

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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ESTATE NOTICES

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

FIRST PUBLICATION

ALFREDO, JOHN T.

2019-140

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

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

FILER, STEVEN PAUL A/K/A FILER, STEVEN P.

2019-227

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

GLENN, DEAN L.

2019-217

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

KOLBRICH, ROBERT

2019-223

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

MARTIN, CARL ARTHUR

2019-206

Late of Findley Twp., Mercer Co., PA
Administratrix: Judith A. Martin, 828
Clintonville Rd., Mercer, PA 16137
Attorney: Timothy R. Bonner

MULTARI, BONNIE JEAN

2019-138

Late of Sharpsville Boro, Mercer Co., PA
Administrator: Jonathan Multari, 1889
Rettig Drive, Hermitage, PA 16148

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

TATUM, MARY ELIZABETH A/K/ATATUM, MARY E. A/K/A TATUM, MARY

2019-216

Late of Farrell, Mercer Co., PA
Administratrix: Gloria A. Spencer, 2869
Spangler Rd., Hermitage, PA 16148
Attorney: Chester B. Scholl, Jr.

TOMSON, JOHN L.

2019-226

Late of Findley Twp., Mercer Co., PA
Executor: Andrew W. Tomson, 43 Silver
Brook Dr., Mercer, PA 16137
Attorney: Raymond H. Bogaty

WHITAKER, BERTHA L. A/K/A WHITAKER, BERTHA

2019-225

Late of Pymatuning Twp., Mercer Co., PA
Executrix: Betty L. Slodowick, 440 High-
land Rd., Wexford, PA 15090; Helen L.
Baldwin, 1201 Negley St., Farrell, PA
16121

Attorney: Douglas M. Watson

SECOND PUBLICATION

CIANCI, GLORIA R. A/K/A CIANCI, GLORIA

2019-208

Late of Hempfield Twp., Mercer Co., PA
Executors: Paul M. Cianci, 682 Methodist
Rd., Greenville, PA 16125; Mark C. Cianci,
56 Chambers Ave., Greenville, PA 16125;
Richard J. Cianci, 25 Fredonia Rd.,
Greenville, PA 16125; Eugene N. Cianci,
185 Williamson Rd., Greenville, PA 16125
Attorney: Carolyn E. Hartle

FAULCONBRIDGE, MARY M.

2019-203

Late of Sandy Lake, Mercer Co., PA
Executrix: Marna F. VanDyke, 1025
Millidgeville Rd., Cochranon, PA 16314
Attorney: Timothy R. Bonner

GILL, MARTHA ANN A/K/A GILL, MARTHA A. A/K/A GILL, MARTHA

2019-210

Late of Hermitage, Mercer Co., PA
Administrator: Lawrence I. Gill, 5086
Virginia Rd., Hermitage, PA 16148
Attorney: Carolyn E. Hartle

JOFERY, ANN P. A/K/A JOFERY, ANN PATRICIA

2019-196

Late of Hermitage, Mercer Co., PA
Executrix: Karen M. Jofery, 1035 Smith
Ave., Hermitage, PA 16148
Attorney: Ruthanne Beighley

LEARY, THOMAS L.

2019-204

Late of Jamestown Boro, Mercer Co., PA
Executor: Patrick C. Leary, 309 Garden
Court, Washington, PA 15301
Attorney: Jason R. Dibble

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

2019-194

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

Attorney: Wade M. Fisher

PRICE, RICHARD H. A/K/A PRICE, RICHARD HARRISON

2019-215

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

Attorney: William J. Madden

TARBAY, BARBARA A. A/K/A TARBAY, BARBARA A/K/A TARBAY, BARBARA ANN

2019-201

Late of Sharon, Mercer Co., PA
Executor: Frank J. Tarbay, 471 Jefferson
Ave., Sharon, PA 16146

Attorney: Victor S. Heutsche

THIRD PUBLICATION

BEADER, ROBERT

2019-195

Late of S. Pymatuning Twp., Mercer Co., PA
Executor/Executrix: Brian Beader, 982
Lexington Dr., Hermitage, PA 16148;
Diane Marrie, 3908 Windsor Crt,
Hermitage, PA 16148; Rose Beader, 3960
Wynwood Dr., Sharpsville, PA 16150

Attorney: Victor S. Heutsche

BROADBENT, ANNETTE

2019-183

Late of Hermitage, Mercer Co., PA

Executrix: Barbara A. Stabile, 540 Buhl
Blvd., Sharon, PA 16146

Attorney: Tara Stevens Rodrigues

BROADBENT, DOROTHY

2019-026

Late of Hermitage, Mercer Co., PA
Executrix: Karen L. Zazole a/k/a Karen
Lynn Zoccole, 89 Buckeye Dr., Sharpsville,
PA 16150

Attorney: Carolyn E. Hartle

CAMPBELL, DONALD

2019-177

Late of Sharon, Mercer Co., PA
Administratrix: Diane Campbell, 825 Cedar
Ave., Sharon, PA 16146

Attorney: Carolyn E. Hartle

CONTI, KIMBERLY ANN A/K/A CONTI, KIMBERLY A. A/K/A FUOCO-WILSON, KIMBERLY A.

2019-186

Late of Sheakleyville Boro, Mercer Co., PA
Administrator: Gary Conti, 378 South 4th
St., Sharpsville, PA 16150

Attorney: Julianne L. Stefanick

CROGNALE, ANTHONY B. A/K/A CROGNALE, ANTHONY BOSCO

2019-189

Late of Greenville Boro, Mercer Co., PA
Executrix: Mary C. Frye, 729 A Oakwood
Dr., Brookfield, OH 44403

Attorney: Joseph P. Sebestyen, Jr.

DOERSCH, WALTER J. A/K/A DOERSCH, WALTER JAMES

2019-176

Late of Wolf Creek Twp., Mercer Co., PA
Executrix: Joyce E. Steele F/N/A Joyce E.
Doersch, 10 B & D Lane, Jackson Center,
PA 16133

Attorney: Milford L. McBride, III

GERDA, WILLIAM M. A/K/A GERDA, WILLIAM MICHAEL A/K/A GERDA, WILLIAM

2019-185

Late of Sharon, Mercer Co., PA
Executrix: Alice Joanne Gerda, 810
Spencer Ave., Sharon, PA 16146

Attorney: Carolyn E. Hartle

GRANT, HARRY P.

2019-173

Late of Sharpsville Boro, Mercer Co., PA
Administrator: John Orr Merritt, Jr., 2001
Brentwood Dr., Greenville, PA 16125

Attorney: J. Jarrett K. Whalen

GREENLEE, CRAIG H. A/K/A GREENLEE, CRAIG HAYES

2019-192

Late of Worth Twp., Mercer Co., PA
Executor: Michael C. Greenlee, P.O. Box
591, Cochranon, PA 16314

Attorney: Ross E. Cardas

KILPATRICK, PEARL B. A/K/A HUGHES-KILPATRICK, PEARL B.

2019-187

Late of Pine Twp., Mercer Co., PA
Executor: Gary R. Hughes, P O Box 39. 538
S. Main St., Harrisville, PA 16038

Attorney: Timothy L. McNickle

MacALLISTER, LAUREL ANNE A/K/A MacALLISTER, LAUREL

2019-191

Late of Mercer Boro, Mercer Co., PA
Executor: Edward Brian MacAllister, 87 V.
Street NW, Washington, DC 20001
Attorney: Michael A. Joanow

ROGAN, CAROLINE L.

2019-199

Late of Sharon, Mercer Co., PA
Executor: Daniel J. Rogan, 2537 Herrell
Crt., Falls Church, VA 22043

Attorney: K. Jennifer Muir

VOCKROTH, HAZEL M. A/K/A

VOCKROTH, HAZEL

2019-174

Late of West Middlesex Boro, Mercer Co., PA
Executrix: Janice M. DeMaria, 18 E. Paul
St., West Middlesex, PA 16159

Attorney: James E. Douglas

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS
OF MERCER COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
No. 2019-310

CITY OF FARRELL,
Plaintiff

vs.

WILLIAM R. WELLS and
AGNES W. WELLS,
husband and wife, their heirs, executors,
administrators, and assigns, generally;
and all other persons interested
Defendants

TO: The above-named Defendants:

The above-named Defendants are hereby notified that the above-named Plaintiff has filed a Complaint in Action to Quiet Title in the above-referenced proceedings in connection with all that certain piece or parcel of land situate in The City of Farrell, Mercer County, Pennsylvania being known and numbered as the easterly twenty-five (25') feet of lots numbered 231, 232, 233, and 234 plan of lots of the Beachwood Improvement Company, called Plan C, being further bounded and described as follows:

ON the north by Federal Street for twenty-seven (27) feet; on the east by the remaining portion of said Lot No. 36, for one hundred and fifteen (115) feet; on the south by an alley for twenty-seven (27) feet; and on the west by another alley for one hundred and fifteen (115) feet.

AND the Plaintiff has requested that the Court of Common Pleas of Mercer County, Pennsylvania Decree that the Plaintiff is the owner of the above-described parcel in fee simple absolute and free of any claims of the Defendants or any other person.

The Defendants are hereby directed to file a written Answer to the Complaint within twenty (20) days of the publication of this Notice and on failure to do so, a judgment by default will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may

lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Mercer County Lawyer's Referral Service
c/o Mercer County Bar Association
P.O. Box 1302, Hermitage, PA 16148
(724) 342-3111

Stephen J. Mirizio, Esquire
Attorney for Plaintiff
121 East State Street
Sharon, PA 16146
M.C.L.J. – April 16, 2019

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

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

FIRST AND FINAL ACCOUNT

2016-203 Mitchell, Salvatore Philip a/k/a Mitchell, Reverend Salvatore, deceased; Dorothy Stefanak, Executrix
2018-611 Vukovich, Joseph, deceased; Paul Cameron, Executor

Kathleen M. Kloos
Register of Wills and
Clerk of Orphans' Court
Division of the Court of Common Pleas
Of Mercer County, PA
112 Mercer County Courthouse
Mercer, PA 16137
M.C.L.J. – April 2, 9, 16, 23, 2019

**SHERIFF'S SALE
MONDAY MAY 6, 2019 10:00 AM
MERCER COUNTY SHERIFF'S OFFICE
205 S ERIE ST, MERCER PA 16137
MERCER COUNTY**

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Mercer County, Pennsylvania, there will be exposed to SALE by public auction in the Office of the Sheriff of Mercer County, 205 S. Erie St., Mercer, Pa at the stated time and date, the following described real estate, subject to the TERMS OF SALE, as follows:

**WRIT OF EXECUTION
NO. 2018-01852**

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

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN

HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAWRENCE STEPHEN KOCHOLEK IN AND TO:

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

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

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

Tax Parcel # 10-317-156

LOCATION - 430 SHERIDAN AVENUE, HERMITAGE PA

JUDGMENT - \$ 16,906.07

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

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

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

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

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

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

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

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

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

JUDGMENT - \$ 29,032.71

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

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

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

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
FEBRUARY 1, 2019 LEVIED ON THE FOLLOWING

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

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

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

Unit Elements	Percentage of Interest in Common
B	25%

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

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

JUDGMENT - \$101,935.14

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

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

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
JANUARY 29, 2019 LEVIED ON THE FOLLOWING

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

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

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

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

AND also all that certain piece, parcel or lot of

land situate, lying and being in Springfield Township, Mercer County, Pennsylvania, bounded and described as follows:

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

PARCEL #: 29-222-007

PROPERTY ADDRESS: 1955 Perry Highway, Volant, PA 16156

JUDGMENT - \$135,686.60

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

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

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

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

All that certain piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being known as Lot Number Two Hundred Fifty (250) in the S. F. Stambaugh Plan of Lots, said Plan being recorded in the records of Mercer County, Pennsylvania, in Plan Book 1, Page 1, said Lot Number Two Hundred Fifty (250), being more particularly bounded and described as follows:

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

PROPERTY ADDRESS: 384 Stambaugh Avenue, Sharon, PA 16146

TAX PARCEL: 71-287-30

JUDGMENT - \$ 45,214.78

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

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

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

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

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

Beginning at a point in the center of a public road known as Old Mill Site Road T-854, which point is the Southeast corner of the land herein described; thence North 89 degrees 17 minutes West by lands of Gregg, 627.38 feet to an iron pin; thence North 0 degrees 43 minutes East by lands this day being conveyed to Anne Harker Dayton and David M. Dayton, her husband, 853.16 feet to an iron pin; thence South 89 degrees 17 minutes East by lands this day being conveyed to Anne Harker Dayton and David M. Dayton, her husband, 421.03 feet to a point in the centerline of said public road; thence by the centerline of said public road, known as Old Mill Site Road, the following courses and distance: South 0 degrees

29 minutes West, 100.00 South 10 degrees 41 minutes East 100.00 feet, South 15 degrees 48 minutes East, 300.00 feet; South 14 degrees 38 minutes East, 381.11 feet to a point in the centerline of said public road, the place of beginning, Containing 10.00 acres and as shown on survey of Ronald P. Bittler, Registered Surveyor, dated January 7, 1987 and recorded in 1987 P.L. 637-9.

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

PARCEL #: 17 225 001

JUDGMENT - \$ 86,377.88

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

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

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

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

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

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

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

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

INFORMATIONAL NOTE: Marion Grace Davis died May 29, 2017, and pursuant to the survivorship language in the above-mentioned deed, all her rights and interest pass to Merle Laird Davis

SUBJECT TAX PARCEL ID: 4-AJ-73

JUDGMENT - \$ 42,762.45

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

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

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

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

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

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

Minoff, a distance of 260 feet, more or less, to a point in the Center line of said Sharon-Orangeville Public Road, known as S.R. 718, being the Northeast corner of the land herein described; thence in a Southerly direction, along the center line of said Sharon-Orangeville Road, known as S.R. 718, a distance of 90 feet more or less, to the place of beginning, being the southeasterly corner of the land herein described.

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

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

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

SUBJECT TAX PARCEL ID: 28-131-018

JUDGMENT - \$ 60,919.88

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

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

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

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

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

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

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

BEING THE SAME PREMISES WHICH Gregory J. Petherbridge and Barbara J. Petherbridge, husband and wife by deed dated March 23, 2006 and recorded May 10, 2006 in Instrument Number 2006-00006701, granted and conveyed unto Gregory Petherbridge.

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

JUDGMENT - \$ 33,630.65

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

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

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

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

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

PARCEL NO.1

Beginning at the northeast corner at a point on the Westerly side of South Rosedale Avenue; thence southerly along Rosedale Avenue a distance of

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

PARCEL NO. 2

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

PARCEL NO. 3

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

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

Instrument No. 2004001203.

Tax Parcel: 55 534 032

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

JUDGMENT - \$ 61,888.91

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

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

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

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

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

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

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

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

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

JUDGMENT - \$ 70,616.76

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

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

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

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

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

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

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

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

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

Tax Parcel: 31 040 007 001

Premises Being: 452 KINSMAN ROAD, GREENVILLE, PA 16125.9235

JUDGMENT - \$ 55,307.51

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY FEBRUARY 19, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEPHEN D. SEARLE A/K/A STEPHEN SEARLE AND ADRIAN N. SEARLE IN AND TO:

All that certain piece or parcel of land situate in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania being the Southern 7.40 feet of Lot No. 163 and all of Lot No. 164 in the Forest Hills Section of the Elmhurst Allotment, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book Volume 5, page 78, and being bounded and described as follows:

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

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

Tax Parcel: 4 AW 57

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

JUDGMENT - \$ 78,025.57

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

**WRIT OF EXECUTION
NO. 2018-03493**

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

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

PARCEL NO. ONE:

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

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

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

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

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

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

PARCEL NO. TWO:

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

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

THENCE in a southerly direction along the westerly line of land now or formerly of Rapp, a distance of four hundred sixty-eight (468) feet, more or less, to a point, being the southwest corner of the land now or formerly of Rapp and the southeasterly corner of the land herein conveyed;
THENCE in a westerly direction, a distance of fifty-nine and four tenths (59.4) feet, more or less, to a point being the southwesterly corner of the land herein conveyed;

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

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

Tax Parcel: 28 300 170

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

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

WRIT OF EXECUTION

NO. 2018-03144

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

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

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

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

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

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

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

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

PARCEL NO. 11-321-098

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

JUDGMENT - \$104,951.51

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

**WRIT OF EXECUTION
NO. 2018-03532**

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

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

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

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

BEING IDENTIFIED AS TAX NUMBER 67-595-116.

BEING KNOWN AS: 14 ELBOW STREET, SANDY LAKE PA 16145
PROPERTY ID: 67-595-116

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

NUMBER 2004-009543

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

JUDGMENT - \$ 63,022.88

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

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

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

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

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

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

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

PARCEL NO. 2

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

ON the north by Lot No. 175 in said allotment; on the east by North Water Avenue; on the south by Lot No. 256 in said allotment; and on the west by Lot No. 177 in said allotment.

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

PARCEL THREE

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

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

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

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

PARCEL # 10 315 109

BEING THE SAME PREMISES which Matthew Hunyadi, single by Deed dated September 15, 2003 and recorded November 13, 2003 in Instrument #2003-026146 in the office of the

Recorder of Deeds in and for the County of Mercer, granted and conveyed unto James D. McCowien and Kerri E. Doan, husband and wife.
JUDGMENT - \$ 90,680.80

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

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

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

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

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

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

TAX ID#: 12-159-012-017

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

JUDGMENT - \$197,097.75

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

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

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

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

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

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

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

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

Deed Book Volume 64, Page 494.

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

BEING IDENTIFIED AS TAX NUMBER 11-132-073

JUDGMENT - \$ 68,962.73

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

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

VITTI LAW GROUP INC PLAINTIFF'S ATTORNEY
FEBRUARY 19, 2019 LEVIED ON THE FOLLOWING

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

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

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

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

BEING IDENTIFIED AS TAX NUMBER 4-AL-7

JUDGMENT - \$ 53,064.82

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

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

WELTMAN WEINBERG & REIS CO LPA PLAINTIFF'S ATTORNEY
JANUARY 10, 2019 LEVIED ON THE FOLLOWING

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

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

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

BEING identified as 1092 Sherman Avenue, Sharon, PA 16146

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

Being Parcel Number; 4-Y-58

JUDGMENT - \$ 45,891.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SANDRA L. HEETER AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1

**WRIT OF EXECUTION
NO. 2018-03482**

WELTMAN WEINBERG & REIS CO LPA PLAINTIFF'S ATTORNEY
JANUARY 29, 2019 LEVIED ON THE FOLLOWING

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

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

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

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

BEING identified as 486 Jefferson Avenue, Sharon, PA 16146

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

Being Parcel Number: 2-T-27

JUDGMENT - \$ 57,663.14

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

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

TERMS OF SALE, MERCER COUNTY

UNLESS OTHERWISE REQUESTED BY THE PLAINTIFF, MULTIPLE PARCELS SUBJECT TO ONE EXECUTION WILL BE BID IN BULK. IF REQUESTED BY THE PLAINTIFF PRIOR TO THE SALE, EACH PARCEL MAY BE BID SEPARATELY.

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

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

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

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

A SUCCESSFUL BIDDER OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE, PRIOR TO THE CLOSE OF BUSINESS ON THE DATE OF THE SALE, SHALL PAY TO THE SHERIFF BY CASHIER'S CHECK OR MONEY ORDER, 10% OF THE BID AMOUNT. THE BALANCE PAYABLE TO THE SHERIFF IS DUE BY 12:00 NOON ON THE FRIDAY FOLLOWING THE SALE. IF THE BALANCE IS NOT PAID BY

THE DEADLINE, THE PROPERTY WILL BE RESOLD AT 10:00 AM ON THE FOLLOWING MONDAY AT THE SHERIFF'S OFFICE. AT THE RESALE, THE ORIGINAL SUCCESSFUL BIDDER SHALL BE INELIGIBLE TO BID AND SHALL BE LIABLE FOR THE EXPENSE OF THE RESALE AND THE DIFFERENCE IN THE PURCHASE PRICE IF THE RESALE PRICE IS LESS THAN THE ORIGINAL SALE PRICE.

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

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

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