

Mercer County Law Journal

Digital Edition

APRIL 23, 2024

VOL. 39 - ISSUE 17

(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

BRUNO, NORMAN F.

2024-221

Late of Hermitage, Mercer Co., PA
Executor: Joseph Rotell, 313 E. Judy Lynn Drive, Farrell, PA 16121
Attorney: James Nevant, II
MCLJ – April 23, 30, May 7, 2024

COLE, GLORIA PATRICIA a/k/a

COLE, GLORIA P.

2024-235

Late of Hermitage, Mercer Co., PA
Administrator: Michael A. Cole, 865 N. Keel Ridge Rd., Hermitage, PA 16148
Attorney: David A. Ristvey
MCLJ – April 23, 30, May 7, 2024

CURTIN, PHILIP M.

2024-237

Late of Otter Creek Twp., Mercer Co., PA
Co-Executors: Lee M. Curtin, 216 Henry Road, Greenville, PA 16125 & Philip H. Curtin, 153 Old Furnace Road, Fombell, PA 16123
Attorney: James E. Douglas
MCLJ – April 23, 30, May 7, 2024

HOVIS, SYLVIA ELIZABETH

1997-50835

Late of Pine Twp., Mercer Co., PA
Administrator: Daniel K. Moore, 534 Dorchester Drive, Mars, PA 16046
Attorney: James A. Stranahan, IV
MCLJ – April 23, 30, May 7, 2024

SCOTT, PATRICIA A. a/k/a SCOTT,

PATRICIA ANN a/k/a SCOTT,

PATRICIA

2024-224

Late of Hempfield Twp., Mercer Co., PA
Administrator: John P. Scott, 429 Mercer Road, Greenville, PA 16125
Attorney: Douglas M. Watson
MCLJ – April 23, 30, May 7, 2024

SHAFFER, THOMAS F. a/k/a

SHAFFER, THOMAS FLOYD a/k/a

SHAFFER, THOMAS

2024-215

Late of Delaware Twp., Mercer Co., PA
Executor: Douglas M. Watson, 259 Main St., Greenville, PA 16125
Attorney: Douglas M. Watson
MCLJ – April 23, 30, May 7, 2024

SILVERTHORN, RALPH E.

2024-236

Late of Grove City Boro, Mercer Co., PA
Executrix: Myra J. Walton, 611 Lincoln Ave., Grove City, PA 16127
Attorney: Melissa Merchant-Calvert
MCLJ – April 23, 30, May 7, 2024

SINKUS, DAVID J. a/k/a SINKUS,

2024-225

Late of Greenville Boro, Mercer Co., PA
Co-Administrators: Richard Sinkus, 1530 Griswold Street, Hermitage, PA 16148 & Janet Horgas, 13 Dogwood Lane, West Middlesex, PA 16159
Attorney: James M. Goodwin
MCLJ – April 23, 30, May 7, 2024

STOCKAN, M. KATHLEEN

2024-233

Late of E Lackawannock Twp., Mercer Co., PA
Executrix: Anne K. Churchman, 249 Romain Rd., Pulaski, PA 16143
Attorney: Andrew J. Acker
MCLJ – April 23, 30, May 7, 2024

SECOND PUBLICATION

BISKER, MARLENE A.

2024-214

Late of Hermitage, Mercer Co., PA
Executrix: Elsie Jean Fobes, 935 Clarksville Rd., Hermitage, PA 16148
Attorney: Tara Stevens Rodrigues
MCLJ – April 16, 23, 30, 2024

BUCHINGER, HOWARD A.

2024-174

Late of Lake Twp., Mercer Co., PA
Executrix: Linda Holzwarth, 608 Hays Avenue, Pittsburgh, PA 15210
Attorney: Charice D. Chait, 29 Mainland Road, Harleysville, PA 19438 (610) 825-9000
April 16, 23, 30, 2024

DeFOREST, DORIS JANET a/k/a

DeFOREST, DORIS NICKUM

2024-212

Late of Hermitage, Mercer Co., PA
Executor/Executrix's: David W. DeForest, 920 Hazen Rd., Hermitage, Pa 16148; Candace M. Sizer, 1256 Partridge Pl, Sharon, PA 16148; Janet N. Auerbach, 20 Ronald Circle, Oreland, PA 19075
Attorney: James Goodwin
MCLJ – April 16, 23, 30, 2024

DUNKERLEY, REBECCA D. a/k/a

DUNKERLEY, BECKY D. a/k/a

DUNKERLEY, REBECCA

2024-219

Late of Liberty Twp., Mercer Co., PA
Executor: Robert E. Carothers, 33 N. Liberty Plain Grove Road, Grove City, PA 16127
Attorney: Amy E. Molloy
MCLJ – April 16, 23, 30, 2024

MADDEN, WILLIAM B.E. a/k/a

MADDEN, WILLIAM BOYD ELLIS

2024-207

Late of Sandy Lake, Mercer Co., PA
Executrix: Cheryl Ann Reed a/k/a Cheryl Ann Madden, 136 Harvard St., Grove City, PA 16127
Attorney: Timothy L. McNickle
MCLJ – April 16, 23, 30, 2024

ROBINSON, CHERYL BORIO a/k/a

ROBINSON, CHERYL B. a/k/a

ROBINSON CHERYL L. a/k/a

ROBINSON, CHERYL

a/k/a BORIO, CHERYL LEE

2024-213

Late of Shenango Twp., Mercer Co., PA

Executrix: Tessa N. Bernice f/k/a Tessa N. Robinson

Attorney: Gary D. Lackey

MCLJ – April 16, 23, 30, 2024

SWARTZ, DONALD a/k/a SWARTZ,

DONALD E. a/k/a SWARTZ, DONALD

EDWARD JR.

2024-193

Late of Greenville Boro, Mercer Co., PA

Executrix: Anne Sopher, 7055 W.

Boulevard, Apt. 168, Youngstown, OH

44512

Attorney: Chester B. Scholl, Jr.

MCLJ – April 16, 23, 30, 2024

THIRD PUBLICATION

BETT, WILLIAM C.

2024-206

Late of Liberty Twp., Mercer Co., PA

Administrator: William J. Bett, 133

Edgewood Ave., Grove City, PA 16127

Attorney: Timothy R. Bonner

MCLJ – April 9, 16, 23, 2024

BOWERS, KENNETH W. a/k/a

BOWERS, KENNETH WILBERT a/k/a

BOWERS, KENNETH

2024-199

Late of Hermitage, Mercer Co., PA

Administrator: Marvin Prinkey, 1866 S.

Neshannock Road, Hermitage, PA 16148

Attorney: Chester B. Scholl, Jr.

MCLJ – April 9, 16, 23, 2024

EGGER, GEORGE JOSEPH a/k/a

EGGER, GEORGE J.

2024-171

Late of Sandy Lake, Mercer Co., PA

Administrator: Andrew C. Egger, 3528

Hamilton Road, Erie, PA 16510

Attorney: Denise C. Pekelnicky, 36 W.

Main Street, North East, PA 16428 (814)

347-5593

MCLJ – April 9, 16, 23, 2024

GIOCOLO, GREG F. a/k/a GIOCOLO,

GREGORY F. a/k/a GIOCOLO,

GREGORY

2024-203

Late of Sharon, Mercer Co., PA

Executrix: Sandra Swogger on behalf of

the Mercer County Area Agency on

Aging

Attorney: Carolyn E. Hartle

MCLJ – April 9, 16, 23, 2024

LYNN, CYNTHIA MARIE a/k/a LYNN,

CYNTHIA M. a/k/a ROTELL,

CYNTHIA MARIE

2024-200

Late of Wolf Creek Twp., Mercer Co., PA

Executor: Joshua David Lynn, 15 Lee

Avenue, Grove City, PA 16127

Attorney: Amy E. Molloy

MCLJ – April 9, 16, 23, 2024

MILLAN-CAMPBELL, PATRICIA

a/k/a MILLAN, PATRICIA

CAMPBELL, PATRICIA

2024-204

Late of Hermitage, Mercer Co., PA

Executor: Craig J. Campbell, 1074

Foxwood Dr., Hermitage, PA 16148

Attorney: Carolyn E. Hartle

MCLJ – April 9, 16, 23, 2024

YOUNG, ALICE Y.

2024-205

Late of Grove City Boro, Mercer Co., PA

Administratrix: Melissa D. Schaefer, 1567

S. Center Street Ext., Grove City, PA

16127

Attorney: Ryan K. Bonner

MCLJ – April 9, 16, 23, 2024

LEGAL NOTICE – TRUST PURSUANT TO 20 Pa.C.S. §7755(c)

Notice is hereby given of the administration of the ANN K. ZIPPPI IRREVOCABLE TRUST AGREEMENT DATED JUNE 17, 1992. The Settlor of the Trust, ANN K. ZIPPPI, a resident of Hermitage, Mercer County, Pennsylvania, died on March 6, 2024. All persons having claims against ANN K. ZIPPPI are requested to make payment without delay to the Trustee or attorney named below:

George A. Kraynak

6460 E. State Street

Hermitage, PA 16148

Or his attorney:

Roger R. Shaffer, Jr., Esquire

BARR and SHAFFER

701 North Hermitage Road, Suite 20

Hermitage, PA 16148

MCLJ – April 9, 16, 23, 2024

LEGAL NOTICE – TRUST PURSUANT TO 20 Pa.C.S. §7755(c)

Notice is hereby given of the administration of the ZIPPPI TRUST DATED APRIL 23, 2002. The Settlor of the Trust, ANN K. ZIPPPI, a resident of Hermitage, Mercer County, Pennsylvania, died on March 6, 2024. All persons having claims against ANN K. ZIPPPI are requested to make payment without delay to the Trustee or attorney named below:

Gary E. Zippie

514 N. Neshannock Road

Hermitage, PA 16148

Or his attorney:

Roger R. Shaffer, Jr., Esquire

BARR and SHAFFER

701 North Hermitage Road, Suite 20

Hermitage, PA 16148

MCLJ – April 9, 16, 23, 2024

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a hearing on the Petition for Judicial Change of Name of Emmaleah Davis is scheduled for the 29th day of May, 2023 at 3:00 p.m. in Courtroom #1 of the Mercer County Courthouse.

Gregory D. Metrick, Esquire

Stranahan, Stranahan & Cline

211 South Center Street

Grove City, PA 16127

MCLJ – April 23, 2024

LEGAL NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Section 311), as amended, that a Certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, on the 3rd day of June, 2022, for the conduct of business in Mercer County, Pennsylvania, under the assumed or fictitious name, Nex Gen Cabinetry, with its principal place of business at 50 Poole Road, Mercer, Mercer County, Pennsylvania 16137. The name and address of the person owning or interested in said business is: Nathaniel E. Hochstetler and Maureen A. Hochstetler, 975 Rankin Chapel Road, Kennderdell, PA 16374.

Raymond H. Bogaty, Esquire
Bogaty Law Office, P.C.
101 S. Center Street
Post Office Box 825
Grove City, Pennsylvania 16127
MCLJ – April 23, 2024

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

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from **May 6, 2024**, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

**FIRST AND FINAL ACCOUNT OF
ESTATES**

- 2019-686 Hodge, Charles aka Hodge, Chuck aka Hodge, Charles Benton aka Hodge, Charles B., deceased; Jennifer Lee Alexander, Administratrix
 - 2022-340 Tarcha, Cathy Sue, deceased; James E. Douglas, Executor
 - 2023-60 Rizza, Carolyn aka Rizza, Carolyn Elizabeth, deceased; Paul F. Rizza, Executor
 - 2023-569 Jarrett, Wayne L. aka Jarrett, Wayne L. Sr., deceased; Cynthia L. Davis, Executrix
- MCLJ – April 9, 16, 23, 30, 2024

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

Notice is hereby given of the administration of the KATHRYN BAGLEY WOODS TRUST, Dated April 18, 2016, and as Amended August 22, 2023. The Settlor of the Trust, KATHRYN BAGLEY WOODS, a resident of Pine Township, Mercer County, Pennsylvania, died on January 25, 2024. All persons having claims against KATHRYN BAGLEY WOODS are requested to make known the same to the Trustee or attorney named below. All persons indebted to KATHRYN BAGLEY WOODS are requested to make payment without delay to the Trustee or attorney named below.

Anne Kimberlee Earman, Successor Trustee
115 West Hunt Drive
Grove City, PA 16127

Amy E. Molloy, Esquire
Molloy Law, LLC
15 Woodland Center Drive

P.O. Box 687
Grove City, PA 16127
MCLJ – April 16, 23, 30, 2024

**SHERIFF'S SALE
MONDAY MAY 13, 2024 10:00 AM
MERCER COUNTY SHERIFF'S
OFFICE
205 S ERIE ST, MERCER PA 16137
MERCER COUNTY**

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

**WRIT OF EXECUTION
NO. 2023-02507**

ALBERTELLI LAW
PLAINTIFF'S ATTORNEY
JANUARY 30, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JEREMIAH H. BURNETT IN AND TO:

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

BEGINNING at a point on the Leech Road; thence in an easterly direction along land of Peters a distance of four hundred ninety-four and three tenths (494.3) feet to the Water Works Road; thence in a southeasterly direction along the Water Works Road a distance of five (5) feet to an alley; thence in a southwesterly direction along an alley a distance of one hundred sixty-eight (168) feet to a point; thence in a westerly direction along other land of parties of the first part a distance of three hundred ninety-two feet and four tenths (392.4) feet (erroneously stated as 992.4 feet in prior deed) to the Leech Road; thence in a northerly direction along the Leech Road a distance of one hundred twenty (120) feet to the place of beginning.

TAX ID. No.: 09-043-080

Title to said Premises vested in Jeremiah H Burnett by Deed from Judith E Pitts dated July 27, 2020 and recorded on September 11, 2020 in the Mercer County Recorder of Deeds as Instrument No. 2020-00007949.

Being known as: 77 Leech Rd, Greenville, PA 16125 Tax Parcel Number: 09-043-080

JUDGMENT - \$ 75,363.53

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JEREMIAH H. BURNETT AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORT-GAGE LLC

**WRIT OF EXECUTION
NO. 2023-01970**

BROCK & SCOTT, PLLC
PLAINTIFF'S ATTORNEY
FEBRUARY 16, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) THOMAS M. MARYANSKI, JR., A/K/A THOMAS MARYANSKI IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Sandy Lake, Mercer County, Pennsylvania, being bounded and described as follows:

On the Northerly side for a distance of 293 feet by lands now or formerly of Mrs. Earl

Jacobs, and lands now or formerly of Joseph Clayton; on the Easterly side for 77 feet, more or less, by lands now or formerly of LeRoy A. Nutt; on the Southerly side for 270 feet by lands now or formerly of Forrest D. Francisco; and on the Westerly side by the public street known as Mercer Street, also known as Route #62, for a distance of 80 feet. Said lands are more particularly bounded and as follows:

On the North by Mercer Street; on the East by lands now or formerly of Mrs. Earl Jacobs and lands now or formerly of Joseph Clayton; on the South by lands now or formerly of LeRoy A. Nutt; and on the West by lands now or formerly of Forrest D. Francisco. Said land hereby conveyed is also more particularly bounded and described as follows (Erroneously omitted on prior deed):

BEGINNING at a stone post on the boundary line between the premises hereby conveyed and lands now or formerly of Mrs. Earl Jacobs at a point 18 1/2 feet from the center of the concrete pavement on Mercer Street; thence in a Southerly direction, along lands now or formerly of Mrs. Earl Jacobs and lands now or formerly of Joseph Clayton, a distance of 270 feet, 5 inches to a stone post; thence in a Westerly direction, along the line of lands now or formerly of LeRoy A. Nutt, a distance of 50 feet to a stone post; thence in a Northerly direction, along lands now or formerly of Forrest D. Francisco on a line parallel with and 50 feet distant from the Eastern boundary line of the premises hereby conveyed, a distance of 238 feet to a stone post; thence in a Northwesterly direction along lands now or formerly of said Forrest D. Francisco, a distance of 72 feet to a stone post situate 18 1/2 feet from the center of the concrete pavement of said Mercer Street; and thence in an Easterly direction along Mercer Street on a line parallel with the center of the concrete pavement, and distant therefrom 18 1/2 feet a distance of 71 1/2 feet to a stone post. the point and place of beginning.

TAX MAP NO. 67 596 026

Being the same premises which Fannie Mae, by Deed dated 09/25/2018 and recorded 09/26/2018, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2018-00008646, granted and conveyed unto Thomas M. Maryanski Jr. in fee.

Tax Parcel: 67 596 026

Premises Being: 2550 Mercer St, Sandy Lake, PA 16145

JUDGMENT - \$ 61,283.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS M. MARYANSKI, JR., A/K/A THOMAS MARYANSKI AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA EQUITY RESOURCES, INC.

**WRIT OF EXECUTION
NO. 2023-02281**

FEIN, SUCH, KAHN & SHEPARD PC
PLAINTIFFS ATTORNEY
FEBRUARY 16, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PATRICK D. VIGLIO IN AND TO:

Being County Parcel No. 75-879-012

ALL THE CERTAIN piece or parcel or tract of land situate in West Middlesex Borough, Mercer County, Pennsylvania, and being bound and described as follows:

BEGINNING at a point in the center of Bedford Road, said point being the southeast

corner of property herein described; thence North 88° 49' West along lands now or formerly of Roskos, a distance of 93.20 feet to a point; thence North 3° 20' East along lands now or formerly of Williamson, a distance of 135.50 feet to a point; thence South 80° 01' East along lands now or formerly of Ercole and Julia Digiacomio, a distance of 132.20 feet to a point in the center of Bedford Road; thence South 20° 31' West along center of said Bedford Road, a distance of 122.90 feet to a point, the place of beginning. Containing 0.323 acres.

LOCATION - 709 NEW BEDFORD ROAD, WEST MIDDLESEX PA 16159

JUDGMENT - \$169,728.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) PATRICK D. VIGLIO AT THE SUIT OF THE PLAINTIFF NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING

**WRIT OF EXECUTION
NO. 2022-02009**

FRIEDMAN VARTOLO LLP
PLAINTIFF'S ATTORNEY
FEBRUARY 6, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOANNE MCFARLAND A/K/A JOANNE K. MCFARLAND DECEASED, HER HEIRS DEVISEES, AND PERSONAL REPRESENTATIVES, AND HIS, HER, THEIR, OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE, AND INTEREST; ESTATE OF JOANNE MCFARLAND A/K/A JOANNE K. MCFARLAND; SUSAN LENGYEL KNOWN HEIR OF JOANNE MCFARLAND, DECEASED; HAROLD REID III KNOWN HEIR OF JOANNE MCFARLAND, DECEASED; DEBORAH HEIMAN KNOWN HEIR OF JOANNE MCFARLAND, DECEASED; DAVID MCFARLAND KNOWN HEIR OF JOANNE MCFARLAND, DECEASED; CHERYL MCFARLAND KNOWN HEIR OF JOANNE MCFARLAND IN AND TO:

ALL OF GRANTOR'S ONE-HALF INTEREST IN AND TO ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF HERMITAGE, (FORMERLY TOWNSHIP OF HICKORY), COUNTY OF MERCER AND STATE OF PENNSYLVANIA. BEING KNOWN AS LOT NO. 1 IN PLOT PLAN "A" OF THE BUHL PARK VILLAGE PLAN, AS RECORDED IN THE RECORDER'S OFFICE OF MERCER COUNTY IN PLAN BOOK 3, PAGE 151, AND SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LANDS NOW OR FORMERLY OF JOSEPH TROUTMAN, A DISTANCE OF 150 FEET;
ON THE EAST BY LOT NO. 8 IN SAID PLAN, A DISTANCE OF 75 FEET;
ON THE SOUTH BY LOT NO. 2 IN SAID PLAN, A DISTANCE OF 150 FEET; AND
ON THE WEST BY BUHL FARM DRIVE, A DISTANCE OF 75 FEET.

BEING the same premises which William G. McFarland by Deed dated September 13, 1988 and recorded in the Official Records of Mercer County on September 20, 1988 in Deed Book Volume 88 DR. Page 9470 as Instrument granted and conveyed unto Joanne K. McFarland.

513 South Mercer Avenue, Sharpsville, PA

16150
Tax Parcel Number: 11322310
Perry Russell, Esq., Friedman Vartolo LLP
attorney for Plaintiff
Judgment Amount: \$52,732.04
Premise Being: 513 South Mercer Avenue.
Sharpsville, PA 16150

Seized and sold as the property of Joanne McFarland a/k/a Joanne K. McFarland deceased, her heirs devisees, and personal representatives, and his, her, their or any of their successors in right, title, and interest Judgment Number 2022-2009 (U.S. Bank National Association not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2020-R6 v Joanne N. McFarland) with a judgment amount of \$52,732.04.

JUDGMENT - \$ 52,732.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOANNE MCFARLAND A/K/A JOANNE K. MCFARLAND DECEASED, HER HEIRS DEVISEES, AND PERSONAL REPRESENTATIVES, AND HIS, HER, THEIR, OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE, AND INTEREST; ESTATE OF JOANNE MCFARLAND A/K/A JOANNE K. MCFARLAND; SUSAN LENGVEL KNOWN HEIR OF JOANNE MCFARLAND, DECEASED; HAROLD REID III KNOWN HEIR OF JOANNE MCFARLAND, DECEASED; DEBORAH HEIMAN KNOWN HEIR OF JOANNE MCFARLAND, DECEASED; DAVID MCFARLAND KNOWN HEIR OF JOANNE MCFARLAND, DECEASED; CHERYL MCFARLAND KNOWN HEIR OF JOANNE MCFARLAND AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR THE CIM TRUST 2020-R6

**WRIT OF EXECUTION
NO. 2023-02176**

HILL WALLACK LLP
PLAINTIFF'S ATTORNEY
JANUARY 29, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TIMOTHY W. RALSTON AND TANIA L. RALSTON IN AND TO:

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

BOUNDED on the North by North Main Street; on the East by a private driveway; on the South by land now or formerly of Maurer, formerly Greenwalt; and on the West by land now or formerly of Redcinak, formerly Templeton; said lot having a frontage of 70 feet on North Main Street and extending southerly therefrom a distance of 120 feet, more or less.

TOGETHER WITH the free and uninterrupted use and enjoyment of a twelve foot private driveway or alley along the easterly side of the land herein described as set forth in prior deeds, said driveway running from the southerly end of the land herein northerly along the easterly side of said land to North Main Street.

PROPERTY ADDRESS: 47 North Main Street, Greenville, PA 16125

TAX ID: 55-513-031

BEING the same premises which Chris N. Brautigam, executor of the last will and testament of Ruth M. Brautigam a/k/a Ruth V. Brautigam by deed dated December 1, 2004 and recorded December 20, 2004 in the Records Office for Mercer County, Pennsylvania, as Instrument No. 2004-021818 granted and conveyed unto Timothy W. Ralston and Tania L. Ralston.

JUDGMENT - \$ 51,868.66

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TIMOTHY W. RALSTON AND TANIA L. RALSTON AT THE SUIT OF THE PLAINTIFF CARRINGTON MORTGAGE SERVICES, LLC

**WRIT OF EXECUTION
NO. 2023-01487**

HLADIK ONORATO & FEDERMAN LLP
PLAINTIFF'S ATTORNEY
MARCH 4, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LARRY C. NEWLAND, JR., AS SURVIVING HEIR OF LINDA L. NEWLAND, DECEASED, LEONARD NEWLAND, AS SURVIVING HEIR OF LINDA L. NEWLAND, DECEASED, LYNNLEE HOLLOBAUGH, AS SURVIVING HEIR OF LINDA L. NEWLAND, DECEASED AND UNKNOWN SURVIVING HEIRS OF LINDA L. NEWLAND, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Pymatuning Township, Mercer County, Pennsylvania, being known and numbered as Lot No. 5 in the Greencrest Park as shown on a plan thereof recorded in the Office of the Recorder of Deeds for Mercer County, Pennsylvania, in Plan Book 5, Page 83, being more particularly bounded and described as follows:

ON THE NORTH by Lot No. 4; on the East by Lot No. 8; South by Lots Nos. 6 and 7; and West by "A" Street, having a frontage of 80 feet on "A" Street and being 175 feet along the Northern boundary and 178.9 feet along the Southern boundary, and 43 feet along the Eastern boundary.

SUBJECT HOWEVER to the same covenants and restrictions as shown on the Greencrest Park Plan of Lots as recorded in the Office of the Recorder of Deeds for Mercer County, Pennsylvania in Plan Book 5, Page 83.

SUBJECT FURTHER to all rights, reservations, and easements of record of apparent from an inspection of premises, such as easements for public roads, railroad rights of way, mineral reservations and easements for electric, telephone, sewage, water and gas lines.

BEING THE SAME PREMISES which First National Bank of Pennsylvania, by Deed dated November 14, 2005 and recorded on November 22, 2005, in the Mercer County Recorder of Deeds Office as Instrument No. 2005-00018570, granted and conveyed unto Larry C. Newland and Linda L. Newland, husband and wife, The said Larry C. Newland departed this life on or about November 14, 2009, thereby vesting title to Linda L. Newland by operation of law. The said Linda L. Newland departed this life on or about November 8, 2020. The Mercer County Register of Wills has confirmed that no estate has been raised. Upon information and belief, her surviving heirs are Larry C. Newland, Jr, Leonard Newland, and Lynnlee Hollobaugh. Whereby operation of law, title vested in known heirs Larry C. Newland, Jr., Leonard

Newland, Lynnlee Hollobaugh, and the Unknown Surviving Heirs of Linda L. Newland, Deceased.

Being Known as 1009 Arlington Drive. Greenville, PA 16125

Parcel I.D. No. 23 343 321
JUDGMENT - \$ 72,777.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LARRY C. NEWLAND, JR., AS SURVIVING HEIR OF LINDA L. NEWLAND, DECEASED, LEONARD NEWLAND, AS SURVIVING HEIR OF LINDA L. NEWLAND, DECEASED, LYNNLEE HOLLOBAUGH, AS SURVIVING HEIR OF LINDA L. NEWLAND, DECEASED AND UNKNOWN SURVIVING HEIRS OF LINDA L. NEWLAND, DECEASED AT THE SUIT OF THE PLAINTIFF SELECT PORTFOLIO SERVICING, INC.

**WRIT OF EXECUTION
NO. 2023-00372**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
JANUARY 23, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) WILLIAM E. BARNES IN AND TO:

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

BEGINNING at the Northeast corner at a point; thence South by an alley, 60 feet to a post; thence West by land formerly of Sarah J. Hoover, 130 feet to a post; thence by Grant Street, 60 feet to a post; thence East by land now or formerly of H. M. Urey, 130 feet to the place of beginning, containing one town lot 60 feet x 130 feet.

BEING KNOWN AS: 32 GRANT STREET, FREDONIA, PA 16124

PROPERTY ID NUMBER: TAX ID/CONTROL ID: 54 491 095/54-660

BEING THE SAME PREMISES WHICH LUCAS BLACKBURN, AN UNMARRIED INDIVIDUAL BY DEED DATED 3/29/2019 AND RECORDED 4/4/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 2019-00002619, GRANTED AND CONVEYED UNTO WILLIAM E. BARNES.

JUDGMENT - \$ 95,822.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILLIAM E. BARNES AT THE SUIT OF THE PLAINTIFF FLAGSTAR BANK, N.A.

**WRIT OF EXECUTION
NO. 2023-00289**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
JANUARY 24, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN HEIRS OF MARGARET S. ROBINSON DECEASED IN AND TO:

ALL That Certain Property Situated in the Municipality of Farrell in the County of Mercer and Commonwealth of Pennsylvania, being described as follows: Lot 11 and Part Lot #12, Being more fully described in a deed

Dated, 03/08/1995 and Recorded 04/05/1995, among the land records.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL that certain piece or parcel of land situate in the City of Farrell, Mercer County, Pennsylvania, known as and being all of Lot 11 and the south one-half of Lot 12 in the Oak Park Plan of Lots in said City, being more particularly bounded and described as follows:

ON the North by the by the north one-half of Lot 12 in said plan for a distance of 130 feet; on the East by an 20-foot alley for a distance of 46-1/2 feet; on the South by Lot 10 in said plan, for a distance of 130 feet; and on the West by Emerson Avenue for a distance of 46-1/2 feet.

BEING KNOWN AS: 411 EMERSON AVENUE, FARRELL, PA 16121

PROPERTY ID NUMBER: TAX MAP # 52 431 075/ CONTROL ID: 052 009170

BEING THE SAME PREMISES WHICH FIRST WESTERN BANK, F.S.B. SUCCESSOR TO FIRST FEDERAL OF WESTERN PENNSYLVANIA, SUCCESSOR TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SHARON BY DEED DATED 3/8/1995 AND RECORDED 4/5/1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 0186 AT PAGE 2370, GRANTED AND CONVEYED UNTO LESTER ROBINSON, NOW DECEASED AND MARGARET S. ROBINSON, NOW DECEASED, HUSBAND AND WIFE.

JUDGMENT - \$ 30,483.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS OF MARGARET S. ROBINSON DECEASED AT THE SUIT OF THE PLAINTIFF CSMC 2021- RPL4 TRUST

**WRIT OF EXECUTION
NO. 2023-00906**

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

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KATHERINE SHICK AKA CATHERINE SHICK, SOLELY IN HER CAPACITY AS HEIR OF ALEXANDER ZOMPARELLI, DECEASED, CHRISTINE ZOMPARELLI SOLELY IN HER CAPACITY AS HEIR OF ALEXANDER ZOMPARELLI, DECEASED, MICHAEL ZOMPARELLI SOLELY IN HIS CAPACITY AS HEIR OF ALEXANDER ZOMPARELLI, DECEASED AND THE UNKNOWN HEIRS OF ALEXANDER ZOMPARELLI DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Sharpsville, Mercer County, Pennsylvania, being Lot No. 123 in a survey of said land made by Milliken, and being bounded and described according to the plat of survey as follows:

On the North by Pierce Avenue; on the East by Lot No. 122 in said Plan; on the South by an alley; and on the West by Second Street; having a frontage on Pierce Avenue of 55 feet and extending back of equal width a distance of 165 feet.

BEING KNOWN AS: 141 PIERCE AVENUE, SHARPSVILLE, PA 16150

PROPERTY ID NUMBER: TAX ID #: 72 822 020/CONTROL 72-11020

BEING THE SAME PREMISES WHICH MICHAEL. J. ZOMPARELLI AND ANGELA ZOMPARELLI, HUSBAND AND WIFE BY DEED DATED 11/14/2007 AND RECORDED 11/30/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 2007-00016193, GRANTED AND CONVEYED UNTO ALEXANDER ZOMPARELLI, NOW DECEASED.

JUDGMENT - \$ 40,225.66

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KATHERINE SHICK AKA CATHERINE SHICK, SOLELY IN HER CAPACITY AS HEIR OF ALEXANDER ZOMPARELLI, DECEASED, CHRISTINE ZOMPARELLI SOLELY IN HER CAPACITY AS HEIR OF ALEXANDER ZOMPARELLI, DECEASED, MICHAEL ZOMPARELLI SOLELY IN HIS CAPACITY AS HEIR OF ALEXANDER ZOMPARELLI, DECEASED AND THE UNKNOWN HEIRS OF ALEXANDER ZOMPARELLI DECEASED AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2023-01691**

LOGS LEGAL GROUP LLP
PLAINTIFF'S ATTORNEY
JANUARY 24, 2024
LEVIED ON THE FOLLOWING

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

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

On the North by land now or formerly of T. Wade Walker and land of the West Middlesex District Public School, formerly belonging to the Watson Heirs; on the East by Fifteen (15') foot public alley; on the South by a Public State Road, known as Main Street; and on the West by land now or formerly of D. McGowan, formerly owned by T. Wade Walker.

The general boundary lines are as follows: On the North by land now or formerly of T. Wade Walker and the Public School District of West Middlesex, a distance of Sixty (60') feet; on the East by a Fifteen (15') foot public alley running along said alley Two Hundred Twenty-Three (223') feet to Public State Highway, known as Main Street; thence running Westwardly along said Public State Highway, known as Main Street, a distance of Sixty (60') feet to land now or formerly of D. McGowan and T. Wade Walker; thence running along said land Two Hundred Twenty-Three (223') feet to the place of beginning.

APN: 75-1980

Alt APN: 75-878-055

FOR INFORMATIONAL PURPOSES ONLY: Being known as 3092 Main Street a/k/a 414 Main Street, W Middlesex, PA 16159

BEING THE SAME PREMISES which GRANTORS Joan Ida Breznak, an Unmarried Widow, grantor, by Deed dated October 10, 2014 and recorded October 14, 2014 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Instrument no: 2014-00010755 granted and conveyed unto Donna Hockenberry in fee.

JUDGMENT - \$ 75,927.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT

(S) DONNA HOCKENBERRY AT THE SUIT OF THE PLAINTIFF CARRINGTON MORTGAGE SERVICES, LLC

**WRIT OF EXECUTION
NO. 2023-01634**

PADGETT LAW GROUP
PLAINTIFF'S ATTORNEY
FEBRUARY 16, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH W. SIMMONS II AND CARYN SIMMONS IN AND TO:

ALL that certain piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, known and designated as Lot No One of the Gerald S. Blair and Ruby Lenora Blair Subdivision of Lots, recorded in the Recorder of Deeds of Mercer County, Pennsylvania, at 80 P.L. 198, same being more particularly bounded and described as follows:

Beginning at the center of Legislative Route 43059; thence North 87 Degrees 33' East along land now or formerly of Charles and Doris Williams a distance of 474.90 feet to a point; thence South 0 Degrees 05" East along Lot No 2 a distance of 396.61 feet to a point; thence South 87 Degrees West along land now or formerly of Jerry and Rae Marie McLaughlin a distance of 460.04 feet to a point; thence North 2 Degrees 14' West along the center of Legislative Route 43059 a distance of 395.00 feet to the point and place of beginning.

Tax Parcel: 31 041 075

Property Address: 119 North Summit Road, Greenville, PA 16125

Title is vested in Joseph W. Simmons, by deed from Joseph W. Simmons II and Caryn A. Simmons, husband and wife, dated June 8, 2005, and recorded on June 9, 2005 in the Mercer County Recorder of Deeds as Instrument Number: 2005-009026.

JUDGMENT - \$ 58,430.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH W. SIMMONS II AND CARYN SIMMONS AT THE SUIT OF THE PLAINTIFF MCLP ASSET COMPANY, INC.

**WRIT OF EXECUTION
NO. 2023-03154**

POWERS KIRN LLC
PLAINTIFF'S ATTORNEY
FEBRUARY 8, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KIPP D. JORDON IN AND TO:

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

Beginning at a point on Park Street, also known as Park Drive, 296 feet south of West Butler Street Extension and being the northeast corner of the parcel herein described; thence continuing South on Park Street a distance of 118 feet to a street running east and west from Maple Street to School Street: thence West on said street a distance of 80 feet to land now or formerly of Kathleen Schubert, once land of John H. and Nellie M. Barnes, thence North a distance of 118 feet to land now or formerly of Tommie E. and Kathleen A. Rains, once land of John H. and Nellie M. Barnes; and thence East a distance of 80 feet to the place a beginning, Being Lot No. 18.

Being the same premises which Terry L. Ringer and Ronald Jeffrey Ringer, Administrators of the Estate of Ida Janet Ringer, also known as Ida J. Ringer, also known as Janet Ringer by Deed dated January 18, 2013 and recorded January 25, 2013 in Mercer County in Instrument No. 2013-00001528 conveyed unto Dennis L. Henry, single, in fee.

And the said Dennis L. Henry a/k/a Dennis Lee Henry died on October 12, 2015 leaving a Will probated and registered at Mercer County as Will No. 43-15-0683. wherein he appointed Laurie McCandless as Executrix, to whom Letters Testamentary were granted on October 27, 2015.

Any house erected on the above-described parcel shall have a minimum area of 1,200 square feet, which shall not include an attached garage or porch and only one dwelling may be erected on each lot but this does not apply to the garage.

BEING THE SAME PREMISES which Laurie McCandless, Executrix of the Estate of Dennis L. Henry a/k/a Dennis Lee Henry, Deceased, by Deed dated 5/24/2016 and recorded in the Office of the Recorder of Deeds of Mercer County on 6/27/2016 in Instrument No. 2016-00005628. granted and conveyed unto Kipp D. Jordon.

BEING known as 240 Park Street a/k/a 240 Park Drive, Mercer, Pennsylvania 16137

PARCEL #65-581-035

JUDGMENT - \$ 79,851.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KIPP D. JORDON AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2023-02674**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC
PLAINTIFF'S ATTORNEY
DECEMBER 20, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KATHY E. BARTEL AND ROBERT A. BARTEL 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 known as Lot Number Two (2) in the Angeline Bartel Subdivision of Lots Numbered One (1) and Two (2).

COMMENCING at a point at the Southwest corner in the center line of Gilkey Road; thence along the center line of Gilkey Road the following three courses and distances:

1. North 74° 35' 41" East, a distance of Three Hundred Seventy-eight and Eighteen One Hundredths (378.18) feet;
2. North 78° 48' 48" East, a distance of Ninety-two and Fifty-five One Hundredths (92.55) feet, and
3. South 89° 44' 47" East, a distance of One Hundred Ninety-nine and Seventy-five One Hundredths (199.75) feet to a point;

THENCE North 19° 01' 34" West along the West line of other lands of Angeline Bartel, a distance of One Hundred Eighteen and Forty-seven One Hundredths (118.47) feet to an iron pin; thence North 55° 5' 18" East along the line of other lands of Angeline Bartel, a distance of One Hundred Ninety-four and Thirty-five One Hundredths (194.35) feet to a point in the center line of Mitchell Road;

thence along the center line of Mitchell Road the following three courses and distance:

1. North 38° 0' 36" West, a distance of Two Hundred Six and Ninety One Hundredths (206.90) feet;
2. North 33° 50' 25" West, a distance of One Hundred Fifty-one and Sixty-eight One Hundredths (151.68) feet, and
3. North 31° 32' 2" West, a distance of One Hundred Fifty-seven and Twenty-one One Hundredths (157.21) feet to a point;

THENCE South 57° 16' 24" West along the southerly line of Lot Number One (1) in said plan a distance of Two Hundred Eight-four and Thirty-nine One Hundredths (284.39) feet to an iron pin; thence South 40° 16' West along the line of lands now or formerly of Walker, a distance of Three Hundred Sixty-nine and Sixty-six One Hundredths (369.66) feet to an iron pin; thence South 1° 39' 15" West continuing along the line of lands now or formerly of Walker, a distance of Three Hundred Nineteen and Fifty-six One Hundredths (319.56) feet to a point in the center lien of Gilkey Road and the place of beginning. Containing 7.778 acres.

BEING the balance of the same piece or parcel of land conveyed to Daniel F. Bartel and Angeline Bartel, husband and wife, by Deed of Peter M. Guriner and Florence E. Guriner, husband and wife, dated May 31st, 1955 and recorded in the records of Mercer County, Pennsylvania, in Deed Book D, Volume 21, Page 332. The said Daniel F. Bartel died on January 15th, 1982, survived by his wife, Angeline Bartel.

BEING KNOWN AS: 211 MITCHELL RD A/K/A 211 MICHELE RD W. MIDDLESEX, PA 16159

PROPERTY ID: 27-185-236-002

TITLE TO SAID PREMISES IS VESTED IN ROBERT A. BARTEL AND KATHY E. BARTEL, HUSBAND AND WIFE, THEIR HEIRS, AND ASSIGNS BY DEED FROM ANGELINE BARTEL, WIDOW DATED 09/08/1999 RECORDED 09/16/1999 BOOK 0306 PAGE 1590. INSTRUMENT NO. 99 17153

JUDGMENT - \$126,311.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KATHY E. BARTEL AND ROBERT A. BARTEL AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NATIONAAL ASSOCIATION SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, AS TRUSTEE FOR DELTA FUNDING CORPORATION, HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2000-4

**WRIT OF EXECUTION
NO. 2022-02291**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC
PLAINTIFF'S ATTORNEY
MARCH 6, 2024
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TRACIE L. KERINS AKA TRACIE KERINS, INDIVIDUALLY, AND IN HER CAPACITY AS HEIR OF MARGO J. GORDON F/K/A MARGO J. OHLER AND UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGO J. GORDON F/K/A MARGO J. OHLER IN AND TO:

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

BEGINNING at a point on the center line of the Bedford Road, said point being the northeast corner of lands now or formerly of Russell Wallace; thence South 87 degrees 35 minutes West along the north line of the said Russell Wallace, a distance of 250 feet to a point; thence North 1 degree 00 minutes East, a distance of 200 feet to a point on the south line of land now or formerly of Alex Novak; thence North 87 degrees 35 minutes East along said Novak's south line, a distance of 250 feet to a point on the centerline of said Bedford Road; thence South 1 degree 00 minutes West, a distance of 200 feet to a point, the place of beginning.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

PROPERTY ADDRESS:

509 BEDFORD ROAD

WEST MIDDLESEX, PA 16159

PARCEL NUMBERS: 27 197 148

BEING KNOWN AS: 509 BEDFORD ROAD WEST MIDDLESEX, PA 16159

PROPERTY ID: 27 197 148

TITLE TO SAID PREMISES IS VESTED IN MARGO J. GORDON F/K/A MARGO J. OHLER, SINGLE BY DEED FROM TRACIE L. KERINS AND BRAY C. KERINS, HER HUSBAND DATED 07/17/2020 RECORDED 07/23/2020 INSTRUMENT NO. 2020-00005982. MARGO J. GORDON F/K/A MARGO J. OHLER DIED ON OR AROUND JULY 7, 2021.

JUDGMENT - \$102,077.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TRACIE L. KERINS AKA TRACIE KERINS, INDIVIDUALLY, AND IN HER CAPACITY AS HEIR OF MARGO J. GORDON F/K/A MARGO J. OHLER AND UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGO J. GORDON F/K/A MARGO J. OHLER AT THE SUIT OF THE PLAINTIFF SPECIALIZED LOAN SERVICING, 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 THIRTY DAYS AFTER THE EXECUTION SALE WHEN POSSIBLE.

MCLJ – April 16, 23, 30, 2024