

Mercer County Law Journal

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Digital Edition

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ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

FIRST PUBLICATION

ELDER, ROBERT EARL a/k/a ELDER, ROBERT E. a/k/a ELDER, ROBERT
2017-702

Late of Perry Twp., Mercer Co., PA
Executrix: Patricia A. Elder, 362 Ohle Rd., Clarks Mills, PA 16114
Attorney: Douglas M. Watson

HUFHAND, MARTHA AVANELL a/k/a HUFHAND, MARTHA A. a/k/a CLAYPOOL, MARTHA AVANELL
2017-688

Late of Grove City Borough, Mercer Co., PA
Executrix: Chrissie Kelly a/k/a Chrissie E. Scott, 34 Holly Circle, Kinsale, VA 22488 (814) 332-8831
Attorney: None

KLUTCHER, NICHOLAS P.
2017-697

Late of Farrell, Mercer Co., PA
Executors: Andrew Klutcher, 983 Bon Air Dr., Sharon, PA 16146; Edward Klutcher, 818 Clarksville Rd., Mercer, PA 16137
Attorney: William G. McConnell, Jr.

MASIAN, CONNIE L.
2017-690

Late of Hermitage, Mercer Co., PA
Executor: Michael D. Masian, 13720 Atlantis St., Apt. 267, Herndon, Va 20171 (443)414-2904
Attorney: None

ROGERS, BERTRAM C. JR a/k/a ROGERS, BERTRAM C. a/k/a ROGERS, BERTRAM COURTNEY a/k/a ROGERS, BERTRAM
2017-704

Late of South Pymatung Twp., Mercer Co., PA
Executor: John C. Nolan, 429 Greenville Ave, Mercer, PA 16137
Attorney: Stephen L. Kimes

WEEKES, CHARLES CLARENCE
2017-707

Late of Jackson Center Boro, Mercer Co., PA
Executrix: Tina L. Weekes, 1215 Franklin Rd., Jackson Center, PA 16133
Attorney: James A. Strahahan IV

SECOND PUBLICATION

BAKER, RAYMOND A., SR.
2017-693

Late of Sharon, Mercer Co., PA
Executors: Randall S. Baker, 754 Ellwood Ave., Orlando, FL 2804; Victor S. Heutsche, 734 Stambaugh

Ave., Sharon, PA 16146

Attorney: Victor S. Heutsche
BAUN, JAMES D. a/k/a BAUN, JAMES DUANE a/k/a BAUN, JAMES
2017-692

Late of Jackson Twp., Mercer Co., PA
Executor: Douglas L. Baun, 445 S. Foster Rd., Jackson Center, PA 16133
Attorney: Stephen L. Kimes/Ross E. Cardas

LEAX, DONALD R.
2017-677

Late of Sandy Creek Twp., Mercer Co., PA
Executrix: Vicki Micsky, 306 Wasser Bridge Rd., Greenville, PA 16125 (724) 456-1026
Attorney: None

MAY, MARCIA FAYE a/k/a GURSKY, MARCIA FAYE a/k/a SINCICH, MARCIA FAYE
2017-689

Late of West Salem Twp., Mercer Co., PA
Administrator: Robert J. Sincich, 174 Fuller Dr., NE, Warren, OH 44484
Attorney: K. Jennifer Muir

SHUTY, JAMES M. SR. a/k/a SHUTY, JAMES MICHAEL SR. a/k/a SHUTY, JAMES M.
2017-694

Late of Farrell, Mercer Co., PA
Executrix: Janice A. Shuty, 212 Moss Ave., Farrell, PA 16121
Attorney: Philip P. Lope, 207 E. Grandview Ave., Zelenople, PA 16063 (724) 452-5020

THIRD PUBLICATION

DAVIS, STEPHEN MICHAEL a/k/a DAVIS, STEPHEN M.
2017-680

Late of Grove City Borough, Mercer Co., PA
Executrix: Doris J. Landreth a/k/a Dorie J. Landreth, 3040 Stever Rd., Avoca, NY 14909
Attorney: Ted Isoldi

ELLIOTT, KATHARINE C.
2017-674

Late of Hermitage, Mercer Co., PA
Executrix: Rosemary Elliott, 43 Duxborough Trail, Duxbury, MA 02332
Attorney: Chester B. Scholl, Jr.
MOORE, ROBERT CHARLES a/k/a MOORE, ROBERT C. a/k/a MOORE, BOB
2017-526

Late of Sandy Lake Twp., Mercer Co., PA
Administrator: Kimberly Bucklew, 250 Cliffside Dr., Mars, PA 16046
Attorney: Dorothy Petrancosta, 1541 Butler Plank Rd., Glenshaw, PA 15116 (724) 285-4747

MOYER, ROBERT LEE a/k/a MOYER, ROBERT
2017-671

Late of Clark Borough, Mercer Co., PA
Executor/Executrix: Todd Moyer, 188 N. Maysville Rd., P O Box 162, Greenville, PA 16125-0162; Cherie Moyer King, 2654 Lake Rd., Sharpsville, PA 16150-

3602

Attorney: Wade M. Fisher
SHAFFER, WILLIAM M. a/k/a SHAFFER, BILL
2017-670

Late of Hermitage, Mercer Co., PA
Executrix: Cindy Leigh Wiesen a/k/a Cindy Kettering, 90 Emmet St. Hermitage, PA 16148
Attorney: Chester B. Scholl Jr.

NOTICE OF ANNUAL MEETING

Notice is hereby given that the annual meeting of the members of the Pymatung Mutual Fire Insurance Company, 103 Timber Village Center, Mercer, Pennsylvania, will be held on FRIDAY, JANUARY 12, 2017, AT 1:00 P.M. at 103 Timber Village Center, Mercer, Pennsylvania to elect directors and to transact such other business as may be presented to the meeting.

Proxies may be obtained at the office upon written request and the official proxy form provided by the Company must be on file with the secretary at least fifteen (15) days prior to the date of the meeting.

Rebecca Beichner, Secretary
M.C.L.J. – December 5, 12, 19, 2017

Legal Notice By KATHLEEN M. KLOOS Register of Wills of Mercer County, PA

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from **January 2, 2018** the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL ACCOUNT

2011-643 DeSantis, Virginio a/k/a DeSantis, Virgino, deceased; Francis DeSantis & Angelo DeSantis, Co-Executors

2012-676 Shealy, Katherine A., deceased; Monica Jane Trabert, Administratrix

2014-379 Brier, Kolma, deceased; Charles S. Hersh, Administrator

2015-003 Banick, William E. a/k/a Banick, William E., Sr. a/k/a Banick, William, deceased; Debra L. Banick, Executrix

2015-520 Haynes, Lawrence E. a/k/a Haynes, Lawrence Elbert a/k/a Haynes, Lawrence, deceased; Jenifer Lynne Haynes, Administratrix

2016-549 Gehres, Harold Allen a/k/a Gehres, Harold A. a/k/a Gehres, Harold, deceased; Shirley Lambert, Executrix

2017-070 Fry, Lois Ann a/k/a Fry, Lois A., deceased; Sharra A. Pomroy, Executrix

2017-133 Maule, Marilyn J., deceased; Dale L. Maule, Executor

2017-161 Bates, Dolores, M., deceased; Roger R. Shaffer, Jr., Executor

AMENDED FIRST AND FINAL ACCOUNT

2014-228 Magyary, Cynthia M. a/k/a Magyary, Cynthia Marie, deceased; Craig Smith, Executor

Kathleen M. Kloos
Register of Wills and Clerk of Orphans' Court
Division of the Court of Common Pleas Of Mercer County, PA
112 Mercer County Courthouse
Mercer, PA 16137
M.C.L.J. – December 5, 12, 19, 26, 2017

PUBLIC NOTICE CHANGE OF NAME NOTICE

In the matter of change of name of Jose A. Rivera, in the Court of Common Pleas of Mercer County, Pennsylvania, No. 2017-3329 notice is hereby given that on November 15, 2017 the petition of Jose A. Santana was filed in the above named Court, requesting an order to change the name of Jose A. Rivera to Jose A. Santana.

The Court has scheduled the day of January 22, 2018 at 11:30 a.m. in Room 1, of the Mercer County Courthouse, Mercer, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted. December 22, 2017

M.C.L.J. – December 12, 2017

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA CIVIL DIVISION NO: 2017-01512

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
Nationstar Mortgage LLC, Plaintiff
vs. Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest From or Under John
Borko, deceased, Chris Plummer,
Known Heir of John Borko,
deceased, Beth Ann Schupp, Known
Heir of John Borko, deceased and
Bradley Borko, Known Heir of John

Borko, deceased, Defendants
**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under John Borko, deceased, Defendant(s), whose last known address is 274 Wick Avenue, Hermitage, PA 16148.

Your house (real estate) at: 274 Wick Avenue, Hermitage, PA 16148, 12 330 339, is scheduled to be sold at Sheriff's Sale on March 5, 2018, at 10:00AM, at Mercer County Sheriff's Office, 205 S. Erie St., Rm. 102, Mercer, PA 16148, to enforce the court judgment of \$101,441.38, obtained by Nationstar Mortgage, LLC (the mortgagee) against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE -

To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Nationstar Mortgage, LLC, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call (610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (724) 662-6135. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or

ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Mercer County Bar Assn., P.O. Box 1302, Hermitage, PA 16148, 724.342.3111. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. CHRISTOPHER A. DENARDO, KRISTEN D. LITTLE, KEVIN S. FRANKEL, SAMANTHA GABLE, DANIEL T. LUTZ, LESLIE J. RASE, ALISON H. TULLIO & KATHERINE M. WOLF, Attys. for Plaintiff, SHAPIRO & DeNARDO, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610.278.6800

M.C.L.J. - December 12, 2017

**SHERIFF'S SALE
MONDAY**

**JANUARY 8, 2018 10:00 AM
MERCER COUNTY SHERIFF'S OFFICE
205 S ERIE ST, MERCER PA 16137
MERCER COUNTY**

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

**WRIT OF EXECUTION
NO. 2017-00558**

KML LAW GROUP PC PLAINTIFFS ATTORNEY
SEPTEMBER 6, 2017

LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the Township of Shenango, County of Mercer and Commonwealth of Pennsylvania, being Lot No. 2 in the unrecorded Pumphich Plan of Lots as surveyed by Joseph Harris, C.E., July 9, 1952, and being more particularly bounded and described as follows:

ON THE NORTH by Lot No. 1, now or formerly of Howard P. Mitchellree et ux, a distance of 300 feet; on the East by the center line of the New Bedford-West Middlesex black top road, a distance of 100 feet; on the South by Lot No. 3 in said Plan, a distance of 298 feet; and on the West by land now or formerly of Alex Kovach, a distance of 100 feet.

Tax Parcel No. 27-197-038

583 Bedford Road, West Middlesex, PA 16159

JUDGMENT - \$111,247.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NORMAND DEGRE AT THE SUIT OF THE PLAINTIFF QUICKEN LOANS INC.

**WRIT OF EXECUTION
NO. 2017-02099**

KML LAW GROUP PC PLAINTIFFS ATTORNEY
OCTOBER 18, 2017 LEVIED ON THE FOLLOWING

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

ALL that certain Piece or parcel of land situate in PINE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, bounded and described as follows:

Beginning at a point at the Southwest corner of the lands herein conveyed and at an iron pin on the Northern right-of-way of Dogwood Lane, thence North 24 degrees 46 minutes West along Lot No. 30 of the Woodland Manor Subdivision 286.59 feet to an iron pin; thence North 88 degrees 42 minutes East along lands of Wareham 220 feet to an iron pin; thence South 0 degrees 22 minutes West along Lot No. 32 of the Woodland Kanor Subdivision 250.76 feet to an iron pin; thence South 88

degrees 26 minutes West along the Northerly right-of-way of Dogwood Lane 29 feet to an iron pin; thence along a curve to the left on the Northerly right-of-way of

Dogwood Lane 200 feet to an iron pin; thence South 78 degrees 50 minutes West along the Northern right-of-way of Dogwood Lane 71 feet to an iron pin and the place of beginning.

The same being known as Lot No. 31 of the Woodland Manor Subdivision, Phase II, Section "D" recorded on October 4, 1990 at 1990 P. L. 10675 of the Mercer County Recorder's Office.

Under and subject to a minimum building set back line 75 feet from the centerline of Dogwood Lane.

Being a part of the same conveyed to H. Woodrow Bashline by deed of Center State Land Company dated October 3, 1973 and recorded in Mercer County, Pennsylvania on December 19, 1973 at 1973 D. 1 3860.

And being a part of the same conveyed to Douglas E. Thomas and Joyce E. Thomas, his wife, by an Article of Agreement with H. Woodrow Bashline and Lois E. Bashline, his wife, dated November 30, 1989 and recorded on October 4, 1990 at 1990 D. R. 10674 of the Mercer County Recorder's Office.

THE GRANTORS certify, pursuant to Act 97 of 1980 (House Bill 1840) enacted July 7, 1980, Section 405, et seq., that no hazardous waste is presently being deposited by them on or in the lands conveyed by this deed, nor has any hazardous waste ever been deposited to their knowledge on or in the lands conveyed by this deed.

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, property, claim and demand whatsoever, of the said parties of the first part, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said real estate, improvements, hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

H. WOODROW BASHLINE and LOIS E. BASHLINE, his wife, and DOUGLAS E. THOMAS and JOYCE E. THOMAS, his wife, the said parties of the first part for themselves, their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that they the said parties of the first part, and their heirs, all and singular the hereditaments and premises herein above described and granted or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, against them the said parties of the first part and their heirs, and against all and every other person or persons whomsoever lawfully claiming, or to claim the same or any part thereof generally shall and will warrant and forever defend.

BEING KNOWN AS PARCEL NUMBER: 22 193 084 031 000

BEING 41 Dogwood Lane, Grove City PA 16127

Being the same property conveyed by deed to Lilia Wrigley from Harold Martin Wrigley and Lilia Araceli Wrigley, on January 13, 2012 and recorded on January 20, 2012 as Instrument Number 2012-00000861 in the Recorder's Office of Mercer County, PA.

JUDGMENT - \$359,448.67

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LILIA WRIGLEY AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2016-01943**

MANLEY DEAS KOCHALSKI LLC PLAINTIFFS ATTORNEY

OCTOBER 6, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHRISTEN A. ALLISON IN AND TO:

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

COMMENCING at the southeast corner of Oak and High Streets; thence East, along the south line of Oak Street, 50 feet to a point, being the northwest corner of a lot now or formerly owned by William McIntire; thence South and parallel with High Street, along the west line of land now or formerly of McIntire, 100 feet to an alley; thence West, along said alley, 50 feet and parallel with Oak Street, to a point on the east line of High Street; thence North, along the east line of High Street, 100 feet to the place of beginning; being a corner lot fronting 50 feet on Oak Street and extending southerly there from along High Street of an equal width for a distance of 100 feet.

SUBJECT PROPERTY ADDRESS: 32 Oak Street, Stoneboro, PA 16153

Being the same property conveyed to Christen A. Allison, single who acquired title by virtue of a deed from Adam N. Lewis and Teresa L. Lewis, husband and wife, dated May 22, 2015, recorded May 27, 2015, at Image ID 2015-

00004873, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 74 867 234

JUDGMENT \$ 93,111.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHRISTEN A. ALLISON AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2017-01406**

MANLEY DEAS KOCHALSKI LLC PLAINTIFFS ATTORNEY

OCTOBER 6, 2017 LEVIED ON THE FOLLOWING

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

All That Certain piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, bounded and described as follows:

On The North by lot now or formerly of Bell and Stevens; On The East by lot now or formerly of Gribus; On The South by Vance Street, and, On The West by land now or formerly of Woods The said lot having a frontage of 54 feet on Vance Street, and extending back of uniform width a distance of 90 feet.

SUBJECT PROPERTY ADDRESS: 19 Vance Street, Greenville, PA 16125

Being the same property conveyed to Cheyenne Diefenderfer, single who acquired title by virtue of a deed from Alice D. McIntosh, formerly known as Alice D. Sweeney, and Steven D. McIntosh, her husband, dated May 12, 2014, recorded June 12, 2014, at Document ID 201400005792, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 521 050

JUDGMENT - \$ 64,237.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHEYENNE DIEFENDERFER AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2017-01345**

MANLEY DEAS KOCHALSKI LLC PLAINTIFFS ATTORNEY

OCTOBER 25, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LELONIE MILLER AND JOHN C. MILLER IN AND TO:

All That Certain Piece or Parcel of Land Situate in the Borough of Mercer, Mercer County, Pennsylvania, Bounded and described as follows;

Commencing at a Point at the intersection of the Edge of East Street and East Butler Street Which is the Northwest Corner of the Land Herein Conveyed; thence North 88 deg. East a distance of Sixty (60) Feet, More or Less, along the South Side of East Butler Street to Land Now or Formerly of Kilner; thence South 2 deg. East a distance of 100 Feet along Land Now or Formerly of Kilner to a Stake at Other Land Now or Formerly of James A. Patterson; thence South 86 deg. West a distance of Sixty (60) Feet, More or Less, along Land Now or Formerly of James A. Patterson to a Point in the East Side of East Street; thence South 2 deg. West a distance of 100 Feet to the Place of Beginning.

SUBJECT PROPERTY ADDRESS: 400 East Butler Street, Mercer, PA 16137

Being the same property conveyed to John C. Miller and Lelonie Miller, his wife who acquired title by virtue of a deed from John C. Miller and Lelonie Miller, his wife, dated April 29, 1995, recorded May 19, 1995, at Document ID 95 DR 05927, and recorded in Book 0189, Page 1340, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 65 575 202

JUDGMENT - \$ 48,169.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LELONIE MILLER AND JOHN C. MILLER AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2017-00129**

MILSTEAD & ASSOCIATES LLC PLAINTIFFS ATTORNEY

OCTOBER 13, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) WILSON C. EMERY, JR., EXECUTOR AND SPECIFIC DEVISEE OF THE ESTATE OF WILSON C. EMERY, SR. AKA WILSON CLIFFORD EMERY, SR. AKA W. CLIFFORD EMERY, SR., DECEASED IN AND TO:

ALL that certain piece or parcel of land situate in JEFFERSON TOWNSHIP, Mercer County, Pennsylvania, being marked and known as LOT NO. 1 of the Final Plat, Jack F. Smith, Jr., Subdivision, as recorded in the Recorder's Office of Mercer County, Pennsylvania, on November 9, 1977, in Plan Book 31, Page 47, same being more fully bounded and described as follows, to-wit:

Commencing at a point in the center line of a public

road called Fullingmill Road, also known as Township Road T-555, which point of beginning is 970 feet, more or less, northeasterly from the point of intersection of the center lines of said Township Road T-555 and L.R. 43040; thence along the line of remaining lands of the grantors hereof, North 63 degrees 56 minutes West, a distance of 359.05 feet to an iron pin; thence continuing along said remaining

lands of the grantors hereof, North 32 degrees 02 minutes East, a distance of 122.00 feet to an iron pin; thence continuing along said remaining lands of the grantors hereof, South 63 degrees 56 minutes East, a distance of 359.05 feet to the center line of said Township Road T-555; thence along the center line of said Township Road T-555, South 32 degrees 02 minutes West, a distance of 122.00 feet to a point in the center line of said Township Road T-555, the point and place of beginning. And containing 1.00 acres, per survey of R. P. Bittler, P.E., dated September 19, 1977.

Title to said Premises vested in W. Clifford Emery, Sr., Deceased and Goldie E. Emery, Deceased by Deed from Jack F. Smith, Jr. and Loretta D. Smith dated November 9, 1977 and recorded on November 10, 1977 in the Mercer County Recorder of Deeds in Book 77DR, Page 4367.

Being known as: 39 Fullingmill Rd, Mercer, PA 16137
Parcel Number: 14 149 026 Control Number: 603,816
JUDGMENT - \$ 65,743.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILSON C. EMERY, JR., EXECUTOR AND SPECIFIC DEVISEE OF THE ESTATE OF WILSON C. EMERY, SR. AKA WILSON CLIFFORD EMERY, SR. AKA W. CLIFFORD EMERY, SR., DECEASED AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-2AG MORTGAGE-BACKED NOTES, SERIES 2015-2 AG

**WRIT OF EXECUTION
NO. 2017-01958**

MILSTEAD & ASSOCIATES LLC PLAINTIFFS ATTORNEY
OCTOBER 4, 2017 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHARLENE MARIE HOGUE A/K/A CHARLENE M. HOGUE AND MARY ELLEN JEWELL, EQUITABLE OWNER IN AND TO:

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

BEGINNING at a point in the center line of State Route 2015, also known as Airport Road, which point is located four hundred eighty-four feet more or less from the Northeast corner of land of Ohlbeck, on line of lands of Eva Stafford Estate; thence North sixty-four degrees five minutes West (N 64 degrees 05 minutes W) along land of Stafford for a distance of two hundred fifty-five (255.00) feet to a point, an iron pin; thence North twenty-four degrees forty-five minutes East (N 24 degrees 45 minutes E) along land of Stafford for a distance of two hundred fifteen (215.00) feet to a point, an iron pin; thence South sixty-four degrees five minutes East (S 64 degrees 05 minutes E) along land of Stafford for a distance of two hundred fifty-five (255.00) feet to a point in the center line of said Airport Road, thence South twenty-four degrees forty-five minutes West (S 24 degrees 45 minutes W) along the center line of said road for a distance of two hundred fifteen (215.00) feet to a point, the place of beginning; containing one and twenty-six one-hundredths (1.26) acres of land according to survey of Eva Stafford Estate Subdivision Lot No. 1 by Ronald P. Bittler, PLS., dated September 22, 1993, and recorded in the Recorder's Office of Mercer County, Pennsylvania, at 93 P/L 15978-242.

Title to said Premises vested in Charlene Marie Hogue by Deed from Charlene Marie Hogue and James Leroy Hogue, III aka James Leroy Hogue, II dated April 22, 1998 and recorded on April 22, 1998 in the Mercer County Recorder of Deeds in Book 0260, Page 1939. Subject to Article of Agreement between Charlene M. Hogue and Mary Ellen Jewell dated February 6, 2003 and recorded on February 18, 2003 in the Mercer County Recorder of Deeds in Instrument Number 2003-003358.

Being known as: 77 Airport Road, Mercer, PA 16137
Tax Parcel Number: 01-151-012-001
JUDGMENT - \$ 61,157.63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHARLENE MARIE HOGUE A/K/A CHARLENE M. HOGUE AND MARY ELLEN JEWELL, EQUITABLE OWNER AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION

**WRIT OF EXECUTION
NO. 2017-01366**

MILSTEAD & ASSOCIATES LLC PLAINTIFFS ATTORNEY
OCTOBER 31, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GEORGE L. LOVERIDGE A/K/A GEORGE E. LOVERIDGE IN AND TO:

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

BEGINNING at a point in the North line of Washington Street, said point, being the Southeast corner of the parcel herein described and the Southwest corner of land now or formerly of Blair; thence North 88° 30' West on a line parallel to the North line of Washington Street a distance of 103.00 feet to an iron pin, said pin being located in the East line of an unnamed 16' alley; thence North 1° 13' East a distance of 150.00 feet to an iron pin, said iron pin located in the South line of an unimproved 16' alley; thence South 88° 30' East a distance of 103.00 feet to an iron pin; thence South 1° 13' West along the West line of land now or formerly of Black a distance of 150.00 feet to the point or place of beginning.

Title to said Premises vested in George L. Loveridge a/k/a George E. Loveridge by Deed from William L. Sommers and Marjorie E. Sommers dated January 25, 1995 and recorded on January 25, 1995 in the Mercer County Recorder of Deeds in Book 0183, Page 0314.

Being known as: 410 Washington Street, Jamestown, PA 16134

Tax Parcel Number: 64-571-139
JUDGMENT \$ 40,605.95

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GEORGE L. LOVERIDGE A/K/A GEORGE E. LOVERIDGE AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2017-01591**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFFS ATTORNEY
OCTOBER 6, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JONATHAN BYLER AND MATTIE BYLER IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Jackson Township, Mercer County, Pennsylvania, being known as Lot No. 1A in the Replat of Lot 1 Rodney Howard Morrow Subdivision, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at 2013 P/L 8173-37.

TITLE TO SAID PREMISES IS VESTED IN JONATHAN BYLER AND MATTIE BYLER, H/W, by Deed from RODNEY HOWARD MORROW AND DARHLA J. MORROW, H/W, Dated 02/29/2016, Recorded 02/29/2016, Instrument No. 2016-00001774.

Tax Parcel: 13-139-011-001
Premises Being: 186 Hosack Road, Jackson Center, PA 16133-1424
JUDGMENT - \$209,195.56

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JONATHAN BYLER AND MATTIE BYLER AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2017-01348**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFFS ATTORNEY
OCTOBER 6, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES L. FRY, DECEASED IN AND TO:

All that certain piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of a slag road, which point is distant in a southeasterly direction, about 278 feet, more or less, from the center of a dirt road running east and west; thence in an easterly direction, along land heretofore conveyed by above Grantors to Raymond H. Brest et ux, about 275 feet, more or less, to a point; thence in a southerly direction, by same, about 166 feet, more or less, to a point; thence in a westerly direction, by same about 219 feet, more or less, to a point in the center of the slag road above mentioned; thence in a northwesterly direction along the center of said slag road, about 194 feet, more or less, to a point, the place of beginning, containing about one (1) acre of land, more or less being a part of same land conveyed to above Grantors by Lillian Hasenplug and Jane Hasenplug, by deed duly recorded in the proper office of said Mercer County, Pa. and being the same land expressly excepted and reserved from the operation of a certain deed from above Grantors to Raymond H. Brest et ux., which said deed is also on aforesaid.

TITLE TO SAID PREMISES IS VESTED IN James L. Fry and Alice L. Fry, h/w, by Deed from Harry T. Thompson and Sarah Thompson, his wife, Dated 04/03/1954, Recorded 08/10/1955, in Book A-21, Page 405.

ALICE L. FRY was a co-record owner of the mortgaged

premises as a tenant by the entirety. By virtue of ALICE L. FRY's death on or about 12/23/2003, her ownership interest was automatically vested in the surviving tenant by the entirety.
Mortgagor JAMES L. FRY died on 08/04/2016, and upon

information and belief, his surviving heirs are BRENDA M. RAMP and EDWARD L. FRY, SR.

By executed waivers, BRENDA M. RAMP and EDWARD L. FRY, SR. waived their rights to be named as defendants in the foreclosure action.

Tax Parcel: 31 067 009

Premises Being: 112 Hilltop Road, Greenville, PA 16125-9220

JUDGMENT - \$ 57,647.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES L. FRY, DECEASED AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2017-02480**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFFS ATTORNEY
OCTOBER 30, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AMANDA R. MCCOY IN AND TO:

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

BEGINNING at a point at the Southwest corner of the land herein conveyed on the North side of East Pine Avenue; thence by land of Floyd Stineclurf, North 1/2° East, 140 feet to a post; thence by land of W. H. Cookson, South 87 1/2° East 41 feet 10 inches; thence by land formerly of W. H. Cookson and now owned by Wayne Surrena, South 1/2° West, 140 feet to the North side of East Pine Avenue; thence along the North side of East Pine Avenue, North 87 1/2° West, 41 feet 10 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN AMANDA R. MCCOY, by Deed from RANDY D. SURRENA, SINGLE, Dated 07/01/2009, Recorded 07/01/2009, Instrument No. 200900006938.

Tax Parcel: 59-552-186

Premises Being: 325 East Pine Street, Grove City, PA 16127-2001

JUDGMENT - \$ 35,509.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMANDA R. MCCOY AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK

**WRIT OF EXECUTION
NO. 2017-01891**

POWERS KIRN & ASSOCIATES LLC PLAINTIFFS ATTORNEY
OCTOBER 5, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GRACE A. KLETTNER IN AND TO:

All that certain piece or parcel of land situate in the City or Sharon, Mercer County, Pennsylvania, being a portion of Lot #509 in the Westinghouse View No. 4 Plan of Lots as recorded in Plan Book 2, Page 215, Mercer County Records, said land hereby conveyed being bounded and described as follows:

ON the North by Thornton Street a distance of Fifty and Sixty-seven Hundredths (50.67) feet, subject to the northeast corner being rounded at a Twelve (12) foot radius whereby the distance from the northwest corner to the point of departure of the curve at the northeast corner is Forty and Forty-seven Hundredths (40.47) feet; ON the East by Bechtel Avenue, a distance of One Hundred Seventy-three (173) feet subject to the said northeast corner being rounded so that the distance from the southeast corner to the point of departure of said curve is One Hundred Sixty-two and Eighty Hundredths (62.80) feet; ON the South by Lot #512 In said Plan a distance of Forty-nine and Ninety-three Hundredths (49.93) feet; and ON the West by the remaining portion of said Lot #509 now or formerly owned by George Seginak, and Elizabeth Seginak, a distance of One Hundred Eighty-one (181) feet. BEING all of Lot #509 except a portion along the West end of said Lot Five (5) feet wide which is owned by George Seginak.

SUBJECT to a building line Thirty (30) feet South of the North line of said land, so that no building may be erected thereon nearer Than Thirty (30) feet to Thornton Street.

The Improvements thereon being known as 1133 Bechtel Avenue, Sharon, Pennsylvania -16146,

PARCEL #2AR21

BEING THE SAME PREMISES which Heather I. Swartzbaugh, Administratrix of the Estate of Larry D. Unangst, deceased, by Deed dated February 17, 2016 and recorded March 4, 2016 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument # 2016-00001933, granted and conveyed unto GRACE A. KLETTNER, married.

BEING KNOWN AS: 1133 BECHTOL AVENUE, SHARON, PA 16146

JUDGMENT - \$ 68,757.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GRACE A. KLETTNER AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2017-01798**

PURCELL KRUG & HALLER PLAINTIFFS ATTORNEY
OCTOBER 30, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JASON A. DELFOSSE AND JENNIFER L. DELFOSSE IN AND TO:

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the City of Farrell, Mercer County, Pennsylvania, and being Lot No. 65 in the Park Hill Plan of Lots, as recorded in Mercer County Recorder's Office in Plan Book 6, Page 15, and being more particularly bounded and described as follows:

BEGINNING at a point on the southerly line of Patt Drive, a 50 foot street where the same is intersected by the westerly line of Lot 64 in the same plan of lots, which point is the northeast corner of the herein described lot; thence along the dividing line between Lots 64 and 65 in said plan, South 39 degrees 37 minutes West 150.00 feet to a point; thence along the dividing line between Lots 65 and 66 in said plan, North 50 degrees 23 minutes West, 70.00 feet to a point; thence in a northeasterly direction along the east line of Landy Lane, a 50 foot street, 41.10 feet to a point; thence along said Landy Lane, North 39 degrees 37 minutes East, 94.34 feet to a point; thence along a 15 degree radius along a curve around Landy Lane and Patt Drive, 20 feet more or less, to a point; thence along the southerly line of Patt Drive, South 50 degrees 20 minutes East, 70 feet to a point, the place of beginning.

HAVING THEREON erected a dwelling known as 234 PATT DRIVE FARRELL, PA 16121
PARCEL NO. 52-434-069

BEING THE same premises which Teresa M. Santell et al, by Deed dated August 31, 2007 and recorded September 7, 2007 in Mercer County Instrument No. 2007-00012323, granted and conveyed unto Jason A. Delfosse and Jennifer L. Delfosse, husband and wife.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

JUDGMENT - \$ 68,420.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JASON A. DELFOSSE AND JENNIFER L. DELFOSSE AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2017-01261**

PURCELL KRUG & HALLER PLAINTIFFS ATTORNEY
SEPTEMBER 20, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SEAN L. GILMORE IN AND TO:

ALL that certain lot or tract of land situate in the Borough of Mercer, Mercer County, Pennsylvania, being marked and known as Lot No. 72 in the General Plan of the Borough of Mercer, as recorded in Deed Book "A", Volume 1, page 29, the same being bounded and described as follows, to wit:

BOUNDED on the North by land now or formerly of Fred W. McDowell; on the East by South Erie, Street, also known as Route 19; on the South by lot now or formerly of David C. Phillips, Jr., et ux, being Lot No. 71 in said General Plan of the Borough of Mercer; and on the West by an alley; and having a frontage on said South Erie Street or Route 19, of 60 feet and extending westwardly therefrom of a uniform width, a distance of 240 feet to said alley.

HAVING THEREON erected a dwelling known and numbered as: 314 S. ERIE STREET MERCER, PA 16137

PARCEL NO. 65-575-157

BEING THE same premises which Irene E. Phillips, et al, by deed dated October 29, 2013, recorded November 25, 2013 to Mercer County File No. 2013-00018913, granted and conveyed unto Sean Gilmore.

UNDER AND SUBJECT to and together with prior

grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

JUDGMENT - \$ 39,592.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SEAN L. GILMORE AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2016-03532**

PURCELL KRUG & HALLER PLAINTIFFS' ATTORNEY
OCTOBER 30, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) HIRMAN C. GRIFFIN AND JUDY K. GRIFFIN IN THEIR CAPACITY AS KNOWN HEIRS OF MONICA A. GRIFFIN, DECEASED, AND THE UNKNOWN HEIRS OF MONICA A. GRIFFIN, DECEASED IN AND TO:

ALL that certain lot or piece of ground situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being Lot No. 325 and the West one-half of Lot No. 326 in the Federal Heights Plan of Lots, as laid out by D. G. Bastress on September 4, 1920, approved by the Planning Commission of the City of Sharon on September 7, 1920, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book Volume 1, at page 118, and being more particularly bounded and described as follows:

On the North by Woodland Place, a distance of 75 feet; on the East by the east one-half of Lot No. 326 in said Plan, being property now or formerly of Mike Fencyk, et ux., a distance of 123 feet, more or less; on the South by Lots Nos. 337 and 338 in said Plan, a distance of 75 feet; and on the West by Lot No 324 in said Plan, a distance of 122.72 feet.

HAVING THEREON erected a dwelling known and numbered as: 1054 WOODLAND PLACE SHARON, PA 16146.

PARCEL NO. 4 AJ 42-43

BEING THE same premises which Robert J. Stevens, et al, by deed dated September 28, 2011 and recorded October 17, 2011 at Mercer County File No. 2011-00010680, granted and conveyed unto Monica Griffin, Monica Griffin aka Monica A. Griffin died on June 19, 2016, there is no known Estate, Hirman C. Griffin, her father, and Judy K. Griffin, her mother, are the known heirs. Any other heirs are unknown. The Defendants are believed to be the real owners of the property.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

JUDGMENT - \$ 52,197.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HIRMAN C. GRIFFIN AND JUDY K. GRIFFIN IN THEIR CAPACITY AS KNOWN HEIRS OF MONICA A. GRIFFIN, DECEASED, AND THE UNKNOWN HEIRS OF MONICA A. GRIFFIN, DECEASED AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2017-00843**

PURCELL KRUG & HALLER PLAINTIFFS' ATTORNEY
OCTOBER 31, 2017 LEVIED ON THE FOLLOWING

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

ALL those certain pieces or parcels of land situate in Hempfield Township, Mercer County, Pennsylvania, bounded and described as follows, to wit:

PARCEL 1: Bounded on the North by lands now or formerly of Kay Shafer; on the East by public road; on the South by Parcel Two hereinafter described; and on the West by lands now or formerly of Lester Shafer, formerly George Shafer, fronting 88 feet on said public road and extending back therefrom of

uniform width 500 feet.

PARCEL 2: Bounded on the North by Parcel One above-described; on the East by public road; on the South and West by lands now or formerly of Lester Shafer formerly George Shafer; fronting 131 feet on said public road and extending back of uniform width 500 feet.

HAVING THEREON erected a dwelling known as 839 METHODIST ROAD (aka Box 839 Methodist Road) GREENVILLE, PA 16125

PARCEL NO. 09-044-071.

BEING THE same premises which Brain and Stacy Hower, by deed dated May 14, 2010 and recorded May 18, 2010 at Mercer County Instrument No. 2010-00004433, granted and conveyed unto Isaac Holiga.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record, or as may be visible or discoverable upon an inspection of the premises.

JUDGMENT - \$ 64,373.11

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

**WRIT OF EXECUTION
NO. 2017-01506**

PURCELL KRUG & HALLER PLAINTIFFS' ATTORNEY
SEPTEMBER 20, 2017 LEVIED ON THE FOLLOWING

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

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

Commencing at a point which marks the northwest corner of lands of Jack T. & Christine L. Saeler (87 DR 10500), and the northeast corner of the land hereby conveyed, said point being located at the south line of lands now or formerly of Harold A. & Sally J. McQuiston (plan Book 13, page 28, formerly lands of Power Reed); thence along the line of lands of said McQuiston, and along the south line or side of a 40-foot street known as Lacock Street, North 88 degrees 42 minutes West, a distance of 160 feet, more or less, to a point at line of lands of Marvin M. & Eva Reynolds; thence in a southerly direction along the line of lands of said Marvin M. & Eva Reynolds, a distance of 120.00 feet to a 14-foot alley; thence along the northerly side of said 14-foot alley, in an easterly direction, a distance of 75.00 feet, more or less, to a point; thence in a southerly direction, crossing said 14-foot-alley and along the line of lands of David G. Black, et al., a distance of 134.00 feet, more or less, to the northerly right-of-way line of a public road or street known as U.S. Route No. 62, also known as Lake Street or the Franklin Road; thence along the northerly right-of-way line of said U.S. Route 62, in a northeasterly direction, a distance of 97.00 feet, more or less, to a point on the westerly line of lands of said Jack T. & Christina I Saeler; thence along the westerly line of said land of Jack T. and Christine L. Saeler, in a northwesterly direction, a distance of 190.00 feet, more or less, to a point on the south line of said lands of McQuiston aforesaid, being the point and place of beginning.

HAVING THEREON erected a dwelling known and numbered as: 5357 FRANKLIN STREET SANDY LAKE, PA 16145; TOGETHER with a vacant lot of land adjoining 5357 Franklin Street in the rear, located on LACOCK STREET.

PARCEL NO. 67-593-011 (residence)
PARCEL NO. 67-592-108 (lot)

BEING THE same premises which Cynthia L. McNees and Bonnie J. Sasse, by deed dated July 25, 2008, recorded July 31, 2008, Mercer County Instrument No. 2008-00009392, granted and conveyed unto Jeremy T. Siwicki.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

JUDGMENT - \$101,984.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JEREMY T. SIWICKI AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2017-01865**

PURCELL KRUG & HALLER PLAINTIFFS' ATTORNEY

OCTOBER 18, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GEORGE STAMOS A/K/A GEORGE P. STAMOS AND TRUDY A. STAMOS IN AND TO:

ALL that certain piece or parcel of land situate in the City of Hermitage (formerly Hickory Township) County of Mercer, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEING Lot No. 129 in the Buhl Park Village Subdivision No. 1, Parcel No. 3, Plan Book 7, Page 99, Recorder of Deeds Office of Mercer County, Pennsylvania, from which reference may be made for a more complete description of the lot herein conveyed.

HAVING THEREON erected a dwelling known and numbered as: 1356 CORONADO DRIVE HERMITAGE, PA 16148

PARCEL NO. 11 322 372
CONTROL NO. 11-512-533

BEING THE same premises which Monica Stefanick Hunek, Executrix of Eugene L. Stefanick, by deed dated May 23, 2013, recorded May 5, 2013, Mercer County Instrument No. 2013-00009283, granted and conveyed unto Trudy A. Stamos and George P. Stamos.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

JUDGMENT - \$ 85,082.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GEORGE STAMOS A/K/A GEORGE P. STAMOS AND TRUDY A. STAMOS AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2017-00315**

TUCKER ARENSBERG PC PLAINTIFFS' ATTORNEY
OCTOBER 3, 2017 LEVIED ON THE FOLLOWING
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHAEL E. MORRISON A/K/A MICHAEL MORRISON IN AND TO:

ALL that certain lots of land being Lots Nos. 88 and 89 in the Leet Addition of the Borough of Greenville, plan of which is recorded in the Recorder's Office of Mercer County in Plan Book 1, Page 50, being 50 feet on Leet Avenue and 120 feet frontage on Wilbur Street.

TAX PARCEL NO.:55-530-001

BEING the same land conveyed to Lynn M. Millard, single, and Michael Morrison, single, be deed of Milton T. Graham and Susanna M. Graham, husband and wife, dated September 10, 2004, and recorded in Mercer County, Pennsylvania, on September 13, 2004 in General Reel 515, Frame 485. Document Number 2004-016104.

TOGETHER with all and singular the improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors in law, equity or otherwise, howsoever, of, in and to the same and every part thereof.

BEING the same property which Lynn M. Millard, single, and Michael Morrison, single, granted and conveyed unto Michael Morrison, single by deed dated October 26, 2009 and recorded October 26, 2009 in the Recorder's Office of said County in Instrument No. 2009-00011596.

42-44 and 46-48 Wilbur Street, Greenville, Pennsylvania 16335.

MERCER COUNTY TAX PARCEL I.D. NO. 55-004110

JUDGMENT - \$ 49,702.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL E. MORRISON A/K/A MICHAEL MORRISON AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2009-04326**

UDREN LAW OFFICES PC PLAINTIFFS' ATTORNEY
OCTOBER 4, 2017 LEVIED ON THE FOLLOWING
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DOUGLAS A. KEDANIS IN AND TO:

ALL THAT TRACT OF LAND SITUATE IN PINE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:-

PARCEL ONE

BEGINNING AT A POINT IN THE CENTERLINE OF TOWNSHIP ROAD T-800, A/K/A CRANBERRY ROAD, WHICH POINT IS THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE SOUTH 28 DEGRESS 15 MINUTES 00 SECONDS EAST,

100.00 FEET ALONG THE CENTERLINE OF T-800, A/K/A CRANBERRY ROAD, TO A POINT; THENCE SOUTH 61 DEGREES 45 MINUTES 00 SECONDS WEST, 275.00 FEET ALONG LAND NOW OR FORMERLY OF JOHN SOMORA TO AN IRON PIN; THENCE NORTH 28 DEGREES 15 MINUTES 00 SECONDS WEST, 218.08 FEET ALONG LOT NO. B-1 TO AN IRON PIN; THENCE SOUTH 78 DEGREES 58 MINUTES 40 SECONDS EAST, 50.04 FEET ALONG LOT NO. 1-A AND A LIMESTONE DRIVEWAY TO A POINT; THENCE SOUTH 87 DEGREES 39 MINUTES 25 SECONDS EAST, 56.00 FEET ALONG LOT NO 1-A TO A POINT; THENCE NORTH 78 DEGREES 51 MINUTES 35 SECONDS EAST, 196.79 FEET ALONG LOT NO 1-A TO A POINT IN THE CENTERLINE OF T-800, A/K/A CRANBERRY ROAD, THE PLACE OF BEGINNING. CONTAINING 0.93 ACRES AND BEING SHOWN AS LOT NO. 2-A ON SURVEY OF NORMAN P. STRAUB, P.E., P.L.S., DATED AUGUST 16, 2006 AND RECORDED OCTOBER 13, 2006 AT 2006 P.L. 15403-167. SUBJECT TO A 100 FOOT BUILDING LINE FROM THE CENTERLINE OF T-800, A/K/A CRANBERRY ROAD AS SHOWN ON SAID SURVEY SUBJECT TO THE RIGHT OF EGRESS, EGRESS AND REGRESS OVER THE LIMESTONE DRIVEWAY RUNNING FROM T-800, A/K/A CRANBERRY ROAD, ACROSS LOT NO. 2-A TO LOT NO. 1-A AS SHOWN ON SAID SURVEY.

PARCEL TWO

BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED ALSO BEING THE NORTHWEST CORNER OF THE ABOVE PARCEL; THENCE SOUTH 28 DEGREES 15 MINUTES 00 SECONDS EAST, 218.08 FEET ALONG LOT NO. 2-A WHICH PARCEL ONE ABOVE TO AN IRON PIN; THENCE SPITH 61 DEGREES 45 MINUTES 00 SECONDS WEST, 128.43 FEET ALONG LOT NO. B-2 TO AN IRON PIN; THENCE NORTH 33 DEGREES 57 MINUTES 00 SECONDS WEST, 318.91 FEET ALONG LAND NOW OR FORMERLY OF MILK TRANSPORT, INC. TO AN IRON PIN; THENCE SOUTH 86 DEGREES 27 MINUTES 00 SECONDS EAST, 188.38 FEET ALONG LOT NO 1-A TO AN IRON PIN, THE PLACE OF BEGINNING. CONTAINING 0.87 ACRES AND BEING SHOWN AS LOT NO B-1 ON SURVEY OF NORMAN P. STRAUB, P.E., P.L.S., DATED AUGUST 16, 2006 AND RECORDED OCTOBER 13, 2006 AT P.L. 15403-167 SUBJECT TO ANY EXCEPTIONS AND RESTRICTIONS AS SET FORTH ON SAID SURVEY.

BEING KNOWN AS: 145 Cranberry Road, Grove City, PA 16127

PROPERTY ID NO.: 22-205-058

TITLE TO SAID PREMISES IS VESTED IN Douglas A. Kedanis BY DEED FROM Janet Smoker-Kedanis, Individually and as executrix of the estate of Leonard V. Kedanis, Deceased DATED 10/13/2006 RECORDED 10/18/2006 IN DEED BOOK Instrument Number 2006-15660.

JUDGMENT - \$ 54,072.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DOUGLAS A. KEDANIS AT THE SUIT OF THE PLAINTIFF ONEWEST BANK, FSB

**WRIT OF EXECUTION
NO. 2017-02072**

UDREN LAW OFFICES PC PLAINTIFFS' ATTORNEY
SEPTEMBER 21, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARCO MILLER A/K/A MARCO L. MILLER AND SARA MILLER IN AND TO:

BEGINNING AT A POINT ON THE SOUTH EDGE OF A CUL-DA-SAC OF FIFTY (50') FEET RADIUS, WHICH FORMS THE TERMINUS OF BASIL DRIVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT # 52 IN SAID PLAN; THENCE IN AN EASTERLY DIRECTION ALONG THE CIRCUMFERENCE OF THE 50 FOOT CUL-DA-SAC A DISTANCE OF 26.11 FEET; THENCE SOUTH 4° 57' EAST, ALONG THE WEST LINE OF LOT # 50 IN SAID PLAN A DISTANCE OF 186.79 FEET; THENCE DUE WEST ALONG THE NORTH LINE OF COMMON OPEN SPACE OF FAIRWAY GREENS OWNED NOW OR FORMERLY BY FAIRWAY GREENS, INC., A DISTANCE OF 130.59 FEET; THENCE NORTH 25° 14' 28" EAST ALONG THE EAST LINE OF LOT # 52 IN SAID PLAN, A DISTANCE OF 210.91 FEET TO THE POINT OF BEGINNING.

BEING KNOWN AS: 3502 Basil Drive, Hermitage, PA 16148

PROPERTY ID NO.: 12-331-001-051

TITLE TO SAID PREMISES IS VESTED IN

MARCO L. MILLER AND SARA MILLER, HUSBAND AND WIFE BY DEED FROM SARA MILLER AND MARCO L. MILLER, HER HUSBAND DATED 06/21/2007 RECORDED 06/26/2007 IN DEED BOOK Instrument #2007-00008703.

JUDGMENT - \$149,445.96
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARCO MILLER A/K/A MARCO L. MILLER AND SARA MILLER AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION
**WRIT OF EXECUTION
NO. 2017-02187**

WELTMAN WEINBERG & REIS CO LPA PLAINTIFF'S ATTORNEY
OCTOBER 17, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAVID A. MCINTOSH AND ELOISA L. MCINTOSH IN AND TO:

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF HEMPFIELD IN THE COUNTY OF MERCER AND COMMONWEALTH OF PENNSLVANIA, BEING MORE FULLY DESCRIBED IN A FEE SIMPLE DEED DATED 5/28/1998 AND RECORDED 6/2/1998, AMONG THE LAND RECORDS OF THE COUNTY AND COMMONWEALTH SET FORTH ABOVE, IN VOLUME 264, PAGE 931. TAX PARCEL NO. 09-043-131.

BEING identified as 44 6th Avenue Greenville, PA 16125

BEING the same premises which Frederick Robert McConnell and Donna M. McConnell, husband and wife, by Deed dated May 28, 1998, and recorded June 2, 1998, in the Office of the Recorder of Deeds in and for the County of Union, Deed Book 264, Page 931, granted and conveyed unto David A. McIntosh and Eloisa L. McIntosh, in fee.

Being Parcel Number; 09-043-131

JUDGMENT - \$199,069.78
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAVID A. MCINTOSH AND ELOISA L. MCINTOSH AT THE SUIT OF THE PLAINTIFF LSF9 MASTER PARTICIPATION TRUST

TERMS OF SALE, MERCER COUNTY

UNLESS OTHERWISE REQUESTED BY THE PLAINTIFF, MULTIPLE PARCELS SUBJECT TO ONE EXECUTION WILL BE BID IN BULK. IF REQUESTED BY THE PLAINTIFF PRIOR TO THE SALE, EACH PARCEL MAY BE BID SEPARATELY.

ALL BIDDERS MUST IDENTIFY THEMSELVES AT TIME OF SUBMITTING A BID.
NO BIDS MAY BE WITHDRAWN.

IF A PARTY OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE INTENDS TO BID, PROOF OF COMPLIANCE WITH THE BID MAY BE REQUIRED.

OPENING BIDS SHALL BE MADE BY THE PLAINTIFF, OR HIS AUTHORIZED REPRESENTATIVE ONLY. OPENING BIDS SHALL BE IN THE AMOUNT OF \$10.00, OR THE AMOUNT OF PERSONAL EXEMPTION IF APPLICABLE. THE OPENING BID REPRESENTS THE COSTS OF THE WRIT.

THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE WILL MAKE AN OPENING BID, AT THE REQUEST OF THE PLAINTIFF. ANY SALE MAY BE CANCELED OR CONTINUED PRIOR TO A BID.

A SUCCESSFUL BIDDER OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE, PRIOR TO THE CLOSE OF BUSINESS ON THE DATE OF THE SALE, SHALL PAY TO THE SHERIFF BY CASHIER'S CHECK OR MONEY ORDER, 10% OF THE BID AMOUNT. THE BALANCE PAYABLE TO THE SHERIFF IS DUE BY 12:00 NOON ON THE FRIDAY FOLLOWING THE SALE. IF THE BALANCE IS NOT PAID BY THE DEADLINE, THE PROPERTY WILL BE RESOLD AT 10:00 AM ON THE FOLLOWING MONDAY AT THE SHERIFF'S OFFICE. AT THE RESALE, THE ORIGINAL SUCCESSFUL BIDDER SHALL BE INELIGIBLE TO BID AND SHALL BE LIABLE FOR THE EXPENSE OF THE RESALE AND THE DIFFERENCE IN THE PURCHASE PRICE IF THE RESALE PRICE IS LESS THAN THE ORIGINAL SALE PRICE.

A SCHEDULE OF DISTRIBUTION, WHEN NEEDED, WILL BE FILED BY THE SHERIFF, IN THE SHERIFF'S OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE, DISTRIBUTION

WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE DISTRIBUTION.

DEEDS WILL BE ATTESTED TWENTY DAYS AFTER THE SALE DATE, OR THE FILING DATE OF THE SCHEDULE OF DISTRIBUTION WHEN POSSIBLE.

M.C.L.J. -- December 12, 19, 26, 2017