elizabeth A	\$50.00	Sharon III 070-002540 3 Q 23 655 657 S Irvine Ave Hs Carry, Paul	\$250.00	Sharon IV 071-000210 4 J 99 353 Alderman Ave Hs Gr Pinch, Robert H Pinch, Margaret I	\$400.00
Greenville 055-005640 55 511 010 55 N Mercer St 50 Frtg Vacant Land DeMatteo, Evelyn	\$300.00	Sharon I 068-000500 1 E 35 172 Anson Way Hs Wilson, Christin R	\$200.00	Sharon III 070-002930 3 N 31 450 S Irvine Ave Vacant Land Wiesen, Lisa L	\$50.00	Sharon IV 071-001330 4 Y 36 1137 Baldwin Ave Vacant Land Lot 24 Semiankiw, Karola	\$50.00
Greenville 055-007030 55 509 117 6 N Third Hs Gr Bish, Brian E Bish, Michelle L	\$200.00	Sharon I 068-003360 1 O 25 480 Madison St Vacant Land Scott, A D Gibson, Danny	\$50.00	Sharon III 070-003640 3 O 22 328 Lafayette Ave Vacant Land Brant, Kenneth P	\$50.00	Sharon IV 071-002480 4 Z 19 1284 Baldwin Ave Vacant Land Pt Lot 81 Brown, Mary P	\$50.00
Greenville 055-014130 55 518 099 138 Clinton 60x90 Hs Gr Zimnicki, Julius Zimnicki, Monika	\$200.00	Sharon I 068-003940 1 F 71 279 Oak Way Vacant Lot 75x150 Womer, Jordan	\$50.00	Sharon III 070-003650 3 O 21 336 Lafayette Ave Hs Gr Derrico, John	\$500.00	Sharon IV 071-002490 4 Z 18 1286 Baldwin Ave Vacant Land Tuminello, Dominic	\$50.00
Greenville 055-014600 55 516 063 211 Main St Vacant Land Calvin, Ralph L Calvin, Patricia Ann Grexa	\$10,000.00	Sharon I 068-003960 1 F 73 315 Oak Way Vacant Lot 48x150 Tompkins, Meredith E	\$50.00	Sharon III 070-004600 3 F 62 256 Logan Ave Hs Gr Foust, Beverly Ruth	\$2,300.00	Sharon IV 071-002500 4 Z 18A 1294 Baldwin Ave Vacant Land Fuchs, Peter J Jr Fuchs, Diane L	\$50.00
Greenville 055-014770 55 511 011 57 N Mercer St Vacant Land Ledford, Marie H	\$300.00	Sharon I 068-003970 1 F 74 333 Oak Way Vacant Land 96x150 Landmark Homes & Acquisitions, LLC	\$50.00	Sharon III 070-005070 3 N 43 326-328 Lorain St Vacant Land Smith, Nevin M Smith, Nora V	\$50.00	Sharon IV 071-002510 4 Z 17 1298 Baldwin Ave Vacant Land Lot 83 Home Imp Co 1901 PL 92 Wemyss, Sydney	\$50.00
Greenville 055-016970 55 510 053 132 Main St 2 Ap Knauf, Shawn	\$10,000.00	Sharon II 069-006680 2 B 61 148 First St Vacant Land Pt Lot 22 Carver Add Midwest Home Management, LLC	\$50.00	Sharon III 070-006160 3 F 44 43 42 529 Nimick St Vacant Land Brest, Richard J Brest, Shirley J	\$50.00	Sharon IV 071-004200 4 T 91 631 Cedar Ave Vacant Land Devine, Christine M	\$50.00
Greenville 055-023260 55 516 064 213 Main St Vacant Land Grexa, George P Calvin, Patricia A	\$10,000.00	Sharon II 069-011670 2 R 82 587 Hull St Hs Moss, Khaylen	\$500.00	Sharon III 070-007890 3 E 42 427 W State St Vacant Land Yoho, Charles E Yoho, Leeann S	\$50.00	Sharon IV 071-004230 4 T 88 655 Cedar Ave Vacant Land Keith Ingersoll as Trustee of the Ingersoll Financial No. 44 Land Trust	\$50.00
Greenville 055-024720 55 515 114 51 51 1/2 Clarksville Hs Gr Snider, Jerry	\$1,000.00	Sharon II 069-015510 2 N 86 359 North St Vacant Land	\$50.00	Sharon IV		\$50.00	

071-004790
4 Z 8
1251 Cedar Ave
Vacant Land Pt Lot 122
Hopson, Mark A

Sharon IV \$50.00
071-004860
4 Z 2
1309 Cedar Ave 50x125
Vacant Land
Terpak, John

Sharon IV \$100.00
071-005260
4 T 77
640 Cedar
Vacant Land
Roberts, Edward
Roberts, Beverly

Sharon IV \$50.00
071-007400
4 AJ 75
780 Federal Dr
Vacant Land
Lunich, Joseph
Pisegna, Dennis J
Pisegna, Debra L

Sharon IV \$2,500.00
071-007630
4 O 41
295 Florence St Hs
Lot 26 30x92.4
Phillips, Katherine J

Sharon IV \$50.00
071-008770
4 W 35A
405 George St
Vacant Land Pt 80 81 S Quinby
Lincoln, Johnta

Sharon IV \$50.00
071-012000
4 I 57
314 Liberty St
Vacant Land
Castle, Anne

Sharon IV \$750.00
071-016470
4 N 4
579 New Castle Ave
Hs
Fragle, Rose E

Sharon IV \$50.00
071-016870
4 J 1 2
247 S Oakland Ave Gr
Mighty Cubs Limited Partnership

Sharon IV \$50.00
071-017360
4 T 31
703 S Oakland Ave
Vacant Lot 81
Fleuridor, Marie A

Sharon IV \$500.00
071-017470
4 V 36
801 S Oakland Ave
Hs Gr Lot 92

Davis, Joseph
Davis, Marlene J

Sharon IV \$1,000.00
071-019630
4 G 10
371 Prindle St
Lot 69x125 Hs Gr
Crosby, Johnnie
Crosby, Donna

Sharon IV \$50.00
071-020710
4 S 95
359 Quinby St
Vacant Land Lot 58
Romero, Mitchel

Sharon IV \$250.00
071-022930
4 U 85
637 Sherman Ave
Hs Lot 209
Dudzenski, Ida

Sharon IV \$50.00
071-024470
4 Y 50-51
1140 Sherman Ave
Gr
Costes, Patricia A
Truman, Margo A

Sharon IV \$50.00
071-024550
4 Z 58
1256 Sherman Ave
Vacant Land
Kerr, Carol A

Sharon IV \$50.00
071-025990
4 AS 42
388 Spencer Ave
Vacant Land Lots 22 Pt 23
Broussard, Katie J
Broussard, Christopher A

Sharon IV \$500.00
071-029480
4 Y 89
1122 Stambaugh
Vacant Land
Dryer, Joseph
Dryer, Gwendolyn

Sharon IV \$50.00
071-030840
4 W 41
836 Wallis Ave Lot 90
Samuel Quinby PL Vacant Land
Bines, Catherine
Dixon, Lorraine

Wheatland Borough \$250.00
076-000210
76 900 064
34 Beechwood Ave
Hs Lots 37 38
Thompson, Rozella
Payton, Cornelia

Wheatland Borough \$200.00
076-002800
76 903 060
113 Fleetwood Ct
Hs Gr Lot 25 Pt 5 Wheatland Hts

Rankin, James Edward

Wheatland Borough \$100.00
076-004490
76 904 004
43 Mercer Ave
Vacant Land
Costea, Doroftea

IN ADDITION TO THE SALE PRICE, ALL PURCHASERS WILL BE REQUIRED TO PAY COSTS INCURRED BY THE BUREAU, REALTY TRANSFER TAXES, STATEMENT OF COST FEES, DEED RECORDING FEES, AND ACKNOWLEDGMENT FEES. SALE PRICES APPROVED AND ALL COSTS AND FEES MUST BE PAID WITHIN THIRTY (30) DAYS FOLLOWING THE SALE, IN CASH OR CERTIFIED CHECK, MADE PAYABLE TO THE MERCER COUNTY TAX CLAIM BUREAU. ALL PROPERTIES SOLD IN THIS PRIVATE TAX SALE SHALL BE SOLD FREE AND CLEAR OF ALL PROPERTY TAX CLAIMS AND PROPERTY TAX JUDGMENTS. THE COUNTY OF MERCER, PENNSYLVANIA, AND THE MERCER COUNTY TAX CLAIM BUREAU DO NOT MAKE ANY REPRESENTATIONS AS TO THE STATUS OF THE TITLES TO THE ABOVE LAND NOR WARRANT THE MARKETABILITY OF SAID TITLES. ALL INTERESTED PARTIES ARE ADVISED TO SEEK APPROPRIATE LEGAL COUNSEL.

CATHY S HERRIOTT, DIRECTOR
MERCER COUNTY TAX CLAIM
BUREAU
MCLJ - June 27, 2023 and July 11, 2023