

# Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

Digital Edition

JUNE 19, 2018

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## ESTATE NOTICES

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

### FIRST PUBLICATION

**BONTA, NICK a/k/a BONTA, NICK, JR.**

2018-349

Late of Hermitage, Mercer Co., PA  
Executrix: Linda Sue Comminos, 625 Christy Rd., Hermitage, PA 16148  
Attorney: Victor S. Heutsche

**CLINE, PHELAN MARIE**

2018-061

Late of Springfield Twp., Mercer Co., PA  
Administratrix: Anna Jean Oakes, 1335 Brent Rd., Volant, PA 16156  
Attorney: Charles P. Sapienza, III, BNY Mellon Center, 500 Grant St., Ste. 2300, Pgh, PA 15219 (412) 281-5431

**KUSNIR, HELEN L. a/k/a KUSNIR, HELEN**

2018-345

Late of Hermitage, Mercer Co., PA  
Executrix: Kathleen Clayton, 3128 Springwood Dr., Sharpsville, PA 16150  
Attorney: Ronald D. Amrhein, Jr.

**PRITCHARD, CAROLYN E. a/k/a PRITCHARD, CAROLYN E.**

2018-350

Late of Pine Twp., Mercer Co., PA  
Executor: William C. Pritchard, 225 Center Church Rd., Grove City, PA 16127

Attorney: Brenda K. McBride

**REDZINAK, LENA J. a/k/a REDZINAK, LENA**

2018-356

Late of Greenville Boro, Mercer Co., PA  
Executor: Charles M. Redzinak, 170 Conneaut Lake Rd., Greenville, PA 16125

Attorney: Joseph M. Gula

**RICHARDS, CATHERINE**

2018-320

Late of Hermitage, Mercer Co., PA  
Executrix: D. Jane O'Shane, 224 Carol Dr., New Wilmington, PA 16142

Attorney: Louis M. Perrotta, 229 S. Jefferson Street, New Castle, PA 16101 (724) 658-9980

**RIHEL, CATHY L.**

2018-343

Late of Hermitage, Mercer Co., PA  
Administratrix: Lisa Nickelson, 706 Karen Lane, Hermitage, PA 16146

Attorney: James Nevant II

**ROYER, LAURA MARIE a/k/a ROYER, LAURA M.**

2018-274

Late of Sugar Grove Twp., Mercer Co., PA  
Executrix: Laura Royann Chambers a/k/a Laura R. Chambers, 360 Baker Rd., Greenville, PA 16125 (724) 373-

8431

Attorney: None

**THOMPSON, ETHEL**

2018-347

Late of Pine Twp., Mercer Co., PA  
Executor: Timothy R. Bonner, 209 W. Pine St., Grove City, PA 16127

Attorney: Timothy L. McNickle

**YARABINEC, KEVIN SCOTT a/k/a YARABINEC, KEVIN**

2018-344

Late of Sharpsville Boro, Mercer Co., PA  
Administrator/Administratrix: Daniel M. Yarabinec II, 1831 Hall Ave., Sharpsville, PA 16150; Patricia S. Yarabinec, 1831 Hall Ave., Sharpsville, PA 16150

Attorney: Charles S. Hersh

### SECOND PUBLICATION

**SCHELL, DOROTHY**

2018-165 D.O.D. 10/6/17

Late of Sharon, Mercer Co., PA  
Executor: William E. Schell, Sr., c/o Robert Freedenberg, Esq. 17 S. 2nd St., 6th Fl. Harrisburg, PA 17101  
Attorney: Robert Freedenberg, Skarlotos Zonarich LLC, 17 S. 2nd St., Harrisburg, PA 17101 (717) 233-1000

**TOLIN, JUNE M. a/k/a TOLIN, JUNE MERRILL**

2018-340

Late of East Lackawannock Twp., Mercer Co., PA  
Executrix: Michelle A. Cybulski, 16955 Huson Rd., Saegertown, PA 16433

Attorney: Ross E. Cardas

**VANCE, MARC J. a/k/a VANCE, MARC**

2018-339

Late of Sharon, Mercer Co., PA  
Executor: James Anderson, 8318 Tobin Rd., Unit 24, Annandale, VA 22003

Attorney: David A. Ristvey

### THIRD PUBLICATION

**BOLLARD, FRANCES CAROLYN a/k/a BOLLARD, CAROLYN R. a/k/a BOLLARD, CAROLYN**

2018-316

Late of Sandy Lake Twp., Mercer Co., PA  
Executrix: Nancy L. Hawk, 8360 121st Place, Largo, FL 33773

Attorney: Stephen L. Kimes

**FARMAKIS, JAMES a/k/a FARMAKIS, JAMES A.**

2018-295

Late of Hermitage, Mercer Co., PA  
Executrix(s): Christina Farmakis-King, 481 Kilgore Rd., Jackson Center, PA 16133; Jamie Zeigler, 211 Aiken Rd., New Castle, PA 16101

Attorney: Anthony M. Tedesco Williams Coulson, 420 Ft. Duq. Bldg., 16th Fl, 1 Gateway Center, Pgh, PA 15222 (412) 454-0227

**McNEELEE, GERALDINE E.**

2017-048

Late of Pymatuning Twp., Mercer Co., PA  
Executor: Robert D. McNeelge, 652 Hopper Rd., Transfer, PA 16154  
Attorney: Robert J. Tesone

**MILLSOP, LILLIAN L.**

2018-326

Late of Pine Twp., Mercer Co., PA  
Executrix: Helen L. Walters Millsop, # 1 Ketler Drive, Grove City, PA 16127  
Attorney: Brenda K. McBride

**UBER, LARRY J.**

2018-327

Late of Grove City Boro, Mercer Co., PA  
Co-Executrices: Frances Reash, 9 Lee Ave., Grove City, PA 16127; Mary Grossman, 230 State St., Grove City, PA 16127

Attorney: Timothy R. Bonner

**WASSER, GEORGE G.**

2018-324

Late of West Salem Twp., Mercer Co., PA  
Executrix: Susan J. Beatty, 13139 Brown Rd., Conneaut Lake, PA 16316  
Attorney: Plimpton Graul, Jr.

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 152 Smith Road, Hadley, PA 16130 more particularly described in Mercer County Instrument Number 2006-00001328. **SAID SALE** to be held in the Mercer County Courthouse, Commissioner's Meeting Room, 1st Floor, Mercer, PA 16137 at 10:00 a.m. prevailing, standard time, on July 17, 2018. All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 21-046-025003 recorded in Mercer County, Pennsylvania. Seized and taken in execution as the property of Holly M. Edinger, at the suit of the United States of America, acting through the Rural Housing Service, on behalf of United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:17-CV-01601. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps,

and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov). M.C.L.J. – June 19, 26, July 3, 10, 2018

### FICTITIOUS NAME NOTICE

Pursuant to Act 295 of December 16, 1982 notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business under an Assumed or Fictitious Name." Said Certificate contains the following information:

1. Fictitious Name: Armstrong Insurance Agency
  2. Principal Business Address: 111 W. Beaver Street, Mercer, PA 16137
  3. Name and address of the persons who are party to the registration: Evan A. Watkins, Inc., 4028 Sandalwood Drive, Erie, PA 16506
  4. An application for registration of fictitious name was filed with the Department of State on or about May 30, 2018
- William J. Schaaf, Esq.  
Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP  
300 State Street, Suite 300  
Erie, PA 16507  
M.C.L.J. – June 19, 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 **July 2, 2018**, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

#### FIRST AND FINAL ACCOUNT - TRUST

1968-29579 Crestview Memorial Park-Perpetual Lot Care Fund; PNC Bank, N.A., Kathleen Singleton, Trust Officer

#### FIRST AND FINAL ACCOUNT- ESTATES

2015-607 Van Meter, Doris Ann a/k/a Van Meter, Doris a/k/a Van Meter, Doris A, deceased; Timothy R. Van Meter, Co-Executor

2017-273 Popovitch, Mary Evelyn a/k/a Popovitch, Mary E. a/k/a Popovitch, Mary, deceased; James W. Witzigman and Alexandria Miodrag, Co-

Administrator/Administratrix c.t.a.  
2017-535 Bates, Lulu J., deceased;  
Roger R. Shaffer, Jr., Executor  
Kathleen M. Kloos  
Register of Wills  
and Clerk of Orphans' Court  
Division of the Court of Common Pleas  
Of Mercer County, PA  
112 Mercer County Courthouse  
Mercer, PA 16137  
M.C.L.J. – June 5, 12, 19, 26, 2018

**SHERIFF'S SALE**

**MONDAY  
JULY 9, 2018  
10:00 A.M.**

**MERCER COUNTY SHERIFFS  
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. 2018-00752**

**BALLARD SPAHR LLP PLAINTIFF'S  
ATTORNEY**

**APRIL 27, 2018 LEVIED ON THE  
FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT  
(S) JSMN SHENANGO VALLEY  
MALL LLC, A NEW JERSEY  
LIMITED LIABILITY COMPANY IN  
AND TO:**

**ALL THAT PARCEL ground in the City  
of Hermitage, County of Mercer and  
Commonwealth of Pennsylvania and  
being further described as follows:**

**BEGINNING** at a point on the South line of lands of Hickory Methodist Church on the new R/W line of S.R. 18 that is South 89 degrees 07 minutes East and distance of 65.00 feet from the original centerline of S.R. 18; thence South 89 degrees 07 minutes East for a distance of 335.00 feet along lands of the Hickory Methodist Church; thence North 00 degrees 09 minutes West along lands of the Hickory Methodist Church for a distance of 390.00 feet; thence South 89 degrees 07 minutes East, along lands of McConnell for a distance of 517.82 feet; thence South 53 degrees 07 minutes East, for a distance of 283.58 feet; thence South 00 degrees 03 minutes 46 seconds East<sup>1</sup>, for a distance of 88 feet; thence North 89 degrees 56 minutes 14 seconds East for a distance of 594.69 feet; thence South 01 degree 04 minutes East along lands of Amsdell, Cinicola, Penn Power and Blair for a distance of 589.90 feet; thence North 44 degrees 41 minutes West along Blair for a distance of 21.55 feet; thence South 03 degrees 44 minutes East along Blair for a distance of 202.30 feet; thence South 78 degrees 05 minutes West along Hickory VFW, and McConnell for a distance of 340.00 feet; thence South 03 degrees 44 minutes East along McConnell for a distance of 296.50 feet; thence along the North R/W line of S.R. 62 on a curve to

the right having a radius of 2574.50 feet on a chord that is South 84 degrees 25 minutes 52 seconds<sup>3</sup> West for a distance of 420.79 feet; thence continuing along the North R/W line of S.R. 62 (East State Street), North 00 degrees 38 minutes West for a distance of 4.40 feet; thence continuing along the North R/W line of S.R. 62 (East State Street), South 89 degrees 46 minutes West for a distance of 937.30 feet; thence along the East R/W line<sup>4</sup> of S.R. 18, North 43 degrees 22 minutes 23 seconds West for a distance of 36.51 feet; thence continuing along the East R/W line of S.R. 18, North 00 degrees 09 minutes West for a distance of 300.00 feet; thence continuing along the East R/W line of S.R. 18, North 89 degrees 51 minutes East for a distance of 5.00 feet; thence continuing along the East R/W line of S.R. 18, North 00 degrees 09 minutes West for a distance of 650.00 feet; thence continuing along the East R/W line of S.R. 18, North 89 degrees 51 minutes East for a distance of 10.00 feet; thence continuing along the East R/W line of S.R. 18, North 00 degrees 09 minutes West for a distance of 86.80 feet to the point of BEGINNING.

**CONTAINING 45.95 acres.**

**BEING PARCEL NOS. 11-145-233  
(Fee) and 11-145-233-000-100  
(Leasehold)**

**AS TO LEASEHOLD:**

**BEING the same premises which JPMC  
2006-CIBC15 Lightstone Portfolio, LLC,  
a Delaware limited liability company, by  
Assignment and Assumption of Ground  
Lease dated 06/20/2012, entered on  
06/29/2012 and recorded 07/03/2012 in  
Mercer County at Instrument No. 2012-  
00008634, granted and conveyed unto  
JSMN Shenango Valley Mall LLC, a  
New Jersey limited liability company.**

<sup>1</sup> Incorrectly reflected as "South 00 degrees 46 minutes East" in the Mortgage.

<sup>2</sup> Incorrectly omitted from the Mortgage.

<sup>3</sup> Incorrectly reflected as 45 seconds in the Mortgage.

<sup>4</sup> Incorrectly reflected as "along the East R/W line along the East R/W line" in the Mortgage.

**LEASEHOLD INTEREST LOCATION  
- 3303 EAST STATE STREET,  
HERMITAGE PA**

**JUDGMENT - \$3,430,720.06**

**SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF THE  
DEFENDANT (S) JSMN SHENANGO  
VALLEY MALL LLC, A NEW JERSEY  
LIMITED LIABILITY COMPANY AT  
THE SUIT OF THE PLAINTIFF IOWA  
SQUARE REALTY LLC, A NEW  
YORK LIMITED LIABILITY  
COMPANY**

**WRIT OF EXECUTION  
NO. 2018-00047**

**CRAWFORD LAW LLC PLAINTIFF'S  
ATTORNEY**

**APRIL 2, 2018 LEVIED ON THE  
FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT  
(S) NATHAN A. HEIGLEY IN AND  
TO:**

**ALL that certain piece or parcel of land  
situate, lying and being in Hermitage**

(formerly Hickory Township), Mercer County, Pennsylvania, known as and being Lot, No. 39 in the Hickory Heights Plan of Lots, as recorded in Plan Book 6, Page 23, Records of Mercer County, Pennsylvania, and said lot being further bounded and described as follows:

**BEGINNING** on the North by Homewood Avenue, a distance of eighty (80.00) feet; on the East by Lot No. 40 in said Plan, a distance of one hundred fifty-two and ten hundredths (152.10) feet; on the South by part of Lot No. 42 in said Plan, a distance of seventy-nine and sixteen hundredths (79.16) feet; and on the West by the Buena Vista Plan of Lots, a distance of one hundred fifty-two and ten hundredths (152.10) feet.

**Being the same property which vested in Nathan Heigley by deed of Evard C. Lukens, Executor of the Estate of Sue A. Heigley and Evard C. Lukens, individually, recorded February 2, 2004 in Mercer County at Instrument number 2004-001554.**

**Assessment No.: 11-322-099**

**Address: 2248 Homewood Drive,  
Hermitage, Pennsylvania 16148**

**JUDGMENT - \$ 14,691.42**

**SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF THE  
DEFENDANT (S) NATHAN A.  
HEIGLEY AT THE SUIT OF THE  
PLAINTIFF FIRST NATIONAL BANK  
OF PENNSYLVANIA**

**WRIT OF EXECUTION  
NO. 2017-02595**

**GRENN & BIRSIC PC PLAINTIFF'S  
ATTORNEY**

**APRIL 30, 2018 LEVIED ON THE  
FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT  
(S) WILLIAM M. KEELEY IN AND TO:**

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

**Being known as Lot Number 10 in the  
Dunkerly Allotment as recorded in the  
Recorder's Office of Mercer County,  
Pennsylvania in Plan Book Volume 2,  
Page 285.**

**Being the same premises which Grace C.  
Keeley and Dove O. Blair, now known as  
Dove O. Keeley, Husband and Wife, by  
Deed dated August 11, 2015 and recorded  
August 12, 2015 in the Recorder of Deeds  
of Mercer County, Pennsylvania, at  
Document Number 2015-00007936,  
granted and conveyed unto William M.  
Keeley, a married man.**

**Parcel Identification Number 23-094-228.**

**LOCATION - 45 EDGEWOOD DRIVE,  
GREENVILLE PA**

**JUDGMENT - \$ 46,371.01**

**SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF THE  
DEFENDANT (S) WILLIAM M.  
KEELEY AT THE SUIT OF THE  
PLAINTIFF FIRST NATIONAL BANK  
OF PENNSYLVANIA**

**WRIT OF EXECUTION  
NO. 2017-03579**

**HLADIK ONORATO & FEDERMAN  
LLP PLAINTIFF'S ATTORNEY**

**MAY 16, 2018 LEVIED ON THE  
FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT(S)  
WILLIAM R. SWEETAPPLE IN AND  
TO:**

**ALL THOSE CERTAIN pieces of  
property situate in the Township of  
Shenango, County of Mercer, and  
Commonwealth of Pennsylvania, bounded  
and described as follows:**

**PARCEL ONE:** Commencing at a post at the southeast corner of said lot at an alley and Middlesex and Mercer Public Road; thence along said Road in a westerly direction, sixty (60) feet to a post at land line now or formerly of Nancy E. Reed, et al; thence in a northerly direction, along said line of land now or formerly of Nancy E. Reed; et al, one hundred twenty (120) feet to a post; thence along said line of land now or formerly of Nancy E. Reed, et al, in an easterly direction, sixty (60) feet to a post on said alley; thence along said alley in a southerly direction, one hundred twenty (120) feet to a post at the place of beginning. Bounded on the north by land now or formerly of Nancy E. Reed, et al; on the east by an alley; on the south by Middlesex and Mercer Public Road; and on the west by land now or formerly of Nancy E. Reed, et al.

**Be the same more or less, but subject to  
all legal highways.**

**PARCEL TWO:** Beginning at the northwest corner; thence eastwardly along lands of the Reed heirs (now Gundy Estate), sixty (60) feet to an alley; thence southwardly along said alley, one hundred twenty (120) feet, thence westwardly along lands of Mrs. Martha Epsy Scott Estate, sixty (60) feet; thence northwardly along lands of Sara Mitchell Estate, one hundred twenty (120) feet to the place of beginning.

**Be the same more or less, but subject to  
all legal highways.**

**PARCEL THREE:** On the side commencing at an alley on the West Middlesex and Mercer Public Road, thence North 18.5° West, two hundred forty (240) feet to a post at the end of an alley; thence South 71° 30' 00" West, twelve (12) feet to a post; thence North 18.5° West, one hundred four (104) feet along land now or formerly of Mary Baird to a post; thence South 71° 30' 00" West, sixty (60) feet to a post; thence North 18.5° West, thirty-five and five tenths (35.5) feet to a post at "Hogback Road," thence North 40° East, one hundred sixty-one (161) feet along said road to a post; thence South 18.5° East, four hundred sixty-six (466) feet to a post on the West Middlesex and Mercer Road; thence South 71° 30' 00" West, sixty (60) feet to the place of beginning.

**Being the same land conveyed to Edward Groff by deed of Philip C. Godfrey, Executor of the Estate of Martha J. Godfrey, a/k/a Martha Jane Godfrey, dated July 7, 2003, and recorded August 7, 2003, at 2003 O. R. 17629, records of Mercer County, Pennsylvania.**

**ALSO ALL THAT CERTAIN piece or  
parcel of land situate in the Township of  
Shenango, County of Mercer, and  
Commonwealth of Pennsylvania bounded**

and described as follows:

On the South by Middlesex and Mercer Public Road for Twelve feet (12'); on the East by land of Edward Groff for two hundred forty feet (240'); on the North by lands of Edward Groff for twelve feet (12'); and on the West by lands of Edward Groff for two hundred forty feet (240').

This parcel of land was formerly listed in prior deeds as a twelve feet (12') alley and is two hundred forty feet (240') in length and Edward Groff now owns the land on the West, North, and East sides of this alley. The South side is bounded by the Middlesex and Mercer Public Road.

Be the same more or less, but subject to all legal highways.

**PARCEL FOUR: ALL THAT CERTAIN** piece or parcel of land and situate in Shenango Township, Mercer County, Pennsylvania, being bounded and described as follows:

Beginning at the Southeast corner which is also the Northeast corner of land of Edward Groff formerly of George W. Reed, thence North 104 feet by land of Edward Groff, formerly of Jacob Grundy, thence South 104 feet by land of George W. Reed, and thence East 60 feet along land of Edward Groff formerly of George W. Reed, to a point being the place of beginning.

Being the same piece or parcel of land acquired by a Quiet Title Action which was filed on November 8, 2006, by Edward Groff against George W. Reed, Nancy C. Reed, William C. Reed, John C. Reed, and Nancy Baird, their Heirs, Executors, Administrators, or Assigns, at 20063870, Final Judgement was obtained on February 28, 2007.

Be the same more or less, but subject to all legal highways.

**BEING THE SAME PREMISES** which Edward Groff, single, by Deed dated December 5, 2006 and recorded on December 13, 2006, in the Mercer County Recorder of Deeds Office Book as Instrument No. 2006-00018686, granted and conveyed unto William R. Sweetapple.

Being Known as 3008 Main Street, West Middlesex, PA 16159 Parcel I.D. No. 27184106

JUDGMENT - \$307,136.25

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILLIAM R. SWEETAPPLE AT THE SUIT OF THE PLAINTIFF TOWD POINT MORTGAGE TRUST 2015-4, U.S. BNAK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE**

**WRIT OF EXECUTION  
NO. 2014-01439**

**KML LAW GROUP PC PLAINTIFF'S ATTORNEY**

**MARCH 13, 2018 LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KRISTA DOMINGUEZ AND LYNNORE B. DOMINGUEZ IN AND TO:**

The land referred to in this Commitment is described as follows:

**ALL that certain property situate in the**

City of Hermitage, Mercer County, Pennsylvania, constituting the following described UNIT B (as that term is defined by the Act of General Assembly of Pennsylvania of July 2, 1980 P.L. 286, known as the Uniform Condominium Act (the "Act"), as amended, in for Monticello Condominium, a Condominium identified in a certain Declaration of Flexible Condominium for Monticello Condominium, dated November 29, 1994, made by Frederick filed for record December 5, 1994, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, at 94 DR 18044; and the First Amendment to the Declaration of Flexible Condominium for Monticello Condominium dated June 30, 2003 and recorded July 29, 2003-16836, and as subject to future amendments.

<u>Unit</u>	<u>Percentage of Interest in Common Elements</u>
B	25%

Property Address: 725 Rollinson Drive, Hermitage, Pennsylvania, 16148

Tax I.D. #: 12-159-173-000-200

Subject to reservations contained in prior Instruments of record, the provisions of the Act, the aforementioned Declaration of Condominium, as the same may be amended from time to time in compliance with the Act.

Being the same land conveyed to Lynnore B. Dominguez, unmarried and Krista Dominguez, unmarried, as joint tenants with the right of survivorship and not as tenants in common by deed of Lynnore B. Dominguez, unmarried, dated 6/5/2008 and recorded 6/19/2008, at Instrument # 2008-00007461 Mercer County Records.

JUDGMENT \$101,935.14

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KRISTA DOMINGUEZ AND LYNNORE B. DOMINGUEZ AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC2**

**WRIT OF EXECUTION  
NO. 2017-03462**

**MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY**

**APRIL 3, 2018 LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ROBERT D. BARTEL AND BRITTANY L. BARTEL IN AND TO:**

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

On the north by Hoffman Street, on the east by lot now or formerly of Earl Reinhart; on the south by lot now or formerly of Bridget Latimer, and on the West by North Second Street; having a frontage of 72 feet, more or less, on North Second Street, and extending east along Hoffman Street, 125 feet, more or less, to lot now or formerly of Earl Reinhart.

**SUBJECT PROPERTY ADDRESS: 71 North 2nd Street, Greenville, PA 16125**

Being the same property conveyed to Robert D. Bartel and Brittany L. Bartel who acquired title, with rights of survivorship, by virtue of a deed from Thomas J. Luciani, single, dated September 12, 2000, recorded September 22, 2000, at Instrument Number 00OR14522, and recorded in Book 0335, Page 1397, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

**SUBJECT TAX PARCEL ID: 55-509-019**

**JUDGMENT - \$ 14,534.77**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT D. BARTEL AND BRITTANY L. BARTEL AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK**

**WRIT OF EXECUTION  
NO. 2018-00080**

**MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY**

**APRIL 6, 2018 LEVIED ON THE FOLLOWING**

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

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

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

**SUBJECT PROPERTY ADDRESS: 866 Mercer New Wilmington Road, Mercer, PA 16137**

Being the same property conveyed to Gregory J. Marks, unmarried who acquired title by virtue of a deed from Patricia McCoy, unmarried, dated June 21, 2013, recorded July 1, 2013, at Instrument Number 2013-00010854, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

**SUBJECT TAX PARCEL ID: 04-189-001**

**JUDGMENT - \$121,048.73**

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

**WRIT OF EXECUTION  
NO. 2017-03637**

**MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY**

**MARCH 13, 2018 LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AMY B. MILLS AND ROBERT B. MILLS IN AND TO:**

All That Certain piece or parcel of land situate in the Borough of Mercer, Mercer County, Pennsylvania, known as Mercer Borough Tax Parcel No. 580-35-1, and being more particularly bounded and described as follows:

Beginning at the point of intersection of the centerlines of North Shenango Street and West Venango Street, which point is the northeast corner of the land herein described; thence in a southerly direction, along the centerline of North Shenango Street for a distance of approximately 90 feet to a point, which point is the northeast corner of land now or formerly of George Drenning; thence in a westerly direction and parallel with the centerline of West Venango Street for a distance of approximately 125 feet 4 inches to a point, which point is the southeast corner of land now or formerly of Pearl Morrow McKenry; thence in a northerly direction and parallel with the centerline of North Shenango Street for a distance of approximately 90 feet to a point in the centerline of West Venango Street; thence in an easterly direction, along the centerline of West Venango Street, for a distance of approximately 125 feet 4 inches to a point, being the place of beginning, and being the east portion of Lot No. 288 in the General Plan of the Borough of Mercer, as recorded in Deed Book A, Volume 1, Page 29.

The West line of the above described land is marked by an iron stake inside the South curb of Venango Street.

**SUBJECT PROPERTY ADDRESS: 145 North Shenango Street, Mercer, PA 16137**

Being the same property conveyed to Robert B. Mills and Amy B. Mills, husband and wife who acquired title by virtue of a deed from Evelyn A. Habel, single and unmarried, dated March 19, 2007, recorded April 5, 2007, at Instrument Number 2007-00004349, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

**SUBJECT TAX PARCEL ID: 65 580 038 001 000**

**JUDGMENT - \$ 77,978.90**

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMY B. MILLS AND ROBERT B. MILLS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK**

**WRIT OF EXECUTION  
NO. 2018-00232**

**MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY**

**MARCH 28, 2018 LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ROBERT B. MILLS AND AMY B. MILLS IN AND TO:**

All those certain pieces or parcels of land situate in Coolspring Township, Mercer County, Pennsylvania, bounded and described as follows:

Parcel No. 1: Beginning at a point in the centerline of Franklin Road, also known as U. S. Route 62, which point is the southeast corner of land of Carolyn L. Stevens, Trustee; thence North 2 degrees 48' East, along land of Carolyn L. Stevens, Trustee, land of Frank C. and Sandra L. Lord and Parcel No. 2 hereinafter described, a distance of 434.30 feet to a point; thence North 87 degrees 12' West, along Parcel No. 2 hereinafter described, a distance of 111.25 feet to a point; thence North 2 degrees 57' East, along land of Frank C. and Sandra L. Lord and land of Gregory J. and Jill A. McCandless, a distance of 153.59 feet to a point; thence South 86 degrees 24' East, along Lot "B" in the Charlene McCandless, Trustee, Subdivision recorded at 2005 P/L 17913-212, a distance of 191.30 feet to a point; thence South 2 degrees 48' West, along land of Sarah J. and Michael M. Craig, a distance of 152.20 feet to a point; thence North 87 degrees 12' West, along land of Sarah J. and Michael M. Craig, a distance of 60.50 feet to a point; thence South 2 degrees 48' West, along land of Sarah J. and Michael M. Craig, a distance of 431.05 feet to a point in the centerline of Franklin Road; and thence South 87 degrees 44' West, along the centerline thereof, a distance of 20 feet to the point and place of beginning.

Containing 0.87 acre; and

Parcel No. 2: Beginning at a point at the northwest corner of the parcel herein described, which point is the southwest corner of Parcel No. 1 above-described; thence South 87 degrees 12' East, along Parcel No. 1 above-described, a distance of 111.25 feet to a point; thence South 2 degrees 48' West, along Parcel No. 1 above-described, a distance of 75.00 feet; thence North 87 degrees 12' West, along land of Frank C. and Sandra L. Lord, a distance of 111.25 feet; and thence North 2 degrees 48' East, along land of Frank C. and Sandra L. Lord, a distance of 75.00 feet to a point, the place of beginning.

Containing 0.19 acre;

SUBJECT PROPERTY ADDRESS: 5 Davis Lane, Mercer, PA 16137

Being the same property conveyed to Robert B. Mills and Amy B. Mills, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from W. Thomas Jack and Kathleen J. Jack, husband and wife, dated June 22, 2010, recorded June 22, 2010, at Instrument Number 2010-00005768, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 01-150-152

JUDGMENT - \$ 78,470.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT B. MILLS AND AMY B. MILLS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2011-04231**

MANLEY DEAS KOCHALSKI LLC

PLAINTIFF'S ATTORNEY

APRIL 10, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ARENITA K. WHITE AND JAMES E. WHITE IN AND TO:

All that certain lot of land situate in West Salem Township, Mercer County, Pennsylvania, bounded on the North by land of Anthony Cianci et ux; on the East by land of Peter DeTullio et ux; on the South by West Homer Street; and on the West by land of John Campoli et ux, said lot has a frontage on West Homer Street of one hundred thirty-five (135) feet, and extends back at the same width a distance of one hundred fifty (150) feet, more or less.

Subject to conditions and restrictions as recorded in 74 DR 3252.

SUBJECT PROPERTY ADDRESS: 21 W Homer Street, Greenville, PA 16125

Being the same property conveyed to James E. White and Arenita K. White, Husband and Wife who acquired title by virtue of a deed from Fred W. White and Mary J. White, Husband and Wife, dated September 28, 2009, recorded September 28, 2009, at Instrument Number 2009-00010561, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 31-056-075

JUDGMENT - \$102,623.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ARENITA K. WHITE AND JAMES E. WHITE AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2017-02492**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY

MARCH 13, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAVID M. MALEYCHIK AND MELINDA L. MALEYCHIK IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF HERMITAGE, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH FOR 146 FEET, MORE OR LESS, BY SOUTH KEEL RIDGE ROAD (FORMERLY KNOWN AS THE SHARPSVILLE-NEW VIRGINIA PUBLIC ROAD); ON THE EAST FOR 325 FEET, MORE OR LESS, BY LAND NOW OR FORMERLY SCHOOL PROPERTY; ON THE SOUTH FOR 97 FEET, MORE OR LESS, BY MOREFIELD ROAD (FORMERLY KNOWN AS TIER ROBISON PUBLIC ROAD); AND, ON THE WEST FOR 430.72 FEET, MORE OR LESS, BY LAND OF PENN POWER; CONTAINING 0.8 ACRES OF LAND, MORE OR LESS, INCLUDING AND EXTENDING TO THE CENTER LINES OF BOTH ROADS ABUTTING ON THE NORTH AND ON THE SOUTH.

Being known as: 4345 Morefield Road, Hermitage, Pennsylvania 16148

BEING THE SAME PREMISES WHICH Anthony Pepe and Dorothy E. Pepe, husband and wife, by deed dated July 25, 2008 and recorded August 8, 2008 in Instrument Number 2008-00009712, granted and conveyed unto David M. Maleychik and Melinda L. Maleychik.

TAX I.D. #: 12 159 155

JUDGMENT - \$ 58,189.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAVID M. MALEYCHIK AND MELINDA L. MALEYCHIK AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2017-03397**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY

APRIL 30, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THOMAS A. RODGERS, JR. AND CHRISTINA L. RODGERS A/K/A CHRISTINA RODGERS 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 NUMBER TWO HUNDRED SIXTY-EIGHT (268) IN THE LALLY AND IRVINE ADDITION TO SHARON, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT NUMBER 267 IN SAID PLAN, A DISTANCE OF ONE HUNDRED FORTY-TWO AND THIRTY-EIGHT HUNDREDTHS (142.38) FEET; ON THE EAST BY AN ALLEY, A DISTANCE OF FORTY (40) FEET; ON THE SOUTH BY LOT NUMBER 269 IN SAID PLAN, A DISTANCE OF ONE HUNDRED FORTY-ONE AND EIGHTY-SIX HUNDREDTHS (141.86) FEET; AND ON THE WEST BY BALDWIN AVENUE, A DISTANCE OF FORTY (40) FEET.

BEING KNOWN AND NUMBERED AS 605 BALDWIN AVENUE, SHARON, PA - 16146, BEING PARCEL NUMBER 4 M 37

BEING THE SAME PREMISES CONVEYED TO THOMAS A. RODGERS, JR. AND CHRISTINA RODGERS, HUSBAND AND WIFE FROM LARRY V. FLICK AND LORA G. FLICK, HUSBAND AND WIFE BY DEED DATED DECEMBER 16, 1999, AND RECORDED ON DECEMBER 20, 1999, AS INSTRUMENT NUMBER 99DR22569 IN BOOK 314, PAGE 337.

Being known as: 605 Baldwin Avenue, Sharon, Pennsylvania 16146

BEING THE SAME PREMISES WHICH Larry V. Flick and Lora G. Flick, husband and wife, by deed dated December 16, 1999 and recorded December 20, 1999 in Deed Book 314, Page 337, granted and conveyed unto Thomas A. Rodgers, Jr. and Christina L.

Rodgers a/k/a Christina Rodgers, husband and wife.

TAX I.D. #: 4 M 37

JUDGMENT - \$ 20,603.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS A. RODGERS, JR. AND CHRISTINA L. RODGERS A/K/A CHRISTINA RODGERS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2018-00165**

MILSTEAD & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

APRIL 13, 2018 LEVIED ON THE FOLLOWING

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

ALL that certain lot of land with dwelling erected thereon situate in the Borough of Greenville, Mercer County, Pennsylvania, being Lot No. 8 in the Margaret A. Caldwell Addition to Greenville as shown on the plan recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book No. 2, Page 125; said lot being more particularly described as follows, to-wit:

BEGINNING at the southeasterly corner of said lot at a point on the north side of South Main Street; thence in a northerly direction a distance of 154.28 feet to a point; thence in a southwesterly direction a distance of 65.3 feet to a point; thence in a southerly direction a distance of 128.5 feet to a point on South Main Street; thence easterly along South Main Street a distance of 60 feet to the place of beginning.

Title to said Premises vested in Robert J. Hurtt by Deed from Brett A. Greenfield dated June 11, 2007 and recorded on June 18, 2007 in the Mercer County Recorder of Deeds as Instrument No. 2007-00008305.

Being known as: 372 S. Main Street, Greenville, PA 16125

Tax Parcel Number: 55 513 027

JUDGMENT - \$ 66,927.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT J. HURTT AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

**WRIT OF EXECUTION  
NO. 2018-00359**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

APRIL 10, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JAMES A. EICHER AND DONNA J. EICHER IN AND TO:

ALL THAT CERTAIN property situated in the city of Hermitage, ward O, in the county of Mercer and commonwealth of Pennsylvania, being described as follows: lot 1, in the subdivision of Lots 1 and 2 Leali Haun plan. Being more fully described in a deed dated 07/07/1983 and recorded 10-04-1983, along the land

records of the county and state set forth above, in deed volume 83 DR and page 2971. Tax map or parcel ID no.: 12-171-123

TITLE TO SAID PREMISES IS VESTED IN James A. Eicher and Donna J. Eicher, h/w, by Deed from Leali Brothers Excavating Inc., a Pennsylvania Corporation, Dated 07/07/1983, Recorded 10/04/1983, in Book 83 DR, Page 2971.

Tax Parcel: 12 171 123

Premises Being: 2430 HOEZLE ROAD, HERMITAGE, PA 16148-2153

JUDGMENT - \$143,661.56

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JAMES A. EICHER AND DONNA J. EICHER AT THE SUIT OF THE PLAINTIFF CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI

**WRIT OF EXECUTION  
NO. 2018-00687**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

APRIL 30, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KEVIN W. FORCIER, JR IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point at the southerly edge of present sidewalk on the southerly side of Clinton Street, which point is six feet South of the present curb on the line of land now or formerly of Robert Jones, which point is the Northwest corner of the premises herein described; thence in an easterly direction along the southerly edge of present sidewalk a distance of 48 1/2 feet to a point on the westerly line of Snyder Alley; thence in a southerly direction along the westerly line of Snyder Alley a distance of 158 feet, more or less, to a point, which point is 18 feet North along the westerly line of Snyder Alley from line of land now or formerly of George E. Billig; thence in a westerly direction along land now or formerly of Robert Jones a distance of 53.5 feet, more or less, to a point; thence in a northerly direction along land now or formerly of Robert Jones a distance of 164 feet, more or less, to a point on the southerly edge of present sidewalk, which is the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN KEVIN W. FORCIER, JR., by Deed from NATHAN D. DELP AND LAUREL J. DELP, H/W, Dated 01/22/2010, Recorded 02/02/2010, Instrument No. 2010-00000955.

Tax Parcel: 55-520-103

Premises Being: 199 CLINTON STREET, GREENVILLE, PA 16125-2631

JUDGMENT - \$100,614.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE

DEFENDANT (S) KEVIN W. FORCIER, JR AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, N.A.

**WRIT OF EXECUTION  
NO. 2018-00265**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

APRIL 4, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GARY R. MONTGOMERY, JR IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Sharpsville, County of Mercer and Commonwealth of Pennsylvania, known as lot number thirty-six (36) on the Main street in Milliken's addition to Sharpsville, and being bounded and described as follows:

ON the north by Main street, a distance of sixty-six (66) feet; on the east by Fourth street, a distance of one hundred thirty-two (132) feet; on the south by lot number eight (8) on Fourth street in said addition, a distance of sixty-six (66) feet; and on the west by lot number thirty-eight (38) on Main street in said addition, a distance of one hundred thirty-two (132) feet.

TITLE TO SAID PREMISES IS VESTED IN GARY R. MONTGOMERY, JR., AN UNMARRIED MAN, by Deed from 8 GUYS LLC, Dated 06/19/2015, Recorded 08/23/2015, Instrument No. 2015-00005950.

Tax Parcel: 72-818-039

Premises Being: 403 WEST MAIN STREET, A/K/A 403 MAIN STREET, SHARPSVILLE, PA 16150-2053

JUDGMENT - \$ 58,889.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GARY R. MONTGOMERY, JR AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION  
NO. 2018-00002**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

MARCH 13, 2018 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in Otter Creek Township, Mercer County, Pennsylvania, being known as Lot No. 1 of the Patricia Ann Shaw & Gregory F. Shaw Property, a Resubdivision of Lot 1 dated December 20, 2004, as prepared by Sorg Surveying, Inc. and recorded in the Recorder's Office of Mercer County, Pennsylvania, at 2004 PL 21849-251, said Lot 1 containing 6.679 acres.

Under and Subject to any zoning regulation, the minimum setback line, right of way line and other restrictions as shown on the recorded plan or Deeds of record.

Under and Subject to any rights that may exist on said land for electric lines,

telephone lines, gas lines, water lines, pipe lines, sewer lines, cable lines, public highways and facilities used therewith, if there now be any such rights thereon.

Under and subject to all rights on the said land for public utilities, including, but not limited to, those aforesaid

TITLE TO SAID PREMISES IS VESTED IN MICHAEL MOORE, by Deed from GREGORY FRANCIS SHAW AND PATRICIA ANN SHAW, H/W, Dated 06/30/2005, Recorded 08/02/2005, Instrument No. 2005-00012250.

Tax Parcel: 20-071-014-001

Premises Being: 44 CALLAHAN ROAD, GREENVILLE, PA 16125-963  
JUDGMENT - \$ 86,839.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL MOORE AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2017-03465**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

APRIL 19, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MOLLY A. WATSON AND MARK H. WATSON A/K/A MARK HAMILTON WATSON IN AND TO:

Premises A

ALL THAT CERTAIN lot of land situate in Greene Township, Mercer County, Pennsylvania, bounded and described as follows:

BOUNDED on the West, North and East by lands now or formerly of J. Boyd McMunigle, et al; and on the South by the Public Highway leading from Jamestown to Kinsman and known as State Route 58; and being in size 100 feet facing on the said highway and extending back from the center of said highway of uniform width, a distance of 173 feet.

Being known as TAX PARCEL NO 08-002-030-001

Premises B

ALL THAT CERTAIN piece or parcel of land situate in Greene Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the North line of Route No. 58, which point is North 88°57' East along the North line of said road, a distance of 632 feet from the Southeast corner of land now or formerly of John Miller, and which is the southeast corner of land now or formerly of John R. Lawton;

THENCE North 6°43' East along land now or formerly of John R. Lawton and the land herein described, a distance of 294.62 feet to a point;

THENCE South 82°08' East along land herein described, a distance of 109.63 feet to a point; thence South 1°17' West along line of land herein described, a distance of 275.11 feet to a point on the North line of Route No. 58;

THENCE South 88°57' West along the

North line of Route No. 58, a distance of 136.82 feet to a -point, which is the place of beginning, the four (4) corners of the property hereby reserved being marked by iron pins

Being known as TAX PARCEL NO. 08-002-031-000-000

TITLE TO SAID PREMISES IS VESTED IN Mark Watson and Hamilton Watson, by Deed from Mark Hamilton Watson and Molly Ann Hart, h/w, Dated 12/06/2016, Recorded 12/20/2016, Instrument No. 2016-00011953.

Tax Parcel: 08-002-030-001, 08-002-031-000-000

Premises Being: 169 KINSMAN ROAD, JAMESTOWN, PA 16134-9539  
JUDGMENT \$ 98,982.98

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

**WRIT OF EXECUTION  
NO. 2017-00002**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY

APRIL 2, 2018 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land in the City of Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, being Lot No. 7 in Section B of Sparks' Crestview Allotment as per Plan of Record in the Recorder's Office of Mercer County in Plan Book 3, page 195, being further bounded and described as follows:

ON the North for 183.4 feet by the South Line of Lot No. 6 in said plan; on the East for 80 feet by the West line of Rexford Drive; on the South for 183.4 feet by the North line of Lot 8, Section B in said plan; on the West for 80 feet by the East line of Lot 7, Section C on said plan.

Being known as Tax Parcel 12-330285

BEING THE SAME PREMISES which Jason L. DeJulia and Sharron K. DeJulia, by deed dated 6/20/13 and recorded 6/21/13 in the office of the recorder of deeds in and for the county of Mercer as instrument number 2013-00010119, granted and conveyed unto Heather Ischo in fee.

LOCATION - 160 REXFORD DRIVE, HERMITAGE PA

JUDGMENT - \$112,603.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HEATHER ISCHO AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2017-03580**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY

MARCH 14, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) FRANCES RICE AND DAVID RICE

IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, known as Lot No. 1-A in the Final Resubdivision of Lot No. 7 of the Leah H. Stowes Plan of Lots in Sharon, Mercer County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west line of Stambaugh Avenue, said point being the northeast corner of the land herein conveyed; thence South along the west line of Stambaugh Avenue a distance of 50.7 feet to an iron pin; thence North 89° 23' 11" West a distance of 130.00 feet to the east side of a 15-foot alley; thence due North a distance of 48.4 feet to an iron pin; thence North 89° 36' East a distance of 130.00 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: being known as 930 Stambaugh Avenue, Sharon PA 16146

Parcel # 4X80Control #29310)

BEING THE SAME PREMISES which Louis Vasconi, Jr. and Nellie Vasconi, by Deed dated June 10, 2004 and recorded December 20, 2007 in Deed Book 642, page 2657, Instrument #2007-00017080, in the Office of the Recorder of Deeds in and for the County of Mercer, granted and conveyed unto David Rice and Frances Rice, husband and wife, in fee.

JUDGMENT - \$ 64,734.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FRANCES RICE AND DAVID RICE AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**WRIT OF EXECUTION  
NO. 2017-01625**

STERN & EISENBERG PC  
PLAINTIFF'S ATTORNEY

APRIL 12, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RICHARD W. CURTICIAN IN AND TO:

ALL those certain lots of land situate in West Salem Township, Mercer County, Pennsylvania and being more particularly designated as Lots 230 to 244 inclusive in the Shenango Heights Addition to Greenville Plan of Lots as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 2, Page 4.

BEING known and numbered as 35 Hempfield Avenue, Greenville, PA 16125  
TAX ID# 31 056 189 230

BEING the same premises which Colleen Jowett by Deed dated October 21, 2005 and recorded November 3, 2005 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument#: 2005-00017680, granted and conveyed unto Richard W. Curtician.

JUDGMENT - \$151,756.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICHARD W. CURTICIAN AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS

TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-C, ASSET BACKED PASS-THROUGH CERTIFICATES C/O OCWEN LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2016-03507**

TUCKER ARENSBERG PC  
PLAINTIFFS ATTORNEY

APRIL 30, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ALL KNOWN AND UNKNOWN HEIRS OF JANET L. MCCUTCHEON A/K/A JANET MCCUTCHEON IN AND TO:

ALL that certain piece or parcel of land with two-story frame dwelling house erected thereon, situate in the Borough of Greenville, Mercer County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point marked by an iron pin, which point is twenty-five (25) feet west from the center of College Avenue and thirty (30) feet north from the center of Eagle Street; thence west along the north side of Eagle Street a distance of eighty (80) feet to a point marked by an iron pin; thence north at right angles to Eagle Street to the high water mark of the Little Shenango Creek or Tail Race leading therefrom; thence easterly or southeasterly, to a point about 76.85 feet north from the north side of Eagle Street; thence south along the west line of College Avenue to place of beginning.

BEING the same property which John C. McCurdy and Maralynn W. McCurdy, husband and wife, granted and conveyed unto John N. McCutcheon and Janet L. McCutcheon, husband and wife by deed dated April 20, 1977 and recorded April 29, 1977 in the Recorder's Office of said County in Deed Instrument No. 77 DR 1212.

BEING KNOWN AS 70 Eagle Street, Greenville, Pennsylvania 16125.

MERCER COUNTY TAX PARCEL NO. 55-511-024.

JUDGMENT - \$ 86,690.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALL KNOWN AND UNKNOWN HEIRS OF JANET L. MCCUTCHEON A/K/A JANET MCCUTCHEON AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

**WRIT OF EXECUTION  
NO. 2017-02740**

TUCKER ARENSBERG PC  
PLAINTIFF'S ATTORNEY

APRIL 18, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SHEILA REISER, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF RAYMOND L. BAIR, JR. IN AND TO:

ALL that tract of land situate in Worth Township, Mercer County, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road, which point is the Southeast corner of present land of Mike N. Bartolone, et ux, at line of Clifford Patterson; thence Westerly by Clifford Patterson, a distance of 281 feet; thence Northerly and parallel to said public road by other lands of Mike N. Bartolone, 155 feet; thence Easterly and parallel to Clifford Patterson line, 281 feet to a point in the center of said public road; thence Southerly by the center line of said public road, 155 feet to the place of beginning.

BEING the same property which Raymond L. Bair, Jr., and Vera E. Bair, granted and conveyed unto Raymond L. Bair, Jr., by deed dated November 30, 1983 and recorded December 21, 1983 in the Recorder's Office of said County in 83 DR 3947.

MERCER COUNTY TAX PARCEL NO. 34-154-071.

453 Creek Road, Jackson Center, Pennsylvania 16133

JUDGMENT - \$ 90,651.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SHEILA REISER, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF RAYMOND L. BAIR, JR. AT THE SUIT OF THE PLAINTIFF PNC BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

**WRIT OF EXECUTION  
NO. 2018-00618**

UDREN LAW OFFICES PC  
PLAINTIFF'S ATTORNEY

APRIL 30, 2018 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF SHARON, COUNTY OF MERCER, STATE OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT "E" AND THE SOUTHERN FIVE AND TWENTY-FIVE HUNDREDTHS (5.25) FEET OF LOT "D" IN KATE Y. LESLIE'S HAZEL STREET PLAN OF LOTS, AS RECORDED IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA, IN PLAN BOOK I, PAGE 25.

BEING KNOWN AS: 69 S Oakland Avenue, Sharon, PA 16146

PROPERTY ID NO.: 4-D-26

TITLE TO SAID PREMISES IS VESTED IN Michael Caracci BY DEED FROM Noel Wayne and Helen Wayne, husband and wife DATED 03/30/1988 RECORDED 04/07/1988 IN DEED BOOK 38 PAGE 2198.

JUDGMENT - \$ 38,354.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL CARACCI AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2004-FF3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-FF3

**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. - June 12, 19, 26, 2018