

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

Digital Edition

OCTOBER 23, 2018

VOL. 33 - ISSUE 43

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

BAKER, LEE L. A/K/A BAKER, LEE LAVERNE

2018-601

Late of Pine Twp., Mercer Co., PA
Executor: James L. Baker, 92 Dusty Lane, Grove City, PA 16127
Attorney: Raymond H. Bogaty

BEAVER, NILA A.

2018-552

Late of Greenville Boro, Mercer Co., PA
Executrix: Rebecca A. Johns, 3515 Basil Dr., Hermitage, PA 16148
Attorney: Jason R. Dibble

LACKEY, DARREN G. A/K/A LACKEY, DARREN GRUBER

2018-596

Late of Sandy Creek, Mercer Co., PA
Executrix: Lucinda L. Lackey, 1706 Bachop Rd., Clarks Mills, PA 16114
Attorney: James E. Douglas

MUSSER, FRANK R.

2018-606

Late of Sandy Lake Twp., Mercer Co., PA
Executor: David J. Musser, 1247 Oak Ridge Ave., State College, PA 16801
Attorney: Timothy R. Bonner

PFAFF, KENNETH C.

2018-608

Late of Delaware Twp., Mercer Co., PA
Executrix: Cheryl A. Melvin, 500 Donation Rd., Greenville, PA 16125
Attorney: Plimpton L. Graul, Jr.

STEINGRABE, GEORGE H. A/K/A STEINGRABE, GEORGE

2018-609

Late of West Middlesex Boro, Mercer Co., PA
Executor/Executrix: Frank R. Benic, 3725 Pleasant Dr., Hermitage, PA 16148; Marilyn Benic, 3725 Pleasant Dr., Hermitage, PA 16148
Attorney: Chester B. Scholl, Jr.

WOODWORTH, FRED E.

2018-603

Late of Greene Twp., Mercer Co., PA
Executor: Douglas E. Woodworth, 495 Herrondale West Rd., Henry, TN 38231
Attorney: Jason R. Dibble

SECOND PUBLICATION

DODDO, AMY J.

2017-041

Late of Hempfield Twp., Mercer Co., PA
Administratrix: Susan E. Holzshu, 38 Donation Rd., Greenville, PA 16125
Attorney: None

EUTSEY, SARAH ELLEN A/K/A EUTSEY, SARAH E. A/K/A EUTSEY, SARAH

2018-573

Late of Hempfield Twp., Mercer Co., PA
Executor: Stephen H. Eutsey a/k/a Stephen Henry Eutsey, 34 Bentley Ave., Greenville, PA 16125
Attorney: Ted Isoldi

FERRY, ROBERT L.

2018-595

Late of West Salem Twp., Mercer Co., PA
Executor: James R. Ferry, 206 W. Windridge Rd., Greenville, PA 16125
Attorney: Plimpton L. Graul, Jr.

KNIGHT, JOHN NATHAN JR. A/K/A KNIGHT, JOHN N. A/K/A KNIGHT, JOHN JR. A/K/A KNIGHT, MUGGS

2018-591

Late of Hermitage, Mercer Co., PA
Executor: John N. Knight III, 881 Bechtol Ave., Sharon, PA 16146
Attorney: James M. Goodwin

McEACHERN, DANIEL W., JR.

2018-585

Late of West Middlesex Boro, Mercer Co., PA
Executor: Michael W. McEachern, 57 Elliot Rd., West Middlesex, PA 16159
Attorney: James A. Stranahan, IV

MONTGOMERY, DONALD W.

2018-588

Late of Worth Twp., Mercer Co., PA
Executor: Dennis L. Montgomery, 2511 Sandy Lake-Grove City Rd., Stoneboro, PA 16153

Attorney: Timothy L. McNickle

SHAGINAW, EDWARD F. A/K/A

SHAGINAW, EDWARD

FREDERICK

2018-590

Late of Jackson Twp., Mercer Co., PA
Executrix: Janice A. Branson, 853 S. Canal St., Pittsburgh, PA 15212
Attorney: David A. Ristvey

TRUMAN, JOSEPH F.

2018-571

Late of Grove City Boro, Mercer Co., PA
Administratrix: Deborah M. Bowser, 124 Whitestown Rd., Lyndora, PA 16045

Attorney: Thomas J. May, Dillon McCandless King Coulter & Graham L.L.P., 128 West Cunningham St., Butler, PA 16001 724-283-2200

WAREHAM, JOHN A. A/K/A

WAREHAM, JOHN AYERS A/K/A

WAREHAM, JACK

2018-587

Late of Sharon, Mercer Co., PA
Executor/Executrix: Timothy P. Wareham, 180 Chittenden Ave., Tuckahoe, NY 10707; Cheryl L. Caszatt a/k/a Cheryl Cascatt, 3565 Tiffany Lane, Hermitage, PA 16148

Attorney: Chester B. Scholl, Jr.

WOODARD, JOANNE MARIE

2018-534

Late of Grove City Boro, Mercer Co., PA
Executor/Executrix: Ryan D. Stone, 46 Teaberry Lane, Grove City, PA 16127; Jennifer N. Stone, 46 Teaberry Lane, Grove City, PA 16127

Attorney: None

YARIAN, LUKE ALLEN, SR. A/K/A

YARIAN, LUKE A., SR.

2018-572

Late of Springfield Twp., Mercer Co., PA
Administratrix: Sandra A. Yarian, 884 Leesburg Station Rd., Volant, PA 16156
Attorney: Raymond H. Bogaty

THIRD PUBLICATION

LIPINSKI, THOMAS JOHN A/K/A LIPINSKI, THOMAS J. A/K/A LIPINSKI, THOMAS

2018-582

Late of West Middlesex Boro, Mercer Co., PA

Administratrix: Barbara L. Lipinski, 3110 Main St., West Middlesex, PA 16159

Attorney: Ted Isoldi

MOSS, MARY M.

2018-500

Late of West Salem Twp., Mercer Co., PA
Executor: Richard P. Moss, 241 Iraquois Dr., New Castle, PA 16105

Attorney: Mark C. Coulson, 420 Ft. Duquesne Blvd., 16th Floor, 1 Gateway Center, Pgh, PA 15222 (412) 454-0200

STOCK, IRETTA E.

2018-586

Late of Hermitage, Mercer Co., PA
Executrix: Letty Michelle Harris, 98 Williamson Rd., Greenville, PA 16125
Attorney: Jason R. Dibble

TAKACS, STEPHEN GARY A/K/A

TAKACS, STEPHEN G. A/K/A

TAKACS, STEPHEN

2018-580

Late of Cobb Co., Georgia
Administratrix: Patricia L. Takacs a/k/a Patricia L Light Takacs, a/k/a Patti Light a/k/a Patti Light Takacs, 440 Easton Rd., Hermitage, PA 16148

Attorney: Chester B. Scholl, Jr.

ZIMMER, JEAN M. A/K/A ZIMMER, JEAN A. A/K/A ZIMMER, JEAN

2018-557

Late of Sandy Lake Twp., Mercer Co., PA
Executor: Gary A. Zimmer, 111 Creek Rd., Sandy Lake, PA 16145

Attorney: Noah A. Erde, 911 Diamond Park, Meadville, PA 16335 (814) 807-1071

LEGAL NOTICE

Notice is hereby given of the administration of The Andrea M. West Revocable Living Trust Agreement Dated May 24, 2002. The Settlor, Andrea M. West, formerly of the City of Hermitage, Pennsylvania, passed away on July 2, 2018. All persons having claims against said Trust are requested to make the same known to the Trustee or her attorney named below, and all person indebted to the Trust are requested to make payment to the undersigned without delay.

Dorothy G. Stefanak
c/o David A. Ristvey, Esq.
Lewis and Ristvey, P.C.
P.O. Box 1024
Hermitage, PA 16148

or her attorney:

David A. Ristvey, Esquire
LEWIS AND RISTVEY, P.C.

689 North Hermitage Road
PO Box 1024
Hermitage, PA 16148
M.C.L.J. – October 23, 2018

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 5TH day of OCTOBER, 2018, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is KTR VENTURE GROUP INC.
M.C.L.J. – October 23, 2018

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on October 5, 2018, for Vertex Talent Group, LLC, located at 491 Mercer Road, Greenville, PA, Mercer County, Pennsylvania, 16125. The principal business activity to be engaged in is executive search, recruitment, and consulting.

The Corporation is incorporated under the provisions of the Business Corporation Law of 1988, 15 Pa.C.S.A. § 2301 et seq.

Jack W. Cline, Esquire
Stranahan, Stranahan & Cline
101 S. Pitt St., P. O. Box 206
Mercer, PA 16137-0206
M.C.L.J. – October 23, 2018

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of GOULD FINANCIAL with its principal office or place of business at 160 S. BROAD ST., GROVE CITY, PA 16127. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: JONATHAN A. GRAESER & LUCAS R. MICHAEL, 160 S. BROAD ST., GROVE CITY, PA 16127.
M.C.L.J. – October 23, 2018

Dustin Gould
Phlat Rate Moving
October 16, 2018 Notice is hereby given that the undersigned, Dustin Gould and Ajubah Sackor 1309 N Water Ave Hermitage Pa 16148 county of Mercer County pursuant to the requirements of the Department of State, Division of Corporations, is hereby advertising the following fictitious name: Phlat Rate Moving
M.C.L.J. – October 23, 2018

IN THE UNITED STATES
BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF
PENNSYLVANIA

Bankruptcy No.: 18-21185-CMB
Chapter 13
Docket No.:

Response Date: 10/24/2018 Before Noon
Hearing Date & Time: 10/25/2018 at
10:00 AM

IN RE:

David J. Funk,

Debtor

David J. Funk,

Movant

vs.

A First Impression
AFNI, Inc.
Allegheny County
American Express
Capital One
Citizens Bank, NA
Credit Protection Assoc.
First Premier Bank
Kubota Credit Corporation
Law Office of Gregory Javardian, LLC
LVNV Funding
Mercer County Tax Claim Bureau
Portfolio Recovery Associates, LLC
Regina Funk
Starla Lindy Tax Collector
TD RCS Littman Jeweler
TD Retail Card Services
Verizon Wireless
Ronda J. Winnecour, Esq. (Trustee),

Respondents.

**NOTICE OF HEARING ON
SECOND MOTION TO
SELL REAL PROPERTY FREE
AND DIVESTED OF LIENS**

To Respondents and all Creditors and Parties in Interest of the above named Debtor:

NOTICE IS HEREBY GIVEN THAT THE DEBTOR HAS FILED A MOTION TO SELL REAL PROPERTY FREE AND DIVESTED OF LIENS FOR THE FOLLOWING PROPERTY:

2970 Mercer Butler Pike, Slippery Rock, PA 16057

to William O'Toole and Alexa O'Toole for \$252,900.00 according to the terms set forth in the Motion for Sale.

On or before Noon on, October 24, 2018 any *Objections* shall be filed with the U.S. Bankruptcy Court, 5414 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 with a copy served on all interested parties.

A hearing is scheduled for October 25, 2018 at 10:00 AM before Judge Carlota M. Böhm in Courtroom B, 54th Floor, U.S. Steel Building, 600 Grant St., Pittsburgh, PA 15219, *at which time higher/ better offers will be considered and objections to the sale will be heard.*

Date: October 16, 2018
/s/ Matthew M. Herron

Arrangements for inspection prior to said sale hearing may be made with:
Matthew M. Herron, Esq.
The Debt Doctors
607 College Street, Suite 101
Pittsburgh, PA 15222

Tel. (412) 395-6001
Fax (412) 391-2808
mmh@thedebtDoctors.com
M.C.L.J. – October 23, 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 **November 5, 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 PARTIAL ESTATE ACCOUNT

2015-077 Adair, Arthur Sr. a/k/a Adair, Arthur, deceased; Arthur Adair, Jr., Administrator

FIRST AND FINAL ESTATE ACCOUNT

2016-461 Tremmel, Edward A. a/k/a Tremmel, Edward a/k/a Tremmel, Ed, deceased; Laura J. Blaire, Executrix

2017-218 Miodrag, Milos, Sr. a/k/a Miodrag, Milos, deceased; Mirjana Simons, Executrix

2017-432 Stewart, Robert Elton a/k/a Stewart, Robert E. a/k/a Stewart, Robert, deceased; James Robert Stewart and Terri Ann Cocain, Co-Executor/Executrix

2017-583 Piccirilli, Joseph Ralph a/k/a Piccirilli, Joseph R. a/k/a Piccirilli, Joe R., deceased; Thomas J. Piccirilli, Executor

SECOND AND FINAL ESTATE ACCOUNT

2012-651 Zahuranec, Rehart G., deceased; Gregory G. Zahuranec, Executor

FIRST AND FINAL TRUST ACCOUNT

2016-331 Wanchik, Helen L, deceased; Suzanne Glosner, Executrix, David Lewis, Trustee

2017-180 McQuiston, Mary L., deceased; Patricia E. Skiff, Trustee

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. – October 2, 9, 16, 23, 2018

**SHERIFF'S SALE
MONDAY
NOVEMBER 5, 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. 2018-00953**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
JULY 18, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) FAITH O'MARRIE AKA FAITH C. O'MARRIE AND WILLIAM O'MARRIE AKA WILLIAM J. O'MARRIE IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Municipality of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being all of Lot Number Ten (10) and Twenty-five (25) foot strip from the southern end of Lots Numbered Eight (8) and Nine (9) in the Hill and Dale Plan of Lots, and being more particularly bounded and described as follows:

BEGINNING at a point in the center of Armand Avenue, said point being the southeast corner of Lot Number Ten (10); Thence in a westerly direction along the south line of Lot Number Ten (30), a distance of Two Hundred Fifty (250) feet to a point; Thence in a northerly direction, a distance of One Hundred (100) feet to a point on the south line of Lot Number Twenty-four (24) in said plan; Thence in an easterly direction along the north line of Lot Number Ten (10), a distance of Twenty-five (25) feet to a point, said point being the southwest corner of Lot Number Nine (9) in said plan; Thence in a northerly direction along the west line of Lot Number Nine (9), a distance of Twenty-five (25) feet; Thence in an easterly direction in a line parallel with the south line of Lot Number Ten (10), a distance of Two Hundred Twenty-five (225) feet to a point in the center of Armand Avenue; Thence in a southerly direction along the center of said Armand Avenue, a distance of One Hundred Twenty-five (125) feet to a point and the place of beginning.

BEING designated as Tax Parcel # 12-329-341 in the Deed Registry Office of Mercer County, Pennsylvania.

PROPERTY ADDRESS: 990 Armand Avenue, Hermitage, PA 16148

JUDGMENT - \$133,181.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FAITH O'MARRIE AKA FAITH C. O'MARRIE AND WILLIAM O'MARRIE AKA WILLIAM J. O'MARRIE AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

**WRIT OF EXECUTION
NO. 2018-01450**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
AUGUST 14, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RACHEL N. BRITTON, AKA RACHEL N. SCHNEIDER IN AND

TO:

All that tract of land situate in the Borough of Grove City, Mercer County, Pennsylvania, being known as Lot No. 84 in the West View Improvement Company Plan of Lots, and recorded in the Office for the recording Plats in Mercer County, in Plat Book 1, Page 84, being bounded and described as follows:

Bounded on the North by a 12 foot alley, for 50 feet; on the East by Lot No. 83, for 140.38 feet; On the South by Stockton Avenue, for 50 feet; on the West by Lot No. 85, for 140.38 feet.

SUBJECT PROPERTY ADDRESS: 704 Stockton Avenue, Grove City, PA 16127

Being the same property conveyed to Rachel N. Schneider, no marital status shown who acquired title by virtue of a deed from Lucas R. Michael and Abbie T. Michael, husband and wife, dated March 24, 2011, recorded March 25, 2011, at Instrument Number 2011-00002863, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 59-549-209

JUDGMENT - \$ 98,507.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RACHEL N. BRITTON, AKA RACHEL N. SCHNEIDER AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2017-00749**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
JULY 18, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) VICTOR A. PALAZZO, AS ADMINISTRATOR TO THE ESTATE OF KATHLEEN J. TEAGUE, AKA KATHLEEN J. PALAZZO IN AND TO: All that certain piece or parcel of land situate in the Municipality of Hermitage (formerly Hickory Township), County of Mercer, and State of Pennsylvania, being bounded and described as follows:

Beginning at a point on the west side of Oakdale Avenue, which point is the northeast corner of Lot No. 54 in the Oakdale Heights Allotment No. 2, as recorded in the Recorder's Office of Mercer County in Plan Book 2, Page 205, and which also is the southeast corner of land now or formerly of Adam A. Millsop; thence northwardly along the west side of Oakdale Avenue, a distance of 60 feet to a point; thence westwardly parallel with the Sharon-Mercer Road, a distance of 70 feet to a point on the east line of Lot No. 51 in the said Oakdale Heights Allotment No. 2; thence southwardly along the east line of said Lot No. 51, a distance of 60 feet to a point on the north line of Lot No. 54 in said Plan, which point is the southwest corner of land now or formerly of Adam A. Millsop; thence eastwardly along the north line of said Lot No. 54, a distance of 70 feet to the place of beginning.

Being the south 60 feet of an unnumbered lot shown in the said Oakdale Heights Allotment No. 2 and being bounded on

the north by land now or formerly of Adam A. Millsop; on the east by Oakdale Avenue; on the south by Lot No. 54 in said plan; and on the west by Lot No. 51 in said plan; and on the west by Lot No. 51 in said plan.

Also:

All that certain piece or parcel of land situate in the Municipality of Hermitage (formerly Hickory Township), County of Mercer, State of Pennsylvania, being Lot No. 54 in Oakdale Heights Allotment No. 2, said Allotment being recorded in Plan Book 2, page 205, Mercer County Records and said lot being more particularly described as follows:

On the north by Lot No. 51 in said plan and land formerly owned by Lucy Crawford Rankin, a distance of 143.80 feet; on the East by Oakdale Avenue a distance of 49.9 feet; on the south by Lot No. 55 in said plan, a distance of 143.8 feet; and on the west by Lot No. 89 in said plan, a distance of 49.8 feet.

This land is subject to a reservation of all the coal underlying said land as appears in former conveyances and is further subject to the following reservations and restrictions:

- (1) No building shall be erected within 25 feet of the east line of said lot.
- (2) No dwelling shall be erected on said lot at a less cost than \$5,000.00.
- (3) A strip of land five (5) feet in width at the rear of said lot is reserved for public utilities.

SUBJECT PROPERTY ADDRESS: 42 South Oakdale Avenue, Hermitage, PA 16148

Being the same property conveyed to Kathleen J. Palazzo who acquired title by virtue of a deed from Kathleen J. Palazzo and Victor P. Palazzo, husband and wife, dated June 18, 1986, recorded June 23, 1986, at Document ID 86 DR 05416, and recorded in Book 06, Page 1152, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 12 330 037
JUDGMENT - \$ 21,910.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) VICTOR A. PALAZZO, AS ADMINISTRATOR TO THE ESTATE OF KATHLEEN J. TEAGUE, AKA KATHLEEN J. PALAZZO AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2018-01029**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
JULY 17, 2018 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DONALD H. THOMPSON, AKA DONALD H. THOMPSON, JR. AND DYANA L. THOMPSON IN AND TO:

All that certain piece or parcel of land situate in Pymatuning Township, Mercer County, Pennsylvania, being known and numbered as Lot No. Thirty-four (34) in Greencrest Park, as shown on a plan thereof recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 5, Page 83,

and being more particularly bounded and described as follows:

Bounded on the North by Lot No. 33; on the East by Lot No. 38; on the South by Lot No. 35; and on the West by "A" Street, said lot fronting seventy-five (75) feet on "A" Street, and extending back of uniform width a distance of one hundred seventy-five (175) feet.

SUBJECT PROPERTY ADDRESS: 1107 Arlington Drive, Greenville, PA 16125

Being the same property conveyed to Donald H. Thompson, Jr. and Dyana L. Thompson, husband and wife who acquired title by virtue of a deed from The Estate of Ruth M. Hunter, by her Executors Hazel I. Hunter and Earl W. Hunter, dated October 26, 1995, recorded November 14, 1995, at Document ID 95 DR 14738, and recorded in Book 0200, Page 2028, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 23-343-356

JUDGMENT - \$ 28,261.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONALD H. THOMPSON, AKA DONALD H. THOMPSON, JR. AND DYANA L. THOMPSON AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 20 16-00046**

MCCABE WEISBERG & CONWAY
PC PLAINTIFF'S ATTORNEY
AUGUST 15, 2018 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ROSS E. STANEK AND JILL F. STANEK IN AND TO:

ALL THAT CERTAIN place or parcel of land situate in the City of Sharon, County of Mercer and State of Pennsylvania, being known as Lot Number Two Hundred Fifteen (215) in the Second Revision of Plan "A" of the D.G. Stambaugh Plan of Lots, as recorded in the Records of Mercer County, Pennsylvania, in Plan Book 2, Page 261, and being bounded and described as follows;

On the north by Lot Number Two Hundred Fourteen (214) in said Plan, a distance of two hundred and one hundredths (200.01) feet;

On the east by North Myers Avenue, a distance of fifty (50) feet;

On the South by Lot Numbered Two Hundred Sixteen (216), Two Hundred Seventeen (217), Two Hundred Eighteen (218) and Two Hundred Nineteen (219) In said Plan, a distance of two hundred and two tenths (200.2) feet; and

On the west by Lot Numbered One (191) and Hundred Ninety-two (192) In said Plan, a distance of fifty-one and three tenths (51.3) feet.

Being known as: 287 North Myers Avenue, Sharon, Pennsylvania 16146

BEING THE SAME PREMISES WHICH Jane A. Andrews by deed dated August 10, 1999 and recorded August 25, 1999 in Instrument No. 99 DR 15852 and

Deed Book 304 Page 2598, granted and conveyed unto Ross E. Stanek and Jill F. Stanek, husband and wife.

Assessment Control Number 069 015070
TAX Map Number; 2-1-23

JUDGMENT - \$221,057.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROSS E. STANEK AND JILL F. STANEK AT THE SUIT OF THE PLAINTIFF LSF 10 MASTER PARTICIPATION TRUST

**WRIT OF EXECUTION
NO. 2018-00983**

MILSTEAD & ASSOCIATES LLC
PLAINTIFF'S ATTORNEY
JULY 23, 2018 LEVIED ON THE
FOLLOWING

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

ALL that certain piece or parcel of land situate in the City of Hermitage fka Township of Hickory, County of Mercer and State of Pennsylvania, being known as Lot No. 105 in the Clifford Rollinson Plan of Lots, Section "L" and said lot being bounded and described as follows:

COMMENCING at a point in the center line of South Keel Ridge Road, at the Northwest corner of Lot No. 104 in said Section and Plan; thence North 40° 52' West, along the center line of said road, a distance of 104.0 feet to a point; thence North 53° 05' East, along the line of other lands of the party of the first part herein, a distance of 253.7 feet to a point; thence South 34° 07' East, continuing along the line of other lands of the party of the first part herein, a distance of 114.1 feet to an iron pin; thence South 55° 27' West, along the Northerly line of Lot Number 104 in said Section and Plan, a distance of 240.9 feet to a point in the center line of South Keel Ridge Road, the place of beginning.

Title to said Premises vested in Larue Steen by Deed from Gary L. Steen, Deceased and Larue Steen, h/w dated November 15, 2006 and recorded on November 29, 2006 in the Mercer County Recorder of Deeds as Instrument No. 2006-00018015.

Being known as 755 S Keel Ridge Rd, Hermitage, PA 16148

Tax Parcel Number: 12-159-181

JUDGMENT - \$215,271.77

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LARUE STEEN AT THE SUIT OF THE PLAINTIFF U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HEI, ASSET-BACKED CERTIFICATES SERIES 2007- HE1

**WRIT OF EXECUTION
NO. 2018-01828**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S
ATTORNEY
AUGUST 14, 2018 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DONNA L. BLAUSER IN HER

CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF GERALD BOOZELL A/K/A GERALD W. BOOZELL A/K/A GERALD WAYNE BOOZELL A/K/A GW BOOZELL IN AND TO:

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

BEGINNING at a point at the intersection of land of Chraska and a public road;

Thence North along said public road a distance of 200 feet to a point at the intersection of other lands of Peter Blom and the said public road;

Thence East a distance of 800 feet to a point at the intersection of other lands of Peter Blom and Urie;

Thence South a distance of 200 feet at the intersection of Urie and Chraska;

Thence West along land of Chraska a distance 800 feet to a point, the place of beginning.

Containing 4 acres more or less and being 800 by 200 feet.

TITLE TO SAID PREMISES IS VESTED IN GERALD BOOZELL AND JUDITH D. BOOZELL, HUSBAND AND WIFE, by Deed from GERALD BOOZELL AND JUDITH D. BOOZELL, HUSBAND AND WIFE, Dated 07/30/1985, Recorded 08/08/1985, in Book 85, Page 2703.

JUDITH D. BOOZELL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JUDITH D. BOOZELL's death on or about 05/21/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor GERALD BOOZELL A/K/A GERALD W. BOOZELL A/K/A GERALD WAYNE BOOZELL A/K/A GW BOOZELL died on 11/03/2017, leaving a Last Will and Testament dated 06/25/2004. Letters Testamentary were granted to DONNA L. BLAUSER on 02/27/2018 in MERCER COUNTY, No. 43-18-133. The Decedent's surviving devisees are DONNA L. BLAUSER, JAMES P. BOOZELL, and STEPHEN BOOZELL. By executed waivers, JAMES P. BOOZELL and STEPHEN BOOZELL waived their right to be named as defendants in the foreclosure action.

Tax Parcel: 22-192-023

Premises Being: 100 BLOM ROAD, GROVE CITY, PA 16127-4504

JUDGMENT - \$ 77,293.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONNA L. BLAUSER IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF GERALD BOOZELL A/K/A GERALD W. BOOZELL A/K/A GERALD WAYNE BOOZELL A/K/A GW BOOZELL AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2018-00709**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S
ATTORNEY JULY 31, 2018 LEVIED
ON THE FOLLOWING

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

ALL THAT CERTAIN lot or piece of ground situate in Sharon City, County of Mercer, Commonwealth of Pennsylvania, being known as Lot Number Two (2) in the Anna V. Ridinger Subdivision as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in 1983 P.L. 168, said lot being more particularly bounded and described as follows:

BEGINNING at an iron pin on the westerly side of Wengler Avenue, said point being the southeast corner of the property herein conveyed; thence North 88° 49' 8" East along land of Paul L. Johnson, a distance of One Hundred Fifty-six and fifty-six hundredths (156.56) feet to an iron pin; thence North 3° 7' 31" West along Lot Number Four (4), in said Plan, a distance of Fifty-five and seventh hundredths (55.07) feet to an iron pin; thence South 85° 26' 25" East along Lot Number One (1), in said Plan, a distance of One Hundred Fifty-eight and fifty-two hundredths (158.52) feet to an iron pin situate on the westerly side of Wengler Avenue; thence South 2° 00' East along the westerly side of Wengler Avenue, a distance of Thirty-nine (39.0) feet to an iron pin, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN MARK ALLEN FRY, by Deed from STEPHEN J. DUTY AND JUDITH A. DUTY, HUSBAND AND WIFE, Dated 02/23/2013, Recorded 03/05/2013, Instrument No. 2013-00004019.

Tax Parcel: 71-031960

Premises Being: 118 WENGLER AVENUE, SHARON, PA 16146-2957

JUDGMENT - \$ 29,722.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARK ALLEN FRY A/K/A MARK A. FRY AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2018-00549**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

JULY 13, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) WILLIAM R. FURMAN, III, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BEVERLY JO FURMAN A/K/A BEVERLY J. FURMAN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY JO FURMAN A/K/A BEVERLY J. FURMAN, DECEASED 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 Lot No. 3 in the Frank Morrison's Euclid Avenue Plan of Lots, as recorded in Plan Book 2,

page 161, Records of Mercer County and being bounded and described as follows:

ON the north by Lot No. 4 in said Plan, a distance of 110 feet; on the east by Euclid Avenue, a distance of 45 feet; on the south by Lot No. 2 in said Plan, a distance of 110 feet; and on the west by Lot No. 18 in said Plan, a distance of 45 feet.

TITLE TO SAID PREMISES IS VESTED IN BEVERLY JO FURMAN, WIDOW, by Deed from BEVERLY JO FURMAN, SURVIVING SPOUSE OF WILLIAM RAY FURMAN, Dated 01/22/2009, Recorded 02/09/2009, Instrument No. 2009-00001264.

Mortgagor BEVERLY JO FURMAN A/K/A BEVERLY J. FURMAN died on 07/09/2017, and WILLIAM R. FURMAN, III was appointed Administrator/trix of her estate. Letters of Administration were granted to him on 07/13/2017 by the Register of Wills of MERCER COUNTY, No. 43-17-395. Decedent's surviving heirs at law and next-of-kin are WILLIAM R. FURMAN, III and ROBIN L. DILLION. By executed waivers, ROBIN L. DILLION waived her right to be named as a defendant in the foreclosure action.

Tax Parcel: 2 K 28

Premises Being: 339 EUCLID AVENUE, SHARON, PA 16146-3438

JUDGMENT - \$ 68,881.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILLIAM R. FURMAN, III, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BEVERLY JO FURMAN A/K/A BEVERLY J. FURMAN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY JO FURMAN A/K/A BEVERLY J. FURMAN, DECEASED AT THE SUIT OF THE PLAINTIFF PENN YMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2017-03024**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

AUGUST 9, 2018 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece of parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania being known as Lot Number Seventy-six (76) in the FEDERAL HEIGHTS PLAN OF LOTS as recorded in the Records of Mercer County, Pennsylvania, in Plan Book, 1 Page 118, and said lot being bounded and described as follows:

ON the North by Lot Number Seventy-five (75) in said Plan; ON the East by Wengler Avenue; ON the South by Lot Number Seventy-seven (77) in said plan; and ON the West by S.P. Stambaugh Plan of Lots. Having a frontage of Forty-two and Twenty-three Hundreds (42.23) feet on Wengler Avenue, and extending

Westward preserving the same uniform width, One Hundred Nine and Fifty-six Hundredths (109.56) feet.

TITLE TO SAID PREMISES IS VESTED IN THOMAS W. HALL, SR. AND KATHY J. HALL, HUSBAND AND WIFE, by Deed from GEORGE K. KAIBAS AND VIOLET M. KAIBAS, HUSBAND AND WIFE, Dated 05/21/1991, Recorded 06/11/1991, in Book 98, Page 1171.

THOMAS W. HALL, SR A/K/A THOMAS W. HALL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of THOMAS W. HALL, SR A/K/A THOMAS W. HALL'S death on or about 05/02/2011, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 4-AG-9

Premises Being: 544 WENGLER AVENUE, SHARON, PA 16146-2929

JUDGMENT - \$ 53,005.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KATHY J. HALL AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A. FIKIA NORWEST BANK MINNESOTA, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST SERIES 2004-FFH2 ASSET BACKED CERTIFICATES 2004-FFH2

**WRIT OF EXECUTION
NO. 2018-00748**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

JULY 18, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEPHEN D. SEARLE A/K/A STEPHEN SEARLE AND ADRIAN N. SEARLE 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 Southern 7.40 feet of Lot No. 163 and all of Lot No. 164 in the Forest Hills Section of the Elmhurst Allotment, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book Volume 5, page 78, and being bounded and described as follows:

On the North by the remaining portion of said Lot No. 163, a distance of 134.87 feet; on the East by Spencer Avenue, a distance of 59.50 feet; on the South by Lot No. 165 in said Plan, a distance of 134.88 feet; and on the West by the Federal Heights Plan of Lots, a distance of 59.50 feet.

TITLE TO SAID PREMISES IS VESTED IN STEPHEN SEARLE AND ADRIAN SEARLE, HUSBAND AND WIFE, by Deed from MATTHEW T. BOWER AND MICHELLE L. BOWER, HUSBAND AND WIFE, Dated 06/01/2007, Recorded 06/06/2007, Instrument No. 2007-00007622.

Tax Parcel: 4 AW 57

Premises Being: 844 SPENCER AVENUE, SHARON, PA 16146-3160

JUDGMENT - \$ 75,589.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEPHEN D. SEARLE A/K/A STEPHEN SEARLE AND ADRIAN N. SEARLE AT THE SUIT OF THE PLAINTIFF LOANCARE, LLC

**WRIT OF EXECUTION
NO. 2018-01064**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

JULY 26, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RICHARD J. TESTANI, IN HIS CAPACITY AS HEIR OF MARIE ANN TESTANI A/K/A MARIE A. TESTANI, DECEASED, CAMILLE TESTANI, IN HER CAPACITY AS HEIR OF MARIE ANN TESTANI A/K/A MARIE A. TESTANI, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE ANN TESTANI A/K/A MARIE A. TESTANI, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Hickory township, Mercer county, Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point in the center line of Hofius lane, which point of beginning is north seven degrees sixteen minutes west (N 7 degrees 16' W) from the intersection of the center line of Clarksville road with the center line of said Hofius lane, a distance of 432.15 feet, said point of beginning being the southeast corner of lot no. 3 and the northeast corner of lot no. 2 in a plan or survey of lots commonly called the Vitto Paolucci land, which survey appears of record in the recorder's office of Mercer county, Pennsylvania, in deed book "Q", Vol. 20, page 196; thence south eighty-two degrees thirty-four minutes west (S 82 degrees 34' W) along the southern line of lot no. 3 in said plan, a distance of 242 feet to a point; thence north seven degrees sixteen minutes west (N 7 degrees 16' W) along other lands now or formerly of Vitto Paolucci et ux, a distance of 94 feet to a point; thence north eighty-two degrees thirty-four minutes east (S. 52 degrees 34' E) along a line which is 0 feet southwardly from the south line of lot no. 4 as shown on said survey, and along land conveyed by Vitto Paolucci et ux to John F. Crook et ux, by deed dated June 29, 1954 and recorded in the recorder's office of Mercer county, Pennsylvania, in deed book "W" Vol. 20, page 235, a distance of 242 feet to a point in the center line of said Hofius lane; thence south seven degrees sixteen minutes east (S. 7 degrees 16' E) along the center line of said Hofius lane, a distance of 84 feet to the point and place of beginning.

THIS parcel of land conveyed by this deed is the southerly 84 feet of lot no. 3 in the survey of lots on plan of lots commonly called Vitto Paolucci land, and has a frontage of 84 feet along the center lien of Hofius lane and extends westwardly therefrom of equal width, a

distance of 242 feet.

TITLE TO SAID PREMISES IS VESTED IN SAMUEL D. TESTANI AND MARIE ANN TESTANI, H/W, by Deed from ROBERT C. ROSS AND DORIS M. ROSS, H/W, Dated 09/09/1966, Recorded 04/25/1967, Instrument No. 1967DR789.

SAMUEL D. TESTANI was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of SAMUEL D. TESTANI's death on or about 07/01/2005, his ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor MARIE ANN TESTANI A/K/A MARIE A. TESTANI died on 06/15/2017, and upon information and belief, her surviving heirs are DONNA M. NELSON, ANITA L. MCELHANEY, RICHARD J. TESTANI, and CAMILLE TESTANI. By executed waiver DONNA M. NELSON and ANITA L. MCELHANEY waived their right to be named in the foreclosure action.

Tax Parcel: 11 145 022

Premises Being: 1313 HOFIUS LANE, HERMITAGE, PA 16148-2929

JUDGMENT - \$112,872.34

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICHARD J. TESTANI, IN HIS CAPACITY AS HEIR OF MARIE ANN TESTANI A/K/A MARIE A. TESTANI, DECEASED, CAMILLE TESTANI, IN HER CAPACITY AS HEIR OF MARIE ANN TESTANI A/K/A MARIE A. TESTANI, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE ANN TESTANI A/K/A MARIE A. TESTANI, DECEASED AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2018-01390**

PIETRAGALLO BOSICK & GORDON LLP PLAINTIFF'S ATTORNEY
AUGUST 30, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KRIS A. HUMPHREY AND STACI A. HUMPHREY IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Sandy Creek Township, Mercer County, Pennsylvania, known and designated as Lot No. Two (2) of the Mark and Tiffany Thompson Subdivision recorded in 01 PL 11300-153, and being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Thompson Road (T-855), which point is 1,209.2 feet westerly along the centerline of said Thompson Road from the intersection of Thompson Road and Latimer Road (T-714), said point being the southeast corner of the premises herein described; thence North 89° 00' 00" West along the centerline of Thompson Road a distance of 163.34 feet to a point; thence North 2°53' 20" East along land of Mark and Sally Thompson

a distance of 219.95 feet to a point; thence South 78° 13' 50" East a distance of 160.21 feet to a point; thence South 1° 15' 02" West a distance of 189.92 feet to a point in the centerline of Thompson Road, being the point and place of beginning. Containing 0.7 acres of land, exclusive of the right-of-way of Thompson Road.

BEING the same piece or parcel of land conveyed to Kris A. Humphrey and Staci A. Humphrey, dated April 28, 2011, and recorded May 4, 2011 in the Office of the Recorder of Deeds of Mercer County at File No. 2011-00004330.

BEING known as 105 Thompson Road, Hadley, Pennsylvania 16130 and bearing Mercer County Tax Map No. 25-021-027-001.

LOCATION - 105 THOMPSON ROAD, HADLEY PA

JUDGMENT - \$ 76,627.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KRIS A. HUMPHREY AND STACI A. HUMPHREY AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION
NO. 2018-01426**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY
JULY 18, 2018 LEVIED ON THE FOLLOWING

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

ALL that certain piece of land situate in the Borough of Greenville, Mercer County, Pennsylvania, being part of Lot No. 111 in the McFate Addition to Greenville, as recorded in Plan Book 3, page 85, being bounded and described as follows:

BEGINNING at the southeast corner of herein described lot at a point on the northerly side of Clinton Street; thence South (erroneously referred to as North in prior recorded documents) 87 degrees 20 minutes West (erroneously referred to as East in prior recorded documents), 79.9 feet westerly along Clinton Street to a point; thence North 3 degrees 26 minutes West along lot formerly of Van Dyke and now or formerly of R.E.E. Marsteller and Hannah Marsteller, his wife, a distance of 100 feet to a point; thence easterly on line parallel with Clinton Street along land now or formerly of R.E.E. Marsteller and Hannah Marsteller, his wife, a distance of 79 feet, more or less; thence South 2 degrees 40 minutes East along lot now or formerly of Thurman Callahan a distance of 100 feet to the point of beginning.

HAVING THEREON erected a dwelling known and numbered as: 270 CLINTON STREET GREENVILLE, PA 16125

PARCEL NO. 55-523-022

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 Lois M. Garbler, by deed dated May 19, 2007 and recorded June 4, 2007 at Mercer County Instrument No. 2007-00007491, granted and conveyed unto Jennifer S. Davis.

JUDGMENT - \$ 58,979.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JENNIFER S. DAVIS AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSNG FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2017-03527**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY
AUGUST 16, 2018 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being parts of Lots Nos. 66 and 68 in the Plan of Lots of the Shenango Land Company, as recorded in the Office of the Recorder of Deeds of said Mercer County in Plan Book Volume 2, page 27, bounded and described as follows:

BEGINNING on the westerly side of Shenango Boulevard at a point, North 03 degrees 10 minutes East, a distance of 14 feet from the dividing line between Lots Nos. 68 ad 70 in said Plan; thence along the westerly side of said Shenango Boulevard, North 03 degrees 10 minutes East, a distance of 36 feet to a point; thence continuing along said side of Shenango Boulevard by a curve to the left, having a radius of 50 feet, a distance of 7.02 feet to a point; thence through Lot No. 66 aforesaid, by a line parallel to the dividing line between Lots Nos. 66 and 68 in said Plan, North 86 degrees 50 minutes West, a distance of 118.51 feet to a point on the westerly line of said Lot No. 66 in said Plan; thence South 03 degrees 10 minutes West, along the last mentioned line and the westerly line of Lot No. 68 aforesaid, a distance of 43 feet to a point; thence through said Lot No. 68, by a line parallel to the dividing line between Lots Nos. 66 and 68 aforesaid, South 86 degrees 50 minutes East, a distance of 119 feet to the westerly side of Shenango Boulevard at the place of beginning.

HAVING THEREON erected a dwelling known and numbered as: 6 SHENANGO BOULEVARD FARRELL, PA 16121

PARCEL NO. 52-428-408

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.

ALSO SUBJECT to the restrictions and reservations contained in Deed from the Sharon-Farrell Land Company and Dan Strizzi, et al, dated December 12, 1942 and recorded January 14, 1943 in Deed Book S, Volume 17, page 45, records of Mercer County, Pennsylvania.

BEING THE same premises which Lisa L. Albert, widow, by deed dated November 2, 2009 and recorded November 20, 2009 at Mercer County Instrument No. 2009-00012579, granted and conveyed unto Robin L. Footman,

JUDGMENT - \$ 35,235.45

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

**WRIT OF EXECUTION
NO. 2018-01266**

RICHARD M. SQUIRE & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

JULY 17, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DONALD L. MYERS, A/K/A DONALD LEE MYERS AND FRANCIS M. MYERS, A/K/A FRANCIS MARIE MYERS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Sugar Grove Township, Mercer County, Pennsylvania, being commonly known as Lot No. 8 in the R.G. Love Plan of Lots, plan of which is recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania in Plan Book 3, Page 157, said lot being more particularly bounded and described as follows:

ON the North by Lot No. 9 in said addition for a distance of 400 feet; On the East by the center of a stream or run having a bearing North 13 degrees, 18 minutes East for a distance of 103.8 feet; On the South by Lot No. 7 in said addition for a distance of 372 feet; And on the West by the Greenville-Osgood Road for a distance of 100 feet.

PARCEL NO. 30-043-023

BEING KNOWN AS 29 Werner Road, Greenville, PA 16125

BEING THE SAME PREMISES which First National Bank of Mercer County, Administrator C.T.A. Estate of under the Last Will and Testament of Carl L. Saal, by Deed dated April 23, 1975 and recorded May 7, 1975, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Book 75, Page 1501, granted and conveyed unto Donald L. Myers and Frances M. Myers, husband and wife, in fee.

JUDGMENT - \$ 99,375.55

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONALD L. MYERS, A/K/A DONALD LEE MYERS AND FRANCIS M. MYERS, A/K/A FRANCIS MARIE MYERS 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. 2018-01529**

SHAFER LAW FIRM PLAINTIFF'S ATTORNEY
AUGUST 28, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TODD E. COPPAGE AND DIANA L. COPPAGE IN AND TO:

ALL that certain premises situate on the southerly side of Carnegie Street in West Salem Township, Mercer County, Pennsylvania, being more fully bounded and described as follows:

ON the north by Carnegie Street; on the east by Pennsylvania Railroad, on the south by an alley; and on the west by land now or formerly of Sestak et al; fronting 55 feet on Carnegie Street and extending back same width 185 feet.

LOCATION - 23 CARNEGIE STREET, GREENVILLE PA

JUDGMENT - \$ 17,069.19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TODD E. COPPAGE AND DIANA L. COPPAGE AT THE SUIT OF THE PLAINTIFF MERCER COUNTY STATE BANK

**WRIT OF EXECUTION
NO. 2018-01008**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
AUGUST 15, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DWAYNE R. BUNCH, KNOWN HEIR OF CHERYL ROOT A/K/A CHERYL POLLOCK, DECEASED AND 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 IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, known as Lot #37 in the John Tamplin Plan of Lots, which said Plan is recorded in the Recorder's Office of Mercer County; Pennsylvania, in Plan Book 1, Page 87, said land being more particularly bounded and described as follows:

On the North by Lot #38 in said Plan; On the East by Harry Street;
On the South by Lot #36 in said Plan; and On the West by a fifteen (15) foot alley, Having a frontage on said Harry Street of fifty (50) feet and extending Westwardly, maintaining an equal width, a distance of one hundred twenty-five 125, feet to said alley.

BEING TAX PARCEL NO. 2 AJ 37

BEING KNOWN AS 1127 Harry Street, Sharon, PA 16146

BEING the same premises in which Robert L. Root and Cheryl Lynn Pollock,

n/k/a Cheryl Lynn Root, husband and wife, by deed dated 02/17/1999 and recorded 02/26/1999 in the Office of the Recorder of Deeds in and for the County of Mercer, Commonwealth of Pennsylvania, in Deed Book 289, Page 1740, granted and conveyed unto Cheryl Lynn Root.

JUDGMENT \$ 79,588.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DWAYNE R. BUNCH, KNOWN HEIR OF CHERYL ROOT A/K/A CHERYL POLLOCK, DECEASED AND 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 AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**WRIT OF EXECUTION
NO. 2018-01368**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
JULY 17, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) HELEN J. BROCIOS IN AND TO: PARCEL 1

ALL that certain piece or parcel of land situate in Otter Creek Township, Mercer County, Commonwealth of Pennsylvania, bounded and described as follows:

Bounded on the North by the Greenville and Hadley Public Road; bounded on the East by land now or formerly of Anthony M. Kico and Theresa Kico, his wife; bounded on the South by land now or formerly of same; and bounded on the West by land now or formerly of same. Containing about one-half (1/2) acre more or less, and having a frontage on the said Greenville and Hadley Public Road of eighty (80) feet and extending back from the center thereof two hundred seventy-three (273) feet, more or less, or equal width.

Tax ID / Parcel No. 20-044-012

PARCEL 2

ALL THAT CERTAIN piece or parcel of land situate in Otter Creek Township, Mercer County, Commonwealth of Pennsylvania, being known and designated as Lot #3 of the Subdivision of Hancox, the plan of which is recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, at 1994 P.L. 4585-45, same being more particularly bounded and described as follows:

BEGINNING at the Northeast corner of Lot 142 of said plan of lots, same being the Northwest corner of premises herein described; thence South 87 degrees 30 minutes 00 seconds East along the South side of State Route 358, a distance of 150.00 feet to an iron pin; thence South 02 degrees 30 minutes 00 seconds West along Parcel 1 above described, a distance

of 243.00 feet to an iron pin; thence South 87 degrees 30 minutes 00 seconds East along same, a distance of 80.00 feet to an iron pin; thence South 02 degrees 30 minutes 00 seconds West along other lands now or formerly of John D. Hancox et ux, a distance of 149.48 feet to an iron pin; thence South 51 degrees 34 minutes 45 seconds West along same, a distance of 186.05 feet to an iron pin; thence North 31 degrees 25 minutes 15 seconds West along lands now of formerly of Roger W. Brocklehurst et ux, a distance of 58.00 feet to an iron pin; thence South 65 degrees 34 minutes 45 seconds West along same, a distance of 135.00 feet to an iron pin; thence North 31 degrees 25 minutes 15 seconds West along same, a distance of 112.00 feet to an iron pin; thence North 01 degree 40 minutes 44 seconds West along lands now or formerly of Robert L. Fulmer, a distance of 34.50 feet to an iron pin; thence South 87 degrees 30 minutes 00 seconds East along Lot #2, a distance of 147.55 feet to an iron pin; thence North 00 degrees 15 minutes 00 seconds West along same, a distance of 400.46 feet to an iron pin, the place of beginning. Containing 2.2015 acres.

Tax ID / Parcel No. 20-044-013-003

Fee Simple Title Vested in Helen J. Brocius, single by deed from, John E. Webster and Lana J. Webster aka Lana L. Webster, husband and wife, dated 5/11/2015, recorded 6/4/2015, in the Mercer County Recorder of deeds in Deed Instrument No. 2015-00005210.

LOCATION - 431 HADLEY ROAD, GREENVILLE PA

JUDGMENT - \$104,080.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HELEN J. BROCIOS AT THE SUIT OF THE PLAINTIFF ROUNDPOINT MORTGAGE SERVICING CORPORATION

**WRIT OF EXECUTION
NO. 2018-01289**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
AUGUST 14, 2018 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Perry, County of Mercer and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit; BOUNDED on the North by the center line of the Clarks Mills and Greenville Public Road; bounded on the East by lands formerly of Russell Beal; bounded on the South by lands formerly of Russell Beal; bounded on the West by lands now or formerly of Charles Duane Ohle; and being in size six rods fronting on said Clarks Mills and Greenville Public Road, and extending back therefrom, of equal width, 40 rods more or less, to said lands now or formerly of Russell Beal.

CONTAINING about one and one-half acres of land. HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Guy John, Jr., by Deed dated March 6, 2008, and recorded on March 17, 2008, by the

Mercer County Recorder of Deeds as Instrument No. 200800002971, granted and conveyed unto Chris Johnston, Married, an Individual.

BEING KNOWN AND NUMBERED AS 3252 Hadley Road, Hadley, PA 16130.

TAX PARCEL NO. 21-310087.

JUDGMENT - \$ 77,539.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHRIS JOHNSTON AT THE SUIT OF THE PLAINTIFF NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2018-01494**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY
JULY 27, 2018 LEVIED ON THE FOLLOWING

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

ALL THOSE THREE TRACTS OF LAND SITUATE IN LAKE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN LAKE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED, ACCORDING TO A SURVEY OF J.C. KATHER, P.E., DATED JANUARY 25, 1962, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF STONEBORO-FREDONIA PUBLIC ROAD ON LINE OF LAND OF R.J. FROST WHICH POINT IS NORTH 65 DEGREES 56' EAST, 269 FEET DISTANT FROM A POINT IN THE CENTER LINE OF SAID ROAD ON THE DIVIDING LINE OF LAND OF RICHARD AND LAND OF R.J. FROST; THENCE ALONG LINE OF LAND OF R.J. FROST; THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 2 DEGREES EAST A DISTANCE OF 318 FEET; SOUTH 87 DEGREES 51' EAST, A DISTANCE OF 218 FEET; SOUTH 17 DEGREES 48' EAST, A DISTANCE OF 190 FEET TO A POINT IN THE CENTER LINE OF SAID PUBLIC ROAD; THENCE ALONG CENTER LINE OF SAID PUBLIC ROAD, SOUTH 65 DEGREES 56' WEST, A DISTANCE OF 314 FEET TO A POINT AT THE PLACE OF BEGINNING.

PARCEL NO. 2

ALL THAT CERTAIN PIECE OF PARCEL OF LAND SITUATE IN LAKE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO. 1 IN THE RALPH J FROST SUBDIVISION, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MERCER COUNTY, PENNSYLVANIA, AT 1989 P.L. 6855-106 AND BEING FURTHER

BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF THE FREDONIA ROAD (S.R. 1004), SAID POINT BEING THE SOUTHWEST CORNER OF TILE PARCEL HEREIN DESCRIBED; THENCE NORTH 01 DEGREES 36' 30" WEST, ALONG REMAINING LAND OF GRANTORS, A DISTANCE OF 330.00 FEET TO AN IRON PIN; THENCE SOUTH 80 DEGREES 50' WEST, ALONG REMAINING LAND OF GRANTORS, A DISTANCE OF 397.76 FEET TO AN IRON PIN; THENCE SOUTH 17 DEGREES 48' EAST, ALONG REMAINING LAND OF GRANTORS, A DISTANCE OF 136.21 FEET TO A POINT IN THE CENTERLINE OF THE FREDONIA ROAD; THENCE SOUTH 65 DEGREES 36' WEST, ALONG THE CENTERLINE OF THE FREDONIA ROAD, A DISTANCE OF 157.00 FEET TO A POINT; THENCE NORTH 17 DEGREES 48' WEST, ALONG OTHER LAND OF GRANTORS, A DISTANCE OF 190.00 FEET TO AN IRON PIN; THENCE NORTH 57 DEGREES 51' WEST, ALONG OTHER LAND OF GRANTORS, A DISTANCE OF 217.70 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 00' WEST, ALONG OTHER LAND OF GRANTORS, A DISTANCE OF 317.32 FEET TO A POINT IN THE CENTER LINE OF THE FREDONIA ROAD, BEING TILE POINT OF PLACE OF BEGINNING. CONTAINING 0.76 ACRES AS PER SURVEY OF JERRY CHURCH DATED JUNE 15, 1969.

PARCEL NO. 3

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN LAKE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BEING KNOWN AS LOT NO 1 IN THE SANDRA A BAILEY AND DELORES A HOLZWORTH SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MERCER COUNTY, PENNSYLVANIA, AT 1996 P.L. 291-3, SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LAND HEREIN DESCRIBED, WHICH POINT IS ALSO THE CENTER LINE OF THE STONEBORO-FREDONIA ROAD, ALSO KNOWN AS STATE ROUTE 1004; THENCE NORTH 03 DEGREES 00' 30" EAST ALONG LAND OF ROBERT JONES, JR. AND LAND OF ROBERT B RICHAEAL FOR A DISTANCE OF 570.00 FEET TO A POINT; THENCE SOUTH 86 DEGREES 14' 20" EAST ALONG LAND OF J. DANIEL AND BARBARA M JONES, FOR A DISTANCE OF 565.81 FEET TO A POST; THENCE SOUTH 17 DEGREES 48' EAST ALONG LAND OF SANDRA BAILEY AND DELORES HOLZWORTH FOR A DISTANCE OP 108.12 FEET TO A POINT; THENCE NORTH 88 DEGREES 50' WEST ALONG LAND OF JOHN T BURKE AND ALICE T BURKE, FOR A DISTANCE OF 397.76 FEET TO A POINT; THENCE SOUTH

01 DEGREE 36' 30" EAST ALONG LAND OF JOHN T BURKE AND ALICE A BURKE, FOR A DISTANCE OF 330.00 FEET TO A POINT IN THE CENTER LINE OF THE LINE OF THE STONEBORO-FREDONIA ROAD, ALSO KNOWN AS STATE ROUTE 1004; THENCE SOUTH 65 DEGREES 49' WEST ALONG THE CENTER LINE OF THE STONEBORO-FREDONIA ROAD, ALSO KNOWN AS STATE ROUTE 1004, FOR A DISTANCE OF 282.13 FEET TO A POINT AND PLACE OF BEGINNING. CONTAINING 3.51 ACRES OF LAND MORE OR LESS BEING KNOWN AS: 701 Fredonia Road, Stoneboro (Lake Township), PA 16153

PROPERTY ID NO.: 16-100-025

TITLE TO SAID PREMISES IS VESTED IN Randall Zimmer and Amy B. Zimmer, husband and wife BY DEED FROM Patricia L. Moffo, unmarried DATED 07/27/2005 RECORDED 08/11/2005 IN DEED BOOK Reel 552 PAGE Frame 1505 OR AT Instr# 2005-00012879

JUDGMENT - \$208,847.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMY ZIMMER A/K/A AMY B. ZIMMER AND RANDALL ZIMMER AT THE SUIT OF THE PLAINTIFF HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3

**WRIT OF EXECUTION
NO. 2017-03349**

VITTI & VITTI & ASSOCIATES PC PLAINTIFF'S ATTORNEY AUGUST 22, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AMY D. NIELSEN AND BRADLEY T. LANDFAIR IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, marked and numbered Twenty-Six (26) in the Oakdale Heights Allotment, being bounded and described as follows, to wit: On the north by Lot No. Twenty-Five (25) in said Plan, a distance of one hundred seventy-eight and fourteen hundredths (178.14) feet; on the east by the Overlook Plan, a distance of sixty-eight (68) feet; on the south by Lot No. thirty-three (33) in Highland Park Plan, a distance of one hundred seventy-seven and ninety hundredths (177.90) feet; and on the west by Oakdale Avenue, a distance of seventy-one and sixty hundredths (71.60) feet.

Being the same land conveyed unto Bradley T. Landfair and Amy D. Nielsen by deed of Carrie L. Landfair n/k/a Carrie L. Landfair-Maruskin and Jeffrey A. Maruskin by deed dated June 7, 2004 and recorded on June 9, 2004 in the Recorder of Deeds Office of Mercer County at Instrument No. 2004-010130.

HAVING erected thereon a dwelling known as 317 S. Oakdale Avenue,

Hermitage, PA 16148.

BEING IDENTIFIED AS TAX NUMBER 12-330-359

JUDGMENT - \$ 72,742.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMY D. NIELSEN AND BRADLEY T. LANDFAIR AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2018-01261**

WILLIAM J MODER III PLAINTIFF'S ATTORNEY AUGUST 30, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAVID A. REEHER AND KATHRYN J. REEHER IN AND TO:

Parcel Identification Number: 11 321 304

ALL THAT CERTAIN lot or piece of ground situate in the City of Hermitage, Mercer County, Pennsylvania, being known as Lot No. 15 in the Livingston and Scott Plan of Lots, Section "E", as recorded in Plan Book 3, Page 297, bounded and described as follows:

BOUNDED on the northeast by Lot No. 16 in said Plan for a distance of 190.23 feet; On the East by the circle terminus of Cohasset Drive, for a distance of 39.26 feet; On the South by Lot No. 14 in said Plan, for a distance of 153.96 feet; and On the West by Lot No. 7 in aid Plan for a distance of 54.92 feet, and also by Lot No. 6 in said Plan, for a distance of 126 feet.

THE ABOVE-DESCRIBED land is taken under and subject to any restrictions and reservations in prior deeds in the chain of title.

BEING AND INTENDED TO BE the same land conveyed to David A. Reeher, single, by Deed of Nancy A. Reeher, single, dated April 7, 1999, and recorded April 15, 1999, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 99 D.R. 7256.

LOCATION - 367 COHASSET DRIVE, HERMITAGE PA

JUDGMENT - \$ 60,484.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF TIME DEFENDANT (S) DAVID A. REEHER AND KATHRYN J. REEHER AT THE SUIT OF THE PLAINTIFF THE CORTLAND SAVINGS & BANKING COMPANY

**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. - October 9, 16, 23, 2018