

Mercer County Law Journal

Digital Edition
February 19, 2013
VOL. 31 - ISSUE 421

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

SECOND PUBLICATION

BRANDENSTEIN, ROSEMARY, a/k/a BRANDENSTEIN, ROSEMARY E. 2013-83

Late of Hermitage, Mercer Co., PA
Executrix: Thomas E. Brandenstein, 183 S. Kerrwood Dr., Hermitage, PA 16148
Attorney: Kenneth S. Feaster, Jr.

CAMPAGNA, HENRY, a/k/a CAMPAGNA, HENRY M. 2013-87

Late of Sharpsville Borough, Mercer Co., PA
Executrix: Pamela S. Brandenstein, 1391 Monticello Ave., Hermitage, PA 16148; Victor Sniezek, 1391 Monticello Ave., Hermitage, PA 16148
Attorney: Victor S. Heutsche
DUDA, JOHN C. 2013-77

Late of Liberty Twp., Mercer Co., PA
Administrator/Administratrix: Eileen M. Johnson, 37 E. Gait Dr., Slippery Rock, PA 16057; Ronald L. Duda, 51 E. Gait Dr., Slippery Rock, PA 16057
Attorney: John A. Sparks

FREDDO, NANCY S., a/k/a FREDDO, NANCY 2013-78

Late of Sharpsville Borough, Mercer Co., PA
Administrator C.T.A.: Wayne Duane Hauger, 2465 Downing Lane, Hermitage, PA 16148
Attorney: William G. McConnell, Jr.

FRYDRYCH, LILLIE D., a/k/a FRYDRYCH, LILLIE DOLORES 2013-80

Late of Coolspring Twp., Mercer Co., PA
Executrix: Mary Ann Frydrych, 3410 Sandalwood Lane, Youngstown, OH 44511
Attorney: Peter C. Acker

JOHNSON, WALTER D. 2013-93

Late of Hermitage, Mercer Co., PA
Executor: Thomas D. Johnson, 1890 N. Hermitage Rd., Hermitage, PA 16148
Attorney: Wade M. Fisher

KISSINGER, ALVIN J., a/k/a KISSINGER, ALVIN JAMES 2013-79

Late of Sharpsville Borough, Mercer Co., PA
Executrix: Margaret K. Hephner, 272 Euclid Ave., Sharon, PA 16146
Attorney: William J. Madden

MORTIMER, MARIE T. 2013-92

Late of Hermitage, Mercer Co., PA
Executor: James D. Mortimer, 16 Chestnut St., Wheatland, PA 16161
Attorney: Victor S. Heutsche

MURPHY, MARY E., a/k/a MURPHY, MARY 2013-85

Late of Sharpsville Borough, Mercer Co., PA
Executrix: Diane Murphy, 1437 Pierce Ave., Sharpsville, PA 16150
Attorney: Kenneth K. McCann

PATTERSON, RUTH M. 2013-72

Late of Grove City Borough, Mercer Co., PA
Executrix: Sandra Wakefield, 115 Ralston Rd., Slippery Rock, PA 161057
Attorney: Ronald W. Coyer, P.O. Box 67, Slippery Rock, PA 16057

PERFETT, ALFRED A., a/k/a PERFETT, ALFRED 2013-68

Late of Sharpsville Borough, Mercer Co., PA
Executrix: Mary Ellen Hilko, 9599 Castleton Rd., Allison Park, PA 15101
Attorney: Carolyn E. Hartle

SKIFF, WANDA J.

2013-86

Late of Sugar Grove Twp., Mercer Co., PA
Executor/Executrix: Earl I. Skiff, Jr., 406 Central Ave., P. O. Box 509, Chicora, PA 16025; Judy I. Alfano, 695 Vicksburg Dr., Mansfield, OH 44904
Attorney: Jason R. Dibble

THIRD PUBLICATION

BELL, JOHN ALBERT, a/k/a BELL, ALBERT JOHN, a/k/a BELL, JOHN A., a/k/a BELL, ALBERT J. 2013-57

Late of Mercer Borough, Mercer Co., PA
Executrix: Maureen A. Minner, 146 Shaeffer Rd., Mercer, PA 16137
Attorney: Ross E. Cardas

DEPRETA, CAROL JEAN, a/k/a DEPRETA, CAROL J. 2013-35

Late of Hermitage, Mercer Co., PA
Executrix: Lisa A. Nevant n/k/a Lisa Depreta, 2290 Avalon Dr., Hermitage, PA 16148
Attorney: James Nevant, II

GASPARICH, MICHAEL, a/k/a GASPARICH, MICHAEL D. 2013-44

Late of Sharon, Mercer Co., PA
Executrix: Susan Adams, 3777 Marcella Row, Greenwood, IN 46143
Attorney: William J. Madden

HELSEL, IVY A. a/k/a HELSEL, IVY J. 2013-54

Late of Hermitage, Mercer Co., PA
Executor: Jayson L. Helsel, 247 Gary Dr., Sewickley, PA 15143
Attorney: John Edward Calior

MCLELLAND, ELIZABETH, a/k/a MCLELLAND, ELIZABETH SUICH 2013-36

Late of West Salem Twp., Mercer Co., PA
Executor: Richard Suich, 17 Church Rd., Greenville, PA 16125
Attorney: C. Barton Jones

LABOR, MARY E. 2013-45

Late of Pine Twp., Mercer Co., PA
Executrix: Guyla Porterfield, 1450 Skyline Dr., Hermitage, PA 16148
Attorney: Brenda K. McBride

LAPSA, JOAN M., a/k/a LAPSA, JOAN, a/k/a LAPSA, JOAN MARGARET, a/k/a LAPSA, JOAN MARGARETHE 2013-66

Late of Greenville Borough, Mercer Co., PA
Administrator: John E. Lapsa, 302 East Ave., Greenville, PA 16125
Attorney: Terry K. Wheeler

MILLER, ROBERT ERNEST, a/k/a MILLER, ROBERT E. 2013-63

Late of Pymatuning Twp., Mercer Co., PA
Executrix: Carole Gordon, 104 S. 16th St., Transfer, PA 16154
Attorney: Terry K. Wheeler

MONK, NANCY L. 2013-56

Late of Greenville Borough, Mercer Co., PA
Administratrix: Theresa Lamotte, 91 Babcock Rd., Greenville, PA 16125
Attorney: C. Barton Jones

ROWLANDS, PAULINE, a/k/a ROWLANDS, PAULINE JEAN 2013-48

Late of Hermitage, Mercer Co., PA
Executrix: Margaret Ann Calleja, 497 Charles St., Sharpsville, PA 16150
Attorney: Wade M. Fisher

SHAFFER, JOHN K. 2013-61

Late of Hermitage, Mercer Co., PA
Administratrix: Cathy A. Shaffer, 716 Theresa Ave., Hermitage, PA 16148
Attorney: Ted Isoldi

SHEASLEY, JEAN MARIE, a/k/a SHEASLEY, JEAN M., a/k/a SHEASLEY, JEAN 2013-67

Late of Hermitage, Mercer Co., PA
Administratrix: Deborah J. Sheasley, 1660 Orangeville Rd., Hermitage, PA 16148
Attorney: Carolyn E. Hartle

STEVENS, FAY N., a/k/a STEVENS, FAY NAOMI 2013-69

Late of Pine Twp., Mercer Co., PA
Executor: David M. Stevens, 117 E. Pine St., Grove City, PA 16127
Attorney: Brenda K. McBride

UBER, WILLIAM JOSEPH a/k/a UBER, WILLIAM J. 2013-24

Late of Liberty Twp., Mercer Co., PA
Executrix: Jeannette C. Uber, 1023 Slippery Rock Rd., Grove City, PA 16127
Attorney: Milford L. McBride, III

WARNER, MARY V. 2013-65

Late of Pine Twp., Mercer Co., PA
Executrix: Diana J. Warner, 347 Irishtown Rd., Grove City, PA 16127
Attorney: Brenda K. McBride

ZIPAY, JOSEPH a/k/a ZIPAY, JOSEPH H. 2012-665

Late of Farrell, Mercer Co., PA
Administrator: Ronald Zipay, 1589 Madeline Ave., SE, Masury, OH 44438
Attorney: None

LEGAL NOTICE FOR TRUSTS

TAKE NOTICE that Tommye Ghiates, a/k/a Tommye I. Ghiates, died on November 26, 2012, a resident of Hermitage, Mercer County, Pennsylvania. At the time of her death, Tommye Ghiates, a/k/a Tommye I. Ghiates, was the Trustee of the Tommye I. Ghiates Revocable Trust Agreement Dated July 22, 2008. Upon the death of Tommye Ghiates, a/k/a Tommye I. Ghiates, pursuant to the terms of the Revocable Trust, Peter Michael Ghiates and Christopher Mark Ghiates and Julie Zoe Joseph were appointed the Successor Trustees. The addresses of the Trustees are as follows:

Peter Michael Ghiates
320 Wick Avenue
Hermitage, PA 16148

Christopher Mark Ghiates
795 Patricia Avenue
Hermitage, PA 16148

Julie Zoe Joseph
1572 Lori Lane
Hermitage, PA 16148

All claims, creditors and debtors, without delay, contact the attorney below.

Douglas M. Watson, Esquire
Lewis and Ristvey, P.C.
689 N. Hermitage Rd.

P. O. Box 1024
Hermitage, PA 16148
(724) 981-8700

M.C.L.J. – February 5, 12, 19, 2013

LEGAL NOTICE

Notice is hereby given that Lillie D. Frydrych, died on January 17, 2013, a resident of Coolspring Township, Mercer County, Pennsylvania; that she was the Settlor under a Revocable Trust Agreement of July 30, 1992; that the Successor Trustee is Mary Ann Frydrych to whom or to the undersigned attorney all persons indebted to the decedent or the Trust are to make immediate payment, and those having claims or demands against the same will make them known without delay.

Mary Ann Frydrych
3410 Sandalwood Lane
Youngstown, OH 44511

Peter C. Acker, Esquire

1860 East State Street

Hermitage, PA 16148

M.C.L.J. – February 12, 19, 26, 2013

NOTICE OF INCORPORATION

Notice is hereby given that on December 17, 2012, Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for **World Class Auto Group, Inc.** The Corporation has been organized under the provisions of the Business Corporation Law of 1988

Louis Pomerico, Esquire
2910 Wilmington Rd.
New Castle, PA 16105
724-658-7759
M.C.L.J. – February 19, 2013

In the matter of change of name of Andrew Muldrow, in the Court of Common Pleas of Mercer County, Pennsylvania, No 2013.315, notice is hereby given that on February, 5th 2013, the petition of Andrew Muldrow was filed in the above named Court, requesting an order to change the name of Andrew Muldrow to AbiYah Ben YisraYah. The Court has scheduled the day of April, 9th, 2013, at 10:30a.m., in room 2, of the Mercer County Courthouse, Mercer, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why he request of the petitioner should not be granted.

M.C.L.J. – February 19, 2013

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

RE: Norman D. Melvin
Cheryl A. Melvin

Debtors

Norman D. Melvin

Cheryl A. Melvin

Movants

Vs.

Ronda J. Winneccour, Trustee,

United States Trustee,

Americredit, City National Bank, Matrix Service,
Credit Management Co., GEMB Care Credit,
IC System, NCO Financial, Santander Consumer.

Respondents

Bankruptcy Case No.

11-11130-TPA

NOTICE OF SALE

Notice is hereby given that following property will be sold.

PRICE: \$35,000.00

HEARING AND LOCATION:

February 27, 2013 at 11:00 a.m. before Chief Judge Thomas P. Agresti, U.S. Courthouse, Bankruptcy Court, 17 South Park Row, Erie, PA 16501.

OBJECTION DEADLINE:

February 19, 2013, any Objections to the sale shall be filed with the U.S. Bankruptcy Court, U.S. Courthouse, Room B160, 17 South Park Row, Erie, PA 16501, with a copy served on all interested parties.

TERMS AND CONDITIONS:

(a) "As-is, where is and with all faults"

(b) cash or certified check on date of closing

(c) real estate to close with thirty (30) days of court approval.

(d) Additional bidders may appear at the sale hearing and bid substantially more than the terms set forth above, whereupon the Court may refuse this Motion for Sale and conduct a public auction at which the property will be sold to the highest bidder, free and divested of liens.

PROPERTY TO BE SOLD:

The real property commonly known as 267 Orangeville Road, Greenville, PA 16125

FOR INFORMATION:

Contact Janet Landfried, Howard Hanna Real

Estate 724-588-9272

Paula J. Cialella, Esq.

113 N. Mercer St.

New Castle PA 16101

724-658-4417

PA ID No.73264

Attorney for Debtors

M.C.L.J. – February 19, 2013

SHERIFF'S SALE

MONDAY

MARCH 04, 2013

10:00 A.M.

**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. 2012-01253**

BARR & SHAFFER PLAINTIFF'S ATTORNEY
DECEMBER 22, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
JAMES A. STEWART AND JAMES B. STEWART IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in Shenango Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

PARCEL NO. 1: Beginning at a point which is located as follows: North 26° 22' East along the east line of land of Lyle Williams, a distance of 168 feet from the centerline of the Wheatland-West Middlesex Road, which point is the northwest corner of land conveyed by Blanch M. Stewart to M. Robert Stewart, dated March 17, 1977, and recorded in the Recorder's Office of Mercer County, Pennsylvania, and which point is also the southwest corner of the land herein conveyed; thence North 26° 22' East along the said east line of land of Lyle Williams, a distance of 294.8 feet, more or less, to a point at the northwest corner of the land herein conveyed; thence South 66° 14' East along said land of Lyle Williams, a distance of 90.4 feet, more or less, to a point in the west line of land now of David Wansack et ux; thence southwesterly along the west line of David Wansack, a distance of 173.1 feet, more or less, to a point in the north line of Parcel No. 2 hereof, which point is westwardly a distance of 145 feet from the southeast corner of said land of David Wansack; thence northwestwardly along a portion of Parcel No. 2 hereof, a distance of 11 feet, more or less, to a point; thence southwardly along a portion of Parcel No. 2 hereof, a distance of 105 feet, more or less, to a point at the northeast corner of the aforementioned land conveyed to Blanch M. Stewart and M. Robert Stewart dated March 17, 1977; thence North 66° 10' West along the north line of the land conveyed by the aforesaid deed dated March 17, 1977, a distance of 71 feet, more or less, to a point at the place of beginning.

PARCEL NO. 2: Being a strip of land 25 feet in width extending northeastwardly from the Wheatland-West Middlesex Road, a distance of 273 feet, more or less, and thence southeastwardly parallel to the Wheatland-West Middlesex Road, a distance of 156 feet, more or less, and being designated as a right of way in prior deeds in the chain of title and being more particularly bounded and described as follows:

COMMENTING at a point in the north line of the Wheatland-West Middlesex Road at the intersection of the north line of said road with the east line of the aforementioned parcel of land conveyed by Blanch M. Stewart to M. Robert Stewart; thence northeastwardly along the east line of said land conveyed to M. Robert Stewart and along the east line of Parcel No. 1 hereof, a distance of 273 feet, more or less, to a point; thence southeastwardly along a south line of Parcel No. 1 hereof and the south line of land now of David Wansack et ux and parallel with the centerline of the Wheatland-West Middlesex Road, a distance of 156 feet, more or less, to a point at the southeast corner of said land of David Wansack; thence southwardly a distance of 25 feet, more or less, to a point; thence northwestwardly parallel with the centerline of the Wheatland-West Middlesex Road, a distance of 131 feet, more or less; thence southwardly along the west line of land now of Raymond Lucich, a distance of 248 feet to a point in the north line of the Wheatland-West Middlesex Road at the southwest corner of said land of Lucich; thence northwestwardly along the north line of the Wheatland-West Middlesex Road, a distance of 25 feet, to a point at the place of beginning.

The land described in Parcel No. 2 hereof is subject to a right of way intended to serve the land formerly of Holzshu, said right of way being described in the deed to Marshall Robert Stewart from James A. Stewart et ux dated June 6, 1960, and recorded in 1960 D.R. No. 1086 and in prior and subsequent deeds.

SUBJECT to a right of way over said parcel to serve the property west of land formerly of Holzshu, now owned by David Wansack et ux.

BEING the same property conveyed by M. Robert Stewart to James A. Stewart and James B. Stewart, as joint tenants with right of survivorship and not as tenants in common, pursuant to an unrecorded Article of Agreement dated February 28, 2002.

TOGETHER with improvements and buildings situate thereon.

LOCATION: 13 Stewart Lane, West Middlesex, PA 16159

Map No: 27 184 050 000 000
Control No. 27-620695

JUDGMENT - \$ 25,388.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
JAMES A. STEWART AND JAMES B. STEWART AT THE SUIT OF THE PLAINTIFF MARCIA J. MATANIN, EXECUTRIX OF THE ESTATE OF M. ROBERT STEWART, DECEASED

**WRIT OF EXECUTION
NO. 2012-01838**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
DECEMBER 05, 2012 LEVIED ON THE FOLLOWING

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

All That Certain Piece Or Parcel Of Land Situate In The City Of Hermitage, County Of Mercer And State Of Pennsylvania, Bounded And Described As Follows:

On The North By The Centerline Of Superior Street, A Distance Of 72 Feet 9 Inches; On The East By Land Now Or Formerly Of William R. Steback, A Distance Of 361.5 Feet; On The South By Land Now Or Formerly Of Ermson Heirs, A Distance Of 73 Feet 5 1/2 Inches; And On The West By Lot No. 5 In Plot Of Lots Laid Out By Thomas Bowden, A Distance Of 350.5 Feet.

Parcel#: 10-317-020

Property Address: 269 Superior Street, Hermitage, PA 16148

JUDGMENT - \$ 36,301.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
CRYSTAL D. ANDERSON AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE, LLC

**WRIT OF EXECUTION
NO. 2009-04652**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
DECEMBER 07, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
JAMES E. DALE 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 bounded and described as follows:

Bounded on the North by land now or formerly of Henry P. Forker, Jr., et al, for a distance of 40 feet; bounded on the east by land now or formerly of Fred E. Eyer, et ux, a distance of 125 feet; bounded on the south by Prindle Street, for a distance of 40 feet; and bounded on the west by land now or formerly of Minnie Roberts, for a distance of 125 feet

Tax Parcel #: 4-G-20 (Map) & 71-19710 (control)
Street Address: 447 Prindle Street, Sharon, PA 16146

JUDGMENT - \$ 53,123.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
JAMES E. DALE AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE9

**WRIT OF EXECUTION
NO. 2012-01748**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
DECEMBER 05, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
ROBERT M. GEISELHART 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 and numbered as Lot No 223 in the Prospect Heights Plan of Lots, Leslies Addition to the Borough of Sharon, as recorded in Plan Book 1, Page 15, records of Mercer County, more particularly bounded and described as follows, to wit:

BEGINNING on the North by Lot No. 222 in said plan; and on the West by Spruce Avenue having a frontage of forty (40) feet on Spruce Avenue and extending back, of equal width, a distance of one hundred thirty (130) feet to the Eastern boundary.

Parcel#: 71-4-K-29

Property Address: 449 Spruce Avenue, Sharon, PA 16146

JUDGMENT - \$ 54,648.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
ROBERT M. GEISELHART AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, N.A., AS SUCCESSOR IN INTEREST TO WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA

**WRIT OF EXECUTION
NO. 2012-02414**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
NOVEMBER 27, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
MARK A. HYDE AND ELIZABETH A. HYDE 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:

BEGINNING at a point on the westerly side of Columbia A venue, which point is the southeasterly corner of lot of C. Laverne Keelan and the northeasterly corner of land hereby conveyed; thence southwardly by the westerly side of Columbia A venue, one hundred ten and sixty-five hundredths (110.655 feet to a point and lot of Mary Hildebrand; thence westwardly by said lot of Mary Hildebrand on a line parallel with East A venue one hundred five (105) feet to a point; thence southwardly by same on a line parallel with Columbia Avenue forty (40) feet to the northerly side of East Avenue; thence westwardly by the northerly side of East Avenue ninety-five (95) feet, more or less, to a point and lot of United Natural Gas Company one hundred five and seven-tenths (105.7) feet to a point; thence westwardly by same fifty-two (52) feet, more or less, to a point and lot now or formerly of Hinnman; thence northwardly by lot of Hinnman forty-five (45) feet to a point; thence eastwardly by lot of Davis and lot of Saul ninety (90) feet, more or less, to a point and lot of C. LaVerne Keelan; thence southwardly by land of C. LaVerne Keelan fifteen and eight-tenths (15.8) feet to a point; thence eastwardly by same one hundred thirty-eight and ninety-six hundredths (138.96) feet to the westerly side of Columbia Avenue at the point and place of beginning.

Parcel#: 55-520-125

Property address: 57 Columbia Avenue, Greenville, PA 16125

JUDGMENT \$ 62,901.36

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
MARK A. HYDE AND ELIZABETH A. HYDE AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP

**WRIT OF EXECUTION
NO. 2012-02014**

LAW OFFICES OF GREGORY JAVARDIAN PLAINTIFF'S ATTORNEY
DECEMBER 09, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
CHRISTOPHER W. TYNER AND KATHLEEN B. TYNER IN AND TO:

ALL those tracts of land situate in the Borough of Grove City, Mercer County, Pennsylvania, bounded and described as follows:

On the North by Lot No. 45 of the South View Plan of Lots, for a distance of 120 feet; On the East by Garden Avenue, for 50 feet; On the South by a 40 foot street, for a distance of 120 feet; On the West by a 12 foot alley, for 50 feet.

And being Lot No. 44 of the South View Plan of Lots as recorded in Deed Book E, Volume 17, Page 311.

ALSO

On the East by Garden Avenue, for 50 feet; On the South by Lot No. 44 of the South View Plan of Lots above described, for 120 feet; On the West by an alley, for a distance of 50 feet; On the North by an alley, for a distance of 120 feet.

And being Lot No. 45 of the South View Plan of Lots.

TOGETHER with the Eastern one-half of an alley on the rear of said lot, which alley was annulled by Grove City Borough Ordinance No. 644, reserving to the Borough of Grove City the right for an easement for the construction and maintenance of electric, water and sewer lines.

TOGETHER with one-half of an alley on the North side of Lot No. 45, which alley was annulled by Grove City Borough Ordinance No. 546 on July 1, 1947.

BEING THE SAME PREMISES which W.C. McCutcheon, unmarried by Barbara J. Burchill, Attorney in Fact, by Deed dated July 17, 1990 and recorded January 31, 1991 in the Office of the Recorder of Deeds in and for Mercer County in Instrument #91DR01114, granted and conveyed unto Christopher W. Tyner and Kathleen B. Tyner, his wife.

BEING KNOWN AS: 218 Garden Avenue, Grove City, PA 16127

PARCEL #59-549-399

JUDGMENT - \$ 14,178.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
CHRISTOPHER W. TYNER AND KATHLEEN B. TYNER AT THE SUIT OF THE PLAINTIFF CITIZENS BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2012-02321**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
DECEMBER 20, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
MARK F. BENEDETTO AND THERESA J. BENEDETTO IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SHARON, MERCER COUNTY, PENNSYLVANIA, BEING LOT NUMBER TWO HUNDRED TWENTY EIGHT (228) AS SHOWN ON THE SECOND REVISION OF PLAN "A" OF THE D.C. STAMBAUGH PLAN OF LOTS, SAID LAND HEREIN CONVEYED BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF ALCOMA STREET, THREE HUNDRED (300) FEET EAST OF THE NORTHEAST CORNER OF CASE AVENUE AND ALCOMA STREET, SAID POINT BEING ALSO THE SOUTHEASTERN CORNER OF THE LAND NOW OR FORMERLY OF NORBERT A. HAVLAK, THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID HAVLAK LAND, WHICH LINE IS PARALLEL WITH CASE AVENUE, A DISTANCE OF ONE HUNDRED SIXTY (160) FEET; THENCE EXTENDING EASTWARDLY, ALONG A LINE PARALLEL WITH ALCOMA STREET, A DISTANCE OF FIFTY (50) FEET; THENCE EXTENDING SOUTHWARDLY; ALONG A LINE PARALLEL WITH CASE AVENUE, A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO THE NORTH LINE OF ALCOMA STREET; AND THENCE EXTENDING WESTWARDLY, ALONG THE NORTH LINE OF ALCOMA STREET, A DISTANCE OF FIFTY (50) FEET TO THE PLACE OF BEGINNING.

PARCEL 2-H-15

Being known as: 1079 Alcoma Street, Sharon, Pennsylvania 16146

BEING THE SAME PREMISES WHICH JULIANNA STANTON, UNREMARKED WIDOW by deed dated July 29, 2003 and recorded August 25, 2003 in the office of the Recorder in and for Mercer County in Instrument No. 2003-019008, granted and conveyed to Mark F. Benedetto and Theresa J. Benedetto.

TAX I.D. #: 2-H-15

JUDGMENT - \$102,651.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
MARK F. BENEDETTO AND THERESA J. BENEDETTO AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK S/B/M/T SKY BANK

**WRIT OF EXECUTION
NO. 2012-01356**

All that certain piece or parcel of land situate in the Borough of Sharpsville, County of Mercer and Commonwealth of Pennsylvania, being known and numbered as Lot Number Thirty-Nine (39) and Forty (40) in the Sharon Terrace Plan of Lots, dated October 11, 1911, and recorded in Plan Book

1, Page 86, Records of Mercer County, Pennsylvania, said lots each fronting in width, twenty-five (25) feet on Tenth Street and running back same width a distance of One Hundred Seven (107) feet. As shown on said plan.

Being the same piece or parcel of land to Michael J. Dunder and Ruthann Dunder, husband and wife, by Deed of Pasquellina Dundra, a/k/a Pasquellina Dunder, widow, dated June 30, 1977 and recorded in the Mercer County Recorder of Deeds Office at 77 DR 2125 on June 23, 1977.

Title to said Premises vested in John F. Coyne and Nicole Coyne, husband and wife by Deed from Michael J. Dunder and Ruthann Dunder, husband and wife dated 09/15/09 and recorded on 09/29/09 in the Mercer County Recorder of Deeds in Instrument No. 2009-00010564.

BEING KNOWN AS 255 South 10th Street, Sharpsville, PA16150

TAX MAP NO: 72-841-032 and 72-841-033

JUDGMENT \$111,416.59

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

JOHN F. COYNE AND NICOLE COYNE AT THE SUIT OF THE PLAINTIFF BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP

**WRIT OF EXECUTION
NO. 2012-02447**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
DECEMBER 19, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
TONY C. BENTHALL A/K/A TONY BENTHALL A/K/A TONY CURTIS BENTHALL IN AND TO:

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

PARCEL NO. 1: Lot No. 98 of the Gillespie Addition, plan of which is recorded in the Plan Book 1, Page 49 in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, same being bounded on the north by Parcel No. 2 as described herein, which is a portion of Lot No. 99 of said Gillespie Addition; on the east by North Third Street; on the south by Lot No. 97 of the Gillespie Addition; and on the west by Blackberry Alley; said lot fronting 40 feet on North Third Street and extending westerly therefrom of even width, a distance of 120 feet to said Blackberry Avenue.

PARCEL NO. 2; Lot No. 1 of the Vincent P. DiRaimondo Subdivision of Lot No. 99 of the Gillespie Addition, which subdivision is recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, at 1979 Plan of Lots No. 25, bounded on the north by Lot No. 2 of Vincent P. DiRaimondo Subdivision Plan (which is the north one-half of Lot No. 99 of the Gillespie Plan); on the east by North Third Street; on the south by Lot No. 98 of the Gillespie Plan (Parcel No. 1 herein); and on the west by Blackberry Alley; said lot fronting 20 feet on North Third Street and extending westerly therefrom of even width, a distance of 120 feet to Blackberry Alley.

TITLE IS SAID TO BE VESTED IN Tony Benthall, by Deed from Tom B. Jones, unmarried widower, dated 02/26/2008, recorded 03/05/2008, Instrument #2008-00002460.

TAX PARCEL #: 31-043-097

PROPERTY: 114 NORTH 3RD STREET, GREENVILLE, PA 16125-1019

JUDGMENT - \$ 67,239.58

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

TONY C. BENTHALL A/K/A TONY BENTHALL A/K/A TONY CURTIS BENTHALL AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P.

**WRIT OF EXECUTION
NO. 2012-00825**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
DECEMBER 22, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT
(S) DANNY E. COMO AND CONNIE E. COMO A/K/A CONNIE COMO IN AND TO:

All that tract of land situate in PINE TOWNSHIP,

MERCER COUNTY, PENNSYLVANIA, bounded and described as follows:

Beginning at a point at the Northwest corner of the land herein described, which point is further described as the Northwest corner of Lot No. 1; thence South 88 degrees 38 minutes East by Lot No. 2, 250.05 feet; thence South 2 degrees 00 minute West by the westerly edge of a future road 216.87 feet; thence North 88 degrees 38 minutes West by land now or formerly of Gregg, 250.05 feet to a stone; thence North 2 degrees 00 minute East by lands now or formerly of Columbian Home Corporation, 216.87 feet to the place of beginning.

Being known as Lot No. 1 of Plan No. 3 for Alex MacRae by Plan of Merle E. Patten, Registered Engineer, recorded June 6, 1969 in the records of Mercer County.

Together with the non-exclusive easement and right of way for ingress and egress over a 50 foot street, extending from the public road leading to the George Junior Republic, easterly along the southern boundary of Lots 2, 3, 4, 5, 6 and 7 of Plan 2 for Alex MacRae, and extending further easterly along the northern boundary of Lot No. 3 of Plan No. 3 for Alex MacRae, then extending southerly by Lots 3, 2 and 1 of Plan No. 3 for Alex MacRae, said street being 50 feet in width and as shown on said Plan.

This conveyance being subject to the five (5) foot drainage easement along the western boundary of said lot and the southerly boundary of said lot, and as shown on said plan.

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

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

TITLE IS SAID TO BE VESTED IN Danny E. Como and Connie Como, h/w, by Deed from Roland E. Dickey and Jodey K. Dickey, h/w, dated 07/14/1999, recorded 07/22/1999 in Book 0302, Page 0165.

TAX PARCEL #: 22-205-216-001-003

PROPERTY: 62 MACRAE DRIVE, GROVE CITY, PA 16127-4226

JUDGMENT - \$208,330.55

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

DANNY E. COMO AND CONNIE E. COMO A/K/A CONNIE COMO AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION S/B/M TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA

**WRIT OF EXECUTION
NO. 2012-02070**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
DECEMBER 01, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT
(S) JON P. HINES AND AMY E. HINES IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, formerly Hickory Township, Mercer County, Pennsylvania, bounded and described as follows, to-wit:

COMMENCING on the east side of State Highway Route No. 18 at the southwest corner of Lot No. 14 in the Hickory Acres Plan of Lots; thence East, along the south line of Lot No. 14, a distance of 350.99 feet to an iron pipe, said iron pipe being located on the centerline of an abandoned 33-foot road; thence North, a distance of 68.85 feet to the centerline of Lot No. 15 in said Plan; thence West, along a line parallel with the south line of Lot No. 15, a distance of 320 feet, more or less, to the east line of Route No. 18, a distance of 75 feet to the place of beginning. Being all of Lot No. 14 and the south one-half of Lot No. 15 in the Hickory Acres Plan of Lots.

TITLE IS SAID TO BE VESTED IN Jon P. Hines and Amy E. Hines, h/w, by Deed from Eugene O. Sheehan, Executor under the last will and testament of Anna Virginia Sheehan, deceased, dated 05/05/1994, recorded 05/03/1994 in Book 0165, Page 2755.

TAX PARCEL #: 12-329-161

PROPERTY; 749 MAPLE DRIVE,

HERMITAGE, PA 16148-2404

JUDGMENT - \$ 82,701.82

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

JON P. HINES AND AMY E. HINES AT THE SUIT OF THE PLAINTIFF PENNYMAC CORP.

**WRIT OF EXECUTION
NO. 2012-02036**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
DECEMBER 04, 20012 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the Township of Shenango, County of Mercer and Commonwealth of Pennsylvania, and being known as Lot Number Thirteen (13) in the Wiley Hogue Plan of Lots, Section 'C', as approved by the Mercer County Planning Commission on September 30, 1971 and said lot being more particularly bounded and described as follows:

ON the North by Lot Number Ten (10) in Section of the Wiley Hogue Plan of Lots, a distance of Two Hundred Twenty (220) feet; on the East by Hogue Drive, a distance of One Hundred Twenty (120) feet; on the East by Hogue Drive, a distance of One Hundred Twenty (120) feet; on the South by other land now or formerly of Wiley D. Hogue, a distance of Two Hundred Twenty (220) feet; and on the West by land now or formerly of James Young, a distance of One Hundred Twenty (120) feet.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

TITLE IS SAID TO BE VESTED IN Janelle K. Johnson, single woman, by Deed from Prudential Relocation, Inc., a Colorado Corporation, dated 02/26/2008, recorded 04/17/2008 in Instrument Number 2008-00004453.

TAX PARCEL #: 27-184-142-000-000

PROPERTY: 32 HOGUE ROAD, WEST MIDDLESEX, PA 16159-2512

JUDGMENT - \$167,757.94

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

JANELLE K. JOHNSON A/K/A JANELLE JOHNSON AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK NA

**WRIT OF EXECUTION
NO. 2012-02784**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
DECEMBER 22, 2012 LEVIED ON THE FOLLOWING

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

All that certain piece or parcel of land situate in South Pymatuning Township, Mercer County, Pennsylvania, being known as Lot #27 the North one-half of Lot #28 in Templeton's Addition to Sharpsville and being more particularly bounded and described as follows:

On the North by a fifty (50) foot unnamed Street; On the East by an unopened alley; On the South by lands now or formerly of Joseph French; and on the West by Maple Street; Having frontage on said Maple Street of eighty-two and five tenths (82.5 feet) feet and extending Eastwardly, of uniform width, a distance of one hundred sixty-five (165 feet) feet to said unopened alley.

TITLE IS SAID TO BE VESTED IN Christopher A. Marriner, by Deed from Daniel J. Lapikas agent for Anna Lapikas a/k/a Antonette Rose Lapikas, dated 10/19/2001, recorded 02/08/2002 in Book 389, Page 2635, Instrument # 2002-003045.

TAX PARCEL #: 28-300-102

PROPERTY: 2912 HUNTER STREET, SHARPSVILLE, PA 16150-8517

JUDGMENT - \$122,180.56

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

CHRISTOPHER A. MARRINER AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

**WRIT OF EXECUTION
NO. 2012-00831**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY

DECEMBER 19, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
PATRICIA L. PENNIMAN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARL V. PENNIMAN, JR DECEASED IN AND TO:

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

BEGINNING at a point on the center line of a road leading from Sharpsville to the Ohio State Line, Three Hundred Forty-three and sixty-seven hundredths (343.67) feet East of the intersection of the center lines of said Sharpsville-Ohio State Line Road and Pennsylvania Highway Route 718, said point being the northwest corner of land herein conveyed;

THENCE S 61 degrees 11 minutes East, a distance of Ninety (90) feet to a point;

THENCE S 28 degrees 49 minutes West a distance of Four hundred (400) feet to a point;

THENCE N 61 degrees 11 minutes West a distance of Ninety (90) feet to a point.

THENCE N 28 degrees 49 minutes East a distance of four hundred (400) feet to a point, the place of beginning;

Being Lot No. FOUR (4) of a Subdivision of the McIntyre Farm.

TITLE IS SAID TO BE VESTED IN Carl V. Penniman, Jr. and Patricia L. Penniman, h/w, by Deed from Theresa R. Potts, widow, dated 07/20/1964, recorded 07/24/1964 in Book 640R, Page 1537.

Mortgagor CARL V. PENNIMAN, JR died on 07/11/2010 and, upon information and belief, his heirs or devisees, and personal representative, are unknown.

TAX PARCEL #: 28-131-028

PROPERTY: 730 BUCKEYE DRIVE, SHARPSVILLE, PA 16150-8318

JUDGMENT - \$127,606.29

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

PATRICIA L. PENNIMAN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARL V. PENNIMAN, JR DECEASED AT THE SUIT OF THE PLAINTIFF CITICORP TRUST BANK, FSB

**WRIT OF EXECUTION
NO. 2012-01826**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
DECEMBER 07, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
DONALD W. PLESO AND FAYE L. PLESO IN AND TO:

ALL those two certain lots of ground situate in the City of Hermitage, Mercer County, Pennsylvania, bounded and described as follows:

FRONTING 77 feet on the south side of George Street and extending back there from an equal width to line of Lots Nos. 81 and 82 in the Carnegie View Plan of Lots, said lots extending back 114.08 feet along the western line of Shady Avenue and 114.23 feet along the eastern line of Lot No. 78. Being Lots Nos. 79 and 80 in Plan B, Carnegie View Plan of Lots, which plan is recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 2, at page 243. Being bounded on the north by George Street; on the east by Shady Avenue; on the south by line of Lots Nos. 81 and 82, and on the west by line of Lot No. 78.

EXCEPTING AND RESERVING from Lot No. 80 a small portion of land situated at the northeast corner of said lot formed by a 15-foot radius, which portion of land was donated for street purposes.

TITLE IS SAID TO BE VESTED IN Donald W. Pleso and Faye L. Pleso, h/w, by Deed from Anthony P. Scarcia and Deborah L. Scarcia, h/w, dated 09/08/1999, recorded 09/17/1999 in Book 306, Page 1962.

TAX PARCEL #: 12-327-204

PROPERTY: 930 SHADY AVENUE, HERMITAGE, PA 16148-2007

JUDGMENT - \$ 97,812.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
DONALD W. PLESO AND FAYE L. PLESO AT THE SUIT OF THE PLAINTIFF AURORA BANK FSB

**WRIT OF EXECUTION
NO. 2012-01821**

POWERS KIRN & JAVARDIAN LLC
PLAINTIFF'S ATTORNEY
NOVEMBER 14, 2012 LEVIED ON THE FOLLOWING

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

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

Parcel No. 1:

COMMENCING at the Northeast corner at an iron stake in the center of Spencer Hill Road now Wise Road at its intersection with what was formerly the centerline of the Sharpsville Railroad, now abandoned and the rails removed; thence along the centerline of said Railroad, South 9° 56' East, a distance of 344.77 feet to a stake on the North line of lands now or formerly of Elizabeth Campman; thence along the North line of lands of said Campman, South 88° 39' West, a distance of 168.58 feet to a stake at said Elizabeth Campman's Northwest corner; thence along said Elizabeth Campman's West line, South 1° 21' East, a distance of 418.11 feet to a stake in the North line of lands formerly of Ross Swartz; thence along said Swartz's North line, North 88° 55' West, a distance of 238.99 feet to a stake; thence along the East line of other lands of said First Party, North 1° 21' East, a distance of 764.6 feet to an iron stake in the center of the Spencer Hill Road now Wise Road; thence along the centerline of said road, South 88° 43' East, a distance of 320.7 feet to an iron stake at the place of BEGINNING.

Parcel No. 2:

BEGINNING at a point in the center of the Spencer Hill Road now Wise Road at the Northerly corner of land now or formerly of Hayla; thence South 21° West along said land of Hayla, a distance of 763.50 feet to an iron stake; thence North 88° 55' West along the line of land formerly of Ross Swartz, a distance of 285.05 feet to a point; thence North 1° 21' East along land formerly of Citizens Mortgage & Security Company, a distance of 764.60 feet to the center of the said Spencer Hill Road now Wise Road; thence South 88° 46' East along the centerline of the said Spencer Hill Road now Wise Road, a distance of 285.05 feet to the place of BEGINNING.

EXCEPTING and reserving therefrom all that certain piece or parcel of land situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being conveyed to Howard R. Hudspeth and Flora C. Hudspeth, husband and wife, by Deed of Louis Hayla and Kathryn Hayla, husband and wife, dated July 6, 1965 and recorded at 1965 D.R., 1689 Records of Mercer County, Pennsylvania and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the center line of a Hickory Township Road, known as Wise Road, said point being at the Northeast corner of the land herein conveyed; thence in an Easterly direction along the center line of said Wise Road, a distance of 132 feet to a point; thence South 1° 21' West, a distance of 199.60 feet to a point; thence North 88° 46' West, a distance of 132 feet to a point; thence North 1° 21' West, a distance of 199.60 feet to the point on the center line of Wise Road and the place of BEGINNING. Containing 0.60 acres and being the land shown on the survey prepared by Harry T. Palmer, dated May 19, 1965 and approved by the Hickory Township Planning Commission on June 7, 1965.

EXCEPTING and reserving therefrom all that certain piece or parcel of land situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being conveyed to Flora Catherine Hudspeth, widow, by Deed of Kathryn Hayla, widow, and Annette Reash, single dated February 20, 1998 and recorded February 26, 1998 at 98 D.R., 02879, Records of Mercer County, Pennsylvania and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Township Route T-425, otherwise known as Wise Road, said point being the Northwest corner of the lands herein conveyed and the Northeast corner of lands now or formerly of Howard R. Flora Hudspeth; thence South 88° 46' East along said centerline, a distance of 106 feet to a point; thence South 1° 21' West along lands now or formerly of

Kathryn Hayla and Annette Reash, a distance of 199.60 feet to a point; thence North 88° 46' West along lands now or formerly of Kathryn Hayla and Annette Reash, a distance of 106 feet to a point; thence North 1° 21' East along lands now or formerly of Howard R. and Flora Hudspeth, a distance of 199.60 feet to a point in the centerline of Wise Road, the place of BEGINNING.

CONTAINING 0.49 acres more or less, and being Lot No. 1 in the Final Plat Kathryn Hayla and Annette Reash Subdivision, recorded at 1997 P.L. 17064-295, Records of Mercer County.

SUBJECT to a future highway right-of-way extending 30 feet from the centerline of Wise Road, and further subject to a building setback line extending 65 feet from the centerline of Wise Road, as shown on the recorded plan.

The above parcels are alternately described pursuant to a survey prepared by Ronald Bittler, P.L.S., dated December 23, 2005 and being further bounded and described as follows:

BEGINNING at a point being the Northeast corner of the land herein conveyed said point being on the centerline of T-435 also known as Wise Road and being 164.30 feet West of the centerline of South Neshannock Road; thence South 9° 56' East along lands of Geiwitz, a distance of 344.77 feet to a point; thence South 88° 39' West along lands of Geiwitz, a distance of 168.58 feet to a point; thence South 1° 21' East along lands of Geiwitz and Nych, a distance of 418.11 feet to a point; thence North 88° 51' West along lands of Rombold and Heiman, a distance of 524.51 feet to a point; thence North 1° 21' East along lands of Lilly, a distance of 565 feet to a point; thence South 88° 46' East along lands of Hudspeth, a distance of 238 feet to a point; thence North 1° 21' East along lands of Hudspeth, a distance of 199.60 feet to a point in the centerline of T-425 also known as Wise Road; thence South 88° 46' East along said centerline, a distance of 47.05 feet to a point; thence South 88° 43' East along said centerline, a distance of 320.70 feet to a point being the place of BEGINNING and containing 8.92 acres.

BEING THE SAME PREMISES which Stephen Hayla, Executor of the Estate of Kathryn Hayla, deceased and single, Flora Catherine Hudspeth, widow and unmarried and Annette Reash, single, by Deed dated December 30, 2005 and recorded January 3, 2006 in the Office of the Recorder of Deeds in and for Mercer County in Instrument No. 200600000006, granted and conveyed unto William M. Weyer, single.

BEING KNOWN AS: 6130 Wise Road, Hermitage, PA 16148
PARCEL #12-172-097

JUDGMENT - \$119,928.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
WILLIAM M. WEYER AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

**WRIT OF EXECUTION
NO. 2012-03006**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY
DECEMBER 22, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
LAURA A. THARP AND KEVIN C. THARP 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 part of Lot No. 36, all of Lot No. 37 and being part of Lot No. 38, in the Revised Trouts Corners Plan of Lots as filed in Plan Book 3, Page 271, and being more particularly bounded and described as follows:

COMMENCING at a point in the east line of Wells Road, which said point is 76.56 feet northwardly from the line of Hannah Farm, which is the terminus or southern end of Wells Road; thence extending northwardly, along the east line of Wells Road, 76.57 feet to a point; thence extending eastwardly by a line parallel to the lines of said lots numbered 36 and 37, a distance of 148 feet to Lot No. 43 in said plan; thence extending southwardly along the line of lots numbered 41, 42 and 43 in said plan a distance of 77.43 feet to a point; thence extending westwardly by a line parallel to the north line hereof, a distance of 148.01 feet to the east line of Wells Road and the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AS 419 WELLS ROAD HERMITAGE, PA 16148

BEING THE SAME PREMISES WHICH Allen Lee Thompson et al by deed dated 7/30/2010 and recorded 8/3/2012 in Mercer County Instrument No. 2010-00007428, granted and conveyed unto Laura A. Tharp and Kevin C. Tharp.

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.

TO BE SOLD AS THE PROPERTY OF LAURA A. THARP AND KEVIN C. THARP UNDER MERCER COUNTY JUDGMENT NO. 2012-3006

Tax Map # 12-330-548

Computer I.D. # 12-14600

JUDGMENT - \$83,459.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
LAURA A. THARP AND KEVIN C. THARP AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2012-02805**

RICHARD M. SQUIRE & ASSOCIATES LLC
PLAINTIFF'S ATTORNEY
NOVEMBER 27, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
DANA M. HALL AND DOUGLAS A. HALL IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF HERITAGE, (FORMERLY HICKORY TOWNSHIP), MERCER COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF SPENCER ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF WILLIAM OSBORNE AND THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF SMALTZ; THENCE NORTH 86° 12' EAST, A DISTANCE OF TWO HUNDRED FIFTY-EIGHT (258.0) FEET ALONG LAND NOW OR FORMERLY OF WILLIAM OSBORNE; THENCE SOUTH 1° 0' EAST, FOR A DISTANCE OF ONE HUNDRED TWELVE AND SEVENTY-HUNDREDTHS (112.70) FEET ALONG LANDS NOW OR FORMERLY OF SMALTZ, THENCE SOUTH 86° 12' WEST, A DISTANCE OF TWO HUNDRED FIFTY-EIGHT (258.0) FEET TO A POINT IN THE CENTER LINE OF SPENCER ROAD; THENCE NORTH 1° 0' WEST ALONG THE CENTER LINE OF THE SAID SPENCER ROAD, A DISTANCE OF ONE HUNDRED TWELVE AND SEVENTY-HUNDREDTHS (112.70) FEET TO THE PLACE OF BEGINNING.

SUBJECT TO AN EXISTING RIGHT-OF-WAY OF 16.5 FEET ON THE SAID SPENCER ROAD, THE ABOVE DESCRIBED LAND IS LOT NO. 1 OF THE SMALTZ PLAN OF LOTS, AS RECORDED IN PLAN BOOK 16, PAGE 7, RECORDS OF MERCER COUNTY, PENNSYLVANIA, AND THE 30 FOOT STRIP OF LAND LYING EAST OF THE CENTER LINE OF SAID SPENCER ROAD, THIS CONVEYANCE IS SUBJECT TO THE EXISTING RIGHT OF WAY OF 16.5 FEET AS SHOWN ON THE RECORDED PLAN. THE FUTURE RIGHT OF WAY AS SHOWN ON SAID PLAN IS NOT TO BE CONSTRUED AS A DEDICATION OF SAID 3.5 FOOT STRIP LYING EAST OF THE SAID EXISTING RIGHT OF WAY.

BEING PARCEL ID NO. 12-172-202,

BEING KNOWN AS 3025 SPENCER ROAD, HERMITAGE, PA 16148.

BEING the same premises which William R. Danielson and April A. Danielson granted and conveyed unto Douglas A. Hall and Dana M. Hall by Deed dated October 25, 2003 and recorded January 7, 2004 in the Office of the Recorder of Deeds of Mercer County, Pennsylvania as Instrument No. 2004-000275.

JUDGMENT - \$107,664.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
DANA M. HALL AND DOUGLAS A. HALL AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I

**WRIT OF EXECUTION
NO. 2012-02910**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
NOVEMBER 8, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
DANE A. MINCER AND BETTY M. MINCER IN AND TO:

ALL THAT CERTAIN PIECE OF PARCEL OF LAND SITUATE IN PYMATUNING TOWNSHIP, COUNTY OF MERCER, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF THE ORANGEVILLE AND KIDDS MILLS ROAD, WHICH POINT OF BEGINNING IS THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE IN A SOUTHERLY DIRECTION ALONG LAND NOW OR FORMERLY OF MCCULLOUGH, NOW OR FORMERLY OF ARTHUR RICKERT, A DISTANCE OF 215 FEET TO AN IRON PIN; THENCE IN A WESTERLY DIRECTION ALONG OTHER LAND NOW OR FORMERLY OF MCCULLOUGH, ON A LINE PARALLEL TO THE CENTER LINE OF SAID ORANGEVILLE AND KIDDS MILLS ROAD, A DISTANCE OF 157 FEET TO AN IRON PIN; THENCE IN A NORTHERLY DIRECTION ALONG OTHER LAND NOW OR FORMERLY OF MCCULLOUGH AND LAND NOW OR FORMERLY OF MILLS, ON A STRAIGHT LINE, A DISTANCE OF 215 FEET TO A POINT IN THE CENTER LINE OF SAID ORANGEVILLE AND KIDDS MILLS ROAD; AND THENCE IN AN EASTERLY DIRECTION ALONG THE CENTER LINE OF SAID ORANGEVILLE AND KIDDS MILLS ROAD, A DISTANCE OF 157 FEET TO THE PLACE OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND HAS A FRONTAGE ON THE CENTER LINE OF SAID ORANGEVILLE AND KIDDS MILLS ROAD OF ONE HUNDRED FIFTY-SEVEN (157) FEET AND EXTENDS SOUTHWARDLY THEREFROM, OF EQUAL WIDTH, TWO HUNDRED FIFTEEN (215) FEET.

UNDER AND SUBJECT TO SUCH EASEMENTS AND RIGHTS OF WAY AS MAY BE SET FORTH IN PRIOR CONVEYANCES.

BEING the same premises which Herbert Iman, Sr. and Betty J. Iman, husband and wife, by Deed dated July 24, 1996, and recorded in the Mercer County Office of the Recorder of Deeds on July 26, 1996 in Document ID#96DR10528, granted and conveyed unto Dane A. Mincer and Betty M. Mincer, husband and wife.

LOCATION - 708 COLT ROAD, TRANSFER PA
JUDGMENT - \$108,770.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
DANE A. MINCER AND BETTY M. MINCER AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-4, ASSET-BACKED CERTIFICATES, SERIES 2005-4

**WRIT OF EXECUTION
NO. 2011-01102**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY
DECEMBER 29, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
JEFFREY S. LARGE AND MIEKE E. LARGE IN AND TO:

All those certain tract of land situate in the Borough of Grove City, Mercer County, Pennsylvania bounded and described as follows:

On the East by Edgewood Avenue for 60 feet; on the North by Lot No. 71 of the Gilmore Plan for 120 feet; on the West by a 20 foot alley for 60 feet; on the South by Lot No. 69 for 120 feet.

Being known as Lot No. 70 of the J.A. Gilmore Plan of Lots as recorded in Plan Book 1, page 23 Also on the North by Lot No. 88 for 126 feet; on the East by 20 foot alley for 60 feet on the South by Lot No. 90 for 126 feet on the West by Third Street, also known as Union Street for 60 feet.

BEING KNOWN AS: 153 EDGEWOOD AVENUE, GROVE CITY, PA 16127

PROPERTY ID NO.: 59-551-003

TITLE TO SAID PREMISES IS VESTED IN JEFFERY S. LARGE AND MIEKE E. LARGE, HUSBAND AND WIFE BY DEED FROM MARILYN A. PACKER, UNMARRIED DATED 08/05/1997 RECORDED 08/11/1997 IN DEED BOOK

INSTRUMENT# 97-10992.

JUDGMENT - \$121,174.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
JEFFREY S. LARGE AND MIEKE E. LARGE
AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2004-OPT, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-OPT

**WRIT OF EXECUTION
NO. 2012-01600**

VITTI & VITTI & ASSOCIATES PC
PLAINTIFF'S ATTORNEY
NOVEMBER 7, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
RANDY K. FERGUSON AND MONICA FERGUSON IN AND TO:

All that certain piece or parcel of land situate in the Township of West Salem, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 14A of the Vernon Heights Subdivision re-Plat of Lots 13 and 14, a plan of which is recorded in the Recorder's Office of Mercer County, Pennsylvania, at 1986 PL 8474-146, said lot being more particularly bounded and described as follows:

beginning at a point on the South right of way line of Legislative Route 695, which point is the northeast corner of the land herein conveyed; thence South 3° 13' 40" West along line of land now or formerly of Matthew G. Smith, a distance of 186.95 feet to an iron pin; thence North 85° 47' West, a distance of 120.99 feet to an iron pin; thence North 3° 31' 50" East along line of other land now or formerly of Howard L. Curtis, et ux, a distance of 175.89 feet to an iron pin on the South right of way line of Legislative Route 695; thence North 88° 59' 24" East along the arc of a circle having, a radius of 1,940.08 feet an arc distance of 121.37 feet along the South right of way line of Legislative Route 685 to an iron pin, which is the point and place of beginning; containing .5 of an acre of land.

Parcel# 31-055-102-014

Having erected there on a dwelling known as 218 Vernon Road, Greenville, PA 16125.

Being the same premises of First National Bank of Pennsylvania by its deed dated 5/2/02 and recored on 5/21/02 in the Recorder of Deeds Office of Mercer County, Pennsylvania in Instrument# 2002-010953 granted and conveyed unto Randy K. Ferguson and Monica Ferguson

JUDGMENT \$ 85,468.28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
RANDY K. FERGUSON AND MONICA FERGUSON AT THE SUIT OF THE PLAINTIFF US BANK, NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982)

**WRIT OF EXECUTION
NO. 2012-02942**

WARREN R KECK III PLAINTIFF'S ATTORNEY
NOVEMBER 27, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
JOYCE C. RANDALL IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the Borough of Jamestown, Mercer County, Pennsylvania, bounded and described as follows, to-wit:

PARCEL ONE:

COMMENCING at the northwest corner of the said land, at a point on Washington Street; thence South along land now or formerly of Mrs. F. H. Royal, and land now or formerly owned by J. B. Robinson, a distance of two hundred eighty-four

(284) feet to land now or formerly of Margaret and Mary Lyon; thence East along the said Lyon land, a distance of one hundred sixty-four (164) feet to Shenango Street; thence North along Shenango Street, a distance of two hundred eighty-four (284) feet to Washington Street; thence West along Washington Street one hundred sixty-four (164) feet to the place of beginning. Containing a piece of land facing on Shenango Street, a distance of two hundred eighty-four (284) feet, and extending West of equal width, a distance of one hundred sixty-four (164) feet, be the same more or less.

PARCEL TWO:

BOUNDED on the North by an alley; East by land now or formerly of Hiram Russell; South by land now or formerly of J. B. Robinson; on the West by Scipio Street; in size one hundred twenty by two hundred twenty (120 x 220) feet. The 220 food dimension is according to prior deeds, but having been erroneously reported in prior deed at 2001 D.R. 5440 as "200" feet.

EXCEPTING AND RESERVING that certain piece or parcel of land previously conveyed by John G. Randall and Ann Randall on September 2, 1950, to Earl V. Thompson and Ethel M. Thompson by deed recorded in Mercer County at Deed Book X-19, Page 254.

LOCATION - 307 SHENANGO STREET, JAMESTOWN PA

JUDGMENT - \$ 84,973.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
JOYCE C. RANDALL AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION
NO. 2012-02943**

WARREN R KECK III PLAINTIFF'S ATTORNEY
NOVEMBER 27, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
CRISTAL WALKER, N/K/A CRISTAL MCGRANAHAN IN AND TO:

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

BOUNDED on the north by Main Street; on the east by lot now or formerly of Hasenplug; on the south by Swamp Alley; and on the west by lot now or formerly of Taylor; having a frontage of twenty (20) feet, three (3) inches on Main Street and extending back one hundred twenty (120) feet to said alley.

The stairway between the building on the property described herein and the Hasenplug building on the east is to be used and enjoyed by the grantee of the premises described herein and the owners of said Hasenplug building, their heirs and assigns in common. This conveyance is also made subject to an easement or wall right of way of the adjoining owner on the west, the building on said adjoining property on the west projecting into and being supported upon the west wall of the building herein described. Said stairway and party wall rights being referred to and set forth in deed of Alvin H. Wick, et al. To W.F. Amy, dated July 21, 1910, and recorded in the Recorder's Office of Mercer County, Pennsylvania in Deed Book G, Volume 9, Page 163.

BEING the same property conveyed to Cristal Walker by Article of Agreement of Greenville Savings Bank, dated May 1, 2001 and recorded in the Recorder of Deeds of Mercer County, Pa on May 30, 2001 at 1971 DR. 8297.

LOCATION - 215 MAIN STREET, GREENVILLE PA

JUDGMENT - \$ 27,776.95

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
CRISTAL WALKER, N/K/A CRISTAL

MCGRANAHAN AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION
NO. 2012-3416**

WILLIAM J MODER III PLAINTIFF'S ATTORNEY
DECEMBER 22, 2012 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
TEATA L. CORNMAN A/K/A TE ATA L. CORNMAN AND CHAD M. MARIACHER IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the City of Sharon, Mercer County, Pennsylvania, being known and designated as Lots Nos. 259, 260 and 261 in Leslie's Addition to Sharon as same is recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book 1, Page 15.

LOT NO. 259 being Parcel Number 71-4-K-58, LOTS NOS. 260 and 261 being Parcels 71-4-K-57 and 71-4-K-56.

ADDRESS: 434 Cedar Avenue, Sharon, PA 16146

BEING AND INTENDING TO BE the same land conveyed to Teata L. Cornman by Deed of George A. Caywood, Jr. and Teata L. Caywood, formerly husband and wife, dated April 13, 2007, and recorded May 23, 2007, in the Recorder's Office of Mercer County, Pennsylvania at Instrument No. 2007 D.R. 6870.

LOCATION - 434 CEDAR AVENUE, SHARON PA

JUDGMENT - \$ 30,806.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
TEATA L. CORNMAN A/K/A TE ATA L. CORNMAN AND CHAD M. MARIACHER AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

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. - February 5, 12, 19, 2013

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

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, having been examined, passed and filed in the Office of the Register of Wills and the Clerk of Orphans' Court of Mercer County, Pennsylvania will be presented to the Court for Nisi Confirmation on March 4th 2013 if no exceptions are filed thereto within ten (10) days from that date, the Accounts will be confirmed absolute and thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

2007-271	Scott, Raymond Jesse a/k/a Scott, Raymond J. a/k/a Scott, Raymond Joe deceased; Elaine Schuster, Executrix
2011-011	Phillips, Nancy L., deceased; Betty J. Kiser, Executrix
2011-047	Passaliqua, Barbara M., deceased; Mark Passaliqua & Matthew Passaliqua, Executors
2011-115	Staples, Mary Louise a/k/a Staples, Mary L., deceased; First Commonwealth Bank, Executor
2011-224	Casey, Mary C., deceased; Patrick M. Dever, Executor
2011-667	Dalo, Marie E., deceased; Lisa O'Hara, Executrix
2011-684	Troples, Lois A. a/k/a Troples, Lois, deceased; Rudolph R. Troples, Jr, Executor
2012-006	Bonaquist, Angeline M., deceased; Catherine A. Novak, Executrix
2012-033	Missory, Albert Charles a/k/a Missory, Albert C. a/k/a Missory, Albert, deceased; Robert Missory, Executor
2012-033	AMENDED Missory, Albert Charles a/k/a Missory, Albert C. a/k/a Missory, Albert, deceased; Robert P. Missory, Executor
2012-083	Matanin, Yvette M. a/k/a Matanin, Yvette, deceased; Dean Matanin, Executor
2012-346	Hutchison, Jeffrey S., deceased; Elizabeth Hutchison, Executrix

Kathleen M. Kloos
Register of Wills and Clerk of Orphans' Court
Division of the Court of Common Pleas
Of Mercer County, PA
112 Mercer County Courthouse
Mercer, PA 16137

M.C.L.J. - February 5, 12, 19, 26, 2013