

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

APRIL 18, 2023

VOL. 38 - ISSUE 16

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

CORLL, CLARKE EDWARD a/k/a CORLL, CLARKE E.

2023-293

Late of Hermitage, Mercer Co., PA
Executor: Richard Fleis, 619 N. Hermitage Rd., Hermitage, PA 16148
Attorney: James E. Douglas
MCLJ – April 18, 25, May 2, 2023

COX, CLAUDIA M.

2023-286

Late of Pine Twp., Mercer Co., PA
Administratrix: Elizabeth C. Utsch, P.O. Box 24, Grove City, PA 16127
Attorney: Wade M. Fisher
MCLJ – April 18, 25, May 2, 2023

CRAWFORD, RUBY LUCILLE

2023-285

Late of Mercer Boro, Mercer Co., PA
Administratrix: Marcie Shirley, 400 South Washington St., Butler, PA 16001
Attorney: James A. Stranahan, IV
MCLJ – April 18, 25, May 2, 2023

DURASA, JAMES M. a/k/a DURASA, JAMES MICHAEL a/k/a DURASA, JAMES

2023-288

Late of Sugar Grove Twp., Mercer Co., PA
Executor: Timothy M. Durasa, 664 Connueat Lake Road, Adamsville, PA 16110
Attorney: Douglas M. Watson
MCLJ – April 18, 25, May 2, 2023

FRAGLE, JOYCE SARAH a/k/a OAKES, JOYCE S.

2023-237

Late of Hermitage, Mercer Co., PA
Administrator: George Getway, 1945 Shaffer Road, Ellwood City, PA 16117 (724) 815-6014
Attorney: None
MCLJ – April 18, 25, May 2, 2023

KORNBAU, MICHAEL R.

2023-291

Late of Mercer Boro, Mercer Co., PA
Executrix: Patricia J. Kornbau, 209 N. Otter Street, Mercer, PA 16137
Attorney: Lewis P. McEwen
MCLJ – April 18, 25, May 2, 2023

KURTANICH, DOLORES A.

2023-295

Late of Sharpsville Boro, Mercer Co., PA
Executor: Richard G. Kurtanich, 6087

White Oak Dr., Hubbard, OH 44425
Attorney: Kenneth K. McCann
MCLJ – April 18, 25, May 2, 2023

LEONARD, PEGGY ANN

2023-279

Late of Kentucky
Administratrix: Kimberly Leonard, 59 Golfwood Dr., Hermitage, PA 16148
Attorney: James E. Douglas
MCLJ – April 18, 25, May 2, 2023

McCANDLESS, DONALD L. a/k/a McCANDLESS, DONALD LEE

2023-274

Late of Grove City Boro, Mercer Co., PA
Executor: Gregory Scott McCandless 11760 Sunrise Valley Dr., Reston, VA 20191

Attorney: Ronald W. Coyer, P O Box 67, Slippery Rock, PA 16057 (724) 794-2929
MCLJ – April 18, 25, May 2, 2023

MORGAN, DENNIS L.

2023-275

Late of Springfield Twp, Mercer Co., PA
Executor: Brian R. Morgan, 1754 Sandy Lake Grove City Rd., Jackson Center, PA 16133

Attorney: Timothy L. McNickle
MCLJ – April 18, 25, May 2, 2023

PALMER, JUDITH L. a/k/a PALMER, JUDITH a/k/a PALMER, JUDY L., a/k/a PALMER, JUDY a/k/a PALMER, JUDY L. V. a/k/a PALMER, JUDY

2023-235

Late of Mercer Boro, Mercer Co., PA
Executrix: Deborah K. Palmer n/k/a Deborah K. Hodum, 485 Collier Rd., Mercer, PA 16137 (724) 372-3174
Attorney: None
MCLJ – April 18, 25, May 2, 2023

STUCK, EMMA L. a/k/a STUCK, EMMA IRENE a/k/a STUCK, EMMA

2023-296

Late of Hempfield Twp., Mercer Co., PA
Executrix: Teresa Hernandez, 203 Banyanwood Point, Jupiter, FL 33458
Attorney: Douglas M. Watson
MCLJ – April 18, 25, May 2, 2023

SUTLEY, MARTHA ANN

2023-284

Late of Pine Twp., Mercer Co., PA
Executor: Kevin D. Sutley, 627 South Eighth Street, Sharpsville, PA 16150
Attorney: James A. Stranahan, IV
MCLJ – April 18, 25, May 2, 2023

SECOND PUBLICATION

BUSCO, NICK R. a/k/a BUSCO, NICK ROBERT

2023-265

Late of Sharon, Mercer Co, PA
Administrator: Michael R. Busco, 1658 Brownlee Avenue, Youngstown, Ohio 44514
Attorney: Victor S. Heutsche

MCLJ – April 11, 18, 25, 2023

CAMPBELL, CHERIE LOUISE a/k/a CAMPBELL, CHERIE L. a/k/a CAMPBELL, CHERIE

2023-263

Late of Shenango Twp., Mercer Co, PA
Executors: James Bradley Campbell, 3968 New Castle Rd., Pulaski, PA 16143; Marshall Cowden Campbell, 3625 Leali Lane, Hermitage, PA 16148
Attorney: Andrew Acker
MCLJ – April 11, 18, 25, 2023

COLLINS, FLORA Y. a/k/a COLLINS, FLORA

2023-268

Late of Pine Twp., Mercer Co, PA
Executrix: Carolyn Y. Jeffers, 328 9th Avenue S., Sauk Rapids, MN 56379
Attorney: Raymond H. Bogaty
MCLJ – April 11, 18, 25, 2023

ERB, JANICE L. a/k/a ERB, JANICE LEE

2023-253

Late of Wilmington Twp., Mercer Co., PA
Executrix: Julie B. Clarke, 1006 S. Lake Road, Mercer, PA 16137
Attorney: Robert D. Clark, 201 N Market St, New Wilmington, PA 16142 724-946-8750
MCLJ – April 11, 18, 25, 2023

HETRICK, JENNIFER LOUISE a/k/a HETRICK, JENNIFER L.

2023-245

Late of Pymatuning Twp., Mercer Co., PA
Administratrix: Leah Cocco, 439 Edith Street, Pittsburgh, PA 15211 (412) 657-8674
Attorney: None
MCLJ – April 11, 18, 25, 2023

McELWAIN, JANET a/k/a McELWAIN, JANET ELAINE

2023-269

Late of Fairview Twp., Mercer Co., PA
Executor: Michale McElwain, 176 Shook Road, Hadley, PA 16130
Attorney: Jack W. Cline
MCLJ – April 11, 18, 25, 2023

MERTZ, CARSON F. a/k/a MERTZ, CARSON FOREST, JR.

2023-258

Late of Sandy Lake Boro, Mercer Co., PA
Executrix: Julianne Whitling n/k/a Julianne Mertz, 627 Paris Street, Graham, NC 27253
Attorney: Ryan K. Bonner
MCLJ – April 11, 18, 25, 2023

MINEWEASER, KEVIN LAWRENCE

2023-152

Late of Hermitage, Mercer Co., PA
Administratrix: Meghan D. Alexander, 1773 Sandy Lake Grove City, Rd., Jackson Center, PA 16133
Attorney: Kimberly S. Foulk, 300 Arch St., Meadville, PA 16135 (814) 807-1071
MCLJ – April 11, 18, 25, 2023

NOSKER-HOFFMAN, SANDRA L. a/k/a HOFFMAN, SANDRA LEE

2023-270

Late of Grove City Boro, Mercer Co., PA
Executrix: Korinne N. Minor, 328 Bradley Road, Stoneboro, PA 16153
Attorney: James A. Stranahan, IV
MCLJ – April 11, 18, 25, 2023

RUSSELL, MARY JOYCE

2023-259

Late of Mercer Boro, Mercer Co., PA
Executrix: Patricia Dianne Russell, 1113 Temple Street, Raleigh, NC 27609
Attorney: James A. Stranahan, IV
MCLJ – April 11, 18, 25, 2023

STEWART, KARL G.

2023-254

Late of Sharon, Mercer Co, PA
Administratrix: Kay A. Stewart, 1023 March St., Sharon, PA 16146
Attorney: Robert D. Clark, 201 N Market St, New Wilmington, PA 16142 724-946-8750
MCLJ – April 11, 18, 25, 2023

WIKE, SEAN L.

2023-252

Late of Pine Twp., Mercer Co., PA
Administratrix: Janette N. Wike, 1016 Slippery Rock Rd., Grove City, PA 16127
Attorney: Ronald W. Coyer, P O Box 67, Slippery Rock, PA 16057 (724)794-9449
MCLJ – April 11, 18, 25, 2023

THIRD PUBLICATION

EISEMAN, MARY M. a/k/a EISEMAN, MARY

2023-238

Late of Sharon, Mercer Co, PA
Executor: Richard Eiseman, 2210 S. Keelridge Rd., Hermitage, PA 16148
Attorney: Joseph Sebestyen, Jr.
MCLJ – April 4, 11, 18, 2023

FOHT, WILBUR A. JR., a/k/a FOHT, WILBUR A. a/k/a FOHT, WILBUR ARTHUR JR.

2023-171

Late of Hermitage, Mercer Co., PA
Executor: Kurt D. Foht, 842 Pulaski Mercer Road, New Wilmington, PA 16142 (412) 527-5838
Attorney: None
MCLJ – April 4, 11, 18, 2023

JONES, GREGORY

2023-5

Late of Farrell, Mercer Co, PA
Administratrix: Nina Smith, 9305 Central Park Drive, Upper Marlboro, MD 20772
Attorney: Victor S. Heutsche
MCLJ – April 4, 11, 18, 2023

LENKNER ROBERT E. a/k/a LENKNER, ROBERT ERNEST a/k/a LENKNER, ROBERT

2023-247

Late of West Salem Twp., Mercer Co., PA
Executor: Owen Lenkner, 20635 Woodlake Circle, Millsboro, DE 19966
Attorney: Carolyn E. Hartle
MCLJ – April 4, 11, 18, 2023

MOORS, DEBRA J. a/k/a MOORS, DEBRA JEAN

2023-239

Late of Springfield Twp., Mercer Co., PA
Executor: Brenton Bestwick, 318 W. Poplar St., Grove City, PA 16127
Attorney: James A. Stranahan, IV
MCLJ – April 4, 11, 18, 2023

WILLIAMS, AUDREY J. a/k/a WILLIAMS, AUDREY JOAN

2023-236

Late of W Middlesex Boro, Mercer Co., PA
Executor: Garold A. Williams, 54 North St., West Middlesex, PA 16159
Attorney: William, G McConnell, Jr.
MCLJ – April 4, 11, 18, 2023

ZOOK, DOLORES M.

2023-248

Late of Mercer Boro, Mercer Co., PA
Executor: Thomas D. Brooks, 1117 Keystone Avenue, River Forest, IL 60305
Attorney: Andrew J. Acker
MCLJ – April 4, 11, 18, 2023

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Mercer County, Pennsylvania, seeking to change the name of Edward A White JR to Summer Alice White. A hearing on the Petition will be held on May 11th, 2023 at 9:30 o'clock A.M. in Courtroom No.4 at the Mercer County Courthouse, 5 Ct House, Mercer, PA 16137 Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

MCLJ – April 18, 2023

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Mercer County, Pennsylvania, seeking to change the name of Kyle L Schwab to Jenni Rose Schwab. A hearing on the Petition will be held on May 11th, 2023 at 9:00 o'clock A.M. in Courtroom No.4 at the Mercer County Courthouse, 5 Ct House, Mercer, PA 16137 Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

MCLJ – April 18, 2023

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Harrisburg, Pennsylvania, for the organization of a business corporation under the Business Corporation Law of 1988. The name of the corporation is **BAB Schliep, Inc.**

David A. Ristvey, Esquire
LEWIS AND RISTVEY, P.C.
689 North Hermitage Road
P.O. Box 1024
Hermitage, PA 16148-1024
(724) 981-8700
MCLJ – April 18, 2023

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with

and approved by the Department of State, Commonwealth of Pennsylvania, on January 12, 2023, for Clover Crest Technology, LLC, located at 22 Nutt Lane, Grove City, Mercer County, Pennsylvania 16127. The principal business activity to be engaged in is consulting and all other lawful business activities.

The Corporation is incorporated under the provisions of the Business Corporation Law of 1988, 15 Pa.C.S.A. § 8901 et seq.

Jack W. Cline, Esquire
Stranahan, Stranahan & Cline
101 S. Pitt St., P. O. Box 206
Mercer, PA 16137-0206
MCLJ – April 18, 2023

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on December 5, 2022, for Spur Hollow Farm Company, with a registered address of 211 South Center Street, Grove City, Mercer County, Pennsylvania 16127. The principal business activity to be engaged in is farming and all other lawful business activities.

The Corporation is incorporated under the provisions of the Business Corporation Law of 1988, 15 Pa.C.S.A. § 8901 et seq.
Jack W. Cline, Esquire
Stranahan, Stranahan & Cline
101 S. Pitt St., P. O. Box 206
Mercer, PA 16137-0206
MCLJ – April 18, 2023

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

Notice is hereby given of the administration of **THE THELMA L. GRUBER FUNDED REVOCABLE TRUST AGREEMENT DATED AUGUST 21, 2013**. The Settlor of the Trust, **THELMA L. GRUBER**, a resident of Greenville, Mercer County, Pennsylvania, died on October 26, 2022. All persons having claims against **THELMA L. GRUBER** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **THELMA L. GRUBER** are requested to make payment without delay to the Trustee or attorney named below:

Gordon T. Gruber
13 Ball Hill Road
Greenville, PA 16125

or his attorney

**Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC**

2500 Highland Road, Suite 105
Hermitage, PA 16148
MCLJ – April 18, 25, May 2, 2023

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the Administration of The Marjorie A. Ferry Revocable Living Trust Agreement. The Settlor of said Trust, Marjorie A. Ferry, died January 19, 2023, a resident of Mercer, 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.

Michaelene S. Albright a/k/a Michaelen S. Albright n/k/a Michaelen S. Lambright
547 Mercer New Wilmington Road
Mercer, Pennsylvania 16137

Or to her attorney:

Ted Isoldi, Esquire
106 N. Pitt Street
P.O. Box 2
Mercer, PA 16137
724-662-1980

MCLJ – April 11, 18, 25, 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 **May 22, 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

- 2018-385 Sorg, David W., deceased;
Brian F. Levine, Co-Administrator
- 2019-173 Grant, Harry P., deceased;
Jody Hodgeman Michaels, Administratrix
- 2022-236 Scarmack, Helen M., deceased; Gina Marie Fromm and Geri Linn Warchol, Co-Executrixes
- 2022-267 Evans, Vivian A. aka Evans, Vivian J. aka Evans, Vivian John-son, deceased; Marjorie Petroski, Executrix

**MaryJo Basilone DePreta
Register of Wills and Clerk of
Orphans' Court
112 Mercer County Courthouse
Mercer, PA 16137**

MCLJ – April 4, 11, 18, 25, 2023

SHERIFF'S SALE

MONDAY MAY 8, 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. 2022-03065**

GREGORY JAVARDIAN LLC
PLAINTIFF'S ATTORNEY
FEBRUARY 23, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF SARA J. ADDICOTT A/K/A SARA JANE ADDICOTT, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 4 in the Hanahan Plan of Lots, being more particularly bounded and described as follows:

ON the North by Lot No. 5 in said plan, for a distance of 343.4 feet; on the East by land now or formerly of James McGovern, a distance of 101.2 feet; on the South by Lot No. 3 in said plan, a distance of 327.8; on the West by the center line of North Water Avenue and the extension Northwardly of North Water Avenue, now known as Downing Lane, for a distance of 100 feet.

CONTAINING within said boundaries 0.77 acres of land, more or less.

BEING THE SAME PREMISES which Robert C. Addicott and Sara J. Addicott, by Deed dated February 7, 1995 and recorded February 23, 1995 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 184, Page 1352, granted and conveyed unto Robert C. Addicott and Sara J. Addicott.

Robert C. Addicott departed this life on July 1, 1975 Sara J. Addicott departed this life on October 22, 2019.

BEING KNOWN AS: 2260 Downing Lane, Hermitage, PA 16148

PARCEL #10-131-063

JUDGMENT - \$ 66,593.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF SARA J. ADDICOTT A/K/A SARA JANE ADDICOTT, DECEASED AT THE SUIT OF THE PLAINTIFF CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2022-03086**

GREGORY JAVARDIAN LLC
PLAINTIFF'S ATTORNEY
FEBRUARY 14, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL S. RODGERS, DECEASED IN AND TO:

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

BOUNDED on the West for 54 feet by Memorial Avenue; on the North by Lot

No. 10 for 127.01 feet; on the East by Lots Nos. 29 and 30 for 54 feet; on the South by Lot No. 12 for 127.01 feet.

The same being Lot No. 11 of the J.C. McDowell Subdivision to Grove City, Mercer County, Pennsylvania, as recorded in Plan Book 2, Page 139.

The afore-described Lot No. 11 is more particularly described by survey as follows:

BEGINNING at the Northwest corner of premises herein described at an iron pin on the Easterly right of way line of Memorial Avenue; thence by Lot No. 10, South 82° 12' East, a distance of 127.01 feet to a point; thence by Lot No. 30, South 3° 42' West, a distance of 54.08 feet to a point; thence by Lot No. 12, North 82° 12' West, a distance of 129.93 feet to a point on the Easterly right of way line of Memorial Avenue; thence along said right of way line, North 6° 48' East, a distance of 54 feet to a point, the place of BEGINNING.

BEING THE SAME PREMISES which Sandra J. Melick and Gayle E. Rippe, by Deed dated January 22, 2022 and recorded April 18, 2002 in the Office of the Recorder of Deeds in and for Mercer County in Instrument No. 2002-008216, granted and conveyed unto Michael S. Rodgers.

Michael S. Rodgers departed this life on June 22, 2019.

BEING KNOWN AS: 426 Memorial Avenue, Grove City, PA 16127

PARCEL #59-558-093

JUDGMENT - \$ 75,713.32

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL S. RODGERS, DECEASED AT THE SUIT OF THE PLAINTIFF CITIZENS BANK, N.A.

**WRIT OF EXECUTION
NO. 2022-02859**

GROSS MCGINLEY LLP
PLAINTIFF'S ATTORNEY
FEBRUARY 8, 2023

LEVIED ON THE FOLLOWING

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

ALL that certain lot or piece of ground situate in the Township of Fairview, County of Mercer, and Commonwealth of Pennsylvania, being Lot "A" and lands designated as Robert C. Palmer in a subdivision for Robert C. Palmer, as recorded in the Recorder's Office of Mercer County, Pennsylvania in 2008-PL 309-4, and being more fully bounded and described as follows, to-wit:

BEGINNING at the centerline of Stoneboro Drive at the dividing line between lands of Robert C. Palmer and lands now or formerly of William Mullett and Emma Mullett; thence along said centerline of Stoneboro Drive, North 89° 50' East, 152 feet to lands of Dewitt B. Palmer; thence along said lands of Dewitt B. Palmer, South 0° 10' East, 165 feet to a point; thence South 89° 50' West, 152 feet to said lands of Mullett; thence along said

lands of Mullett, North 0° 10' West, 165 feet to a point on said centerline of Stoneboro Drive, at the place of beginning.

BEING designated as Map No. 05-099-030 and part of Map No. 05-099-031.

BEING the same property Robert C. Palmer, unmarried, granted and conveyed to Robert C. Palmer and Vicky M. Montgomery, as joint tenants with the right of survivorship by deed dated January 22, 2008 and recorded in the Mercer County Recorder of Deeds Office on January 24, 2008, at Instrument Number 2008-0000098, their heirs and assigns. The said Robert C. Palmer having departed this life on the 20th day of May, 2019, thereby vesting title in the premises to Vicky M. Montgomery as the joint tenant with right of survivorship.

UNDER AND SUBJECT to all easements, rights of ways, covenants, restrictions, reservations, exceptions and any other conditions of record.

LOCATION - 116 STONEBORO DRIVE, MERCER PA 16137

JUDGMENT - \$ 92,372.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) VICKY M. MONTGOMERY AT THE SUIT OF THE PLAINTIFF 21ST MORTGAGE CORPORATION

**WRIT OF EXECUTION
NO. 2021-02683**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
FEBRUARY 24, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ELAINE LYNN BECKER AS ADMINISTRATOR OF THE ESTATE OF JESSE J. HARDESTY, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Sharpsville, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 64 in the Avon Heights Plan of Lots, of record in Plan Book 5, Page 2.

BEING KNOWN AS: 880 WOODLAND ROAD, SHARPSVILLE, PA 16150

PROPERTY ID NUMBER: TAX ID/PARCEL NO. 72-847-032 CONTROL #72-19690

BEING THE SAME PREMISES WHICH MARIANNE MENTRIK MALONEY, A/K/A MARIANNE MENTREK KNIGHT, EXECUTRIX OF THE ESTATE OF ROBERT A. MENTREK, DECEASED BY DEED DATED 7/27/2016 AND RECORDED 7/28/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 2016-00006726, GRANTED AND CONVEYED UNTO JESSE JAMES HARDESTY, UNMARRIED, NOW DECEASED.

JUDGMENT - \$126,791.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ELAINE LYNN BECKER AS ADMINISTRATOR OF THE ESTATE OF JESSE J. HARDESTY, DECEASED AT THE

SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2022-01705**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
JANUARY 3, 2023

LEVIED ON THE FOLLOWING

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

All that certain piece or parcel of land situate in the Borough of Jackson Center, County of Mercer, Commonwealth of Pennsylvania, known as Jackson Center Borough Tax Parcel No. 566-6, and bounded and described as follows:

Commencing at the northwest corner of the land herein described at the center of the intersections of Franklin Road, also known as the Mercer-Franklin Road, also known as State Route No. 62, and Bradley Road; thence eastwardly, by the center line of Franklin Road to land of Gerald L. and Betty J. Ryder, once land of Enoch Perrine, a distance of 200 feet, more or less; thence southwardly, by land of Gerald L. and Betty J. Ryder, once land of Enoch Perrine, 145 feet; thence westwardly, by land of Gregory P. Spencer, once land of Wilson, on a line parallel to said north line a distance of 176 feet, more or less, to the center line of Bradley Road; and thence by the center line of Bradley Road, northwardly, a distance of 145 feet to the place of beginning.

SUBJECT PROPERTY ADDRESS: 1146 Franklin Road, Jackson Center, PA 16133

Being the same property conveyed to Bradley Jenkins, single and unmarried who acquired title by virtue of a deed from Scott D. McCarl and Verna R. McCarl, husband and wife, dated July 17, 2018, recorded July 20, 2018, at Instrument Number 2018-00006414, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 63 566 006

JUDGMENT - \$153,677.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRADLEY JENKINS AT THE SUIT OF THE PLAINTIFF THE MONEY SOURCE INC.

**WRIT OF EXECUTION
NO. 2022-01446**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
FEBRUARY 7, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GAIL D. SHEALY AND RANDALL L. WILLIAMS, AKA RANDALL WILLIAMS IN AND TO:

All that tract of land situate in the Borough of Grove City, Mercer County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the Northwest corner of said lot; thence by land formerly of A.K. McCandless heirs, South 50 degrees East 110 feet, more or less, to land formerly of J.C. Pizor; thence by said land of Pizor, South 40 degrees West 54 feet to an alley;

thence by said alley, North 50 degrees West 110 feet, more or less, to North Center Street; thence along said Center Street, North 40 degrees East 54 feet to line of A.K. McCandless heirs, the place of beginning.

This conveyance being subject to the terms of a sewer right of way affecting the northern property line of said property as set forth in Article Book D, Volume 2, Page 21.

SUBJECT PROPERTY ADDRESS: 120 North Center Street, Grove City, PA 16127

Being the same property conveyed to Gail D. Shealy and Randall L. Williams who acquired title, with rights of survivorship, by virtue of a deed from Janet E. Darling and Milton R. Darling, husband and wife, dated March 27, 2013, recorded April 10, 2013, at Instrument Number 2013-00006167, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 59-551-096

JUDGMENT - \$ 79,926.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GAIL D. SHEALY AND RANDALL L. WILLIAMS, AKA RANDALL WILLIAMS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2022-02178**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
FEBRUARY 3, 2023

LEVIED ON THE FOLLOWING

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

The land referred to herein below is situated in the County of Mercer, State of Pennsylvania, Hempfield Township and described as follows:

Beginning at an iron pin on the Westerly side of the Greenville-Mercer Road at the Northeasterly corner of lands of Lisle W. Bishop and the Southeasterly corner of the lands hereby conveyed; thence by lands of Lisle W. Bishop, South 43 degrees 2T West, One Hundred Sixty-Four (164) feet to the Easterly side of a private driveway; thence by the Easterly side of said private driveway North 45 degrees 30' West, Sixty-Three (63) feet to an iron pin; thence by lands of Ruth Garts, North 43 degrees 27' East One Hundred Sixty-Four (164) feet to an iron pin on the Westerly side of the Greenville-Mercer Road; thence by the Westerly side of said Greenville-Mercer Road, South 45 degrees 30' East, Sixty-Three (63) feet to the place of beginning.

SUBJECT PROPERTY ADDRESS: 285 South Mercer Street, Greenville, PA 16125

Being the same property conveyed to Annette M. Walters and Ryian J. Walters, wife and husband who acquired title, as tenants by the entirety, by virtue of a deed from Annette Walters, a married woman, who acquired title as Annette Sarcinella, single, joined by her spouse, Ryian J. Walters, dated October 31, 2018, recorded November 15, 2018, at

Document ID 2018-00010361, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 09 303 081
JUDGMENT - \$ 87,326.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RYAN J. WALTERS AT THE SUIT OF THE PLAINTIFF CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

**WRIT OF EXECUTION
NO. 2022-02767**

RICHARD M SQUIRE &
ASSOCIATES LLC
PLAINTIFF'S ATTORNEY
MARCH 8, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RHONDA R. HARRIS A/K/A RHONDA HARRIS AND GREGORY HARRIS A/K/A GREGORY A. HARRIS IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the City of Farrell, Mercer County, Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEING known and numbered as Lot No. 175 in the Shenango Land Company Plan of Lots, as recorded in Plan Book 2, page 22, and being bounded and described as follows:

BOUNDED on the North by Lot No. 888 in the Farrell Realty Company Plan of Lots Plan No. 2 (and being part of Parcel No. 2 hereinafter described); on the East by Lot No. 63 in the Shenango Land Company Plan of Lots; on the South by Buhl Terrace; and on the West by Indiana Avenue. Having a frontage of 50 feet on Indiana Avenue and maintaining the same width eastwardly, a distance of 115 feet along Buhl Terrace.

PARCEL NO. 2.: BEING known and numbered as Lots Nos. 887 and 888 in the Farrell Realty Company Plan of Lots, Plat No. 2, as recorded in Plan Book 2, Page 45, and also being known as Lots nos. 45 and 46, Bonnie Brae Plan No. 2, and being bounded and described as follows:

BOUNDED on the North by Lot No. 886 in the Farrell Realty Company Plan; on the East by Lots Nos. 67 and 65 in the Shenango Land Company Plan of Lots; on the South by Lot No. 175 in the Shenango Land Company Plan of Lots (and being Parcel No. 1 above-described); and on the West by Indiana Avenue.

These lots having a frontage of 80 feet on Indiana Avenue and maintaining the same width easterly, a distance of 115 feet.

Parcel No. 52-428-145

Being the same premises that Rhonda R. Harris and Gregory Harris, her husband, by deed dated 5/11/2007 and recorded 5/18/2007 in the office of the Recorder of Deeds in the County of Mercer, Commonwealth of Pennsylvania as Instrument No. 2007-00006744 granted and conveyed to Gregory Harris and Rhonda R. Harris, husband and wife.

LOCATION - 1302 BUHL TERRACE, FARRELL PA 16121

JUDGMENT - \$ 24,773.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE

DEFENDANT (S) RHONDA R. HARRIS A/K/A RHONDA HARRIS AND GREGORY HARRIS A/K/A GREGORY A. HARRIS AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST III

**WRIT OF EXECUTION
NO. 2020-00570**

ROMANO GARUBO & ARGENTIERI
PLAINTIFF'S ATTORNEY
FEBRUARY 15, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ALBERT E. WOODLEY, JR. AND TAMMY L. WOODLEY A/K/A TAMMY L. TIMMONS IN AND TO:

All that tract of land situate in Pine Township, Mercer County, Pennsylvania, bounded and described as follows:

Starting at Northeast corner of said land, South along land of Rolson 132 feet; thence West along land now or formerly of O'Connor 110 feet; thence North along land now or formerly of Minnie J. Fleming 132 feet; thence East to the place of beginning 110 feet.

Together with all rights in the right of way originally granted to Shelly A. Moore by instrument dated February 7, 1997, and recorded at 1997 D.R. No. 97DR 2495.

The improvements thereon being known as 88 Fleming Road, Grove City, PA 16127.

Parcel No. 22-219-093

TITLE TO SAID PREMISES IS VESTED IN Albert E. Woodley Jr. and Tammy L. Timmons, as joint tenants with right of survivorship, by deed from Shelly A. Moore, single, dated January 13, 1997, recorded February 28, 1997 in the Mercer County Clerk's/Registrar's Office in Deed Book 0231, Page 0209.

LOCATION - 88 FLEMING ROAD, GROVE CITY PA 16127

JUDGMENT - \$142,415.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALBERT E. WOODLEY, JR. AND TAMMY L. WOODLEY A/K/A TAMMY L. TIMMONS AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST

**WRIT OF EXECUTION
NO. 2022-02648**

VITTI LAW GROUP INC
PLAINTIFF'S ATTORNEY
FEBRUARY 3, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DOUGLAS ILIFF AND CHRISTINE ILIFF IN AND TO:

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

PARCEL ONE: On the north by lands now or formerly of M.C. Rogers, Benj. I. Wright and Mrs. Sarah Thomas; on the east by an alley; on the south by Parcel

Two herein described, formerly Claude Brown; and on the west by South Diamond Street, fronting 60 feet on South Diamond Street and extending back of uniform width a distance of 120 feet; and

PARCEL TWO: On the north by Parcel One herein described; on the east by an alley; on the south by an alley and on the west by South Diamond Street, having a frontage of 60 feet on South Diamond Street and extending back therefrom of a uniform width a distance of 120 feet to said alley, being Lot No. 134 in Bean's Addition to the Borough of Greenville as per plan recorded in the Recorder's Office of Mercer County, Pennsylvania in Deed Book 1, Vol. 1, Page 466.

BEING designated as Tax Parcel No. 55-5 15-004

BEING the same premises conveyed by deed from Henry E. Moreland, unmarried, to Douglass Iliff and Christina Iliff, husband and wife on November 4, 2009 and recorded in the Recorder's Office of Mercer County Pennsylvania on November 30, 2009 at Instrument No. 2009-00012792.

Property Address: 18 S. Diamond Street, Greenville, PA 16125

JUDGMENT - \$ 57,683.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DOUGLAS ILIFF AND CHRISTINE ILIFF AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2021-02413**

WILLIAM J MADDEN
PLAINTIFF'S ATTORNEY
FEBRUARY 24, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JUNIPER ASBURY, L.P. IN AND TO:

PARCEL TWO: BEGINNING at a point on the north line of the former Westerman Street and the intersection of the old Street Car Railway (said point being 210.00 feet west of the intersection of the north right of way line of Westerman Street and the west right of way line of Buhl Boulevard); thence north 89 degrees 53 minutes 00 seconds west along the north right of way line of Westerman Street for a distance of 15.00 feet to the true place of BEGINNING; thence South 00 degrees 00 minutes 00 seconds east for a distance of 25.00 feet; thence north 89 degrees 53 minutes 00 seconds west along the former center line of Westerman Street for a distance of 328.41 feet; thence north 00 degrees 31 minutes 18 seconds west along the Taylor Plan of Lots a distance of 25.00 feet; thence South 89 degrees 53 minutes 00 seconds east along the north right of way of the former Westerman street a distance of 328.64 to the true place of BEGINNING for the parcel herein described.

THIS parcel being the north half of the former Westerman Street and CONTAINING 0.1885 acres or 8,211.54 square feet, more or less.

PARCEL FOUR: BEGINNING at a

point on the North line of former Westerman Street and the intersection of the center line of the old Street Car Railway (said point being 21000 feet West of the intersection of the north right of way line of Westerman Street and the West right of way line of Buhl Boulevard); thence North 89 degrees 53 minutes 00 seconds West along the north right of way line of former Westerman Street for a distance of 343.64 feet; thence North 00 degrees 31 minutes and 18 seconds West along the East line of Taylor Plan of Lots for a distance of 311.73 feet; thence South 89 degrees 53 Minutes 00 seconds East for a distance of 346.47 feet to the center line of the old Street Car Railway thence South 00 degrees 00 minutes 00 Seconds East along the center line of the old Street Car Railway a distance of 311.72 feet to the true place of BEGINNING of the herein described parcel.

CONTAINING 2.4692 acres of 107,556.87 square feet, more or less.

PARCEL: 2-AU -15X

BEING the same premises which Shenango Inn Enterprises, Inc., by indenture dated November 17, 2000 and recorded November 22, 2000 in the Office of the Recorder of Deeds in and for the County of Mercer in Record book 341 page 50, granted and conveyed unto Cordia Commons at Shenango, LLC, a Delaware Limited Liability Company.

BEING the same premises as described in Deed from CORDIA COMMONS at SHENANGO, LLC, a Delaware Limited Liability Company to CORDIA COMMONS at SHENANGO, L.P., a Delaware Limited Partnership, dated and intended to be forthwith recorded in the Office of the Recorder of Deeds in and for MERCER County, New Jersey.

LOCATION - Buhl Blvd, Sharon PA
JUDGMENT - \$ 4,271.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JUNIPER ASBURY, L.P. AT THE SUIT OF THE PLAINTIFF THE CITY OF SHARON

**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 11, 18, 25, 2023
