

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

ARNER, NORMA J. a/k/a ARNER, NORMA JEAN
2022-841

Late of Hermitage, Mercer Co., PA
Executrix: Laurie J. McQuilken a/k/a Laurie J. Arner, 974 Pulaski Mercer Rd., Mercer, PA 16137

Attorney: Andrew J. Acker

BLACK, NORMA J. a/k/a BLACK, NORMA JEAN a/k/a BLACK, NORMA
2022-848

Late of Findley Twp., Mercer Co., PA
Executor: David E. Black, 458 Kilgore Rd., Jackson Center, PA 16133

Attorney: J. Jarrett K. Whalen

CHAMBERS, ROSE EMMA a/k/a CHAMBERS, ROSE
2022-827

Late of Grove City Boro, Mercer Co., PA
Executrix: Cynthia Sue Smith, 192 Community Road, Emlenton, PA 16373

Attorney: Michael W. Sloat, 606 Main Street, Emlenton, PA 16373 (724) 867-5921

FAIR, KATHLEEN L. a/k/a FAIR, KATHLEEN LOUISE a/k/a FAIR, KATHLEEN
2022-852

Late of Clark Boro, Mercer Co., PA
Executrix: Sonia Fair Cassida, 4122 Sandy Lake Road, Sandy Lake, PA 16145

Attorney: Stephen L. Kimes

HASSEL, GAIL L. a/k/a HALL-HASSEL, GAIL L. a/k/a HALL, GAIL L. a/k/a STAINBROOK, GAIL L.
2022-853

Late of Sharon, Mercer Co., PA
Administrator: Phillip R. Mohnhey, 94 Westview Avenue, Hubbard, OH 44425

Attorney: William J. Moder, III

HASSEL, RICK J.

2022-854

Late of Sharon, Mercer Co., PA
Administrator: Phillip R. Mohnhey, 94 Westview Ave., Hubbard, OH 44425

Attorney: William J. Moder III

MURPHY, KRISTIN C.

2022-835

Late of Greene Twp., Mercer Co., PA
Executor: Kenneth Sean Murphy, 5606 Broadleaf Rd., Summerfield, NC 27358

Attorney: Michael S. Butler, 318 S. Main St., Butler, PA 16001 (724) 841-0024

SHARKEY, CONSTANCE E. a/k/a SHARKEY, CONSTANCE ELIZABETH a/k/a SHARKEY, CONSTANCE
2022-850

Late of Wilmington Twp., Mercer Co, PA
Executrix: Maryilyn B. Mitchell, 112 Homer Dr., Kerrville, TX 78028

Attorney: Stephen Kimes

WOLFE, SHARON KAY a/k/a WOLFE, SHARON K. a/k/a WOLFE, SHARON
2022-851

Late of West Middlesex Boro, Mercer Co., PA
Executrix: Beth Schulte, 3331 Beachwood Dr., Hubbard, OH 44425

Attorney: Carolyn Hartle

YOUNG, CLARA a/k/a YOUNG, CLARA F.
2022-849

Late of Sharpsville Boro, Mercer Co., PA
Co-Executrices: Judy Lynn Young, 624 Walnut Street, Sharpsville, PA 16150 & Mary Ellen Perrine, 3369 Saranac Drive, Sharpsville, PA 16150

Attorney: Dustin Cole

SECOND PUBLICATION

BOYD, MARGARET T. a/k/a BOYD, MARGARET TREVITT a/k/a BOYD, SARAH MARGARET a/k/a BOYD, SARAH MARGARET TREVITT a/k/a BOYD, MARGARET
2022-828

Late of Sandy Lake Twp., Mercer Co., PA
Executor: David L. Boyd, 11 Creek Road, Sandy Lake, PA 16145

Attorney: Carolyn E. Hartle

HELMUTH, ELSIE L.

2022-838

Late of New Lebanon Boro, Mercer Co., PA
Executor: John Andrew Helmuth, 1677 Georgetown Road, Sandy Lake, PA 16145

Attorney: James A. Stranahan, IV

JABLONOVSKY, GAIL

2022-819

Late of Grove City Boro, Mercer Co., PA
Executrix: Melanie S. Clark a/k/a Melanie S. Jablonovsky, 7265 Coon Road, Bath, NY 14810

Attorney: James A. Stranahan, IV

MINOR, SANDRA L.

2022-822

Late of Springfield Twp., Mercer Co., PA
Executor: Paul J. Minor, 1555 Kuhlview Dr., Pgh, PA 15237

Attorney: Jack W. Cline

RICE, THOMAS E. a/k/a RICE, THOMAS EUGENE

2022-836

Late of Mercer Boro, Mercer Co., PA
Executor: Charles T. Rice, 166 Pinehurst Circle, Naples, FL 34113

Attorney: William G. McConnell, Jr.

SCHMID, KEVIN C. a/k/a SCHMID, KEVIN

2017-555

Late of Liberty Twp., Mercer Co., PA
Administratrix: Kelly A. Schmid, 114 E. Valcourt Road, Grove City, PA 16127

Attorney: Amy E. Molloy

SWINGLE, CYNTHIA L. a/k/a SWINGLE, CYNTHIA LOU a/k/a SWINGLE, CYNTHIA
2022-823

Late of Jefferson Twp., Mercer Co., PA
Executor: James G. Higbee, 7900 W. Market St., Mercer, PA 16137

Attorney: Stephen L. Kimes

WOODWORTH, RUTH L. a/k/a WOODWORTH, RUTH LOUISE a/k/a WOODWORTH, RUTH

2022-826

Late of Hempfield Twp., Mercer Co., PA
Executrix: Deborah L. Woodworth, 118 Fredonia Rd., Greenville, PA 16125

Attorney: Douglas M Watson

THIRD PUBLICATION

HATTON, MARY B. a/k/a HATTON, MARY a/k/a HATTON, MARY BELLE
2022-816

Late of Hermitage, Mercer Co., PA
Executrix: Barbara A. Matejka, 8176 Drake Stateline Rd., NE, Burghill, OH 44404

Attorney: K. Jennifer Muir

TOMKO, JOHN E.

2021-154

Late of Hermitage, Mercer Co., PA
Adminstratrix: Cynthia A. Tomko, 1430 Coronado Dr., Hermitage, PA 16148

Attorney: Matthew J. Scanlon, 304 Ross St., 2nd Fl., Pgh, PA 15219 (412) 918-1241

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

Notice is hereby given of the Administration of **THE ARTHUR J. HATTON & MARY B. HATTON REVOCABLE LIVING TRUST DATED DECEMBER 20th, 2011**. The Settlor of the Trust, **MARY B. HATTON**, a resident of Hermitage, Mercer County, Pennsylvania, died on September 27, 2022.

All persons having claims against **MARY B. HATTON** are requested to make known the same to the attorney named below in the Trustee's name, Barbara Matejka. All persons indebted to **MARY B. HATTON** are requested to make payment without delay to the attorney named below in the Trustee's name:

K. Jennifer Muir
EVANS, GARVEY, LACKEY & OCHS
19 Jefferson Avenue
Sharon, PA 16146

M.C.L.J.- December 20, 27, 2022, January 3, 2023

NOTICE

Pymatuning Mutual Fire Insurance Company will hold its annual meeting on January 13th, 2023, at 1:00 PM. The meetings will be held at the office location, 147 N. Pitt Street in Mercer, PA 16317. All policyholders are welcome to attend.

M.C.L.J.- December 20, 27, 2022, January 3, 2023

Notice of Revocable Trust Pursuant to 20 Pa. C.S. §7755(c)

Notice is hereby given of the administration of **THE DAVID F. DEAN REVOCABLE TRUST DATED AUGUST 27, 1986**. The remaining Settlor of the Trust, **MARY ALICE DEAN**, a resident of Greenville, Mercer County, Pennsylvania, died on August 15, 2022. All persons having claims against **MARY ALICE DEAN** are requested to make known the same to the Trustee(s) or attorney names below. All persons indebted to **MARY ALICE DEAN** are requested to make payment without delay to the Trustee(s) or attorney named below:

Linda Dean Oman
23 Eastway Ave.
Greenville, PA 16125

Or their attorney

James E. Douglas, Esquire
Douglas, Joseph & Olson
409 N. Hermitage Road
Hermitage, PA 16148

M.C.L.J.- December 6, 13, 20, 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 **January 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

2016-440 Brown, Joseph T. Jr., deceased; Joseph O. Brown and Loretta Ellen Arnold, Co-Executors

2019-489 Campoli, Paul H., deceased; Alice F. Mattocks, Administratrix

2020-146 English, Jean M. aka English, Jean Marie; deceased; David English, Executor

2020-373 Fascetti, Randy L., deceased; Gina M. Foster, Administrator

2020-587 Campoli, Heather Marie, deceased; Alice F. Mattocks, Administratrix

2021-23 Palombi, Robert P., deceased; Russell J. Adkins, Executor

2021-679 Gruitza, George R. a/k/a Gruitza, George, deceased; Vikki Gruitza, Executrix
2022-223 Anderson, Robert A., deceased; Debra L. Reeher, Executrix

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.- December 6, 13, 20 and 27, 2022

SHERIFF'S SALE

MONDAY

JANUARY 9, 2023 10:00 A.M.

**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. 2022-01335**

BROCK & SCOTT, PLLC PLAINTIFF'S ATTORNEY
AUGUST 24, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARSHA GAULT (EXECUTRIX), IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF HELEN J. BROCIIOUS, BARBARA TITLEY (EXECUTRIX), IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF HELEN J. BROCIIOUS, WILLIAM SAUNDERS AND DESIREE SAUNDERS IN AND TO:

PARCEL 1

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

Bounded on the North by the Greenville and Hadley Public Road; bounded on the East by land now or formerly of Anthony M. Klco and Theresa Klco, his wife; bounded on the South by land now or formerly of same; and bounded on the West by land now or formerly of same. Containing about one-half (1/2) acre more or less, and having a frontage on the said Greenville and Hadley Public Road of eighty (80) feet and extending back from the center thereof two hundred seventy-three (273) feet, more or less, or equal width.

Being the same premises which Leo J. Hayes, single by Deed dated August 30, 1984 and recorded September 6, 1984 in Mercer County in 84 DR 2934 conveyed unto John E. Webster and Lana J. Webster, husband and wife, in fee.

PARCEL 2

ALL THAT CERTAIN piece or parcel of land situate in Otter Township, Mercer

County, Commonwealth of Pennsylvania, being known and designated as Lot # 3 of the Subdivision of Hancox, the plan of which is recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, at 1994 P.L.4585-45, same being more particularly bounded and described as follows:

BEGINNING at the northeast corner of Lot # 2 of said plan of lots, same being the northwest corner of premises herein described; thence South 87 degrees 30 minutes 00 seconds East along the south side of State Route 358, a distance of 150.00 feet to an iron pin; thence South 02 degrees 30 minutes 00 seconds West along Parcel 1 above described a distance of 243.00 feet to an iron pin; thence South 87 degrees 30 minutes 00 seconds East along same, a distance of 80.00 feet to an iron pin; thence South 02 degrees 30 minutes 00 seconds West along other lands now or formerly of John D. Hancox et ux, a distance of 149.48 feet to an iron pin; thence South 51 degrees 34 minutes 45 seconds West along same, a distance of 186.05 feet to an iron pin; thence North 31 degrees 25 minutes 15 seconds West along lands now or formerly of Roger W. Brocklehurst et ux, a distance of 58.00 feet to an iron pin; thence South 65 degrees 34 minutes 45 seconds West along same, a distance of 135.00 feet to an iron pin; thence North 31 degrees 25 minutes 15 seconds West along same, a distance of 112.00 feet to an iron pin; thence North 01 degrees 40 minutes 44 seconds West along lands now or formerly of Robert L. Fulmer a distance of 34.50 feet to an iron pin; thence South 87 degrees 30 minutes 00 seconds East along Lot # 2, a distance of 147.55 feet to an iron pin; thence North 00 degrees 15 minutes 00 seconds West along same, a distance of 400.46 feet to an iron pin, the place of beginning. Containing 2.2015 acres.

Being the same premises which Jerry D. Hancox and Loretta L. Hancox, husband and wife by Deed dated April 2, 1994 and recorded May 17, 1994 in Mercer County in 94 DR 7358 conveyed unto John E. Webster and Lana L. Webster, husband and wife, in fee.

BEING THE SAME PREMISES which Marsh Gault and Barbara Titley, Co-Executors of the Estate of Helen J. Brocious a/k/a Helen Joyce Brocious, Deceased, by Deed dated 06/14/2021 and recorded 06/15/2021 in the Office of the Recorder of Deeds in and for the County of Mercer as Deed Instrument No. 2021-00006521, granted and conveyed unto William Saunders and Desiree Saundser, husband and wife, in fee.

Tax Parcel: 20-044-012 & 20-044-013-003
Premises Being: 431 HADLEY RD, Greenville, PA 16125

JUDGMENT - \$124,510.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARSHA GAULT (EXECUTRIX), IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF HELEN J. BROCIIOUS, BARBARA TITLEY (EXECUTRIX), IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE, OF HELEN

J. BROCIIOUS, WILLIAM SAUNDERS AND DESIREE SAUNDERS AT THE SUIT OF THE PLAINTIFF FREEDOM MORTGAGE CORPORATION

**WRIT OF EXECUTION
NO. 2022-01807**

GRENE & BIRSIC PC PLAINTIFF'S ATTORNEY
OCTOBER 26, 2022 LEVIED ON THE FOLLOWING

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

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

COMMENCING at a point in the south line of the Hubbard-West Middlesex Road, also known as State Route 318, which said point is at the northwest corner of land now or formerly of Fred Young; thence southwardly by land now or formerly of Fred Young, a distance of 800 feet to a point; thence westwardly along land now or formerly of John Chemar heirs, a distance of 111 feet to a point; thence northwardly along land now or formerly of John W. Baird and by a line parallel to the east line of the property herein described, a distance of 800 feet to said public road; thence eastwardly along said Hubbard-West Middlesex Road, a distance of 111 feet to the place of beginning.

BEING the same premises which Phillip J. Anton and Jennifer Anton, Husband and Wife, by Deed dated May 23, 2016 and recorded in the Office of the Recorder of Deeds of Mercer County on June 13, 2016 at Instrument Number 2016-00005145, granted and conveyed unto Brent Valentine. Parcel #27-183-238

LOCATION - 3531 HUBBARD-MIDDLESEX ROAD, WEST MIDDLESEX PA 16159

JUDGMENT - \$ 98,344.94

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

**WRIT OF EXECUTION
NO. 2022-01158**

HLADIK ONORATO & FEDERMAN LLP PLAINTIFF'S ATTORNEY
OCTOBER 06, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SCOTT A. CANADY A/K/A SCOT A. CANADAY IN AND TO:

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

Bounded on the North for 308.3 feet by now or formerly John Kritz; West by the same for 305.25 feet; South by the same for 363.4 feet and East for 300.4 feet by a public road.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM that parcel conveyed by John Kritz, Jr. and Ann Kritz, his wife to Paul R. Shaffer and Annabelle Shaffer, his wife, by deed dated August 22, 1955 and recorded September 5, 1955 in Deed Book A, Volume 21, page

473.

BEING THE SAME PREMISES which Carol Ann Schaner and Douglas G. Kritz, Co-Executors of the Estate of Ann Kritz, Deceased, by Deed dated March 17, 2017 and recorded on March 21, 2017, in the Mercer County Recorder of Deeds Office as Instrument No. 201700002591, granted and conveyed unto Scott A. Canaday.

Being Known as 457 Sharon Bedford Road, West Middlesex, PA 16159

Parcel I.D. No. 27-196-015 Control No. 027005550

JUDGMENT - \$146,773.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SCOTT A. CANADY A/K/A SCOT A. CANADAY AT THE SUIT OF THE PLAINTIFF RUSHMORE LOAN MANAGEMENT SERVICES, LLC
**WRIT OF EXECUTION
NO. 2022-01891**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
OCTOBER 05, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DANIEL J. HESS AND NANCY L. HESS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN LACICAWANNOK TOWNSHIP, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LANDS NOW OR FORMERLY OF JOHN HEDRIC; ON THE EAST BY LANDS NOW OR FORMERLY OF THE JOHN HEDRIC; ON THE SOUTH BY A PUBLIC ROAD LEADING FROM MERCER TO WEST MIDDLESEX; AND ON THE WEST BY LANDS NOW OR FORMERLY OF JOHN HEDRIC. SAID LOT BEING SIXTY (60') FEET FRONT AND ONE HUNDRED TWENTY (120') FEET DEEP.

BEING KNOWN AS: 2286 MERCER WEST MIDDLESEX ROAD, WEST MIDDLESEX, PA 16159

PROPERTY ID NUMBER: 15-173-167

BEING THE SAME PREMISES WHICH BETTY L. HESS, WIDOW BY DEED DATED 7/7/1986 AND RECORDED 7/9/1986 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT # 86DR06219, GRANTED AND CONVEYED UNTO DANIEL J. HESS, SR AND NANCY L. HESS, HUSBAND AND WIFE.

JUDGMENT - \$ 96,523.67

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DANIEL J. HESS AND NANCY L. HESS AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2022-01137**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

OCTOBER 05, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JANEEN M. HODSON AS EXECUTRIX OF THE ESTATE OF RONALD JAMES ZUCCHER, JR, DECEASED IN AND TO:

ALL that certain tract or parcel of land situate, lying and being in the BOROUGH OF GROVE CITY, COUNTY OF MERCER, STATE OF PENNSYLVANIA, bounded and described as follows:

On the North by West Poplar Street for 50 feet; On the East by Superior Street for 150 feet; On the South by an alley for 50 feet; On the West by Wood for 150 feet.

BEING KNOWN AS: 424 WEST POPLAR STREET, GROVE CITY, PA 16127 PROPERTY ID NUMBER: 59-549016

BEING THE SAME PREMISES WHICH ROBERT L. HOLMES AND ANITA M. HOLMES, HUSBAND AND WIFE BY DEED DATED 10/9/2015 AND RECORDED 10/9/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT # 2015-00010155, GRANTED AND CONVEYED UNTO RONALD JAMES ZUCCHER, JR.

JUDGMENT - \$147,409.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JANEEN M. HODSON AS EXECUTRIX OF THE ESTATE OF RONALD JAMES ZUCCHER, JR, DECEASED AT THE SUIT OF THE PLAINTIFF FREEDOM MORTGAGE CORPORATION

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

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
SEPTEMBER 09, 2022 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 L 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 - \$150,014.42

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. 2019-02462**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
OCTOBER 19, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRAD MILLER, AKA BRADLEY S. MILLER, AKA BRADLEY MILLER IN AND TO:

All that certain parcel of land situate in the Township of Pymatuning, County of Mercer, and Commonwealth of Pennsylvania, being bounded and described as follows:

Bounded on the North for a distance of 125 Feet by Lot No. 47; on the East for a distance of 125 Feet by Lot No. 44; on the South for a distance of 125 Feet by 15th Street; and on the West for a distance of 125 feet by Lot No. 52. And being known as Lot No. 48 of the Reynolds Acres Plan of Lots as recorded in Plan Book 6, Page 92, in the Recorder's Office of Mercer County, Pennsylvania.

SUBJECT PROPERTY ADDRESS: 101 15th Street, Greenville, PA 16125-8814

Being the same property conveyed to Bradley S. Miller, unmarried who acquired title by virtue of a deed from Wells Fargo Bank Minnesota, NA as trustee for Registered Holders of Option One Mortgage Loan Trust 2002-5 Asset-Backed Certificates Series 2002-5, dated April 26, 2007, recorded June 15, 2007, at Instrument Number 2007-00008176, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 23-343-212

JUDGMENT - \$ 96,422.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRAD MILLER, AKA BRADLEY S. MILLER, AKA BRADLEY MILLER AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2022-01038**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
OCTOBER 14, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH B. MOORE AND MELLISHA L. MOORE IN AND TO:

All that certain piece or parcel of land Situate in the Borough of Sharpsville, County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows:

On the North by land now or formerly of Arthur Redford; on the East by an alley; on the South by lands now or formerly owned by John Daniels; and on the West by Seventh

Street, having a frontage on Seventh Street of 55 feet and extending back Easterly and equal width to said alley.

SUBJECT PROPERTY ADDRESS: 37 South Seventh Street, Sharpsville, PA 16150

Being the same property conveyed to Joseph B. Moore and Mellisha L. Moore, husband and wife who acquired title by virtue of a deed from Mark Passalinqua and Lesley A. Passalinqua, husband and wife, dated August 23, 2007, recorded August 28, 2007, at Document 117 200700011821, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 72 818 066

JUDGMENT - \$ 29,751.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH B. MOORE AND MELLISHA L. MOORE AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2022-00286**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY
OCTOBER 19, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JACOB T. BANIC IN AND TO:

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

BOUNDED on the North by Stewart Avenue;

On the East by lot now or formerly of Fred Davis;

On the South by what was formerly designated as an alley; and

On the West by lot now or formerly of Zuschlag;

Being 60 feet fronting on Stewart Avenue and extending back straight and preserving the same width a distance of 164 feet, more or less, to what was formerly designated as an alley, and being in the Stewart Addition.

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: 53 STEWART AVENUE, GREENVILLE, PA 16125

Parcel #: 55-530-059

Control #: 55-1210

BEING THE SAME PREMISES WHICH Fannie Mae, by deed dated July 23, 2008 and recorded July 29, 2008, in the Office of the Recorder of Deeds in and for Mercer County, Pennsylvania, at Instrument No. 2008-00009173, granted and conveyed unto Jacob T. Bathe.

JUDGMENT - \$ 37,960.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JACOB T. BANIC AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2022-01582**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY
SEPTEMBER 09, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN W. GRIFFITH IN AND TO:

ALL that certain lot or tract of land situate in the Borough of Greenville, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 22, as shown on a certain Plan entitled 1950 Revised Soutl Addition Plan of Lots, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania in Plan Book 3, page 213, being more particularly bounded and described as follows:

BOUNDED on the North by a 16-foot alley; on the East by Lot No. 26 in said Addition; on the South by Davidson Avenue; and on the West by Lot No. 20 in said Addition; said Lot No. 22 fronting 60 feet on Davidson Avenue and extending back of uniform width a distance of 85 feet.

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: 6 DAVIDSON AVENUE, GREENVILLE, PA 16125

Tax Map #: 55-523-118

BEING THE SAME PREMISES WHICH Scott M. Bracey, by deed dated May 9, 2014 and recorded May 19, 2014, Mercer County, PA Recorder of Deeds at File No. 2014-00004905, granted and conveyed unto John W. Griffith.

JUDGMENT - \$ 38,594.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN W. GRIFFITH AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2022-00138**

RICHARD M SQUIRE & ASSOCIATES LLC PLAINTIFF'S ATTORNEY
NOVEMBER 03, 2022 LEVIED ON THE FOLLOWING

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

All that tract of land situate in the Borough of Grove City, Mercer County, Pennsylvania, known as Lot No. 59 of the

Book-Davis Plan of Lots as recorded in Plan Book 5, Page 36, and more particularly described as follows:

On the West by Ridgeway Avenue for 60 feet; On the North by Lots 61 and 62 for 120 feet; On the East by an alley for 60 feet; On the South by Lot 57 for 120 feet.

This conveyance being subject to easement to the Pennsylvania Power Company granted October 28, 1948 in Article Book L, Volume 3, Page 39, providing for facilities to be erected along streets and highways including the right to extend service wires and facilities across lots from a given location as to serve properties on the same street in which a specific pole is located, and providing that shade trees shall not be planted within the street line, with the right to trim trees outside the street line, with a minimum clearance from the lowest wire to be not less than 48 inches.

Being the same premise that D. Parker Henry and Ruth E. Henry, husband and wife by deed dated 5/12/2003 and recorded 5/23/2003 in the office of the Recorder of Deeds in the County of Mercer, Commonwealth of Pennsylvania as Instrument No. 2003-011199 granted and conveyed to James M. Covert

Parcel No. 59-549-323

LOCATION - 511 RIDGEWAY AVENUE, GROVE CITY PA 16127

JUDGMENT - \$ 97,689.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JAMES M. COVERT AT THE SUIT OF THE PLAINTIFF ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

**WRIT OF EXECUTION
NO. 2022-01544**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
OCTOBER 13, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STANLEY H. BARD A/K/A STANLEY BARD IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known as Lot C in the JOHNSTON PLAN, SECTION "B," being a resubdivision of Lots Numbered Six (6) through Nine (9) as recorded in the Records of Mercer County, Pennsylvania, in Plan Book 10, Page 30, said lot being bounded and described as follows:

COMMENCING at a point at the northwest corner of the herein described piece or parcel of land on the easterly line of Todd Avenue, a fifty (50) foot street; thence North 64° 20' East along the southerly line of Lot B in said Resubdivision, a distance of one hundred ninety and sixty-eight hundredths (190.68) feet to an iron pin; thence South 00° 54' 30" West along the westerly line of Livingston and Scott Plan of Lots, a distance of seventy and ninety-four hundredths (70.94) feet to an iron pin; thence South 52° 05' West along the northwesterly line of Lot Number Ten (10) in the Johnston Plan, Section "B," a distance of one hundred fifty-three and six

hundredths (153.06) feet to a point on the east line of Todd Avenue; thence in a northerly direction along the easterly line of Todd Avenue, the chord distance and direction being North 32° 03' West, a distance of ninety-four and two tenths (94.2) feet to the place of beginning.

PROPERTY ADDRESS: 266 Todd Avenue, Hermitage, PA 16148 Parcel No. 11 321 348

BEING the same premises which WESLEY J. KARAS AND JOSEPHINE M. KARAS, FORMELY JOSEPHINE M. WILLIAMS by Deed dated December 12, 1990 and recorded in the Office of Recorder of Deeds of Mercer County on February 15'1 1991 at Book 91, Page 1337 granted and conveyed unto HOPE J. BARD, NOW DECEASED AND STANLEY H. BARD A/K/A STANLEY BARD. HOPE J. BARD departed this life on February 4, 2017.

JUDGMENT - \$138,628.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STANLEY H. BARD A/K/A STANLEY BARD AT THE SUIT OF THE PLAINTIFF REVERSE MORTGAGE SOLUTIONS, INC.

**WRIT OF EXECUTION
NO. 2022-01581**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY

AUGUST 31, 2022 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN FINDLEY TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINES OF THE MERCER-GROVE CITY ROAD (PENNSYLVANIA ROUTE 58) AND MARIACHER ROAD (T-700); THENCE NORTH 23° 16' EAST, ALONG THE CENTERLINE OF MARIACHER ROAD, A DISTANCE OF 379.76 FEET TO A POINT; THENCE SOUTH 85° 45' EAST, ALONG LAND OF LEWIS AND VIVIAN MOON AND LAND OF ROGER HOFFMAN, A DISTANCE OF 1,318.95 FEET TO A POINT; THENCE SOUTH 27° 36' WEST, ALONG LAND OF ROGER HOFFMAN, A DISTANCE OF 302.40 FEET TO A POINT; THENCE SOUTH 19° 49' EAST, ALONG LAND OF ROGER HOFFMAN, A DISTANCE OF 334.10 FEET TO A POINT; THENCE SOUTH 16° 17' WEST, ALONG LAND OF R. STANLEY RAINS, A DISTANCE OF 526.88 FOOT TO A POINT IN THE CENTERLINE OF THE MERCER-GROVE CITY ROAD; THENCE NORTH 52° 10' WEST, ALONG THE CENTERLINE OF THE MERCER-GROVE CITY ROAD, A DISTANCE OF 169.84 FEET TO A POINT; THENCE SOUTH 4° 07' WEST, ALONG LAND OF CECIL AND ANNETTA JORDAN, A DISTANCE OF 830.98 FEET TO A POINT; THENCE NORTH 84° 04' WEST, ALONG LAND OF DAVID AND JANICE LANDON AND LAND OF DOUGLAS AND YVONNE SHAWGO, A DISTANCE OF 1,465.43 FEET TO A

POINT; THENCE NORTH 0° 07' EAST, ALONG LAND OF CARLTON WALTER, A DISTANCE OF 434.24 FEET TO A POINT; THENCE NORTH 15° 12' EAST, ALONG LAND OF MERCER COUNTY POMONA GRANGE #25, A DISTANCE OF 505.21 FEET TO A POINT; THENCE SOUTH 53° 18' EAST, ALONG THE FINDLEY CEMETERY, A DISTANCE OF 195.89 FEET TO A POINT; THENCE NORTH 38° 27' EAST, ALONG THE FINDLEY CEMETERY, A DISTANCE OF 658.51 FEET TO A POINT IN THE CENTERLINE OF THE MERCER-GROVE CITY ROAD; AND THENCE NORTH 51' 23' WEST, ALONG THE CENTERLINE THEREOF, A DISTANCE OF 144.05 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 58.05 ACRES, AS PER SURVEY OF R. P. BITTLER, P.L.S., DATED AUGUST 1, 1998, AND ISEING FINDLEY

Premises being: 935 Mercer Grove City Road, Mercer, PA 16137

TOWNSHIP TAX PARCEL NO. 06-177-003-001.002

BEING the same premises which Andrew H. Narlee and Vicki Narlee by Deed dated October 27, 2005 and recorded in the Office of Recorder of Deeds of Mercer County on November 2, 2005 at Instrument No. 2005-00017527 granted and conveyed unto ROBERT SEALAND.

JUDGMENT - \$114,583.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT SEALAND AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-NR1, MORTGAGE-BACKED NOTES, SERIES 2021-NR1

**WRIT OF EXECUTION
NO. 2022-01743**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY

OCTOBER 13, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ALICE P. SHOOK IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF HERMITAGE (FORMERLY HICKOR TOWNSHIP) MERCER COUNTY, PENNSYLVANIA, BEING LOT NO. 8 SECTION "C", SARKSES CRESTVIEW ALLOTMENT AS PER PLAN OF RECORD IN THE RECORDER'S OFFICE OF MERCER COUNTY IN PLAN BOOK 3, PAGE 195, BOUNDED AND DESCRIBED AS FOLLOWS: BOUNDED ON THE NORTH BY LOT NO. 7 IN SAID SECTION AND PLAN FOR A DISTANCE OF 183.40 FEET; ON THE EAST BY LOT NO.8 SECTION "B" OF SAID PLAN FOR A DISTANCE OF 80 FEET; ON THE SOUTH BY LOT NO. 9 IN SAID SECTION AND PLAN FOR A DISTANCE 183.40 FEET; AND ON THE WEST BY KERRWOOD AVENUE FOR A DISTANCE OF 80 FEET; NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY

ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY. COMMONLY KNOWN AS: 169 5 KERRWOOD DR, HERMI AGE, PA 16148-2680 THE PROPERTY ADDRESS AND TAX PARCEL DENT FICAT ON NUMB R LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

PROPERRTY ADDRESS: 169 S KERRWOOD DR, HERMITAGE, PA, 16148

PARCEL No. 012 016030

BEING the same premises which ALICE P. SHOOK. WHO ACQUIRED TITLE AS ALICE P. KILL by Deed dated July 2, 2018 and recorded in the Office of Recorder of Deeds of Mercer County on July 18, 2018 at Instrument No. 2018-00006338 granted and conveyed unto ALICE P. SHOOK, WIDOW.

JUDGMENT - \$108,817.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALICE P. SHOOK AT THE SUIT OF THE PLAINTIFF ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

WRIT OF EXECUTION
NO. 2019-04048

WILLIAM G MCCONNELL JR PLAINTIFF'S ATTORNEY
OCTOBER 25, 2022 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) A B RHODES LLC IN AND TO:

(RESIDUAL TRACT, IDENTIFIED ELSEWHERE AS LOT NO. 8, CONSISTING OF 15.056 ACRES)

ALL that certain piece and parcel of unimproved, vacant land located in the Township of Springfield, County of Mercer, and Commonwealth of Pennsylvania, identified as the Residual Tract, identified elsewhere as Lot No. 8, on the GCDS, LLC Minor Subdivision dated August 1, 2013, recorded on September 17, 2013, in the office of the Mercer County Recorder of Deeds at 2013 P.L. 15380-90, consisting of 15.056 acres.

BEING the same piece or parcel of land identified as Residual Tract 1 on the GCDS, LLC Minor Subdivision recorded at 2013 P.L. 15380-90 conveyed to A B Rhodes, LLC by deed Gary A. Hartman, Sheriff of the County of Mercer, dated November 6, 2017, recorded on December 7, 2017, in the office of the Mercer County Recorder of Deeds at Instrument No. 2017-11275.

LOCATION - LEESBURG-GROVE CITY ROAD, MERCER PA 16137

JUDGMENT - \$ 85,762.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) A B RHODES LLC AT THE SUIT OF THE PLAINTIFF RICHARD D. DEIHL

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.- December 13, 20, 27, 2022
