

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

Digital Edition

February 21, 2023

VOL. 38 - ISSUE 8

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

ALBERTH, MARGARET J. a/k/a ALBERTH, MARGARET JORDAN
2023-76

Late of Pine Twp., Mercer Co., PA
Executrix: A. Ruth McDowell, 1433 Sandy Lake Rd., Grove City, PA 16127
Attorney: Ronald W. Coyer, P O Box 67, Slippery Rock, PA 16157 (724) 794-2929

BEATTY, DONNA JEAN
2023-92

Late of Lackawannock Twp., Mercer Co., PA
Executor: John Michael Beatty, 724 N. Neshannock Rd., Hermitage, PA
Attorney: Robert D. Clark, 201 N. Market St., New Wilmington, PA 16142 (724)-946-9093

CARLSON, DAVID L.
2023-104

Late of Greenville Boro, Mercer Co., PA
Executor: James W. Carlson aka Wesley Carlson, 340 Vernon Road, Greenville, PA 16125
Attorney: James E. Douglas

CLARKE, MARGARET GRACE, a/k/a CLARKE, MARGARET G. a/k/a CLARKE M. GRACE
2023-98

Late of Sharon, Mercer Co., PA
Executor: Paul Clarke, 4966 Old Pulaski Rd., New Wilmington, PA 16142
Attorney: James Douglas

GELESKY, STEVEN G. a/k/a GELESKY, STEVEN GORDON
2023-99

Late of Hermitage, Mercer Co., PA
Administrator: Mark S. Gelesky, 1729 Pine Hollow Blvd., Hermitage, PA 16148

Attorney: Robert J. Tesone
HARVEY, RICHARD A. a/k/a HARVEY, RICHARD
2023-107

Late of Pymatuning Twp., Mercer Co., PA
Executrix: Karan A. Visniesky, 15 Maple Drive, Greenville, PA 16125
Attorney: Douglas M. Watson

HOOVLER, DOROTHY M. a/k/a HOOVLER, DOROTHY MARIE, a/k/a HOOVLER, DOROTHY
2023-105

Late of Delaware Twp., Mercer Co., PA
Executor: Thomas M. Hoovler, 425 District Road, Fredonia, PA 16124

Attorney: Carolyn E. Hartle
MUNNELL, BENJAMIN D. a/k/a MUNNELL, BENJAMIN
2023-102

Late of Fredonia Boro, Mercer Co., PA
Executor: Charles D. Munnell, 84 Constitution Blvd., Fredonia, PA 16124
Attorney: Douglas M. Watson

POMPELIA, SHARYN A. a/k/a POMPELIA, SHARYN ANN a/k/a POMPELIA, SHARYN a/k/a KOSCINSKI-POMPELIA, SHARYN A. a/k/a KOSCINSKI-POMPELIA, SHARYN ANN a/k/a KOSCINSKI-POMPELIA, SHARYN
2023-108

Late of Sharon, Mercer Co., PA
Administratrix: Lena M. Devinney, 3396 N. Main St., Sandy Lake, PA 16145

Attorney: Chester B. Scholl
STASIK, ANTHONY J.
2023-83

Late of Liberty Twp., Mercer Co., PA
Executor: Timothy Stasik, 1599 Barr Avenue, Pittsburgh, PA 15205
Attorney: Michael A. Nahas, 1631 Nolo Way, Pittsburgh, PA 15206 (412) 657-9409

SECOND PUBLICATION

DAWSON, CHANCE WILLIAM
2023-77

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

FIRLE, MARTHA LARUE
2021-074

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

Attorney: J. Jarrett K. Whalen
GRAHAM, RAYMOND J.
2023-95

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

HUSTON, JAY HOLMES, SR., a/k/a HUSTON, JAY H.
2023-81

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

JENNINGS, SHANE M. a/k/a JENNINGS, SHANE MICHAEL
2023-93

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

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

2023-82

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

KEMM, GLENDA L. a/k/a KEMM, GLENDA LEE
2023-86

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

MARSTELLAR, DOROTHY LUCILLE, a/k/a MARSTELLAR, DOROTHY L. a/k/a MARSTELLAR, DOROTHY
2023-84

Late of South Pymatuning Twp., Mercer Co., PA
Executor: James W. Marstellar, Jr., 156 Shenango Park Road, Lot 12, Transfer, PA 16154

Attorney: Douglas M. Watson
SHRAWDER, ALLEN L. a/k/a SHRAWDER, ALLEN LAWRENCE
2023-87

Late of Shenango Twp., Mercer Co., PA
Executrix: Janet Crowner a/k/a Janet Roberta Crowner, 39 Dogwood Lane, West Middlesex, PA 16159
Attorney: Wade M. Fisher

THIRD PUBLICATION

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

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

Attorney: James E. Douglas
BLACK, HELEN E. a/k/a BLACK, HELEN
2023-67

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

CUSTER, DONNA L.
2023-68

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

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

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

Attorney: Emily S. Antolik, 254 6th St., Erie, PA 16507 (814) 453-5004
FREEAUF, AMANDA N. a/k/a HEDGLIN, AMANDA a/k/a FREEAUF, AMANDA NICOLE
2023-71

Late of Mercer Boro, Mercer Co., PA
Administrator: Jon Paul Freeauf, 215 E. Venango Street, Mercer, PA 16137
Attorney: James E. Douglas
GRAY, CHARLES ARDEN II a/k/a GRAY, CHARLES A. II a/k/a GRAY, CHARLES II a/k/a GRAY, CHARLES ARDEN a/k/a GRAY, CHARLES A. a/k/a GRAY, CHARLES
2023-66

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

KING, ERLA J. a/k/a KING, ERLA JEAN
2023-75

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

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

Late of Delaware Twp., Mercer Co., PA
Administratrix: Judith A. Knauff, 227 Ontiontown Rd., Greenville, PA 16125
Attorney: J. Jarrett K. Whalen

LADSON, LORETTA
2023-35

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

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

LUNDQUEST, CARLA JEAN
2023-73

Late of South Pymatuning Twp., Mercer Co., PA
Executrix: Shauna L. Lundquest, 5580 Miller Road, Hermitage, PA 16148

Attorney: James E. Douglas
RIFFE, ELIZABETH Y.
2023-74

Late of Hempfield Twp., Mercer Co., PA
Executor/Executrix: John P. Miller, 920 Heberton St., Pgh, PA 15206 Kimberly Truyol, 4605 Allegheny Court NW, Albuquerque, NM 87114

Attorney: James E. Douglas
VASCONI, SUSAN a/k/a VASCONI, SUSAN VERONICA
2023-78

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

Attorney: Victor S. Heutsche

IN THE COURT OF COMMON PLEAS
OF MERCER COUNTY,
PENNSYLVANIA
DOCKET NO.: 2023-238-

IN THE MATTER OF PETITION
FOR CHANGE OF NAME OF

PETITION FOR CHANGE OF NAME

Notice is hereby given that on the 3rd day of February, 2023, a Petition for Change of Name was filed for RICHARD JEREMIAH WANN in the above-named Court, praying for decree of change of name to JEREMIAH RICHARD WANN.

The Court has set THE 31st day of March, 2023 at 1:30 p.m. before the Honorable Judge Tedd C. Nesbit in Courtroom #1, of the Mercer County Courthouse, 5 Courthouse, Mercer, Pennsylvania 16137, as the time and place for the hearing for said Petition, when any and all interested persons may appear and show cause, if any, why the prayer of the said Petitioner should not be granted.

KNOX McLAUGHLIN GORNALL & SENNETT, P.C.

BY:

Aurora L. Hardin, Esquire
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800
Email: ahardin@kmgslaw.com

Attorneys for Petitioner,
Richard Jeremiah Wann
M.C.L.J – February 21, 2023

Milstead & Associates, LLC
Roger Fay, Esquire
ID No. 315987
1 E. Stow Road Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 231010-1

**COURT OF COMMON PLEAS
MERCER COUNTY**

No.2022-1405

**CIVIL ACTION MORTGAGE
FORECLOSURE**

Community Loan Servicing, LLC, a
Delaware Limited Liability Company

Plaintiff,

Vs.

Unknown Heirs, successors, assigns
and all persons, firms, associations
claiming right, title or interest from or
under the Estate of John J. Regalski,
deceased mortgagor and owner
Defendants.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Mercer County Bar Association
P.O. Box 1302
Hermitage, PA 16148
(724) 342-3111
M.C.L.J – February 21, 2023

**NOTICE OF LIVING TRUST
PURSUANT TO 20 PA.C.S.
SECTION 7755(C)**

Notice is hereby given of the Administration of The Janet L. Filer Revocable Living Trust Agreement. The Settlor of said Trust, Janet L. Filer, died December 30, 2022, a resident of Grove City, Mercer County, Pennsylvania. All persons having claims against the Trust are requested to make known the same to the Trustee or attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or attorney named below.

Bradley J. Filer
2 Eagle Pointe Drive
Cortland, Ohio 44410

Or

Raymond H. Bogaty, Esquire
Bogaty Law Office, P.C.
101 S. Center Street
Post Office Box 825
Grove City, PA 16127
724-450-5000

MLCJ-February 21, 28, March 7, 2023

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

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

Barbara Seman Ochs, Esquire
EVANS, GARVEY, LACKEY & OCHS
19 Jefferson Avenue
Sharon, PA 16146
M.C.L.J – February 7, 14, 21, 2023

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

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections

are filed thereto within twenty (20) days from **March 27, 2023**, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

**FIRST AND FINAL ACCOUNT OF
ESTATES**

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

TENTH AND PARTIAL ACCOUNT

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

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

**SHERIFF'S SALE
MONDAY**

MARCH 13, 2023 10:00 AM

**MERCER COUNTY
SHERIFF'S OFFICE
205 S ERIE ST, MERCER PA 16137
MERCER COUNTY**

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

**WRIT OF EXECUTION
NO. 2022-01434**

GRENN & BIRSIC PC PLAINTIFF'S ATTORNEY
JANUARY 3, 2023 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point in the centerline of a public road Township Route T-301, said

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

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

Instrument No. 2011-00004832
Parcel # 027-020578

LOCATION - 212 STONY HILL ROAD,
WEST MIDDLESEX PA 16159

JUDGMENT - \$133,058.97

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

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

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SHARON, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. ONE HUNDRED SIXTY-SEVEN (167) IN THE FEDERAL HEIGHTS PLAN OF LOTS, AS RECORDED IN THE RECORDS OF MERCER COUNTY IN PLAN BOOK 1, PAGE 118, AND SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EAST LINE OF FEDERAL AVENUE AT THE NORTHWEST CORNER OF LOT NO. ONE HUNDRED SIXTY-EIGHT (168) IN SAID PLAN; THENCE NORTHWARDLY ALONG THE EAST LINE OF FEDERAL AVENUE, A

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

BEING KNOWN AS: 553 FEDERAL DRIVE, SHARON, PA 16146

PROPERTY ID NUMBER: 71-7060

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

JUDGMENT - \$ 47,305.16

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

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

LEOPOLD & ASSOCIATES PLLC PLAINTIFF'S

ATTORNEY DECEMBER 16, 2022 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, bounded and described as follows:

On the North by land now or formerly of the Oakwood Cemetery Association; On the East by land now or formerly of the Oakwood Cemetery Association; On the South by land now or formerly of Sharon Building and Loan Association; And on the West by Fourth Avenue (formerly known as Mechanic Street). Having a frontage on said Fourth Avenue of 80 feet and extending Eastwardly, maintaining an equal width, a distance of 181 feet.

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

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

25.

CONTROL NO. 69-8480.

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

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

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

JUDGMENT - \$127,728.23

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

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

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

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

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

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WEBSTER AVENUE, WHICH POINT IS THE SOUTHWEST CORNER OF PREMISES HEREIN DESCRIBED AND THE SOUTHEAST CORNER OF LOT NO. 7 OF SAID PLAN; THENCE NORTH 76 DEGREES 50' EAST ALONG THE NORTHERLY SIDE OF WEBSTER A DISTANCE OF 105 FEET, MORE OR LESS TO THE CENTERLINE OF LOT NO. 11 OF SAID PLAN; THENCE NORTH 13 DEGREES 10' WEST ALONG THE CENTERLINE OF LOT NO. 11 A DISTANCE OF 226 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 68 DEGREES 34' WEST ALONG LAND NOW OR FORMERLY OF STEG-KAMPER A DISTANCE OF 105 FEET, MORE OR LESS, TO A POINT; AND THENCE SOUTH 12 DEGREES 48' EAST ALONG THE EASTERLY LINE OF LOT NO. 7 IN SAID PLAN A DISTANCE OF 212.1 FEET, MORE OR LESS, TO THE POINT AND PLACE OF BEGINNING.

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

ADDRESS: 16 WEBSTER DR; GREENVILLE, PA 16125

BEING THE SAME PREMISES which Harvey J. Rutkai and Stella Rutkai, husband and wife, by Deed dated July 20, 2007 and recorded August 27, 2007 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Instrument No.

2007-00011734 granted and conveyed unto Harry James Hibbard and Christi M. Hibbard, husband and wife, in fee.

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

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

JUDGMENT - \$105,603.27

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

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

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

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

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

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

TAX MAP NO. 52 428 552

Premises B: ALL THAT CERTAIN lot situated in the City of Farrell, Mercer County, Pennsylvania, being lot number (5) five in the plan of lots known as the John H. Law subdivision of lot numbers 719, 720, 721, 722, 723 in the South Sharon Trust Company, plan of lots as recorded in the Recorder's Office of Mercer County, in Deed Book Volume 2 page 20, further described as follows:

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

TAX MAP NO. 52 428 553

FOR INFORMATIONAL PURPOSES

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

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

JUDGMENT - \$ 49,151.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FLORENCE J. SCOTT AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2022-01873**

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

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

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

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

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

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

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

SUBJECT TAX PARCEL ID: 27 198 043

JUDGMENT - \$ 55,671.02

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

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

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

ALL THE RIGHT, TITLE, INTEREST

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

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

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

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

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

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

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

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

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

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

SUBJECT TAX PARCEL ID: 12 171 119

JUDGMENT - \$ 77,003.77

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

WRIT OF EXECUTION

NO. 2022-01506

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

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

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

COMMENCING AT A POINT ON THE NEW SOUTH LINE OF TOWNSHIP ROAD T-587, ALSO KNOWN AS THE MERCER TRANSFER ROAD, A FIFTY (50) FOOT ROAD, AT THE NORTHEAST CORNER OF THE LANDS CONVEYED BY JESSE A. SEIDLE ET UX TO MARLE C. WEAVER ET UX BY DEED DATED AUGUST 26, 1965 AND RECORDED IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA IN 1965 DR 2586;

THENCE SOUTH 33 DEGREES 03'40" WEST, ALONG THE EASTERLY LINE OF SAID LANDS OF MARLE C. WEAVER ET UX, A DISTANCE OF TWO HUNDRED FORTY-ONE AND FORTY-SIX HUNDREDTHS FEET (241A6) TO A POINT; BEING THE EXACT DISTANCE; CORRECTING THE PREVIOUS ERRONEOUS DESCRIPTION OF TWO HUNDRED THIRTY-TWO (232) FEET TO A POINT AS RECORDED IN PRIOR DEEDS; THENCE SOUTH 51 DEGREES 56' EAST, ALONG THE NORTHERLY LINE OF SAID LANDS OF MARLE C. WEAVER ET UX, A DISTANCE OF EIGHTY-SEVEN AND SEVEN TENTHS (87.7) FEET TO A POINT; THENCE NORTH 33 DEGREES 03'40" EAST, ALONG THE WESTERLY LINE OF LANDS OF THE UNITED STATES OF AMERICA, A DISTANCE OF TWO HUNDRED FORTY (240) FEET, MORE OR LESS, TO A POINT; AND THENCE NORTH 50 DEGREES 08'38" WEST, ALONG THE SOUTH LINE OF THE TOWNSHIP ROAD T-587, A DISTANCE OF EIGHTY-EIGHT (88) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING

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

PARCEL ID. 23-107-132-001

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

JUDGMENT - \$ 62,192.51

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

WRIT OF EXECUTION

NO. 2021-00104

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

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

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

BEGINNING at a point in the east line of Logan Avenue, a distance of 44.5 feet to the southwest corner of Lot Number 24 in said Plan; THENCE easterly along the south line of said Lot Number 24, a distance of 90.0 feet to the northwesterly corner of land now or formerly of Joseph V. Rigby; THENCE southerly along the westerly side of said land now or formerly of Joseph V. Rigby, a distance of 44.5 feet to land now or formerly of Elizabeth Edwards; THENCE westwardly along the north line of said land now or formerly of Elizabeth Edwards, a distance of 90.0 feet to the place of beginning.

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

tholomew.

TAX Parcel No. 3-N-13

Being known as 331 Logan Avenue, Sharon, Pennsylvania 16416

JUDGMENT - \$ 73,955.37

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

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

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

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

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

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

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

A SCHEDULE OF DISTRIBUTION, WHEN NEEDED, WILL BE FILED BY THE SHERIFF, IN THE SHERIFF'S OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE DISTRIBUTION.

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

M.C.L.J - February 14, 21, 28, 2023

