

PUBLIC NOTICE SHERIFF'S SALE

By virtue of Certain Writs of Execution issued out of the Court of Common Pleas of Crawford County, Pennsylvania, and to me directed, I will expose the following described property at public sale at the Crawford County Judicial Center, in the City of Meadville, Pennsylvania, on

**Friday,
October 4, 2024 @ 10:00 AM**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder and distribution of the proceeds made ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto:

**SALE NO. 1
SALE NO. 3
SALE NO. 4
SALE NO. 5
SALE NO. 6
SALE NO. 7
SALE NO. 8
SALE NO. 9**

TERMS: The price for which the property is sold must be paid at the time of sale by Certified Check or cashier's check otherwise, the property must be put up and sold again at the expense and risk of the person to whom it was first sold, and in no case shall the transfer be made unless the money is actually paid to the Sheriff. Persons who are lien creditor must present a list to the Sheriff of the liens they have in order to apply the amount of bids or any part thereof on their liens.

DAVID L. POWERS, SHERIFF
CRAWFORD COUNTY, PENNSYLVANIA

SALE NO. 1

By virtue of a Writ of Execution No. 2024-99

Marquette Savings Bank v. Lindsay Ann Brickner, now Lindsay Ann Vaughn owner(s) of property situate in the City of Titusville, Crawford County, Pennsylvania, being 110 Breed Street, Titusville, PA 16354

Tax ID No. 5800-000-A-4-26

Improvements thereon: Residential Dwelling

Judgment Amount:
\$ 37,250.91

Seized and taken in execution as the property of Lindsay Ann Brickner, now Lindsay Ann Vaughn at the suit of Marquette Savings Bank, to be sold on Writ of Execution No. 2024-99.

David L. Powers, Sheriff
Attorney for Plaintiff

Marsh Schaaf, LLP
Erie, PA

SALE NO. 3

DOCKET NO: AD 2024-287

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Mead, County of Crawford and Commonwealth of Pennsylvania.

TAX PARCEL NO: 3101-022 and 3101-021

PROPERTY ADDRESS: 22990 Hobbs Road, Meadville, Pennsylvania 16335

IMPROVEMENTS: A
Residential Dwelling

SOLD AS THE PROPERTY OF: Kathy A. Lindsey AND Connie S. Helmick

Seized and taken in execution as the property of Kathy A. Lindsey and Connie S. Helmick at the suit of Flagstar Bank, N.A. to be sold on Writ of Execution No. 2024-100.

David L. Powers, Sheriff

Attorney for Plaintiff
Powers Kirn, LLC
Trevose, PA

SALE NO. 4

Docket No. AD-2023-592

Mortgage Assets Management, LLC v. Eleanor M. McDaniel

Owner(s) of property situate in Linesville, Crawford County, Pennsylvania, being (Municipality)

2063 US Highway 6, Linesville, PA 16424

(Acreage or street address)

Parcel No. 1909-021-2; 1909-021-1F

Improvements Thereon:
Residential Real Estate_

JUDGMENT AMOUNT: \$143,780.26

Seized and taken in execution as the property of Eleanor M. McDaniel at the suit of Mortgage Assets Management, LLC, to be sold on Writ of Execution No. 2024-103.

David L. Powers, Sheriff
Attorney for Plaintiff
Stern&Eisenberg, PC
Warrington, PA

SALE NO. 5

ALL that certain piece or parcel of land situate in the Township of Vernon, County of Crawford, Commonwealth of Pennsylvania, bounded and described as follows to wit:

Parcel No.: 6506-187-J-65

BEING known and numbered as: 17242 Kevin Drive, Meadville, PA 16335

Being the same property conveyed to Allen M. Mosley, no marital status shown who acquired title by virtue of a deed from William R. Wilson and Diana K. Wilson, husband and wife, dated June 30, 1999, recorded June 30, 1999, at Instrument Number 9900009155, and recorded in Book 441, Page 895, Office of the Recorder of Deeds, Crawford County, Pennsylvania.

Seized and taken in execution as the property of Aniece Mosley, as Administratrix of the Estate of Allen M. Mosley at the suit of PNC Bank, National Association, to be sold on Writ of Execution No. 2024-96.

David L. Powers, Sheriff
Attorney for Plaintiff
Manley Deas
Kochalski LLC
Columbus, OH

SALE NO. 6

Property Address: 31050 U.S. Highway 322, Cochran, PA 16314

Assessment Number: 6608-004-1

Reassessed Judgment Amount: \$71,022.96

Being the same premises which Evelyn L. McKinley, single, by deed dated July 24, 2001 and recorded in the Crawford County Recorder of Deeds Office on August 24, 2001 in Deed Book 534, page 607, granted and conveyed unto Diane E. Nageotte.

Seized and taken in execution as the property of Allen T. Nageotte, in his capacity as heir of Diane E. Nageotte, Deceased; Kimberly Hazlett, in her capacity as heir of Diane E. Nageotte, Deceased; Marcia Nageotte, in her capacity as heir of Diane E. Nageotte, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Diane E. Nageotte, Deceased, at the suit of NewRez LLC d/b/a Shellpoint Mortgage Servicing, to be sold on Writ of Execution No. 2024-105.

David L. Powers, Sheriff
Attorney for Plaintiff
Leopold&Associates, PLLC
Pittsburgh, PA

SALE NO. 7

All that certain piece or parcel or Tract of land situate in Troy Township, Crawford County, Pennsylvania, and being known as 11090 Moss Grove Road, Titusville, Pennsylvania 16354.

TAX MAP AND PARCEL NUMBER:6108-066

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$119,574.53

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Pamela J. Rosenberg a/k/a Pamela J. Daly, Executrix of the Estate of Albert W. Rosenberg Jr. at the suit of HB2 Alternative Holdings, LLC, to be sold on Writ of Execution No. 2024-97.

David L. Powers, Sheriff
Attorney for Plaintiff
McCabe,
Weisberg&
Conway, LLC
Philadelphia, PA

SALE NO. 8

DOCKET # AD 2024-192

ALL THAT CERTAIN lot of land situate in Township of Sadsbury, County of Crawford and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 12152 West Vernon Road, Conneaut Lake, PA 16316

SOLD as the property of DANIEL K SHERER

TAX PARCEL #4403-065-10-11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF DANIEL K. SHERER AT THE SUIT OF PENNYMAC LOAN SERVICES, LLC, TO BE SOLD ON WRIT OF EXECUTION NO. 2024-104.

DAVID L.
POWERS, SHERIFF
ATTORNEY FOR PLAINTIFF

KML LAW GROUP, P.C.
PHILADELPHIA, PA

SALE NO. 9

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF
CONNEAUTVILLE, CRAWFORD COUNTY, PENNSYLVANIA

BEING KNOWN AS: 609 WASHINGTON STREET, CONNEAUTVILLE, PA 16406

BEING PARCEL NUMBER: 2012-019

IMPROVEMENTS: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF CHRIS E. WALTERS AND AMY
E. WALTERS, AT THE SUIT OF PNC BANK, NATIONAL ASSOCIATION, TO BE SOLD ON
WRIT OF EXECUTION NO. 2024-101.

DAVID L.
POWERS, SHERIFF
ATTORNEY FOR PLAINTIFF
ROBERTSTON, ANSCHUTZ, SCHNEID, CRANE&PARTNERS, PLLC
MT. LAUREL, NJ
09/11,18,25/24