

Mercer County Law Journal
(The Official Legal Publication of Mercer County, Pennsylvania)
Digital Edition
DECEMBER 4, 2018
VOL. 33 - ISSUE 49

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

DUFFORD, CHLOANN
2018-689

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Kathy Neeley, 851 Sherman Ave., Sharon, PA 16146

Attorney: Raymond H. Bogaty

DUFFORD, SALLY ANN A/K/A
DUFFORD, SALLY GLASER
2018-686

Late of Hermitage, Mercer Co., PA
Executrix: Connie Dufford a/k/a Connie Ann Dufford, 311 Derrymore Drive, Woodstock, GA 30188

Attorney: K. Jennifer Muir

GILSON, ORVAL A/K/A GILSON,
ORVAL LAVON
2018-693

Late of Mercer Boro, Mercer Co., PA
Executrix: Rebecca L. Gilson, 408 3rd St., Butler, PA 16001

Attorney: Mary Ann McConnell

LAMBRECHT, ROBERT D. A/K/A
LAMBRECHT, ROBERT
2018-688

Late of Hermitage, Mercer Co., PA
Executrix: Diane Elaine Miller, 89 Willadell Rd., Transfer, PA 16154

Attorney: James M. Goodwin

MEANS, MAXINE A. A/K/A
MEANS, MAXINE
2018-691

Late of Greenville Boro, Mercer Co., PA
Executrix: Angela Redmond, 99 Clarksville Street, Greenville, PA 16125

Attorney: Carolyn E. Hartle

SECOND PUBLICATION

CORNELIUS, JANICE ANN A/K/A
CORNELIUS, JANICE A.
2018-663

Late of Grove City Boro, Mercer Co., PA
Executor: Allen L. Cohen, 100 Greenwood Ave., Wyncote, PA 19095
Attorney: Allen L. Cohen, 100 Greenwood Ave., Wyncote, PA 19095 215-885-1373

DYDEK, FRANK A/K/A DYDEK,
FRANK JR, III A/K/A DYDEK,
FRANK JR
2018-660

Late of Grove City Boro, Mercer Co., PA
Executor Other: Frank Dydek III a/k/a Frank Dydek Jr., III, 372 Black Rd. Harrisville, PA 16138:

Attorney: Joseph John Nash, 164 S. Main St., P O Box 673, Slippery Rock, PA 16057 (724) 406-0616

ESHELMAN, BARBARA A. A/K/A
ESHELMAN, BARBARA ANN
2018-682

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

Attorney: Timothy L. McNickle

FLINT, JUDSON R. A/K/A FLINT,
JUDSON ROCHELLE
2018-681

Late of Farrell, Mercer Co., PA
Executor/Executrix: Dianne M. Flint, 807 Lee Ave., Farrell, PA 16121; Jerel P. Flint, 1414 Huffine St., Nashville, TN 37216

Attorney: Ronald D. Amrhein, Jr.

THIRD PUBLICATION

DAVIS, LOUIS GAYLORD, JR.
A/K/A DAVIS, LOUIS G. JR.
2018-665

Late of Hempfield Twp., Mercer Co., PA
Administratrix: Christine E. Hile, 801 Airport Rd., Mercer, PA 16137

Attorney: Ted Isoldi

EBBERT, JAMES ROSS A/K/A
EBBERT, JAMES R.
2018-662

Late of Sandy Lake, Mercer County, PA
Executrix: Janet R. Ebbert, P O Box 786, 3246 S Main St., Sandy Lake, PA 16145

Attorney: Timothy R. Bonner

HAINES, SANDRA L.

2018-667

Late of Hermitage, Mercer Co., PA
Executrix: Robin L. Heckathorn, 941 Apache Trail, Mercer, PA 16137; Terry L. Hart, 35 Blueberry Lane, Grove City, PA 16127

Attorney: Milford L. McBride, III

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about October 10, 2018, for:

Ashley's Chic Boutique, Inc.
6243 East Lake Road
Jamestown, PA 16134

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

M.C.L.J. – December 4, 2018

LEGAL NOTICE - TRUST

Notice is hereby given of the administration of **THE MARGARET H. KOSHAR FUNDED REVOC-ABLE TRUST AGREEMENT DATED AUGUST 27, 2014**. The Settlor of the Trust, **MARGARET H. KOSHAR**, a resident of Hermitage, Mercer County, Pennsylvania, died on September 21, 2018. All persons having claims against **MARGARET H. KOSHAR** are requested to make known the same to the Trustees or attorney named below. All persons indebted to **MARGARET H. KOSHAR** are requested

to make payment without delay to the Trustees or attorney named below:

Ronald J. Koshar
2191 Hazen Road
Hermitage, PA 16148

Rebecca Anne Gunderson
709 Shadywood Lane
Hendersonville, NC 28792

Or their attorney:

Roger R. Shaffer, Jr., Esquire
BARR and SHAFFER
701 North Hermitage Road, Suite 20
Hermitage, PA 16148

M.C.L.J. – Nov. 20, 27, Dec. 4, 2018

NOTICE OF REVOCABLE TRUST
PURSUANT TO 20 Pa.C.S. § 7755(c)

Notice is hereby given of the administration of **THE ALBERT A. SCOVERA FUNDED REVOCABLE TRUST AGREEMENT DATED AUGUST 29, 2011**. The Settlor of the Trust, **ALBERT A. SCOVERA**, a resident of Sharpsville, Mercer County, Pennsylvania, died on October 29, 2018. All persons having claims against **ALBERT A. SCOVERA** are requested to make known the same to the Trustees or attorney named below. All persons indebted to **ALBERT A. SCOVERA** are requested to make payment without delay to the Trustees or attorney named below:

Constance L. Jankovich
306 West Market Street
Mercer, PA 16137

Or

Andrea G. Krieg
2206 Chapparral Drive
Pittsburgh, PA 15239

or their attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148

M.C.L.J. – Nov. 27, Dec. 4, 11, 2018

LEGAL NOTICE

TO: UNKNOWN FATHER

A petition has been filed asking the Court to put an end to all rights you have to your child, **BABY GIRL II TRUAX**. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom #4 of the Mercer County Courthouse, Mercer, Pennsy-lvania, on Thursday, January 10, 2019 at 9:30 AM. Your presence is required at the hearing. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You are warned that your rights may also be subject to termination if you fail to file either an acknowledgment of paternity or claim of paternity pursuant to 23 Pa.C.S. § 5103 and fail to either appear at the hearing for the purpose of objecting to the termination of your rights or file a written objection to such termination with the court prior to the

hearing. Please contact Mercer County Children and Youth Services if you are the natural father or know the identity or whereabouts of the unknown father.

Mercer County Children
and Youth Services
8425 Sharon-Mercer Road
Mercer, PA 16137
(724) 662-2703

You have a right to be represented at the hearing by a lawyer. An attorney has been appointed by the Court to represent you. Your attorney's contact information is as follows:

David Graban, Esquire
5569 E. State Street
Hermitage, PA 16148
(724) 981-0620

M.C.L.J. – Dec. 4, 11, 18, 2018

NOTICE OF ANNUAL MEETING

Notice is hereby given that the annual meeting of the members of the Pymatuning Mutual Fire Insurance Company, 103 Timber Village Center, Mercer, Pennsylvania, will be held on FRIDAY, JANUARY 11, 2019, AT 1:00 P.M. 103 Timber Village Center, Mercer, Pennsylvania, to elect directors, secretary and treasurer and to transact such other business as may be presented to the meeting.

Proxies may be obtained at the office of the Secretary upon written request and the official proxy form provided by the Company must be on file with the secretary at least ten (10) days prior to the date of the meeting.

Rebecca Beichner, Secretary
103 Timber Village Center
Mercer, PA 16137

M.C.L.J. – Dec. 4, 11, 18, 2018

Legal Notice By
KATHLEEN M. KLOOS

Register of Wills of Mercer County, PA

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from January 7, 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

2015-278 Bender, Margaret A., deceased; Susan L. Chupak, Executrix

2015-566 Holden, Marshall a/k/a Holden, Marshall L., deceased; Tiffany Holden, Executrix

2017-125 Flint, Paul G., Jr. a/k/a Flint, Paul Graham, Jr., deceased; Alexis L. Flint and Judson R. Flint, Co-Executrix/Executor

2017-381 Weiser, Roger K., deceased; Lawrence P. Wiser, Administrator

2017-582 Tanko, Gabor Peter a/k/a Tanko, Gabe a/k/a Tanko Gabe P. a/k/a Tanko, Gabe Peter a/k/a Tanko, Gabor a/k/a Tanko, Gabor P., deceased; Craig Roy Werner, Executor

2018-109 Edwards, David C., deceased; Diane R. Edwards-Murphy and Susan A. Pulkowski, Co-Executrices
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. – Dec. 4, 11, 18, 26, 2018

**SHERIFF'S SALE
MONDAY
JANUARY 7, 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. 2018-00467**

HILL WALLACK LLP PLAINTIFF'S ATTORNEY
SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN EDWARD HEPLER IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the north side of Glenwood Drive 140 feet, more or less, east of the northeast corner of the Intersection of Wengler Avenue and Glenwood Drive; thence north 161.5 feet to an iron pin; thence east 44 feet, more or less, to an iron pin; thence south 161.5 feet; thence west along the north line of Glenwood Drive 44 feet, more or less, to the place of beginning.

Tax No. 71-9290

Being same premises which John Edward Hepler and Vesta M. Hepler, husband and wife, conveyed to John Edward Hepler and Vesta M. Hepler, husband and wife, as tenants by the entirety, by Deed dated February 23, 1996, and recorded February 26, 1996, in the Mercer County Clerk's Office in Deed Book 206, Page 2112, as Instrument Number 1996-2220.

LOCATION - 1017 GLENWOOD DRIVE, SHARON PA

JUDGMENT - \$ 85,826.67

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN EDWARD HEPLER AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST B

**WRIT OF EXECUTION
NO. 2018-02227**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
OCTOBER 3, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KENNETH L. BOOK III IN AND TO:

ALL THAT CERTAIN piece, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN WILMINGTON TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO. 2-A IN THE JOHN B. & AUDRENE D. BURNS SUBDIVISION LOTS 2-A, 2-B, 2-C RECORDED IN THE RECORDER'S OFFICE OF MERCER COUNTY, PENNSYLVANIA IN 2007-00003522-35, CONTAINING 1.39 ACRES.

TAX ID /APN#: 32-213-007-002-000

PROPERTY ADDRESS: 119 Bend Road, New Wilmington, PA 16142

JUDGMENT- \$113,439.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH L. BOOK III AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2018-01030**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
SEPTEMBER 20, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRIAN K. DANIELS AND BECKY L. DANIELS IN AND TO:

ALL that certain piece or parcel of land situate in Shenango Township, Mercer County, Pennsylvania, being lot 1 in the Final Lots 1, 2 and 3 of the Russell E. & Margaret A. Daniels Subdivision as recorded in the Recorder's Office of Mercer County, Pennsylvania, in 200515482-178, and being bounded and described as follows:

BEGINNING at a point in the center line of Mitchell Road (T-412), said point being the southwest corner of Lot 2 in said Plan and the southeast corner of Lot 1 in said Plan, the land herein described; thence North 32 degrees 37 minutes 02 seconds East along the boundary Line between Lots 1 and 2 in said Plan, a distance of 360.69 feet to a point; thence South 81 degrees 35 minutes 26 seconds West along land now or formerly of Sunray & Company, a distance of 235.08 feet to a point; thence South 81 degrees 55 minutes 04 seconds west along land now or formerly of John P. & Margaret E. Miller, a distance of 269.77 feet to a point in the center line of Mitchell Road (T-412); thence along a curve to the left along the center line of Mitchell Road (T412), said curve having a radius of 1,375.68 feet, a chord of 259.43 feet, a chord bearing of South 51 degrees 05 minutes 21 seconds East, an arc distance of 259.81 feet to a point in the center line of Mitchell Road (T-412); thence continuing along the center line of Mitchell Road (T-412), South 56 degrees 29 minutes 59 seconds East, a distance of 123.91 feet to a point in the center line of Mitchell Road (T-412), the place of beginning and containing 1.636 acres of land.

SUBJECT to a 75 foot building setback line from the center line of Mitchell Road (T-412), SUBJECT ALSO to all conditions, restrictions, reservations, rights of way, easements, and any other matters of record that may be contained hi instrument in the prior chain of title.

Subject to easements, restrictions, and covenants of record, if any.

Tax ID: 27-185-181

PROPERTY ADDRESS: 362 Mitchell Road, West Middlesex, PA 16159

JUDGMENT - \$ 61,502.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRIAN K. DANIELS AND BECKY L. DANIELS AT THE SUIT OF THE PLAINTIFF METROPOLITAN LIFE INSURANCE COMPANY

**WRIT OF EXECUTION
NO. 2017-02875**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
OCTOBER 31, 2018 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of real estate, Situate in the Borough of Mercer, Mercer County, Pennsylvania, bounded and described as follows, to wit:

On the North by Gooseberry Alley; on the East by twelve (12) foot alley; on the South by East Market Street; and on the West by Lot of Patrick and Jean Reardon; formerly Helen Reardon, having a frontage on said East Market Street of sixty (60) feet and extending back and there forth to said Gooseberry Alley, of and equal width, a distance of one hundred eighty (180) feet, more or less.

BEING known as Parcel # 65-578-181

UNDER AND SUBJECT to all liens, encumbrances, restrictions, covenants, leases, agreements, easements and rights-of-way of record, or otherwise appertaining to the above-described real estate, which are not divested by law.

321 EAST MARKET STREET, MERCER, PA 16137

BEING the same premises which U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF CSMC ASSET-BACKED TRUST 2007-NC1 OS, CSMC ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007 NCI OSI, BY ITS ATTORNEY-IN-FACT OCWEN LOAN SERVICING, LLC, AS GIVEN IN POWER OF A ATTORNEY, as tenants by the entireties, by Deed dated 4/6/2010 and recorded 5/5/2010 in the Office of the Recorder of Deeds in and for the County of MERCER as Instrument No. 2010-00004041, granted and conveyed unto SANDRA L. NOSKER, AS SOLE OWNER.

JUDGMENT - \$ 36,048.22

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

**WRIT OF EXECUTION
NO. 2018-00548**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
OCTOBER 3, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THE UNKNOWN HEIRS OF MARGARET A. YURAN DECEASED, CATHERINE M. MESER SOLELY IN HER CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED, FRANK YURAN SOLELY IN HIS CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED, JOSEPH J. YURAN SOLELY IN HIS CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED AND STANLEY P. YURAN JR SOLELY IN HIS CAPACITY AS HEIR

OF MARGARET A. YURAN DECEASED IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the City of Hermitage, (formerly Township of Hickory), County of Mercer and Commonwealth of Pennsylvania, being known and numbered as Lots Eighty-eight (88), Eighty-nine (89), Ninety (90) and Ninety-one (91) in the Sharon Park Plan of Lots, said Plan being recorded in Plan Book 3, Page 93, being together more particularly bounded and described as follows, to-wit:

Bounded in the North by Park Avenue, for a distance of one hundred (100) feet; on the East by Lot No. 92 in said Plan, for a distance of one hundred (100) feet; on the South by Oakwood Alley, for a distance of one hundred (100) feet; and on the West by Lot No. 87 in said Plan for a distance of one hundred (100) feet.

PARCEL #: 10 316 021

PROPERTY ADDRESS: 487 West Park Street, Hermitage, PA 16148

JUDGMENT - \$ 89,749.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THE UNKNOWN HEIRS OF MARGARET A. YURAN DECEASED, CATHERINE M. MESER SOLELY IN HER CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED, FRANK YURAN SOLELY IN HIS CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED, JOSEPH J. YURAN SOLELY IN HIS CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED AND STANLEY P. YURAN JR SOLELY IN HIS CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR COOPER

**WRIT OF EXECUTION
NO. 2018-01876**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
SEPTEMBER 20, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LAURA ALBRIGHT AND DIAMOND ALBRIGHT IN AND TO:

All that certain piece, parcel and tract of land situated in Grove City Borough, Mercer County, Pennsylvania, bounded and described as follows:

On the North by College Avenue for 60 feet; on the East by lot of formerly Mrs. Barnes, now Eleanor Uber, for 150 feet; on the South by an alley for 60 feet; and on the West by land of formerly Robinson, now Leperts, for 150 feet. Being known as Lot No. 20 of the R. A. McDowell Plan of Lots as recorded in Mercer County, in Deed Book U-6-639, transferred to Plan. Book 3, Page 81.

SUBJECT PROPERTY ADDRESS: 226 College Avenue, Grove City, PA 16127

Being the same property conveyed to Laura Albright and Diamond Albright, her husband who acquired title, as tenants by the entirety, by virtue of a deed from Timothy J. Farley and Cindy Lee Moore, both single and unmarried, dated April 15, 2016, recorded April 15, 2016, at Instrument Number 2016-00003161, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 59 550 070

JUDGMENT - \$189,079.34

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LAURA ALBRIGHT AND DIAMOND ALBRIGHT AT THE SUIT OF THE PLAINTIFF PLAZA HOME MORTGAGE, INC.

**WRIT OF EXECUTION
NO. 2017-03387**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
OCTOBER 11, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BENJAMIN L. KOLBRICH, AKA BEN KOLBRICH AND TINA M. GUERRINI, FKA TINA M. KOLBRICH IN AND TO:

All that certain piece or parcel of land situate in the Borough of Greenville, County of Mercer and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

On the North by lot now or formerly of Brown; on the East by Second Street alley; on the South by Elizabeth Street; and, on the West by lot now or formerly of Stuyvesant; fronting fifty-five (55) feet on said Elizabeth Street and extending back in a northerly direction, same width, a distance of one hundred twenty (120) feet, having erected thereon two-story frame dwelling and double garage.

SUBJECT PROPERTY ADDRESS: 9 Elizabeth Street, Greenville, PA 16125

Being the same property conveyed to Tina M. Guerrini, formerly known as Tina M. Kolbrich who acquired title by virtue of a deed from Benjamin L. Kolbrich, dated May 2, 2011, recorded April 23, 2012, at Document ID 2012-00005111; Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 515 090

JUDGMENT - \$ 41,433.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BENJAMIN L. KOLBRICH, AKA BEN KOLBRICH AND TINA M. KOLBRICH, AKA BEN KOLBRICH AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2018-02344**

MANLEY DEAS KOCHALSKI LLC PLAINTIFFS ATTORNEY

OCTOBER 30, 2018 LEVIED ON THE FOLLOWING
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DOLORES J. MCQUISTON AND BETHANY M. MCQUISTON, AKA BETH M. MCQUISTON IN AND TO:

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

Beginning at a point in the centerline of Smola Road (T-825) marking the Southwest corner of land now or formerly of Paul Vandervort and being in the southeast corner of the parcel described herein;

Thence north 87 degrees 38 minutes 30 seconds West along the centerline of Smola Road a distance of 540.23 feet to a point;

Thence North 00 degrees 41 minutes 25 seconds east along remaining land of Carl McQuiston a distance of 304.97 feet to a point;

Thence South 87 degrees 38 minutes 30 seconds east along remaining land of Carl McQuiston a distance of 585.64 feet to a point;

Thence South 05 degrees 47 minutes 15 seconds east along land now or formerly of Paul Vandervort a distance of 66.40 feet to a point;

Thence South 13 degrees 14 minutes 00 seconds west along land now or formerly of Paul Vandervort a distance of 243.48 feet to the point or place of beginning.

Containing 4.00 acres more or less.

Included is a 2001 Lifetime Manhattan 28 x 64 #LTOI-00-1176A/B manufactured home.

SUBJECT PROPERTY ADDRESS: 239 Smola Road, Sandy Lake, PA 16145

Being the same property conveyed to David J. McQuiston, Bethany M. McQuiston, husband and wife and Dolores J. McQuiston who acquired title by virtue of a deed from David J. McQuiston and Bethany M. McQuiston, husband and wife, dated July 31, 2001, recorded August 8, 2001, at Document ID 01DR13234, and recorded in Book 0366, Page 2428, Office of the Recorder of Deeds, Mercer County, Pennsylvania

INFORMATIONAL NOTE: David J. McQuiston died August 20, 2009, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to surviving party Bethany M. McQuiston.

SUBJECT TAX PARCEL ID: 02-036-031-004

JUDGMENT - \$ 87,106.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DOLORES J. MCQUISTON AND BETHANY M. MCQUISTON, AKA BETH M. MCQUISTON AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2017-03550**

MANLEY DEAS KOCHALSKI LLC PLAINTIFFS ATTORNEY

SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GUY F. PORRECA AND AMY M. PORRECA IN AND TO:

All That Certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being Lot Number Four (4) in the "Doctor Harry White Plan of Lots", as surveyed and laid out by J. Fred Thomas, Civil Engineer, March 29, 1924, and revised September 15, 1924, said Plan being recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 2, page 171, said lot being bounded and described as follows, to-wit:

Beginning at a point on the East side of Jefferson Avenue, which said point is also the Northwest corner of Lot Number Three (3) in said Plan, and the Southwest corner of the land herein conveyed;

Thence running in a Northerly direction along the East side of said Jefferson Avenue, a distance of forty (40) feet to the Southwest corner of Lot Number Five (5) in said Plan;

Thence running in an Easterly direction along the South line of Said Lot Number Five (5) a distance of one hundred thirteen and twenty-nine one hundredths (113.29) feet to land now or formerly of Frank Morrison;

Thence running in a Southerly direction along said land now or formerly of Frank Morrison, a distance of forty (40) feet to the Northeast corner of said Lot Number three (3);

Thence running in a Westerly direction along the North line of said Lot Number Three (3) a distance of one Hundred thirteen and seventy-six one-hundredths (113.76) feet to the place of beginning.

SUBJECT PROPERTY ADDRESS: 356 Jefferson Avenue, Sharon, PA 16146

Being the same property conveyed to Guy F. Porreca and Amy M. Porreca, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Brian R. Faber and Sharronda L. Faber, husband and wife, dated March 26, 2004, recorded March 30, 2004, at Document ID 2004-005292, Office of the Recorder of

Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 2 K 26E

JUDGMENT - \$ 70,333.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GUY F. PORRECA AND AMY M. PORRECA AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2018-01371**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
SEPTEMBER 25, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KENNETH L. STALLSMITH AND WANDA P. STALLSMITH IN AND TO:

All that certain piece of land situate in Worth Township, Mercer County, Pennsylvania, being marked and designated as Lot No. 2 of the Subdivision of the William J. Farrell Property, as recorded in the Recorder's Office of Mercer County, Pennsylvania, on May 20, 1976, in Plan Book 24, Page 84, same being more fully bounded and described as follows, to-wit:

Commencing at an iron pin set at the West side of the dedicated right-of-way line of Legislative Route 312 (T.R. 173), said point of beginning being the southeast corner of Lot No. 2 hereby conveyed, and the northeast corner of Lot No. 1, said Plan; thence along the north line of Lot No. 1, said Plan, North 85 degrees 49 minutes West, a distance of 506.96 feet to an iron pin; thence along the east line of land now or formerly of C.B. Montgomery, North 2 degrees 10 minutes East, a distance of 180.00 feet to an iron pin; thence along the South line of land now or formerly of Paul E. Estes, South 85 degrees 45 minutes East, a distance of 502.05 feet to an iron pin set at the West side of the dedicated right-of-way line of said Legislative Route 312 (T.R. 173); thence along the west side of the dedicated right-of-way line of said Legislative Route 312 (T.R. 173), South 00 degrees 36 minutes West, a chord distance of 179.65 feet to an iron pin, the point or place of beginning; and containing 2.08 acres of land, per survey of Dana W. Dodd, R.S., dated April 27, 1976.

SUBJECT PROPERTY ADDRESS: 1861 Sandy Lake Grove City Road, AKA, RD # 1 Box 271-A, Jackson Center, PA 16133

Being the same property conveyed to Kenneth L. Stallsmith and Wanda P. Stallsmith, husband and wife who acquired title by virtue of a deed from Grover W. Snyder and Carla P. Snyder, husband and wife, dated May 17, 1991, recorded May 21, 1991, at Document ID 05893, and recorded in Book 0097, Page 0383, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 34-154-033

JUDGMENT - \$ 10,452.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH L. STALLSMITH AND WANDA P. STALLSMITH AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK

**WRIT OF EXECUTION
NO. 2018-01322**

MARTHA E VON ROSENSTIEL PC PLAINTIFF'S ATTORNEY

OCTOBER 4, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AMY L. HANLEY AND BRENT A. HANLEY AND THE UNITED STATES OF AMERICA IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Sharpsville, Mercer County, Pennsylvania, as shown on Thomas & Joyce Replat of Lots 92 and 93 of Milliken's Addition to Sharpsville, as recorded in Mercer County Records in 1981 P.L. 142, and being more particularly bounded and described as follows:

BEGINNING at the southwest corner of the land herein described at a point on the cast side of Fourth Street, a distance of 61 feet from the north line of Pierce Avenue; thence North 14° 50' East along the east line of Fourth Street, a distance of 112 feet; thence eastwardly along the center line of a vacated alley, a distance of 110 feet to a point; thence South 14° 50' West along the west line of Lot 94 of said Plan, a distance of 112 feet; thence South 75° 10' West along the north line of land now or formerly of Zita M. Thomas, a distance of 110 feet to the east line of Fourth Street, the place of beginning.

EXCEPTING FROM THE ABOVE-DESCRIBED PARCEL ALL THAT CERTAIN piece of parcel of land situated in the Borough of Sharpsville, County of Mercer and Commonwealth of Pennsylvania, known as the southerly half or the southerly eight (8) feet, more or less, of that portion of the alley abutting Lots 92 and 93 in the Milliken's Addition to the Borough of Sharpsville, which was vacated by Ordinance NO. 591 of the Borough of Sharpsville, passed June 18, 1962.

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES VESTED IN Brent A. Hanley and Amy L. Hanley, husband and wife by deed from Angela Trotta, widow, dated 1/3/2005 and recorded 1/6/2005 as Instrument Number 2005-000342

Tax ID # 72-821-029

LOCATION - 125 SOUTH 4TH STREET, A/K/A 125

FOURTH STREET, SHARPSVILLE PA

JUDGMENT - \$179,049.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMY L. HANLEY AND BRENT A. HANLEY AND THE UNITED STATES OF AMERICA AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

**WRIT OF EXECUTION
NO. 2018-01739**

MCCABE WEISBERG R. CONWAY PC PLAINTIFF'S ATTORNEY

SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN W. HAUGH AND DIANA L. HAUGH IN AND TO:

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

BEGINNING at a point on the south side of Terrace Avenue on a line between lots #27 and #28; thence in an Easterly direction along the south side of Terrace Avenue 38.33 feet to lot #29; thence South 5 degrees 40 minutes West 120.16 feet by Lot #29 to the north side of a 15 foot alley; thence North 72 degrees 12 minutes West 38 feet to Lot #27; thence North 5 degrees 40 minutes East 121.47 feet by Lot #27 to the place of beginning.

Being known as: 716 Terrace Avenue, Grove City, Pennsylvania 16127

BEING THE SAME PREMISES WHICH Kenneth J. DeMaria and Janice M. DeMaria, husband and wife, by deed dated June 18, 2001 and recorded July 24, 2001 in Deed Book 0364, Page 2695 Instrument Number 01-12246, granted and conveyed unto John W. Haugh and Diana L. Haugh, husband and wife.

TAX I.D. #: MAP # 59-553-146

CONTROL # 59-20530

JUDGMENT - \$ 84,278.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN W. HAUGH AND DIANA L. HAUGH AT THE SUIT OF THE PLAINTIFF BANK OF AMERICAN, N.A.

**WRIT OF EXECUTION
NO. 2018-00911**

MILSTEAD & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

OCTOBER 23, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHELLE R. GUTHRIE IN AND TO:

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

BEGINNING at a post at the corner of Mercer and Eagle Streets; thence along Eagle Street, seventy-seven (77) feet to a post on line between lands herein described and lands now or formerly of Burnett G. Baird; thence northerly along said last mentioned line, one hundred (100) feet to a post; thence westerly along line between lands herein described and lands now or formerly of Baird, twenty-seven (27) feet to a post on the east line of Mercer Street; thence southerly along the east line of Mercer Street, one hundred twenty-five (125) feet to a post and the place of beginning.

Title to said Premises vested in Michelle R. Guthrie by Deed from Anthony L. Urban dated June 28, 2006 and recorded on August 24, 2006 in the Mercer County Recorder of Deeds as Instrument No. 2006-00012711.

Being known as: 2 Eagle Street, Greenville, PA 16125

Tax Parcel Number: 55-511-006

JUDGMENT - \$ 25,579.39

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

**WRIT OF EXECUTION
NO. 2018-02184**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

SEPTEMBER 25, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RANDY E. SACKETT AND SHARON L. SACKETT IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, bounded and described as follows:

ON the North by Cranbrook Drive for Sixty-six (66) feet; ON the East by Lot No. 56 for One Hundred Thirty-one and Thirty-seven Hundredths (131.37) feet; ON the South by Lot No. 189 of the Carnegie View Plan of Lots for Sixty-six and One Hundredths (66.01) feet; and ON the West by Lot No. 54 of the Sunny View Plan of Lots for One Hundred Thirty and Thirty-nine Hundredths (130.39) feet.

AND BEING Lot No. 55 of the Phillip R. Winter, Inc., Sunny View Plan of Lots, Section A, as recorded in Plan Book 6, Page 42, in the Mercer County Records.

TITLE TO SAID PREMISES IS VESTED IN RANDY E. SACKETT AND SHARON L. SACKETT, H/W, THEIR

HEIRS AND ASSIGNS, by Deed from ROBERT MONTESON AND PAMELA A. MONTESON, H/W, Dated 12/30/1998, Recorded 01/13/1999, in Book 0285, Page 2207.

Tax Parcel: 12-327-030

Premises Being: 1490 CRANBROOK DRIVE, HERMITAGE, PA 16148-2073

JUDGMENT \$ 67,611.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RANDY E. SACKETT AND SHARON L. SACKETT AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-A, ASSET-BACKED CERTIFICATES, SERIES 2001-A

**WRIT OF EXECUTION
NO. 2018-01879**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) EDDIE G. SUMMERLIN AND LEANDRA SUMMERLIN A/K/A LEANDRA N. SUMMERLIN IN AND TO:

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

ON the North by land now or formerly of Gaugh;

ON the East by First Avenue;

ON the south by South Main Street;

AND ON the West by lot now or formerly of Merritt;

Having a frontage of Sixty (60) feet on South Main Street, and extending back therefrom of equal width along First Avenue a distance of Ninety-One (91) feet to lot now or formerly of Gaugh.

TITLE TO SAID PREMISES IS VESTED IN EDDIE G. SUMMERLIN AND LEANDRA SUMMERLIN, H/W, by Deed from SHADOW LANE PROPERTIES, INC., A PENNSYLVANIA BUSINESS CORPOR-ATION, Dated 06/25/2015, Recorded 07/15/2015, Instrument No. 2015-00006824.

Tax Parcel: 55 513 040

Premises Being: 386 SOUTH MAIN STREET, A/K/A 386 MAIN STREET HS, GREENVILLE, PA 16125-1812

JUDGMENT - \$ 78,332.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EDDIE G. SUMMERLIN AND LEANDRA SUMMERLIN A/K/A LEANDRA N. SUMMERLIN AT THE SUIT OF THE PLAINTIFF FIRST GUARANTY MORTGAGE CORPORATION

**WRIT OF EXECUTION
NO. 2018-02091**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

OCTOBER 4, 2018 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in Sandy Lake Township, Mercer County, Pennsylvania, known as Lot No. 2 in the Robert and Helen Carpenter Subdivision recorded at 1994 P/L 13542-208. Being more particularly described as follows:

BEGINNING at an iron pin set at the southeasterly corner of the within described parcel of land; thence South 79° 34' West, 308.64 feet to an iron; thence North 6°39'West, 272.80 feet, along the easterly right of way line of SR 0173 to a point thence North 89° 48' East, 344.65 feet along the southerly line of Lot 1 of the Robert and Helen Carpenter Subdivision to an iron pin; thence South 2° 31' West, by lands now or formerly of the Stoneboro Wesleyan Methodist Church, 216.52 feet to an iron pin, the place of beginning.

Containing 1.82 acres as per survey of V. L. Dick Lugg, P.E., P. L., dated August, 1994.

UNDER AND SUBJECT TO the extent applicable to those certain Right-of-Way agreements as follows:

1. Between Fred M. Kerr, Sr. and Ada Kerr and Pennsylvania Power Company, recorded May 7, 1953 in Mercer County, Volume 0-3-117.

2. Between Fred M. Kerr, Sr. and Ada Kerr and Pennsylvania Power Company, recorded July 7, 1954 in Mercer County, Volume 0-3-174.

TITLE TO SAID PREMISES IS VESTED IN THOMAS C. TAINTON, by Deed from TRACY LYNN HORSTMAN, EXECUTRIX OF THE ESTATE OF DIXIE LEE TAINTON, DECEASED, Dated 09/03/2009, Recorded 12/04/2009, Instrument No. 2009-00013054. THOMAS W. TAINTON A/K/A THOMAS W. TAINTON, JR was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of THOMAS W. TAINTON A/K/A THOMAS W. TAINTON, JR's death on or about 06/09/2004, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 26 102 028 002

Premises Being: 3134 SANDY LAKE GROVE CITY ROAD, SANDY LAKE, PA 16145

JUDGMENT - \$ 63,488.80

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF THE DEFENDANT (S) THOMAS C. TAINTON AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

**WRIT OF EXECUTION
NO. 2018-01928**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

SEPTEMBER 26, 2018 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point in the west right-of-way line of Conneaut Lake road (PA state route 18) at the southeast corner of land of Duras, said point being the northeast corner of the land herein described; thence south 03° 13' 20" east along said west right-of-way line of Conneaut lake road (PA state route 18), a distance of 456.40 feet to a point at the northeast corner of land of Logue; thence south 89° 18' 50" west along the north line of land of Logue, a distance of 630.02 feet to a point at the southeast corner of land of Engstrom, said point also being the southwest corner of the land herein described; thence north 04° 48' 59" west along part of the east line of land of Engstrom, a distance of 313.73 feet to a point at the southwest corner of land of Duras; thence north 76° 34' 11" east along the south line of land of Duras, a distance of 648.39 feet to a point in the west right-of-way line of Conneaut lake road (PA state route 18), the place of beginning containing 5.606 acres of land as per survey of Warren W. Sorg, P.L.S., of Sorg Surveying, Inc., dated August 12, 1999.

TITLE TO SAID PREMISES IS VESTED IN CHRISTIAN S. THOMAS, SINGLE, by Deed from DARLENE M. GREEN, SINGLE, Dated 09/17/1999, Recorded 09/22/1999, in Book 307, Page 171.

Tax Parcel: 30-004-006

Premises Being: 656 CONNEAUT LAKE ROAD, ADAMSVILLE, PA 16110-1104

JUDGMENT - \$ 34,662.88

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

**WRIT OF EXECUTION
NO. 2018-02298**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY

NOVEMBER 7, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RHONDA J. CANNON AND GEORGE W. CANNON II IN AND TO:

ALL that certain lot or tract of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 34 as shown on a certain Plan entitled Veterans Heights Plan of Lots, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 5, page 59, HAVING THEREON erected a dwelling known and numbered as: 435 PATTON AVENUE FARRELL, PA 16121

PARCEL NO. 52-432-054

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING The same premises which The Estate of Dolores M. Somich, by deed dated November 1, 2013 and recorded November 12, 2013 at Mercer County File No. 2013-00018229, granted and conveyed unto George W. Cannon, II and Rhonda J. Cannon.

JUDGMENT - \$ 45,929.53

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RHONDA J. CANNON AND GEORGE W. CANNON II AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2018-02221**

RAS CITRON, LLC PLAINTIFF'S ATTORNEY

OCTOBER 11, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THOMAS W. CORYEA AND ANGELA CORYEA IN AND TO:

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

BEGINNING at a point in the centerline of Vickerman Road (T-429), which point is the Southwest corner of the

parcel herein described and which is also the Southeast corner of Rains Lot 1 in the Enos A. and Mary B. Byler Lot 1 and Barbara L. Rains Lot 1 Subdivision recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at 1997 P/L 14906-257; thence North 3° 30' East, along Rains Lot 1 in the Subdivision, a distance of 225.00 feet to land now or formerly of Byler, formerly of Toth; thence South 89° 04' East, along land now or formerly of Byler, formerly of Toth, a distance of 151.00 feet to land now or formerly of Byler; thence South 3° 30' West, along land now or formerly of Byler, formerly Toth, a distance of 218.53 feet to a point in the centerline of Vickerman Road; and thence North 89° 04' West, along the centerline of Vickerman Road, a distance of 150.93 feet to a point, the place of BEGINNING.

TAX MAP NO. 4-4380

BEING the same premises which Deborah Platt, Successor Trustee under the Wayne L. Williams Revocable Trust dated the 19th day of June 2001, as amended, by Deed dated 08/11/2006 and recorded 08/15/2006 in the Office of the Recorder of Deeds in and for the County of Mercer in Instrument No. 2006-00012204, granted, and conveyed unto Thomas W. Coryea and Angela S. Coryea, husband and wife.

"NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

NOTICE - THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE (S) TO THE NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, ARE FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT TO PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966."

BEING KNOWN AS: 161 VICKERMAN ROAD MERCER PA, 16137

PROPERTY ID: 04 175 050

TITLE TO SAID PREMISIS IS VESTED IN THOMAS W. CORYEA AND ANGELA CORYEA BY DEED FROM DEBORAH PLATT, SUCCESSOR TRUSTEE UNDER THE WAYNE L. WILLIAMS REVOCABLE TRUST DATES THE 19th day of JUNE, 2001, AS AMENDED, DATED 08/11/2006 RECORDED 08/15/2006 IN INST. 2006-00012204

JUDGMENT - \$110,185.13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS W. CORYEA AND ANGELA CORYEA AT THE SUIT OF THE PLAINTIFF NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2018-01858**

RAS CITRON, LLC PLAINTIFF'S ATTORNEY OCTOBER 10, 2018 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ROBERT D. TOWNSEND IN AND TO:

ALL THAT certain piece of parcel of land situate In the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning on the North line of Liberty Street at the Southwest corner of land now or formerly of Van Patton; Thence Westwardly along the North line of said Mary Street, a distance of fifty (50) feet to the Southeast corner of land now or formerly of Morrison;

Thence North along the East line of land now or formerly of Morrison, a distance of one hundred sixty-seven (167) feet to land now or formerly of Samuel A. Quimby;

Thence Eastwardly along the South line of land now or formerly of Samuel A. Quimby, a distance of fifty (50) feet to the Northwest corner of land now or formerly of Van Patton;

Thence Southwardly along the West line of land now or formerly of Van Patton a distance of one hundred sixty-seven (167) feet to the place of beginning.

BEING KNOWN AS: 275 LIBERTY STREET SHARON, PA 16146

PROPERTY ID: 4-I-21

TITLE TO SAID PREMISES IS VESTED IN ROBERT D. TOWNSEND BY DEED FROM ERIC W. BAUGHER, A SINGLE AND UNMARRIED MAN DATED 11/18/1993 RECORDED 12/12/1993 IN BOOK 155 PAGE 2589 INSTRUMENT#93DR16852

JUDGMENT - \$ 27,435.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT D. TOWNSEND AT THE SUIT OF THE PLAINTIFF DITECH FINANCIAL LLC

**WRIT OF EXECUTION
NO. 2018-01925**

RAS CITRON, LLC PLAINTIFF'S ATTORNEY OCTOBER 26, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PETER J. VILASI AND SUSAN J. VILASI IN AND TO:

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

Beginning at a point in the center line of Robertson Road, which said point is the Southwest corner of the within described land and which point is also on line of lands now or formerly of Giban; thence from said beginning point and along said lands now or formerly of Giban North 22° 10' East a distance of 209.1 feet to a point; thence along lands now or formerly of Saxion South 51° 50' East a distance of 153.3 feet to a point; thence continuing along lands now or formerly of Saxion South 38° 10' West a distance of 200 feet to a point in the center line of said Robertson Road; thence along the center line of said Robertson Road North 51° 50' West a distance of 92.2 feet to the place of beginning.

The above description is taken from a "Survey of Land for George Saxion" made by Joseph Harris Engineers dated January 20, 1968 and duly approved by the Hickory Township Planning Commission, the Hickory Township Commissioners, the South Pymatuning Township Planning Commission and the South Pymatuning Township Board of Supervisors, which is recorded in 68 D.R. 157, records of Mercer County, PA.

The above conveyed land is subject to a 50-foot right of way for present and future right of way for Robertson Road and to building line restriction as shown on survey above referred to and recorded with deed of George F. McConnell dated 1/24/68 and recorded in 68 D.R. 157.

Being the Same Premises which Jerry L. and Diane L. Porterfield, by general Warranty Deed dates August 19, 1994, and recorded August 23, 1994, in book 94 DR, Page 12954, granted and Conveyed unto Peter J. and Susan J. Vilasi, in fee.

BEING KNOWN AS: 2686 ROBERTSON ROAD, HERMITAGE (SOUTH PYMATUNING TOWNSHIP), PA 16148

PROPERTY ID: 28 133 060

TITLE TO SAID PREMISIS IS VESTED IN PETER J. VILASI AND SUSAN J. VILASI, HUSBAND AND WIFE BY DEED FROM JERRY L. PORTERFIELD AND DIANE L. PORTERFIELD, HUSBAND AND WIFE, DATED 08/09/1994 RECORDED 08/23/1994 IN BOOK NO. 94 DR PAGE 12954

JUDGMENT - \$122,327.55

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PETER J. VILASI AND SUSAN J. VILASI AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2

**WRIT OF EXECUTION
NO. 2018-01134**

RICHARD M. SQUIRE & ASSOCIATES LLC PLAINTIFFS ATTORNEY SEPTEMBER 25, 2018 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) REBECCA L. STRAITE, A/K/A REBECCA STRAITE AND TIMOTHY STRAITE IN AND TO:

ALL THAT CERTAIN tract of land situate in the Borough of Grove City, Mercer County, Pennsylvania being further described as follows:

ON the North by College Avenue for 60 feet; on the East by Lot No. 15 for 150 feet; on the South by an alley for 60 feet; on the West by Lot No. 17 for 150 feet.

The Grantors also quitclaim any interest they have in the adjoining alleys referred to above.

UNDER AND SUBJECT to any and all restrictions, covenants, conditions, easements and rights of way of record or apparent from an inspection of the property.

PARCEL NO. 59-550-074

BEING KNOWN AS 212 College Avenue, Grove City, PA 16127

BEING THE SAME PREMISES which James A. Green, Jr. and Chrisann E. Green, husband and wife, by Deed dated September 2, 2009 and recorded September 18, 2009, in the Office of the Recorder of Deeds in and for the County of Mercer, as Instrument No. 2009-00010121, granted and conveyed unto Timothy Straite and Rebecca

L. Straite, husband and wife, in fee.

JUDGMENT - \$116,689.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) REBECCA L. STRAITE, A/K/A REBECCA STRAITE AND TIMOTHY STRAITE AT THE SUIT OF THE PLAINTIFF J.P. MORGAN MORTGAGE ACQUISITION CORP.

**WRIT OF EXECUTION
NO. 2018-00163**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY SEPTEMBER 25, 2018 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THE KNOWN AND UNKNOWN HEIRS OF THE ESTATE OF HOWARD L. AXTELL, DECEASED AND ROBINANNE P. AXTELL IN AND TO:

ALL THAT TRACT or land situate in the Borough of Grove City, Mercer County, Pennsylvania, bounded and described as follows:

ON the West by Flowers Avenue for 50 feet; on the North by land of D.B. Kelly for 156 feet; on the East by land of Bovard for 50 feet; on the South by lands of Ralph E. Coulter at or for 156 feet.

HAVING ERECTED THEREON A Residential Dwelling.

BEING THE SAME PREMISES AS Howard L. Axtell and Robinanne P. Axtell, by Deed dated September 14, 2010, and recorded on October 28, 2010, by the Mercer County Recorder of Deeds as Deed Instrument No. 2010-00010876, granted and conveyed unto Howard L. Axtell, an Individual.

AND THE SAID Howard L. Axtell departed this life on May 15, 2017, whereby title to the aforementioned premises vested with The Known and Unknown Heirs of the Estate of Howard L. Axtell, deceased, by Operation of Law.

BEING KNOWN AND NUMBERED AS 414 Flower Avenue, Grove City, PA 16127.

TAX PARCEL NO. 59-558-074 / 59-1350.

JUDGMENT - \$ 83,716.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THE KNOWN AND UNKNOWN HEIRS OF THE ESTATE OF HOWARD L. AXTELL, DECEASED AND ROBINANNE P. AXTELL AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2018-I

**WRIT OF EXECUTION
NO. 2017-01490**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY OCTOBER 23, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARSHA BARBER AND ENRICO J. JOHNSON IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer, State of Pennsylvania known as lots NOS Ninety, Ninety (90) and Ninety-one (91) in the Leslie Addition which plan is recorded on Plan Book 1, Page 15, Records of Mercer County being bounded and described as follows:

On the North by Lot No. Eighty-nine (89) in said plan, a distance of one hundred thirty (130) feet: on the East by South Oakland Avenue, a distance of Eighty (80) feet: on the South by Lot No. Ninety-two (92) in said plan, a distance of one hundred thirty (130) feet; and on the west by an alley, a distance if Eighty (80) feet.

BEING the same premises which Anna R. McCuskey, by Deed dated 06/14/2001, and recorded 1/28/2002 in the Office of the Recorder of Deeds in and for Mercer County as Instrument Number 02DR02127, granted and conveyed unto Enrico J. Johnson and Marsha Barber.

PARCEL NO. 4-J-32 AND 4-J-33.

BEING KNOWN AND NUMBERED AS 296 South Oakland Avenue, Sharon, PA 16146

JUDGMENT - \$ 63,489.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARSHA BARBER AND ENRICO J. JOHNSON AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR NRZ INVENTORY TRUST

**WRIT OF EXECUTION
NO. 2018-02178**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MATT E. DULANEY AND PAULA J. DULANEY IN AND TO

Parcel One

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

Beginning at a point in the center fine of a public road, commonly known as the Clintonville Road, which point of beginning is the Northwest corner of the premises conveyed by this deed; thence East along land now or formerly of John Bobanick and land of H.B. Williams, a total distance of nine hundred and eighty (980) feet, more

or less to land now or formerly of Frank Peters; thence South along said land now or formerly of Frank Peters, a distance of one hundred eighty-six (186) feet to the center point of an iron pin; thence West along land now or formerly of Horace Filer, a distance of one thousand and ten (1,010) feet more or less, to a point in the center line of the aforementioned public road, commonly known as the Clintonville Road; thence North along the center line of said public road, commonly known as the Clintonville Road, for a distance of one hundred eighty-six (186) feet to a point, the point and place of beginning.

The above-described tract of land has a frontage of one hundred eighty-six (186) feet at the center line of the aforementioned public road, commonly known as the Clintonville Road, and extends Eastwardly therefrom, preserving an equal width, of one hundred and eighty-six (186) feet to said lands of Frank Peters.

An iron pin has been placed in the property line of Frank Peters at the Southeastly corner of the premises conveyed by this deed, and an iron pin has been placed as the Southern boundary line a short distance East of the Easterly side of said public road, commonly known as the Clintonville Road. The Southern boundary line is a straight line extending through the center point of said two iron pins.

Parcel Two:

All that certain parcel or lot of land situate, lying and being in Findley Township, Mercer County, Pennsylvania, being known as Lot No. 3 in the Marie Bobanick Subdivision, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at 1995 P/L 8678-166 and being more particularly bounded and described as follows, to-wit:

Beginning at a point in the centerline of Filer Road (1-726), said point being the Southwest corner of the lot herein described and also being the Northwest corner of other land now or formerly of Jean Ann Fisher, et ux.; thence North 12° 24' East along the Centerline of Filer Road, a distance of 100 feet to a point; thence South 87° 37' East, along Lot No. 2 in the Marie Bobanick Subdivision, a distance of 6105.50 feet to an iron pin; Thence South 12° 24' West along land now or formerly of Thomas Peters, a distance of 100 feet to an iron pin; and thence North 87° 37' West, along other land now or formerly of Jean Ann Fisher, et ux., a distance of 610.50 feet to a point in the centerline of Filer Road, the placer of beginning. Containing 1.38 acres, as per survey of R.P. Bittler, P.L.S., dated June 30, 1995.

The improvements thereon being known as 136 Filer Road, Mercer, PA 16137.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights (including mineral rights), liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever of Grantor, as well as law as in equity, of, in, and to the same.

Parcel No. 06-165-073

Fee Simple Title Vested in Matt E. Dulaney and Paula J. Dulaney, husband and wife, as joint tenants with rights of survivorship by deed from Eileen Rodgers and Allan Rodgers, wife and husband, dated 7/28/2017, recorded 10/10/2017, in the Mercer County Clerk's Office in Deed Instrument No. 2017-00009378.

JUDGMENT - \$ 80,639.37

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MATT E. DULANEY AND PAULA J. DULANEY AT THE SUIT OF THE PLAINTIFF QUICKEN LOANS INC.

**WRIT OF EXECUTION
NO. 2018-02118**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING

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

PARCEL NO.: 69-2-AK-52-53-10 / 69-14510

PARCEL ONE All that certain piece or parcel of land situate in the City of Sharon, County of Mercer and State of Pennsylvania, being known as Lot No. Twenty-eight (28) in the Stambaugh-Freed Plan of Lots as recorded in Plan Book 2 at page 119, Records of Mercer County, Pennsylvania, and being bounded and described as follows:

On the north by Lot No. twenty-seven (27) in said Plan, a distance of One Hundred Forty (140) feet; on the east by Lot No. Thirteen (13) in said plan, a distance of Fifty (50) feet; on the south by Lot No. twenty-nine (29) in said Plan, a distance of One Hundred Forty (140) feet; and on the west by Miller Avenue, a distance of Fifty (50) feet.

PARCEL TWO All that certain piece or parcel of land situate in the City of Sharon, County of Mercer and State of Pennsylvania, being known as Lot No. Twenty-nine (29) in the Stambaugh-Freed Plan of Lots, which Plan is recorded in Plan Book 2, Page 119, Records of Mercer County, and being bounded and described as follows:

On the north by Lot No. Twenty-eight (28) in said plan, a distance of One Hundred Forty (140) feet; on the east

by Lot No. Forty-one (41) in said plan, a distance of Fifty (50) feet; on the south by Lots Nos ten (10), Eleven (11), and twelve (12) in said plan, a distance of One Hundred Forty (140) feet; and on the west by Miller Avenue, a distance of Fifty (50) feet. Subject to the same conditions, restrictions and reservations as set forth in prior recorded deeds as shown on the recorded plan.

PARCEL THREE All that certain piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, known as Lot Number Thirty (30) in the Plan of the Stambaugh-Freed Plan of Lots in the City of Sharon (formerly Township of Hickory), preliminary plan, not final, dated March, 1916, said lot being forty (40) feet in width, and one hundred thirteen (113) feet in depth, said lot is bounded and described as follows, to-wit:

On the South by Tanner Street; on the North by Lot Number Twenty-nine (29) or land now or formerly of Mary L. Stambaugh and Florence M. Freed; on the East by Lot Number Thirty-one (31), or land of Paul Callahan, and on the West by Miller Avenue.

Fee Simple Title Vested in Teddy E. Miller and Donna Miller, husband and wife by deed from Charles G. Caldwell and Donna Miller, Executors under the Last Will and Testament of Thelma A. Caldwell, dated 4/24/1985, recorded 8/16/1985, in the Mercer County Clerk's Office in Deed Instrument No. 1985-2865.

...and the said Teddy E. Miller, died 11/8/2017, whereupon title to premises in question became vested in Donna Miller, by right of survivorship.

LOCATION - 1296 MILLER AVENUE, SHARON PA
JUDGMENT - \$ 56,981.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONNA MILLER AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
**WRIT OF EXECUTION
NO. 2016-02371**

VITTI LAW GROUP INC PLAINTIFF'S ATTORNEY
OCTOBER 11, 2018 LEVIED ON THE FOLLOWING
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LEIGH A. MAYFIELD A/K/A LEIGH A. BATES 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, to-wit:

ON the North by lot now or formerly of Arden Mowry; ON the East by lot now or formerly of Lucie D. Morey; ON the South by Columbia Avenue; and ON the West by lot now or formerly of Patterson, having a frontage of 60 feet on Columbia Avenue and extending Northward therefrom of equal width to lot now or formerly of Mowry, 115.4 feet upon the West line thereof and 121.8 feet on the East line thereof.

HAVING erected thereon a dwelling known as 189 Columbia Avenue, Greenville, PA 16125.

PARCEL NO. 55-532-040. CONTROL NO. 24,290.

BEING the same premises which Virginia D. Harper, unmarried widow, by James A. Mitchell, her agent, acting by and through the Power of Attorney dated 4/18/1989, by Deed dated 12/08/2003 and recorded on 01/08/2004 in the Recorder's Office of Mercer County, Pennsylvania, Deed Book Volume 486, page 294, granted and conveyed unto Leigh A. Bates, unmarried.

JUDGMENT - \$ 44,696.55

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

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 TIM 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.-December 4, 11, 18, 2018