

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

BUNNEY, JAMES WAYNE a/k/a BUNNEY, JAMES W.

2017-192
Late of Greenville Borough, Mercer Co., PA
Administratrix: Michelle, L. Bunney, 5811 Sandy Lake Polk Rd., Sandy Lake, PA 16145
Attorney: Raymond H. Bogaty

BURNS, ALTHEA S. a/k/a BURNS, CONNIE

2017-179
Late of Hempfield Twp., Mercer Co., PA
Executor/Executrix: Donald Scott Woods, 228 Fredonia Rd., Greenville, PA 16125; Linda P. Woods, 228 Fredonia Rd., Greenville, PA 16125
Attorney: Plimpton L. Graul, Jr.

GEORGE, KAREN a/k/a GEORGE, KAREN CATHERINE

2017-170
Late of Sharon, Mercer Co., PA
Co-Executors: David F. George, 1244 Yahres Rd., Sharon, PA 16146; Aaron M. George, 6451 Athena Dr., Huntington Beach, CA 92647
Attorney: William G. McConnell, Jr.

HART, SARA L. a/k/a HART, SARA LUDELLA a/k/a HART, SARA

2017-171
Late of Grove City Borough, Mercer Co., PA
Executors: David L. Hart, 79 E. Larock St., Sandy Lake, PA 16145; Joseph C. Hart, 309 Bradley Rd., Stoneboro, PA 16153
Attorney: Stephen L. Kimes

MCQUISTON, MARY L.

2017-180
Late of Hempfield Twp., Mercer Co., PA
Executrix: Patricia E. Skiff, 57 Wasser Bridge Rd., Greenville, PA 16125
Attorney: Jason R. Dibble

MOORE, MARY L.

2017-185
Late of Pine Twp., Mercer Co., PA
Executrix: Deborah K. Holmes, 632 North Liberty Rd., Grove City, PA 16127
Attorney: Timothy L. McNickle

NATCHER, JANET A. a/k/a NATCHER, JANET ANN

2017-193
Late of Grove City Borough, Mercer Co., PA
Executrix: Janet R. Geisler, 410 E. Market St., Mercer, PA 16137
Attorney: Milford L. McBride

WILLIAMS, DORIS M. a/k/a WILLIAMS, DORIS

2017-184
Late of West Salem Twp., Mercer Co., PA
Administrator C.T.A.: Barbara Allison, 2861 Mercer-West Middlesex Rd., Apt. 512, West Middlesex, PA 16159
Attorney: Plimpton L. Graul, Jr.

SECOND PUBLICATION

CHAVARA, MARY JANE

2017-175
Late of Sharon, Mercer Co., PA
Executor: John Mark Chavara, 1883 Hofius Lane, Hermitage, PA 16148
Attorney: Carolyn E. Hartle

LEYDIC, OLIVE JEAN

2017-165
Late of Springfield Twp., Mercer Co., PA
Administrator: Jeffrey O'Brien, 14 Clintonville Rd., Mercer, PA 16137
Attorney: Charles B. Hadad, The Lynch Law Group, LLC, 501 Smith Dr., Ste. 3, Cranberry Twp., PA 16066 (724) 776-8000

MOON, FRED D. JR., a/k/a MOON, FRED D.

2017-151
Late of Pine Twp., Mercer Co., PA
Executor: Reid D. Moon, 442 S. Main St., Zelenople, PA 16063
Attorney: Steven T. Casker, 207 E. Grandview Ave, Zelenople, PA 16063 (724) 452-5020

STANFORD, ALYCE M. a/k/a STANFORD, ALYCE

2017-174
Late of Shenango Twp., Mercer Co., PA
Executrix: Rebecca Lynn Desmond, 527 N. Saint Clair St., Girard, OH 44420
Attorney: James M. Goodwin

VASILJ, JOZO

2017-143
Late of Hermitage, Mercer Co., PA
Executor: Michael Vasilj, 718 Braddock Court, Mars, PA 16046
Attorney: Maryann Bozich-DiLuigi, 506 S. Main St., Ste. 2201, Zelenople, PA 16063 (724) 625-3140

THIRD PUBLICATION

BATES, DOLORES M.

2017-161
Late of West Salem Twp., Mercer Co., PA
Executor: Roger R. Shaffer, Jr., 701 N Hermitage Rd., Ste. 20, Hermitage, PA 16148
Attorney: Michael S. Barr

BOVIER, MARY RENE a/k/a BOVIER, MARY R. a/k/a BOVIER, MARY

2017-148
Late of Sharon, Mercer Co., PA
Administrator: Edward R. Bovier, 3063 Smiley Rd., Bridgeton, MO 63044
Attorney: James M. Goodwin

BURGE, TRAVIS L.

2017-140
Late of Clark Boro, Mercer Co., PA
Administratrix: Michelle L. Kania, 3272 Valley View Rd., Sharpsville, PA 16150
Attorney: Gary M. Alizzeo, Shafer Law Firm, P.C., 890 Market St., Meadville, PA 16335 (814)-724-4540

COATES, BETTY J.

2017-152
Late of Pymatuning Twp., Mercer Co., PA
Executor: Gary Coates, 1803 Arlington Dr., Greenville, PA 16125
Attorney: James E. Douglas

HAKE, SEAN MARIE a/k/a HAKE, SEAN M.

2017-136
Late of Sharon, Mercer Co., PA
Co-Executor/Executrix: Shawn R. Hake, 369 Tamplin St, Sharon, PA 16146; Cynthia L. Loya, 369 Tamplin St., Sharon, PA 16146
Attorney: Francis M. Moore, Mansmann & Moore, LLP, 304 Ross St., Suite 600, Pittsburgh, PA 15219 (412)-232-0661

JOHNSON, ROBERT EDWARD, JR. a/k/a JOHNSON, ROBERT E., JR.

2017-153
Late of Sharon, Mercer Co., PA
Co-Administrator/Co-Administratrix: David E. Johnson, 479 Shady Ave., Sharon, PA 16146; Jacqueline M. Johnson, 479 Shady Ave., Sharon, PA 16146
Attorney: P. Raymond Bartholomew

RONGAUS, JEAN A.

2017-160
Late of Findley Twp., Mercer Co., PA
Executor: Marc E. Rongaus, 8379 Cole St., Arvada, CO 80005
Attorney: Raymond H. Bogaty

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that William Harry Rohde, of Venango County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated March 14, 2017, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective April 13, 2017 for Compliance Group 2.

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the Supreme Court of Pennsylvania
M.C.L.J. - April 25, 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 MAY 1, 2017, 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 TRUST ACCOUNT
2016-163 Gargas, George A., deceased; Cramer, Tracey, Successor Trustee

FIRST AND FINAL ACCOUNT
2015-596 Jankovich, Catherine, deceased; Jankovich, Samuel, Executor

2015-603 Skinner, Reverend Charles Duane a/k/a Skinner, Charles D., deceased; Siebert, Reverend Father Paul, and Allori, Lorraine, Co-Executors

2015-609 Russell, Margaret, deceased; Stewart, Caroline M., Administratrix D.B.N.C.T.A.

2016-137 Carruthers, Mary Lou, deceased; McBride, Brenda K., Executrix

2016-211 Powell, Evelyn L., deceased; Powell, Gary E. and Keck, Warren R., III, Co-Executors

2016-244 Madden, Mary Catherine, deceased; Reiter, Catherine, Executrix

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. - April 4, 11, 18, 25, 2017

SHERIFF'S SALE
MONDAY MAY 8, 2017 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. 2016-02740

BARBARA A FEIN PLAINTIFF'S ATTORNEY
FEBRUARY 24, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DONALD F. DULANEY AND BETH DULANEY IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, formerly Township of Hickory, County of Mercer, and Commonwealth of Pennsylvania, being known as Lot No. 28 in the Andreolette and Parola Plan of Lots, Section A, as recorded in Plan Book 3, Page 260, records of Mercer County, Pennsylvania.

BEING the same premises which James Rauso and Judith Rauso, Husband and Wife granted and conveyed to Donald F. Dulaney and Beth Dulaney, Husband and Wife, by Deed dated April 10, 2006, and recorded in the Office of the Mercer County Recorder of Deeds on November 13, 2006, as Instrument Number 2006-00017108.

BEING Known as 89 Androla Drive, Hermitage.

PA 16148
Tax Parcel No. 12-154-019
JUDGMENT - \$126,239.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONALD F. DULANEY AND BETH DULANEY AT THE SUIT OF THE PLAINTIFF CONGRESSIONAL BANK

**WRIT OF EXECUTION
NO. 2016-03284**

BERNSTEIN-BURKLEY PC PLAINTIFF'S ATTORNEY

FEBRUARY 7, 2017 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point on the centerline of Legislative Route 43037, which point is the southwest corner of the land herein conveyed; thence north 1 degree, 23 minutes east along line of land formerly of Ainsley, now land conveyed by Ainsley to Robert C. Weygandt, a distance of 537.62 feet to an iron pin; thence south 89 degrees 5 minutes east land line of land now or formerly of Harold Fenton, formerly Thompson, a distance of 805.47 feet to a point on the centerline of Pennsylvania State Highway Route No. 846; thence due south along the centerline of Pennsylvania State Highway Route No. 846, a distance of 351.74 feet to the intersection of the centerline of Legislative Route 43037 with the centerline of Pennsylvania State Highway Route No. 846; thence south 86 degrees 5 minutes west along the centerline of Legislative Route 43037, a distance of 426.30 feet to a point; thence continuing along the centerline of Legislative Route 43037 along the coordinate north 90 degrees west a distance of 402.68 feet to the point and place of beginning; containing 8.97 acres of land.

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

EXCEPTING AND RESERVING a perpetual easement for ingress and regress in favor of the remaining land of Ainsley, their heirs, successors and assigns, lying adjacent to and immediately west of the land herein conveyed, being an area twenty-five (25) feet wide by seventy-five (75) feet long, as shown on the partial survey drawing which is attached to the Deed recorded at 84 DR 1962, to permit the owners of said adjacent land, their heirs, successors and assigns, a means of access to the barn shown on said drawing. Together with a right-of-way in favor of the owners of the land herein conveyed, their heirs, successors and assigns, over that portion of a private lane which is eighteen (18) feet wide along the east boundary line of that portion of the remaining land of Ainsley lying west of the land herein conveyed, as shown and defined by the shaded area on the partial survey drawing which is attached, same to be used in common with the owners of said adjacent land, their heirs, successors and assigns.

BEING the same conveyed to Janet L. Smith, unmarried, by Deed of Barbara A. Rosner, widow and unremarried, dated October 9, 2006, and recorded in the Recorder's Office of Mercer County, Pennsylvania, on October 10, 2006 at Instrument Number 2006-00015178.

BEING the same as Tax Parcel Number 031-004880.

This Deed is executed under and subject to any zoning regulation, the minimum building setback line, right of way line and other restrictions as shown on the recorded plan or Deeds of record.

This Deed is executed under and subject to any rights that may exist on said land for electric lines, telephone lines, gas lines, water lines, pipe lines, sewer lines, cable lines, public highways and facilities used therewith, if there now be any such rights thereon. This Deed is executed under and subject to all rights on the said land for public utilities, including, but not limited to, those aforesaid.

Judgment was recovered in the Court of Common Pleas of Mercer County, Civil Action, as of No. 2016-3284, seized and taken in execution as the property of Janet L. Smith at the suit of Mercer County State Bank.

LOCATION - 7 CARLISLE ROAD, TRANSFER PA

JUDGMENT - \$ 69,857.13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JANET L. SMITH AT THE SUIT OF THE PLAINTIFF MERCER COUNTY STATE BANK

**WRIT OF EXECUTION
NO. 2016-02595**

GRENEEN & BIRSIC PC PLAINTIFF'S ATTORNEY

FEBRUARY 21, 2017 LEVIED ON THE FOLLOWING

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

ALL THAT certain piece or parcel of land situate in Perry Township, Mercer County, Pennsylvania, being known and numbered as Lot No. 1 in the Final Grace Lessig Subdivision recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at 01 Pl. 17409-237, said Lot No. 1 being more particularly bounded and described as follows:

BEGINNING at a point on the centerline of Loper Road, T-690, such point being the northeast corner of said lot, thence South 6° 30' 45" West along the centerline of Loper Road, T-690, a distance of 421.22 feet to a point; thence North 82° 54' West along lands now or formerly of John T. Krantz a distance of 220 feet to an iron pin; thence North 6° 30' 45" East along lands now or formerly of Grace E. Lessig a distance of 387.70 feet to an iron pin; thence North 88° 25' 10" East along lands now or formerly of Grace E. Lessig a distance of 222.21 feet to a point on the centerline of Loper Road, T-690, which is the place of beginning, and containing 2.04 acres.

Property Address: 117 Loper Road, Hadley, PA 16130.

BEING THE SAME PREMISES which Grace E. Lessig, Widow and Unremarried, by Deed dated June 8, 2006 and recorded in the Office of the Recorder of Deeds of Mercer County on June 16, 2006 at Instrument Number 2006-00008911, granted and conveyed unto Jeremy D. Heckman.

JUDGMENT - \$ 40,537.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JEREMY D. HECKMAN AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2016-02984**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

FEBRUARY 24, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LESLIE A. KAPSAR A/K/A LESLIE KAPSAR IN AND TO:

Tax Id Number(s): 59002820
Land Situated in the Borough of Grove City in the County of Mercer in the State of PA

ON THE EAST BY STEWART AVENUE, A DISTANCE OF 60 FEET; ON THE SOUTH BY NOW OR FORMERLY B. C. ELLIOTT, A DISTANCE OF 150 FEET; ON THE WEST BY AN ALLEY, A DISTANCE OF 60 FEET; ON THE NORTH BY AN ALLEY, A DISTANCE OF 150 FEET

Commonly known as: 513 Stewart Avenue, Grove City, PA 16127

JUDGMENT - \$119,401.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LESLIE A. KAPSAR A/K/A LESLIE KAPSAR AT THE SUIT OF THE PLAINTIFF QUICKEN LOANS, INC.

**WRIT OF EXECUTION
NO. 2016-02553**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

FEBRUARY 9, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LINDA MICCO AND RICHARD L. MICCO IN AND TO:

All that certain piece or parcel of land situate in Wilmington Township, Mercer County and being known as:

Lot# 1 in the Kingery-Meirose Briarwood Subdivision. Being 6.52 acres, more or less, parcel of land. Said subdivision being recorded with the Recorder of Deeds office of Mercer County, Pennsylvania at 6 PL 18997. This conveyance is being made subject to the Briarwood Subdivision, Declaration of Restrictions for the Subdivision recorded in the Recorder of Deeds office of Mercer County at 97 DR 3742.

Subject to all restrictions, rights-of-way, building lines, leases and oil and gas leases of record and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.

Grantee further shall be required to provide and maintain all approved "return" of any out or break in the fence which surrounds the Briarwood Subdivision on the parcel being conveyed

herein.
TAX PARCEL: 32-213-058-001-101
1861 Mercer-New Wilmington Road New Wilmington, PA 16142

JUDGMENT - \$825,062.95

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LINDA MICCO AND RICHARD L. MICCO AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

**WRIT OF EXECUTION
NO. 2016-03512**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

FEBRUARY 24, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RANDY K. SNYDER SOLELY IN HIS CAPACITY AS HEIR OF LORAIN R. SNYDER DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, being Lot #7 in the Lewis W. Junk Plan of Lots as recorded in Plan Book 5, Page 57, and being described as follows:

BEGINNING at the northeast corner of herein described lot, being a point 25 feet southerly from centerline of Greenville-Kinsman Public Road;

thence South 32 degrees 30 minutes West along lot now or formerly of Manuel Webber, being Lot #6, a distance of 250 feet to a point;

thence North 57 degrees 30 minutes West along Lots #12 and #11, a distance of 100 feet to a point;

thence North 32 degrees 30 minutes East along Lot #8, a distance of 250 feet to a point on said Greenville-Kinsman Public Road;

thence South 57 degrees 30 minutes East, a distance of 100 feet to a point of beginning; containing 0.57 acres.

Being the same premises granted and conveyed unto Loraine R. Snyder and Janice M. Snyder, husband and wife by deed from Aloha E. Reigleman a/k/a Aloha Estelle Reigleman, an unmarried widow by Carol Lee Reigleman, her Attorney-in-fact, dated 11/11/2000 and recorded 11/22/2000 in Book 00 DR page 17894.

Property Address - 50 Kinsman Road, Greenville, PA 16125

Tax Map No. 31-055-034

District/Control No. 31-8770

JUDGMENT - \$ 18,367.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RANDY K. SNYDER SOLELY IN HIS CAPACITY AS HEIR OF LORAIN R. SNYDER DECEASED AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2015-03401**

MARTHA E VON ROSENSTIEL PC PLAINTIFF'S ATTORNEY

FEBRUARY 17, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RONDA S. MCCALLEN AND THE UNITED STATES OF AMERICA IN AND TO:

ALL that certain piece or parcel of land situate in South Pymatuning Township, Mercer County, Pennsylvania, being known and numbered as Lot No. 4 in the Wynwood Estates Section A Plan of Lots, said plan being recorded in the Recorder's Office of Mercer County, Pennsylvania, the lot herein conveyed being more particularly bounded and described as follows:

ON the North by Lot No. 16 of the Wynwood Estates, Section B Plan of Lots, a distance of one hundred sixty-eight (168) feet; on the East by Lot No. 5 in the Wynwood Estates Section A Plan of Lots a distance of one hundred sixty-eight (168) feet; on the South by Stewart Drive a distance of one hundred sixty-eight (168) feet; and on the West by Maplewood Road a distance of one hundred sixty-eight (168) feet.

Being known as Parcel #28-132-031

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES VESTED IN Ronda S. McCallen, single by deed from D.M.G. Ventures, LLC, dated 6/27/2008 and recorded 6/27/2008 as Instrument Number 2008-00007871

LOCATION - 4087 STEWART DRIVE, SHARPSVILLE PA

JUDGMENT - \$128,704.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RONDA S.

MCCALLEN AND THE UNITED STATES OF AMERICA AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

**WRIT OF EXECUTION
NO. 2016-02586**

MATTHEMAN WEINROTH & MILLER PC PLAINTIFF'S ATTORNEY

FEBRUARY 24, 2017 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the city of Sharon, County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows:

ON THE NORTH by Delaware Avenue; on the east by an alley; on the south by land now or formerly of Thomas Rose; and on the west by land now or formerly Harry K. Kashner; having a frontage on said Delaware Avenue of twenty-six (26.00) feet and nine (9.00) inches and a depth of one hundred (100.00) feet East to the Meek Plan of Lots. Further known for street numbering purposes as 406 Delaware Street.

BEING THE SAME LAND conveyed to Alice E. Bowers, by deed from Ralph H. Sundelin, Jr., single and Alice Sundelin, now Alice E. Bowers, dated May 16, 1980 and recorded on May 20 1980 in the Office of the Recorder of Deeds of Mercer County, Pennsylvania.

Commonly Known as: 406 DELAWARE STREET, SHARON, PA 16146.

2-Q-20 (CONTROL #69-4340)

JUDGMENT - \$ 31,345.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALICE E. BOWERS AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2016-00332**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY

FEBRUARY 9, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SALLY ANN ASPDEN A/K/A SALLY ASPDEN IN AND TO:

ALL that certain piece or parcel of land situate in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, being the north one-half of Lot No. 28 in the Norman Hall Plan of Lots, and being more particularly bounded and described as follows:

ON the North by Nimick Street; on the East by a ten-foot alley; on the South by land now or formerly of Mary Hanna; and on the West by land now or formerly of Sarah Bevan, deceased; said Lot having a frontage of 50 feet on Nimick Street and a depth on the western boundary of 90 feet and 10 inches and a depth on the eastern boundary of 90 feet.

BEING THE SAME PREMISES WHICH Andrea Beth Aspden by deed dated August 24, 2001 and recorded September 12, 2001 in Deed Book 0370, Page 2349, granted and conveyed unto Sally Aspden.

Parcel Number 3-F-53

Being known as: 445 Nimick Street, Sharon, Pennsylvania 16146

JUDGMENT - \$ 38,013.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SALLY ANN ASPDEN A/K/A SALLY ASPDEN AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

**WRIT OF EXECUTION
NO. 2016-02206**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY

JANUARY 25, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BOBBIE LYNN HINTON, KNOWN SURVIVING HEIR OF SUSAN D. HINTON, KENNETH G. HINTON, KNOWN SURVIVING HEIR OF SUSAN D. HINTON, KIMBERLY SUE VIZUET, KNOWN SURVIVING HEIR OF SUSAN D. HINTON AND UNKNOWN SURVIVING HEIRS OF SUSAN D. HINTON IN AND TO:

ALL THAT CERTAIN piece or parcel of land lying, situate and being in The Borough of Mercer, Mercer County, Pennsylvania, known as Lot No. 2 In the Luther G. and M Jane Shaw Subdivision, AS recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania 2007-00015357 and being more particularly bounded and described as follows:

BEGINNING at an iron pin at the intersection of

the north right of way line of East Market Street and the west right of way line of Cherry Street and which point is the southeast corner of the parcel herein described; thence North 83° 10' west, along the north right of way line of East Market Street, a distance of 60.00 feet to an iron pin; thence North 6° 50' East, along land now or formerly of James A. and Sylvia Stranahan and land now or formerly of the County of Mercer, a distance of 155.00 feet to an iron pin; thence South 83° 10' East, along Lot No. 1 in the Subdivision, a distance 60.00 feet to an iron pin on the west right of way line of Cherry Street; and thence South 6° 50' West, along the west right of way line of Cherry Street, a distance of 155.00 feet to the point and place of beginning.

BEING THE SAME PREMISES WHICH Kenneth Hinton, by Deed dated June 13, 2013 and recorded June 13, 2013 in Instrument Number 2013-00009700, granted and conveyed unto Susan D. Hinton.

The said Susan D. Hinton departed this life on March 14, 2016 without a will or appointment of an Administrator. No estate has been opened as a result of the demise of Susan D. Hinton, Deceased Mortgagor and Real Owner. Title vested unto Bobbie Lynn Hinton, Known Surviving Heir of Susan D. Hinton, Kenneth G. Hinton, Known Surviving Heir of Susan D. Hinton, Kimberly Sue Vizueta, Known Surviving Heir of Susan D. Hinton and Unknown Surviving Heirs of Susan D. Hinton.

Being known as: 119 East Market Street, Mercer, Pennsylvania 16137

TAX I.D. #: 65 578 142

JUDGMENT - \$ 80,265.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BOBBIE LYNN HINTON, KNOWN SURVIVING HEIR OF SUSAN D. HINTON, KENNETH G. HINTON, KNOWN SURVIVING HEIR OF SUSAN D. HINTON, KIMBERLY SUE VIZUETA, KNOWN SURVIVING HEIR OF SUSAN D. HINTON AND UNKNOWN SURVIVING HEIRS OF SUSAN D. HINTON AT THE SUIT OF THE PLAINTIFF AMERICAN ADVISORS GROUP

**WRIT OF EXECUTION
NO. 2016-03332**

MCCABE WEISBERG & CONWAY PC
PLAINTIFF'S ATTORNEY

FEBRUARY 23, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GEORGE KOSTIK, III AND MISHELLE KOSTIK A/K/A MISHELLE M. KOSTIK IN AND TO:

ALL that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being known as Lots Nos. 309 and 310 in the Fairgrounds Addition as recorded in Plan Book 1, Page 108, Records of Mercer County, Pennsylvania, said Lots being further bounded and described as follows:

On the North by March Street, a distance of 57.81 feet; on the East by Tenth Street, a distance of 110 feet; on the South by Lots Nos. 353 and 354 in said Plan; a distance of 57.97 feet; and on the West by Lot No 300 in said Plan, a distance of 110 feet.

BEING THE SAME PREMISES WHICH Carmen Joseph Aiello, II and Leigh Medved Aiello, Husband and Wife by deed dated July 14, 2006 and recorded July 19, 2006, Instrument Number 2006-00010651, granted and conveyed unto George Kostik, III and Michelle Kostik, husband and wife.

Being known as: 1196 March Street, Sharon, Pennsylvania 16146

Control Number: 071 013310

Map Number: 4 AM 156

LOCATION - 1196 MARCH STREET, SHARON PA

JUDGMENT - \$ 40,375.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GEORGE KOSTIK, III AND MISHELLE KOSTIK A/K/A MISHELLE M. KOSTIK AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2016-02937**

MCCABE WEISBERG & CONWAY PC
PLAINTIFF'S ATTORNEY

MARCH 2, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ERIC STRIGHT AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE WESTERN DISTRICT OF PENNSYLVANIA IN AND TO:

ALL that certain piece or parcel of land situate in Sandy Creek Township, Mercer County, Pennsylvania, designated as Lot No. 1 of the Mary E. Brookhouser Subdivision recorded in 93 PL 16497-248, and being more particularly bounded and

described as follows, to-wit:

BOUNDED on the North by land now or formerly of the Pennsylvania Game Commission for a distance of 150.00 feet; on the East by Lot No. 2 of said Subdivision for a distance of 278.66 feet; on the South by the centerline of Stack Road (T-885) for a distance of 58.89 feet; and on the West by land now or formerly of the Pennsylvania Game Commission for a distance of 299.40 feet.

BEING THE SAME PREMISES WHICH Mary E. Brookhouser, Widow, By Her Agent, C. Leroy Armour, by Deed dated December 7, 2001 and recorded December 10, 2001 in Deed Book 381, Page 2630, granted and conveyed unto Eric S right.

Being known as: 31 Steck Road, Hadley, Pennsylvania 16130

JUDGMENT - \$ 73,992.83

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ERIC STRIGHT AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE WESTERN DISTRICT OF PENNSYLVANIA AT THE SUIT OF THE PLAINTIFF DITECH FINANCIAL, LLC

**WRIT OF EXECUTION
NO. 2014-00810**

MILSTEAD & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

JANUARY 18, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DOROTHY A. HOFFMAN AND CHRISTOPHER D. HOFFMAN IN AND TO:

All that certain property situated in the Borough of Stoneboro, in the County of Mercer, and State of Pennsylvania, and being described in a deed dated 1/21/89 and recorded 1/27/99 in Instrument No. 99, OR 1840 among the land records of the county and state set forth above and referenced as follows:

Title to said Premises vested in Dorothy A. Hoffman and Christopher D. Hoffman by Deed from Wachovia Bank of Delaware F/K/A First Union National Bank of Delaware dated July 11, 2006 and recorded on August 29, 2006 in the Mercer County Recorder of Deeds as Instrument No. 2006-00012951.

Being known as: 4 Linden Street, Stoneboro, PA 16153

Tax Parcel Number: 74867058

JUDGMENT - \$ 85,396.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DOROTHY A. HOFFMAN AND CHRISTOPHER D. HOFFMAN AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF15 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF15

**WRIT OF EXECUTION
NO. 2015-01844**

MILSTEAD & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

FEBRUARY 3, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GEORGE K. SCHUSTER AND DINELL S. SCHUSTER IN AND TO:

All that certain piece or parcel of land situate in the Township of South Pymatuning, County of Mercer and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

Beginning at a point which is the northeast corner of property of grantees and the northwest corner of the property hereby conveyed, which point is north 86° 05' east, a distance of 198.71 feet from the center line of the Greenville-Sharon Road, Pennsylvania Route No. 846; thence north 86° 05' east along the remaining land of grantors, a distance of 183.8 feet to a point on line of land of Lester Goodemote; thence south 4° 57' east along land of Lester Goodemote, a distance of 210.32 feet to a point on line of land of M. Yannick; thence south 86° 05' west along land of M. Yannick, a distance of 251.3 feet to a point on line of land of grantees; thence north 13° 00' east along land of grantees, a distance of 219.17 feet to a point which is the place of beginning. Containing 1.013 acres of land. A survey of the property hereby conveyed is attached hereto and made a part hereof.

Title to said Premises vested in George K. Schuster and Dinell S. Schuster, husband and wife by Deed from Kathleen Horton, widow dated November 12, 2003 and recorded on November 14, 2003 in the Mercer County Recorder of Deeds in Book 479, Page 2453.

LOCATION - 6640 SARANAC DRIVE, TRANSFER, PA 16154

JUDGMENT - \$135,953.37

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GEORGE K. SCHUSTER AND DINELL S. SCHUSTER AT THE SUIT OF THE PLAINTIFF PNC BANK, N.A.

**WRIT OF EXECUTION
NO. 2016-03356**

PHELAN HALLINAN DIAMOND & JONES,
LLP PLAINTIFF'S ATTORNEY

MARCH 1, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RICHARD L. BAUGHMAN, III IN AND TO:

ALL that certain tract or parcel of land situate in the Township of Springfield, County of Mercer and Commonwealth of Pennsylvania, being designated as Lot No. 23 of the Clearview Plan of Lots as recorded in the Recorder of Deed's Office of Mercer County, Pennsylvania in Deed Book U, Volume 17, page 440.

Being more commonly known as 345 Old Ash Road, Mercer, PA 16137 and being further designated as Tax Parcel No. 29-216-121.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Baughman, III, by Deed from HSBC Bank, USA, Dated 10/24/2007, Recorded 10/30/2007, Instrument No. 2007-00014869.

Tax Parcel: 29 216 121

Premises Being: 345 Old Ash Road, Mercer, PA 16137

JUDGMENT - \$ 29,156.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICHARD L. BAUGHMAN, III AT THE SUIT OF THE PLAINTIFF DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC

**WRIT OF EXECUTION
NO. 2016-02372**

PHELAN HALLINAN DIAMOND & JONES,
LLP PLAINTIFF'S ATTORNEY

JANUARY 25, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) HAROLD G. BISH AND BRANDI R HAGGERTY IN AND TO

ALL THOSE certain pieces or parcels of land situate in the City of Farrell, Mercer County, Pennsylvania, and being known and numbered as Lots Nos. 153 and 154 in the Farrell Heights Plan of Lots, and being further bounded and described as follows, to-wit:

On the North by Homer Avenue a distance of One hundred sixty-seven and forty-six hundredths (167.46) feet; on the South by Lot No. 152 in said plan of lots for One hundred sixty-four and fifty hundredths (164.50) feet; on the East by Lots Nos. 177 and 178 in said plan of lots a distance of Seventy-three and seventy-one hundredths (73.71) feet; and on the West by Madison Street a distance of Eighty (80) feet.

TITLE TO SAID PREMISES IS VESTED IN HAROLD G. BISH AND BRANDI R. HAGGERTY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, by Deed from MARY LYNNE VASLAVSKY, WIDOW AND UNREMARKED, Dated 08/28/2014, Recorded 09/04/2014, Instrument No. 2014-00009067.

Tax Parcel: 52 430 104

Premises Being: 1921 Madison Street, Farrell, PA 16121-1312

JUDGMENT - \$ 66,155.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HAROLD G. BISH AND BRANDI R HAGGERTY AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2016-02587**

PHELAN HALLINAN DIAMOND & JONES,
LLP PLAINTIFF'S ATTORNEY

MARCH 1, 2017 LEVIED ON THE FOLLOWING

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

ALL that certain land situate in the City of Sharon, County of Mercer and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the easterly line of Woodrow Court, a distance of forty (40) feet from the intersection of the said easterly line of Woodrow Court with the southerly line of a sixteen (16) foot alley; thence continuing southwardly along the easterly line of Woodrow Court, a distance of forty (40) feet; thence eastwardly parallel with the line of said alley, a distance of ninety-seven and fifty-seven one hundredths (97.57) feet to a ten (10) foot alley; thence northwardly along the line of said ten (10) foot alley, a distance of forty (40) feet; thence

westwardly parallel with the line of said ten (10) foot alley, a distance of ninety-eight and five tenths (98.5) feet to the place of beginning; being Lot No. 2 of the Charles S. Flowers Woodrow Court Extension Plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew J. Croup, a single man, by Deed from Thomas W. Green and Margie Ann Green, h/w, Dated 02/22/2006, Recorded 02/28/2006, Instrument No. 2006-0002966.

Tax Parcel: 4 E 26C

Premises Being: 107 Woodrow Court, Sharon, PA 16146-2706

JUDGMENT - \$ 56,029.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MATTHEW J. CROUP AT THE SUIT OF THE PLAINTIFF SELF HELP VENTURES FUND

**WRIT OF EXECUTION
NO. 2016-03030**

PHELAN HALLINAN DIAMOND & JONES,
LLP PLAINTIFF'S ATTORNEY

JANUARY 17, 2017 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in East Lackawanna Township, Mercer County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the center line of the Mercer and New Wilmington Public Road, also known as Route 158, which point of beginning is the Northeast corner of the parcel of land conveyed by this Deed; thence South 87 degrees 02 minutes West along land, now or formerly of William D. Allen and Mary Ellen Allen, a distance of 423.4 feet to the center point of an iron pin; thence South 2 degrees 58 minutes East along land of William D. Allen and Mary Ellen Allen, for a distance of 150 feet to the center point of an iron pin; thence North 87 degrees 02 minutes East along land, now or formerly of Ronald Hovis, for a distance of 336.7 feet to a point in the center line of the aforementioned Mercer and New Wilmington Public Road, also known as Route 158; thence North 14 degrees 19 minutes 30 seconds East along the center line of the aforementioned Mercer and New Wilmington Public Road a distance of 152.1 feet, to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gregory J. Marks, unmarried, by Deed from Patricia McCoy, unmarried, Dated 06/21/2013, Recorded 07/01/2013, Instrument No. 201300010854.

Tax Parcel: 04-189-001

Premises Being: 866 Mercer New Wilmington Road, Mercer, PA 16137

JUDGMENT - \$123,345.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GREGORY J. MARKS AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2016-02697**

PHELAN HALLINAN DIAMOND & JONES,
LLP PLAINTIFF'S ATTORNEY

FEBRUARY 8, 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 ROBERT J. SNYDER A/K/A ROB J. SNYDER, JR., DECEASED IN AND TO:

PARCEL NO. ONE:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Shenango, County of Mercer and State of Pennsylvania, being known as Lot No. 1 in the Lawrence Tarr Subdivision, as recorded in the Records of Mercer County, Pennsylvania, and said land being more particularly bounded and described follows, to wit:

COMMENCING at a point in the centerline of Hewitt Road; thence, North 37 degrees 32 feet East, along the centerline of said Hewitt Road, a distance of twenty-five (25) feet to a point; thence, North 53 degrees 30 feet West, along the east line of lands now or formerly of the Estate of Lawrence E. Tarr, a distance of three hundred seventy-five (375) feet to a point, thence, South 37 degrees 32 feet West, along the line of other lands now or formerly of the Estate of Lawrence E. Tarr, a distance of one hundred three and seven-hundredths (103.7) feet to a point; thence, South 1 degree 27 feet East, along the line of lands now or formerly of R. Moore, a distance of twenty-seven and seventy-nine hundredths (27.79) feet to a point; thence, South 53 degrees 30 feet East, along other lands now or formerly of R. Moore, a distance of one hundred fifty-seven and fifty-hundredths (157.50) feet to a point; thence, North 37 degrees 32 feet East, along other lands now or formerly of

Robert J. Snyder a distance of one hundred (100) feet to a point; thence, South 53 degrees 30 feet East, along other lands now or formerly of Robert J. Snyder, et ux, a distance of two hundred (200) feet to the centerline of Hewitt Road, and the place of beginning.

PARCEL NO. 2:

ALL THAT CERTAIN land situate in the Township of Shenango, County of Mercer, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on a Public Road at the southwest corner of a ten (10) acre Plot of Ground deeded to Lawrence Tarr, et ux, by John and Muriel Adams; thence extending in a northeasterly direction, along said public road, for a distance of one hundred (100) feet to a post; thence, extending in a northwesterly direction, in parallel lines of equal distance, for two hundred (200) feet to a post; containing approximately one-half (1.2) acre of land.

TITLE TO SAID PREMISES IS VESTED IN ROBERT J. SNYDER, by Deed from LINDA J. SNYDER, EXECUTRIX OF THE ESTATE OF EVELYN L. SNYDER AND LINDA J. SNYDER, AS APPOINTED FIRST SUCCESSOR TRUSTEE OF THE EVELYN L. SNYDER REVOCABLE TRUST AGREEMENT, Dated 10/11/2002, Recorded 11/01/2002, Instrument No. 2002-021776.

Mortgagor ROBERT J. SNYDER A/K/A ROB J. SNYDER, JR. died on 06/16/2015, and upon information and belief, his surviving heirs are MARISSA HEDGLIN, CHRISTINE SNYDER, ASHLEY CHILDRESS, FRANCES SNYDER, and JOSHUA CHILDRESS. By executed waivers, CHRISTINE SNYDER, JOSHUA CHILDRESS, ASHLEY CHILDRESS, MARISSA HEDGLIN, and FRANCES SNYDER waived their right to be named as a defendant in the foreclosure action.

Tax Parcel: 27 184 242 000 000, 27 184 242 001

Premises Being: 41 Hewitt Road A/K/A 41 W Hewitt Road, West Middlesex, PA 16159-2819.

JUDGMENT - \$ 38,974.63

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 ROBERT J. SNYDER A/K/A ROB J. SNYDER, JR., DECEASED AT THE SUIT OF THE PLAINTIFF BRANCH BANKING AND TRUST COMPANY

**WRIT OF EXECUTION
NO. 2015-02812**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFFS' ATTORNEY MARCH 1, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TYRELL MCLEAN, IN HIS CAPACITY AS HEIR OF EUDICE PAULINE WILLIAMS, DECEASED, DONALD WILLIAMS, IN HIS CAPACITY AS HEIR OF EUDICE PAULINE WILLIAMS, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUDICE PAULINE WILLIAMS, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Sharon, Mercer county, Pennsylvania, being more particularly bounded and described as follows, and being lot no. 214 in the S.S. Stambaugh plan of lots duly recorded:

BOUNDED on the north by lot no. 213, now or formerly owned by Peter Coster. On the east by a fifteen (15) foot alley; on the south by lot no. 215 in said plan of lots, now or formerly owned by Joseph Bosco; and on the west by Sherman avenue. Having a frontage of forty (40) feet on said Sherman avenue, and extending easterly of uniform width one hundred thirty-five (135) feet.

TITLE TO SAID PREMISES IS VESTED IN EUDICE PAULINE WILLIAMS, by Deed from EUDICE PAULINE WILLIAMS, Dated 08/09/2001, Recorded 08/17/2001, in Book 01 DR, Page 13900.

Mortgagor EUDICE PAULINE WILLIAMS died on 12/31/2014, and upon information and belief his surviving heirs are TYRELL MCLEAN and DONALD WILLIAMS.

Tax Parcel: 4 U 80

Premises Being: 677 Sherman Avenue, Sharon, PA 16146-3957

JUDGMENT - \$ 45,640.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S)

TYRELL MCLEAN, IN HIS CAPACITY AS HEIR OF EUDICE PAULINE WILLIAMS, DECEASED, DONALD WILLIAMS, IN HIS CAPACITY AS HEIR OF EUDICE PAULINE WILLIAMS, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUDICE PAULINE WILLIAMS, DECEASED AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION SKIM TO U.S. BANK, NATIONAL ASSOCIATION, ND

**WRIT OF EXECUTION
NO. 2016-03545**

PURCELL KRUG & HALLER PLAINTIFFS' ATTORNEY

FEBRUARY 21, 2017 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the Borough of Stoneboro, Mercer County, Pennsylvania, known as Stoneboro Tax Parcel No. 74-867-161, being bounded and described as follows:

On the North by Walnut Street; on the East by land of Howard and Janice Davis; on the South by land of Richard L. Amos; and on the West by land of Travis J. and Richelle G. Opitz. Having a frontage of 60 feet on Walnut Street and extending southerly therefrom of equal width to land of Richard L. Amos. The above-described parcel was surveyed on November 14, 2003 by R. P. Bittler, P.L.S. and is more fully bounded and described in accordance therewith as follows: BEGINNING at the northeast corner of the parcel herein described as an iron pin on the southern right of way line of Walnut Street and which point is the northwest corner of land of Howard and Janice Davis; thence South 0 degrees 03 minutes East along land of Howard and Janice Davis, a distance of 202.50 feet to an iron pin; thence South 89 degrees 50 minutes West, along land of Richard L. Amos, a distance of 60.00 feet to an iron pin; thence North 0 degrees 03 minutes West along land of Travis J. and Richelle G. Opitz, a distance of 202.50 feet to an iron pin on the southern right of way line of Walnut Street; and thence North 89 degrees 50 minutes East, along the southern right of way line of Walnut Street, a distance of 60.00 feet to the point and place of beginning.

HAVING THEREON erected a dwelling known as: 1198 WALNUT STREET STONEBORO, PA 16153

PARCEL NO: 74-867-161

BEING the same premises which Jeremy M. Klein, by deed dated March 28, 2012 and recorded April 9, 2012 to Mercer County Instrument No. 2012-00004389, granted and conveyed unto David D. Chess.

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.

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.

JUDGMENT - \$ 56,883.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAVID D. CHESS AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2016-03442**

SHAPIRO & DENARDO LLC PLAINTIFFS' ATTORNEY

FEBRUARY 24, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DREW A. DICKMAN AND SHANA M. DITOSTO IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the City of Sharon, County of Mercer and State of Pennsylvania, being known as Lots 259 and 260 in the Forest Hills Section of Elmhurst Allotment, which said plan is recorded in the Recorder's Office of Mercer County in Plan Book 5 at Page 78, being together more particularly bounded and described as follows:

ON The East by Shady Avenue, a distance of 104.20 feet; on the North by Lot No 258 in said Plan, a distance of 141 feet; on the West by Lots No. 222 and 221 in said Plan, a distance of 104.20 feet; and on the South by Lot No. 261 in said Plan, a distance of 141 feet. Each of said lots having a frontage on Shady Avenue of 52.10 feet and a depth of 104 feet.

BEING THE SAME PREMISES which Evelyn M. Harrell, by Deed dated 2/5/13 and recorded 2/19/13 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument #2013-00002936, granted and conveyed unto Drew A. Dickman, unmarried and Shana M. Ditosto, unmarried as joint tenants with the right of survivorship not as tenants in common, in fee.

LOCATION - 810 SHADY AVENUE, SHARON PA

JUDGMENT - \$ 79,310.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S)

DREW A. DICKMAN AND SHANA M. DITOSTO AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2016-03592**

STERN & EISENBERG PC PLAINTIFFS' ATTORNEY

FEBRUARY 23, 2017 LEVIED ON THE FOLLOWING

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

PARCEL NO.: 68-1-N-11

All that certain lot of ground situate in the City of Sharon, County of Mercer and State of Pennsylvania, bounded and described as follows:

On the north by land now or formerly of James Westerman, a distance of seventy-five (75') feet, on the east by land now or formerly of Thomas Cavanaugh, a distance of seventy-five (75') feet, on the south by Andrew Street, a distance of seventy-five (75') feet, and on the west by land now or formerly of P. Williamson, a distance of seventy-five (75') feet; being the southeast portion of Lots Numbered Fifteen (15) and Sixteen (16) in Williamson's Plan of Lots as recorded in Deed Book G, Volume 2, Page 650, in the Recorder's Office of Mercer County.

Fee Title Vested in James M. Gunesch, a single man, by deed from Joseph Toth and Sandra J. Toth, husband and wife by deed dated 8/14/2003, and recorded 8/22/2003, in the Mercer County Recorder of deeds in Deed Instrument No. 2003-18932.

LOCATION - 338 ANDREW STREET, SHARON PA

JUDGMENT - \$ 73,141.56

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JAMES GUNESCH A/K/A JAMES M. GUNESCH AT THE SUIT OF THE PLAINTIFF FRIARBALL 43 LLC

**WRIT OF EXECUTION
NO. 2015-00889**

UDREN LAW OFFICES PC PLAINTIFFS' ATTORNEY

JANUARY 17, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TIMOTHY N. WEILACKER A/K/A TIMOTHY N. WEILAKER IN AND TO:

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

BEGINNING at a point where the center line of State Route 3039, also known as Valley Road, formerly known as Bend Road, intersects with the center line of State Route No 3020, also known as Lamor Road, also known as the Mercer-Sharpville Road; thence North 1° 10' West along the center line of Valley Road far a distance of 796.63 feet to a point thence South 87° 24' East along land of Clara Steingrabe for a distance of 761.86 feet to a point an iron pin; thence South 0° 55' West along land of Donald E. Seidle for a distance of 315.89 feet to a point, an iron pin; thence North 89° 5' West along land of Charles and Doris Thorpe for a distance of 423.20 feet to a point an iron pin; thence South 1° 45' East along land of Thorpe for a distance of 399.28 feet to a point in the center line of Lamar Road; thence South 89° 3' West along the center line of said Lamor Road for a distance of 126.99 feet to a point; thence South 75° 39' West along the center line of said Lamor Road for a distance of 208.36 feet to a point the place of beginning.

BEING KNOWN AS: 3007 Valley Road, Mercer, PA 16137

PROPERTY ID NO.: 14-149-068

TITLE TO SAID PREMISES IS VESTED IN Timothy N. Weilaker, single BY DEED FROM Andrew C. James, single DATED 06/11/2008 RECORDED 07/16/2008 IN DEED BOOK

Instrument #2008-00008634.

JUDGMENT - \$110,782.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TIMOTHY N. WEILACKER A/K/A TIMOTHY N. WEILAKER AT THE SUIT OF THE PLAINTIFF OCWEN LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2012-01228**

VITTI & VITTI & ASSOCIATES PC PLAINTIFFS' ATTORNEY

FEBRUARY 8, 2017 LEVIED ON THE FOLLOWING

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

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

Bounded on the North by an alley; bounded on the East by an alley; bounded on the South by property now or formerly of the Bethel railroad; and bounded on the west by School street, the above parcel of land is 120 feet square and has a frontage on said school street of 120 feet and extends back therefrom, of equal width, a distance of 120 feet to an alley.

Tax Number 75-882-023

Having erected thereon a dwelling known as 9 School Street, West Middlesex, PA 16159

Being the same premises of Judith W. Hockenberry, by her deed dated 10/31/2008 and recorded on 11/04/08 in the Recorder of Deeds Office of Mercer County, Pennsylvania in Instrument# 2008-0013239 granted and conveyed unto Jonelle R. Gentile.

JUDGMENT - \$ 64,430.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JONELLE R. GENTILE AT THE SUIT OF THE PLAINTIFF US BANK, NATIONAL ASSOCIATION, (TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO AN INDENTURE DATED AS OF APRIL I, 1982)

**WRIT OF EXECUTION
NO. 2016-00583**

WARREN R KECK III PLAINTIFFS' ATTORNEY

FEBRUARY 17, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHAEL L. MESSER AND TAMMY L. OPALENIK IN AND TO:

ALL THAT CERTAIN parcel of land situate in the City of Hermitage, formerly the Township of Hickory, County of Me

rcer, Commonwealth of Pennsylvania, being known and designated at Lot No. 50 in Love's Green Acres Plan No. 2, recorded in Plan Book 6, Page 2, and being more particularly bounded and described as follows, to-wit:

BOUNDED on the North by Lot No. 49, in said plan, a distance of 228.5 feet; on the East by Donald Road, a distance of 97.99 feet; on the South by James Street, a distance of 228.5 feet; and on the West by lands now or formerly of George F. McConnell, a distance of 97.05 feet. The SE corner of said lot is rounded for street purposes to a radius of 20 feet as shown on the recorded plan.

Tax/Parcel ID: 12-158-051

LOCATION - 3401 JAMES AVENUE, HERMITAGE PA

JUDGMENT - \$ 81,412.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL L. MESSER AND TAMMY L. OPALENIK AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION
NO. 2016-02833**

WELTMAN WEINBERG & REIS CO LPA PLAINTIFFS' ATTORNEY

FEBRUARY 14, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAVID HANSEN A/K/A DAVID M. HANSEN AND DEBRA HANSEN A/K/A DEBRA L. HANSEN IN AND TO:

ALL THAT CERTAIN CERTAIN PROPERTY SITUATED IN THE CITY OF HERMITAGE, IN THE COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: CONTROL # 12-610435. BEING MORE FULLY DESCRIBED IN A DEED DATED 9/22/1993 AND RECORDED 11/2/1993, AMONG THE LAND RECORDS OF THE COUNTY AND COMMONWEALTH SET FORTH ABOVE, IN DEED 93 DR 15163. TAX MAP OR PARCEL ID NO.: 12-331-003-059.

BEING identified as 2572 Jerry Lane, Hermitage, PA 16148

BEING the same premises which Daniel Leali and Frances J. Leali, by Deed dated June 30, 2010, and recorded July 2, 2010, in the Office of the Recorder of Deeds in and for the County of Union, Deed Book 2034, Page 92, granted and conveyed unto David Hansen a/k/a David M. Hansen and Debra Hansen a/k/a Debra L. Hansen, in fee.

Being Parcel Number: 12-331-003-059

JUDGMENT - \$278,967.10

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF THE DEFENDANT (S) DAVID HANSEN A/K/A DAVID M. HANSEN AND DEBRA HANSEN A/K/A DEBRA L. HANSEN AT THE SUIT OF THE PLAINTIFF LSF8 MASTER PARTICIPATION TRUST

**WRIT OF EXECUTION
NO. 2016-03005**

WELTMAN WEINBERG & REIS CO LPA
PLAINTIFF'S ATTORNEY

JANUARY 17, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JENNIFER RAMM AND TROY A. RAMM IN AND TO:

The following described premises situated in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania:

Being known and numbered as the eastern 30 feet of Lot No. 167 and all of Lot No. 168 in the Highland Park Allotment, as recorded in Plat Book 1, Page 121, Records of mercer County, Pennsylvania, where a more complete description may be found.

Being Parcel Numbers: 12-330-515 and 12-330-516.

Commonly known as: 1950 Shadyside Drive, Hermitage, PA 16148.

JUDGMENT - \$ 61,240.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JENNIFER RAMM AND TROY A. RAMM AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1

**WRIT OF EXECUTION
NO. 2016-03004**

WELTMAN WEINBERG & REIS CO LPA
PLAINTIFF'S ATTORNEY

FEBRUARY 14, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PAUL A. ROBBINS, JR AND JOY M. ROBBINS IN AND TO:

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF SHARON IN THE COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED AS FOLLOWS: LOT 8 FRED MYERS PLAN OF LOTS, BEING MORE FULLY DESCRIBED IN A DEED DATED 06/24/2004 AND RECORDED 07/21/2004, AMONG THE LAND RECORDS OF THE COUNTY AND COMMONWEALTH SET FORTH ABOVE, IN DEED VOLUME 04 DR 12906.

BEING identified as 62 S. Myers Avenue, Sharon, PA 16146

BEING the same premises which Sean Martin and Jill Martin, his wife, by Deed dated June 24, 2004, and recorded July 21, 2004, in the Office of the Recorder of Deeds in and for the County of Union, Deed Book 04 DR 12906, granted and conveyed unto Paul A. Robbins Jr. and Joy M. Robbins, in fee.

Being Parcel Number: 4-AB-13

JUDGMENT - \$126,440.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PAUL A. ROBBINS, JR AND JOY M. ROBBINS 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. - April 11, 18, 25, 2017