

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: TAX CLAIM BUREAU OF WARREN COUNTY
RE: JUDICIAL SALE SEARCHES - MOBILE HOMES

At your request, we have completed a search on the following mobile home:

Property Location GREGERSON RD		Map ID SH/ 002/ 619000/ 002/	
Vision ID 3106		Account # SH-002-619000-0 Bidg # 1	
CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD
DOLANSKY ANTHONY J		U Unknown	U Unknown
		U Unknown	
		U Unknown	0
RD 4 BOX 204	SUPPLEMENTAL DATA		
ELIZABETH PA 15037	Alternate Par Source	Clean Green	
	Old Parcel	C&G 2012	
	Map Deed	Deeded Acre 0	
	Map Page	Zoning	
	Subdiv Lot	Subdiv Name	
	GIS ID	Associated P	
RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U V/I SALE PRICE
DOLANSKY ANTHONY J	0 0		U V
ASSESSING NEIGHBORHOOD			
Assessing Dist	Assessing NBHD	Sub	Acres Code
0002	Cherry Grove TWP		

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 1, 2025, disclosed the following:

1. Those items not affecting the title:
 - _____ Right(s) of Way
 - _____ Oil & Gas Leases
 - _____ Municipal Condemnations and Takings
 - _____ Road Condemnations and Takings
 - _____ Other:
2. Mortgages:
3. Judgments:
4. Estate Issues:
 - a. **NOTE: The PA Department of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due.**
5. Other Issues:
 - a. Lien noted on the Mobile Home (if any).
 - b. Municipal water and sewer: Cherry Grove Twp

Date: 12/5/2025


Kenneth L. Crosby, Esquire

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TO: WARREN COUNTY TAX CLAIM BUREAU
RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location COTTAGE PARK LN Map ID CY/ 347/ 281400/ 000/
Vision ID 2470 Account # CY-347-281400-0 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATI		
LUNN, FERN (LEE)		U Unknown	U Unknown			
		U Unknown				
		U Unknown		0		
RD 2 BOX 142						
SUPPLEMENTAL DATA						
TITUSVILLE PA 16354	Alternate Par Source	Old Parcel	Map Deed 0000/0000	Map Page M00/000		
	Subdiv Lot	GIS ID CY-347-281400	Clean Green C&G 2012	Deeded Acre 0.06		
			Zoning ACR	Subdiv Name		
			Associated P			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	O/U	V/I	SALE PRICE
LUNN, FERN		6340-1167	01-01-1900	U	V	
Assessing Dist	Assessing NBHD		Sub			Acres Code
0003	Columbus TWP					

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 1, 2025 disclosed the following:

1. Those items not affecting the title:

- Right(s) of Way
- Oil & Gas Leases
- Municipal Condemnations and Takings
- Road Condemnations and Takings
- Other: Access must be via a private road.

2. Judgments:

3. Mortgages:

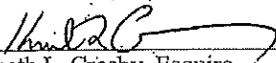
4. Estate Issues: NOTE: The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any

Inheritance Taxes due on the property sold at Tax Sale.
Note: Both are Dead. Lee in March 1961 and Fern 9/16/1969. Fern's Estate was filed by her mother, her only heir. Our property was not identified in the Estate paperwork, and thus No Inheritance Taxes were paid -- but there is a 21 yr Statute of Limit's

5. Other Issues: We assume her mother is long Deceased too. (56 yrs ago)

Municipal Sewer Office and/or Water Office: Columbus Twp & their
Mun Auth'y & the City of Corry

DATED: December 9, 2025


Kenneth L. Crosby, Esquire

BOTH DEAD

DEED
Treasurer of
Warren County

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME: I, WM. R. SIM-
ONSEN, Treasurer of the County of Warren, in and for the Common-
wealth of Pennsylvania, send Greetings:

DUD: 9/16/69
DUD: 3/1/61

To
Fern L. Lunn
Lee Lunn

WHEREAS, a certain tract of land situate in Columbus Town-
ship, County of Warren, and State of Pennsylvania, described as
follows, to-wit: Cottage Park #43-44 Lot No. --- and Containing
VL acres, was valued, assessed and charged by said County in the
name of Perry Collier with divers taxes and levies for the years
of 1943 amounting in the whole to the sum of One 53/100 Dollars.

Entered Mch. 24, 1948
At 11:10 o'clock A. M.

AND WHEREAS, the owner thereof neglected or refused to pay said taxes, the collector
of said Township, Borough, returned the same to the Commissioners of Warren County on or be-
fore the first Monday of May in the year succeeding the year in which the respective taxes
were levied, the said Commissioners having certified said returns to me for collection.

I, said Treasurer, advertised said tract for the three successive weeks prior to
said sale, in two newspapers of general circulation, stating name of owner, description, tract
number, Township, Borough, location, amount of tax and penalties due, the purpose, time,
place and terms of said sale. I also sent by registered mail to the owner or Terre Tenant at
their last known address the written notice required by law at least ten days before said sale,
as per return filed. I also posted said notice in the Court House.

AND WHEREAS, by reason of such delinquency and having fully complied with the duties
and requirements prescribed by law, exposed to public sale by vendue or outcry at the Court
House in said County on the 6th day of August A.D. 1945, the above property, and sold the
same to Fern L. Lunn & Lee Lunn for the sum of Seven 78/100 Dollars lawful money of the Uni-
ted States, being the highest and best price bid for the same.

I, said Treasurer, presented my report of said sale on the 3rd day of September
A.D. 1945, to the Court of Common Pleas, which was the first term of Court succeeding said
sale, which was approved according to law.

NOW, KNOW YE, that I, the said Treasurer, as well for and in consideration of the
sum of Seven Dollars and 78 cents, (being the arrears of taxes and penalties due from said
land, and the sum of \$6.25 costs, necessarily accrued), to me in hand paid, and also a bond
with warrant of Attorney annexed thereto, the receipt whereof I hereby acknowledged, HAVE
GRANTED, SOLD, and by these presents according to the Acts of Assembly in force and by virtue
thereof, do grant and sell to the said Fern L. Lunn & Lee Lunn his heirs and assigns, ALL,
the above described Tract of Land.

TO HAVE AND TO HOLD, the above described tract of land, hereby granted, with the
appurtenances, unto the said grantee Fern L. Lunn & Lee Lunn his heirs and assigns FOREVER.

IN TESTIMONY WHEREOF, I, the said Treasurer, have hereunto set my hand and affixed my
seal this 1st day of September in the year of our Lord one thousand nine hundred and forty-five.

Sealed and delivered
in the presence of
Jeannette B. Harvey

Wm. R. Simonsen. (L.S.)
Treasurer.
(Official Seal)

PENNSYLVANIA, WARREN COUNTY, SS:
ACKNOWLEDGED in open Court of Common Pleas of Warren County, before our Judge of
said Court, by WM. R. SIMONSEN, Treasurer of said County, the 3rd day of September A.D.
1945, and entered in Minute Book No. 7 at page 232.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of
said Court.

(Court Seal)

Addison White
Prothonotary.

I hereby certify that the precise residence of the within named grantees is
Sugar Grove, Pa.

Fern L. Lunn

In Rem

To The Register of Wills, Warren County, Pa. FILED MAY 24 1972

The Petition of Irene Love of the Township of Brokenstraw, County of Warren, State of Pennsylvania, showeth:

That Lee Lunn late of the Borough of Sugar Grove, County of Warren, State of Pennsylvania died in ~~the~~ SUGAR GROVE on the 7 day of MARCH, A. D., one thousand nine hundred and 61, at 9 o'clock P. M., intestate; that at the time of death was a resident of the County of Warren aforesaid; that he left him surviving

Fern Lunn, widow

Decedent was possessed of real estate as follows:

None

Value: \$

that at the time of his death his entire personal estate did not, and does not now, exceed in value the sum of -0- Dollars.

Petitioner desires to pay the Inheritance Tax on said decedent's estate and requests the appointment of an Appraiser to assess said tax.

Dated at Warren this 24th day of May, A. D. 1972

Pennsylvania, Warren County, ss.

Irene Love

above named, being by me duly sworn according to law, depose and say that the matters and facts set forth in the foregoing petition are true, to the best of my knowledge, information and belief.

and subscribed before me

this 24th day of May, A. D. 1972

Irene Love



Register, Deputy Prothonotary

To The Register of Wills, Warren County, Pa.

EILED MAY 24 1972

The Petition of Irene Love of the Township of Brokenstraw, County of Warren, State of Pennsylvania, showeth:

That Fern Lunn late of the Borough of Sugar Grove, County of Warren, State of Pennsylvania died in the WARREN GENERAL HOSP. (WARREN, PA.) on the 16 day of SEPT., A. D., one thousand nine hundred and 69, at 9 o'clock A. M., intestate; that at the time of her death she was a resident of the County of Warren aforesaid; that she left her surviving

Irene Love, Mother

Vertical stamp: No. 17,226

Decedent was possessed of real estate as follows: Vacant lot in Sugar Grove

Value: \$ 100.00

that at the time of her death her entire personal estate did not, and does not now, exceed in value the sum of -0- Dollars.

Petitioner desires to pay the Inheritance Tax on said decedent's estate and requests the appointment of an Appraiser to assess said tax.

Dated at Warren, Pa. this 24th day of May A. D. 1972

Pennsylvania, Warren County, ss.

Irene Love

above named, being by me duly sworn according to law, depose and say that the matters and facts set forth in the foregoing petition are true, to the best of my knowledge, information and belief.

Sworn and subscribed before me this 24th day of May A. D. 1972

Signature of Irene Love

Register, Deputy Prothonotary

Handwritten note: Our prop. not in inventory

KENNETH L. CROSBY

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TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 33 E MAIN ST Map ID CY/371/513100/000/
 Vision ID 2541 Account # CY-371-513100-0 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATIO		
ROSS BERNARD E & NANCY		P Public Sewer	P Paved			
		P Public		1		
		N Not Available		0		
PO BOX 85 <i>Ally Rd 6225</i>	SUPPLEMENTAL DATA					
291	Alternate Par Source	Old Parcel	Map Deed 0000/0000	Clean Green C&G 2012		
SPRING CREEK PA 16436	Map Page M00/000	Subdiv Lot 4	GIS ID CY-371-513100	Deeded Acre 0.38 Zoning R1 Subdiv Name Associated P		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE
ROSS BERNARD E & NANCY		393 800	04-01-1976	U	V	5,000
Assessing Dist	Assessing NBHD	Sub		Acres Code		
0003	Columbus TWP					

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 1, 2025 disclosed the following:

- Those items not affecting the title:
 - Right(s) of Way
 - Oil & Gas Leases
 - Municipal Condemnations and Takings
 - Road Condemnations and Takings
 - Other: Alley to the North has been vacated by the Twp

2. Judgments:

3. Mortgages:

4. Estate Issues: **NOTE:** The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

Both owners are deceased: Bernard 11/15/21 and Nancy 1/3/22

Nancy's Estate is filed: The Attorney / Administrator is listed, as well as the four (4) heirs are all listed. Addresses are

5. Other Issues: also included for Notification. NO Inheritance Taxes
Municipal Sewer Office and/or Water Office: Columbus Twp & their have been paid.
Mun Auth'y & the City of Corry

DATED: December 9, 2025

Kenneth L. Crosby
Kenneth L. Crosby, Esquire

393/800

Both Dead

FILED AND ENTERED at
10:50 o'clock A.M. on

MADE 800

APR - 8 1976

This Deed,

Made the 1st day of April in the year of our
Lord one thousand nine hundred and seventy-six

Between GRANT ROSS and GLADYS VOLK, Co-Executors of the Estate of
Leonora Ross, late of Columbus Township, Warren County, Pennsylvania,
Deceased, GRANTORS,

DOD 11/15/21 AND

~~(Leonora Ross)~~ DOD 1/3/23

BERNARD E. ROSS and NANCY ROSS, his wife, as tenants by
the entireties with the right of survivorship, of the Township of
Columbus; County of Warren and State of Pennsylvania, GRANTEEES

Witnesseth, that in consideration of ONE-----
(\$1.00) and No/100----- Dollars,
in hand paid, the receipt whereof is hereby acknowledged; the Grantors do
hereby grant and convey to the said Grantee s, their Heirs and Assigns,

All that certain piece or parcel of land situate in Columbus
Township, Warren County, Pennsylvania, being a village lot known and
designated on the Curtis Map of the said Township as Lot No. 4,
bounded and described as follows, to-wit:- BOUNDED on the south by
Main Street; On the west by a lot now or formerly owned by the
Columbus Grange Association; On the north by an alley or lane; and
on the east by a lot now or formerly owned by David Walton, being
six (6) rods on Main Street east and west, and ten (10) rods north
and south, and containing sixty (60) square rods of land, be the
same more or less. On which ^{was} erected a house and barn.

And being the same land conveyed by deed of Dale Bunnell and Lois
Bunnell, his wife, to Walter A. Ross and Leonora Ross, his wife,
dated January 29, 1949, and recorded in Warren County Deed Book 234,
page 440, on February 3, 1949.

The said Walter A. Ross died March 6, 1952, thereby vesting
absolute title to the above described premises to his surviving wife,
Leonora Ross. Leonora Ross died testate on January 16, 1976, a
resident of Columbus Township, Warren County, Pennsylvania, and
Grant Ross and Gladys Volk were appointed Co-Executors of her estate
by the Register of Wills of Warren County, Pennsylvania.

REGISTER OF WILLS
Certificate of Grant of Letters Of Administration

File No: 6225-0291

ESTATE OF: NANCY E ROSS, (A/K/A NANCY ROSS)
BROKENSTRAW TWP

Social Security No: 200-28-0192

WHEREAS, NANCY E ROSS, (A/K/A NANCY ROSS) late of BROKENSTRAW TWP, died on the 3rd day of January, 2023; and

WHEREAS, the grant of Letters Of Administration is required for the administration of the estate.

THEREFORE, I, Lisa A. Burkhouse, Register of Wills in and for the County of Warren, in the Commonwealth of Pennsylvania, have this day granted Letters Of Administration to

BRIAN F LEVINE ESQ, 22 EAST GRANT STREET, NEW CASTLE, PA 16101

who has duly qualified as Administrator of the estate of the above named decedent and has agreed to administer the estate according to law, all of which fully appears of record in my Office at Warren, Pennsylvania.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of my Office on the 30th day of October, 2025.

Lisa A. Burkhouse
Register of Wills

PETITION FOR GRANT OF LETTERS

REGISTER OF WILLS OF WARREN COUNTY, PENNSYLVANIA

Petitioner(s) named below, who is/are 18 years of age or older, apply(ies) for Letters as specified below, and in support thereof aver(s) the following and respectfully request(s) the grant of Letters in the appropriate form:

Brian F. Levine, Esquire

Decedent's Information

REGISTER & RECORDER
CLERK OF ORPHANS' COURT

Name: Nancy E. Ross
 a/k/a: Nancy Ross
 a/k/a: _____
 a/k/a: _____
 Date of Death: 01/03/2023

File No: 62 25 0291
 (Assigned by Register)

Social Security No: 200-28-0192
 Age at Death: 88

OCT 30 2025

WARREN COUNTY PA

Decedent was domiciled at death in Warren County, PA (State) with his/her last

principal residence at 701 Rouse Avenue, Youngsville 16371 Youngsville Warren
Street address, Post Office and Zip Code City, Township or Borough County

Decedent died at 701 Rouse Avenue, Youngsville 16371 Youngsville Warren PA
Street address, Post Office and Zip Code City, Township or Borough County State

Estimate of value of decedent's property at death:

If domiciled in Pennsylvania..... All personal property \$ _____
If not domiciled in Pennsylvania..... Personal property in Pennsylvania \$ _____
If not domiciled in Pennsylvania..... Personal property in County \$ _____
 Value of real estate in Pennsylvania..... \$ _____ 52,000.00

TOTAL ESTIMATED VALUE \$ 52,000.00

Real estate in Pennsylvania situated at 33 East Main Street, 16405 Columbus Warren
(Attach additional sheets, if necessary.) Street address, Post Office and Zip Code City, Township or Borough County

A. Petition for Probate and Grant of Letters Testamentary

Petitioner(s) aver(s) that he/she/they is/are the Executor(s) named in the Last Will of the Decedent, dated _____ and Codicil(s) thereto dated _____

Renunciations have been signed by all of the Decedent's heirs.

State relevant circumstances (e.g., renunciation, death of executor, etc.)

Except as follows: after the execution of the instrument(s) offered for probate, Decedent did not marry, was not divorced, was not a party to a pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323(g), and did not have a child born or adopted; and Decedent was neither the victim of a killing nor ever adjudicated an incapacitated person.

NO EXCEPTIONS EXCEPTIONS

B. Petition for Grant of Letters of Administration

(If applicable) _____
c.t.a., d.b.n., d.b.n.c.t.a., pendente lite, durante absentia, durante minoritate

If Administration, *c.t.a* or *d.b.n.c.t.a.*, enter date of Will in Section A above and complete list of heirs.

Except as follows: Decedent was not a party to pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323 (g) and was neither the victim of a killing nor ever adjudicated an incapacitated person.

NO EXCEPTIONS EXCEPTIONS

Petitioner(s), after a proper search has/have ascertained that Decedent left no Will and was survived by the following spouse (if any) and heirs (attach additional sheets, if necessary):

Name	Relationship	Address
Andrea Ristau	Daughter	100 Kamp Street Warren, PA 16365
Eric Ross	Son	163 Lake Hill Road Pittsfield, PA 16340
Renee Trask	Daughter	P.O. Box 85 Spring Creek, PA 16436
Karen Yaegle	Daughter	91 Pleasant Drive Warren, PA 16365

KENNETH L. CROSBY

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TO: TAX CLAIM BUREAU OF WARREN COUNTY

RE: JUDICIAL SALE SEARCHES – MOBILE HOMES

At your request, we have completed a search on the following mobile home:

Property Location 241 BUTTERNUT CT #LOT 16 Map ID WN/487/393000/016/
Vision ID 13984 Account # WN-487-393000-0 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION		
THOMAS TRAVIS		P Public Sewer	D Dirt/Gravel			
		P Public				
		U Unknown		0		
SUPPLEMENTAL DATA						
241 BUTTERNUT CT	Alternate Par Source	Old Parcel WN-487-633000-016	Clean Green C&G 2012	Deeded Acre ⑥		
WARREN PA 16365	Map Deed		Zoning	Subdiv Name		
	Subdiv Lot			Associated P		
	GIS ID					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE
THOMAS TRAVIS		000 000	01-24-2024	U	I	
HEAD MICHAEL		0000 000	01-19-2022	U	I	
OWENS MARCUS		0	01-11-2018	U	I	
FROMAN, DARLA		0	01-11-2012	U	V	
ASSESSING NEIGHBORHOOD						
Assessing Dist	Assessing NBHD	Sub		Acres Code		
.0004	Conewango TWP					

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 1, 2025, disclosed the following:

1. Those items not affecting the title:

- _____ Right(s) of Way
- _____ Oil & Gas Leases
- _____ Municipal Condemnations and Takings
- _____ Road Condemnations and Takings
- _____ Other:

2. Mortgages:

CLEAR

3. Judgments:

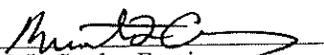
4. Estate Issues:

- a. **NOTE: The PA Department of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due.**

5. Other Issues:

- a. Lien noted on the Mobile Home (if any).
- b. Municipal water and sewer: Conewango Twp Mun. Auth'y & North Warren
Mun. Auth'y

Date: 12/5/2025


Kenneth L. Crosby, Esquire

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TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location DAVEY HILL ROAD Map ID TD/239/912100/000
Vision ID 6715 Account # TD-239-912100-0 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATIO		
PENCE, VICTOR J		N No Sewer	D Dir/Gravel			
		N No Sewer				
		N No Sewer		0		
8079 OLD ROUTE 422						
SUPPLEMENTAL DATA						
PORTERSVILLE PA 16051	Alternate Par Source	Clean Green				
	Old Parcel	C&G 2012				
	Map Deed	Deeded Acre	0.13			
	Map Page	Zoning	R1			
	Subdiv Lot	Subdiv Name				
GIS ID	TD-239-912100	Associated P				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE
PENCE, VICTOR J		403 88	11-01-1977	U	V	1,500
Assessing Dist	Assessing NBHD	Sub		Acres Code		
0006	Deerfield TWP					

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 1, 2025 disclosed the following:

- Those items not affecting the title:
 - Right(s) of Way
 - Oil & Gas Leases
 - Municipal Condemnations and Takings
 - Road Condemnations and Takings
 - Other: Access "must" be via a private road.

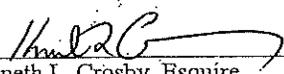
2. Judgments:

3. Mortgages:

CLEAR

4. Estate Issues: NOTE: The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

5. Other Issues: Municipal Sewer Office and/or Water Office: Deerfield Twp & Southwest Mun Auth'y (sewer)

DATED: December 9, 2025

Kenneth L. Crosby, Esquire

This Indenture

NOV 30 1977

Made the _____ day of October in the year of our Lord,
one thousand nine hundred and seventy-seven

Between EDITH PENCE, formerly Edith Hilke, and MARTIN L. PENCE,
her husband, of Washington Township, Lawrence County, Pennsylvania,

parties of the first part and

VICTOR J. PENCE of the City of New Castle, Lawrence County,
Pennsylvania,

party of the second part:

Witnesseth, that the said parties of the first part, in consideration of One Dollar
(\$1.00) and other good and valuable consideration,

to them now paid by the said party of the second part, do grant, bargain, sell
and convey unto the said party of the second part, his heirs and assigns,

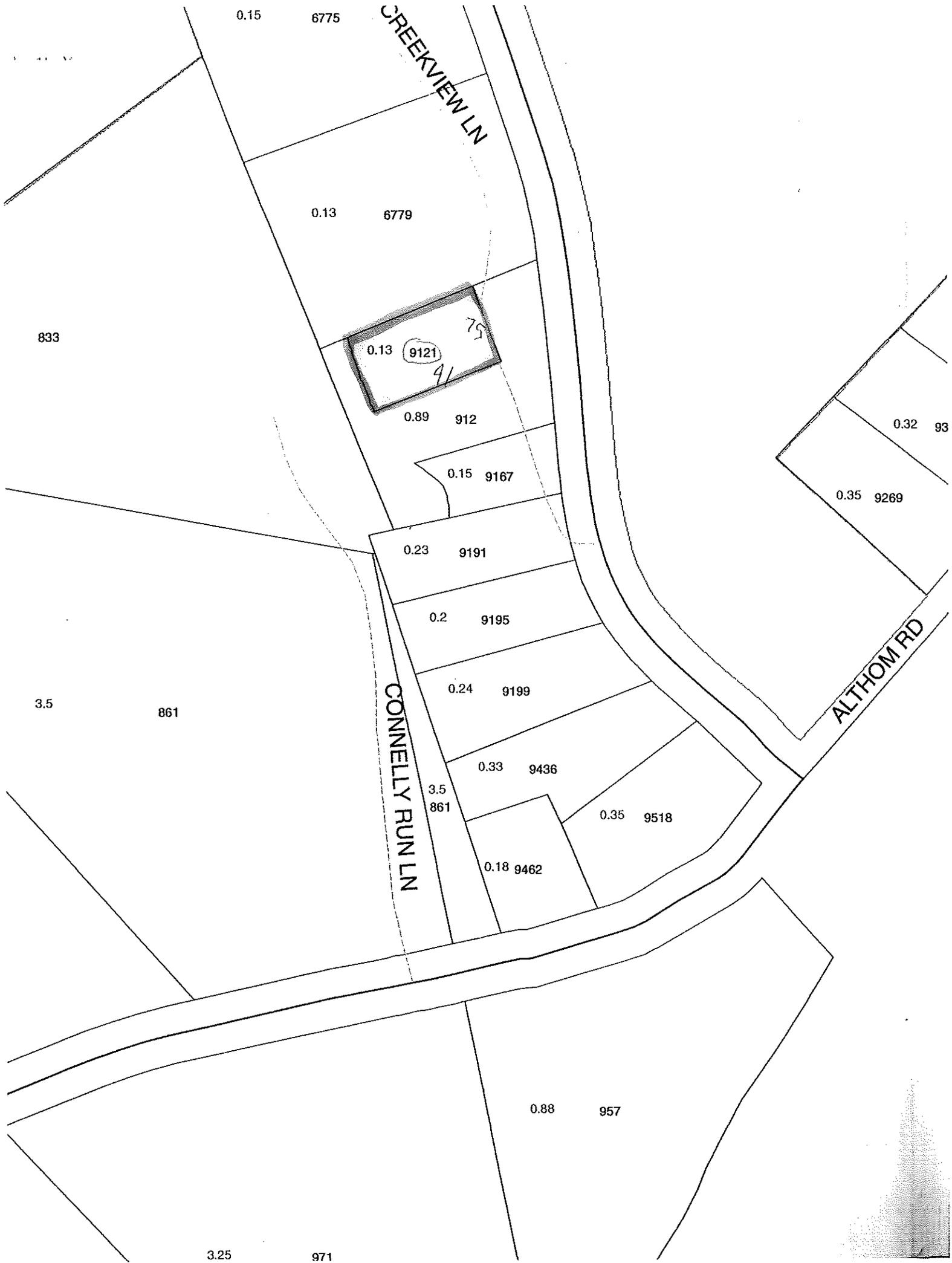
All that certain piece and parcel of land situate in the Township
of Deerfield, County of Warren, State of Pennsylvania, bounded and
described as follows:

BEGINNING at the Southeastern corner of land of K. Huff; thence
Southerly, seventy-five (75) feet, being an extension of Eastern
line of land of said Huff; thence Westerly and parallel with Southern
line of land of said Huff, ninety-one (91) feet, more or less, to
line of land of Frank Conklin, Jr.; thence Northerly and along line
of land of said Conklin to line of land of Huff; thence Easterly
and along Southern line of land of said Huff to the place of begin-
ning.

And being the same premises conveyed to Edith Hilke, then un-
married, by deed of Twyla Yount, widow, dated May 29, 1974 and of
record in the Recorder's Office of Warren County in Deed Book Volume
384 at page 291.

The within conveyance is made subject to those restrictions and
easement contained in the aforesaid deed.

The actual consideration for this conveyance is \$1,500.00.



0.15 6775

CREEKVIEW LN

0.13 6779

0.13 9121
75
91

0.89 912

0.15 9167

0.23 9191

0.2 9195

0.24 9199

0.33 9436

0.35 9518

3.5 861

0.18 9462

ALTHOM RD

0.32 93

0.35 9269

0.833

3.5

861

0.88 957

3.25

971

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

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(814) 723-4170

TO: TAX CLAIM BUREAU OF WARREN COUNTY

RE: JUDICIAL SALE SEARCHES – MOBILE HOMES

At your request, we have completed a search on the following mobile home:

Property Location 1675 DEADMANS RUN RD		Map ID YV 004/ 237300/ 001/	
Vision ID 23634		Account # YV-004-237300-0	
CURRENT OWNER		TOPO	UTILITIES
DUNKLE LEE ALLEN		U Unknown	U Unknown
		U Unknown	
		U Unknown	1 TRAILERS
1371 DEADMANS RUN RD		SUPPLEMENTAL DATA	
SPRING CREEK PA 16436		Alternate Par Source	Clean Green C&G 2012
		Old Parcel	Deeded Acre 0
		Map Deed	Zoning
		Map Page	Subdiv Name
		Subdiv Lot	Associated P
GIS ID			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE
DUNKLE LEE ALLEN		0	01-01-1997
		Q/U	V/I
		U	V
ASSESSING NEIGHBORHOOD			
Assessing Dist	Assessing NBHD	Sub	Acres Code
0010	Freehold TWP		0

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 1, 2025, disclosed the following:

1. Those items not affecting the title:
 - _____ Right(s) of Way
 - _____ Oil & Gas Leases
 - _____ Municipal Condemnations and Takings
 - _____ Road Condemnations and Takings
 - _____ Other:
2. Mortgages:
3. Judgments:
 - A. PA Dept of Revenue (4): CD 389 of 2008, CD1004 of 2011, CD 531 of 2014 & CD 201 of 2024.
 - B. US IRS (6): CD 97 of 2015, CD 299 of 2014, CD 467 of 2015, CD898 of 2015, CD 296 of 2018 & CD 763 of 2018.
4. Estate Issues:
 - a. **NOTE: The PA Department of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due.**
5. Other Issues:
 - a. Lien noted on the Mobile Home (if any).
 - b. Municipal water and sewer: Freehold Twp

Date: 12/5/2025

Kent A
Kenneth L. Crosby, Esquire

2008-80389 PA DEPARTMENT OF REVENUE (vs) LEE ALLEN DUNKLE

Reference No...:
Case Type.....: JUDGMENT STATE TAX

Filed.....: 8/21/2008
Time.....: 11:00

Judgment.....: 20713.66

Execution Date: 0/00/0000

Judge Assigned:

Jury Trial....:

Disposed Desc.:

Disposed Date.: 0/00/0000

----- Case Comments -----

Higher Crt 1.:
Higher Crt 2.:

General Index Attorney Info

PA DEPARTMENT OF REVENUE
DEPT 280948
HARRISBURG PA 17128 0948

PLAINTIFF

CD 389 of 2008

DUNKLE LEE ALLEN
RR#1 BOX 109 1
SPRING CREEK PA 16436

DEFENDANT

Judgment Index

	Amount	Date	Desc
DUNKLE LEE ALLEN	20,713.66	4/21/2008	STATE TAX LIEN

* Date Entries *

4/21/2008 FIRST ENTRY
JUDGMENT ENTERED IN THE AMOUNT OF \$20,713.66 IN FAVOR OF PLAINTIFF
AND AGAINST DEFENDANT ON STATE TAX LIEN DATED APRIL 16, 2008
W/INTEREST COMPUTED FROM 7-10-2008.

4/21/2008 NOTICE MAILED TO DEFENDANT. COPY FILED.

LAST ENTRY

* Escrow Information *
* Fees & Debits Beg Bal Pymts/Adj End Bal *

JDMT STATE TAX	12.00	12.00	.00
STATE TX AUTO F	5.00	5.00	.00
	-----	-----	-----
	17.00	17.00	.00

* End of Case Information *

2011-81004 PA DEPARTMENT OF REVENUE (vs) LEE A DUNKLE I/A/A/OWNER

Reference No.:
Case Type.....: JUDGMENT STATE TAX

Filed.....: 11/16/2011
Time.....: 11:00

Judgment.....: 29592.59

Execution Date 0/00/0000

Judge Assigned:

Jury Trial.....

Disposed Desc.:

Disposed Date. 0/00/0000

----- Case Comments -----

Higher Crt 1.:
Higher Crt 2.:

General Index Attorney Info

PA DEPARTMENT OF REVENUE
DEPT 280948
HARRISBURG PA 17128 0948

PLAINTIFF

CD 1004 of 2011

DUNKLE LEE A I/A/A/OWNER
1371 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

L&T SERVICES LLC
1371 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

Judgment Index

DUNKLE LEE A I/A/A/OWNER
L&T SERVICES LLC

Amount	Date	Desc
29,592.59	11/16/2011	STATE TAX LIEN
29,592.59	11/16/2011	STATE TAX LIEN

* Date Entries *

11/16/2011 JUDGMENT ENTERED IN THE AMOUNT OF \$29,592.59 PLUS COSTS AND INTEREST AS FILED. ----- FIRST ENTRY -----

11/16/2011 NOTICE OF ENTRY OF JUDGMENT MAILED TO DEFENDANT AT 1371 DEADMANS RUN RD, SPRING CREEK, PA 16436. ----- LAST ENTRY -----

* Escrow Information *
* Fees & Debits Beg Bal Pymts/Adj End Bal *

	Beg Bal	Pymts/Adj	End Bal
JDMT STATE TAX	12.00	12.00	.00
STATE TX AUTO F	5.00	5.00	.00
	17.00	17.00	.00

* End of Case Information *

2014-80531 PA DEPT OF REVENUE (vs) LEE A DUNKLE ET AL

Reference No...:
Case Type.....: JUDGMENT STATE TAX

Filed.....: 7/11/2014
Time.....: 10:42

Judgment.....: 512.82

Execution Date 0/00/0000

Judge Assigned:

Jury Trial.....

Disposed Desc.:

Disposed Date: 0/00/0000

----- Case Comments -----

Higher Crt 1.:

Higher Crt 2.:

General Index Attorney Info

PA DEPARTMENT OF REVENUE
DEPT 280948
HARRISBURG PA 17128 0948

PLAINTIFF

DUNKLE LEE A IND AND AS
OWNER OF
1371 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

CD 531 of 2014

L & T SERVICES LLC
1371 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

Judgment Index

Amount	Date	Desc
512.82	7/11/2014	STATE TAX LIEN
512.82	7/11/2014	STATE TAX LIEN

DUNKLE LEE A IND AND AS
OWNER OF
L & T SERVICES LLC

* Date Entries *

7/11/2014 JUDGMENT ENTERED IN THE AMOUNT OF \$512.82 ON STATE TAX LIEN. FIRST ENTRY

7/11/2014 NOTICE MAILED TO DEFENDANT. COPY FILED. LAST ENTRY

* Escrow Information *
* Fees & Debits Beg Bal Pymts/Adj End Bal *

JDMT STATE TAX	12.00	12.00	.00
STATE TX AUTO F	5.00	5.00	.00
	17.00	17.00	.00

* End of Case Information *

2024-80201 PA DEPARTMENT OF REVENUE (vs) LEE A DUNKLE ET AL

Reference No...:
Case Type.....: JUDGMENT STATE TAX

Filed.....: 5/02/2024
Time.....: 1:49

Judgment.....: 8024.72

Execution Date: 0/00/0000

Judge Assigned:

Jury Trial....:

Disposed Desc.:

Disposed Date: 0/00/0000

----- Case Comments -----

Higher Cr 1.:

Higher Cr 2.:

General Index Attorney Info

PA DEPARTMENT OF REVENUE
DEPT 280948
HARRISBURG PA 17128 0948

PLAINTIFF

DUNKLE LEE A
1167 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

CD 201 of 2024

DUNKLE IVANNIA
1167 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

Judgment Index

	Amount	Date	Desc
DUNKLE LEE A	8,024.72	5/02/2024	STATE TAX LIEN
DUNKLE IVANNIA	8,024.72	5/02/2024	STATE TAX LIEN

* Date Entries *

5/02/2024 JUDGMENT ENTERED IN THE AMOUNT OF \$8,024.72 PLUS COSTS AND INTEREST AS FILED. ----- FIRST ENTRY -----

5/02/2024 NOTICE MAILED TO DEFENDANTS. COPY FILED. ----- LAST ENTRY -----

Escrow Information			
* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
JDMT STATE TAX	12.00	12.00	.00
STATE TX AUTO F	5.00	5.00	.00
	17.00	17.00	.00

* End of Case Information *

2015-80097 UNITED STATES IRS (vs) GFB SERVICES LLC ET AL

Reference No...:
Case Type.....: FEDERAL TAX LIEN

Filed.....: 2/04/2015
Time.....: 11:15

Judgment.....: 595437.07
Judge Assigned:
Disposed Desc.:

Execution Date: 0/00/0000
Jury Trial....:
Disposed Date.: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

----- Case Comments -----

General Index Attorney Info

UNITED STATES IRS
STOP 9420G
PO BOX 145595
CINCINNATI OH 45250 9732

PLAINTIFF

GFB SERVICES LLC ALTER EGO OF
1371 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

CD 97 of 2015

DUNKLE LEE A
1371 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

Judgment Index

	Amount	Date	Desc
GFB SERVICES LLC ALTER EGO OF	595,437.07	2/04/2015	FEDERAL TAX LIEN
DUNKLE LEE A	595,437.07	2/04/2015	FEDERAL TAX LIEN

* Date Entries *

2/04/2015 JUDGMENT ENTERED IN THE AMOUNT OF \$595,437.07 ON FEDERAL TAX LIEN. FIRST ENTRY

2/04/2015 NOTICE MAILED TO DEFENDANT. COPY FILED. LAST ENTRY

* Escrow Information *
* Fees & Debits Beg Bal Pymts/Adj End Bal *

	Beg Bal	Pymts/Adj	End Bal
FED LIEN-AUTO	5.00	5.00	.00
FED TAX LIEN	12.00	12.00	.00
	17.00	17.00	.00

* End of Case Information *

2014-80299 UNITED STATES IRS (vs) LEE A DUNKLE

Reference No...:
Case Type.....: FEDERAL TAX LIEN

Filed.....: 4/21/2014
Time.....: 10:57

Judgment.....: 573137.32
Judge Assigned:
Disposed Desc.:

Execution Date: 0/00/0000
Jury Trial....:
Disposed Date.: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

----- Case Comments -----

General Index

UNITED STATES IRS
STOP 9420G
PO BOX 145595
CINCINNATI OH 45250 9732

PLAINTIFF

Attorney Info

CD 299 of 2014

DUNKLE LEE A
1371 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

Judgment Index

	Amount	Date	Desc
DUNKLE LEE A	573,137.32	4/21/2014	FEDERAL TAX LIEN

* Date Entries

4/21/2014 ----- FIRST ENTRY -----
 JUDGMENT ENTERED IN THE AMOUNT OF \$573,137.32 ON FEDERAL TAX LIEN.
 4/21/2014 -----
 NOTICE MAILED TO DEFENDANT. COPY FILED.
 ----- LAST ENTRY -----

* Escrow Information
* Beg Bal Pymts/Adj End Bal

FED LIEN-AUTO	5.00	5.00	.00
FED TAX LIEN	12.00	12.00	.00
	17.00	17.00	.00

* End of Case Information

2015-80467 UNITED STATES IRS (vs) LEE A DUNKLE

Reference No...:
Case Type.....: FEDERAL TAX LIEN

Filed.....: 7/15/2015
Time.....: 8:35

Judgment.....: 25669.76
Judge Assigned:
Disposed Desc.:

Execution Date: 0/00/0000
Jury Trial....:
Disposed Date: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

----- Case Comments -----

General Index Attorney Info

UNITED STATES IRS
STOP 9420G
PO BOX 145595
CINCINNATI OH 45250 9732

PLAINTIFF

CD 467 of 2015

DUNKLE LEE A
1371 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

Judgment Index

	Amount	Date	Desc
DUNKLE LEE A	25,669.76	7/15/2015	FEDERAL TAX LIEN

* Date Entries *

7/15/2015 JUDGMENT ENTERED IN THE AMOUNT OF \$25,669.76 ON FEDERAL TAX LIEN. FIRST ENTRY

7/15/2015 NOTICE MAILED TO DEFENDANT. COPY FILED. LAST ENTRY

* Escrow Information *
* Fees & Debits Beg Bal Pymts/Adj End Bal *

	Beg Bal	Pymts/Adj	End Bal
FED LIEN-AUTO	5.00	5.00	.00
FED TAX LIEN	12.00	12.00	.00
	17.00	17.00	.00

* End of Case Information *

2015-80898 UNITED STATES IRS (vs) LEE A DUNKLE

Reference No...:
Case Type.....: FEDERAL TAX LIEN

Filed.....: 12/16/2015
Time.....: 11:00

Judgment..... 20110.83

Execution Date 0/00/0000

Judge Assigned:

Jury Trial....

Disposed Desc.:

Disposed Date. 0/00/0000

----- Case Comments -----

Higher Crt 1.:

Higher Crt 2.:

General Index

Attorney Info

UNITED STATES IRS
STOP 9420G
PO BOX 145595
CINCINNATI OH 45250 9732

PLAINTIFF

CD 8980 of 2015

DUNKLE LEE A
1371 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

Judgment Index

	Amount	Date	Desc
DUNKLE LEE A	20,110.83	12/16/2015	FEDERAL TAX LIEN

* Date Entries *

12/16/2015 JUDGMENT ENTERED IN THE AMOUNT OF \$20,110.83 ON FEDERAL TAX LIEN.

12/16/2015 NOTICE MAILED TO DEFENDANT. COPY FILED.
----- LAST ENTRY -----

Escrow Information			
* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
FED LIEN-AUTO	5.00	5.00	.00
FED TAX LIEN	12.00	12.00	.00
	17.00	17.00	.00

* End of Case Information *

2018-80296 UNITED STATES IRS (vs) LEE A DUNKLE

Reference No...:
Case Type.....: FEDERAL TAX LIEN

Filed.....: 4/18/2018
Time.....: 8:26

Judgment.....: 15848.47

Execution Date: 0/00/0000

Judge Assigned:

Jury Trial....:

Disposed Desc.:

Disposed Date: 0/00/0000

----- Case Comments -----

Higher Crt 1.:

Higher Crt 2.:

General Index Attorney Info

UNITED STATES IRS
STOP 9420G
PO BOX 145595
CINCINNATI OH 45250 9732

PLAINTIFF

CD 296 of 2018

DUNKLE LEE A
1165 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

Judgment Index

	Amount	Date	Desc
DUNKLE LEE A	15,848.47	4/18/2018	FEDERAL TAX LIEN

* Date Entries

4/18/2018 JUDGMENT ENTERED IN THE AMOUNT OF \$15,848.47 PLUS COSTS AND INTEREST AS FILED. FIRST ENTRY

4/18/2018 NOTICE MAILED TO DEFENDANTS. LAST ENTRY

Escrow Information			
	Beg Bal	Pymts/Adj	End Bal
FED LIEN-AUTO	5.00	5.00	.00
FED TAX LIEN	12.00	12.00	.00
	17.00	17.00	.00

* End of Case Information

2018-80763 UNITED STATES IRS (vs) LEE A DUNKLE

Reference No...:
Case Type.....: FEDERAL TAX LIEN

Filed.....: 10/29/2018
Time.....: 11:54

Judgment.....: 9592.84

Execution Date: 0/00/0000

Judge Assigned:

Jury Trial....:

Disposed Desc.:

Disposed Date: 0/00/0000

----- Case Comments -----

Higher Cr 1.:
Higher Cr 2.:

General Index Attorney Info

UNITED STATES IRS
STOP 9420G
PO BOX 145595
CINCINNATI OH 45250 9732

PLAINTIFF

CD 763 of 2018

DUNKLE LEE A
1371 DEADMANS RUN RD
SPRING CREEK PA 16436

DEFENDANT

Judgment Index

	Amount	Date	Desc
DUNKLE LEE A	9,592.84	10/29/2018	FEDERAL TAX LIEN

* Date Entries *

10/30/2018 JUDGMENT ENTERED IN THE AMOUNT OF \$9,592.84 PLUS COSTS AND INTEREST AS FILED. FIRST ENTRY

10/30/2018 NOTICE MAILED TO DEFENDANTS. COPY FILED. LAST ENTRY

* Escrow Information *
* Fees & Debits Beg Bal Pymts/Adj End Bal *

FED LIEN-AUTO	5.00	5.00	.00
FED TAX LIEN	12.00	12.00	.00
	17.00	17.00	.00

* End of Case Information *

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: TAX CLAIM BUREAU OF WARREN COUNTY

RE: JUDICIAL SALE SEARCHES - MOBILE HOMES

At your request, we have completed a search on the following mobile home:

Property Location 1342 PORTER HILL RD Map ID YV/ 001/ 795300/ 001/

Vision ID 22304 Account # YV-001-795300-0 Bidg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCAL		
MNM PROPERTIES LLC		N/No Sewer	D/Dir/Gravel			
		N/No Sewer				
		N/No Sewer		0		
SUPPLEMENTAL DATA						
708 FOOTE AVE #167	Alternate Par Source	Old Parcel	Map Deed	Map Page		
JAMESTOWN NY 14701	Subdiv Lot	GIS ID	Clean Green C&G 2012 Deeded Acre	Zoning Subdiv Name		
			Associated P			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE
MNM PROPERTIES LLC		0 0	06-18-2020	U	I	76
HUFFMAN HAROLD JR & PEGGY S		0 0	11-26-2013	U	V	
ASSESSING NEIGHBORHOOD						
Assessing Dist	Assessing NBHD	Sub		Acres Code		
0010	Freehold TWP					

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 1, 2025, disclosed the following:

- Those items not affecting the title:
 - _____ Right(s) of Way
 - _____ Oil & Gas Leases
 - _____ Municipal Condemnations and Takings
 - _____ Road Condemnations and Takings
 - _____ Other:

2. Mortgages:

CLEAR

3. Judgments:

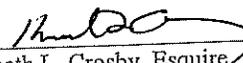
4. Estate Issues:

- NOTE: The PA Department of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due.

5. Other Issues:

- Lien noted on the Mobile Home (if any).
- Municipal water and sewer: Freehold Twp

Date: 12/5/2025


Kenneth L. Crosby, Esquire

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 106 COTTAGE PLACE Map ID WN/281/317400/000/
Vision ID 13488 Account # WN-281-317400-0 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATIO		
CUNNINGHAM LANA		N No Sewer	P Paved			
		P Public Sewer		1		
		P Public Sewer		0		
SUPPLEMENTAL DATA						
201 S MCNAB PKWY	Alternate Par Source	Old Parcel Map Deed Map Page Subdiv Lot	GIS ID WN-281-317400	Clean Green C&G 2012 Deeded Acre 1.44 Zoning R1 Subdiv Name Associated P		
SAN MANUEL AZ 85631						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE
CUNNINGHAM LANA		1414 0323	10-08-2004	U	V	1
KIPP ROSE		383 606	05-01-1974	U	V	12,300
MARTIN, CHARLES		0 0				
Assessing Dist	Assessing NBHD	Sub		Acres Code		
0015	Pine Grove TWP					

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 1, 2025 disclosed the following:

1. Those items not affecting the title:

- Right(s) of Way
- Oil & Gas Leases
- Municipal Condemnations and Takings
- Road Condemnations and Takings
- Other:

2. Judgments:

- A. MLD 23 of 2011 Pine Grove Twp
- B. CD 463 of 2021 Pine Grove Twp
- C. MLD 48 of 2022 Pine Grove Twp
- D. CD 905 of 2013 US IRS

3. Mortgages:

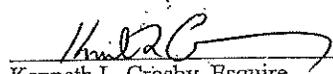
4. Estate Issues: NOTE: The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

NOTE: The description does not fit the map, probably missing one description.

5. Other Issues:

Municipal Sewer Office and/or Water Office: Pine Grove Twp Mun Auth's
(water and sewer)

DATED: December 9, 2025


Kenneth L. Crosby, Esquire

RECORD PAGE

1414 0323

WARREN COUNTY, PA.

06406

DOCUMENT FILED & ENTERED IN WARREN COUNTY, PA. REC. 57³⁰

04 OCT 8 AM 10 58

THIS DEED,

MADE THE 16th day of July, in the year of our Lord, two thousand four (2004).

BETWEEN

Roxie Johnson, Administratrix of the Rose I. Kipp Estate, late of Pine Grove Township, Warren County, Pennsylvania AND

Roxie Johnson and her husband, Curvin Charles Johnson of Sheffield, Pennsylvania, Diana Evans and her husband, John Evans of Jamestown, New York, Betty Raymond and her husband, Raymond Raymond of Frewsburg, New York, Junnie Lindsey, unmarried widow, of Sheffield, Pennsylvania, Sandra Danielson and her husband, David Lee Danielson of Clarendon, Pennsylvania, Wanda McClellan and her husband, Dennis Lee McClellan of Clarendon, Pennsylvania, Howard Kipp, Jr., single, of Hot Springs, Virginia, and Lana Cunningham, single, of Pine Grove Township, Pennsylvania

GRANTORS

and

Lana Cunningham, single, of Pine Grove Township, Warren County, Pennsylvania

GRANTEE

WHEREAS, the said Rose I. Kipp died on February 2003, and

WHEREAS, Letters of Administration were issued to Roxie Johnson, Administratrix of the Estate, by Register of Wills of Warren County on June 24, 2003, at Register's Docket No. Book 22, Page 561; and

MISSING
A COPY?
see map

RECORD BOOK PAGE

1414 0324

RUSSELL, PA.

WHEREAS, the said decedent died seized, inter-alia, of the premises hereinafter described, as recorded in the Recorder's Office of Warren County, Pennsylvania, in Deed Book 383, page 606.

WHEREAS, the said Howard V. Kipp died in October 31, 1978 in Jamestown, New York, whereupon title to the above described premises vested in Rose I. Kipp as the surviving joint tenant.

WHEREAS, the Grantor, Roxie Johnson, is presently qualified and acting as Administratrix of the Estate of Rose I. Kipp, deceased;

AND in accordance with an agreement signed by all Grantors dated April, 2001, whereby each surrenders any interest in said premises to Lana Cunningham

WITNESSETH, that in consideration of natural love and affection, the said Grantors do hereby grant and convey to the said Grantee,

ALL THOSE CERTAIN pieces or parcel of land situate in the Township of Pine Grove, County of Warren and State of Pennsylvania, bounded and described as follows:

PARCEL NO. 1:

Situate on the West bank of the Conewango Creek in the Village of Russell, Pennsylvania, bounded as follows:

COMMENCING at the southeast corner of land formerly of Frank Witz on the West bank of the Conewango Creek, running thence along the bank of said Creek at low water mark 60 feet to a post; thence westerly 120 feet to a post; thence northerly 60 feet to the South line of land of Frank Witz; thence easterly along said south line to the place of beginning; containing 7200 square feet of land, strict measure. (SK)

PARCEL NO. 2:

BEGINNING at the northwest corner of a piece of land formerly owned by R. F. Witz; thence westerly along the line of lands now or formerly of Mary J. Witz to Conewango Street in said Village of Russell; thence southerly along said Conewango Street 60 feet to a stake; thence easterly by a line parallel with and

RECORD PAGE

1414 0325

1912

Conewango Street 60 feet to a stake; thence easterly by a line parallel with and 60 feet from the North line of the piece of land hereby conveyed to the southwest corner of said land of R. F. Witz; thence northerly along the same 60 feet to the place of beginning; being a lot or piece of land 60 feet in width, bounded on the West by Conewango Street; on the North by lands now or formerly of Mary J. Witz; on the East by other lands now or formerly of R. F. Witz and on the south by a line 60 feet from the northern boundary. OK

PARCEL NO. 3:

BEGINNING at a point in the easterly line of what is called Conewango Street in the said Village of Russell, at a distance of 65 feet northerly from the northwest corner of W. M. Mason's present lot of land and at the corner of lands now or formerly of Mary J. Witz; thence easterly along the line of lands now or formerly of said Mary J. Witz about 100 feet to the line of a strip of land conveyed to said Mary J. Witz by Charles Chase as contained in deed dated August 3, 1912; thence southerly along said strip of land 5 feet to the line of land conveyed to Dr. Roy F. Witz; thence westerly, parallel with first above described line about 100 feet to the line of said Conewango Street; thence northerly along the line of said street 5 feet to the place of beginning; being a strip of land 5 feet in width, part way along the South side of land now or formerly of Mary J. Witz and a part of the same premises conveyed to said W. M. Mason by Charles Chase.

PARCEL NO. 4:

Situate on the West side of the Conewango Creek, bounded as follows:

COMMENCING at a stake at the southeast corner of a parcel of land deeded by Charles Chase to Mrs. Mamie A. DeLong by deed dated August 3, 1912, running thence along the West bank of said Conewango Creek 100 feet to a stake; thence westerly 175 feet, more or less, to a stake in the East line of the right of way of the Warren and Jamestown Street Railway; thence northerly along said right of way 100 feet to the southwest corner of land of Mrs. Mamie A. DeLong; thence along the south line of said DeLong land to the place of beginning, containing $\frac{2}{3}$ of an acre of land, more or less.

RECORD BOOK PAGE

1414 0326

WARREN COUNTY, PA.

PARCEL NO. 5:

A strip of land 5 feet wide on the South side of the premises last above described, commencing on the West bank of said Conewango Creek and extending West 100 feet along said South side.

BEING the same premises conveyed to Howard V. Kipp and Rose I. Kipp, ^{add death notice} 25134 husband and wife by deed of Charles L. Martin and Janet A. Martin, husband and wife, dated May 1, 1974 and recorded in Warren County Record Book 383, page 606.

Grantors have no actual knowledge of any hazardous waste as defined in Act. No. 1980-97 of the Commonwealth of Pennsylvania, having been or which is presently disposed of on or about the property described in this deed.

AND the Grantors hereby covenant and agree that she will warrant generally the property herein conveyed.

This deed is not taxable for purposes of the Warren County School District and the Pennsylvania Transfer Taxes because it is a transfer.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Roxie Johnson (SEAL)
ROXIE JOHNSON, Administratrix of
the Estate of Rose I. Kipp

Roxie Johnson (SEAL)
ROXIE JOHNSON

Curvin Charles Johnson (SEAL)
CURVIN CHARLES JOHNSON

Diana Evan (SEAL)
DIANA EVAN PE

John Evan (SEAL)
JOHN EVAN GE

RECORD PAGE

1414 0327

WARREN COUNTY, PA.

Betty Raymond (SEAL)
BETTY RAYMOND

Raymond Raymond (SEAL)
RAYMOND RAYMOND

Junnie Lindsey (SEAL)
JUNNIE LINDSEY

Sandra Danielson (SEAL)
SANDRA DANIELSON

David Lee Danielson (SEAL)
DAVID LEE DANIELSON

Wanda McClellan (SEAL)
WANDA McCLELLAN

Dennis Lee McClellan (SEAL)
DENNIS LEE McCLELLAN

Howard Kipp, Jr. (SEAL)
HOWARD KIPP, JR.

Lana Cunningham (SEAL)
LANA CUNNINGHAM

COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF WARREN

ON THIS, the 16th day of AUGUST, 2004,
before me, the undersigned officer, personally appeared Roxie Johnson, known
to me (or satisfactorily proven) to be the person whose name is subscribed to
the within instrument, and acknowledged that she executed the same for the
purposes herein contained.

2011-60023 PINE GROVE TOWNSHIP (vs) LANA CUNNINGHAM

Reference No.: PINE GROVE TWP
Case Type: MUNICIPAL LIEN CLAIM

Filed: 7/26/2011
Time: 12:16

Judgment: 2206.00
Judge Assigned:
Disposed Desc:

Execution Date: 0/00/0000
Jury Trial:
Disposed Date: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

----- Case Comments -----

General Index Attorney Info

PINE GROVE TOWNSHIP
BOX 125
306 EAST STREET
RUSSELL PA 16345

OWNER/AUTHORI

MLD 23 of 2011

CUNNINGHAM LANA
106 COTTAGE PLACE
RUSSELL PA 16345

DEBTOR

Judgment Index Amount Date Desc

CUNNINGHAM LANA 2,206.00 7/26/2011 MUNICIPAL LIEN CLAIM

* Date Entries *

7/26/2011 FIRST ENTRY
MUNICIPAL CLAIM IN THE AMOUNT OF \$2,206.00 PLUS COSTS AND INTEREST
FILED BY ERIKA L. MILLS, ESQ.

7/25/2011 PRAECIPE FOR WRIT OF SCIRE FACIAS FILED BY ERIKA L. MILLS, ESQ.

7/26/2011 WRIT OF SCIRE FACIAS ISSUED TO SHERIFF FOR SERVICE, COPY FILED.

7/28/2011 PROOF OF SERVICE OF MUNICIPAL LIEN CLAIM AND WRIT OF SCIRE FACIAS
AS SERVED UPON DEFENDANT FILED BY ERIKA L. MILLS, ESQ.

8/16/2011 SHERIFF'S RETURN FILED AS FOLLOWS:
BEFORE ME THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED KEITH
SORENSEN, DEPUTY SHERIFF TO LARRY E. KOPKO, SHERIFF OF THE COUNTY OF
WARREN, COMMONWEALTH OF PENNSYLVANIA WHO BEING DULY SWORN ACCORDING
TO LAW DEPOSES AND SAYS THAT ON THE 30TH DAY OF JULY, 2011 AT 12:46
PM HE SERVED THE ABOVE CAPTIONED WRIT OF SCIRE FACIAS, MUNICIPAL
CLAIM FOR MONTHLY SEWAGE CHARGES UPON LANA CUNNINGHAM, AT THE PLACE
OF RESIDENCE, 106 COTTAGE PLACE, RUSSELL, WARREN COUNTY, PENNSYLVANIA
AND BY HANDING TO AND LEAVING WITH AMY DALE, ADULT RESIDENT IN
CHARGE AT TIME OF SERVICE, A CERTIFIED COPY WITH NOTICE TO PLEAD

8/16/2011 ENDORSED THEREON AND BY MAKING KNOWN UNTO HER THE MEANING OF THE
CONTENTS THEREIN.
/S/ KEITH SORENSEN, DEPUTY SHERIFF
SO ANSWERS:
/S/ LARRY E. KOPKO, SHERIFF
WARREN COUNTY, PA: \$70.32

----- LAST ENTRY -----

* Escrow Information *

* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
SCIRE FACIAS	25.00	25.00	.00
	-----	-----	-----
	59.00	59.00	.00

* End of Case Information *

2021-80463 PINE GROVE TOWNSHIP (vs) LANA CUNNINGHAM

Reference No...:
Case Type.....: TRANSCRIPT DJ

Filed.....: 9/09/2021
Time.....: 3:36

Judgment..... 4761.41
Judge Assigned:
Disposed Desc.:

Execution Date 0/00/0000
Jury Trial....
Disposed Date: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

----- Case Comments -----

General Index

Attorney Info

PINE GROVE TOWNSHIP
BOX 125
306 EAST ST
RUSSELL PA 16345

PLAINTIFF

BEVEVINO TIMOTHY R

CD 463 of 2021

CUNNINGHAM LANA
106 COTTAGE PLACE
RUSSELL PA 16345

DEFENDANT

Judgment Index

Amount

Date

Desc

CUNNINGHAM LANA 4,761.41 9/09/2021 TRANS DJ JUDGMENT

* Date Entries *

9/09/2021 JUDGMENT FROM TRANSCRIPT OF DISTRICT JUSTICE LAURA S. BAUER IN THE
AMOUNT OF \$4,761.41 PLUS COSTS AND INTEREST AS FILED BY TIMOTHY R.
BEVEVINO, ESQ.

9/09/2021 NOTICE MAILED TO DEFENDANTS. COPY FILED.

LAST ENTRY

* Escrow Information *
* Fees & Debits Beg Bal Pymts/Adj End Bal *

JDMT AUTO FEE 5.00 5.00 .00
JDMT TRANS DJ 12.00 12.00 .00
TRANS DJ TAX .25 .25 .00

17.25 17.25 .00

* End of Case Information *

2022-60048 PINE GROVE TOWNSHIP (vs) LANA CUNNINGHAM

Reference No...:		Filed.....:	6/23/2022
Case Type.....:	MUNICIPAL LIEN CLAIM	Time.....:	3:22
Judgment.....:	5820.16	Execution Date	0/00/0000
Judge Assigned:		Jury Trial....	
Disposed Desc.:		Disposed Date:	0/00/0000
----- Case Comments -----		Higher Crt 1.:	
		Higher Crt 2.:	

General Index

Attorney Info

PINE GROVE TOWNSHIP
BOX 125
306 EAST ST
RUSSELL PA 16345

OWNER/AUTHORI

BEVEVINO TIMOTHY R

CUNNINGHAM LANA
106 COTTAGE PLACE
RUSSELL PA 16345

DEBTOR

MLD 480 of 2022

Judgment Index

Amount

Date

Desc

CUNNINGHAM LANA	5,820.16	6/23/2022	MUNICIPAL LIEN CLAIM
-----------------	----------	-----------	----------------------

* Date Entries *

6/23/2022	MUNICIPAL CLAIM IN THE AMOUNT OF \$5,820.16 PLUS COSTS AND INTEREST FILED BY TIMOTHY BEVEVINO, ESQ.
	----- FIRST ENTRY -----
	----- LAST ENTRY -----

Escrow Information

* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
	-----	-----	-----
	34.00	34.00	.00

* End of Case Information *

2013-80905 UNITED STATES IRS (vs) LANA J CUNNINGHAM

Reference No...:
Case Type.....: FEDERAL TAX LIEN

Filed.....: 12/28/2013
Time.....: 12:30

Judgment..... 11146.41
Judge Assigned:
Disposed Desc.:

Execution Date 0/00/0000
Jury Trial....
Disposed Date. 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

----- Case Comments -----

General Index

Attorney Info

UNITED STATES IRS
STOP 9420G
PO BOX 145595
CINCINNATI OH 45250 9732

PLAINTIFF

CD 905 of 2013

CUNNINGHAM LANA J
106 COTTAGE PLACE
RUSSELL PA 16345

DEFENDANT

Judgment Index

Amount

Date

Desc

CUNNINGHAM LANA J 11,146.41 10/28/2013 FEDERAL TAX LIEN

* Date Entries *

10/28/2013 JUDGMENT ENTERED IN THE AMOUNT OF \$11,146.41 PLUS COSTS AND INTEREST AS FILED.

10/28/2013 NOTICE OF ENTRY OF JUDGMENT SENT TO DEFENDANT, COPY FILED.
----- LAST ENTRY -----

Escrow Information			
* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
FED LIEN-AUTO	5.00	5.00	.00
FED TAX LIEN	12.00	12.00	.00
	-----	-----	-----
	17.00	17.00	.00

* End of Case Information *

old / but same

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: TAX CLAIM BUREAU OF WARREN COUNTY

RE: JUDICIAL SALE SEARCHES – MOBILE HOMES

At your request, we have completed a search on the following mobile home:

Property Location 314 WILDERNESS PARK #LOT 54 Map ID WN/008/178800/054/
Vision ID 12551 Account # WN-008-178800-0 Bid # 1

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION		
WILLINGS JENNIFER		P Public Sewer	D Dirt/Gravel			
		P Public				
		U Unknown		0		
SUPPLEMENTAL DATA						
314 WILDERNESS PARK	Alternate Par Source	Clean Green				
CLARENDON PA 16313	Old Parcel WN-008-179400-054	C&G 2012				
	Map Deed	Deeded Acre <u>0</u>				
	Map Page	Zoning				
	Subdiv Lot	Subdiv Name WILDERNESS PA				
	GIS ID	Associated P				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE
WILLINGS JENNIFER		00 00	01-23-2024	Q	I	
WILDERNESS MHP LLC		0 0	02-23-2022	U	I	0
BF ADVENTURES LLC		0	07-01-2019	U	I	
CRIPE JAMES A		0	02-22-2013	U	V	8,000
TAYLOR, CHAUNCY		0	01-02-2001	U	V	
Assessing Dist	Assessing NBHD	Sub		Acres Code		
0017	Pleasant TWP					

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 1, 2025, disclosed the following:

1. Those items not affecting the title:

- Right(s) of Way
- Oil & Gas Leases
- Municipal Condemnations and Takings
- Road Condemnations and Takings
- Other:

2. Mortgages:

CLEAR

3. Judgments:

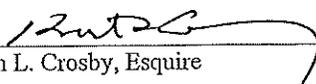
4. Estate Issues:

- a. NOTE: The PA Department of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due.

5. Other Issues:

- a. Lien noted on the Mobile Home (if any).
- b. Municipal water and sewer: Pleasant Twp, Brokenstraw Valley Area Auth'y, and Kinzua Warren County Jt Auth'y (I am not sure which group services this area.)

Date: 12/5/2025


Kenneth L. Crosby, Esquire

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 4031 ROUTE 6 Map ID (SH/ 003/ 692350/ 000/)
Vision ID 3380 Account # SH-003-692350-0 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATIO		
AKERS, MICHAEL J		N No Sewer N None N Not Available	P Paved	0		
SUPPLEMENTAL DATA						
4031 ROUTE 6	Alternate Par Source	Old Parcel	Map Deed	Map Page		
SHEFFIELD PA 16347						
	Subdiv Lot	GIS ID SH-003-692350	Clean Green C&G 2012 Deeded Acre 0.5 Zoning Subdiv Name	Associated P		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE
AKERS, MICHAEL J		1835 0064	08-08-2008	U	V	1,500
HEBNER		0855 0129	01-01-1900			24,500
MUELLER EDWARD A & SHERYLA		76 1	01-01-1900			1
RALSTON, ANGELINE		0 0				
Assessing Dist	Assessing NBHD	Sub		Acres Code		
0018	Sheffield TWP					

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 1, 2025 disclosed the following:

1. Those items not affecting the title:

- Right(s) of Way
- Oil & Gas Leases
- Municipal Condemnations and Takings
- Road Condemnations and Takings
- Other:

2. Judgments:

MLD 56. Of 2016 Sheffield Twp Mun Auth'y

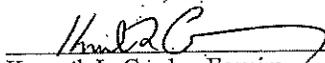
3. Mortgages:

4. Estate Issues: NOTE: The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

5. Other Issues:

Municipal Sewer Office and/or Water Office: Sheffield Twp Mun Auth'y

DATED: December 9, 2025


Kenneth L. Crosby, Esquire

1835/64

FILED
8/8/08

This Deed,

MADE the 7th day of August in the year Two thousand eight (2008).

**BETWEEN DONALD J. HEBNER, single of Warren County, Pennsylvania,
GRANTOR,**

AND

MICHAEL J. AKERS of 548 Kane Road, Sheffield, Pennsylvania,

GRANTEE.

WITNESSETH, that in consideration of the sum of One thousand five hundred (\$1,500.00) Dollars in hand paid the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee,

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the Township of Sheffield, County of Warren and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northeast corner of land now or formerly owned by Swain Johnson in the center of the Warren and Ridgway Road;

THENCE south along the line of the said Swain Johnson to the right-of-way of the Pennsylvania Railroad;

THENCE east along said right-of-way one hundred seventy-five (175) feet;

THENCE north to the center of the Warren and Ridgway Road;

THENCE west along the center of said road, one hundred fifty (150) feet to the place of beginning.

BEING the same premises conveyed to the grantor herein by Edward A. Mueller and wife by deed recorded November 4, 1998 in Warren County, Pennsylvania in Record Book 855, page 129.

2016-60056 MUNICIPAL AUTHORITY OF THE (vs) MICHAEL J AKERS

Reference No...:		Filed.....:	9/22/2016
Case Type.....:	MUNICIPAL LIEN CLAIM	Time.....:	1:22
Judgment.....:	2400.23	Execution Date	0/00/0000
Judge Assigned:		Jury Trial....	
Disposed Desc.:		Disposed Date:	0/00/0000
----- Case Comments -----		Higher Crt 1.:	
		Higher Crt 2.:	

General Index

Attorney Info

MUNICIPAL AUTHORITY OF THE
TOWNSHIP OF SHEFFIELD THE
20 LEATHER ST
PO BOX 821
SHEFFIELD PA 16347

OWNER/AUTHORI

BAUER DAVID A

AKERS MICHAEL J
4013 ROUTE 6
SHEFFIELD PA 16347

DEBTOR

MLD 56 of 2016

Judgment Index

Amount

Date

Desc

AKERS MICHAEL J	2,400.23	9/22/2016	MUNICIPAL LIEN CLAIM
AKERS MICHAEL J	2,400.23	9/22/2016	WRIT SCIRE FACIAS

* Date Entries *

9/22/2016 ----- FIRST ENTRY -----
MUNICIPAL CLAIM IN THE AMOUNT OF \$2,400.23 PLUS COSTS AND INTEREST
FILED BY DAVID BAUER, ESQ.

9/22/2016 -----
PRAECIPE FOR WRIT OF SCIRE FACIAS FILED BY DAVID BAUER, ESQ.

9/22/2016 -----
WRIT OF SCIRE FACIAS ISSUED TO SHERIFF FOR SERVICE, COPY FILED.

10/18/2016 -----
SHERIFF'S RETURN FILED AS FOLLOWS:
BEFOR EME THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED MICK
JOHNSON, DEPUTY TO KENNETH L. KLAKAMP, SHERIFF OF THE COUNTY OF
WARREN, COMMONWEALTH OF PENNSYLVANIA WHO BEING DULY SWORN ACCORDING
TO LAW DEPOSES AND SAYS THAT ON THE 27TH DAY OF SEPTEMBER 2016 AT
6:55PM HE SERVED THE ABOVE CAPTIONED WRIT OF SCIRE FACIAS MUNICIPAL
CLAIM FOR MONTHLY SEWER SERVICES UPON MICHAEL J. AKERS, AT THE
PLACE OF RESIDENCE, 4301 ROUTE 6, SHEFFIELD, WARREN COUNTY,
PENNSYLVANIA, AND BY HANDING TO AND LEAVING WITH CHARLES DENARDI,
ADULT RESIDENT IN CHARGE AT THE TIME OF SERVICE A CERTIFIED COPY

10/18/2016 -----
WITH NOTICE TO PLEAD ENDORSED THEREON AND BY MAKING KNOWN UNTO HIM
THE MEANING OF THE CONTENTS THEREIN.

MICK JOHNSON
SO ANSWERS
KENNETH L. KLAKAMP

SHERIFF'S COSTS: \$53.74

----- LAST ENTRY -----

Escrow Information			
* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
SCIRE FACIAS	25.00	25.00	.00
	-----	-----	-----
	59.00	59.00	.00

* End of Case Information *

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 28 TIONESTA ST Vision ID 4127 Account # SH-355-922790-0 Map ID SH/355/922790/000 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATIO		
MULLER MICHAEL		P Public Sewer	P Paved			
		P Public		1		
		N Not Available		0		
7384 WAKE FOREST DR						
SUPPLEMENTAL DATA						
Alternate Par	DC		Clean Green			
Source	SH-355-925270-000		C&G 2012			
Old Parcel	0038/0628		Deeded Acre 0.09			
Map Deed	M00/000		Zoning			
Map Page	PT OF 6 & 7		Subdiv Name HALL ADDN 1			
Subdiv Lot			Associated P			
GIS ID	SH-355-922790					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE
MULLER MICHAEL	(2999 0336)	07-30-2021	Q	I	8,000	
ALLSHOUSE TERRANCE L JR	1237 0141	03-05-2003	U	V	28,000	
BORDEN	0518 0322	12-15-1993	U	V	1	
BORDEN JEREMIAH C & JUDITH	415 148	11-01-1979	U	V	25,000	
Assessing Dist	Assessing NBHD	Sub	Acres Code			
0018	Sheffield TWP					

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 1, 2025 disclosed the following:

- Those items not affecting the title:
 - Right(s) of Way
 - Oil & Gas Leases
 - Municipal Condemnations and Takings
 - Road Condemnations and Takings
 - Other:
- Judgments:

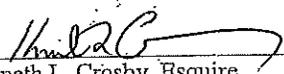
CLEAR

3. Mortgages:

4. Estate Issues: NOTE: The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

5. Other Issues: Municipal Sewer Office and/or Water Office: Sheffield Twp Mun Auth'y

DATED: December 9, 2025


Kenneth L. Crosby, Esquire

2999/336

UPI: SH 355-92279

FILED



UPI Verified 7/30/21

CB

This Deed,

MADE the 29 day of July in the year Two thousand Twenty-One (2021).

BETWEEN TERRENCE L. ALLSHOUSE, JR. and AMANDA M.

ALLSHOUSE, his wife, of the County of Warren and Commonwealth of Pennsylvania,

GRANTORS,

AND

MICHAEL MULLER, of Eastvale, California,

GRANTEE.

WITNESSETH, That in consideration of Eight Thousand and 00/100 -- (\$8,000.00) -- dollars in hand paid, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Sheffield, Warren County, Pennsylvania, bounded and described as follows:

BEGINNING at a post in the southeasterly corner of the intersection of Hall Street and Tionesta Street; thence southerly along the easterly line of Tionesta Street, 81.8 feet to the northerly line of the lands formerly of Constantine Mavrelis, now or formerly of Gust Newman; thence easterly along the said northerly line of the lands now or formerly of Newman 47 feet to a post; thence northerly and parallel with said first line 81.8 feet to a post in the south line of Hall Street; thence westerly along the said line of Hall Street 47 feet to the place of beginning. BEING a part of Lot No. 6 as numbered and designated on Plot No. 1 of the Orris Hall Addition to the Town of Sheffield, as recorded in the Recorder's Office of Warren County in Deed Book 38, page 628.

OVER

*

SUBJECT TO a Right of Way granted by Verneta Pierce to the said Municipal Authority of the Township of Sheffield by instrument dated June 29, 1963, and recorded in Deed Book 336, page 681.

BEING a portion of the same premises (described as Parcel No. 1) conveyed to Terrence L. Allshouse, Jr., single, by deed of Robert F. Borden and June E. Borden, husband and wife, dated March 5, 2003 and recorded in Warren County Record Book 1237, page 141.

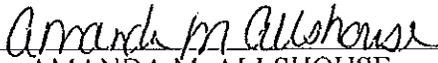
THIS CONVEYANCE is under and subject to all presently valid and existing rights of way, easements, restrictions, covenants, leases, servitudes, exceptions, reservations, interests and rights of others, including rights for utility and transmission lines, that appear of record or that are apparent upon inspection of the above described premises.

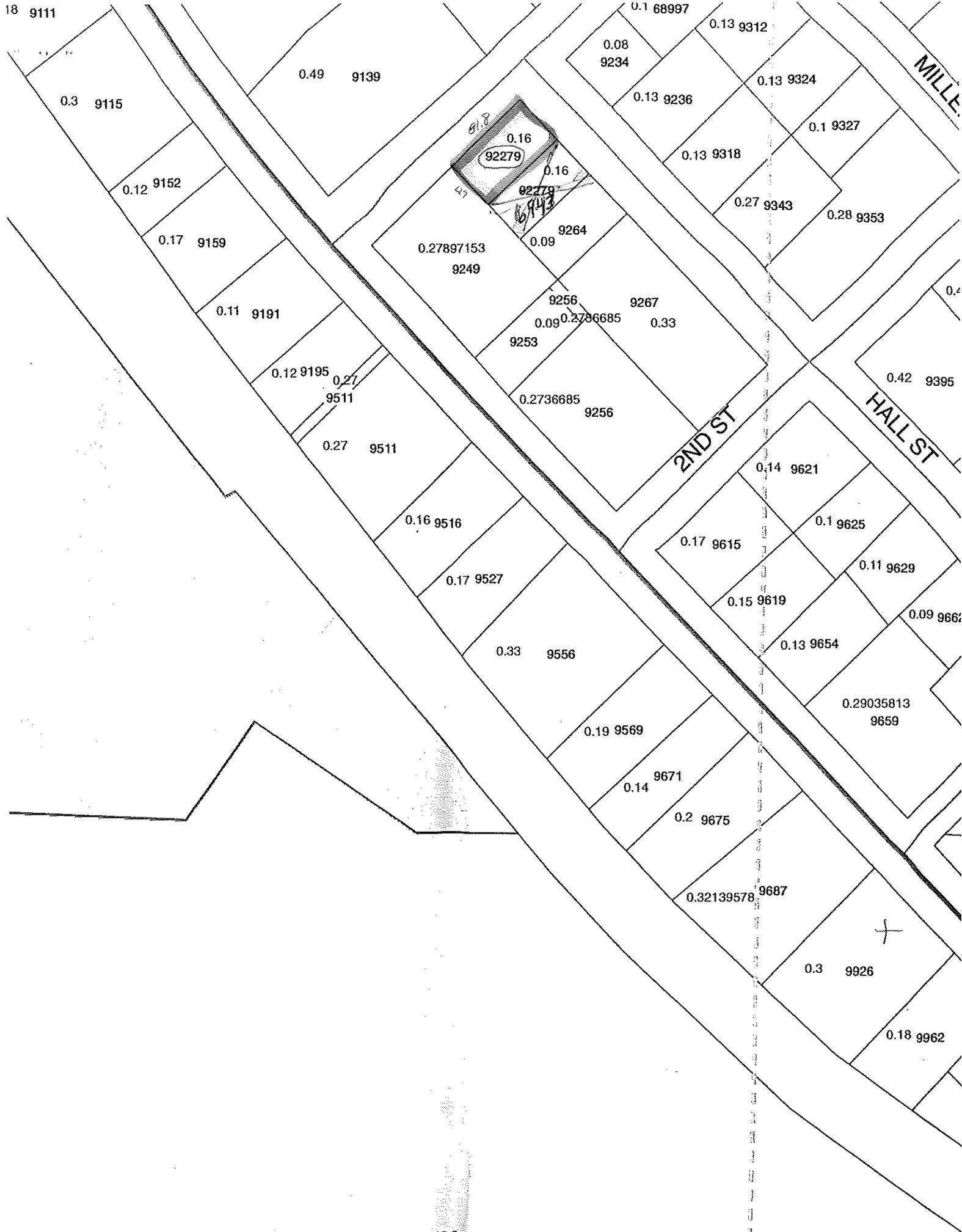
THE GRANTORS have no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or which is presently disposed of on or about the property described in this deed.

AND THE said Grantor, Terrence L. Allshouse, Jr., does hereby warrant specially the property hereby conveyed. The said Amanda M. Allshouse joins in this conveyance to quit claim any marital interest she may have acquired in the subject premises.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

 Seal
TERRENCE L. ALLSHOUSE, JR.

 Seal
AMANDA M. ALLSHOUSE



KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location	0 BECKS LN	Map ID	SH/ 364/ 339100/ 000/		
Vision ID	4465	Account #	SH-364-339100-0		
		Bldg #	1		
CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATIO	
SHEFFIELD PROPERTIES & INVEST		U Unknown	U Unknown		
		U Unknown			
		U Unknown		0	
PO BOX 4701	SUPPLEMENTAL DATA				
	Alternate Par Source		Clean Green		
	Old Parcel		C&G 2012		
EL DORADO HILLS CA 95762	Map Deed 0000/0000		Deeded Acre 0.43		
	Map Page M00/000		Zoning		
	Subdiv Lot		Subdiv Name		
	GIS ID SH-364-339100		Associated P		
RECORD OF OWNERSHIP					
	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE
SHEFFIELD PROPERTIES & INVESTMENTS	(3067 96)	04-12-2022	Q	V	10,000
ANDREOTTA KRISTINA MARIE & SEAN EUG	2013 0199	07-20-2010	U	V	5,197
ROSE TECHNICAL LLC	1741 0328	09-17-2007	U	V	500
BECKER PHILIP J	258 317	08-01-1989	U	V	
ASSESSING NEIGHBORHOOD					
Assessing Dist	Assessing NBHD	Sub	Acres Code		
0018	Sheffield TWP				

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 20, ~~20~~ 25 disclosed the following:

- Those items not affecting the title:
 - Right(s) of Way
 - Oil & Gas Leases
 - Municipal Condemnations and Takings
 - Road Condemnations and Takings
 - Other: Shared Access Right of Way and Deeded Spring Water Rights.

2. Judgments:

CLEAR

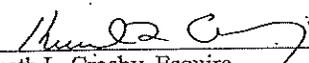
3. Mortgages:

4. Estate Issues: NOTE: The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

5. Other Issues:

Municipal Sewer Office and/or Water Office: Sheffield Township Municipal Auth

DATED: December 12, 2025


Kenneth L. Crosby, Esquire

3067/96

3067/96
FILED
UPI Verified 4/12/2022 ES
UPI #SH-364-3391

This Deed,

MADE the 4 day of April in the year Two thousand Twenty Two (2022).

BETWEEN SEAN EUGENE ANDREOTTA, single and KRISTINA MARIE ANDREOTTA, single, both of Coldbrook, New York

GRANTORS,

AND

SHEFFIELD PROPERTIES AND INVESTMENTS LLC, a

California Limited Liability Company, by Tim Sebring, Managing Member

GRANTEES.

WITNESSETH, That in consideration of Ten Thousand and 00/100 --

(\$10,000.00) -- dollars in hand paid, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Sheffield, County of Warren, and Commonwealth of Pennsylvania, Parcel Number SH 364-3391, described as follows, to wit:

COMMENCING at an iron pipe, it marking a corner common to lot known as the English lot, a lot sold to Candelor Pino, et al, by deed dated April 26, 1952, and a lot sold to Thalia M. Christenson by deed dated December 12, 1949; thence North 78 degrees 31' East 125 feet along the line between Christenson, and Pino lots to an iron pipe, said pipe being corner common to lots of Christenson, Pino, et al, and Porter, et al; thence North 11 degrees 29' West 10 feet to an iron pipe, **THE PLACE OF BEGINNING** of this description; thence continuing North 11 degrees 29' west 150 feet to an iron pipe in the North line of the Pino lot; thence North 78 degrees 31' East 125 feet to an iron pipe; thence South 11 degrees 29' East 150 feet to an iron pipe, it being 10 feet from the West corner of the Porter lot; thence South 78 degrees 31' West 125 feet to the iron pipe, the place of beginning.

Containing 18,750 square feet of land, being a portion of Lot 277 and a portion of the same premises, which were conveyed to Braden Fiscus and Harvey S. Fiscus by deed dated August 31, 1944, from Frank Handeyside and Ingrid Handeyside, and intended to be recorded.

Over

The 10-foot strip between the Porter lot and the lot hereby conveyed being a roadway intended for the purpose of ingress, egress and regress for the benefit of the grantors' predecessors, as well as others now owning land bordering on or adjacent thereto. In other words, it is understood that the right hereby granted is not intended to be an exclusive right to the grantors' predecessors, but that the grantees and others shall have the right of the joint use thereof.

There is hereby reserved to the grantors' predecessors, their heirs, successors and assigns, the right and privilege of the use of the Deerlick Run Road and branch road as fully and to the same extent as such privileges are now enjoyed by said grantors' predecessors, their heirs and assigns and there is also granted to the grantee the use of the Deerlick Road as a means of ingress, egress and regress to and from the lands hereby conveyed. It is understood that the rights hereby granted are not intended to be exclusive right to the grantee.

There is also hereby granted unto the grantee the right and privilege of using water from a spring or springs on the lands of the grantors, together with the right to lay a pipe from the spring so used to the premises hereby conveyed. It is understood that this right is not intended to be an exclusive right to this grantee. Together with the right of ingress, egress and regress to and from said spring over and across lands of the grantors' predecessors for the purpose of laying, maintaining and repairing said pipe line.

BEING the same premises conveyed to Kristina Marie Andreotta and Sean Eugene Andreotta by deed of Rose Technical, LLC, dated June 22, 2010, and recorded in Warren County Record Book 2013, page 199.

THE AFORE-DESCRIBED PREMISES ARE IDENTIFIED ON THE TAX ASSESSMENT MAPS OF WARREN COUNTY AS UNIFORM PARCEL IDENTIFIER #SH-364-3391.

THIS CONVEYANCE is under and subject to all presently valid and existing rights of way, easements, restrictions, covenants, leases, servitudes, exceptions, reservations, interests and rights of others, including rights for utility and transmission lines, that appear of record or that are apparent upon inspection of the above described premises.

THE GRANTORS have no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or which is presently disposed of on or about the property described in this deed.

AND THE said Grantors do hereby warrant generally the property hereby conveyed.

3262

BECKS LN

0.83 3346

125

0.43

3391

150

150

125

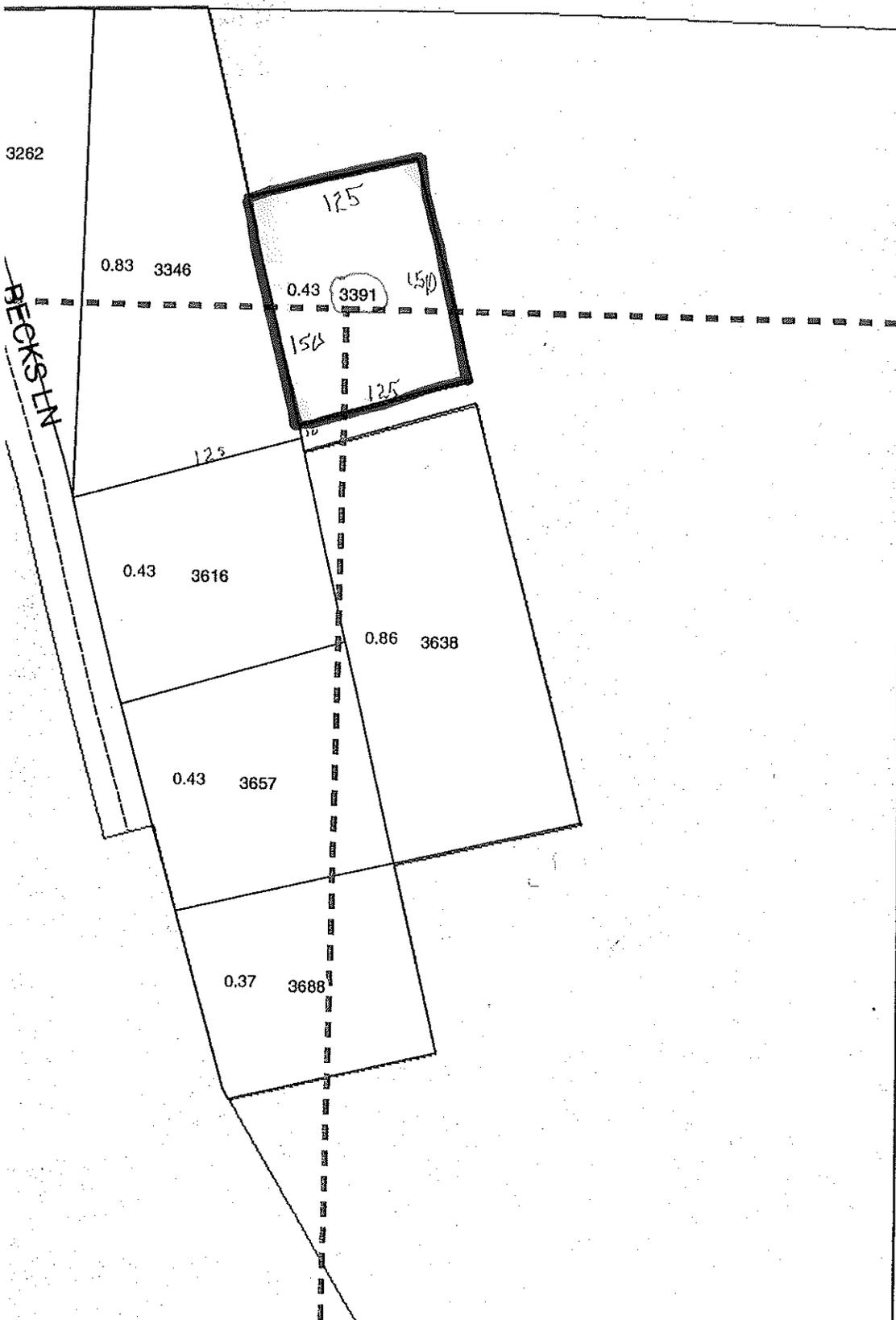
125

0.43 3616

0.86 3638

0.43 3657

0.37 3688



KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 0 UNK Account # YV-675-492200-0 Map ID YV 675 492200 000
 Vision ID 27262
 Property Location 0 UNK Account # YV-675-432900-0 Map ID YV 675 432900 000
 Vision ID 27259

CURRENT OWNER		TOP	UTILITIES	STRT / ROAD	LO	
WILLIAMS ROBERT P			U Unknown	U Unknown		
			U Unknown			
			U Unknown		0	
311 PENNSYLVANIA AVE W		SUPPLEMENTAL DATA				
WARREN PA 16365		Alternate Par	Clean Green			
		Source	C&G 2012			
		Old Parcel	Deeded Acre 1.38			
RECORD OF OWNERSHIP						
BK	VOL	PAGE	SALE DATE	Q/U	V/I	SALE PRI
	0342	0068	02-13-1991	U	V	
	134	932	09-01-1979	U	V	26
WILLIAMS ROBERT P		Property Location 129-131 RANGER WAY		Map ID YV 675 434000 000		
WILLIAMS ROBERT		Vision ID 28345		Account # YV-675-434000-0		Bldg # 1
WILLIAMS ROBERT P		243	0229	11-30-2013	U	V
Assessing Dist	Assessing NBHD	Sub		Acres Code		
0028	Youngsville Boro			0		

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 20, 2025 disclosed the following:

- Those items not affecting the title:
 - XX Right(s) of Way
 - XX Oil & Gas Leases
 - XX Municipal Condemnations and Takings
 - XX Road Condemnations and Takings
 - XX Other: There are access right of ways and easements noted in PARCEL (C)'s Description.

2. Judgments:

- * CD 259 of 2025 Brokenstraw Valley Area Auth'y

~~NOTE: An argument can be made that the Repository Sale to Clawson in December of 2013 actually also included Parcel (C) for the non payment of the 2010-2012 taxes.~~

3. Mortgages:

- Estate Issues: NOTE: The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

He is Deceased: Bernard J Hessley is the Attorney & Administrator for the Estate. The Decedent's 3 kids & his Companion Patricia Sorenson share equally in his Estate. Addresses are in the Estate documents. NO INHERITANCE TAXES HAVE BEEN PAID

5. Other Issues:

Municipal Sewer Office and/or Water Office: Youngsville Borough

THE DESCRIPTION for PARCEL (B) seems off a little.

DATED: December 12, 2025

Kenneth L. Crosby, Esquire

RECORD BOOK PAGE

0342 . 0068

WARREN COUNTY, PA.

DAILY NO. 668
FILED AND ENTERED AT
WARREN COUNTY

1450

91 FEB 13 AIO: 30

QUIT CLAIM DEED

MADE THE 13th day of NOVEMBER in the year of our Lord one thousand nine hundred ninety (1990).

BETWEEN THE BOROUGH OF YOUNGVILLE, Warren County, Pennsylvania 16365,

Party of the First Part,

and

ROBERT P. WILLIAMS, of Warren County, Pennsylvania 16365

Party of the Second Part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar, lawful money of the United States of America, unto it well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and forever quit-claim unto the said party of the second part, his heirs and assigns,

ALL THOSE CERTAIN pieces or parcels of real estate, all of which are situate in Youngsville Borough, Warren County, Pennsylvania, and the same may be described as follows:

1. BEGINNING at the northeast corner at a point on the right of way of the Philadelphia and Erie Railroad where the D.A.V. & P.R.R. crosses the same; thence southerly along the land of Dunkirk, Allegheny Valley and Pittsburgh Railroad, a distance of 889 feet to a stake; thence in a westerly direction along the lands of Sallie Ann Siggins and Nathaniel Siggins 160 feet to the Brokenstraw Creek; thence in a northerly direction along the Brokenstraw Creek a distance of 557 feet to the land of Philadelphia and Erie Railroad; thence in an easterly direction along the line of the Philadelphia and Erie Railroad a distance of 440 feet to the place of beginning, containing about 3 acres of land, more or less.

MOTHER
44-675-484

2. BEGINNING at the cow guard at the P&E Railroad; thence easterly along the line of said railroad 226.5 feet to a point; thence northerly to the northerly line of the right of way of the D.A.V. & P.R.R.; thence by said railroad line northeasterly 50 feet to a point in the line of lands formerly of Gust Peterson; thence by said Peterson lands, northerly to Ford Street, the same formerly being known as the road leading up the race known formerly as Siggins Mill Race; thence by the line of Ford Street about 265 feet to the place of beginning.

44-675-4329

(B)

3. BEGINNING at a corner on the York Hill Road and lands formerly of Charles Kay; thence along said land east 400 feet to a stake; thence north along lands formerly of W.D. Kinnear 125 feet to a post; thence west along lands of Kinnear 400 feet to the York Hill Road; thence south along York Hill Road a distance of 125 feet to the place of beginning, containing about 1 acre of land, more or less.

44-675-4922

(A)

BEING AND INTENDED TO BE all of the Borough's right, title and interest in the above-described premises as previously conveyed to Robert Williams (u/k/a Robert P. Williams) by Deed of Northland Wood Products, Inc., dated July 30, 1979, and recorded in Warren County Deed Book 413, Page 932.

ISLAND

RANGER WAY

(B)

4329

1.38

1.36

2791

226.5

(C)

4340

180.16

271.01

329.69

18.56

24.59

647

(A)

4922

1.15

400

125

400

125

0

572

2025-80259 BROKENSTRAW VALLEY AREA AUTH (vs) ROBERT B WILLIAMS ET AL

Reference No.: MLD79-22
Case Type: JUDGMENT DEFAULT

Filed: 5/23/2025
Time: 2:18

Judgment: 2704.71

Execution Date: 0/00/0000

Judge Assigned:

Jury Trial: 0/00/0000

Disposed Desc:

Disposed Date:

----- Case Comments -----

Higher Crt 1.:
Higher Crt 2.:

General Index

Attorney Info

BROKENSTRAW VALLEY AREA
AUTHORITY
RR#2 BOX 284
YOUNGSVILLE PA 16371

PLAINTIFF

STAPLEFORD ANDREA L

CD 259 of 2025

WILLIAMS ROBERT B

DEFENDANT

HESSLEY BERNARD J

WILLIAMS CALLIE L

DEFENDANT

HESSLEY BERNARD J

MACE ROXANN E

DEFENDANT

HESSLEY BERNARD J

WILLIAMS ROBERT P

DEFENDANT

HESSLEY BERNARD J

Judgment Index

Amount

Date

Desc

WILLIAMS ROBERT B
WILLIAMS CALLIE L
MACE ROXANN E
WILLIAMS ROBERT P

2,704.71
2,704.71
2,704.71
2,704.71

5/23/2025
5/23/2025
5/23/2025
5/23/2025

JUDGMENT DEFAULT
JUDGMENT DEFAULT
JUDGMENT DEFAULT
JUDGMENT DEFAULT

* Date Entries *

----- FIRST ENTRY -----
5/23/2025 JUDGMENT ENTERED BY DEFAULT IN THE AMOUNT OF \$2,704.71 PLUS COSTS
AND INTEREST AS FILED FROM MLD79-22 BY ANDREA L STAPLEFORD, ESQ.

5/23/2025 NOTICE MAILED TO DEFENDANTS. COPY FILED.
----- LAST ENTRY -----

* Escrow Information *
* Fees & Debits Beg Bal Pymts/Adj End Bal *

JUDG AUTO FEE 5.00 5.00 .00
JDMT/DEFAULT 12.00 12.00 .00

17.00 17.00 .00

* End of Case Information *

**REGISTER OF WILLS
CERTIFICATE OF GRANT OF LETTERS**

No 30,357 62-21-0242

ESTATE OF Robert P. Williams

Seal

SOCIAL SECURITY NO 174-24-6329

WHEREAS Robert P. Williams

LATE OF Youngsville Borough

DIED ON THE 18th DAY OF September, 2021

AND WHEREAS, THE GRANT OF LETTERS OF ADMINISTRATION C.T.A.
IS REQUIRED FOR THE ADMINISTRATION OF THE ESTATE.

THEREFORE, I, *Stephanie Eastman*, REGISTER OF WILLS IN AND FOR
THE COUNTY OF WARREN, IN THE COMMONWEALTH OF
PENNSYLVANIA, HAVE THIS DAY GRANTED LETTER OF
ADMINISTRATION C.T.A. TO,

Bernard J. Hessley

AND HAS DULY QUALIFIED AS Administrator,
OF THE ESTATE OF THE ABOVE NAMED DECEDENT AND HAS
AGREED TO ADMINISTER THE ESTATE ACCORDING TO LAW, ALL OF
WHICH FULLY APPEARS OF RECORD IN MY OFFICE AT WARREN,
PENNSYLVANIA.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND
AFFIXED THE SEAL OF MY OFFICE ON THE

6th DAY OF October, 2021

Stephanie Eastman

REGISTER OF WILLS

OCT 06 2021

PETITION FOR GRANT OF LETTERS

Register & Recorder

Clerk of Orphans' Court REGISTER OF WILLS OF Warren COUNTY, PENNSYLVANIA

Petitioner(s) named below, who is/are 18 years of age or older, apply(ies) for Letters as specified below, and in support thereof aver(s) the following and respectfully request(s) the grant of Letters in the appropriate form:

Decedent's Information

Name: Robert P. Williams

File No: 30,357 62-21-0242 (Assigned by Register)

a/k/a:

a/k/a:

a/k/a:

Date of Death: 9/18/2021

Social Security No: 174246329

Age at death: 91

Decedent was domiciled at death in Warren County, PA (State) with his/her last principal residence at 231 Second Street 16371 Youngsville Warren

Decedent died at UPMC Chautauqua 14701 Jamestown Chautauqua NY

Estimate of value of decedent's property at death:

Table with 2 columns: Description of property and Value. Includes entries for 'All personal property' (\$15,000.00), 'Personal property in Pennsylvania', 'Personal property in County', and 'TOTAL ESTIMATED VALUE' (\$115,000.00).

Real estate in Pennsylvania situated at: 28952 & 28954 Route 6 16371 Youngsville Warren

A. Petition for Probate and Grant of Letters Testamentary

Petitioner(s) aver(s) he/she/they is/are the Executor(s) named in the last Will of the Decedent, dated 2/27/2002 and Codicil(s) thereto dated

Renunciation of first named Executor, death of second named Executor

State relevant circumstances (e.g. renunciation, death of executor, etc.)

Except as follows: after the execution of the instrument(s) offered for probate Decedent did not marry, was not divorced, was not a party to a pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323(g), and did not have a child born or adopted; and Decedent was neither the victim of a killing nor ever adjudicated an incapacitated person.

NO EXCEPTIONS EXCEPTIONS

B. Petition for Grant of Letters of Administration (if applicable) c.t.a

c.t.a., d.b.n., d.b.n.c.t.a., pendente lite, durante absentia, durante minoritate

If Administration, c.t.a. or d.b.n.c.t.a., enter date of Will in Section A above and complete list of heirs.

Except as follows: Decedent was not a party to a pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323(g) and was neither the victim of a killing nor ever adjudicated an incapacitated person.

NO EXCEPTIONS EXCEPTIONS

Petitioner(s), after a proper search has/have ascertained that Decedent left no Will and was survived by the following spouse (if any) and heirs (attach additional sheets, if necessary):

Table with 3 columns: Name, Relationship, Address. Lists Robert B. Williams (Son), Callie L. Williams (Daughter), and Roxann E. Mace (Daughter) with their respective addresses.

Continuation of Petition for Grant of Letters

Robert P. Williams

174246329

Decedent Name

Page 1

Social Security Number

Real Estate in PA

<u>231 Second Street</u>	<u>16371 Youngsville</u>	<u>Warren</u>
Street address, Post Office and Zip Code	City, Township or Borough	County
<u>129-131 Ranger Way</u>	<u>16371 Youngsville</u>	<u>Warren</u>
Street address, Post Office and Zip Code	City, Township or Borough	County
<u>29030 & 29050/60 Route 6</u>	<u>16371 Youngsville</u>	<u>Warren</u>
Street address, Post Office and Zip Code	City, Township or Borough	County

Last Will and Testament

OF

ROBERT P. WILLIAMS

I, ROBERT P. WILLIAMS, a resident of Warren County, Pennsylvania, being of full age and of a sound mind, do hereby make, publish and declare this instrument to be my Last Will and Testament, revoking all prior Wills and Codicils.

ARTICLE 1

DECLARATIONS

- 1.1 My beloved late wife was Priscilla L. Williams who died June 22, 1990.
- 1.2 We have three (3) children: ROBERT B. WILLIAMS, ROXANNE E. MACE and CALLIE L. WILLIAMS (hereinafter referred to as "my children").

ARTICLE 2

APPOINTMENT OF FIDUCIARIES

I appoint the following as my fiduciaries to serve successively in the order named:

2.1 Personal Representative (Executor)

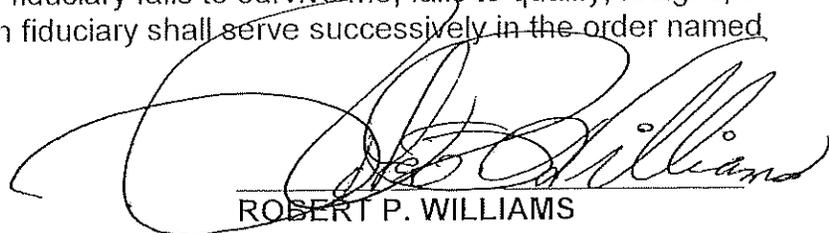
2.1(a) My brother, ROGER BRUCE WILLIAMS.

2.1(b) My sister, HOLLY NOREEN HIPPLE.

- 2.2 Bond. I direct that any personal representative/executor appointed under this Will, shall serve without bond or surety in any and all jurisdictions in which the personal representative/executor may be required to function.

In case the prior named fiduciary fails to survive me, fails to qualify, resigns, or ceases to act, then each fiduciary shall serve successively in the order named above.


ROBERT P. WILLIAMS


ROBERT P. WILLIAMS

I confer upon my fiduciaries those powers set forth in Article 6, below.

ARTICLE 3

- 3.1 Payment of Debts. I direct payment of all debts enforceable against me during my lifetime which are presented in a timely manner during the administration of my estate, including the expenses of my funeral, last illness and the expenses incurred in administering my estate. All property passing under this Will or otherwise, shall pass subject to any encumbrances existing on the date of my death.
- 3.2 Payment of Taxes. All death taxes, both federal and state, including any interest or penalties thereon, charged against my estate or any person or entity, which become payable by reason of my death, whether in respect to property passing under this Will or otherwise, shall be apportioned among the beneficiaries thereof in accordance with the provisions of the Uniform Estate Tax Apportionment Act then in force in the State of Pennsylvania.

ARTICLE 4

SPECIFIC BEQUESTS OF TANGIBLE PERSONAL PROPERTY

- 4.1 Specific list. I may prepare a statement or list naming one or more persons to receive any or all of my tangible personal property. This list must be either in my handwriting or be signed by me; and must describe the items and the person(s) to receive them with reasonable certainty provided that such list shall not include money, evidences of indebtedness, cash equivalents, documents of title, securities, and property used in a trade or business. I direct my Personal Representative to follow these instructions. If questions arise regarding the interpretation of any statement or list, the rules of construction referenced in Article 6 shall apply.
- 4.2 Lapse of Devises. All tangible personal property not disposed of pursuant to the distributions above shall become part of the residue of my estate.

gamjn
BMD


ROBERT P. WILLIAMS

ARTICLE 5

RESIDUARY ESTATE

- 5.1 Residuary Estate. I hereby give, devise and bequeath all of my property and estate, of every kind and nature, in four (4) equal shares to be divided between my companion, Patricia A. Sorenson, and my three (3) children, Robert B. Williams, Roxanne E. Mace and Callie L. Williams, with the children of a deceased child to receive their parents share.

ARTICLE 6

FIDUCIARY POWERS

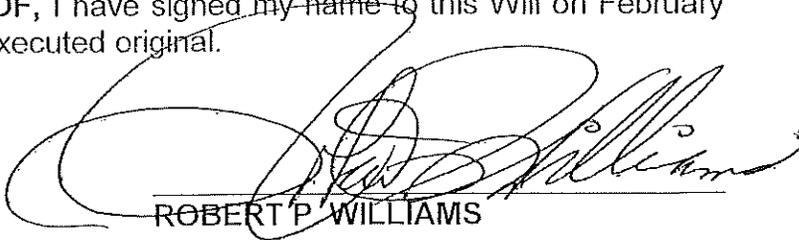
- 6.1 Conference of Power. I hereby confer upon my Personal Representative all the powers set forth as Fiduciary Powers in the Pennsylvania Probate Code as the said Code exists on the date of this Will, except as other provisions of this Will specifically provide to the contrary.

In addition, I hereby incorporate by reference Recorded Definitions, Fiduciary Powers and Rules of Construction that were executed by Joseph A. Massa, Jr., Esquire, and recorded on October 6, 1999 at Record Book 927, Page 174 of the Warren County Records. I hereby confer upon my Fiduciaries (Personal Representative[s], Trustee[s], Conservator[s] and Guardian[s]) the powers contained therein. I further direct that (except as otherwise provided in this Will) said Fiduciary Powers, Definitions and Rules of Construction be applied in interpreting this Will and Trusts created therein.

- 6.2 Sale of Property. I also confer upon my Personal Representative the power to sell or exchange any real or personal property which may become an asset of my estate or trust.

IN WITNESS WHEREOF, I have signed my name to this Will on February 27, 2002, this being the only executed original.

Jan N.
BMD


ROBERT P WILLIAMS

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

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		U Unknown		0
311 PENNSYLVANIA AVE W				
WARREN PA 16365				
SUPPLEMENTAL DATA				
Alternate Par Source			Clean Green	
Old Parcel			C&G 2012	
			Deeded Acre 1.38	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	U	V	SALE PRI
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WILLIAMS ROBERT	<u>413 1932</u>	09-01-1979	U	V	
Property Location 129-131 RANGER WAY Map ID <u>YV/675/434000/000/A</u> Vision ID 28345 Account # <u>YV-675-434000-0</u> Bldg # 1					
WILLIAMS ROBERT P	<u>2333 0289</u>	11-30-2013	U	V	
Assessing Dist	Assessing NBHD	Sub	Acres Code		
0028	Youngsville Boro		0		

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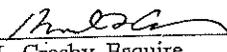
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DATED: December 12, 2025


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YU-675
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ISLAND

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(B)

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2791

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226.5

0

24.59

647

271.01

18.56

(C)

4340

180.16

328.68

(A)

4922

1.15

400

125

400

125

0

572

2025-80259 BROKENSTRAW VALLEY AREA AUTH (vs) ROBERT B WILLIAMS ET AL

Reference No...: MLD79-22
Case Type.....: JUDGMENT DEFAULT

Filed.....: 5/23/2025
Time.....: 2:18

Judgment.....: 2704.71

Execution Date 0/00/0000

Judge Assigned:

Jury Trial....

Disposed Desc.:

Disposed Date: 0/00/0000

----- Case Comments -----

Higher Crt 1.:

Higher Crt 2.:

General Index

Attorney Info

BROKENSTRAW VALLEY AREA
AUTHORITY
RR#2 BOX 284
YOUNGSVILLE PA 16371

PLAINTIFF

STAPLEFORD ANDREA L

CD 259 of 2025

WILLIAMS ROBERT B

DEFENDANT

HESSLEY BERNARD J

WILLIAMS CALLIE L

DEFENDANT

HESSLEY BERNARD J

MACE ROXANN E

DEFENDANT

HESSLEY BERNARD J

WILLIAMS ROBERT P

DEFENDANT

HESSLEY BERNARD J

Judgment Index

Amount

Date

Desc

WILLIAMS ROBERT B
WILLIAMS CALLIE L
MACE ROXANN E
WILLIAMS ROBERT P

2,704.71
2,704.71
2,704.71
2,704.71

5/23/2025
5/23/2025
5/23/2025
5/23/2025

JUDGMENT DEFAULT
JUDGMENT DEFAULT
JUDGMENT DEFAULT
JUDGMENT DEFAULT

* Date Entries *

FIRST ENTRY

5/23/2025 JUDGMENT ENTERED BY DEFAULT IN THE AMOUNT OF \$2,704.71 PLUS COSTS
AND INTEREST AS FILED FROM MLD79-22 BY ANDREA L STAPLEFORD, ESQ.

5/23/2025 NOTICE MAILED TO DEFENDANTS. COPY FILED.

LAST ENTRY

* Escrow Information *

* Fees & Debits Beg Bal Pymts/Adj End Bal *

JUDG AUTO FEE
JDMT/DEFAULT

5.00
12.00

17.00

5.00
12.00

17.00

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* End of Case Information *

REGISTER OF WILLS
CERTIFICATE OF GRANT OF LETTERS

No 30,357 62-21-0242

ESTATE OF Robert P. Williams

Seal

SOCIAL SECURITY NO 174-24-6329

WHEREAS Robert P. Williams

LATE OF Youngsville Borough

DIED ON THE 18th DAY OF September, 2021

AND WHEREAS, THE GRANT OF LETTERS OF ADMINISTRATION C.T.A.
IS REQUIRED FOR THE ADMINISTRATION OF THE ESTATE.

THEREFORE, I, *Stephanie Eastman*, REGISTER OF WILLS IN AND FOR
THE COUNTY OF WARREN, IN THE COMMONWEALTH OF
PENNSYLVANIA, HAVE THIS DAY GRANTED LETTER OF
ADMINISTRATION C.T.A. TO,

Bernard J. Hessley

AND HAS DULY QUALIFIED AS Administrator,
OF THE ESTATE OF THE ABOVE NAMED DECEDENT AND HAS
AGREED TO ADMINISTER THE ESTATE ACCORDING TO LAW, ALL OF
WHICH FULLY APPEARS OF RECORD IN MY OFFICE AT WARREN,
PENNSYLVANIA.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND
AFFIXED THE SEAL OF MY OFFICE ON THE

6th DAY OF October, 2021.

Stephanie Eastman
REGISTER OF WILLS

OCT 06 2021

PETITION FOR GRANT OF LETTERS

Register & Recorder

Clerk of Orphans' Court REGISTER OF WILLS OF Warren COUNTY, PENNSYLVANIA

Petitioner(s) named below, who is/are 18 years of age or older, apply(ies) for Letters as specified below, and in support thereof aver(s) the following and respectfully request(s) the grant of Letters in the appropriate form:

Decedent's Information

Name: Robert P. Williams

File No: 30,357 62-21-0242 (Assigned by Register)

a/k/a:

a/k/a:

a/k/a:

Social Security No: 174246329

Date of Death: 9/18/2021

Age at death: 91

Decedent was domiciled at death in Warren County, PA (State) with his/her last principal residence at 231 Second Street 16371 Youngsville Warren County

Decedent died at UPMC Chautauqua 14701 Jamestown Chautauqua NY Street address, Post Office and Zip Code City, Township or Borough County State

Estimate of value of decedent's property at death:

Table with 2 columns: Description and Value. Rows include: If domiciled in Pennsylvania... All personal property \$ 15,000.00; If not domiciled in Pennsylvania... Personal property in Pennsylvania \$; If not domiciled in Pennsylvania... Personal property in County \$; Value of real estate in Pennsylvania \$ 100,000.00; TOTAL ESTIMATED VALUE... \$ 115,000.00

Real estate in Pennsylvania situated at: 28952 & 28954 Route 6 16371 Youngsville Warren Street address, Post Office and Zip Code City, Township or Borough County

A. Petition for Probate and Grant of Letters Testamentary

Petitioner(s) aver(s) he/she/they is/are the Executor(s) named in the last Will of the Decedent, dated 2/27/2002 and Codicil(s) thereto dated Renunciation of first named Executor, death of second named Executor State relevant circumstances (e.g. renunciation, death of executor, etc.)

Except as follows: after the execution of the instrument(s) offered for probate Decedent did not marry, was not divorced, was not a party to a pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323(g), and did not have a child born or adopted; and Decedent was neither the victim of a killing nor ever adjudicated an incapacitated person.

NO EXCEPTIONS EXCEPTIONS

B. Petition for Grant of Letters of Administration (If applicable) c.t.a

c.t.a., d.b.n., d.b.n.c.t.a., pendente lite, durante absentia, durante minoritate

If Administration, c.t.a. or d.b.n.c.t.a., enter date of Will in Section A above and complete list of heirs.

Except as follows: Decedent was not a party to a pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323(g) and was neither the victim of a killing nor ever adjudicated an incapacitated person.

NO EXCEPTIONS EXCEPTIONS

Petitioner(s), after a proper search has/have ascertained that Decedent left no Will and was survived by the following spouse (if any) and heirs (attach additional sheets, if necessary):

Table with 3 columns: Name, Relationship, Address. Rows: Robert B. Williams (Son, 34 Thompson Island Lane Irvine, PA 16329), Callie L. Williams (Daughter, 15 Robertson Drive, c/o Shelley Greis Youngsville, PA 16371), Roxann E. Mace (Daughter, 213 1/2 W Main Street Youngsville, PA 16371)

Continuation of Petition for Grant of Letters

Robert P. Williams

174246329

Decedent Name

Page 1

Social Security Number

Real Estate in PA

231 Second Street	16371 Youngsville	Warren
Street address, Post Office and Zip Code	City, Township or Borough	County
129-131 Ranger Way	16371 Youngsville	Warren
Street address, Post Office and Zip Code	City, Township or Borough	County
29030 & 29050/60 Route 6	16371 Youngsville	Warren
Street address, Post Office and Zip Code	City, Township or Borough	County

Last Will and Testament

OF

ROBERT P. WILLIAMS

I, ROBERT P. WILLIAMS, a resident of Warren County, Pennsylvania, being of full age and of a sound mind, do hereby make, publish and declare this instrument to be my Last Will and Testament, revoking all prior Wills and Codicils.

ARTICLE 1

DECLARATIONS

- 1.1 My beloved late wife was Priscilla L. Williams who died June 22, 1990.
- 1.2 We have three (3) children: ROBERT B. WILLIAMS, ROXANNE E. MACE and CALLIE L. WILLIAMS (hereinafter referred to as "my children").

ARTICLE 2

APPOINTMENT OF FIDUCIARIES

I appoint the following as my fiduciaries to serve successively in the order named:

2.1 Personal Representative (Executor)

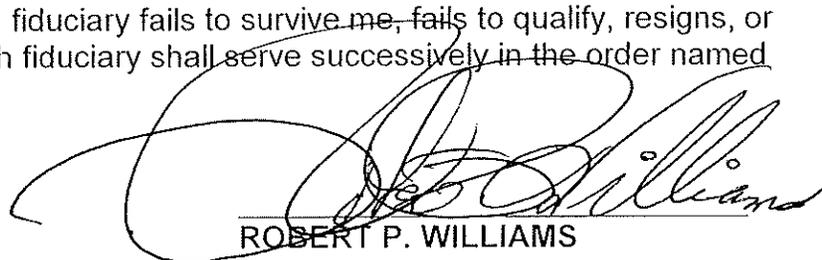
2.1(a) My brother, ROGER BRUCE WILLIAMS.

2.1(b) My sister, HOLLY NOREEN HIPPLE.

- 2.2 Bond. I direct that any personal representative/executor appointed under this Will, shall serve without bond or surety in any and all jurisdictions in which the personal representative/executor may be required to function.

In case the prior named fiduciary fails to survive me, fails to qualify, resigns, or ceases to act, then each fiduciary shall serve successively in the order named above.


ROBERT P. WILLIAMS


ROBERT P. WILLIAMS

I confer upon my fiduciaries those powers set forth in Article 6, below.

ARTICLE 3

- 3.1 Payment of Debts. I direct payment of all debts enforceable against me during my lifetime which are presented in a timely manner during the administration of my estate, including the expenses of my funeral, last illness and the expenses incurred in administering my estate. All property passing under this Will or otherwise, shall pass subject to any encumbrances existing on the date of my death.
- 3.2 Payment of Taxes. All death taxes, both federal and state, including any interest or penalties thereon, charged against my estate or any person or entity, which become payable by reason of my death, whether in respect to property passing under this Will or otherwise, shall be apportioned among the beneficiaries thereof in accordance with the provisions of the Uniform Estate Tax Apportionment Act then in force in the State of Pennsylvania.

ARTICLE 4

SPECIFIC BEQUESTS OF TANGIBLE PERSONAL PROPERTY

- 4.1 Specific list. I may prepare a statement or list naming one or more persons to receive any or all of my tangible personal property. This list must be either in my handwriting or be signed by me; and must describe the items and the person(s) to receive them with reasonable certainty provided that such list shall not include money, evidences of indebtedness, cash equivalents, documents of title, securities, and property used in a trade or business. I direct my Personal Representative to follow these instructions. If questions arise regarding the interpretation of any statement or list, the rules of construction referenced in Article 6 shall apply.
- 4.2 Lapse of Devises. All tangible personal property not disposed of pursuant to the distributions above shall become part of the residue of my estate.

gam jr
BMD


ROBERT P. WILLIAMS

ARTICLE 5

RESIDUARY ESTATE

- 5.1 Residuary Estate. I hereby give, devise and bequeath all of my property and estate, of every kind and nature, in four (4) equal shares to be divided between my companion, Patricia A. Sorenson, and my three (3) children, Robert B. Williams, Roxanne E. Mace and Callie L. Williams, with the children of a deceased child to receive their parents share.

ARTICLE 6

FIDUCIARY POWERS

- 6.1 Conference of Power. I hereby confer upon my Personal Representative all the powers set forth as Fiduciary Powers in the Pennsylvania Probate Code as the said Code exists on the date of this Will, except as other provisions of this Will specifically provide to the contrary.

In addition, I hereby incorporate by reference Recorded Definitions, Fiduciary Powers and Rules of Construction that were executed by Joseph A. Massa, Jr., Esquire, and recorded on October 6, 1999 at Record Book 927, Page 174 of the Warren County Records. I hereby confer upon my Fiduciaries (Personal Representative[s], Trustee[s], Conservator[s] and Guardian[s]) the powers contained therein. I further direct that (except as otherwise provided in this Will) said Fiduciary Powers, Definitions and Rules of Construction be applied in interpreting this Will and Trusts created therein.

- 6.2 Sale of Property. I also confer upon my Personal Representative the power to sell or exchange any real or personal property which may become an asset of my estate or trust.

IN WITNESS WHEREOF, I have signed my name to this Will on February 27, 2002, this being the only executed original.

JAMN.
BMD


ROBERT P. WILLIAMS

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 0 UNK Account # YV-675-432900-0 Map ID YV-675-432900-000
Vision ID 27262
Property Location 0 UNK Account # YV-675-432900-0 Map ID YV-675-432900-000
Vision ID 27259 Account # YV-675-432900-0 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LO		
WILLIAMS ROBERT P		U Unknown	U Unknown			
		U Unknown				
		U Unknown		0		
311 PENNSYLVANIA AVE W						
WARREN PA 16365						
SUPPLEMENTAL DATA						
Alternate Par Source		Clean Green C&G 2012				
Old Parcel		Deeded Acre 1.38				
RECORD OF OWNERSHIP						
BK	VOL	PAGE	SALE DATE	QU	VOL	SALE PRI
82	2	668	02-13-1991	U	V	
413	1	932	09-01-1979	U	V	26
Property Location 129-131 RANGER WAY		Map ID YV-675-434000-000				
Vision ID 28345		Account # YV-675-434000-0		Bldg # 1		
WILLIAMS ROBERT P		2333 0229		11-30-2013		U V
Assessing Dist 0028		Assessing NBHD Youngsville Boro		Sub		Acres Code 0

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 20, 2025 disclosed the following:

- Those items not affecting the title:
 - XX Right(s) of Way
 - XX Oil & Gas Leases
 - XX Municipal Condemnations and Takings
 - XX Road Condemnations and Takings
 - XX Other: There are access right of ways and easements noted in PARCEL (C)'s Description.

2. Judgments:

★ CD 259 of 2025 Brokenstraw Valley Area Auth'y

NOTE: An argument can be made that Repository Sale to Clawson in December of 2013 actually also included Parcel (C) for the non payment of the 2010-2012 taxes.

3. Mortgages:

4. Estate Issues: **NOTE:** The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

He is Deceased: Bernard J Hessley is the Attorney & Administrator for the Estate. The Decedent's 3 kids & his Companion Patricia Sorenson share equally in his Estate. Addresses are in the Estate documents. **NO INHERITANCE TAXES HAVE BEEN PAID**

5. Other Issues:

Municipal Sewer Office and/or Water Office: Youngsville Borough

THE DESCRIPTION for PARCEL (B) seems off a little.

DATED: December 12, 2025

Kenneth L. Crosby
Kenneth L. Crosby, Esquire

Williams
PARCEL
67

2333/229

NOW
4V 675-4340

2333/229

FILED

Part of
~~UPI # YV-675-465-01~~ 4415

THIS DEED

UPI Verified 11-20-13 BS

MADE THE 20th day of November in the year Two Thousand Thirteen (2013).

BETWEEN ROBERT P. WILLIAMS, a single man of Youngsville, Warren County,
Pennsylvania,

Grantor

AND

ROBERT P. WILLIAMS of Youngsville, Warren County, Pennsylvania,

Grantee

WITNESSETH, that in consideration of ONE (\$1.00) DOLLAR in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee,

LOT 1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND located in Youngsville Borough, County of Warren, Commonwealth of Pennsylvania; as per map recorded in the offices of said County on June 7, 2010 in Map Book 10 Page 5; bounded and described as follows:

BEGINNING at a point on the southerly line of the Buffalo & Pittsburgh Railroad where the northerly line of the former Warren and Venango Railroad a/k/a New York Central Railroad intersects the same.

THENCE severing the New York Central Railroad (now abandon) along the southerly line of the Buffalo a & Pittsburgh Railroad North 84 degrees 13 minutes 12 seconds East 78.56 feet to a capped rebar set in the center line of the abandon New York Central Railroad. (80 feet wide)

THENCE along the center of the abandon New York Railroad South 53 degrees 36 minutes 38 seconds West 328.69 feet to a capped rebar.

THENCE severing land of the grantor North 27 degrees 30 minutes 11 seconds West 180.16 feet to a capped rebar set in the southerly line of the Buffalo & Pittsburgh Railroad.

THENCE along the southerly right-of-way of the Buffalo & Pittsburgh Railroad North 84 degrees 13 minutes 12 seconds East 271.01 feet to the PLACE OF BEGINNING.

CONTAINING 0.672 acres or 29,252.693 square feet of land having a single story frame

over

dwelling and storage garage located thereon.

The afore-described premise is identified on the Tax Assessment Maps of Warren County as Parcel YV-675 445.

40 FOOT EASEMENT

 All THAT certain 40 foot access easement known as "Ranger Way" extending southwesterly from US Route 6 over an existing roadway crossing the Buffalo & Pittsburgh Railroad to Lot 1 and lot 2 of the Robert P. Williams Subdivision dated May 25, 2010 situate in Youngsville Borough, Warren County, Pennsylvania; more particularly described as follows:

BEGINNING at a point on the southerly line of US Route 6- 85 feet south of Highway Station 1016+36.55 being also the center of an existing gravel road further being located South 72 degrees 51 minutes 30 seconds West 110.68 feet from the northwest corner of land previously conveyed to Stillwater lodge in record book 1022 Page 51.

THENCE along the center of an existing gravel road South 40 degrees 05 minutes 36 seconds West 159.74 feet to a point.

THENCE by a curve to the left having radius of 205.00 feet a distance of 84.43 feet with Chord Bearing South 28 degrees 17 minutes 43 seconds West 83.83 feet to a point.

THENCE continuing and crossing the Buffalo & Pittsburgh Railroad South 16 degrees 29 minutes 49 seconds West 42.14 feet to a point in the south line of said railroad being common to the northerly line of Lot 1.

Said right-of-way to be over and across land previously conveyed to Robert P. Williams in Record Book 342 Page 68.

IRREGULAR EASEMENT OVER AND ACROSS LOT 1

 All THAT certain irregular access easement over Lot 1 of the Robert P. Williams Subdivision dated May 25, 2010 situate in Youngsville Borough, Warren County, Pennsylvania; more particularly described as follows:

BEGINNING at a point on the southerly line of the Buffalo & Pittsburgh Railroad and further being located North 84 degrees 13 minutes 12 seconds East 106.11 feet from the northeast corner of lot 2 of aforementioned subdivision.

THENCE along the railroad North 84 degrees 13 minutes 12 seconds East 18.51 feet to a point.

THENCE South 05 degrees 46 minutes 48 seconds East 4.00 feet to a point.

THENCE by a non-tangent curve to the left having radial bearing of South 31 degrees 21 minutes 09 seconds East, radius of 160.00 feet a distance of 79.94 feet with Chord Bearing South 44 degrees 20 minutes 00 seconds West 79.12 feet to a point.



THENCE by a tangent line South 30 degrees 01 minutes 10 seconds West 46.37 feet to a point in the easterly line of lot 2.

THENCE along the easterly line of Lot 2 North 27 degrees 30 minutes 11 seconds West 99.40 feet to a capped iron pipe set at the northeast corner of lot 2 in the southerly line of said railroad.

THENCE along the southerly line of the Buffalo & Pittsburgh Railroad North 84 degrees 13 minutes 12 seconds East 106.11 feet to the PLACE OF BEGINNING.

Said right-of-way to be over and across land previously conveyed to Robert P. Williams in Deed Book 413 Page 932.

The above described parcel of land to be in accordance with a survey prepared by David M. See, a registered Professional Land Surveyor in the Commonwealth of Pennsylvania, dated May 25, 2010.

Intending to be all of Lot #1 of the Robert P. Williams minor subdivision recorded as aforesaid.

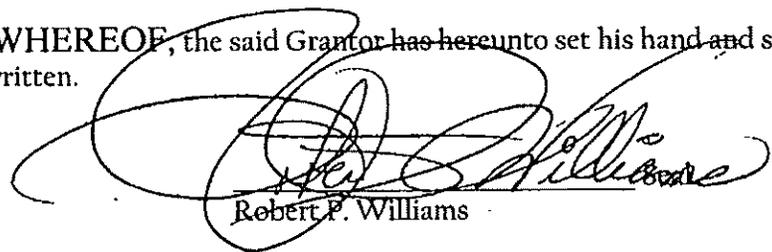
This conveyance is exempt from Pennsylvania Realty Transfer Tax as it is a deed of retained property in a minor subdivision by the owner thereof.

THIS CONVEYANCE is under and subject to all presently valid and existing rights of way, easements, restrictions, covenants, leases, servitudes, exceptions, reservations, interests, and rights of others, including rights for utility and transmission lines, that appear of record or that are apparent upon inspection of the above described premises.

The Grantor has no actual knowledge of any hazardous waste as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania having been disposed of, and none is presently being disposed on or about the property described in this Deed.

AND the said Grantor does hereby warrant generally the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.


Robert P. Williams

_____ Seal:

Signed, Sealed and Delivered
in Presence of

_____ Seal.

2343/100
FILED
12/31/13

UPI Verified 12/31/13 TB

UPI: YV-675-445000-000

Tax Claim Bureau Deed

Out
Acc deed

Made this 17th day December 2013.

2333/229

Between the **TAX CLAIM BUREAU**, of the County of Warren, Pennsylvania, as Trustee for **ROBERT WILLIAMS, GRANTOR**, and **TROY M. CLAWSON, GRANTEE**.

WITNESSETH, that in consideration of \$ 250.00 in hand paid, receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee(s), his heirs and assigns, the certain premises situate in Youngsville Borough, Warren County, Pennsylvania, as follows:

150 Ranger Way
3 Acres
YV-675-445000-000
Repository Sale

This may be argued to have included PARCEL (c)

the same having been sold by the Tax Claim Bureau on unpaid tax claims entered by the Bureau for the year(s) 2010, 2011, 2012 to the Grantee (s), on the 17th day of December Anno Domini two thousand thirteen after due advertisement according to law, the period of redemption for the payment of tax claims having expired without the property having been redeemed, or any tax judgments heretofore having been entered against the described property having not been satisfied, or no agreement to stay the sale of the within described property having been entered into, under and by virtue of the Act of 1947 P.L. 1368 as amended (Real Estate Tax Sale Law).

ISLAND

RANGER WAY

(B)

4329

1.36

2791

1.38

226.5

0

(C)

4340

180.16

271.01

19.56

24.59

647

328.69

(A)

4922

1.15

125

400

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0

572

2025-80259 BROKENSTRAW VALLEY AREA AUTH (vs) ROBERT B WILLIAMS ET AL

Reference No.: MLD79-22
Case Type: JUDGMENT DEFAULT

Filed: 5/23/2025
Time: 2:18

Judgment: 2704.71

Execution Date: 0/00/0000

Judge Assigned:

Jury Trial: 0/00/0000

Disposed Desc:

Disposed Date:

----- Case Comments -----

Higher Crt 1.:
Higher Crt 2.:

General Index

Attorney Info

BROKENSTRAW VALLEY AREA
AUTHORITY
RR#2 BOX 284
YOUNGSVILLE PA 16371

PLAINTIFF

STAPLEFORD ANDREA L

CD 259 of 2025

WILLIAMS ROBERT B

DEFENDANT

HESSLEY BERNARD J

WILLIAMS CALLIE L

DEFENDANT

HESSLEY BERNARD J

MACE ROXANN E

DEFENDANT

HESSLEY BERNARD J

WILLIAMS ROBERT P

DEFENDANT

HESSLEY BERNARD J

Judgment Index

Amount

Date

Desc

WILLIAMS ROBERT B
WILLIAMS CALLIE L
MACE ROXANN E
WILLIAMS ROBERT P

2,704.71
2,704.71
2,704.71
2,704.71

5/23/2025
5/23/2025
5/23/2025
5/23/2025

JUDGMENT DEFAULT
JUDGMENT DEFAULT
JUDGMENT DEFAULT
JUDGMENT DEFAULT

* Date Entries *

----- FIRST ENTRY -----
5/23/2025 JUDGMENT ENTERED BY DEFAULT IN THE AMOUNT OF \$2,704.71 PLUS COSTS
AND INTEREST AS FILED FROM MLD79-22 BY ANDREA L STAPLEFORD, ESQ.

----- LAST ENTRY -----
5/23/2025 NOTICE MAILED TO DEFENDANTS. COPY FILED.

Escrow Information

* Fees & Debits Beg Bal Pymts/Adj End Bal *

JUDG AUTO FEE
JDMT/DEFAULT

5.00 5.00
12.00 12.00

17.00 17.00

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* End of Case Information *

**REGISTER OF WILLS
CERTIFICATE OF GRANT OF LETTERS**

No 30,357 62-21-0242

ESTATE OF Robert P. Williams

Seal

SOCIAL SECURITY NO 174-24-6329

WHEREAS Robert P. Williams

LATE OF Youngsville Borough

DIED ON THE 18th DAY OF September, 2021

AND WHEREAS, THE GRANT OF LETTERS OF ADMINISTRATION C.T.A.
IS REQUIRED FOR THE ADMINISTRATION OF THE ESTATE.

THEREFORE, I, *Stephanie Eastman*, REGISTER OF WILLS IN AND FOR
THE COUNTY OF WARREN, IN THE COMMONWEALTH OF
PENNSYLVANIA, HAVE THIS DAY GRANTED LETTER OF
ADMINISTRATION C.T.A. TO,

Bernard J. Hessley

AND HAS DULY QUALIFIED AS Administrator,
OF THE ESTATE OF THE ABOVE NAMED DECEDENT AND HAS
AGREED TO ADMINISTER THE ESTATE ACCORDING TO LAW, ALL OF
WHICH FULLY APPEARS OF RECORD IN MY OFFICE AT WARREN,
PENNSYLVANIA.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND
AFFIXED THE SEAL OF MY OFFICE ON THE

6th DAY OF October, 2021

Stephanie Eastman
REGISTER OF WILLS

OCT 06 2021

PETITION FOR GRANT OF LETTERS

Register & Recorder

Clerk of Orphans' Court REGISTER OF WILLS OF Warren COUNTY, PENNSYLVANIA

Petitioner(s) named below, who is/are 18 years of age or older, apply(ies) for Letters as specified below, and in support thereof aver(s) the following and respectfully request(s) the grant of Letters in the appropriate form:

Decedent's Information

Name: Robert P. Williams

File No: 30,357 62-21-0242 (Assigned by Register)

a/k/a:

a/k/a:

a/k/a:

Date of Death: 9/18/2021

Social Security No: 174246329

Age at death: 91

Decedent was domiciled at death in Warren County, PA (State) with his/her last principal residence at 231 Second Street 16371 Youngsville Warren

Decedent died at UPMC Chautauqua 14701 Jamestown Chautauqua NY

Estimate of value of decedent's property at death:

Table with 2 columns: Description of property and Value. Includes entries for personal property in Pennsylvania and real estate in Pennsylvania, totaling 115,000.00.

Real estate in Pennsylvania situated at: 28952 & 28954 Route 6 16371 Youngsville Warren

A. Petition for Probate and Grant of Letters Testamentary

Petitioner(s) aver(s) he/she/they is/are the Executor(s) named in the last Will of the Decedent, dated 2/27/2002 and Codicil(s) thereto dated

Renunciation of first named Executor, death of second named Executor

Except as follows: after the execution of the instrument(s) offered for probate Decedent did not marry, was not divorced, was not a party to a pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323(g), and did not have a child born or adopted; and Decedent was neither the victim of a killing nor ever adjudicated an incapacitated person.

NO EXCEPTIONS EXCEPTIONS

B. Petition for Grant of Letters of Administration (if applicable) c.t.a

c.t.a., d.b.n., d.b.n.c.t.a., pendente lite, durante absentia, durante minoritate

If Administration, c.t.a. or d.b.n.c.t.a., enter date of Will in Section A above and complete list of heirs.

Except as follows: Decedent was not a party to a pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323(g) and was neither the victim of a killing nor ever adjudicated an incapacitated person.

NO EXCEPTIONS EXCEPTIONS

Petitioner(s), after a proper search has/have ascertained that Decedent left no Will and was survived by the following spouse (if any) and heirs (attach additional sheets, if necessary):

Table with 3 columns: Name, Relationship, Address. Lists Robert B. Williams (Son), Callie L. Williams (Daughter), and Roxann E. Mace (Daughter).

Continuation of Petition for Grant of Letters

Robert P. Williams

174246329

Decedent Name

Page 1

Social Security Number

Real Estate in PA

<u>231 Second Street</u>	<u>16371 Youngsville</u>	<u>Warren</u>
Street address, Post Office and Zip Code	City, Township or Borough	County
<u>129-131 Ranger Way</u>	<u>16371 Youngsville</u>	<u>Warren</u>
Street address, Post Office and Zip Code	City, Township or Borough	County
<u>29030 & 29050/60 Route 6</u>	<u>16371 Youngsville</u>	<u>Warren</u>
Street address, Post Office and Zip Code	City, Township or Borough	County

Last Will and Testament

OF

ROBERT P. WILLIAMS

I, ROBERT P. WILLIAMS, a resident of Warren County, Pennsylvania, being of full age and of a sound mind, do hereby make, publish and declare this instrument to be my Last Will and Testament, revoking all prior Wills and Codicils.

ARTICLE 1

DECLARATIONS

- 1.1 My beloved late wife was Priscilla L. Williams who died June 22, 1990.
- 1.2 We have three (3) children: ROBERT B. WILLIAMS, ROXANNE E. MACE and CALLIE L. WILLIAMS (hereinafter referred to as "my children").

ARTICLE 2

APPOINTMENT OF FIDUCIARIES

I appoint the following as my fiduciaries to serve successively in the order named:

2.1 Personal Representative (Executor)

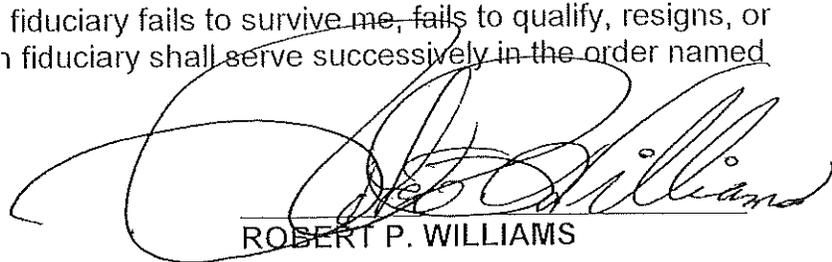
2.1(a) My brother, ROGER BRUCE WILLIAMS.

2.1(b) My sister, HOLLY NOREEN HIPPLE.

- 2.2 Bond. I direct that any personal representative/executor appointed under this Will, shall serve without bond or surety in any and all jurisdictions in which the personal representative/executor may be required to function.

In case the prior named fiduciary fails to survive me, fails to qualify, resigns, or ceases to act, then each fiduciary shall serve successively in the order named above.


BMD


ROBERT P. WILLIAMS

I confer upon my fiduciaries those powers set forth in Article 6, below.

ARTICLE 3

- 3.1 Payment of Debts. I direct payment of all debts enforceable against me during my lifetime which are presented in a timely manner during the administration of my estate, including the expenses of my funeral, last illness and the expenses incurred in administering my estate. All property passing under this Will or otherwise, shall pass subject to any encumbrances existing on the date of my death.
- 3.2 Payment of Taxes. All death taxes, both federal and state, including any interest or penalties thereon, charged against my estate or any person or entity, which become payable by reason of my death, whether in respect to property passing under this Will or otherwise, shall be apportioned among the beneficiaries thereof in accordance with the provisions of the Uniform Estate Tax Apportionment Act then in force in the State of Pennsylvania.

ARTICLE 4

SPECIFIC BEQUESTS OF TANGIBLE PERSONAL PROPERTY

- 4.1 Specific list. I may prepare a statement or list naming one or more persons to receive any or all of my tangible personal property. This list must be either in my handwriting or be signed by me; and must describe the items and the person(s) to receive them with reasonable certainty provided that such list shall not include money, evidences of indebtedness, cash equivalents, documents of title, securities, and property used in a trade or business. I direct my Personal Representative to follow these instructions. If questions arise regarding the interpretation of any statement or list, the rules of construction referenced in Article 6 shall apply.
- 4.2 Lapse of Devises. All tangible personal property not disposed of pursuant to the distributions above shall become part of the residue of my estate.

gam jr
BMD


ROBERT P. WILLIAMS

ARTICLE 5

RESIDUARY ESTATE

- 5.1 Residuary Estate. I hereby give, devise and bequeath all of my property and estate, of every kind and nature, in four (4) equal shares to be divided between my companion, Patricia A. Sorenson, and my three (3) children, Robert B. Williams, Roxanne E. Mace and Callie L. Williams, with the children of a deceased child to receive their parents share.

ARTICLE 6

FIDUCIARY POWERS

- 6.1 Conference of Power. I hereby confer upon my Personal Representative all the powers set forth as Fiduciary Powers in the Pennsylvania Probate Code as the said Code exists on the date of this Will, except as other provisions of this Will specifically provide to the contrary.

In addition, I hereby incorporate by reference Recorded Definitions, Fiduciary Powers and Rules of Construction that were executed by Joseph A. Massa, Jr., Esquire, and recorded on October 6, 1999 at Record Book 927, Page 174 of the Warren County Records. I hereby confer upon my Fiduciaries (Personal Representative[s], Trustee[s], Conservator[s] and Guardian[s]) the powers contained therein. I further direct that (except as otherwise provided in this Will) said Fiduciary Powers, Definitions and Rules of Construction be applied in interpreting this Will and Trusts created therein.

- 6.2 Sale of Property. I also confer upon my Personal Representative the power to sell or exchange any real or personal property which may become an asset of my estate or trust.

IN WITNESS WHEREOF, I have signed my name to this Will on February 27, 2002, this being the only executed original.

JAMN.
BMD


ROBERT P WILLIAMS

YV-675-445000-000

Control No: 27260

Tax Map: YV-675-445000-000

Property Location (SITUS):
150 RANGER WAY

Description:

Warren County
COM Field Data Collection

Ownership and Mailing Address Information		Record Info		Image	
WEN TRO PROPERTY DEVELOPMENT & ACQUISITION 210 COLLEGE ST YOUNGSVILLE PA 16371 Munic: 28-Youngsville Boro School:		Tax Status: Prop Type: IL Luse: 400V Industrial Vacant Acres: 2.95 Unit ID: 2 Spec ID: Tieback:			
Site Characteristics NBHD: 2800 Youngsville Boro Nbhd Type: Lot Type: Util Avail: Sewer: No Sewer Water: None Gas: Not Available		Wtr Frnt: No Waterfront Historic: Rail Acc: Sidewalk: SuprVw: Tree Cover: Terrain: Road: Dirt/Gravel Road Acc: Hardtop Driveway:			
Commercial Building Characteristics		BLDG NUM:1		BLDG SEC:1	
Style: Model: 90 Vacant Comm Prop Type: Grade: Stories: Occupancy: Exterior Wall 1: Exterior Wall 2: Roof Structure: Roof Cover: Interior Wall 1: Interior Wall 2: Interior Floor 1: Interior Floor 2: 1st Floor Use: Heat Fuel: Heat Type: AC Type: Total Rooms: Total Bedrooms: Full Baths: Half Baths: Heat/AC: Frame Type: Baths/Plumbing:		Unit Inventory Type: Count: Act Rent: Occ %: Expenses: Expense Heat Electric Water Sewer Garbage Insurance Insurance Repairs External Repairs Owner Tenant		Outbuilding / Misc Structures OB ID Type Desc Sub-Type Dimensions Sty SF Year Cond Photo ID	

SQFT Info For:		Appraised Value Summary	
Code	Description	Gross Acre	Eff Area
	Total Building		0
	Total Outbuilding		0
	Appraised Land		47,640
	Total Appraised		47,640
Ttl Gross Liv / Lease Area		0	0
			Total Appraised
			47,640

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 128 WATER ST		Map ID (WN/576/915400/000)	
Vision ID 16985		Bldg # 1	
Account # WN-576-915400-0			
CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD
EVANS ROBERT J JR		P Public Sewer	P Paved
		P Public	
		U Unknown	
13358 RIDGE RD	SUPPLEMENTAL DATA		
	Alternate Par	Clean Green	
	Source	C&G 2012	
CORRY PA 16407	Old Parcel	Deeded Acre 0.3	
	Map Deed 0369/0624	Zoning R2	
	Map Page	Subdiv Name	
	Subdiv Lot		
	GIS ID WN-576-915400	Associated P	
RECORD OF OWNERSHIP			
	BK-VOL/PAGE	SALE DATE	Q/U V/I SALE PRICE
EVANS ROBERT J JR	3113 259	10-17-2022	U I 40,000
DRESZER GEORGE L & ZOFIA S	1320 0273	10-30-2003	U V 25,000
WARREN PLAYERS	369 624	01-01-1971	U V 10,000
ASSESSING NEIGHBORHOOD			
Assessing Dist	Assessing NBHD	Sub	Acres Code
0029	City of Warren 1		0

We are advised you have the required information regarding past and current real estate taxes.

Our search on November 20, 2025 disclosed the following:

1. Those items not affecting the title:
 - Right(s) of Way
 - Oil & Gas Leases
 - Municipal Condemnations and Takings
 - Road Condemnations and Takings
 - Other:

2. Judgments:

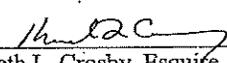
CLEAR

3. Mortgages:

4. Estate Issues: **NOTE: The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.**

5. Other Issues:
Municipal Sewer Office and/or Water Office: City of Warren/PaMS

DATED: December 12, 2025


Kenneth L. Crosby, Esquire

3/13/259

3/13/259

FILED

(A) UPI # WN-576-9154

~~(B) UPI # WN-975-4898~~

THIS DEED

UPI Verified 10/17/22 [Signature]

MADE THE 23rd day of March in the year of our Lord Two Thousand Twenty Two (2022),

BETWEEN OLYMPIA A. DRESZER of the State of Connecticut, and CLAUDIA A. DRESZER, of the State of New York, Co-Administratrices of the Estate of Zofia S. Dreszer, deceased,

Grantors

AND

ROBERT J. EVANS, JR., of Corry, Pennsylvania,

Grantee

WITNESSETH, that in consideration of FORTY THOUSAND (\$40,000.00) DOLLARS in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee,

ALL THOSE CERTAIN pieces or parcels of land situate in the City of Warren, County of Warren and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

PARCEL I

BEING part of Subdivision or outlot No. 54 as designated on the general map of said City of Warren, County of Warren, and Commonwealth of Pennsylvania, the portion hereby conveyed being bounded and described as follows:

BEGINNING at the southeast corner of Second and East Water Streets, and being the northwest corner of the land herein described;

THENCE southerly along the East line of said East Water Street 93 feet more or less to the North line of lot formerly of John H. Ensworth;

THENCE easterly along said Ensworth's North line to the Conewango Creek;

THENCE up said Conewango Creek to a point where the southerly line of Second Street intersects the West bank of said creek;

THENCE westerly along the South line or side of Second Street to the place of beginning: and being all the land lying between the southerly line of Second Street and the

over

northerly line of lot formerly of John H. Ensworth, and extending from the easterly line of East Water Street easterly to the Conewango Creek, including between the extension of the North and South lines 25 feet in width off the easterly side of East Water Street sold to Samuel H. Cogswell by the Burgess and Town Council of the Borough of Warren by deed dated October 26, 1869.

PARCEL II

BEGINNING at the northeast intersection of Water Street and Second Avenue;

THENCE in an easterly direction along the northerly line of Second Avenue and along the southerly line of Outlot No. 25, 69 feet to the low water mark of Conewango Creek;

THENCE in a southerly direction and along the low water mark of Conewango Creek 61 feet, more or less, to the southerly line of Second Avenue at a point which is the northeast corner of the lands above described;

THENCE in a westerly direction along the southerly line of Second Avenue and the northerly line of the above described lands 71 feet to the southeast intersection of Second Avenue and Water Street;

THENCE in a northerly direction and along the easterly line of Water Street 60 feet to the place of beginning.

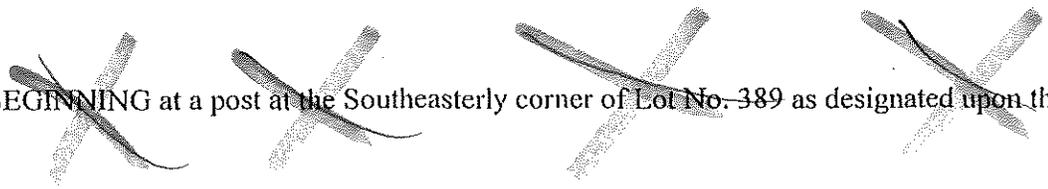
EXCEPTING AND RESERVING unto the Burgess and Town Council of the City of Warren, a right of way for a storm sewer running in an easterly and westerly direction through the above described property, together with the right to go upon said above described land for the purpose of repairing, reconstructing, relaying or removal of the aforesaid sewer. The location of the aforementioned sewer is shown on a map or plot of the property herein conveyed made by C. W Barwis, Borough Engineer, dated March 15, 1952, a copy of which is attached to deed to St. Paul's Evangelical Lutheran Church, dated February 23, 1952 and recorded in Warren County Deed Book 253, page 345.

BEING the same premises conveyed to George L. Dreszer and Zofia S. Dreszer, husband and wife, by deed of Warren Players dated October 16, 2003, recorded in Warren County Record Book 1320, page 273. George L. Dreszer died on April 3, 2014 thereby vesting title solely in the name of Zofia S. Dreszer as the surviving tenant by the entireties. Zofia S. Dreszer died on January 30, 2016 subsequent to which Olympia A. Dreszer and Claudia A. Dreszer were duly appointed Co-Administratrices of the Estate of Zofia S. Dreszer on February 2, 2016 by the Register of Wills of Warren County, Pennsylvania, which will more fully appear in the Register's Docket Book 24 at page 117.

no check meter

(B)

BEGINNING at a post at the Southeasterly corner of Lot No. 389 as designated upon the





0

686

WATER ST

PENNSYLVANIA

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 511 1/2 EAST ST		Map ID <u>WN 576/164950/000</u>	
Vision ID 16573		Account # WN-576-164950-0 Bldg # 1	
CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD
HANNA JOHN O		P Public Sewer	P Paved
		P Public	
		N Not Available	0
SUPPLEMENTAL DATA			
PO BOX 781	Alternate Par Source DH	Clean Green	
WARREN PA 16365	Old Parcel	C&G 2012	
	Map Deed	Deeded Acre 0.23	
	Map Page	Zoning R2	
	Subdiv Lot	Subdiv Name	
	GIS ID WN-576-164950	Associated P	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE
HANNA JOHN O		3016 85	09-28-2021
THE REDEVELOPMENT AUTHORITY OF TH		2894 164	03-06-2018
FRANKLIN JODIE M		0861 0336	12-03-1998
			U I 500
			U I 250
			U V 37,000
ASSESSING NEIGHBORHOOD			
Assessing Dist	Assessing NBHD	Sub	Acres Code
0029	City of Warren 1		

We are advised you have the required information regarding past and current real estate taxes.

Our search on December 1, 2025 disclosed the following:

1. Those items not affecting the title:

- _____ Right(s) of Way
- _____ Oil & Gas Leases
- _____ Municipal Condemnations and Takings
- _____ Road Condemnations and Takings
- _____ Other:

2. Judgments:

3. Mortgages: **Note:** These 2 mortgages should have been Notified and Cleared for the Repository sale in 2018 (Check and See)

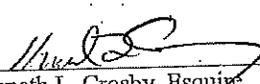
- A. Norwest Mortgage, Inc 861/339 Assigned to Pa Housing Finance Agency 862/001
- B. Pa Housing Finance Agency 862/002

4. Estate Issues: **NOTE:** The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

5. Other Issues:

Municipal Sewer Office and/or Water Office: City of Warren /PaMS

DATED: December 16, 2025


Kenneth L. Crosby, Esquire

3016/25

3016/85

UPI No. WN-576-164950

FILED

UPI Verified 9/28/21 US

Special Warranty Deed

MADE the 26 day of February in the year of our Lord two thousand twenty-one (2021).

BETWEEN

**THE REDEVELOPMENT AUTHORITY OF
THE CITY OF WARREN, a municipal authority
formed under the laws of the Commonwealth
of Pennsylvania, with offices at
318 West Third Street, Warren, Pennsylvania,
"GRANTOR,"**

and

**JOHN O. HANNA, a married man,
Of the City of Warren, County of Warren,
Commonwealth of Pennsylvania,
"GRANTEE."**

WITNESSETH THAT, in consideration of the sum of **Five Hundred Dollars and No Cents (\$500.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, their successors and assigns:

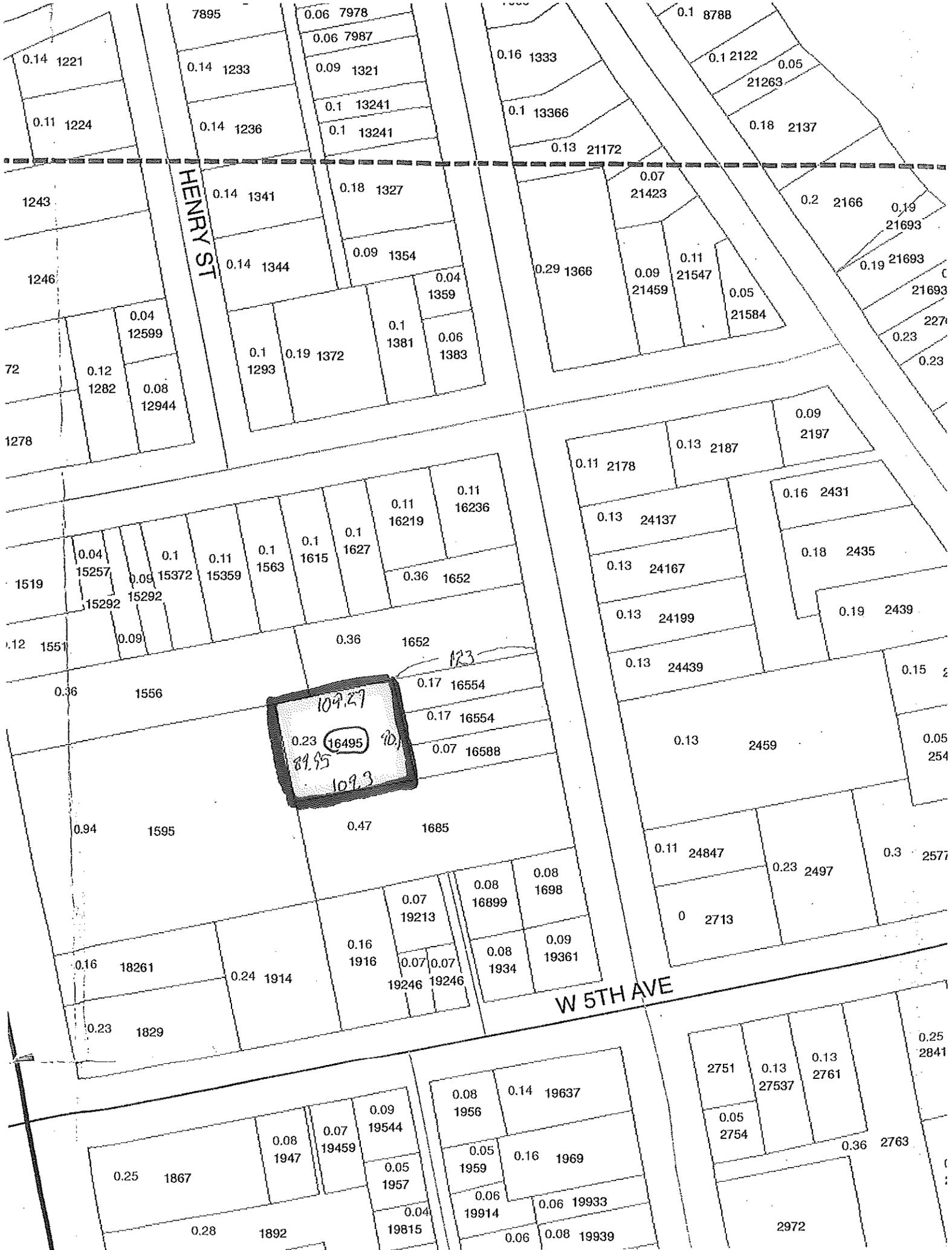
ALL THAT CERTAIN piece or parcel of land situate in the City of Warren, County of Warren and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows:

BEGINNING at an iron pipe which is situate on the South line of premises now or formerly belonging to Guy Bearfield, aforesaid iron pipe is further referenced to as being South 78° 42' West, along the South line of aforesaid Bearfield premises, 123 feet from an iron pipe which is situate on the westerly right-of-way line of East Street; thence South 78° 42' West along aforesaid Bearfield premises and others, 109.27 feet to a fence corner, thence South 11° 18' East along premises now or formerly belonging to Valone, 89.95 feet to an existing iron pipe; thence North 78° 46' East, along the North line of premises now or formerly belonging to Doris Erickson, 109.3 feet to an iron pipe; thence North 11° 18' West severing the premises of property now or formerly of W. Montgomery Templeton and Donna M. Templeton, husband and wife, 90.1 feet to an iron pipe which marks the place of beginning.



ALSO conveying unto the Grantee, his heirs, assigns, guests, servants, and invitees, in common with former Grantors, the right of ingress, egress and regress on

and over an existing driveway which runs westerly from East Street to the premises herein conveyed.



HENRY ST

W 5TH AVE

109.27
16495
89.95
109.3

0.14 1221
0.11 1224

0.14 1233
0.14 1236

0.06 7978
0.09 1321
0.1 13241
0.1 13241

0.16 1333
0.1 13366

0.1 8788
0.1 2122
0.05 21263
0.18 2137

1243
1246
72
1278

0.14 1341
0.14 1344

0.18 1327
0.09 1354

0.13 21172

0.07 21423

0.2 2166
0.19 21693

0.19 21693
0.19 21693
0.23
0.23

0.04 1359
0.1 1381
0.06 1383

0.29 1366

0.09 21459
0.11 21547
0.05 21584

0.04 12599
0.12 1282
0.08 12944

0.1 1293
0.19 1372

0.1 1381

0.11 2178

0.13 2187

0.09 2197

0.16 2431

0.18 2435

0.19 2439

0.13 24137

0.13 24167

0.13 24199

0.13 24439

0.15

0.05 254

1519
1551

0.04 15257
0.09 15292
0.1 15372
0.11 15359
0.1 1563
0.1 1615
0.1 1627

0.11 16219
0.11 16236

0.36 1652

0.36 1652

0.17 16554

0.17 16554

0.07 16588

0.36 1556

0.23 16495
89.95
109.3

0.94 1595

0.47 1685

0.08 16899
0.08 1698

0.11 24847

0.23 2497

0.3 2577

0.16 18261

0.24 1914

0.16 1916

0.07 19213

0.08 1934

0.09 19361

0.07 19246
0.07 19246

0.23 1829

W 5TH AVE

0.25 1867

0.08 1947

0.07 19459

0.09 19544

0.05 1957

0.08 1956

0.14 19637

0.05 1959

0.16 1969

0.06 19914

0.06 19933

2751

0.13 27537

0.13 2761

0.05 2754

0.36 2763

0.25 2841

0.28 1892

0.04 19815

0.06 19939

2972

7139146

RECORD BOOK PAGE

PAPH-0642-1

DOCUMENT NO. 08229
FILED & ENTERED - WARREN
COUNTY, PA FEE: \$ 43.00

0861 0339
WARREN COUNTY, PA.

'98 DEC 3 PM 1 38

Assignment DATE 12.3.98

~~DOCUMENT NO.~~

RECORD BOOK 862 PAGE 001

Parcel Number: #Wn-576-16495

(Space Above This Line For Recording Data)

Commonwealth of Pennsylvania

MORTGAGE

FHA Case No.
442-1999419 721

THIS MORTGAGE ("Security Instrument") is given on DECEMBER 03, 1998
The Mortgagor is JODIE M FRANKLIN, A SINGLE PERSON

("Borrower"). This Security Instrument is given to NORWEST MORTGAGE, INC.

which is organized and existing under the laws of THE STATE OF CALIFORNIA
whose address is P.O. BOX 5137, DES MOINES, IA 503065137

(Lender). Borrower owes Lender the principal sum of
THIRTY SEVEN THOUSAND THREE HUNDRED FIFTY NINE AND 00/100

Dollars (U.S. \$*****37,359.00).
This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which
provides for monthly payments, with the full debt, if not paid earlier, due and payable on JANUARY 01, 2029

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the
Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums,
with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance

FHA Pennsylvania Mortgage - 4/94
4R(PA) (6004)
VMP MORTGAGE FORMS - (1100121-1731)
Page 1 of 8

JH



RECORD BOOK PAGE
0862 Form 861

DOCUMENT NO. 08230 17^{SD}
FILED & ENTERED - WARREN COUNTY, PA FEE: \$
Seller's Guide

WARREN COUNTY, PA.

ASSIGNMENT OF MORTGAGE

For value received, the undersigned NORWEST MORTGAGE, INC. (Participant) does hereby grant, bargain, sell, convey, assign and deliver unto the Pennsylvania Housing Finance Agency (Agency), that certain mortgage executed by Jed to W. Franklin (Mortgagor) to the under signed, which mortgage is recorded in the Office of the Recorder of Deeds of Warren County, Pennsylvania, in Book/Volume 861 Page 339 together with the debt thereby secured and the note therein described and all right, title and interest of the undersigned in and to the land and property conveyed by said Mortgage.

To have and to hold unto the Agency, its successors and assigns forever.
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed in its name by its duly authorized officer, on the 3rd day of December, 19 98.

ATTEST:
BY: Monica E. Shand NORWEST MORTGAGE, INC. (Participant)
Title: Mortgage Loan Specialist By: Kim Kaluzny
Title: Branch Manager

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF Warren
On this, the 3rd day of December, 19 98, before me, the undersigned officer, personally appeared Kim Kaluzny, Branch Manager of Norwest Mortgage known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
[Signature]
Notary Public

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____
Notary Public
Type I Notary Public
Address: _____
Commission Expires: _____

RECORDED on this _____ day of _____ A.D. 19 _____ in the Recorder's Office of said County, in Mortgage Book Volume _____ Page _____

Given under my hand and the seal of the said office the day and year aforesaid.

Recorder

CERTIFICATE OF RESIDENCE

I hereby certify that the principal place of business and complete post office address of the within named Assignee is Pennsylvania Housing Finance Agency, 2101 North Front Street, Harrisburg, PA 17110.

AFTER RECORDATION, THIS ASSIGNMENT IS TO BE MAILED TO:
(Participating lender's name and address)
NORWEST MORTGAGE, INC.
100 S. Fifth Street, Ste 2000
Minneapolis, MN 55402

Attn: Bond Dept. MS 0592

November 1997

OFFICE
RECORDED
EDWARD S. ORL
[Seal and signature]

SECOND MORTGAGE 98 DEC 3 PM 1 42

THIS MORTGAGE, entered into this 3rd day of December, 1998, by and between Jodie M. Franklin ("Borrower(s)"),

AND

the PENNSYLVANIA HOUSING FINANCE AGENCY, ("PHFA" or "AGENCY"), a public corporation and government instrumentality, created by and existing pursuant to the Housing Finance Agency Law (35 P.S. § 1600.101 et seq., as amended, hereinafter referred to as "Act"), having its principal office at 2101 North Front Street, City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania.

WHEREAS, Borrower is indebted to PHFA in the principal amount of Two Thousand 00/100 (\$ 2,000.00) Dollars, which indebtedness is evidenced by a Second Mortgage Note dated this date, providing for the payment of principal and interest when required pursuant to its terms.

This Mortgage is given by the Borrower to PHFA to secure any and all sums loaned by PHFA to the Borrower pursuant to the Agency's Single Family Program. The sums secured by this Mortgage are evidenced by a Second Mortgage Note (hereinafter "Note") between the parties and includes sums advanced by PHFA to the Borrower or on behalf of the Borrower in connection with closing costs, fees and expenses associated with the purchase of the real property described below.

To secure the repayment of such sums, Borrower does hereby mortgage, grant and convey to PHFA the following described real property, located in the County of Warren, Commonwealth of Pennsylvania, which real property has the address of 511 1/2 East Street Warren, PA 16365, and is described as follows:

See Appendix "A" attached hereto and incorporated herein.

TOGETHER with all the improvements now or hereafter erected in the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and water stock, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage (herein the "Property").

BORROWER COVENANTS AND AGREES AS FOLLOWS:

- BORROWER'S COVENANT.** Borrower covenants and warrants that Borrower lawfully owns the Property hereby conveyed and has the right to mortgage, grant and convey the Property to PHFA.
- REPAYMENT.** Borrower shall repay the sums advanced in connection with this Second Mortgage in accordance with the terms contained in the Note of even date, which is incorporated herein in its entirety. In the event there is more than one Borrower, the obligation of each shall be joint and several.
- INTEREST.** Interest shall not accrue on the sums advanced pursuant to this mortgage.
- PREPAYMENT PERMITTED.** The Borrower may repay the sums loaned pursuant to this Mortgage, in whole or in part, at any time without penalty.
- PRIMARY RESIDENCE.** At all times this loan is outstanding Borrower must occupy the property as a primary residence.
- DEFAULT.** If Borrower fails to make timely payments of principal and interest, or discontinues use of the property as a primary residence, as required by this Mortgage or the Note, or if Borrower violates any other term of this Mortgage or the Note or any other loan document, PHFA may declare this Mortgage to be in default, and PHFA may accelerate all outstanding indebtedness, by declaring all sums remaining due under this Mortgage to be immediately due and payable in their entirety. In such event, PHFA may institute an action of mortgage foreclosure against Borrower, or such other form of civil action as is determined appropriate by PHFA. If it is necessary for PHFA to institute such legal action, Borrower agrees that Borrower will pay all costs and reasonable attorney's fees actually incurred by PHFA.
- PRESERVATION AND MAINTENANCE OF PROPERTY.** Borrower shall maintain the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property.
- INSPECTION.** PHFA may make or cause to be made reasonable entries upon and inspection of the Property, provided that PHFA shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to PHFA's interest in the Property.
- TAXES AND INSURANCE.** Borrower agrees that all real estate taxes, water and sewage charges, and other charges that are levied against the Property will be paid in a timely manner. Borrower further agrees that he/she will maintain adequate liability and hazard insurance to protect the Property against risk of loss, and that PHFA will be named as a Mortgagee on any such policy.
In the event that Borrower fails to maintain adequate liability and hazard insurance, PHFA may obtain such coverage and add its cost to the amount owed to PHFA by Borrower.
- CONDEMNATION.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to PHFA in an amount sufficient to satisfy any outstanding indebtedness owed to PHFA.
- REMEDIES CUMULATIVE.** All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage, the Note or the other loan documents, or afforded by law or in equity, and may be exercised concurrently, independently or successively.

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 613 W 5TH AVE		Account # WN-575-428500-0	Map ID WN/ 575/ 428500/ 000
Vision ID 16224		Bldg # 1	
CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD
MILES WAYNE & JESSICA		P Public Sewer	P Paved
		P Public Sewer	
		N No Sewer	
SUPPLEMENTAL DATA			
613 W FIFTH AVE		Alternate Par Source	Clean Green
WARREN PA 16365		Old Parcel	C&G 2012
		Map Deed	Deeded Acre 0.08
		Map Page	Zoning R2
		Subdiv Lot	Subdiv Name
GIS ID WN-575-428500		Associated P	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE
MILES WAYNE & JESSICA	2834 182	10-29-2019	U J 1
MILES JOYCE	1774 0130	01-07-2008	U V 2,000
ASSESSING NEIGHBORHOOD			
Assessing Dist	Assessing NBHD	Sub	Acres Code
0031	City of Warren 3		

We are advised you have the required information regarding past and current real estate taxes.

Our search on December 1, 2025 disclosed the following:

1. Those items not affecting the title:

- Right(s) of Way
- Oil & Gas Leases
- Municipal Condemnations and Takings
- Road Condemnations and Takings
- Other:

2. Judgments:

- A. City of Warren MLD 111 of 2003
 - B. City of Warren MLD 178 of 2003
 - C. City of Warren MLD 131 of 2004
 - D. City of Warren MLD 55 of 2014
 - E. City of Warren MLD 54 of 2017
 - F. Clerk of Courts Warren County CD 559 of 2020 — *current owner (Wayne)*
- } — *Prior owners*

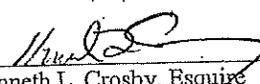
3. Mortgages:

4. Estate Issues: NOTE: The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

5. Other Issues:

Municipal Sewer Office and/or Water Office: City of Warren /PaMS

DATED: December 16, 2025


Kenneth L. Crosby, Esquire

2834/182

UPI Verified 10/28/19 CB

WN-575-4285

FILED

QUITCLAIM DEED - INDIVIDUAL

10/29/19

2834/182

This Deed,

Made the 24th day of October, in the year Two Thousand and Nineteen (2019).

Between Joyce Miles, of the City of Warren, County of Warren, and Commonwealth of Pennsylvania, Party of the First Part,

Grantor,

and Wayne and Jessica Miles husband and wife, by joint tenancy with the right of survivorship, of the City of Warren, County of Warren and Commonwealth of Pennsylvania, Party of the Second Part,

Grantees.

Witnesseth, that in consideration of ONE DOLLAR AND 00/100 (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby remise, release and forever quit-claim to the said Grantees, their heirs and assigns:

ALL THAT CERTAIN piece or parcel of land situate in the City of Warren, County of Warren and Commonwealth of Pennsylvania, being all of Tax ID numbered WN-575-4285, more particularly described as Lot and House known as 613 West 5th Avenue, Warren, Pennsylvania.

THIS DEED does hereby grant and convey unto the said Grantees, their heirs and assign all interest to the above mentioned premises in its as-is condition.



V 5TH AVE

T A F T I P I

WN-575

4285

4176

4178

4191

4188

41891

4197

4244

4244

4244

4276

4286

4292

4287

4374

4382

4386

4397

4323

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4615

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4463

4453

4528

4539

4691

4555

4651

4642

4665

4459

458

4566

4691

4674

4672

4691

2003-60111 MAYOR & COUNCIL CITY OF WARREN (vs) THOMAS A DIPIERRO

Reference No.:
Case Type: MUNICIPAL LIEN CLAIM

Filed: 11/20/2003
Time: 9:45

Judgment: .00

Execution Date: 0/00/0000

Judge Assigned:

Jury Trial: .00

Disposed Desc:

Disposed Date: 0/00/0000

----- Case Comments -----

Higher Crt 1.:
Higher Crt 2.:

General Index Attorney Info

CITY OF WARREN
BY MAYOR AND CITY COUNCIL
318 THIRD AVENUE WEST
WARREN PA 16365

OWNER/AUTHORI

DIPIERRO THOMAS A
613 FIFTH AVENUE WEST
WARREN PA 16365

DEBTOR

MUD 111 of 2003

Judgment Index

Amount Date Desc

DIPIERRO THOMAS A 408.22 11/20/2003 MUNICIPAL LIEN CLAIM

* Date Entries *

11/20/2003 ----- FIRST ENTRY -----
MUNICIPAL CLAIM IN THE AMOUNT OF \$408.22 PLUS COSTS AND
INTEREST FILED BY GREGORY J. HAMMOND, ESQUIRE.
----- LAST ENTRY -----

***** Escrow Information *****			
* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
	-----	-----	-----
	34.00	34.00	.00

* End of Case Information *

2003-60178 CITY OF WARREN BY MAYOR AND (vs) THOMAS A DIPIERRO

Reference No.: WN-575-428500-000
Case Type: MUNICIPAL LIEN CLAIM

Filed: 12/31/2003
Time: 8:45

Judgment: .00
Judge Assigned:
Disposed Desc:
----- Case Comments -----

Execution Date: 0/00/0000
Jury Trial:
Disposed Date: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

General Index Attorney Info

CITY OF WARREN
BY MAYOR AND CITY COUNCIL
318 THIRD AVENUE WEST
WARREN PA 16365

OWNER/AUTHORI

DIPIERRO THOMAS A
613 FIFTH AVENUE WEST
WARREN PA 16365

DEBTOR

MLD 128 of 2003

Judgment Index

Amount

Date

Desc

DIPIERRO THOMAS A 677.03 12/31/2003 MUNICIPAL LIEN CLAIM

* Date Entries *

12/31/2003 MUNICIPAL CLAIM IN THE AMOUNT OF \$677.03 PLUS COSTS AND INTEREST FILED BY GREGORY J. HAMMOND, ESQUIRE.
----- FIRST ENTRY -----
----- LAST ENTRY -----

***** Escrow Information *****			
* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
	-----	-----	-----
	34.00	34.00	.00

* End of Case Information *

2004-60131 CITY OF WARREN BY MAYOR (vs) THOMAS A DIPERRO

Reference No.: 1440922
Case Type: MUNICIPAL LIEN CLAIM

Filed: 12/02/2004
Time: 3:00

Judgment: .00
Judge Assigned:
Disposed Desc.:
----- Case Comments -----

Execution Date: 0/00/0000
Jury Trial:
Disposed Date: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

General Index Attorney Info

CITY OF WARREN BY MAYOR AND
CITY COUNCIL
C/O GREGORY HAMMOND ESQUIRE
SOLICITOR

OWNER/AUTHORI

HAMMOND GREGORY J

MLD 131 of 2004

DIPPERRO THOMAS A
ADDRESS UNKNOW

DEBTOR

Judgment Index

Amount

Date

Desc

DIPPERRO THOMAS A 247.56 12/02/2004 MUNICIPAL LIEN CLAIM

* Date Entries *

----- FIRST ENTRY -----
12/02/2004 MUNICIPAL CLAIM FOR SEWER RENTALS FILED BY GREGORY HAMMOND,
SOLICITOR FOR THE CITY OF WARREN IN THE AMOUNT OF \$247.56 PLUS
ALL OTHER ASSOCIATED FEES, WHICH INCLUDES \$11.79, THE SAME BEING
5% ATTORNEY'S COMMISSION, WITH INTEREST THERON FROM OCTOBER 31,
2004 AGAINST THE PROPERTY HEREIN DESCRIBED FOR FAILURE TO PAY
SEWER RENTALS TO THE CITY OF WARREN FOR SAID PARCELS AND SETS FORTH
IN PART AS FOLLOWS:
PREMISES LOCATED: 613 FIFITH AVENUE WEST
WARREN CO TAX ASSESSMENT MAP: WN-575-428500-000
DEED BOOK/PAGE: 0978 PAGE 0115
----- LAST ENTRY -----

Escrow Information			
* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
	-----	-----	-----
	34.00	34.00	.00

* End of Case Information *

2014-60055 MAYOR AND COUNCIL ET AL (vs) JOYCE MILES

Reference No.:		Filed.....:	10/21/2014
Case Type.....:	MUNICIPAL LIEN CLAIM	Time.....:	9:32
Judgment.....:	8182.92	Execution Date	0/00/0000
Judge Assigned:		Jury Trial....	
Disposed Desc.:		Disposed Date:	0/00/0000
----- Case Comments -----		Higher Crt 1.:	
		Higher Crt 2.:	

General Index Attorney Info

MAYOR AND COUNCIL OF THE CITY OF WARREN THE OWNER/AUTHORI STAPLEFORD ANDREA L

MILES JOYCE DEBTOR

122 SCOTT RUN RD
WARREN PA 16365

MLD SS of 2014

PROPERTY ADDRESS
613 W FIFTH AVE
WARREN PA 16365

Judgment Index	Amount	Date	Desc
MILES JOYCE	8,182.92	10/21/2014	MUNICIPAL LIEN CLAIM
MILES JOYCE	8,182.92	10/21/2014	WRIT SCIRE FACIAS

* Date Entries *

----- FIRST ENTRY -----

10/21/2014 MUNICIPAL CLAIM IN THE AMOUNT OF \$8,182.92 PLUS COSTS AND INTEREST FILED BY ANDREA STAPLEFORD, ESQ.

10/21/2014 WRIT OF SCIRE FACIAS ISSUED TO SHERIFF FOR SERVICE, COPY FILED.

10/27/2014 PROOF OF SERVICE OF MUNICIPAL LIEN CLAIM FILED BY ANDREA STAPLEFORD ESQ.

10/28/2014 SHERIFF'S RETURN FILED AS FOLLOWS:
BEFORE ME THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED DANNY MICHAELS, DEPUTY TO KENNETH L. KLAKAMP, SHERIFF OF THE COUNTY OF WARREN, COMMONWEALTH OF PENNSYLVANIA WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT ON THE 24TH DAY OF OCTOBER, 2014 AT 2:30PM HE SERVED THE ABOVE CAPTIONED WRIT OF SCIRE FACIAS, MUNICIPAL CLAIM FOR MONTHLY SEWAGE CHARGES UPON JOYCE MILES, AT THE PLACE OF RESIDENCE, 122 SCOTT RUN ROAD, WARREN, WARREN COUNTY, PENNSYLVANIA AND BY HANDING TO AND LEAVING WITH THE SAID JOYCE MILES, A CERTIFIED COPY WITH NOTICE TO PLEAD ENDORSED THEREON AND BY MAKING

10/28/2014 KNOWN UNTO HER THE MEANING OF THE CONTENTS THEREIN.
SHERIFF'S COSTS: \$39.80
DANNY MICHAELS
SO ANSWERS
KENNETH L KLAKAMP

----- LAST ENTRY -----

* Escrow Information *
* Fees & Debits Beg Bal Pymts/Adj End Bal *

MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
SCIRE FACIAS	25.00	25.00	.00
-----	59.00	59.00	.00

* End of Case Information *

2017-60054 MAYOR AND CITY ET AL (vs) JOYCE MILES

Reference No.:
Case Type: MUNICIPAL LIEN CLAIM
Judgment: 996.18
Judge Assigned:
Disposed Desc:
----- Case Comments -----

Filed: 8/18/2017
Time: 10:33
Execution Date: 0/00/0000
Jury Trial:
Disposed Date: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

General Index

Attorney Info

MAYOR AND COUNCIL OF THE CITY OF WARREN THE OWNER/AUTHORI STAPLEFORD ANDREA L

MILES JOYCE DEBTOR
122 SCOTT RUN RD
WARREN PA 16365

MLD 54 of 2017

PROPERTY ADDRESS
613 WEST FIFTH AVE
WARREN PA 16365

Judgment Index

Amount

Date

Desc

MILES JOYCE 996.18 8/18/2017 MUNICIPAL LIEN CLAIM
MILES JOYCE 996.18 8/18/2017 WRIT SCIRE FACIAS

* Date Entries *

8/18/2017 FIRST ENTRY
MUNICIPAL CLAIM IN THE AMOUNT OF \$ 996.18 PLUS COSTS AND INTEREST
FILED BY ANDREA STAPLEFORD, ESQ.

8/18/2017 PRAECIPE FOR WRIT OF SCIRE FACIAS FILED BY ANDREA STAPLEFORD, ESQ.

8/18/2017 WRIT OF SCIRE FACIAS ISSUED TO SHERIFF FOR SERVICE, COPY FILED.

8/25/2017 PROOF OF SERVICE OF MUNICIPAL LIEN FILED BY ANDREA STAPLEFORD, ESQ.

9/06/2017 SHERIFF'S RETURN FILED AS FOLLOWS:
BEFORE ME THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED RACHAEL
CANFIELD, DEPUTY TO KENNETH L. KLAKAMP, SHERIFF OF THE COUNTY OF
WARREN, COMMONWEALTH OF PENNSYLVANIA WHO BEING DULY SWORN ACCORDING
TO LAW DEPOSES AND SAYS THAT ON THE 26TH DAY OF AUGUST 2017 AT
1:07PM SHE SERVED THE ABOVE CAPTIONED WRIT OF SCIRE FACIAS,
MUNICIPAL CLAIM FOR MONTHLY RECYCLING AND SEWAGE CHARGES UPON JOYCE
MILES AT THE PLACE OF RESIDENCE, 122 SCOTT RUN ROAD, WARREN, WARREN
COUNTY, PENNSYLVANIA AND BY HANDING TO AND LEAVING WITH THE SAID
JOYCE MILES, A CERTIFIED COPY WITH NOTICE TO PLEAD ENDORSED THEREON

9/06/2017 AND BY MAKING KNOWN TO HER THE MEANING OF THE CONTENTS THEREIN.

RACHAEL CANFIELD
SO ANSWERS
KENNETH L. KLAKAMP

SHERIFF'S COSTS: \$53.06

----- LAST ENTRY -----

Escrow Information			
* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
SCIRE FACIAS	25.00	25.00	.00
	59.00	59.00	.00

* End of Case Information *

2020-80559 CLERK OF COURTS WARREN COUNTY (vs) WAYNE J MILES

Reference No.: CR 100-2020
Case Type: JUDGMENT ACT 181 F/C

Filed: 11/17/2020
Time: 9:56

Judgment: 4331.25
Judge Assigned:
Disposed Desc:
----- Case Comments -----

Execution Date: 0/00/0000
Jury Trial:
Disposed Date: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

General Index Attorney Info

CLERK OF COURTS WARREN COUNTY PLAINTIFF
C/O WARREN CO COURTHOUSE
204 4TH AVE
WARREN PA 16365

CD 559 of 2020

MILES WAYNE J DEFENDANT
613 W FIFTH AVE
WARREN PA 16365

Judgment Index

Amount

Date

Desc

MILES WAYNE J 4,331.25 11/17/2020 JUDGMENT-ACT181-90

* Date Entries *

11/17/2020 JUDGMENT ENTERED IN THE AMOUNT OF \$ 4,331.25 FOR FINES AND COSTS
PLUS RESTITUTION IF ANY OWED AT CRIMINAL DOCKET # 100 OF 2020.
----- FIRST ENTRY -----
----- LAST ENTRY -----

* Escrow Information *

* Fees & Debits Beg Bal Pymts/Adj End Bal *

	Beg Bal	Pymts/Adj	End Bal
JDMT/ACT 181-90	12.00	.00	12.00
JDMT TAX	.50	.00	.50
JDMT SAT FEE	8.00	.00	8.00
JUDGM AUTO FEE	5.00	.00	5.00
	-----	-----	-----
	25.50	.00	25.50

* End of Case Information *

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location ALLEGHENY AVE		Map ID	WN1 499/ 632600/ 000			
Vision ID 14272		Account #	WN-499-632600-0			
Bldg #		1				
CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATIO		
CAPPELLO THOMAS A		U Unknown	P Paved			
		U Unknown				
		U Unknown		0		
SUPPLEMENTAL DATA						
18 EDDY ST	Alternate Par Source	SS	Clean Green			
	Old Parcel		C&G 2012			
WARREN PA 16365	Map Deed	0638/0066	Deeded Acre	0.07		
	Map Page	M15/023	Zoning	R3		
	Subdiv Lot		Subdiv Name			
	GIS ID	WN-499-632600	Associated P			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE
CAPPELLO THOMAS A		0638 0064	11-16-1995	U	V	1,500
ASSESSING NEIGHBORHOOD						
Assessing Dist	Assessing NBHD	Sub	Acres Code			
0032	City of Warren 4					

We are advised you have the required information regarding past and current real estate taxes.

Our search on December 1, 2025 disclosed the following:

1. Those items not affecting the title:

- Right(s) of Way
- Oil & Gas Leases
- Municipal Condemnations and Takings
- Road Condemnations and Takings
- Other:

2. Judgments:

Note: There are 2 claims filed in the Estate Paperwork (I assume they were never paid either)

- A. City of Warren
- B. APRS, LLC on behalf of **Notify Both**

3. Mortgages:

PNC BANK NA 1634/294 Modified by 2268/126 (Still PNC BANK NA)

[This mtg was w the other property that our property was to be annexed to. so I would also notify them at ARCBK]

4. Estate Issues: **NOTE:** The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

Owner Died 4/28/2017. It appears NO INHERITANCE TAXES were paid. Kenneth Crosby was the Attorney. Administrix and Heirs are listed. [I believe the family just dropped everything in the Estate & let the property go back to Tax Sale.]

5. Other Issues:

Municipal Sewer Office and/or Water Office: City of Warren /PaMS

Note: This lot was to be annexed to the adjacent house lot previously owned by the Decedent. It was never annexed by the Assessment office.

DATED: December 16, 2025

[Signature]
Kenneth L. Crosby, Esquire

WN-499-6326

RECORD BOOK PAGE

WARRANTY DEED-INDIVIDUAL

0638 0064

WARREN COUNTY, PA.

DOCUMENT NO. 05492
FILED & ENTERED-WARREN
COUNTY, PA. FEE: \$ 13.00

'95 NOV 16 AM 8 42

This Deed,

Made the 8th day of - - - November- - - in the year
Nineteen hundred and ninety-five (1995)

Between KEVIN M. FRY, Single, of the Township of Conewango,
County of Warren and State of Pennsylvania,

Dead grantor
and THOMAS A. CAPPELLO, of the City of Warren, County
of Warren and State of Pennsylvania,

grantee
Witnesseth, That in consideration of One thousand five hundred and 00/100
- - (\$1,500.00) - - Dollar
in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and
convey to the said grantee ,

ALL THAT CERTAIN piece or parcel of land situate in the City of
Warren, County of Warren and State of Pennsylvania, bounded and
described as follows:

COMMENCING at the southeasterly corner of lands of grantee, at
a one inch iron pipe; thence North 28° 48' 41" West, a distance of
55.75 feet to an iron pipe set in the northeasterly corner of lands
of grantee; thence North 61° 11' 19" East, a distance of 52 feet to
an iron pipe; thence South 28° 48' 41" East a distance of 55.75 feet
to an iron pipe; thence South 61° 11' 19" West, a distance of 52
feet to an iron pipe, being the place of beginning. The said prop-
erty being a portion of the property conveyed to the grantor, more

RECORD BOOK PAGE

0638 0065

WARREN COUNTY, PA.

fully described in Deed Book 535, page 58, and also being more fully described in a certain minor subdivision to be recorded herewith.

BEING a portion of premises which were conveyed to Kevin M. Fry by deed dated March 11, 1993 and recorded in Warren County Deed Book 535, page 58.

The transfer of the above-described parcel was approved by the Warren City Council on October 9, 1995, as evidenced by seal affixed to the attached map.

The Grantors have no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or which is presently disposed of on or about the property described in this deed.

THIS CONVEYANCE is under and subject to all presently valid and existing rights of way, easements, restrictions, covenants, leases, servitudes, exceptions, reservations, interests and rights of others, including rights for utility and transmission lines, that appear of record or that are apparent upon inspection of the above described premises.

WARREN CO. SCHOOL DIST.
REALTY TRANSFER TAX
PAID \$ 7.50
AGENT LAB

City
TAX OF Warren
REALTY TRANSFER TAX
PAID \$ 7.50
AGENT LAB

021226
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX NOV 14 '95
PS-11349
15.00

0638 0066

WARREN COUNTY, PA.

APPROVED BY THE CITY OF WARREN COUNCIL THIS

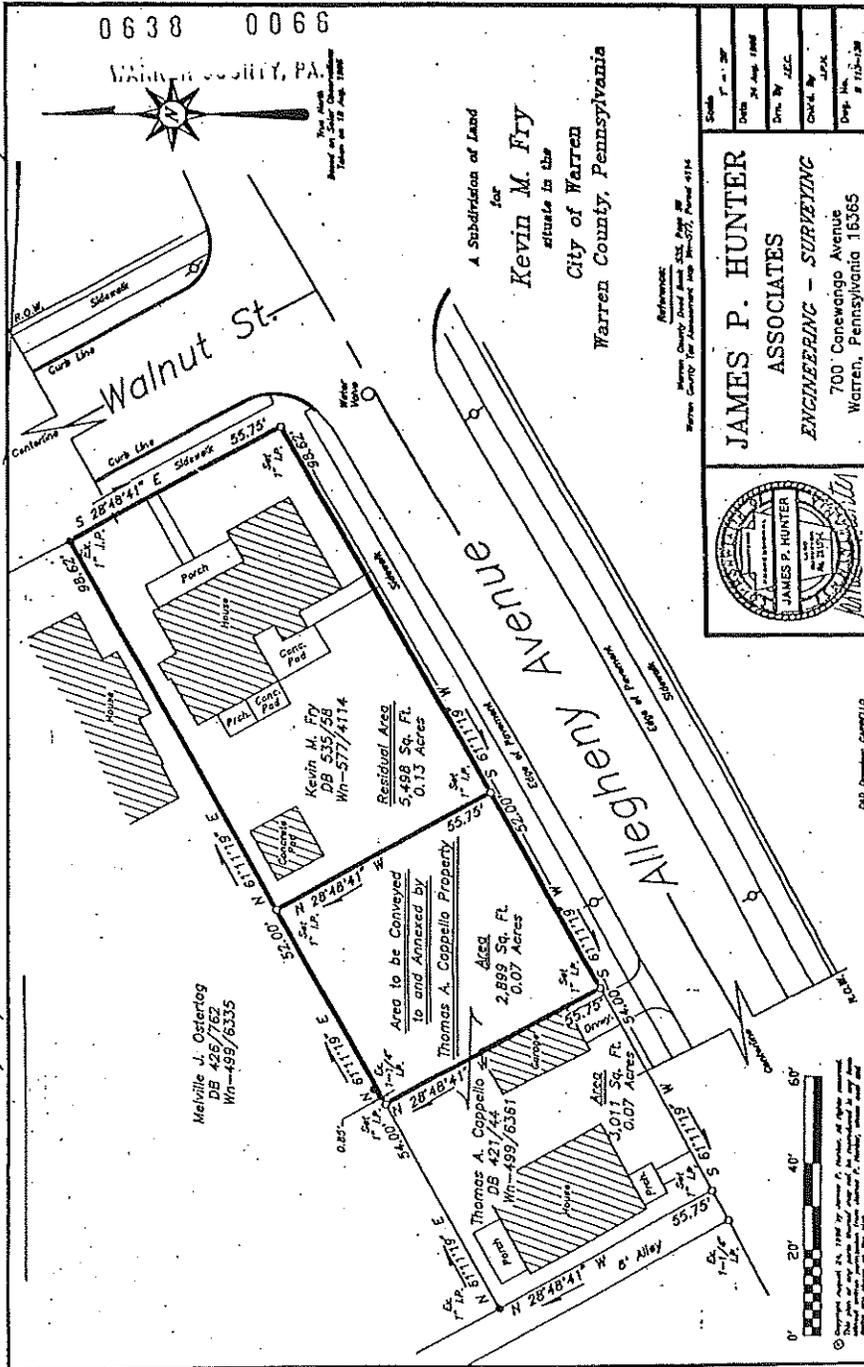
9TH DAY OF October, 1925

John A. Newberry, Mayor

RECOMMEND APPROVAL BY THE CITY OF WARREN PLANNING COMMISSION THIS 20TH DAY

OF September, 19 95

Frank A. Phillips, Chairman



Reference:
Warren County Plat Book 535 Page 88
Warren County Plat Book 535 Page 914

JAMES P. HUNTER ASSOCIATES
ENGINEERING - SURVEYING
700 Conewango Avenue
Warren, Pennsylvania 15365

Scale: 1" = 20'
Date: 24 Aug 1988
Drawn By: JCC
Checked By: JPH
Date: 12-2-88

JAMES P. HUNTER
Professional Engineer
No. 11572
Exp. 12/31/91

DG Drawing Complete

PENNSYLVANIA AVE W

WALNUT ST

ALLEGHENY AVE

EDDYS

SIL ST

3581

3675

1731

1711

1722

1711

1716

3951

3929

1711

1711

1745

1755

3957

3956

3967

1759

3973

3991

3869

3994

3894

1786

3889

3998

1797

3869

6335

4114

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6343

6326

6317

63521

6361

6252

6342

6383

4143

6258

6352

4144

4148

6282

6386

6398

6297

6386

4184

6625

4188

6513

6539

6625

4423

6513

6539

663

4434

6552

6662

446

6556

444

6645

1634/294
FILED
10/10/06

Prepared by:
PNC Bank - Consumer Loan Center
Mortgage Servicing
Mailstop P5-PCLC-01-I
2730 Liberty Avenue
Pittsburgh, PA 15222
Telephone 412-762-6728

Return to: PNC Bank - Consumer Loan Center
Mortgage Servicing
Mailstop P5-PCLC-01-I
2730 Liberty Avenue
Pittsburgh, PA 15222
Telephone 412-762-6728

UPI #: WN 499-6361

10/31 STWF/TM

OLNACS # 11103290



Open-End Mortgage

(This Open-End Mortgage Secures Obligatory Future Advances)

THIS MORTGAGE is made on 09/27/2006.
The name(s) of Mortgagor(s) is(are) THOMAS A CAPPELLO.
If there is more than one, the word "Mortgagor" refers to each and all of them.
The Mortgagee (Lender) is PNC Bank, National Association.
The word "Borrower" means THOMAS A CAPPELLO.
If there is more than one, the word "Borrower" refers to each and all of them.

The Mortgagee has granted to Borrower a home equity line of credit (called the "Account"), under the terms of a written agreement dated on or about 09/27/2006. The agreement was amended under the terms of a written amendment dated on or about the same date as this Mortgage. The written agreement, as amended by the written amendment and any other amendments, supplements, modification, changes in terms or addenda, will be referred to herein as the "Agreement." The Agreement provides for a Maximum Credit Limit (that is, a maximum amount of indebtedness) of Fifty-one Thousand Dollars And Zero Cents (U.S. \$ 51,000.00).

Mortgagee is obligated, under terms set forth in the Agreement, to make future advances during the Draw Period of the Account, which ends on the last day of the monthly billing cycle in which the day ten years from the date of the written amendment which is dated on or about the same date as this Mortgage occurs. Mortgagee is not obligated to make advances which would cause the principal balance outstanding to exceed the Maximum Credit Limit, and is not obligated to make advances after the Account is terminated or during any period when further extensions of credit are prohibited or suspended as provided in the Agreement. By the Agreement, Borrower has agreed to repay the advances in monthly installments, with interest. The terms of the Agreement allow for changes in the interest rate and the monthly payment. Borrower may transfer all or a portion of the principal balance to a fixed rate part, to be paid over a term in equal installments. The rate on new fixed parts will change based on a formula, but the rate on a fixed rate part will not change after it is established.

This Mortgage secures to Mortgagee: (a) the repayment of the debt evidenced by the Agreement, as amended, supplemented, or modified, from time to time, with interest and other charges as provided therein; (b) the payment of all other sums, with interest thereon, advanced hereunder for the payment of taxes, assessments, maintenance charges, insurance premiums and costs incurred to protect the security of this Mortgage; (c) the payment of all of Mortgagee's costs of collection, including costs of suit and, if permitted by law, reasonable attorneys' fees and expenses, if suit is filed or other action is taken to collect the sums owing or to protect the security of this Mortgage; (d) payment of any refinancing, substitution, extension, modification, and/or renewal of any of the indebtedness and other amounts mentioned in subparagraphs (a), (b) or (c) of this paragraph; (e) the performance of Mortgagor's and/or Borrower's covenants and agreements under this Mortgage and the Agreement; and (f) the repayment of the debt evidenced by any agreement which was replaced by the Agreement, to the extent that such debt is owed to Mortgagee and has not been paid. For this purpose, Mortgagor does hereby mortgage, grant and convey to Mortgagee the following described property, together with all improvements now or hereafter erected, and all easements, rights and appurtenances thereon, located at and known as:

1414 ALLEGHENY AVE
Recording Date 09/24/1980
Deed Book Number 421 Page Number 44
Tax Parcel Number WN 499-6361
Lot and Block Number N/A N/A
PA
EFORM 122745-0505

Warren Boro #

Page 1 of

2268/126
FILED
4/4/13

This document was prepared by Valerie Swank

After Recording Return To:
6750 Miller Road
Homeowners Assistance Department
BR-YB58-01-3
Brecksville, Ohio 44141
Toll-Free: (866) 622-2657

[Space Above This Line For Recording Data]

HOME EQUITY LINE OF CREDIT MODIFICATION AGREEMENT

DS 806

This Home Equity Line of Credit Modification Agreement (this "Modification Agreement") is made as of **February 19, 2013**, between **Thomas A Cappello** (individually and collectively, the "Borrower") and **PNC Bank, National Association***, for itself, its successors and/or assigns, (the "Lender").

If Borrower's representations, acknowledgments, agreements and preconditions to modification in Section 1 continue to be true in all material respects, then this Modification Agreement will, as provided in such Section 1, amend and supplement (1) the home equity line of credit agreement dated **September 27, 2006**, as it may previously have been amended, (the "Agreement" and (2) the Mortgage, Deed of Trust or Security Deed, (the "Security Instrument"), bearing the same date as and securing, the Agreement recorded in Book/Page or Instrument Number 2006-4709, of the **WARREN** County Records of **PA** which covers the real and personal property described in the Security Instrument and defined therein as the "Property", commonly known as **1414 ALLEGHENY AVE WARREN PA 16365**, the real property described being set forth as follows:

SEE ATTACHED EXHIBIT "A" original mortgage amount \$ 51,000.00

The Agreement and Security Instrument together, as they may previously have been amended, are referred to as the "Loan Documents." The Borrower and Lender are sometimes collectively referred to together as the "Parties" and each as a "Party." Capitalized terms used in this Modification Agreement that are not defined herein have the meaning given to them in the Loan Documents.

*If another lender is identified in the Loan Documents, PNC Bank, National Association is the successor by merger to such lender.

LORI A. BIMBER

Phone: 814-728-3430
 Fax: 814-728-3476

Register, Recorder, and Clerk of the Orphans' Court

204 Fourth Avenue
 Court House
 Warren, PA 16365-2399
 (Warren City)

DECEDENT: CAPPELLO, Thomas A.

FIDUCIARY:
 Name - Address Donna L. Cappello, 18 Eddy Street, Warren, PA 16365

DATE OF DEATH: April 28, 2017 SOC. SEC. 208-30-1232

ATTORNEY: Kenneth L. Crosby Address: 400 Market Street, Warren, PA 16365

County File # 29,131 PA File# PA# 62-17-0118

REGISTER:

- | | | | |
|----------------------------|---|---------------------------|-----------------------|
| 1. Filed | <u>June 5, 2017</u> | 1. Tax Forms Rec'd | <u>3/13/18</u> |
| 2. Petition & Letter Comp. | <u>June 5, 2017</u> | and forwarded | <u>3/13/18</u> |
| 3. Book & Page | <u>ID-24-0463</u> | 2. Appraisal Date | _____ |
| 4. Miscellaneous | <u>5.6 7-3-17</u>
<u>Claim 8-28-17</u>
<u>Adm'n 8-19-2017</u> | 3. Appraisal Filed | _____ |
| | _____ | 4. Posted Inh. Tax Docket | _____ |
| | _____ | 5. Taxes paid | <u>No taxes paid?</u> |

BILLING RECORD:

Letters \$ 55.00
 Short Certificates . . \$ 15.00
 Renunciations \$ 3.00
 Schedules \$ 21.00
 JCP Surcharge \$ 35.50
 Inh. Tax \$ _____
 Proof of Death \$ _____
 Exemplification filed \$ _____
 Codicil \$ _____

6. Inv. & Val. Filed \$52,000 (3/13/18)
 7. Fed. Ret. Filed _____
 8. Fed. Tax Letter _____

Supplemental \$ 129.50 Date 06-05-2017 Receipt # 136269
 \$ _____ Date _____ Receipt # _____

REGISTER OF WILLS
Certificate of Grant of Letters

No. 29,131 PA# 62-17-0118

ESTATE OF Thomas A. Cappello

SEAL

Social Security No. 208-30-1232

WHEREAS, Thomas A. Cappello, late of Warren City

..... died on the . 28th. day of April 2017

and "

WHEREAS, the grant of letters of administration is required for the administration of the estate.

THEREFORE, I, Lori A. Birber Register of Wills
in and for the County of Warren, in the Commonwealth
of Pennsylvania, have this day granted Letters of Administration
to Donna L. Cappello
.....
who has... duly qualified as administrator of the estate
of the above named decedent and has... agreed to administer the estate according to law, all of which
fully appears of record in my Office at Warren Pennsylvania.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of my Office on
the 5th day of June 2017

..... *Lori A. Birber*
Register of Wills

PETITION FOR GRANT OF LETTERS

REGISTER OF WILLS OF WARREN COUNTY, PENNSYLVANIA

Petitioner(s) named below, who is/are 18 years of age or older, apply(ies) for Letters as specified below, and in support thereof aver(s) the following and respectfully request(s) the grant of Letters in the appropriate form:

Decedent's Information

Name: THOMAS A. CAPPELLO File No: 29,131 PA# 62-17-0118
 (Assigned by Register)
 a/k/a: _____
 a/k/a: _____
 a/k/a: _____
 Social Security No: 208-30-1232
 Date of Death: 4/28/2017 Age at death: 76 years old

Decedent was domiciled at death in Warren County, Pennsylvania (State) with his/her last principal residence at 1414 Allegheny Avenue 16365 City of Warren Warren County
Street address, Post Office and Zip Code City, Township or Borough County

Decedent died at Warren General Hospital 16365 City of Warren Warren PA
Street address, Post Office and Zip Code City, Township or Borough County State

Estimate of value of decedent's property at death:

If domiciled in Pennsylvania All personal property \$ 1,000.00
 If not domiciled in Pennsylvania Personal property in Pennsylvania \$ _____
 If not domiciled in Pennsylvania Personal property in County \$ _____
 Value of real estate in Pennsylvania \$ 40,000.00
 TOTAL ESTIMATED VALUE.... \$ 41,000.00

Real estate in Pennsylvania situated at: 1414 Allegheny Ave. and Lot 16365 City of Warren Warren County
(Attach additional sheets, if necessary.) Street address, Post Office and Zip Code City, Township or Borough County

A. Petition for Probate and Grant of Letters Testamentary

Petitioner(s) aver(s) he/she/they is/are the Executor(s) named in the last Will of the Decedent, dated _____ and Codicil(s) thereto dated _____

State relevant circumstances (e.g. renunciation, death of executor, etc.)

Except as follows: after the execution of the instrument(s) offered for probate Decedent did not marry, was not divorced, was not a party to a pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323(g), and did not have a child born or adopted; and Decedent was neither the victim of a killing nor ever adjudicated an incapacitated person.

NO EXCEPTIONS EXCEPTIONS _____

B. Petition for Grant of Letters of Administration (if applicable) _____

c.t.a., d.b.n., d.b.n.c.t.a., pendente lite, durante absentia, durante minoritate

If Administration, c.t.a. or d.b.n.c.t.a., enter date of Will in Section A above and complete list of heirs.

Except as follows: Decedent was not a party to a pending divorce proceeding wherein the grounds for divorce had been established as defined in 23 Pa. C.S. § 3323(g) and was neither the victim of a killing nor ever adjudicated an incapacitated person.

NO EXCEPTIONS EXCEPTIONS _____

Petitioner(s), after a proper search has/have ascertained that Decedent left no Will and was survived by the following spouse (if any) and heirs (attach additional sheets, if necessary):

Name	Relationship	Address
Donna L. Cappello	Daughter	18 Eddy Street Warren PA 16365
Thomas W. Cappello	Son	103 Prospect Street Warren PA 16365

RENUNCIATION

REGISTER OF WILLS

WARREN COUNTY, PENNSYLVANIA

Estate of THOMAS A. CAPPELLO, Deceased

I, Thomas W. Cappello, in my capacity/relationship as
(Print Name)

son of the above Decedent, hereby renounce the right to
administer the Estate of the Decedent and respectfully request that Letters be issued to

Donna L. Cappello

6/5/2017
(Date)

Thomas W. Cappello
(Signature)

103 Prospect Street
(Street Address)

Warren PA 16365
(City, State, Zip)

Executed in Register's Office

Sworn to or affirmed and subscribed
before me this _____ day
of _____, _____.

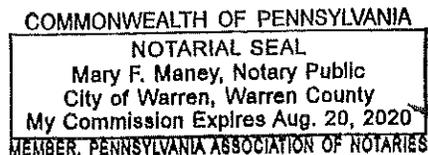
Deputy for Register of Wills

Executed out of Register's Office

Before the undersigned personally appeared the
party executing this renunciation and certified
that he or she executed the renunciation for the
purposes stated within on this 5th day
of June, 2017.

Mary F. Maney
Notary Public
My Commission Expires:

(Signature and Seal of Notary or other official qualified to
administer oaths. Show date of expiration of Notary's Commission.)



COURT OF COMMON PLEAS OF WARREN COUNTY PENNSYLVANIA

ORPHAN'S COURT DIVISION

NOTICE OF CLAIM

REGISTER & RECORDER

(Filed Pursuant to 20 PA C.S. § 3532)

AUG 09 2022

ESTATE OF THOMAS A. CAPPELLO, DECEASED WARREN COUNTY PA

No. 29,131 PA No. 62-17-0118

To the Clerk of the Orphan's Court Division:

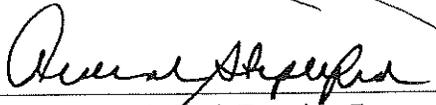
Enter the Claim of The Mayor and Council of the City of Warren in the amount of \$2,292.93, for sewer and recycling service charges, against the above-entitled Estate.

The Decedent, THOMAS A. CAPPELLO, who resided at 1414 Allegheny Avenue, Warren, Pennsylvania 16365, died on April 28, 2017.

Written Notice of said Claim mailed to Kenneth L. Crosby, 400 Market Street, Warren, Pennsylvania 16365.

Dated August ____, 2022

THE MAYOR AND COUNCIL OF THE CITY OF WARREN, Claimant.
318 WEST THIRD AVENUE
WARREN, PENNSYLVANIA 16365



Andrea L. Stapleford, Esquire Counsel for Claimant
Supreme Curt No. 90236
Stapleford & Byham, LLC
600 Market Street
Warren, Pennsylvania 16365
P (814)-723-3445
F (814)723-7950

NOTICE OF CLAIM
(Filed Pursuant to 20 Pa.C.S. § 3532)

COURT OF COMMON PLEAS OF
WARREN COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

ESTATE OF THOMAS CAPPELLO, DECEASED

No. 62-17-0118

To the Clerk of the Orphans' Court Division:

Enter the claim of APRS, LLC on behalf of Synchrony Bank - JCPenney MasterCard®
XXXXXXXXXXXXXXXX8614 in the _____
(Claimant)

amount of \$4,505.14, against the above entitled Estate.

The Decedent, who resided at 1414 ALLEGHENY AVE, WARREN, PA,
(Street Address)

16365-1904, died on 04/28/2017.
(Date of Death)

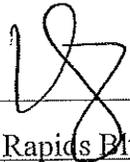
Written notice of

said claim was given to DONNA L CAPPELLO
(Personal Representative or his/her counsel)

at 18 EDDY ST, WARREN PA 16365
(Address)

on 08/25/2017.
(Date)

Phara Klingensmith
(Claimant)



APRS Representative

200 Coon Rapids Blvd., Suite 200
(Street Address)

Coon Rapids, MN 55433-5876
(City, State, Zip)

(Claimant Counsel) (Supreme Court I.D. No.)

(Address)

(Telephone)

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 707 W 5TH AVE Map ID WN/575/445100/000/
 Vision ID 16240 Account # WN-575-445100-0 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATIO
GODFREY, RICK E (w wife?)		P Public Sewer	P Paved	
		P Public Sewer		1
		N No Sewer		0

707 W 5TH AVE
 WARREN PA 16365

GIS ID WN-575-445100

SUPPLEMENTAL DATA

Alternate Par Source
 Old Parcel
 Map Deed
 Map Page
 Subdiv Lot

Clean Green
 C&G 2012
 Deeded Acre 0.1
 Zoning R2
 Subdiv Name
 Associated P

RECORD OF OWNERSHIP	BK/VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE
GODFREY, RICK E	0880 0148	03-03-1999	U	V	24,000
NATALIE JOHN J JR & JANET M	0101 0189	11-01-1986	U	V	15,000

ASSESSING NEIGHBORHOOD

Assessing Dist	Assessing NBHD	Sub	Acres Code
0032	City of Warren 4		

We are advised you have the required information regarding past and current real estate taxes.

Our search on December 1, 2025 disclosed the following:

- Those items not affecting the title:
 - Right(s) of Way
 - Oil & Gas Leases
 - Municipal Condemnations and Takings
 - Road Condemnations and Takings
 - Other:

2. Judgments:

CLEAR

3. Mortgages:

4. Estate Issues: NOTE: The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

5. Other Issues:
Municipal Sewer Office and/or Water Office: City of Warren /PaMS

DATED: December 16, 2025

Kenneth L. Crosby
Kenneth L. Crosby, Esquire

RECORD BOOK PAGE

0880 0148

WARREN COUNTY, PA.

WN 575-4451

DOCUMENT NO. 01431
FILED & ENTERED - WARREN
COUNTY, PA FEE: \$ 27.00

'99 MAR 3 PM 3 20

This Deed,

MADE the 25 day of February in the year Nineteen hundred and ninety-nine (1999).

BETWEEN JOHN J. NATALE, JR. and JANET M. NATALE, husband and wife, of the Borough of Youngville, County of Warren and Commonwealth of Pennsylvania,

GRANTORS,

?

AND

RICK E. GODFREY and DIANA R. GODFREY, husband and wife, of the Borough, County and Commonwealth aforesaid,

GRANTEES.

WITNESSETH, That in consideration of Twenty-four thousand and 00/100--- (\$24,000.00)---dollars in hand paid, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees:

ALL THAT CERTAIN piece or parcel of land situate in the City of Warren, formerly Warren Borough, Warren County and State of Pennsylvania, described as follows:

BEGINNING at a point of Fifth Street Extension, the northeast corner of land conveyed by W. A. Rankin to Larsen; thence in a southerly direction, with the western line of said land of Larsen, and parallel with Laurel Street 112 feet to the northern line of land now or formerly of Peterson and Paulson; thence in a westerly course with said line of land of Peterson and Paulson 40 feet; thence in a northerly course, parallel with Laurel Street 112 feet to the southern line of Fifth Street Extension; thence in an easterly course with the line of said Street 40 feet to the place of beginning.

BEING the same premises conveyed to the Grantors herein by deed of Frederick H. Lord dated November 5, 1986 and recorded in Record Book 101, page 189.

THE AFORE-DESCRIBED PREMISES IS IDENTIFIED ON THE TAX ASSESSMENT MAPS OF WARREN COUNTY AS PARCEL # WN-575-4451

THIS CONVEYANCE is given in full satisfaction of that certain Article of Agreement between the parties dated February 18, 1987 and recorded in Warren County Record Book 114, page 47.

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 810-814 PENNSYLVANIA AVE E Map ID WN/587/529660/000/
Vision ID 18741 Account # WN-587-529660-0 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATIO
HUCKLEBERRY VENTURES LLC		P Public Sewer P Public U Unknown	P Paved	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE
HUCKLEBERRY VENTURES LLC	2332 188	11-15-2013	Q	V	68,500

Property Location 814 PENNSYLVANIA AVE E Map ID WN/587/537750/000/
Vision ID 18746 Account # WN-587-537750-0 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATIO
HUCKLEBERRY VENTURES LLC		P Public Sewer P Public U Unknown	P Paved	

SUPPLEMENTAL DATA	
Alternate Par Source DC	Clean Green C&G 2012
Old Parcel WN-587-537790-000	Deeded Acre

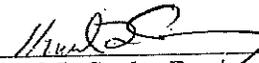
RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE
HUCKLEBERRY VENTURES LLC	2332 188	11-15-2013	Q	I	68,500
DOUGHERTY, JEFFREY L &	2146 0153	12-05-2011	U	V	200

ASSESSING NEIGHBORHOOD			
Assessing Dist	Assessing NBHD	Sub	Acres Code
	City of Warren		5,510

We are advised you have the required information regarding past and current real estate taxes.

Our search on December 16, 2025 disclosed the following:

- Those items not affecting the title:
 - _____ Right(s) of Way
 - _____ Oil & Gas Leases
 - _____ Municipal Condemnations and Takings
 - _____ Road Condemnations and Takings
 - _____ Other:
- Judgments:
 - A. City of Warren MLD 23 of 2025 (Specifies Parcel (A)--Address 810 PA Ave E)
 - B. City of Warren MLD 54 of 2025
 - C. Northwest Bank CD 261 of 2025 & ED 54 of 2025
- Mortgages:
 - Erie Bank / GNB Bank 2379/007 with Assignment of Rents 2379/020 (Specifies Parcel (A)--Address 810 PA Ave E.)
- Estate Issues: **NOTE:** The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.
- Other Issues:
 - Municipal Sewer Office and/or Water Office: City of Warren /PaMS

DATED: December 16, 2025

Kenneth L. Crosby, Esquire

2332/188

2332/188

UPI: I -- #WN-587-52966

FILED

UPI Verified 11/15/13 TB

This Deed,

MADE the 15th day of November in the year Two Thousand Thirteen (2013).

BETWEEN JEFFREY L. DOUGHERTY, also known as JEFFREY LEE DOUGHERTY, and ELISABETH ANN DOUGHERTY, husband and wife, of the County of Warren and Commonwealth of Pennsylvania,

GRANTORS,

AND

HUCKLEBERRY VENTURES, LLC, a Pennsylvania Limited Liability

Company, with office located in the County of Warren and Commonwealth of Pennsylvania,

GRANTEE.

WITNESSETH, That in consideration of Sixty-Eight Thousand Five Hundred and 00/100 -- (\$68,500.00) -- dollars in hand paid, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee:

PARCEL I – ALL THAT CERTAIN piece or parcel of land situate in the City of Warren, County of Warren and State of Pennsylvania, bounded and described as follows: **BEGINNING** at a point on the southerly side of Pennsylvania Avenue East, at the northwest corner of land now or formerly of George Henninger, previously Joseph DeMarco; thence North 49° 03' West along the southerly line of Pennsylvania Avenue East 67 feet to a stake marking the corner of premises described in a certain agreement with Lyle G. Snavley and wife, dated July 17, 1981, and recorded in Deed Book 426, page 935; thence South 38° 41' West along Snavley's common line 75.2 feet to a stake; thence South 12° 20' East 15 feet to a stake; thence North 40° 57' East 32 feet 1 inch, more or less, along the line of lands now or formerly of Baumanis to a point; thence southeasterly along the north line of Baumanis, 52 feet more or less, to a point in the northerly line of lands formerly of DeMarco; thence northeasterly along said line, 61 feet, more or less, to the place of beginning.

WN-587-52966

Said premises are commonly known as 810-812 Pennsylvania Avenue East, Warren, Pennsylvania.

* Included herein is all of the Grantor's right, title and interest in and to the use of that certain right of way/alley between Plum Street and the subject premises in common with others. *



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28478

0.31 2848

2854

2955

N SOUTH ST

EA6
3771

1.60 289

0.33 5131

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0.17 5119
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5243

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LEXINGTON AVE

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S IRVINE ST

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EUCLED AVE

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PLUM ST

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2025-60023 THE MAYOR AND COUNCIL OF THE (vs) HUCKLEBERRY VENTURES LLC

Reference No.:
Case Type.....: MLD CLAIM

Filed.....: 5/21/2025
Time.....: 12:48

Judgment.....: 4411.23
Judge Assigned:
Disposed Desc.:

Execution Date: 0/00/0000
Jury Trial.....
Disposed Date.: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

----- Case Comments -----

General Index Attorney Info

THE MAYOR AND COUNCIL OF THE
CITY OF WARREN

PLAINTIFF

STAPLEFORD ANDREA L

HUCKLEBERRY VENTURES, LLC
332 IRVINEALE ROAD
WARREN PA 16365

DEFENDANT

MLD 23 of 2025

810 PENNSYLVANIA AVE EAST
WARREN PA 16365

Judgment Index

Amount

Date

Desc

HUCKLEBERRY VENTURES, LLC	4,411.23	5/21/2025	MUNICIPAL LIEN CLAIM
HUCKLEBERRY VENTURES, LLC	4,411.23	5/21/2025	WRIT SCIRE FACIAS

* Date Entries *

5/21/2025 - - - - - FIRST ENTRY - - - - -
MUNICIPAL CLAIM IN THE AMOUNT OF \$4,411.23 PLUS COSTS AND INTEREST
FILED BY ANDREA STAPLEFORD, ESQ.

5/21/2025 PRAECIPE FOR WRIT OF SCIRE FACIAS FILED BY ANDREA L STAPLEFORD, ESQ

5/21/2025 WRIT OF SCIRE FACIAS ISSUED TO SHERIFF FOR SERVICE, COPY FILED.

6/03/2025 SHERIFF'S RETURN FILED AS FOLLOWS:
BEFORE ME WILLIAM HENSEL, DEPUTY SHERIFF PERSONALLY
APPEARED AND SAYS THAT ON MAY 28, 2025 AT 2:00 PM, HE SERVED
THE ABOVE WRIT OF SCIRE FACIAS TO HUCKLEBERRY VENTURES AT
332 IRVINEALE ROAD, WARREN, PA 16365 BY LEAVING A COPY WITH
JEANNETTE FRANKLIN.
/S/ DEPUTY SHERIFF
SO ANSWERS:
/S/ SHERIFF
SHERIFF'S COST \$48.50

6/04/2025 PROOF OF SERVICE OF MUNICIPAL LIEN CLAIM FOR MONTHLY SEWAGE CHARGES
AND PRAECIPE FOR WRIT OF SCIRE FACIAS AS SERVED UPON DEFENDANTS
FILED BY ANDREA L STAPLEFORD, ESQ.
- - - - - LAST ENTRY - - - - -

* Escrow Information *

* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
SCIRE FACIAS	25.00	25.00	.00
	59.00	59.00	.00

* End of Case Information *

2025-60054 MAYOR AND COUNCIL CITY WARREN (vs) HUCKLEBERRY VENTURES, LLC

Reference No.:
Case Type.....: MLD CLAIM

Filed.....: 11/21/2025
Time.....: 2:47

Judgment.....: 1365.87

Execution Date 0/00/0000
Jury Trial.....

Judge Assigned:
Disposed Desc.:
----- Case Comments -----

Disposed Date: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

General Index Attorney Info

MAYOR AND COUNCIL OF THE CITY OF WARREN (THE)
318 W THIRD AVE
WARREN PA 16365
PLAINTIFF

STAPLEFORD ANDREA L

HUCKLEBERRY VENTURES, LLC
C/O BRENT FRANKLIN
332 IRVINEDALE ROAD
WARREN PA 16365
DEFENDANT

MLD 54 of 2025

Judgment Index

Amount

Date

Desc

HUCKLEBERRY VENTURES, LLC	1,365.87	11/21/2025	MUNICIPAL LIEN CLAIM
HUCKLEBERRY VENTURES, LLC	1,365.87	11/21/2025	WRIT SCIRE FACIAS

* Date Entries *****

11/21/2025	MUNICIPAL CLAIM IN THE AMOUNT OF \$1,365.87 PLUS COSTS AND INTEREST FILED BY ANDREA STAPLEFORD, ESQ.	FIRST ENTRY
11/21/2025	PRAECIPE FOR WRIT OF SCIRE FACIAS FILED BY ANDREA L STAPLEFORD, ESQ.	
11/21/2025	WRIT OF SCIRE FACIAS ISSUED TO SHERIFF FOR SERVICE, COPY FILED.	LAST ENTRY

* Escrow Information *****
* Fees & Debits Beg Bal Pymts/Adj End Bal *****

MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
SCIRE FACIAS	25.00	25.00	.00
	59.00	59.00	.00

* End of Case Information *****

2025-80261 NORTHWEST BANK (vs) HUCKLEBERRY VENTURES LLC

Reference No.: ED54-25
Case Type: JUDGMENT CONFESSION

Filed: 5/27/2025
Time: 10:48

Judgment: 55855.47

Execution Date: 0/00/0000

Judge Assigned:

Jury Trial:

Disposed Desc:

Disposed Date: 0/00/0000

----- Case Comments -----

Higher Crt 1:

Higher Crt 2:

General Index Attorney Info

NORTHWEST BANK
100 LIBERTY ST
WARREN PA 16365

PLAINTIFF

PAGLIARI NICHOLAS R

HUCKLEBERRY VENTURES LLC
332 IRVINEDALE RD
WARREN PA 16365

DEFENDANT

CD 261 of 2025

Judgment Index

Amount

Date

Desc

HUCKLEBERRY VENTURES LLC 55,855.47 5/23/2025 JUDGMENT-CONFESSION

* Date Entries *

5/27/2025 FIRST ENTRY
JUDGMENT ENTERED BY CONFESSION IN THE AMOUNT OF \$55855.47 PLUS COSTS AND INTEREST AS FILED BY NICHOLAS R PAGLIARI, ESQ.

5/27/2025 NOTICE MAILED TO DEFENDANTS. COPY FILED.

6/03/2025 SHERIFF'S RETURN FILED AS FOLLOWS:
BEFORE ME WILLIAM HENSEL, DEPUTY SHERIFF PERSONALLY APPEARED AND SAYS THAT ON MAY 28, 2025 AT 2:00 PM, HE SERVED THE ABOVE JUDGMENT TO HUCKLEBERRY VENTURES AT 332 IRVINEDALE ROAD WARREN, PA 16365 BY HANDING TO JEANNETTE FRANKLIN, ADULT IN CHARGE.
/S/ DEPUTY SHERIFF
SO ANSWERS:
/S/
SHERIFF'S COST \$48.50

9/11/2025 PRAECIPE FOR WRIT OF EXECUTION (MONEY JUDGMENT) IN THE AMOUNT OF \$55,855.47 PLUS COSTS AND INTEREST AS FILED IN ED54-2025 BY NICHOLAS R PAGLIARI, ESQ.

----- LAST ENTRY -----

* Escrow Information *
* Fees & Debits Beg Bal Pymts/Adj End Bal *

	Beg Bal	Pymts/Adj	End Bal
JDMT/CONFESS	12.00	12.00	.00
TAX ON CONFESS	.50	.50	.00
DSB AUTO FEE	5.00	5.00	.00
	17.50	17.50	.00

* End of Case Information *

2025-70054 NORTHWEST BANK (vs) HUCKLEBERRY VENTURES, LLC

Reference No.: CD261-25
Case Type: WRIT OF EXECUTION

Filed: 9/11/2025
Time: 11:41

Judgment: 55855.47

Execution Date: 0/00/0000

Judge Assigned:

Jury Trial:

Disposed Desc:

Disposed Date: 0/00/0000

----- Case Comments -----

Higher Crt 1.:
Higher Crt 2.:

General Index Attorney Info

NORTHWEST BANK
301 SECOND AVE.
WARREN PA 16365

PLAINTIFF

PAGLIARI NICHOLAS R

HUCKLEBERRY VENTURES, LLC
C/O BRENT A FRANKLIN
332 IRVINEDALE ROAD
WARREN PA 16365

DEFENDANT

ED 54 of 2025

Judgment Index

Amount

Date

Desc

HUCKLEBERRY VENTURES, LLC 55,855.47 9/11/2025 WRIT OF EXECUTION

* Date Entries *

9/11/2025 ----- FIRST ENTRY -----
PRAECIPE FOR WRIT OF EXECUTION (MONEY JUDGMENT) IN THE AMOUNT OF
\$55,855.47 PLUS COSTS AND INTEREST AS FILED IN CD261-25 BY
NICHOLAS R PAGLIARI, ESQ.

9/11/2025 WRIT OF EXECUTION ISSUED TO SHERIFF FOR SERVICE.

10/01/2025 SHERIFF'S RETURN FILED AS FOLLOWS:
BEFORE ME RACHAEL CANFIELD, DEPUTY SHERIFF PERSONALLY
APPEARED AND SAYS THAT ON SEPTEMBER 25, 2025 AT 1:15 PM, SHE SERVED
THE OCCUPANT AT 208 ONONDAGA AVE, WARREN AS GARNISHEE BY HANDING A
COPY OF THE WRIT OF EXECUTION TO DEBORAH KIRKWOOD.
/S/ RACHAEL CANFIELD
SO ANSWERS:
/S/ SCOTT NEISWONGER

10/06/2025 AFFIDAVIT OF SERVICE PURSUANT TO RULE PA.R.C.P. 3129.2 FILED BY
NICHOLAS R. PAGLIARI, ESQ.

10/10/2025 SHERIFF'S RETURN FILED AS FOLLOWS:
BEFORE ME CODY SINES, DEPUTY SHERIFF PERSONALLY APPEARED AND SAYS
THAT ON SEPTEMBER 29, 2025 AT 1:05 PM HE SERVED THE WRIT OF
EXECUTION TO THE OCCUPANT AT 208 ONONDAGA AVE, WARREN BY HANDING
A COPY TO ADAM E. RISTAU, DOWNSTAIRS TENANT.
/S/ CODY SINES
SO ANSWERS:
/S/ SCOTT NEISWONGER, SHERIFF

----- LAST ENTRY -----

* Escrow Information *
* Fees & Debits Beg Bal Pymts/Adj End Bal *

EXECUTION WRIT	25.00	25.00	.00
	25.00	25.00	.00

* End of Case Information *

2379/7

FILED
6/19/14

Parcel Identification
Number:
WN-587-52966 and
WN-587-13393

RECORDATION
REQUESTED BY:
ERIEBANK A Division of
CNB Bank
EB - Warren Office
301 Pennsylvania Ave.,
West
Warren, PA 16365

2379/7

WHEN RECORDED MAIL
TO:
ERIEBANK A Division of
CNB Bank
EB - Warren Office
301 Pennsylvania Ave.,
West
Warren, PA 16365

FOR RECORDER'S USE ONLY

MORTGAGE

MAXIMUM LIEN. This Mortgage shall secure unpaid loan advances made after this Mortgage is recorded. The unpaid principal balance of advances exclusive of interest and other extensions of credit secured by the Mortgage made for the payment of taxes, assessments, maintenance charges, insurance premiums and costs incurred for the protection of the mortgaged premises shall not exceed at any one time **\$87,750.00**.

Amount Secured Hereby: **\$87,750.00**

THIS MORTGAGE dated June 13, 2014, is made and executed between Huckleberry Ventures LLC, whose address is ~~332 Irvinedale Road, Warren, PA 16365~~ (referred to below as "Grantor") and **ERIEBANK A Division of CNB Bank**, whose address is 301 Pennsylvania Ave., West, Warren, PA 16365 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor grants, bargains, sells, conveys, assigns, transfers, releases, confirms and mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all streets, lanes, alleys, passages, and ways; all easements, rights of way, all liberties, privileges, tenements, hereditaments, and appurtenances thereunto belonging or anywise made appurtenant hereafter, and the reversions and remainders with respect thereto; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Warren County, Commonwealth of Pennsylvania:

See Exhibit "A", which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as **810 Pennsylvania Avenue East and 18 Buchanan Street, Warren, PA 16365**. The Real Property parcel identification number is **WN-587-52966 and WN-587-13393**.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Borrower or Grantor may be

Released WN-587-13393 only 3022/186 10/15/21

2379/20
FILED
6/19/14

Parcel Identification
Number:
WN-587-52966 and
WN-587-13393

RECORDATION
REQUESTED BY:
ERIEBANK A Division of
CNB Bank
EB - Warren Office
301 Pennsylvania Ave.,
West
Warren, PA 16365

WHEN RECORDED MAIL
TO:
ERIEBANK A Division of
CNB Bank
EB - Warren Office
301 Pennsylvania Ave.,
West
Warren, PA 16365

2379/20

FOR RECORDER'S USE ONLY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated June 13, 2014, is made and executed between Hucklaberry Ventures LLC, whose address is 332 Irvinadale Road, Warren, PA 16365 (referred to below as "Grantor") and ERIEBANK A Division of CNB Bank, whose address is 301 Pennsylvania Ave., West, Warren, PA 16365 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Warren County, Commonwealth of Pennsylvania:

See Exhibit "A", which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as 810 Pennsylvania Avenue East and ~~48 Buchanan Street, Warren, PA 16365~~. The Real Property parcel identification number is WN-587-52966 and WN-587-13393.

CROSS-COLLATERALIZATION. In addition to the Note, this Assignment secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Borrower or Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF BORROWER AND GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

re-recorded 3022/186 10/15/21
WN-587-13393 ONLY

KENNETH L. CROSBY

Attorney at Law
400 Market Street
Warren, Pennsylvania 16365

Facsimile
(814) 723-3919

Telephone
(814) 723-4170

TO: WARREN COUNTY TAX CLAIM BUREAU

RE: JUDICIAL SALE SEARCHES

At your request, we have completed a search on the following property:

Property Location 810-814 PENNSYLVANIA AVE E Map ID ~~WN 587-529660-0~~
Vision ID 18741 ~~9127~~ Account # WN-587-529660-0 Bldg # 1

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATIO
HUCKLEBERRY VENTURES LLC		P Public Sewer P Public U Unknown	P Paved	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE
HUCKLEBERRY VENTURES LLC	2332-188	11-15-2013	Q	V	68,500

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATIO
HUCKLEBERRY VENTURES LLC		P Public Sewer P Public U Unknown	P Paved	

SUPPLEMENTAL DATA		
Alternate Par Source DC	Clean Green C&G 2012	
Old Parcel WN-587-537790-000	Deeded Acre	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE
HUCKLEBERRY VENTURES LLC	2332-188	11-15-2013	Q	J	68,500
DOUGHERTY, JEFFREY L &	2146-0153	12-05-2011	U	V	200

ASSESSING NEIGHBORHOOD			
Assessing Dist	Assessing NBHD	Sub	Acres Code
	City of Warren		5-510

We are advised you have the required information regarding past and current real estate taxes.

Our search on December 1, 2025 disclosed the following:

1. Those items not affecting the title:

- _____ Right(s) of Way
- _____ Oil & Gas Leases
- _____ Municipal Condemnations and Takings
- _____ Road Condemnations and Takings
- _____ Other:

2. Judgments:

- A. City of Warren MLD 23 of 2025 (Specifies Parcel (A)--Address 810 PA Ave E) *(serve anyway)*
- B. City of Warren MLD 54 of 2025
- C. Northwest Bank CD 261 of 2025 & ED 54 of 2025

3. Mortgages:

Erie Bank / CNB Bank 2379/007 with Assignment of Rents 2379/020
(Specifies Parcel (A)--Address 810 PA Ave E.) *(serve anyway)*

4. Estate Issues: NOTE: The PA Dept. of Revenue has decided that Judicial Sale (Notices) will not extinguish its right to collect any Inheritance Taxes due on the property sold at Tax Sale.

5. Other Issues:

Municipal Sewer Office and/or Water Office: City of Warren /PaMS

DATED: December 16, 2025

Kenneth L. Crosby
Kenneth L. Crosby, Esquire

2332/188

2332/188

UPI: ~~2332/188~~ FILED
II - (#WN-587-53775)

UPI Verified 11/15/13 TB

This Deed,

MADE the 15th day of November in the year Two Thousand Thirteen (2013).

BETWEEN JEFFREY L. DOUGHERTY, also known as JEFFREY LEE DOUGHERTY, and ELISABETH ANN DOUGHERTY, husband and wife, of the County of Warren and Commonwealth of Pennsylvania,

GRANTORS,

AND

HUCKLEBERRY VENTURES, LLC, a Pennsylvania Limited Liability Company, with office located in the County of Warren and Commonwealth of Pennsylvania,

GRANTEE.

WITNESSETH, That in consideration of Sixty-Eight Thousand Five Hundred and 00/100 -- (\$68,500.00) -- dollars in hand paid, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee:

~~**PARCEL I - ALL THAT CERTAIN** piece or parcel of land situate in the City of Warren, County of Warren and State of Pennsylvania, bounded and described as follows: **BEGINNING** at a point on the southerly side of Pennsylvania Avenue East, at the northwest corner of land now or formerly of George Henninger, previously Joseph DeMarco; thence North 49° 03' West along the southerly line of Pennsylvania Avenue East 67 feet to a stake marking the corner of premises described in a certain agreement with Lyle G. Snavley and wife, dated July 17, 1981, and recorded in Deed Book 426, page 935; thence South 38° 41' West along Snavley's common line 75.2 feet to a stake; thence South 12° 20' East 15 feet to a stake; thence North 40° 57' East 32 feet 1 inch, more or less, along the line of lands now or formerly of Baumanis to a point; thence southeasterly along the north line of Baumanis, 52 feet more or less, to a point in the northerly line of lands formerly of DeMarco; thence northeasterly along said line, 61 feet, more or less, to the place of beginning.~~

WN-587-529166

Said premises are commonly known as 810-812 Pennsylvania Avenue East, Warren, Pennsylvania.

Included herein is all of the Grantor's right, title and interest in and to the use of that certain right of way/alley between Plum Street and the subject premises in common with others.

BEING the same premises conveyed to Jeffrey Lee Dougherty by Deed of Northwest Savings Bank dated October 6, 2011 and recorded in Warren County Record Book 2131, page 248.

PARCEL II

A. ALL THAT CERTAIN piece or parcel of land situate in the City of Warren, County of Warren and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post in the South line of Pennsylvania Avenue East, 321 feet westerly from the West line of Irvine Street; thence southerly at right angles to said Pennsylvania Avenue, 61 feet to a post; thence westerly and parallel with said Pennsylvania Avenue East, 28 feet 8 inches to a post; thence northerly, at right angles to said Pennsylvania Avenue East, 61 feet to a post in the South line of said Pennsylvania Avenue East; thence easterly, along said Pennsylvania Avenue East 28 feet 8 inches to the place of beginning.

ALSO, the use and right of way in and along a certain alley or passage extending out of and from Plum Street and leading to the rear or southerly end of said premises, together with free ingress and egress to and for said Grantee, its heirs and assigns, tenants and occupiers of the above described premises, at all times, in common with the owners, tenants and occupiers of the other lands adjacent to said alley, being the same rights and privileges granted to Warren National Bank in the Deed for the above described premises given by Thomas Pagano et ux., dated December 22, 1934 and recorded in Deed Book 178, page 597.

ALSO hereby conveying to the Grantees, their heirs and assigns, the right to the use of the party brick wall on the East side of premises to the full extent reserved in the conveyance of the adjacent premises, subject to the conditions and agreement with reference to said party wall in such reservation set forth in Deed Book 178, page 597.

The above right of way and uses are insofar as they may affect the above described premises.

B. ALL THAT CERTAIN piece or parcel of land situate in the City of Warren, County of Warren and Commonwealth of Pennsylvania, bounded and described as follows:

OVER

WW 587-5375
NW

BEGINNING at a stake in the South line of Pennsylvania Avenue East, and in a line with the westerly side of a brick store building upon the premises hereby conveyed and 321 feet westerly from the West line of Irvine Street; thence easterly along said South line of Pennsylvania Avenue East 21 feet to an iron pipe at the northwest corner of a lot formerly owned by S.P. Simonsen; thence southerly at right angles to said line of Pennsylvania Avenue East 61.3 feet to an iron pipe; thence westerly and parallel with said Pennsylvania Avenue East 21 feet to an iron pipe; thence northerly at right angles to said Pennsylvania Avenue East, along lands formerly of Benjamin S. Dailey and Burgess Dailey and the westerly side of the brick wall of said store building 61.3 feet to the place of beginning.

K61-587-537B
SE

There is included in this conveyance the right of way over an alley 10 feet in width extending from Plum Street to the rear of said premises and thence westerly along the rear of said premises as more fully set forth in Deed Book 136, page 97, and this Deed is further made subject to the covenants contained in said last mentioned Deed as to the party wall on the West side of the premises insofar as it may affect these premises.

BEING the same premises conveyed to Jeffrey L. Dougherty and Elisabeth Ann Dougherty by Deed of the Tax Claim Bureau of the County of Warren dated December 5, 2011 and recorded in Warren County Record Book 2146, page 153.

THIS CONVEYANCE is under and subject to all presently valid and existing rights of way, easements, restrictions, covenants, leases, servitudes, exceptions, reservations, interests and rights of others, including rights for utility and transmission lines, that appear of record or that are apparent upon inspection of the above described premises.

THE GRANTORS have no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or which is presently disposed of on or about the property described in this deed.

AND THE said Grantors do hereby warrant specially the property hereby conveyed.

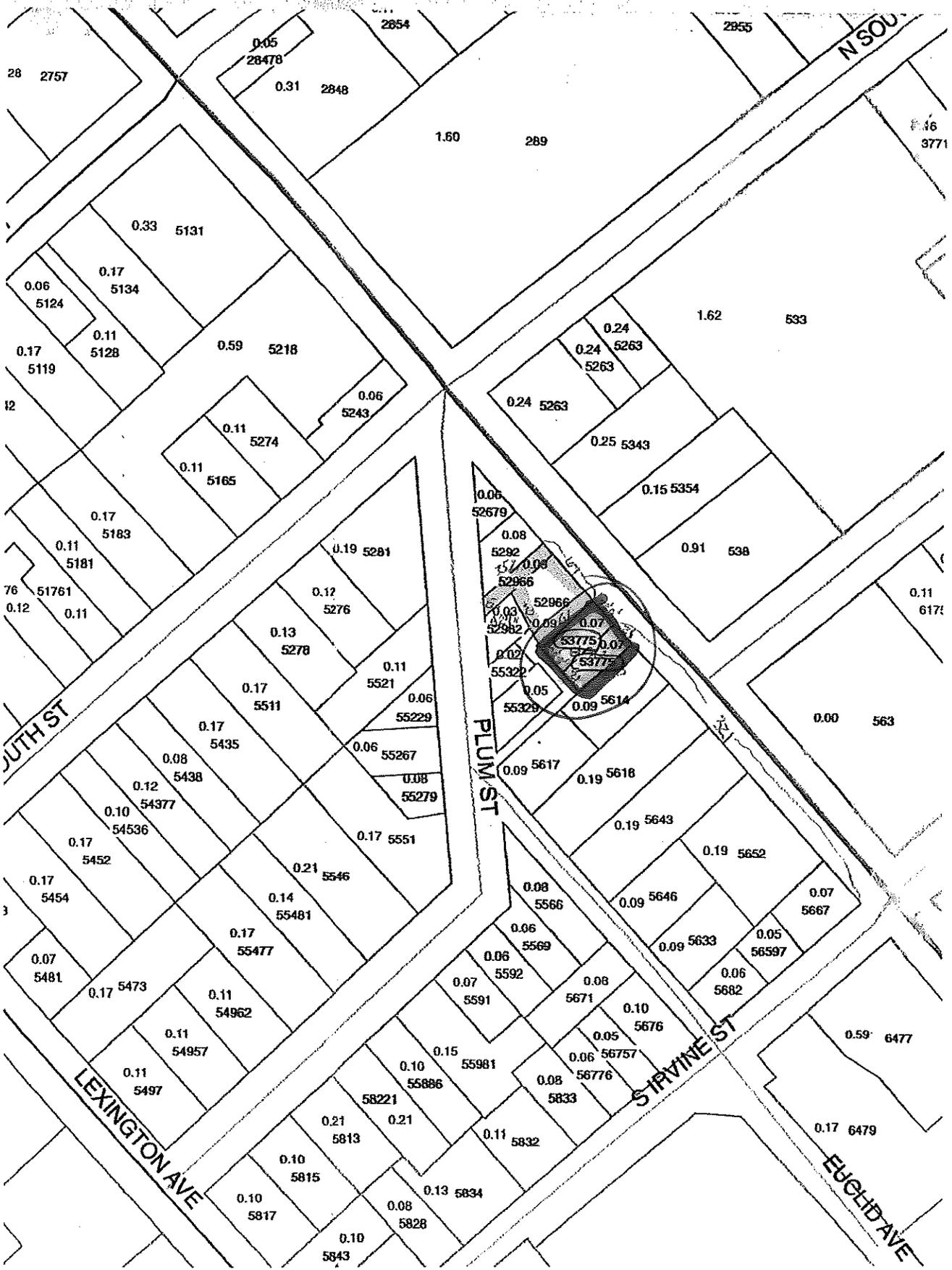
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

 Seal
JEFFREY L. DOUGHERTY

Also known as:

 Seal
JEFFREY LEE DOUGHERTY

 Seal
ELISABETH ANN DOUGHERTY



2025-60023 THE MAYOR AND COUNCIL OF THE (vs) HUCKLEBERRY VENTURES LLC

Reference No...:		Filed.....:	5/21/2025
Case Type.....:	MLD CLAIM	Time.....:	12:48
Judgment.....:	4411.23	Execution Date	0/00/0000
Judge Assigned:		Jury Trial....	
Disposed Desc.:		Disposed Date:	0/00/0000
----- Case Comments -----		Higher Cr1 1.:	
		Higher Cr2 2.:	

General Index

Attorney Info

THE MAYOR AND COUNCIL OF THE
CITY OF WARREN

PLAINTIFF

STAPLEFORD ANDREA L

HUCKLEBERRY VENTURES, LLC
332 IRVINEALE ROAD
WARREN PA 16365

DEFENDANT

MLD 23 of 2025

810 PENNSYLVANIA AVE EAST
WARREN PA 16365

Judgment Index

Amount

Date

Desc

HUCKLEBERRY VENTURES, LLC	4,411.23	5/21/2025	MUNICIPAL LIEN CLAIM
HUCKLEBERRY VENTURES, LLC	4,411.23	5/21/2025	WRIT SCIRE FACIAS

* Date Entries *

----- FIRST ENTRY -----

5/21/2025 MUNICIPAL CLAIM IN THE AMOUNT OF \$4,411.23 PLUS COSTS AND INTEREST FILED BY ANDREA STAPLEFORD, ESQ.

5/21/2025 PRAECIPE FOR WRIT OF SCIRE FACIAS FILED BY ANDREA L STAPLEFORD, ESQ

5/21/2025 WRIT OF SCIRE FACIAS ISSUED TO SHERIFF FOR SERVICE, COPY FILED.

6/03/2025 SHERIFF'S RETURN FILED AS FOLLOWS:
BEFORE ME WILLIAM HENSEL, DEPUTY SHERIFF PERSONALLY APPEARED AND SAYS THAT ON MAY 28, 2025 AT 2:00 PM, HE SERVED THE ABOVE WRIT OF SCIRE FACIAS TO HUCKLEBERRY VENTURES AT 332 IRVINEALE ROAD, WARREN, PA 16365 BY LEAVING A COPY WITH JEANNETTE FRANKLIN.
/S/ DEPUTY SHERIFF
SO ANSWERS:
/S/ SHERIFF
SHERIFF'S COST \$48.50

6/04/2025 PROOF OF SERVICE OF MUNICIPAL LIEN CLAIM FOR MONTHLY SEWAGE CHARGES AND PRAECIPE FOR WRIT OF SCIRE FACIAS AS SERVED UPON DEFENDANTS FILED BY ANDREA L STAPLEFORD, ESQ.

----- LAST ENTRY -----

Escrow Information

* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
SCIRE FACIAS	25.00	25.00	.00
	-----	-----	-----
	59.00	59.00	.00

* End of Case Information *

2025-60054 MAYOR AND COUNCIL CITY WARREN (vs) HUCKLEBERRY VENTURES, LLC

Reference No...:
Case Type.....: MLD CLAIM

Filed.....: 11/21/2025
Time.....: 2:47

Judgment..... 1365.87
Judge Assigned:

Execution Date 0/00/0000
Jury Trial.....

Disposed Desc.:
----- Case Comments -----

Disposed Date. 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

General Index

Attorney Info

MAYOR AND COUNCIL OF THE CITY OF WARREN (THE)
318 W THIRD AVE
WARREN PA 16365

PLAINTIFF

STAPLEFORD ANDREA L

HUCKLEBERRY VENTURES, LLC
C/O BRENT FRANKLIN
332 IRVINEDALE ROAD
WARREN PA 16365

DEFENDANT

MLD 5407 2025

Judgment Index

Amount

Date

Desc

Judgment Index	Amount	Date	Desc
HUCKLEBERRY VENTURES, LLC	1,365.87	11/21/2025	MUNICIPAL LIEN CLAIM
HUCKLEBERRY VENTURES, LLC	1,365.87	11/21/2025	WRIT SCIRE FACIAS

* Date Entries *

11/21/2025 ----- FIRST ENTRY -----
MUNICIPAL CLAIM IN THE AMOUNT OF \$1,365.87 PLUS COSTS AND INTEREST
FILED BY ANDREA STAPLEFORD, ESQ.

11/21/2025 -----
PRAECIPE FOR WRIT OF SCIRE FACIAS FILED BY ANDREA L STAPLEFORD, ESQ.

11/21/2025 -----
WRIT OF SCIRE FACIAS ISSUED TO SHERIFF FOR SERVICE, COPY FILED.
----- LAST ENTRY -----

Escrow Information

Fees & Debits	Beg Bal	Pymts/Adj	End Bal
MLD CLAIM	12.00	12.00	.00
MLD AUTO FEE	5.00	5.00	.00
LOCAL INDEXING	17.00	17.00	.00
SCIRE FACIAS	25.00	25.00	.00
	59.00	59.00	.00

* End of Case Information *

2025-80261 NORTHWEST BANK (vs) HUCKLEBERRY VENTURES LLC

Reference No.: ED54-25
Case Type: JUDGMENT CONFESSION

Filed: 5/27/2025
Time: 10:48

Judgment: 55855.47
Judge Assigned:
Disposed Desc.:
----- Case Comments -----

Execution Date: 0/00/0000
Jury Trial:
Disposed Date: 0/00/0000
Higher Crt 1.:
Higher Crt 2.:

General Index

Attorney Info

NORTHWEST BANK
100 LIBERTY ST
WARREN PA 16365

PLAINTIFF

PAGLIARI NICHOLAS R

HUCKLEBERRY VENTURES LLC
332 IRVINEDALE RD
WARREN PA 16365

DEFENDANT

CD 261 of 2025

Judgment Index

Amount

Date

Desc

HUCKLEBERRY VENTURES LLC 55,855.47 5/23/2025 JUDGMENT-CONFESSION

* Date Entries *

5/27/2025 JUDGMENT ENTERED BY CONFESSION IN THE AMOUNT OF \$55855.47 PLUS COSTS AND INTEREST AS FILED BY NICHOLAS R PAGLIARI, ESQ.

5/27/2025 NOTICE MAILED TO DEFENDANTS. COPY FILED.

6/03/2025 SHERIFF'S RETURN FILED AS FOLLOWS:
BEFORE ME WILLIAM HENSEL, DEPUTY SHERIFF PERSONALLY
APPEARED AND SAYS THAT ON MAY 28, 2025 AT 2:00 PM, HE SERVED
THE ABOVE JUDGMENT TO HUCKLEBERRY VENTURES AT 332 IRVINEDALE ROAD
WARREN, PA 16365 BY HANDING TO JEANNETTE FRANKLIN, ADULT IN CHARGE.
/S/ DEPUTY SHERIFF
SO ANSWERS:
/S/
SHERIFF'S COST \$48.50

9/11/2025 PRAECIPE FOR WRIT OF EXECUTION (MONEY JUDGMENT) IN THE AMOUNT OF \$55,855.47 PLUS COSTS AND INTEREST AS FILED IN ED54-2025 BY NICHOLAS R PAGLIARI, ESQ.

----- LAST ENTRY -----

* Escrow Information *

* Fees & Debits Beg Bal Pymts/Adj End Bal *

JDMT/CONFESS	12.00	12.00	.00
TAX ON CONFESS	.50	.50	.00
DSB AUTO FEE	5.00	5.00	.00
	-----	-----	-----
	17.50	17.50	.00

* End of Case Information *

2025-70054 NORTHWEST BANK (vs) HUCKLEBERRY VENTURES, LLC

Reference No.: CD261-25
Case Type: WRIT OF EXECUTION

Filed: 9/11/2025
Time: 11:41

Judgment: 55855.47
Judge Assigned:

Execution Date: 0/00/0000
Jury Trial: 0/00/0000

Disposed Desc.:
----- Case Comments -----

Disposed Date:
Higher Crt 1:
Higher Crt 2:

General Index Attorney Info

NORTHWEST BANK
301 SECOND AVE.
WARREN PA 16365
PLAINTIFF

PAGLIARI NICHOLAS R

HUCKLEBERRY VENTURES, LLC
270 BRENT A FRANKLIN
332 IRVINEDALE ROAD
WARREN PA 16365
DEFENDANT

ED 54 of 2025

Judgment Index	Amount	Date	Desc
HUCKLEBERRY VENTURES, LLC	55,855.47	9/11/2025	WRIT OF EXECUTION

Date Entries *****

9/11/2025 ----- FIRST ENTRY -----
PRAECIPE FOR WRIT OF EXECUTION (MONEY JUDGMENT) IN THE AMOUNT OF \$55,855.47 PLUS COSTS AND INTEREST AS FILED IN CD261-25 BY NICHOLAS R PAGLIARI, ESQ.

9/11/2025 WRIT OF EXECUTION ISSUED TO SHERIFF FOR SERVICE.

10/01/2025 SHERIFF'S RETURN FILED AS FOLLOWS:
BEFORE ME RACHAEL CANFIELD, DEPUTY SHERIFF PERSONALLY APPEARED AND SAYS THAT ON SEPTEMBER 25, 2025 AT 1:15 PM, SHE SERVED THE OCCUPANT AT 208 ONONDAGA AVE, WARREN AS GARNISHEE BY HANDING A COPY OF THE WRIT OF EXECUTION TO DEBORAH KIRKWOOD.
/S/ RACHAEL CANFIELD
SO ANSWERS:
/S/ SCOTT NEISWONGER

10/06/2025 AFFIDAVIT OF SERVICE PURSUANT TO RULE PA.R.C.P. 3129.2 FILED BY NICHOLAS R. PAGLIARI, ESQ.

10/10/2025 SHERIFF'S RETURN FILED AS FOLLOWS:
BEFORE ME CODY SINES, DEPUTY SHERIFF PERSONALLY APPEARED AND SAYS THAT ON SEPTEMBER 29, 2025 AT 1:05 PM HE SERVED THE WRIT OF EXECUTION TO THE OCCUPANT AT 208 ONONDAGA AVE, WARREN BY HANDING A COPY TO ADAM E. RISTAU, DOWNSTAIRS TENANT.
/S/ CODY SINES
SO ANSWERS:
/S/ SCOTT NEISWONGER, SHERIFF

----- LAST ENTRY -----

Escrow Information *****

Fees & Debits	Beg Bal	Pymts/Adj	End Bal
EXECUTION WRIT	25.00	25.00	.00
	25.00	25.00	.00

End of Case Information *****

2379/7
FILED
6/19/14

Parcel Identification
Number:
WN-587-52966 and
WN-587-13393

RECORDATION
REQUESTED BY:
ERIEBANK A Division of
CNB Bank
EB - Warren Office
301 Pennsylvania Ave.,
West
Warren, PA 16365

WHEN RECORDED MAIL
TO:
ERIEBANK A Division of
CNB Bank
EB - Warren Office
301 Pennsylvania Ave.,
West
Warren, PA 16365

2379/7

FOR RECORDER'S USE ONLY

MORTGAGE

MAXIMUM LIEN. This Mortgage shall secure unpaid loan advances made after this Mortgage is recorded. The unpaid principal balance of advances exclusive of interest and other extensions of credit secured by the Mortgage made for the payment of taxes, assessments, maintenance charges, insurance premiums and costs incurred for the protection of the mortgaged premises shall not exceed at any one time \$87,750.00.

Amount Secured Hereby: \$87,750.00

THIS MORTGAGE dated June 13, 2014, is made and executed between Huckleberry Ventures LLC, whose address is ~~332 Irvinedale Road, Warren, PA 16365~~ (referred to below as "Grantor") and ERIEBANK A Division of CNB Bank, whose address is 301 Pennsylvania Ave., West, Warren, PA 16365 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor grants, bargains, sells, conveys, assigns, transfers, releases, confirms and mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all streets, lanes, alleys, passages, and ways; all easements, rights of way, all liberties, privileges, tenements, hereditaments, and appurtenances thereunto belonging or anywise made appurtenant hereafter, and the reversions and remainders with respect thereto; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Warren County, Commonwealth of Pennsylvania:

See Exhibit "A", which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 810 Pennsylvania Avenue East and 48 Buchanan Street, Warren, PA 16365. The Real Property parcel identification number is WN-587-52966 and WN-587-13393.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Borrower or Grantor may be

released WN-587-13393 only 3022/18 6/15/14

2379/20
FILED
6/19/14

Parcel Identification
Number:
WN-587-52866 and
WN-587-13393

RECORDATION
REQUESTED BY:
ERIEBANK A Division of
CNB Bank
EB - Warren Office
301 Pennsylvania Ave.,
West
Warren, PA 16365

2379/20

WHEN RECORDED MAIL
TO:
ERIEBANK A Division of
CNB Bank
EB - Warren Office
301 Pennsylvania Ave.,
West
Warren, PA 16365

FOR RECORDER'S USE ONLY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated June 13, 2014, is made and executed between Huckleberry Ventures LLC, whose address is 332 Irvinedale Road, Warren, PA 16365 (referred to below as "Grantor") and ERIEBANK A Division of CNB Bank, whose address is 301 Pennsylvania Ave., West, Warren, PA 16365 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Warren County, Commonwealth of Pennsylvania:

See Exhibit "A", which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as 810 Pennsylvania Avenue East and 48 Buchanan Street, Warren, PA 16365. The Real Property parcel identification number is WN-587-52966 and WN-587-13393.

CROSS-COLLATERALIZATION. In addition to the Note, this Assignment secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Borrower or Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF BORROWER AND GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

referred 3022/186 10/15/21
WN-587-13393 ONLY