

**Mercer County Law Journal**  
(The Official Legal Publication of Mercer County, Pennsylvania)

**Digital Edition**

APRIL 23, 2019  
VOL. 34 - ISSUE 17

**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**

**LANGIETTI, EDITH M.**  
**2019-175**

Late of: Greenville Boro., Mercer Co., PA  
Executor: Doug LaBoda, 37 Grady Rd.,  
Vernon, CT 06066

Attorney: Jason R. Dibble

**REHAK, MARIE A. A/K/A REHAK,  
MARIE A/K/A REHAK, MARIE ANN**  
**2019-241**

Late of: Hermitage, Mercer Co., PA  
Executrix: Martha J. Rehak 583 Belmont  
St. NE Warren, OH 44483

Attorney: Carolyn E. Hartle

**YESKO, JANICE A/K/A YESKO,  
JANICE**  
**2019-243**

West Late of: Salem Twp., Mercer Co., PA  
Co-Executors Brian T. Yesko 48 Kinsman  
Rd., Greenville, PA 16125

Dennis A. Yesko 94 Wagner Rd., Evans  
City, PA 16033

Attorney: Joseph M. Gula

**ZVARICH, JOSEPHINE G. A/K/A  
ZVARICH, JOSEPHINE**  
**2019-236**

Late of: Hermitage, Mercer Co., PA  
Executrix Michele R. Edell, 20 Walker  
Rd., Canonsburg, PA 15317

Attorney: Brian P. Cavanaugh, 229 S.  
Maple Ave., Greensburg, PA 15601 (724)  
836-0321

**SECOND PUBLICATION**

**ALFREDO, JOHN T.**  
**2019-140**

Late of Sharpsville Boro, Mercer Co., PA  
Executor: Judy L. Onestak, 10 Louise Dr.,  
Bridgewater, VA 22812

Attorney: John D. Alfredo, P.O. Box 246,  
Sharpsville, PA 16150 724-962-2980

**FILER, STEVEN PAUL A/K/A FILER,  
STEVEN P.**  
**2019-227**

Late of Pine Twp., Mercer Co., PA  
Administratrix: Cathy Lee Osborne, 1 E.  
Brookhaven Rd., Wallingford, PA 19086

Attorney: Raymond H. Bogaty

**GLENN, DEAN L.**  
**2019-217**

Late of Liberty Twp., Mercer Co., PA  
Administrator CTA: Wayne R. Glenn,  
1155 Valleyview Dr., Lawrence, PA  
15055

Attorney: Brenda K. McBride

**KOLBRICH, ROBERT**  
**2019-223**

Late of Transfer, Mercer Co., PA  
Executor: Robert D. Kolbrich, 1720 Rt.  
405 Hwy, Hughesville, PA 17737

Attorney: David A. Ristvey

**MARTIN, CARL ARTHUR**  
**2019-206**

Late of Findley Twp., Mercer Co., PA

Administratrix: Judith A. Martin, 828  
Clintonville Rd., Mercer, PA 16137

Attorney: Timothy R. Bonner

**MULTARI, BONNIE JEAN**  
**2019-138**

Late of Sharpsville Boro, Mercer Co., PA

Administrator: Jonathan Multari, 1889  
Rettig Drive, Hermitage, PA 16148

Attorney: Carrie E. Conboy, Zacharia Bown  
PC, 111 W. McMurray Rd. McMurray, PA  
15317 724-942-6200

**TATUM, MARY ELIZABETH**  
**A/K/ATATUM, MARY E. A/K/A**  
**TATUM, MARY**  
**2019-216**

Late of Farrell, Mercer Co., PA

Administratrix: Gloria A. Spencer, 2869  
Spangler Rd., Hermitage, PA 16148

Attorney: Chester B. Scholl, Jr.

**TOMSON, JOHN L.**  
**2019-226**

Late of Findley Twp., Mercer Co., PA

Executor: Andrew W. Tomson, 43 Silver  
Brook Dr., Mercer, PA 16137

Attorney: Raymond H. Bogaty

**WHITAKER, BERTHA L. A/K/A**  
**WHITAKER, BERTHA**  
**2019-225**

Late of Pymatuning Twp., Mercer Co., PA  
Executrix: Betty L. Slodowick, 440 High-  
land Rd., Wexford, PA 15090; Helen L.

Baldwin, 1201 Negley St., Farrell, PA  
16121

Attorney: Douglas M. Watson

**THIRD PUBLICATION**  
**CIANCI, GLORIA R. A/K/A CIANCI,**  
**GLORIA**  
**2019-208**

Late of Hempfield Twp., Mercer Co., PA  
Executors: Paul M. Cianci, 682 Methodist  
Rd., Greenville, PA 16125; Mark C. Cianci,

56 Chambers Ave., Greenville, PA 16125;  
Richard J. Cianci, 25 Fredonia Rd.,  
Greenville, PA 16125; Eugene N. Cianci,

185 Williamson Rd., Greenville, PA 16125  
Attorney: Carolyn E. Hartle

**FAULCONBRIDGE, MARY M.**  
**2019-203**

Late of Sandy Lake, Mercer Co., PA

Executrix: Marna F. VanDyke, 1025  
Millidgeville Rd., Cochranston, PA 16314

Attorney: Timothy R. Bonner

**GILL, MARTHA ANN A/K/A GILL,  
MARTHA A. A/K/A GILL, MARTHA**  
**2019-210**

Late of Hermitage, Mercer Co., PA

Administrator: Lawrence I. Gill, 5086  
Virginia Rd., Hermitage, PA 16148

Attorney: Carolyn E. Hartle

**JOFERY, ANN P. A/K/A JOFERY, ANN**  
**PATRICIA**  
**2019-196**

Late of Hermitage, Mercer Co., PA

Executrix: Karen M. Jofery, 1035 Smith  
Ave., Hermitage, PA 16148

Attorney: Ruthanne Beighley

**LEARY, THOMAS L.**  
**2019-204**

Late of Jamestown Boro, Mercer Co., PA

Executor: Patrick C. Leary, 309 Garden  
Court, Washington, PA 15301

Attorney: Jason R. Dibble

**MILLER, NOBLE R. A/K/A MILLER,  
NOBLE RAY**

**2019-194**

Late of Delaware Twp., Mercer Co., PA  
Executrix: Diana L. Hennel a/k/a Dianna L.  
Hennel, 6280 Ryeworth Dr., Frisco, TX  
75035-7267

Attorney: Wade M. Fisher

**PRICE, RICHARD H. A/K/A PRICE,  
RICHARD HARRISON**  
**2019-215**

Late of Wheatland Boro, Mercer Co., PA  
Executrix: Leisa Ulasz, 1019 Smith Ave.,  
Hermitage, PA 16148

Attorney: William J. Madden

**TARBAY, BARBARA A. A/K/A**  
**TARBAY, BARBARA A/K/A TARBAY,  
BARBARA ANN**  
**2019-201**

Late of Sharon, Mercer Co., PA

Executor: Frank J. Tarbay, 471 Jefferson  
Ave., Sharon, PA 16146

Attorney: Victor S. Heutsche

**Fictitious Name Registration**

Notice is hereby given that an  
Application for Registration of Fictitious  
Name was filed in the Department of  
State of the Commonwealth of  
Pennsylvania on March 06, 2019 for W.  
Wengerd Construction at 446 Cranberry  
Rd. Hadley, PA 16130. The name and  
address of each individual interested in  
the business is Wendell Wengerd at 446  
Cranberry Rd. Hadley, PA 16130. This  
was filed in accordance with 54 Pa.C.S.  
311.

M.C.L.J. - April 23, 2019

**LEGAL NOTICE**

Notice is hereby given of the  
administration of The Robert Kolbrich  
Irrevocable Trust Agreement Dated  
August 7, 2018. The Grantor, Robert  
Kolbrich, formerly of the City of  
Transfer, Pennsylvania, passed away on  
February 24, 2019. 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.

Judith L. Custer, Trustee  
8093 Wind Dancer Dr.  
Germantown, OH 45327

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. - April 23, 2019

Mercer County  
Court of Common Pleas  
Number: 2019-731

Notice of Action in Mortgage  
Foreclosure

Ocwen Loan Servicing, LLC, Plaintiff  
v. Richard Barnes Jr. Known Surviving  
Heir of Patricia A. McCandless and  
Unknown Surviving Heirs of Patricia A.  
McCandless, Defendants

**TO: Unknown Surviving Heirs of**  
**Patricia A. McCandless.** Premises  
subject to foreclosure: 511 Liberty  
Street, Jamestown, Pennsylvania 16134.  
NOTICE: If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file your  
defenses or objections in writing with the  
court. You are warned that if you fail to  
do so the case may proceed without you  
and a judgment may be entered against  
you without further notice for the relief  
requested by the Plaintiff. You may lose  
money or property or other rights  
important to you. You should take this  
notice to your lawyer at once. If you do  
not have a lawyer, go to or telephone the  
office set forth below. This office can  
provide you with information about  
hiring a lawyer. If you cannot afford to  
hire a lawyer, this office may be able to  
provide you with information about  
agencies that may offer legal services to  
eligible persons at a reduced fee or no  
fee. **Mercer County Lawyer Referral**  
**Service, Mercer County Bar**  
**Association, P.O. Box 1302,**  
**Hermitage, Pennsylvania 16148, (724)**  
**342-3111.** McCabe, Weisberg &  
Conway, LLC, Attorneys for Plaintiff,  
123 S. Broad St., Ste. 1400,  
Philadelphia., PA 19109, 215-790-1010

M.C.L.J. – April 23, 2019

IN THE COURT OF COMMON  
PLEAS OF MERCER COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
No. 2019-311

THE CITY OF FARRELL,  
Plaintiff

VS.

REECE FORE and MAUD FORE,  
husband and wife, their heirs, executors,  
administrators, and assigns, generally,  
and all other person interested  
Defendants

**LEGAL NOTICE**

TO: REECE FORE and MAUD FORE,  
husband and wife, their heirs, executors,  
administrators, and assigns, generally,  
and all other person interested,  
Defendants

You are hereby notified that on the 8th  
day of April, 2019, the Court of  
Common Pleas of Mercer County,  
Pennsylvania, entered an Order directing  
you to bring an action in ejectment or  
take other appropriate legal action  
against the above-named Plaintiff on or  
before thirty (30) days from the date of  
publication of this notice with respect to  
the following described real estate:

ALL that certain piece or parcel of land  
situate in the City of Farrell, County of  
Mercer and Commonwealth of  
Pennsylvania, being the easterly twenty-  
one (21) feet of Lot No. Thirty-six (36)  
and the westerly nine (9) feet of Lot No.  
Thirty-seven (37) in the Farrell

Improvement Company Plan of Lots, being bounded and described as follows:

COMMENCING at a point in the south line of Federal Street sixty-three (63) feet westwardly from the west line of Darr Avenue; thence along said Federal Street westwardly thirty (30) feet to a point; thence southwardly, of even width, one hundred fifteen (115) feet to a fifteen (15) feet alley.

The Order further provides that should you fail to comply with the Order, Judgment will be entered against you and forever bar the assertion by you of any right, title, interest, lien, claim or demand of, in and to the above-described parcel inconsistent with the fee simple absolute ownership thereof by the above-named Plaintiff.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT ANY FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MERCER COUNTY LAWYERS  
REFERRAL SERVICE  
C/O MERCER COUNTY BAR  
ASSOCIATION  
P.O. BOX 1302  
HERMITAGE, PA 16148  
TELEPHONE: (724) 342-0311

STEPHEN J. MIRIZIO, ESQUIRE  
ATTORNEY FOR PLAINTIFF  
121 E. STATE STREET  
SHARON, PA 16146  
(724) 981-2700

M.C.L.J. - April 23 2019

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

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from May 6, 2019, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

**FIRST AND FINAL ACCOUNT**

2016-203 Mitchell, Salvatore Philip  
a/k/a Mitchell, Reverend  
Salvatore, deceased; Dorothy  
Stefanak, Executrix

2018-611 Vukovich, Joseph, deceased;  
Paul Cameron, 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. - April 2, 9, 16, 23, 2019

**SHERIFF'S SALE  
MONDAY MAY 6, 2019 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. 2018-01852**

HILL WALLACK LLP PLAINTIFF'S  
ATTORNEY  
JANUARY 23, 2019 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAWRENCE STEPHEN KOCHOLEK IN AND TO:

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

ON the South by Sheridan Street (formerly called Sheridan Avenue); ON the West by Lot No. 85 in the Mary C. Marshall Addition, now owned by Victor Dilley; ON the North by an alley; and ON the East: by a street. Having a frontage of 100 feet on said Sheridan Street and a depth of 134 feet. Being Lots Nos. 86 and 87 in the Mary C. Marshall Addition. Having erected thereon a 1 1/2 store aluminum-sided residence containing five rooms, and a bath with a basement in fair repair known and numbered as 430 Sheridan Street, Hermitage Township, Sharon, Mercer County, Pennsylvania.

Being the same land conveyed to Walter Kocholek and Helen Kocholek, Husband and Wife, by deed of Abbie Seibel, Widow, dated August 7, 1947 and recorded on the 11th day of August, 1947 in Deed Book Y; Volume 18, Page 258, Records of Mercer County, Pennsylvania. The said Walter Kocholek died on October 14, 1965, leaving Helen Kocholek as the surviving tenant by the entireties.

Tax Parcel # 10-317-156

LOCATION - 430 SHERIDAN AVENUE,  
HERMITAGE PA

JUDGMENT - \$ 16,906.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAWRENCE STEPHEN KOCHOLEK AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A C/O CARRINGTON MORTGAGE SERVICES, LLC

**WRIT OF EXECUTION  
NO. 2018-03278**

HLADIK ONORATO & FEDERMAN LLP  
PLAINTIFF'S ATTORNEY  
JANUARY 29, 2019 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DOUGLAS J. CUNNINGHAM AND CINDY J.

CUNNINGHAM IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in City of Sharon, County of Mercer, Commonwealth of Pennsylvania, being known as all of Lot No. Seven Hundred (700) and the western thirteen (13) feet of Lot No. Seven Hundred One (701) in the Fairgrounds Addition Plan "A." Revised as recorded in Plan Book 2, Page 185, Records of Mercer County, Pennsylvania, said lots being bounded and described as follows:

ON THE NORTH by parts of Lots No. 707 and 706 in said Plan, for a distance of Forty-eight (48') feet; on the East by the remaining Twenty-two (22') feet on Lot No. 701 in said plan, for a distance of One Hundred Ten (110') feet; on the South by March Street, for a distance of Forty-eight (48') feet; and on the West by Lot No. 699 in said plan for a distance of One Hundred Ten (110') feet.

BEING THE SAME PREMISES which Douglas J. Cunningham and Cindy J. Cunningham, His Wife, by Deed dated June 11, 1998 and recorded on June 12, 1998, in the Mercer County Recorder of Deeds Office at Deed Book Volume 98DR at Page 10045, granted and conveyed unto Douglas J. Cunningham and Cindy J. Cunningham, Husband and Wife.

Being Known as 1085 March Street, Sharon, PA 16146.

Parcel I.D. No. 4-AM-106-107.

JUDGMENT - \$ 29,032.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DOUGLAS J. CUNNINGHAM AND CINDY J. CUNNINGHAM AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT

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

KML LAW GROUP PC PLAINTIFF'S  
ATTORNEY  
FEBRUARY 1, 2019 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</u>
<u>Elements</u>	
B	25%

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

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

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 CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC2

**WRIT OF EXECUTION  
NO. 2018-03507**

KML LAW GROUP PC PLAINTIFF'S

ATTORNEY  
JANUARY 29, 2019 LEVIED ON THE  
FOLLOWING

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

ALL that certain piece, parcel or lot of land situate, lying and being in Springfield Township, Mercer County, Pennsylvania, being known and designated as Lot "A" of the Clara Brown Subdivision dated May 7, 2000; said subdivision being recorded in the Office of the Recorder of Deeds in and for Mercer County, in 2003 P.L. 12154-83, the full description thereof being incorporated herein by reference thereto.

ALL that certain piece, parcel or lot of land situate, lying and being in Springfield Township, Mercer County, Pennsylvania, bounded and described as follows:

BOUNDED on the south by lands now or formerly William L. Vaughan and Elizabeth Vaughan, husband and wife, a distance of 195 feet from the centerline of Route 19; bounded on the west by a point in the centerline of Route 19; bounded on the north by other lands now or formerly Clarence O. Collins and Lois Lucille Collins, husband and wife, a distance of 165 feet; bounded on the east by other lands now or formerly William L. Vaughan and Elizabeth Vaughan, husband and wife, a distance of 45 feet. This land herein described is a triangular shaped parcel of land with its point in the centerline of Route 19.

AND also all that certain piece, parcel or lot of land situate, lying and being in Springfield Township, Mercer County, Pennsylvania, bounded and described as follows:

BEGINNING at the southwest corner in the centerline of the Pittsburgh Public Road adjoining lands now or formerly E. D. Galloway; thence in the Northern direction along the centerline of said public road, a distance of 88 feet; thence in an Eastern direction, by lands now or formerly James Herron, a distance of 165 feet to lands now or formerly E. D. Galloway; thence by lands now or formerly said Galloway, in a Southern direction, a distance of 56 feet; thence in a Western direction, by lands now or formerly Galloway, a distance of 165 feet to the place of beginning.

PARCEL #: 29-222-007

PROPERTY ADDRESS: 1955 Perry Highway,  
Volant, PA 16156

JUDGMENT - \$135,686.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JAMES W. KEE AT THE SUIT OF THE PLAINTIFF FREEDOM MORTGAGE CORPORATION

**WRIT OF EXECUTION  
NO. 2018-02980**

KML LAW GROUP PC PLAINTIFFS  
ATTORNEY  
FEBRUARY 22, 2019 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SARAH S. MILLER 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 Fifty (250) in the S. F. Stambaugh Plan of Lots, said Plan being recorded in the records of Mercer County, Pennsylvania, in Plan Book 1, Page 1, said Lot Number Two Hundred Fifty (250), being more particularly bounded and described as follows:

Bounded on the North by Lot Number Two Hundred Forty-nine (249) in said Plan, on the East by Stambaugh Avenue; on the South by Lot Number Two Hundred Fifty-one (251) in said Plan; and on the West by (15) foot alley. Having a northern boundary line of one hundred fifty-three and ninety-three hundredths (153.93) feet, a frontage of forty (40) feet on Stambaugh Avenue, a Southern boundary of One Hundred Fifty-Three and Ten Hundredths (153.10) feet, and a width along said alley of forty (40) feet.

PROPERTY ADDRESS: 384 Stambaugh  
Avenue, Sharon, PA 16146

TAX PARCEL: 71-287-30

JUDGMENT - \$ 45,214.78

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

**WRIT OF EXECUTION  
NO. 2018-03372**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
FEBRUARY 19, 2019 LEVIED ON THE FOLLOWING

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

All that tract of land situate in LIBERTY TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, bounded and described as follows:

Beginning at a point in the center of a public road known as Old Mill Site Road T-854, which point is the Southeast corner of the land herein described; thence North 89 degrees 17 minutes West by lands of Gregg, 627.38 feet to an iron pin; thence North 0 degrees 43 minutes East by lands this day being conveyed to Anne Harker Dayton and David M. Dayton, her husband, 853.16 feet to an iron pin; thence South 89 degrees 17 minutes East by lands this day being conveyed to Anne Harker Dayton and David M. Dayton, her husband, 421.03 feet to a point in the centreline of said public road; thence by the centreline of said public road, known as Old Mill Site Road, the following courses and distance: South 0 degrees 29 minutes West, 100.00 South 10 degrees 41 minutes East 100.00 feet, South 15 degrees 48 minutes East, 300.00 feet; South 14 degrees 38 minutes East, 381.11 feet to a point in the centreline of said public road, the place of beginning, Containing 10.00 acres and as shown on survey of Ronald P. Bittler, Registered Surveyor, dated January 7, 1987 and recorded in 1987 P.L. 637-9.

The improvements thereon being commonly known as 177 Old Mill Road, Grove City, PA 16127.

PARCEL #: 17 225 001

JUDGMENT - \$ 86,377.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILLIAM J. MILLS AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, EEC

**WRIT OF EXECUTION  
NO. 2018-03574**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY FEBRUARY 19, 2019 LEVIED ON THE FOLLOWING

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

All that certain lot or piece of ground situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being Lot No. 356 in the Federal Heights Plan of Lots as recorded in the Recorder's Office of Mercer County in Plan Book 1, Page 118 and being bounded and described as follows, to-wit:

On the North by Lot No. 357 in said plan now owned by Anthony Giglio, a distance of 108.31 feet; On the East by the West side of Federal Avenue a distance of 48.50 feet; On the South by Lot No. 355 in said plan a distance of 108.31 feet, said property being owned by Manuel Gingold; On the West by Lot No. 345 in said plan, said Lot being Owned by Jessie Beweeyh, a distance of 48.50 feet.

SUBJECT PROPERTY ADDRESS: 800 Federal Drive, Sharon, PA 16146

Being the same property conveyed to Merle Laird Davis and Marion Grace Davis, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Merle Laird Davis and Marion Grace Davis, his wife, dated March 8, 1977, recorded March 15, 1977, at Document ID 77 DR 0586, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Marion Grace Davis died May 29, 2017, and pursuant to the survivorship language in the above-mentioned

deed, all her rights and interest pass to Merle Laird Davis

SUBJECT TAX PARCEL ID: 4-AJ-73

JUDGMENT - \$ 42,762.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MERLE LAIRD DAVIS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2018-02453**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY JANUARY 11, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) EDWIN G. FAIR IN AND TO:

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

Beginning at a point in the center line of The Sharon-Orangeville public road known as S.R. #718, at the Northeast corner of land of Ronald McIntyre; Thence in a Westerly direction, along land of said Ronald McIntyre, a distance of 260 feet, more or less, to a point, Being the southwest corner of the land Herein Described; Thence in a Northerly direction along land of Andy and Pena Minoff, a distance of 110 feet, more or less, to a point, being the Northwest corner of the land Herein Described; Thence in an Easterly Direction, along other land of Andy and Pena Minoff, a distance of 260 feet, more or less, to a point in the Center line of said Sharon-Orangeville Public Road, known as S.R. 718, being the Northeast corner of the land herein described; thence in a Southerly direction, along the center line of said Sharon-Orangeville Road, known as S.R. 718, a distance of 90 feet more or less, to the place of beginning, being the southeasterly corner of the land herein described.

SUBJECT PROPERTY ADDRESS: 2807 Ivanhoe Road, Sharpsville, PA 16150

Being the same property conveyed to Edwin G. Fair and Mary Jane Fair, husband and wife who acquired title by virtue of a deed from George W. Allen and Mary H. Allen, husband and wife, dated May 8, 1967, recorded May 16, 1967, at Document ID 67-999, Office of the Recorder of Deeds, Mercer County, Pennsylvania

Informational Note: Mary Jane Fair died April 19, 2018, and pursuant to the survivorship language of the above mentioned deed, all her interest passed to Edwin G. Fair.

SUBJECT TAX PARCEL ID: 28-131-018

JUDGMENT - \$ 60,919.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EDWIN G. FAIR AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2018-02931**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY  
FEBRUARY 21, 2019 LEVIED ON THE FOLLOWING

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

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

On the North by Spring Street; on the East by land now or formerly of Ella McGranzhan; on the South by an alley; and on the West by an alley; comprising Lot No. 25 of the General Plan of McMaster and Cornwell's Addition to the said Borough and the West one-half of Lot No. 28 on the same plan; fronting seventy-five (75) feet on Spring Street and extending southerly therefrom at equal width one hundred forty-three (143) feet to the alley.

Being known as: 405 Spring Street, Jamestown, Pennsylvania 16134

BEING THE SAME PREMISES WHICH Gregory J. Petherbridge and Barbara J.

Petherbridge, husband and wife by deed dated March 23, 2006 and recorded May 10, 2006 in Instrument Number 2006-00006701, granted and conveyed unto Gregory Petherbridge.

TAX I.D. #: 64-571-145 Control # 64.1410

JUDGMENT - \$ 33,630.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GREGORY PETHERBRIDGE AT THE SUIT OF THE PLAINTIFF FLAG STAR BANK, FSB

**WRIT OF EXECUTION  
NO. 2018-03577**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY  
FEBRUARY 12, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JO ANN B. BRANCH A/K/A JOANN B. BRANCH IN AND TO:

ALL those certain lots of land, with dwellings erected thereon, situate in the Borough of Greenville, Mercer County, Pennsylvania, being Lots Nos. 41, 42, and 43 in Pleasant View Allotment to said Borough of Greenville as recorded in Plot Book Lot 2, Page 49 in the office of the Recorder of Deeds for Mercer County, Pennsylvania, said lots being further bounded and described as follows:

PARCEL NO.1

Beginning at the northeast corner at a point on the Westerly side of South Rosedale Avenue; thence southerly along Rosedale Avenue a distance of thirty-nine and fifty-five hundredths (39.55) feet to a point; thence westerly along Lot No. 42 other lands of Joann B. Branch, a distance of one hundred thirty-seven and forty-five hundredths (137.45) feet to a point; thence northerly a distance of thirty-nine and sixty-five hundredths (39.65) feet along lands now or formerly of Sylvester Downs to a point; thence along line now or formerly of the Sault Estate to a point of beginning.

PARCEL NO. 2

Bounded on the north by lot now or formerly of W. W. Stevans; on the east by South Rosedale Avenue; on the south by lots now or formerly of Fred McMunn, C.E. McMunn, Lawrence Campbell and L.O. Work; and on the west by lot now or formerly of Sylvester Down. Being forty (40) feet front on South Rosedale Avenue and extending back the same width one hundred thirty-five (135) feet.

PARCEL NO. 3

Bounded on the north by Lot No. 42; on the east by South Rosedale Avenue; on the south by Ridge Avenue; and, on the west by Lot No. 44, having a frontage of 44.54 feet on Ridge Avenue and extending back an equal width a distance of 120 feet.

TITLE TO SAID PREMISES IS VESTED IN JOANNE B. BRANCH, UNREMARKED WIDOW, by Deed from ROBERT E. BRANCH (DECEASED) AND JOANNE B. BRANCH, UNREMARKED WIDOW, Dated 01/16/2004, Recorded 01/28/2004,

Instrument No. 2004001203.

Tax Parcel: 55 534 032

Premises Being: 73 SOUTH ROSEDALE AVENUE, GREENVILLE, PA 16125-1820

JUDGMENT - \$ 61,888.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JO ANN B. BRANCH A/K/A JOANN B. BRANCH AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA

**WRIT OF EXECUTION  
NO. 2018-02635**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY  
JANUARY 23, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DWAYNE MUSZIK AND TRACY MUSZIK IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the City of Hermitage, Mercer County, Pennsylvania, being known and designated as Lots Nos. 9, 10 and 11 in the Edward Hassell Plan of Lots as recorded in Mercer County at Plan Book 2, Page 223, and being more specifically bounded and described as follows in accordance with survey of Bock & Clark, Ltd. dated September 19, 2000:

COMMENCING at a point on the southerly line of Superior Street at a point in common to Lot No. 12 of the same Plan, said point being the northwest corner of the premises herein described; thence along the southerly line of Superior Street, South 62° 58' 00" East a distance of 132.99 feet to a point; thence by a curve to the right at the intersection of Superior Street and Hassell Avenue, a 50-foot right-of-way, having a radius of 12.00 feet, an arc distance of 18.85 feet to a point on the westerly line of Hassell Avenue; thence by line of same, South 27° 02' 00" West a distance of 138.00 feet to a point on line of Lot No. 13; thence by line of same North 62° 58' 00" West a distance of 144.99 feet to a point on line of Lot No. 12; thence by line of same North 27° 02' 00" East a distance of 150.00 feet to a point on the southerly line of Superior Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN DWAYNE MUSZIK AND TRACY MUSZIK, H/W, by Deed from MICHAEL S. PERLINE AND GRETCHEN PERLINE, HIS WIFE, Dated 10/13/2006, Recorded 12/11/2006, Instrument No. 2006-00018550.

Tax Parcel: 10-317-028, 10-317-026, 10-317-027

Premises Being: 149 SUPERIOR STREET, HERMITAGE, PA 16148-1225

JUDGMENT - \$ 70,616.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DWAYNE MUSZIK AND TRACY MUSZIK AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017- PM22

**WRIT OF EXECUTION  
NO. 2018-02471**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY  
FEBRUARY 21, 2019 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in West salem Township, Mercer County, Pennsylvania, designated as Lot No. 1 of the Moyer Subdivision recorded in 92 PL 17014-243, and being more particularly bounded and described as follows:

BOUNDED on the North by the center line of Kinsman Road (43058) for a distance of 160.00 feet; on the East by land of Mary A. Moyer a distance for a distance of 330.07 feet; on the South by land of same for a distance of 160.00 feet; and on the West by land of same for a distance of 330.07 feet; containing 1.0941 acres exclusive of the right of way.

TO the best of the knowledge of first party, there are no hazardous wastes located on or buried in or under the land which is the subject of this conveyance.

Said premises are subject to a Penn Power Company easement as shown on the recorded plan.

TITLE TO SAID PREMISES IS VESTED IN DAVID B. MUTDOSCH, by Deed from MARY A. MOYER, UNREMARKED WIDOW, Dated 11/19/1992, Recorded 11/20/1992, in Book 133, Page 326.

Tax Parcel: 31 040 007 001

Premises Being: 452 KINSMAN ROAD, GREENVILLE, PA 16125.9235

JUDGMENT - \$ 55,307.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAVID B. MUTDOSCH AT THE SUIT OF THE PLAINTIFF DITECH FINANCIAL LLC

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

PHELAN HALLINAN DIAMOND & JONES,  
LLP PLAINTIFF'S ATTORNEY  
FEBRUARY 19, 2019 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 - \$ 78,025.57

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. 2018-03493**

PHELAN HALLINAN DIAMOND & JONES,  
LLP PLAINTIFF'S ATTORNEY  
JANUARY 24, 2019 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S) DAVID K.  
WRIGHT AND TOVE E. WRIGHT IN AND  
TO:

PARCEL NO. ONE:

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

BEGINNING at a point on the south side of Shadyside Road, which point is five (5) feet east of the point of intersection of the south line of Shadyside Road and a line extending north and South through the center of a well pit drilled upon the land now or formerly of DeJulia;

THENCE extending in an easterly direction along the south side of Shadyside Road for a distance of one hundred (100) feet to a point;

THENCE in a southerly direction along other land now or formerly of DeJulia for a distance of four hundred sixty-eight (468) feet to a point on the line of land now or formerly of Dunham;

THENCE extending in a westerly direction along land now or formerly of Dunham for a distance of one Hundred (100) feet to a point;

THENCE extending in a northerly direction along a line parallel to and five (5) feet eastwardly from the said line which bisects the well pit hereinbefore referred to for a distance of four hundred sixty-eight (468) feet to the place of beginning.

PARCEL NO. TWO:

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

BEGINNING at a point, being the northwest corner of land now or formerly of Rapp;

THENCE in a southerly direction along the westerly line of land now or formerly of Rapp, a distance of four hundred sixty-eight (468) feet,

more or less, to a point, being the southwest corner of the land now or formerly of Rapp and the southeasterly corner of the land herein conveyed; THENCE in a westerly direction, a distance of fifty-nine and four tenths (59.4) feet, more or less, to a point being the southwesterly corner of the land herein conveyed;

THENCE in a northerly direction along land now or formerly of DeJulia, a distance of four hundred sixty-eight (468) feet, more or less, to a point on the south line of Shadyside Drive, now Shadow Drive, being the northwesterly corner of the land herein conveyed;

TITLE TO SAID PREMISES IS VESTED IN David K. Wright and Tove E. Wright, h/w, by Deed from Delores M. Rapp, widowed and Robert L. Rapp, H and Sherri M. Rapp, h/w and Keith A. Rapp and Molly L. Rapp, h/w, as joint tenants with the right of survivorship and not as tenants in common, Dated 03/26/2004, Recorded 03/31/2004, Instrument No. 2004-005401.

Tax Parcel: 28 300 170

Premises Being: 2604 SHADOW DRIVE, SHARPSVILLE, PA 16150-8543  
JUDGMENT - \$152,994.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAVID K. WRIGHT AND TOVE E. WRIGHT AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.

**WRIT OF EXECUTION  
NO. 2018-03144**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY FEBRUARY 15, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) REGINA M. DODD IN AND TO:

ALL that certain piece or parcel of land situate in the City of Hermitage, County of Mercer and State of Pennsylvania, being known and designated as Lot "J" in the A.E. Flowers Subdivision of Part of the Park View Acreage Plan of Lots, as recorded in Plan Book 3, page 255, Records of Mercer County, Pennsylvania, said lot being more particularly bounded and described as follows:

On the North by Bartholomew Drive, for a distance of 165 feet; on the East by Lyle Drive, for a distance of 74.8 feet; on the South by Lot "X" in said Plan, for a distance of 165 feet; on the West by Lot "I" in the same Plan, now designated as part of Lot "V", in the A.E. Flowers Re-Subdivision of Lots L27, etc., in the Park View Acreage Plan of Lots.

EXCEPTING AND RESERVING thereout and therefrom for street purposes a portion of the land at the northeast corner of said lot which is cut off by the arc of a circle having a radius of 20 feet, as shown on the recorded plan.

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.

HAVING THEREON erected a dwelling known and numbered as: 859 LYLE DRIVE HERMITAGE, PA 16148

PARCEL NO. 11-321-098

BEING the same premises which Bruce A. Farnsworth, et ux., by deed dated March 12, 2010 and recorded March 31, 2010, Mercer County Instrument No. 2010-00002725, granted and conveyed unto Regina M. Dodd.

JUDGMENT - \$104,951.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) REGINA M. DODD AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION**

**NO. 2018-03532**

RAS CITRON, LLC PLAINTIFF'S ATTORNEY FEBRUARY 8, 2019 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF SANDY LAKE, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BOUNDED ON THE NORTH BY LOT FORMERLY OF H.C. MITCHELL, NOW OR FORMERLY OF GLADYS MITCHELL; ON THE EAST BY WOOD STREET; ON THE SOUTH BY WEST STREET, NOW KNOWN AS ELBOW STREET; AND ON THE WEST BY LAND FORMERLY OF RC, MITCHELL, NOW OR FORMERLY OF GLADYS MITCHELL; FRONTING 60 FEET ON WEST STREET AND EXTENDING NORTH THEREFROM 100 FEET.

BEING IDENTIFIED AS TAX NUMBER 67-595-116.

BEING KNOWN AS: 14 ELBOW STREET, SANDY LAKE PA 16145

PROPERTY ID: 67-595-116

TITLE TO SAID PREMISIS IS VESTED IN LORRA KING A/K/A LORRA L. KING BY DEED FROM DENNIS GUTHRIE AND BROOKE GUTHRIE, DATED 05/28/2004 RECORDED 06/02/2004 IN INSTRUMENT NUMBER 2004-009543

TO BE SOLD AS PROPERTY OF: LORRA KING A/K/A LORRA L. KING

JUDGMENT - \$ 63,022.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LORRA KING A/K/A LORRA L. KING AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2004-OPT5 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPTS, C/O OCWEN LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2018-02612**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY FEBRUARY 26, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KERRI E. DOAN A/K/A KERRI MCCOWIEN AND JAMES D. MCCOWIEN A/K/A JAMES D. MCCOWIEN AND UNITED STATES OF AMERICA-DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, and being Lot No. 175 in the Westinghouse View Allotment, as per plan of record in the Recorder's Office of Mercer County in Plan Book 2, page 175, said Lot No. 175 being bounded and described as follows:

ON the north by Lot No. 174 in said allotment; on the east by North Water Avenue; on the south by Lot No. 176 in said allotment; and on the west by Lot No. 177 in said allotment.

Having a frontage on the west side of North Water Avenue of forty-six and sixty six hundredths (46.66) feet, a northern boundary of one hundred fifty-one and thirty hundredths (151.30) feet, a width on the west of forty-six and sixty-six hundredths (46.66) feet and a southern boundary of one hundred fifty and ninety hundredths (150.90) feet.

PARCEL NO. 2

ALL THAT CERTAIN piece or parcel of land statute in the city of hermitage mercer county, Pennsylvania, being Lot No. 176 in the Westinghouse View Allotment as per plan on record in Recorder's Office of said Mercer County in Plan Book 2, page 175, said Lot No. 176 being bounded and described as follows:

ON the north by Lot No. 175 in said allotment; on the east by North Water Avenue; on the south by Lot No. 256 in said allotment; and on the west by

Lot No. 177 in said allotment.

Having a frontage on the west side of North Water Avenue of forty-six and sixty seven hundredths (46.67) feet, a northern boundary of one hundred fifty and ninety hundredths (150.90) feet, a width on the west of forty-six and sixty-seven hundredths (46.67) feet and a southern boundary of one hundred fifty and sixty hundredths (150.60)

PARCEL THREE

ALL THAT CERTAIN piece or parcel of land numbered 174 in the Westinghouse View Allotment, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 2, page 175, situate in the City of Hermitage, Mercer County, Pennsylvania, bounded and described as follows:

On the north by Kossuth Street; on the east by North Water Avenue; on the south by Lot No. 175 in said allotment; and on the west by Lot No. 177 in said plan.

Having a frontage on said North Water Avenue of forty-six and sixty-seven hundredths (46.67) feet and extending westwardly along said Kossuth Street, of uniform width, a distance of one hundred fifty-one and sixty hundredths (151.60) feet to said Lot No. 177.

BEING KNOWN AS 301 Kossuth Road a/k/a 301 Kossuth Street, Hermitage PA 16148

PARCEL # 10 315 109

BEING THE SAME PREMISES which Matthew Hunyadi, single by Deed dated September 15, 2003 and recorded November 13, 2003 in Instrument #2003-026146 in the office of the Recorder of Deeds in and for the County of Mercer, granted and conveyed unto James D. McCowien and Kerri E. Doan, husband and wife.

JUDGMENT - \$ 90,680.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KERRI E. DOAN A/K/A KERRI MCCOWIEN AND JAMES D. MCCOWIEN A/K/A JAMES D. MCCOWIEN AND UNITED STATES OF AMERICA-DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

**WRIT OF EXECUTION  
NO. 2018-02918**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY JANUARY 10, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LEISA CONLIN SOLELY AS ADMINISTRATIX OF THE ESTATE OF DAVID G. NICOLOFF IN AND TO:

All that certain piece or parcel of land situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known and numbered as Lot No. Seventeen (17) in the Snyder Butterfly Plan of Lots as recorded in 89 P.L. 72 and 73, Records of Mercer County, Pennsylvania

BEING known and numbered as 447 Butterfly Lane, Hermitage, PA 16148

TAX ID#: 12-159-012-017

BEING the same premises which HID-Mac, Inc., a Pennsylvania corporation by Deed dated May 15, 1989 and recorded May 31, 1989 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book 58 Page 1971, granted and conveyed unto David G. Nicoloff and Cindy L. Nocloff, husband and wife.

JUDGMENT - \$197,097.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LEISA CONLIN SOLELY AS ADMINISTRATIX OF THE ESTATE OF DAVID G. NICOLOFF AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-B01 C/O OCWEN LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2018-03683**

VITTI LAW GROUP INC PLAINTIFF'S ATTORNEY FEBRUARY 15, 2019 LEVIED ON THE

FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, bounded and described as follows:

Commencing at the southeast corner at a stake on the north line of an unopened street sometimes known as Twitmeyer Avenue, said stake being 95.7 feet westward from an ash tree at the southwest corner of lands now or formerly of Minnick, being also the southeast corner of lands now or formerly of Frank Beyer, Jr; thence westward along the north line of Twitmeyer Avenue, a distance of 94.86 feet to an iron bar at the southeast corner of lands now or formerly of Robert Templeton; thence north along the east line of lands now or formerly of the said Robert Templeton, a distance of 125 feet to an iron bar; thence eastward, parallel with Twitmeyer Avenue, a distance of 94.86 feet to a stake; thence southward parallel with the east line of lands now or formerly of said Robert Templeton, a distance of 125 feet to the north line of Twitmeyer Avenue, the place of beginning.

Being a portion of the east one-half of Lot No. 9 in James Pierce's Clark Farm Plan.

Being the same land conveyed unto Barbara D. Glaize by deed of Daniel H. Glaize and Barbara D. Glaize, husband and wife dated September 7, 1989 and recorded on September 14, 1989 in the Recorder of Deeds Office of Mercer County in Deed Book Volume 64, Page 494.

HAVING erected thereon a dwelling known as 701 Twitmeyer Avenue, Hermitage, PA 16148.

BEING IDENTIFIED AS TAX NUMBER 11-132-073

JUDGMENT - \$ 68,962.73

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BARBARA D. GLAIZE AT THE SUIT OF THE PLAINTIFF HOME SAVINGS BANK, SUCCESSOR BY MERGER TO THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO

**WRIT OF EXECUTION  
NO. 2018-01674**

VITTI LAW GROUP INC PLAINTIFF'S ATTORNEY

FEBRUARY 19, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHARITY MARIE GODFREY, ANNA MAY GODFREY AND ALL OTHER HEIRS, KNOWN OR UNKNOWN, OF JESS E. GODFREY, DECEASED IN AND TO:

ALL THAT CERTAIN lot or tract of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 8, as shown on a certain plan entitled The Fairgrounds Addition, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania in Plan Book 1, Page 107.

Being the same land conveyed unto Jess E. Godfrey, an unmarried man by deed of Gerald Hurl and Margaret Hurl, Husband and Wife, dated December 7, 2016 and recorded on December 12, 2016 in the Recorder of Deeds Office of Mercer County at Instrument No. 2016-00011593.

HAVING erected thereon a dwelling known as 911 Stambaugh Avenue, Sharon, PA 16146.

BEING IDENTIFIED AS TAX NUMBER 4-AL-7

JUDGMENT - \$ 53,064.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHARITY MARIE GODFREY, ANNA MAY GODFREY AND ALL OTHER HEIRS, KNOWN OR UNKNOWN, OF JESS E. GODFREY, DECEASED AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION  
NO. 2018-01591**

WELTMAN WEINBERG & REIS CO LPA PLAINTIFF'S ATTORNEY

JANUARY 10, 2019 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and State of Pennsylvania, known as Lot Number One Hundred Twenty-six (126) in the Sharon Land Company, Ltd., Plan of Lots as recorded the Recorder's Office of Mercer County, Pennsylvania, in Deed Book "H", Volume 7, Page 634, the said lot being more particularly bounded and described as follows, to wit:

ON the north by Lot Number One Hundred Twenty-five (125); on the east by Sherman Avenue; on the south by Lot Number One Hundred Twenty-seven (127); and on the west by an eight (8') foot alley; having a frontage on said Sherman Avenue of Forty (40) feet extending westwardly therefrom, of equal width, a distance of One Hundred Twenty-seven (127) feet to said alley.

BEING identified as 1092 Sherman Avenue, Sharon, PA 16146

BEING the same premises which Sandra L. Smith n/k/a Sandra L. Heeter, by Deed dated March 4, 2004, and recorded April 12, 2004, in the Office of the Recorder of Deeds in and for the County of Mercer, in Instrument No. 2004-006034, granted and conveyed unto Sandra L. Heeter, in fee.

Being Parcel Number; 4-Y-58

JUDGMENT - \$ 45,891.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SANDRA L. HEETER 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. 2018-03482**

WELTMAN WEINBERG & REIS CO LPA PLAINTIFF'S ATTORNEY

JANUARY 29, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) FRANCIS E. RICE AND GEORGIANA RICE IN AND TO:

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

On the North by land now or formerly of the Sharon Country Club, a distance of one hundred fifty (150') feet, said northern boundary being described in prior conveyances as being two hundred thirteen (213') feet south of the intersection of a public road (now Jefferson Avenue) and Hull Street; on the East by land now or formerly of the Sharon Country Club, a distance of fifty (50') feet; on the south by a right-of-way of the Sharon Country Club, a distance of one hundred fifty (150') feet; and on the West by Jefferson Avenue a distance of fifty (50') feet.

Together with all right, title and interest, if any, which the grantors herein may have in and to the alley on the north and east of said premises, and the right of way of the Sharon Country Club on the south of said premises.

BEING identified as 486 Jefferson Avenue, Sharon, PA 16146

BEING the same premises which Donald J. Daoust and Susan D. Daoust, Husband and Wife, by Deed dated April 29, 1975, and recorded May 15, 1975, in the Office of the Recorder of Deeds in and for the County of Union, Deed Book 75 DR 1589, granted and conveyed unto Francis E. Rice and Georgians Rice, Husband and Wife, in fee.

Being Parcel Number: 2-T-27

JUDGMENT - \$ 57,663.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FRANCIS E. RICE AND GEORGIANA RICE AT THE SUIT OF THE PLAINTIFF UTAH LOAN SERVICING

**TERMS OF SALE, MERCER COUNTY**

UNLESS OTHERWISE REQUESTED BY THE PLAINTIFF, MULTIPLE PARCELS SUBJECT TO ONE EXECUTION WILL BE BID IN BULK. IF REQUESTED BY THE PLAINTIFF

PRIOR TO THE SALE, EACH PARCEL MAY BE BID SEPARATELY.

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

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

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

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

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

A SCHEDULE OF DISTRIBUTION, WHEN NEEDED, WILL BE FILED BY THE SHERIFF, IN THE SHERIFF'S OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE DISTRIBUTION.

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

M.C.L.J. - April 9, 16, 23, 2019

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