

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

Digital Edition

AUGUST 28, 2018

VOL. 33 - ISSUE 35

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

CONSIDER, GARY P.

2018-430

Late of Sheakleyville, Mercer Co., PA
Administrator: Scott Allen Consider, 410 Spring St., Jamestown, PA 16134
Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101 (724) 654-8511

ISENBERG, DAVID L.

2018-460

Late of Pine Twp., Mercer Co., PA
Administratrix: Deborah Isenberg, 100 Pinchalong Rd., Grove City, PA 16127
Attorney: Gene G. Dimeo, Dimeo Olson Law Group LLC, 120 Fourth St., Ellwood City, PA 16117 (724) 752-9955

McDIVITT, HARRY E. A/K/A
McDIVITT, HARRY E. JR. A/K/A
McDIVITT, HARRY EDGAR A/K/A
McDIVITT, HARRY F.

2018-479

Late of Sandy Lake Twp., Mercer Co., PA
Executrix: Stacy McDivitt F/N/A Stacy Williams, 194 Heister Rd., Sandy Lake, PA 16145
Attorney: Ted Isoldi

WEBSTER, DORIS M.

2018-482

Late of Grove City Borough, Mercer Co., PA
Executor/Executrix: Terrence Lee Webster, 425 Shady Dr., Grove City, PA 16127; Marta Ann Vaughan, 311 College Ave., Grove City, PA 16127
Attorney: Brenda K. McBride

SECOND PUBLICATION

BIBLIS, MARGARET H.

2018-448

Late of Sharon, Mercer Co., PA
Executor: William C. Biblis, Jr., 3882 Windsor Court, Hermitage, PA 16148
Attorney: Garen Fedeles, Santicola, Steele & Fedeles, PC, 722 Turnpike St., Beaver, PA 15009 (724)775-3392

CONTI, DIANE S. A/K/A CONTI, DIANE

2018-468

Late of Sharpsville Boro, Mercer Co., PA
Executor: Christopher L. Conti, 19 Golfwood Dr., Hermitage, PA 16148
Attorney: Carolyn E. Hartle

MATTOCKS, QUENTIN D.

2018-469

Late of Shenango Twp., Mercer Co., PA
Administrator: Thomas Mattocks, 4303 New Castle Rd., Pulaski, PA 16143
Attorney: Victor S. Heutsche

MYERS, JOSEPH R.

2018-473

Late of Perry Twp., Mercer Co., PA
Administrator: Joseph R. Greer, 103 Ohle Rd., Clarks Mills, PA 16114
Attorney: Jason R. Dibble

THIRD PUBLICATION

GEARHART, NICOLE M.

2018-458

Late of Grove City Boro, Mercer Co., PA
Administratrix: Dorothy M. Rickert, 15 Quarry Hill Rd., Greenville, PA 16125-9779

Attorney: Wade M. Fisher

KARIDIS, FONDA

2018-421

Late of Sharon, Mercer Co., PA
Executor: Stephen Karidis, 2432 Willowbrook Rd., Pgh, PA 15241
Attorney: Julian E. Gray, 954 Greentree Rd., Pgh, PA 15220 (412) 458-6000

OSBORN, SANDRA L.

2018-418

Late of Stoneboro, Mercer County PA
Executor: Brian Levine, 22 E. Grant St., New Castle, PA 1610

Attorney: Brian F. Levine, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101 (724) 658-5596

PATTERSON, WAYNE R.

2018-459

Late of Sharon, Mercer Co., PA
Executor: Ray Patterson a/k/a Ray E. Patterson, 533 Meek St., Sharon, PA 16146

Attorney: James M. Goodwin

SORG, DAVID W.

2018-385

Late of Greene Twp., Mercer Co., PA
Administratrix: Constance M. Sorg, 69 N. Maysville Rd., Greenville, PA 16125
Attorney: None

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization - Domestic Limited Liability Company was filed with the Pennsylvania Corporation Bureau for the registration of a limited liability company known as **GAUS CUSTOM CARE PRODUCTS, LLC**. The principal activity of the company is vehicle detailing and accessories and any other business activity in which a limited liability company may engage. The registered office and principal place of business is 144 North Good Hope Road, Greenville, PA 16125.

NOTICE IS ALSO HEREBY GIVEN that pursuant to the provisions of the Fictitious Name Act (54 Pa. C.S.A. §311), a Registration of Fictitious Name was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, on July 30, 2018, for the conduct of business under the assumed or fictitious name, style or designation of The Detailing Studio, with its principal place of business at 144 North Good Hope Road, Greenville, PA 16125. The name and address of the entity owning or interested

in said business is **GAUS CUSTOM CARE PRODUCTS, LLC**.

William J. Moder, III, Esquire
Attorney at Law
Kerrwood Place, Suite 104
2500 Highland Road
Hermitage, PA 16148
M.C.L.J. – August 28, 2018

Court of Common Pleas
Mercer County, Pennsylvania
Civil Action-Law
No. 2018-01008

Notice of Action in Mortgage Foreclosure Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff vs. Dwayne R. Bunch, Known Heir of Cheryl Root a/k/a Cheryl Pollock, Deceased, Mark Bunch, Known Heir of Cheryl Root a/k/a Cheryl Pollock, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Cheryl Root a/k/a Cheryl Pollock, 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 Cheryl Root a/k/a Cheryl Pollock, Deceased, Defendant(s), whose last known address is 1127 Harry Avenue, Sharon, PA 16146.

Your house (real estate) at: 1127 Harry Avenue, Sharon, PA 16146, 2 AJ 37, is scheduled to be sold at Sheriff's Sale on 11/5/18, at 10:00 AM, at Mercer County Sheriff's Office, 205 S. Erie St., Rm. 102, Mercer, PA 16148, to enforce the court judgment of \$79,588.21, obtained by Bayview Loan Servicing, LLC, a Delaware Limited Liability Company (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 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company 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. Tulio, Stephanie A. Walczak & 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. – August 28, 2018

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 **September 4, 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
2016-597 Schmelzer, John D., deceased; John David Schmelzer, Jr., Executor

2017-211 Russo, Dominick A., deceased; Amy J. Augustine and Robert D. Russo, Co-Executrix/Executor

2017-274 Brannon, Conrad John a/k/a Brannon, C. John, deceased; C. John Brannon, II, Executor

2017-286 Neustupa, Thomas J., deceased; Irene L. Neustupa, Executrix

2017-304 Aikens, Shirley M., deceased; Alan W. Aikens, Executor

2017-540 Vener, Marie Laura a/k/a Vener, Marie L., deceased; Nancy H. Keck, 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. – August 7, 14, 21, 28, 2018

SHERIFF'S SALE
MONDAY, SEPTEMBER 10, 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. 2018-01359

COHEN & GRIGSBY
PLAINTIFF'S ATTORNEY
JULY 11, 2018
LEVIED ON THE FOLLOWING
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GREGORY J. KOLEDIN IN AND TO:

ALL that certain lot or piece of ground situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known and designated as Lot #1 in the Emil and Kathy M. Koledin Subdivision Lot #1, as recorded in the Recorder's Office in and for Mercer County, Pennsylvania, in Plan Book Volume 01 PL 008691-115.

SUBJECT to exceptions, reservations, covenants, easements, oil and gas leases, prior conveyances and reservations of mining and mineral rights, and right of ways as may appear upon the property herein described or in prior instruments of

record, as such may affect the property herein described.

SUBJECT to a blanket easement to replace, repair, and maintain that certain sanitary sewer lateral as referenced on that certain Subdivision Plan known as the Emil and Kathy M. Koledin Subdivision Lot No. 1 as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book Volume PL 008691-115.

BEING part, of the same property which Emil Koledin and Kathy M. Koledin, husband and wife, by their deed dated July 26, 1993, and recorded in the Recorder's Office of Mercer County, Pennsylvania, in Deed 93 DR 10843, granted and conveyed unto Emil Koledin and Kathy M. Koledin, husband and wife.

Title is now vested in Greg Koledin by deed from Emil Koledin et ux. dated June 27, 2001 and recorded on July 12, 2001 in the Recorder's Office of Mercer County at 01 DR 11400, at Instrument No. 2001-00011400.

LOCATION - LOT, MCCONNELL ROAD, HERMITAGE PA
JUDGMENT - \$206,863.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GREGORY J. KOLEDIN AT THE SUIT OF THE PLAINTIFF TANYA H. MCCLAFERTY, TRUSTEE OF THE EMIL KOLEDIN IRREVOCABLE TRUST

WRIT OF EXECUTION
NO. 2018-00981

GRENN & BIRSIC PC
PLAINTIFF'S ATTORNEY
JULY 10, 2018
LEVIED ON THE FOLLOWING
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) G & G HOPE COMPANY, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County and Commonwealth of Pennsylvania, known as Lot No. 79 in The Lally and Irvine, Addition to Sharon, as recorded in Plan Book A, Page 86, being more particularly bounded and described as follows, to-wit:

ON the North by Lot No. 78 in said Plan, now or formerly owned by Peter Malloy; on the East by a fifteen foot alley; on the South by Lot No. 80 in said Plan; and on the West by South Oakland Avenue (formerly known as Hamilton Avenue); having a frontage of forty (40) feet on said South Oakland Avenue and running back, of equal width, a distance of one hundred thirty (130) feet.

BEING THE SAME PREMISES which Mark S. Budanka and Carol E. Budanka, husband and wife, by Deed dated May 16, 2008 and recorded in the Office of the Recorder of Deeds of Mercer County on May 28, 2008, at Instrument Number 2008-00006410, granted and conveyed unto G & G Hope Company, LLC, a Pennsylvania Limited Liability Company. Parcel #4-T-33

LOCATION - 687 S OAKLAND AVENUE, SHARON PA
JUDGMENT - \$ 26,068.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) G & G HOPE COMPANY, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

WRIT OF EXECUTION
NO. 2018-00440

GRENN & BIRSIC PC
PLAINTIFF'S ATTORNEY
JUNE 8, 2018
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ERIC D. SYKES AND BOBBY J. VAUGHN 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:

BEGINNING in the center of Highway 58, being the Grove City-Mercer Road and being the southeast corner of the land herein described; thence in a northerly direction along land of Mont and Gladys Eastlick, a distance of 350 feet; thence in a westerly direction, a distance of 135 feet along land of Charles B. Brown; thence a southerly direction along lands of Carl Swartz, a distance of 350 feet to the center of said Grove City-Mercer Public Road; thence along the center of said highway in an easterly direction, a distance of 135 feet to the place of beginning.

BEING THE SAME PREMISES which David L. Barner and Suzanne C. Barner, a/k/a Suzanne C. Carter, by Deed dated December 14, 1998 and recorded in the Office of the Recorder of Deeds of Mercer County on December 18, 1998 at Instrument Number 98DR24447, granted and conveyed unto Eric D. Sykes. Parcel 1165-576-047

LOCATION - 777 WILSON AVENUE, MERCER PA
JUDGMENT - \$ 98,953.34

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ERIC D. SYKES AND BOBBY J. VAUGHN AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

WRIT OF EXECUTION
NO. 2018-00111

HLADIK ONORATO & FEDERMAN LLP PLAINTIFF'S ATTORNEY
JUNE 27, 2018
LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, being all of Lot No. 3 and the easterly one-half of Lot No. 2 in the revised portion of the Campbell-McFate Addition to Greenville, Pennsylvania, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 2, page 203, and being more particularly bounded and described as follows:

Bounded on the north by Chambers Avenue; on the east by Lot No. 4 in said Addition; on the south by Lot No. 14 and

part of Lot No. 15 in said Addition; on the west by the remaining part of Lot No. 2 in said Addition; said property fronting seventy-nine and one-half (79 1/2) feet on Chambers Avenue and extending back of uniform width a distance of one hundred thirty-three (133) feet.

BEING THE SAME PREMISES which Kevin L. Polley, Executor of the Estate of Charles G. Polley, by Deed dated January 13, 2005 and recorded on January 24, 2005, in the Mercer County Recorder of Deeds Office As Instrument No. 2005-001330, granted and conveyed unto Jill A. Emmett, Single.

Being Known as 93 Chambers Avenue, Greenville, PA 16125
Parcel I.D. No. 55-524-040
JUDGMENT - \$126,318.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JILL A. EMMETT AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-2

WRIT OF EXECUTION
NO. 2017-03578

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
MAY 16, 2018
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RUTH A. EZZOLO AND ALAN L. EZZOLO IN AND TO
ALL THAT TRACT of land known as Lots 21 and 22, Block J, of The Barr Property as recorded in Plan Book 2, Page 208 (erroneously stated as Plan Book 2, Page 209 in prior deed), Situate partially in Pine Township and Partially in the Borough of Grove City, Mercer County, Pennsylvania, bounded and described as follows:-

ON the East by Oak Avenue, for 50 feet; on the South by Lot No. 23, 148.38 feet; on the West by Lots 3 and 4, for 50 feet; on the North by Lot No. 20, for 148.38 feet.

PARCEL NO. 59-543-029
PROPERTY ADDRESS - 223 Oak Street, Grove City, PA 16127, in the County of Mercer
JUDGMENT - \$ 81,900.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RUTH A. EZZOLO AND ALAN L. EZZOLO AT THE SUIT OF THE PLAINTIFF QUICKEN LOANS INC.

WRIT OF EXECUTION
NO. 2018-01099

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
JUNE 26, 2018
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ALLEN HARRISON AND PATRICIA HARRISON IN AND TO:

PARCEL 1:
ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF

FARRELL IN THE COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NUMBER EIGHT HUNDRED FOURTEEN (814) IN THE FARRELL REALTY COMPANY PLAN NO. 2, SAID PLAN BEING RECORDED IN THE RECORDER'S OFFICE OF MERCER COUNTY, PENNSYLVANIA IN PLAN BOOK 2, PAGE 45, SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT NUMBER EIGHT HUNDRED FIFTEEN (815) IN SAID PLAN, A DISTANCE OF ONE HUNDRED TWENTY-EIGHT AND FIVE-TENTHS (128.5) FEET; ON THE SOUTH BY LOT NO. 813 IN SAID PLAN, A DISTANCE OF (128.5) FEET; ON THE EAST BY PARK AVENUE A DISTANCE OF FORTY (40) FEET; AND ON THE WEST BY LOT NUMBER EIGHT HUNDRED SEVEN (807) IN SAID PLAN A DISTANCE OF FORTY (40) FEET.

PARCEL 2:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF FARRELL, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NUMBER EIGHT HUNDRED FIFTEEN (815) IN THE FARRELL REALTY COMPANY PLAN NO. 2, SAID PLAN BEING RECORDED IN THE RECORDER'S OFFICE OF MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK 2, PAGE 45, SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT NUMBER EIGHT HUNDRED SIXTEEN (816) IN SAID PLAN, A DISTANCE OF ONE HUNDRED TWENTY-EIGHT AND FIVE TENTHS (128.5) FEET; ON THE SOUTH BY LOT NUMBER EIGHT HUNDRED FOURTEEN (814) IN SAID PLAN, A DISTANCE OF ONE HUNDRED TWENTY-EIGHT AND FIVE TENTHS (128.5) FEET; ON THE EAST BY PARK AVENUE, A DISTANCE OF FORTY (40) FEET; AND ON THE WEST BY LOT NUMBER EIGHT HUNDRED SIX (806) IN SAID PLAN, A DISTANCE OF FORTY (40) FEET.

PARCEL NUMBER: 52-426-109

PROPERTY ADDRESS: 906 Park Avenue, Farrell, PA 16121

JUDGMENT - \$ 15,554.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALLEN HARRISON AND PATRICIA HARRISON AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIM-ITED LIABILITY COMPANY

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

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
JUNE 29, 2018

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-Melrose 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. 2018-00061**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY
MAY 15, 2018

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) NICOLE M. MUNNAL AND LAWRENCE L. MUNNAL JR. 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 KNOWN AS PART OF LOT NUMBER SEVENTEEN (17) IN THE W.H. MOORE GRISWOLD WAY PLAN OF LOTS, AS RECORDED IN THE RECORDS OFFICE OF MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK 1, PAGE 127, AND SAID LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SHENANGO VALLEY FREEWAY AND ON THE EAST LINE OF SOUTH MYERS AVENUE, THENCE NORTH 20 DEGREES 54 MINUTES EAST ALONG THE EAST LINE OF SOUTH MYERS AVENUE A DISTANCE OF TWENTY-TWO (22) FEET TO A POINT; THENCE SOUTH 69 DEGREES 06 MINUTES EAST ALONG THE SOUTH LINE OF LAND NOW OR FORMERLY OF REESE G PHILLIPS ET UX. (AND BEING THE

NORTHERLY FIVE (5) FEET OF SAID LOT NO. SEVENTEEN (17), A DISTANCE OF ONE HUNDRED FIFTY-SEVEN AND FIFTY HUNDREDTHS (157.50) FEET TO A POINT; THENCE SOUTH 20 DEGREES 54 MINUTES WEST, ALONG THE WEST LINE OF THE JOHN C HOFFMAN WHITE AVENUE PLAN, A DISTANCE OF SEVENTY-EIGHT AND EIGHT TENTHS (78.8) FEET TO A POINT ON THE NORTH LINE OF THE SHENANGO VALLEY FREEWAY; THENCE NORTH 49 DEGREES 16 MINUTES WEST ALONG THE NORTH LINE OF THE SAID SHENANGO VALLEY FREEWAY, A DISTANCE OF ONE HUNDRED SIXTY-SEVEN AND FOUR TENTHS (167.4) FEET TO THE PLACE OF BEGINNING. IN ACCORDANCE WITH A SURVEY BY JOSEPH HARRIS, ENGINEER, DATED JANUARY 14, 1968.

TOGETHER WITH ALL AND SINGULAR, THE SAID PROPERTY, IMPROVEMENTS, WAYS, WATERS, WATER COURSES, RIGHTS, LIBERTIES, PRIVILEGES, HIEREDITAMENTS 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, INTEREST, PROPERTY, CLAIM AND DEMAND WHATSOEVER, OF THE SAID PARTY OF THE FIRST PART, IN LAW, EQUITY OR OTHERWISE HOWSOEVER, OF, IN AND TO THE SAME AND EVERY PART THEREOF.

PARCEL # - 4-AD-65

PROPERTY ADDRESS: 343 South Myers Avenue, Sharon, PA 16146 Mercer County

JUDGMENT - \$ 65,179.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NICOLE M. MUNNAL AND LAWRENCE L. MUNNAL JR. AT THE SUIT OF THE PLAINTIFF DITECH FINANCIAL LLC

**WRIT OF EXECUTION
NO. 2017-03175**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
JUNE 18, 2018

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JESSICA R. FELTENBERGER, AKA JESSICA R. LAW IN AND TO:

All that certain piece or parcel of land situate on the easterly side of the Greenville-Mercer Improved State Highway, being the northerly twenty (20) feet of Lot No. 11 in Henlein Little Farms, a plan of which is duly recorded in the office of the recorder of deeds for Mercer County, Pennsylvania, in Plan Book 2, Page 29. Said land being situate in Hempfield Township, Mercer County, Pennsylvania, same being more particularly bounded and described as follows:

On the North for a distance of 584.10 feet by Lot No. 10; on the East for a distance of 20 feet by a 16-foot roadway between property conveyed and Bessemer and

Lake Erie Railroad Ko line; on the South for a distance of 587 feet, more or less, by remaining part of Lot No. 11; and on the West for a distance of 20 feet by the Greenville Mercer Improved State Highway.

And also:

All that certain lot or parcel of land being Lot No. 10 in the Henlein. "Little Farms" Plan which is duly recorded in the proper office of Mercer County, Pennsylvania, in Plan Book 2, Page 29, said Lot No. 10 being situate in Hempfield Township, Mercer County, Pennsylvania, and is more particularly bounded and described as follows:

On the North by Lot No. 9, said Henlein "Little Farms", owned now or formerly by LR Trezona; on the East by a 16 foot roadway or alley; on the South by Lot No. 11, said Henlein "Little Farms", owned now or formerly by LH Henry; and on the west by the Greenville Mercer Improved State Highway fronting 60 feet on said highway and extending easterly therefrom the same width a distance of 578.4 feet on the northerly line, the southerly line being 584.1 feet all as shown on recorded plan.

Subject to any and all matters shown on Henlein Little Farms as set forth in Plan Book 2, Page 29.

SUBJECT PROPERTY ADDRESS: 372 Mercer Road, Greenville, PA 16125

Being the same property conveyed to Jessica R. Feltenberger who acquired title by virtue of a deed from Jessica R. Law, n/k/a Jessica R. Feltenberger, dated September 18, 2014, recorded September 24, 2014, at Document ID 2014-00009934, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID:
09-069-032-011, 09-069-032

JUDGMENT - \$107,343.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JESSICA R. FELTEN-BERGER, AKA JESSICA R. LAW AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2017-02974**

MARTHA E VON ROSENSTIEL PC
PLAINTIFF'S ATTORNEY
JUNE 15, 2018

LEVIED ON THE FOLLOWING

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

PARCEL ONE:

ALL THAT CERTAIN piece or pared of land situate in South Pymatuning Township, Mercer County, Pennsylvania, being bounded and described as follows:

BOUNDED on the North by lands now or formerly of W.T. Vernon; on the East by lands now or formerly of W.T. Vernon; and on the West by a public highway known as Sharpsville-Orangeville Pinchot Road. Having a frontage of 100 feet on the Sharpsville-Orangeville Pinchot Road, and extending Eastwardly of uniform width a distance of 436 feet and containing 1 acre of land more or less. The Northwest corner of the land herein described is 240 feet South of the

Northwest corner of the now or former W.T. Vernon farm.

PARCEL TWO:

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

BEGINNING at a point 200 feet South of the Northwest corner of land now or formerly of Claude M. Larry, et ux; Thence South along the Sharpville-Orangevilk Pinchot Road, a distance of 40 feet to the Northwest corner of Parcel One above described; thence East along the North line of said Parcel One above described a distance of 436 feet to a point on the West line of land now or formerly of Myers; thence North along the West line of said land now or formerly of Myers a distance of 40 feet to a point thence West along the line of land now or formerly of Larry, a distance of 436 feet to the place of beginning; the West line of land herein described being 21 feet from the center line of said Sharpville-Orangeville Pinchot Road.

IMPROVEMENTS: Residential dwelling TITLE TO SAID PREMISES VESTED IN Kimberly A. Parquette, single and unmarried by deed from Thomas M. Haluska and Amanda M. Haluska, husband and wifedated 7/21/2004 and recorded 7/21/2004 as Instrument Number 2004-012917

Tax ID # 28 118 093

LOCATION - 3850 SENECA ROAD, SHARPSVILLE PA

JUDGMENT - \$ 85,624.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KIMBERLY A. PARQUETTE 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. 2017-03764**

MCCABE WEISBERG & CONWAY PC
PLAINTIFF'S ATTORNEY

JUNE 19, 2018

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH P. SMITH AND REBECCA A. SMITH IN AND TO:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE BOROUGH OF MERCER, FORMERLY COOLSPRING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO. 1 IN THE MERCER GRANDVIEW ALLOTMENT NUMBER ONE AS RECORDED IN MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK NO. 3, AT PAGE 217, AND LOT BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE MERCER AND CLARKSVILLE PUBLIC ROAD, ALSO KNOWN AS MAPLE STREET EXTENSION, AT THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF WILLIAM AND HAZEL (ERRONEOUSLY MENTIONED AS THE

SOUTHWEST CORNER IN DEED TO GENEVIEVE B. SCHELL, RECORDED IN 1952 AT DEED BOOK M, VOLUME 20, PAGE 321, RECORDS OF MERCER COUNTY, PENNSYLVANIA); THENCE NORTH 28 DEGREES 9 MINUTES WEST (ERRONEOUSLY STATED AS NORTH 28° 9' EAST IN DEED TO GENEVIEVE B. SCHELL, RECORDED IN 1952 AT DEED BOOK M, VOLUME 20, PAGE 321, RECORDS OF MERCER COUNTY, PENNSYLVANIA) ALONG THE CENTER OF SAID ROAD A DISTANCE OF 85.2 FEET TO A POINT; THENCE IN A NORTH EASTERLY DIRECTION ALONG LOT NO. 2 IN SAID ALLOTMENT, NOW OWNED BY WILLIAM B. CUMMINGS, FOR A DISTANCE OF 228.6 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION ALONG LAND NOW OR FORMERLY OF JOSEPH AND VIRGINIA TIERNAN, FOR A DISTANCE OF 272.1 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG LAND NOW OR FORMERLY OF WILLIAM AND HAZEL MCLAUGHLIN, FOR A DISTANCE OF 251 FEET TO THE CENTER OF THE MERCER AND CLARKSVILLE PUBLIC ROAD TO THE PLACE OF BEGINNING.

Being known as: 360 North Maple Street, Mercer, Pennsylvania 16137

BEING THE SAME PREMISES WHICH Joseph P. Smith and Rebecca A. Smith by deed dated July 18, 2013 and recorded July 19, 2013 in Instrument Number 2013-00012030, granted and conveyed unto Joseph P. Smith.

TAX I.D. #: 65 584 094

JUDGMENT - \$ 67,894.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH P. SMITH AND REBECCA A. SMITH AT THE SUIT OF THE PLAINTIFF CITIZENS BANK N.A. F/K/A RBS CITIZENS N.A.

**WRIT OF EXECUTION
NO. 2018-00628**

PHELAN HALLINAN DIAMOND & JONES, LLP

PLAINTIFF'S ATTORNEY

JUNE 15, 2018

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRIAN CURRIE 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: Beginning at a point on the North line of Griswold Way, which said point is fifty-one (51) feet West of the West line of Service Avenue; thence in a Northerly direction along the West line of land now or formerly of D.G. Bastress (which said line is parallel with Service Avenue), a distance of one hundred twelve (112) feet to other land now or formerly of D.G. Bastress; thence extending Westwardly along a line parallel with Griswold Way, a distance of forty-five (45) feet, thence extending Southwardly along a line parallel with Service Avenue a distance of one hundred twelve (112) feet to the North line of Griswold Way; thence extending Eastward along Griswold

Way, a distance of forty-five (45) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN BRIAN CURRIE, SINGLE, by Deed from BRUCE A. FARNSWORTH A/K/A BRUCE ALLEN FARNSWORTH, Dated 10/31/2001, Recorded 11/01/2001, in Book 377, Page 149.

Tax Parcel: 4-AR-27

Premises Being: 1279 GRISWOLD STREET, SHARON, PA 16146-3164

JUDGMENT - \$ 73,095.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRIAN CURRIE AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.

**WRIT OF EXECUTION
NO. 2018-00960**

PHELAN HALLINAN DIAMOND & JONES, LLP

PLAINTIFF'S ATTORNEY

JULY 11, 2018

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DONNIE R. PARSONS, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF ROSELYN L. PARSONS IN AND TO:

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

Beginning at the Southwest corner of the parcel herein described in the centerline of S.R. 2006 a/k/a Blacktown Road; thence North 3 degrees 33' East 385.24 feet to a point; thence South 87 degrees 14' 30" East 288.96 feet along Lot No. 1 to a point; thence South 00 degrees 47' West 357.89 feet to a point in the centerline of S.R. 2006; thence South 87 degrees 38' West 307.86 feet along the centerline of said road to a point, the place of beginning. Containing 2.36 acres excluding the right of way all as more specifically set forth in the parcel identified as "Remaining land of Robert H. Steese" in the survey dated April 23, 1999, recorded at 1999 P.L. No. 10855-125.

TITLE TO SAID PREMISES IS VESTED IN ROSELYN L. PARSONS, by Deed from CARRIE JO STEESE, EXECUTRIX OF THE ESTATE OF ROBERT H. STEESE, AKA, ROBERT HAROLD STEESE, DECEASED, Dated 06/23/2006, Recorded 07/03/2006, Instrument No. 2006-00009821.

Mortgagor ROSELYN L. PARSONS died on 06/02/2015, leaving a Last Will and Testament dated 11/06/2008. Letters Testamentary were granted to DONNIE R. PARSONS on 04/20/2016 in MERCER COUNTY, No. 2016-00167. The Decedent's surviving devisee is DONNIE R. PARSONS.

Tax Parcel: 22 205 125

Premises Being: 433 BLACKTOWN ROAD, GROVE CITY, PA 16127-4303

JUDGMENT - \$ 81,996.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONNIE R. PARSONS, IN HIS CAPACITY AS

EXECUTOR AND DEVISEE OF THE ESTATE OF ROSELYN L. PARSONS AT THE SUIT OF THE PLAINTIFF DITECH FINANCIAL LLC

**WRIT OF EXECUTION
NO. 2017-03511**

POWERS TURN & ASSOCIATES LLC
PLAINTIFFS ATTORNEY

MAY 29, 2018

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ALEXANDER VISKOVA TOFF AKA VISKOVA TOFF ALEXANDER AS ADMINISTRATOR OF THE ESTATE OF JACLYN J. GIER, DECEASED IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE VILLAGE OF NORTH LIBERTY, LIBERTY TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

FIRST: ON THE NORTH BY THE COURTNEY HILL PUBLIC ROAD; ON THE EAST BY LANDS OF NOW OR FORMERLY W. S. GEORGE; ON THE SOUTH BY LAND OF NOW OR FORMERLY R. W. CARR, AND ON THE WEST BY THE MERCER-BUTLER PUBLIC ROAD; CONTAINING ONE-FIFTY (1/5) OF AN ACRE, MORE OR LESS.

ALSO

SECOND: THAT CERTAIN PIECE OR PARCEL OF LAND ADJOINING THE VILLAGE OF NORTH LIBERTY, COUNTY OF MERCER AND STATE OF PENNSYLVANIA, BOUNDED AS FOLLOWS:

ON THE NORTH BY LAND OF NOW OR FORMERLY W. B. SMITH; ON THE EAST BY LAND OF NOW OR FORMERLY W. S. GEORGE; ON THE SOUTH BY THE SAME, AND ON THE WEST BY THE MERCER-BUTLER ROAD; CONTAINING THREE-FIFTHS (3/5) OF AN ACRE, MORE OR LESS.

BEING KNOWN AS: 2911 MERCER BUTLER PIKE, GROVE CITY, PA 16127

PARCEL #117-228-108

BEING THE SAME PREMISES which Regis M. Matz and Stacy M. Matz, by Deed dated December 18, 2003 and recorded January 2, 2004 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 485, Page 1798, granted and conveyed unto JACLYN GIER.

JUDGMENT - \$ 70,162.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ALEXANDER VISKOVA TOFF AKA VISKOVA TOFF ALEXANDER AS ADMINISTRATOR OF THE ESTATE OF JACLYN J. GIER, DECEASED AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

**WRIT OF EXECUTION
NO. 2018-01018**

PURCELL KRUG & HALLER
PLAINTIFF'S ATTORNEY

JUNE 15, 2018

LEVIED ON THE FOLLOWING

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

ALL that certain piece, parcel or lot of land situate in the Borough of Greenville, Mercer County, Pennsylvania, being known and numbered as Lot No. 16 in Gillespie and Dwyer Addition to the Borough of Greenville and bounded on the north by lot formerly of Gillespie and Dwyer; on the east by Second Street; on the south by lot formerly of George Hawks; and on the west by a 16 foot alley; being in size 60 feet fronting on Second Street and extending of that width back 120 feet.

HAVING THEREON erected a dwelling known and numbered as: 124 NORTH 2ND STREET GREENVILLE, PA 16125 PARCEL NO. 55-13990

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.

BEING THE same premises which John F. and Sue Ann Love, by deed dated September 24, 1997 and recorded October 7, 1997 at Mercer County Deed Book 245, page 1047, granted and conveyed unto John S. Sherman and Phyllis J. Sherman. John S. Sherman is deceased. Upon his death, title to the subject premises vested in his wife, Phyllis J. Sherman, by operation of law.

TO BE SOLD AS THE PROPERTY OF PHYLLIS J. SHERMAN UNDER MERCER COUNTY JUDGMENT NO. 2018-1018

JUDGMENT - \$ 35,970.73

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PHYLLIS J. SHERMAN AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK

**WRIT OF EXECUTION
NO. 2017-03039**

RICHARD M. SQUIRE & ASSOCIATES LLC
PLAINTIFF'S ATTORNEY
JUNE 27, 2018
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JENNIFER DUBRASKY, JOHN A. DUBRASKY AND UBER FARMS, LP IN AND TO:

ALL THAT CERTAIN lot or parcel of land situate in Jefferson Township in the County of Mercer, Commonwealth of Pennsylvania, as shown on the subdivision Plan of Lots known as Strosser Plan, recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book 19, Page 3, and being more particularly described as follows:

BEGINNING at a post, which point of beginning is the intersection of the center

line of a public road known as Golf Road, also known as T-759 with the center line of a public road known as Grove Road, also known as L.R. 43040, such point of beginning the Southwest corner of land conveyed by the deed; thence North 6 degrees East along the center line of Grove Road also known as L.R. 43040, a distance of 255 feet to a point; thence South 83 degrees, 53 minutes, 55 seconds East along other land of the grantor a distance of 441.22 feet to a point; thence South 3 degrees, 37 minutes, 55 seconds East along other land of the grantor a distance of 255.95 feet to a point in the center line of Golf Road; thence North 84 degrees, 13 minutes, 20 seconds West along the center line of Golf Road, also known as T-759 a distance of 484.05 feet to a point, which point is the place of beginning and containing 2.684 acres more or less.

BEING THE SAME PREMISE which Lawrence E. Strosser and Roberta J. Strosser, husband and wife, by Deed dated March 23, 2007 and recorded March 27, 2007, in the Office of the Recorder of Deeds in and for the County of Mercer, as Instrument No. 2007-00003887, granted and conveyed unto John A. Dubrasky and Dubrasky, husband and wife, in fee.

LOCATION-225 GOLF RD., MERCER PA

JUDGMENT - \$185,108.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JENNIFER DUBRASKY, JOHN A. DUBRASKY AND UBER FARMS, LP AT THE SUIT OF THE PLAINTIFF CARRINGTON MORTGAGE SERVICES, LLC

**WRIT OF EXECUTION
NO. 2018-00876**

RICHARD M. SQUIRE & ASSOCIATES LLC
PLAINTIFF'S ATTORNEY
JULY 5, 2018

LEVIED ON THE FOLLOWING

ALL THE RIGI IT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GEORGE R. EATON, JR., SOLELY AS EXECUTOR OF THE ESTATE OF DORIS M. EATON, A/K/A DORIS ELIZABETH EATON, A/K/A DORIS E. EATON, DECEASED AND UNKNOWN TRUSTEES, BENEFICIARIES, SETTLORS AND/OR OTHER ENTITIES RECEIVING UNDER OR FROM THE DORIS M. EATON TRUST, DATED DECEMBER 29, 1995 IN AND TO:

ALL THOSE certain pieces or parcels of land situate in Pine Township, Mercer County, Pennsylvania, known and numbered as Lots 52 and 52-A in the Plan of Lots of Edward A. Hummel, dated December 1974 as shown on survey of William J. Lucas, Registered Engineer for Lot 52, and in the Plan of Lots of Edward A. Hummel, dated November 17, 1978, as shown on survey of Ronald P. Bittler, Professional Engineer for Lot 52-A, Records of Mercer County, Pennsylvania, said lots being bounded and described as follows:

LOT 52

ALL THAT tract of land situate in Pine Township, Mercer County, Pennsylvania,

as fully bounded and described as follows:

BEGINNING in the center of a public road known as the Enterprise Road at the Northeast corner of the land herein described; thence South 29 degrees, 15 minutes, 30 seconds East by other lands of Edward A. Hummel and wife, 262.49 feet; thence Westerly by other lands of Hummel, 105.86 feet; thence continuing in a Westerly direction by other lands of Hummel, 44.23 feet; thence North 29 degrees, 15 minutes, 30 seconds West by Lot No. 53, 256.20 feet to a point in the center line of said public road; thence North 60 degrees, 44 minutes, 30 seconds East by the center line of said public road, 150.00 feet to the place of beginning.

LOT 52-A

ALL THAT tract of land situate in Pine Township, Mercer County, Pennsylvania, as fully bounded and described as follows:

BEGINNING in the center of a public road known as the Enterprise Road at the Northeast corner of the land herein described; thence South 29 degrees, 15 minutes, 30 seconds East by other lands of Ethel Hummel, 262.85 feet to an iron pin; thence South 62 degrees, 46 minutes, 30 seconds West by other land of Hummel, 10.00 feet to an iron pin; thence North 29 degrees, 15 minutes, 30 seconds West by Lot No. 52, now owned by George R. and Doris E. Eaton, 262.49 feet to a point in the centerline of said public road; thence North 60 degrees, 22 minutes, 30 seconds East by the centerline of said public road, 10.00 feet to the place of beginning.

PARCEL NO. 22-206-179

BEING KNOWN AS 734 Enterprise Road, Grove City, PA 16127

BEING THE SAME PREMISES which Doris E. Eaton, a/k/a Doris M. Eaton, a widow, by Deed dated February 16, 1996 and recorded September 23, 1996, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Book 221, Page 442, as Instrument No. 96-13934, granted and conveyed unto Doris E. Eaton, Trustee, under Trust Agreement dated December 29, 1995, said trust being a Revocable, Grantor Living Trust with Doris E. Eaton being both Grantor and Trustee under said Trust.

JUDGMENT - \$212,699.63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GEORGE R. EATON, JR., SOLELY AS EXECUTOR OF THE ESTATE OF DORIS M. EATON, A/K/A DORIS ELIZABETH EATON, A/K/A DORIS E. EATON, DECEASED AND UNKNOWN TRUSTEES, BENEFICIARIES, SETTLORS AND/OR OTHER ENTITIES RECEIVING UNDER OR FROM THE DORIS M. EATON TRUST, DATED DECEMBER 29, 1995 AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT

**WRIT OF EXECUTION
NO. 2018-01395**

SHAPIRO & DENARDO LLC
PLAINTIFF'S ATTORNEY
JULY 12, 2018

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH S. GAYDEK AND DEBORAH A. GAYDEK A/K/A DEBORAH A. THOMPSON IN AND TO:

ALL THAT CERTAIN, piece or parcel of land situate in Lackawannock Township, Mercer County, Pennsylvania, bounded and described a follows;

BEGINNING at the Northwest corner of the tract of land herein conveyed at a point on the center of the Greenfield-New Wilmington Road; THENCE, Eastwardly along lands now or formerly of J.W. Gault, a distance of 396 feet to a stake; THENCE, Southwestwardly along lands of David W. and Virginia S. Lehto, formerly lands of Herbert Hugh Bell, a distance of 365.63 feet, more or less, to an iron pin, which is the Northeast corner of lands of William H. Byers, Jr., and wife; THENCE Westwardly along the North line of Lands of William H. Byers, Jr., and Patricia C. Byers, a distance of 332.37 feet to an iron pin in the center of the said Greenfield-New Wilmington Road; THENCE, northwardly along the center line of the said Greenfield-New Wilmington Road, a distance of 287.79 feet, more or less, to the place of beginning.

IN ACCORDANCE with the provisions of "the Solid Waste Management Act of 1980." We, the undersigned Grantors, hereby certify to our actual knowledge that there is not presently, nor has there ever been, any disposal of "hazardous waste" on the piece or parcel of land herein conveyed.

BEING TAX PARCEL NO. 15-186-037

BEING KNOWN AS 400 Greenfield Road, New Wilmington, PA 16142

BEING the same premises in which Albert C.F. Smith, single, by deed dated 11/30/1995 and recorded 12/08/1995 in the Office of the Recorder of Deeds in and for the County of Mercer, Commonwealth of Pennsylvania, in Deed Book 202 Page 463 granted and conveyed unto Deborah A. Thompson and Joseph Gaydek.

JUDGMENT - \$109,617.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH S. GAYDEK AND DEBORAH A. GAYDEK A/K/A DEBORAH A. THOMPSON AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2045-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG

**WRIT OF EXECUTION
NO. 2015-03701**

SHAPIRO & DENARDO LLC
PLAINTIFF'S ATTORNEY
JUNE 18, 2018

LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, formerly Borough of Sharon, County of Mercer and State of Pennsylvania being

Lot No. 6 of the Buhl Place Plan of Lots, as surveyed for Charles S. Flower and recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book Two (2), Page 89. Said lot hereby conveyed being bounded and described as follows, to-wit;

North by Lot No. 5 of said Plan; East by Buhl Court, formerly Buhl Place; South by Lot No. 7 of said Plan; and West by land formerly owned by Simon Perkins, Jr. Having a frontage on said Buhl Court of forty-eight (48) feet and extending back of uniform width on the north line a distance of seventy-nine and eighty-six hundredths (79.86) feet and on the south line a distance of eighty and forty-five hundredths (80.45) feet.

BEING PARCEL #4-C-6

BEING THE SAME PREMISES which Annette S. Pomponio and Michael Pomponio, her husband, by Deed dated 11/25/98 and recorded 12/03/98 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Book 0281, Page 2146, and Instrument #98-23375, granted and conveyed unto Carol Valla, in fee.

LOCATION- 84 BUHL COURT, SHARON PA

JUDGMENT - \$ 74,378.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CAROL L. VALLA A/K/A CAROL VALLA AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2017-02491**

TUCKER ARENSBERG PC
PLAINTIFF'S ATTORNEY
JUNE 22, 2018

LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of real estate situate in the Borough of Stoneboro, Mercer County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at the northeast corner of the land hereby conveyed; thence westwardly by Walnut Street a distance of one hundred ten (110) feet to lot of Russell W. Chisholm; thence southwardly by said Russell W. Chisholm a distance of ninety (90) feet to a concrete block wall; thence eastwardly by said concrete block wall and land of Mohnney a distance of twenty-four (24) feet to a point; thence southwardly by land of Mohnney a distance of thirty (30) feet to a point; thence eastwardly by other land of Mohnney a distance of eighty (80) feet to land of Wm. J. Clark Heirs; thence northwardly by land of said Wm. J. Clark Heirs a distance of one hundred thirty-seven (137) feet to the place of beginning at Walnut Street.

ALSO a right way of way for the purpose of ingress and egress, fifteen (15) feet in width extending from the south line of the land hereby conveyed; thence directly southwardly to a private lane, and over said private lane to an alley.

BEING the same property which Clifford C. Canon, single, granted and conveyed unto Richard L. Amos and Virginia B. Amos, his wife by deed dated May 20, 1965 and recorded May 24, 1965 in the Recorder's Office of said County in Deed Instrument # 1965 DR 1088.

THE said Richard L. Amos having died February 26, 1999, 1184 Walnut Street, Stoneboro, Pennsylvania 16153

MERCER COUNTY TAX PARCEL I.D. NO. 74-867-158

JUDGMENT - \$ 46,677.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) VIRGINIA AMOS A/K/A VIRGINIA B. AMOS AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

**WRIT OF EXECUTION
NO. 2018-00124**

TUCKER ARENSBERG PC
PLAINTIFF'S ATTORNEY
JUNE 27, 2018

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) FRANK ANDREW FREUND, II A/K/A FRANK A. FREUND AND CYNTHIA ANN FREUND A/K/A CYNTHIA A. FREUND IN AND TO:

ALL that certain piece or parcel of land situate in Hermitage (formerly Hickory Township), Mercer County, Commonwealth of Pennsylvania, being Lot No. Thirty-six (36) in the A.I. Baker Plan of Lots as of Record in Mercer County Records in Plan Book 2, Page 91, and being more particularly bounded and described as follows:

ON the north by Lot No. 37 in said plan, a distance of two hundred one (201) feet on the east by Baker Avenue, a distance of sixty-two (62) feet; on the south by Lot No. 35 in said plan, a distance of two hundred one (201) feet, more or less; and on the west by land now or formerly of Shaffer, a distance of sixty-two (62) feet.

BEING the same property which Sandra King O'Hara, Executrix under the Last Will and Testament of Grace H. King, deceased, granted and conveyed unto Frank Andrew Freund, II and Cynthia Ann Freund, husband and wife by deed dated April 24, 1984 and recorded May 16, 1984 in the Recorder's Office of said County in Deed 84 DR 1460.

66 Baker Avenue, Hermitage, Pennsylvania 16148

MERCER COUNTY TAX PARCEL I.D. NO. 12-330-146

JUDGMENT - \$ 55,507.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FRANK ANDREW FREUND, II A/K/A FRANK A. FREUND AND CYNTHIA ANN FREUND A/K/A CYNTHIA A. FREUND AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

**WRIT OF EXECUTION
NO. 2017-03382**

WARREN R KECK III

PLAINTIFF'S ATTORNEY

JUNE 8, 2018

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RAYMOND M. COOK AND KRISTIN L. COOK IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Village of Hadley, Perry Township, Mercer County, Pennsylvania, and bounded and described as follows, to wit:

COMMENCING at a post at the northwest corner of said lot at an alley; thence along Mill Road 160 feet to a post at the Public Road; thence along said Public Road 100 feet, more or less to a post at the Jane Hill property line; thence along said line 160 feet to an alley; thence along said alley to the place of beginning. Containing .37 acres of land, more or less.

LOCATION - 1091 FREDONIA ROAD, HADLEY PA

JUDGMENT - \$ 31,502.19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RAYMOND M. COOK AND KRISTIN L. COOK AT THE SUIT OF THE PLAINTIFF GARY F. WALKER

**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. - August 14, 21, 28, 2018