

# Mercer County Law Journal

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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

**BUNGAR, JOHN E. a/k/a BUNGAR, JOHN**  
2016-179

Late of Pymatuning Twp., Mercer Co., PA

Executrix: Tammy L. Currie, 3442 Sample Rd., Hermitage, PA 16148

Attorney: Douglas M. Watson  
**HERALD, CHARLES W. a/k/a HERALD, CHARLES WILLIAM**  
2016-182

Late of Hermitage, Mercer Co., PA

Executrix: Catherine McSherry a/k/a Catherine Herald, 486 Fairfield Dr., Sharon, PA 16146  
Attorney: James M. Goodwin  
**KEARNEY, PHYLLIS M. a/k/a KEARNEY, PHYLLIS JEAN**  
2016-184

Late of West Salem Twp., Mercer Co., PA

Executrix: Amy C. Atkinson, 1055 Lorenwood Dr., Hermitage, PA 16148

Attorney: Jason R. Dibble  
**KLOOS, IMOGENE E. a/k/a KLOOS, IMOGENE**  
2016-181

Late of Coolspring Twp., Mercer Co., PA

Executrix: Kathleen A. Love, 8237 Lamor Rd., Mercer, PA 16137

Attorney: Robert D. Clark  
**LAWLER, ANGELINE M. a/k/a LAWLER, ANGELINE**  
2016-186

Late of Farrell, Mercer Co., PA  
Executor: John Martino, 3155 Madeline St., Sharpsville, PA 16150

Attorney: William G. McConnell, Jr.

**YOUNG, FRANCIS ALBERT a/k/a YOUNG, FRANCIS A. a/k/a YOUNG FRANCIS**  
2016-185

Late of Jefferson Twp., Mercer Co., PA

Executrix: Patricia R. Young, 7254 Lamor Rd., Mercer, PA 16137

Attorney: Charles S. Hersh

### SECOND PUBLICATION

**INCERTO, ANTHONY THEODORE a/k/a INCERTO, ANTHONY T. a/k/a INCERTO, ANTHONY**  
2016-173

Late of Farrell, Mercer Co., PA  
Executor: Jeffrey C. Incerto, 3137 Main St., West Middlesex, PA 16159

Attorney: Carolyn E. Hartle  
**JENKINS, MURIEL JEAN a/k/a JENKINS, M. JEAN a/k/a JENKINS, JEAN**  
2016-174

Late of Sharon, Mercer Co., PA  
Executrix: Nancy Jenkins, 2670 Sterling Acres Dr., Tucker, GA 30084

Attorney: Peter C. Acker  
**TITZEL, FRANCES M.**  
2016-165

Late of Greenville Borough, Mercer Co., PA  
Administrator: Jon D. Titzel, 81 Gibson Rd., Greenville, PA 16125

Attorney: Alissa E. Kretser  
**WEYANT, RUTH L. a/k/a WEYANT, RUTH LOUISE, a/k/a WEYANT, RUTH**  
2016-163

Late of Hermitage, Mercer Co., PA  
Executrix: Ruthann D. Bailey, 859 Beatty School Rd., Greenville, PA 16125

Attorney: Carolyn E. Hartle

### THIRD PUBLICATION

**BENCE, ETHEL MARIE a/k/a ETHEL M. BENCE a/k/a ETHEL BENCE**  
2016-153

Late of Sandy LakeTwp., Mercer Co., PA

Executor: Richard Ray Bence, 132 Kanesholm Road, Kane, PA 16735

Attorney: Stephen L. Kimes  
**EWING, MARGARET B. a/k/a EWING, MARGARET ANN**  
2016-154

Late of West Salem Twp., Mercer Co., PA

Co-Executor/Executrices: Robert Murchie Ewing, 6430 High Creek Court, Charlotte, NC 28277; Mary Black Ewing, 610 Terrace Ave., Grove City, PA 16127; Linda Ruth Dausch, 50 Forest St., Stamford, CT 06901  
Attorney: James M. Goodwin

**FILER, ANNABEL L. a/k/a FILER, ANNABEL**  
2016-160

Late of Findley Twp., Mercer Co., PA

Executor: Larry L. Filer, 1737 Scrubgrass Road, Mercer, PA

16137

Attorney: Timothy L. Bonner  
**MERCHANT, ABRAM H.**  
2016-155

Late of South Pymatuning Twp., Mercer Co., PA

Administratrix: Sherry Merchant, 4139 Saranac Dr., Sharpsville, PA 16150

Attorney: Melissa Merchant-Calvert

**STULL, OWEN R. a/k/a STULL, OWEN ROBERT**  
2016-157

Late of Clark Borough, Mercer Co., PA

Executor: Paul M. Tomko, 1248 Monticello Dr., Hermitage, PA 16148

Attorney: Peter C. Acker  
**WHYTE, BETTY V.**  
2016-152

Late of Grove City Borough, Mercer Co., PA

Executrix: Beatrice Miller, 1619 Scrubgrass Rd., Mercer, PA 16137

Attorney: Brenda K. McBride

IN THE COURT OF COMMON  
PLEAS OF MERCER COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2015-03539

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2  
Plaintiff,

vs.

Margaret J. Kirkland (deceased); Iva Sowards, Believed Heir and/or Administrator of the Estate of Margaret J. Kirkland; Carol Garrett, Believed Heir and/or Administrator of the Estate of Margaret J. Kirkland; Don Kirkland, Believed Heir and/or Administrator of the Estate of Margaret J. Kirkland; Unknown Heirs and Administrators of the Estate of Margaret J. Kirkland  
Defendants.

TO: Unknown Heirs and Administrators of the Estate of Margaret J. Kirkland

PRESENTLY OR FORMERLY of 137 East Budd Street, Sharon, Pennsylvania, PA 16146. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 137 East Budd Street, Sharon, Pennsylvania, PA 16146 because you have failed to make the regular

monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Mercer County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Hong, Kimberly, Esquire, P.O. Box 165028, Columbus, OH 43216. Phone (614) 222-4921.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

LAWYER REFERRAL SERVICE

Mercer County  
P.O. Box 1302  
Hermitage, PA 16148  
Phone (724) 342-3111

M.C.L.J. – April 26, 2016

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

Notice is hereby given of the administration of **THE HELEN L. WANCHIK TRUST**

**AGREEMENT DATED  
MARCH 29, 2010, HELEN L.  
WANCHIK**, the Settlor of the  
Trust, a resident of West Salem  
Township, Mercer County, Penn-  
sylvania, died on March 23,  
2016. All persons having claims  
against Helen L. Wanchik are  
requested to make known the  
same to the Trustees or attorney  
named below. All persons in-  
debted to Helen L. Wanchik are  
requested to make payment with-  
out delay to the Trustees or attor-  
ney named below:

Susanne Glosner, Trustee  
130 East Avenue  
Greenville, PA 16125

David A. Lewis, Trustee  
9 Williamson Road  
Greenville, PA 16125

or their attorney

Carolyn E. Hartle, Esquire  
HARTLE ELDER LAW PRACTICE,  
LLC  
1621 Dutch Lane  
Unit 102  
Hermitage, PA 16148  
M.C.L.J. – April 12, 19, 26, 2016

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

Notice is hereby given that the  
Following Accounts of Executors,  
Administrators, Guardians and  
Trustees, having been examined,  
passed and filed in the Office of  
the Register of Wills and the  
Clerk of Orphans' Court of Mer-  
cer County, Pennsylvania, will be  
presented to the Court for Nisi  
Confirmation on May **2nd 2016**,  
if no exceptions are filed thereto  
within ten (10) days from that  
date, the Accounts will be con-  
firmed absolute and thereafter  
distribution may be decreed by  
this Court without reference to an  
auditor in accordance with any  
proposed schedule of distribu-  
tion.

**FIRST AND PARTIAL AC-  
COUNT**

2008-384 Fassinger, James J.,  
deceased; Mary Jane Fassinger  
Lee, Heather Wiley, Elizabeth  
Fassinger, Co-Executrices

**FIRST AND FINAL ACCOUNT**

2013-293 Heim, Robert C. a/k/a  
Heim, Robert, deceased; Sharyn  
Diurba, Executrix

2013-335 Miller, Andrew M.,  
deceased; Robert L. Miller, Ad-  
ministrators

2013-590 Vournous, John  
James, deceased; Kara A.  
Vournous, Administratrix

2015-051 Novotny, Joseph E.  
a/k/a Novotny, Joseph, deceased;  
James P. Epstein, Executor

2015-092 Miller, Paul L, Jr.

a/k/a Miller, Paul Lorenzo, Jr.,  
deceased; Chuck Mowry a/k/a  
Charles P. Mowry, Executor

2015-197 Arnold, Elizabeth,  
deceased; First National Trust  
Company, Archie O. Wallace,  
Co-Executors

**FIRST AND FINAL AC-  
COUNT-GUARDIANSHIP**

2007-735 Levine, Barbara,  
incapacitated; Farmers Trust  
Company f/k/a Butler Wick Trust  
Company, Guardian of Estate

Kathleen M. Kloos  
Register of Wills and Clerk of  
Orphans' Court  
Division of the Court of Com-  
mon Pleas  
Of Mercer County, PA  
112 Mercer County Courthouse  
Mercer, PA 16137  
April 5, 12, 19, 26, 2016

**SHERIFF'S SALE  
MONDAY MAY 9, 2016 10:00 AM  
MERCER COUNTY  
SHERIFF'S OFFICE  
205 S ERIE ST, MERCER PA  
16137  
MERCER COUNTY**

By virtue of various Writs of Execu-  
tion issued out of the Court of Com-  
mon Pleas of Mercer County, Penn-  
sylvania, 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. 2014-02303**

KML LAW GROUP PC PLAIN-  
TIF'S ATTORNEY  
JANUARY 29, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTER-  
EST AND CLAIM OF THE DE-  
FENDANT (S) BRIAN CLAY-  
POOLE AND KELLY CLAYPOOLE  
IN AND TO:

ALL THAT CERTAIN PIECE OR  
PARCEL OF LAND SITUATE IN  
THE BOROUGH OF STONEBORO,  
MERCER COUNTY, PENNSYL-  
VANIA, BOUNDED AND DE-  
SCRIBED AS FOLLOWS;  
COMMENCING AT A POINT ON  
THE SOUTH SIDE OF BEECH  
STREET, 369 FEET WEST OF  
SOUTHWEST CORNER OF BEECH  
AND HIGH STREET; THENCE  
WEST ALONG THE SOUTH LINE  
OF BEECH STREET, 31.18 FEET  
TO A POINT, BEING THE INTER-  
SECTION OF THE SOUTH LINE  
OF BEECH AND THE SOUTH  
LINE OF WALNUT STREET;  
THENCE SOUTH 57° 15' WEST  
ALONG THE SOUTH LINE OF  
WALNUT STREET, 82.43 FEET TO  
A POINT; THENCE SOUTH 24° 32'  
WEST ALONG THE SOUTH LINE  
OF WALNUT STREET, 60.85 FEET  
TO A POINT, BEING THE INTER-  
SECTION OF THE SOUTH LINE  
OF WALNUT STREET AND THE  
NORTH LINE OF A CERTAIN 15  
FOOT ALLEY; THENCE EAST  
ALONG THE NORTH LINE OF  
SAID 15 ALLEY, 126 FEET;  
THENCE NORTH ALONG LAND  
PREVIOUSLY DEEDED TO JOHN  
PARRY, NOW OR FORMERLY

OWNED BY STONEBORO PRES-  
BYTERIAN CHURCH, 100 FEET  
TO THE PLACE OF BEGINNING.  
BEING TAX PARCEL ID. NO. 74-  
866-086-900

LOCATION - 4 BEECH STREET,  
STONEBORO, PA

JUDGMENT - \$ 70,675.69

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF THE  
DEFENDANT (S) BRIAN CLAY-  
POOLE AND KELLY CLAYPOOLE  
AT THE SUIT OF THE PLAINTIFF  
MTGLQ INVESTORS, LP

**WRIT OF EXECUTION  
NO. 2015-03077**

KML LAW GROUP PC PLAIN-  
TIF'S ATTORNEY  
FEBRUARY 5, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTER-  
EST AND CLAIM OF THE DE-  
FENDANT (S) LAURA B. HOW-  
ARD AND JASON D. VASCONI IN  
AND TO:

PARCEL 1

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

BEGINNING at a point in the center  
line of the South Neshannock Road,  
which point is the northeast corner of  
lands of first parties and the southeast  
corner of lands of second parties;  
thence South 85 degrees 0 minutes  
West along the present boundary line  
of the parties hereto, a distance of  
236.50 feet, to an iron pin: thence  
South 11 degrees 5 minutes East  
along other lands of first parties, a  
distance of 45 feet to an iron pin:  
thence North 75 degrees 9 minutes  
East through other lands of first  
parties, a distance of 215 feet to a  
point in the center line of said road;  
thence North 4 degrees 25 minutes  
West along center line of said road, a  
distance of 4.5 feet to the place of  
beginning; pursuant to survey of  
Joseph Harris, Engineer, dated May  
27, 1966, hereto attached.

PARCEL 2

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

On the north by land of John Brown;  
on the east by the New Wilmington-  
Neshannock Public Road; on the  
south by other land of Grantors; and  
on the west by land of Mary Winkle,  
having a frontage on said public road  
of 100 feet and extending westwardly  
of a uniform width, a distance of 33.5  
rods to land of said Mary Winkle.

BEING the same parcels of land  
conveyed to Jason D. Vasconi, an  
unmarried man and Laura B. Howard,  
an unmarried woman, as joint tenants  
with the right of survivorship, by  
Deed of the Estate of Edith May  
Venetta, by Robert Owen Venetta and  
Edith M. Aiken, Co-Executors dated  
October 31, 2006 and to be recorded.

PARCEL No. 12-172-085

BEING Known As: 2090 South  
Neshannock Road, Hermitage, PA  
16148

JUDGMENT - \$ 61,151.83

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF THE

DEFENDANT (S) LAURA B.  
HOWARD AND JASON D.  
VASCONI AT THE SUIT OF THE  
PLAINTIFF GREEN TREE SER-  
VICING LLC

**WRIT OF EXECUTION  
NO. 2011-01739**

LAW OFFICES OF GREGORY  
JAVARDIAN PLAINTIFF'S AT-  
TORNEY

JANUARY 29, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTER-  
EST AND CLAIM OF THE DE-  
FENDANT (S) MELISSA HART-  
MAN A/K/A MELISSA BURNS IN  
AND TO:

ALL THAT CERTAIN piece or  
parcel of land situate in Jefferson  
Township, Mercer County and Com-  
monwealth of Pennsylvania, bounded  
and described as follows:

BEGINNING at a point in the center  
line of the Sharon-Mercer Road. Also  
known as Route No. 62, which point  
of beginning is the Northwest corner  
of the parcel of land conveyed by this  
deed; thence South 2° 28' East along  
land now or formerly of Onnie R.  
Hynniman, et ux, a distance of 300  
feet, to the center point of an iron pin  
placed in the property line of land  
now or formerly of Onnie R.  
Hynniman, et ux; thence North 87° 2'  
East along land now or formerly of  
Onnie R. Hynniman, et ux, a distance  
of 100 feet, more or less, to the center  
point of art iron pin; thence North 2°  
21' West, along land now or formerly  
of Onnie R. Hynniman, et ux, a dis-  
tance of 300 feet to a point in the  
center line of the Sharon-Mercer  
Road, also known as Route No. 62;  
thence 87° 2' West along the center  
line of the Sharon-Mercer Road, also  
known as Route No. 62, a distance of  
100 feet to a point in the center of said  
road, which point is the place of  
BEGINNING.

BEING THE SAME PREMISES  
which Michael DePreta and Mary Jo  
DePreta, by Deed dated July 11, 2005  
and recorded July 11, 2005 in the  
Office of the Recorder of Deeds in  
and for Mercer County in Instrument  
No. 2005-10719, granted and con-  
veyed unto Melissa Burns.

BEING KNOWN AS: 7192 Market  
Street, Mercer, PA 16137

PARCEL #14-147-223

JUDGMENT - \$110,890.03

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF THE  
DEFENDANT (S) MELISSA  
HARTMAN A/K/A MELISSA  
BURNS AT THE SUIT OF THE  
PLAINTIFF CITIZENS BANK OF  
PENNSYLVANIA

**WRIT OF EXECUTION  
NO. 2014-01059**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY  
FEBRUARY 5, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTER-  
EST AND CLAIM OF THE DE-  
FENDANT (S) MARY K. BENNETT  
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 known as Lot  
No. 97 Jefferson Avenue in the unre-  
corded Joseph Forker Plan, being

more specifically bounded and described as follows:

Commencing at a point in the Westerly line of Jefferson Avenue, this point being also between the dividing line between the lot now or formerly owned by Turner and the lot herein described, the said point also being located a distance of 479.99 feet more or less Northwardly from the Northwest street corner formed by the intersection of the Westerly line of Jefferson Avenue and East State Street; thence Westwardly along the North line of land now or formerly of Turner, a distance of 141.26 feet; thence Northwardly along the land now or formerly of Rice, a distance of 41 feet; thence Eastwardly along the South line of lands now or formerly of Wareham, a distance of 141.01 feet to a point in the Westerly line of Jefferson Avenue; thence Southwardly along the Westerly line of Jefferson Avenue, a distance of 41 feet to a point, the place of beginning.

SUBJECT PROPERTY ADDRESS:  
97 Jefferson Avenue, City of Sharon,  
PA 16146

BEING the same property conveyed to Mary K. Bennett who acquired title by virtue of a deed from Walter F. Turuck and Rosemarie Turuck, husband and wife, dated July 28, 2004, recorded November 19, 2004, at Instrument Number 2004-020164, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 69-12560

JUDGMENT - \$ 45,962.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARY K. BENNETT AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2006-RF4

**WRIT OF EXECUTION  
NO. 2012-01412**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY  
FEBRUARY 18, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH P. DETKO AND CONSUELO M. DETKO IN AND TO:

ALL THOSE CERTAIN TWO LOTS OF LAND DESIGNATED AS LOTS NOS. 113 AND 114 IN THE LEET ADDITION TO THE BOROUGH OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA, THE SAID LOTS BEING IN SIZE AND LOCATION, AND BOUNDED THE SAME AS SHOWN ON A CERTAIN MAP OF THE LEET ADDITION, RECORDED IN PLAN BOOK 1, PAGE 50.

SUBJECT PROPERTY ADDRESS:  
35 Wilbur Street, Borough of Greenville, PA 16125

BEING the same property conveyed to Joseph P. Detko and Consuelo M. Detko, Son and Mother, Single and a Married Person, Respectively, As Tenants in Common who acquired title by virtue of a(n) Fee Simple Deed from Keith Scott Landfried and Janet Ohle Landfried, Husband and Wife, dated July 24, 2008, recorded July 25, 2008, at Deed Book 660,

Page 692, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 55 521 068

LOCATION — 35 WILBUR STREET, GREENVILLE, PA

JUDGMENT - \$ 60,836.25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH P. DETKO AND CONSUELO M. DETKO AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2015-01820**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY  
FEBRUARY 3, 2046 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GARY W. DOUGLAS, AKA GARY DOUGLAS AND CASSANDRA L. DOUGLAS IN AND TO:

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 Number Sixty-Two (62) in the H.M. Willson Plan of Lots, as recorded in the Records of Mercer County, Pennsylvania, in Plan Book 3, Page 149 and said lot being more specifically bounded and described as follows:

On the North by Lot Number Sixty-Three (63) in said plan, a distance of one hundred twenty-five (125) feet; on the East by lands now or formerly of Stevenson and Roberts, a distance of seventy-five (75) feet; on the South by Lot Number sixty-one (61) in said plan, a distance of one hundred twenty-five(125) feet; and on the West by Bentley Avenue, a distance of seventy-five(75) feet.

SUBJECT PROPERTY ADDRESS:  
204 Bentley Avenue, City of Sharon,  
PA 16146

BEING the same property conveyed to Gary W. Douglas and Cassandra L. Douglas, husband and wife who acquired title by virtue of a deed from Dolores Willson, dated June 13, 2007, recorded June 15, 2007, at Instrument Number 200700008235, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 69-1300

JUDGMENT - \$150,163.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GARY W. DOUGLAS, AKA GARY DOUGLAS AND CASSANDRA L. DOUGLAS AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION  
NO. 2013-03791**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY  
FEBRUARY 3, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JENNIFER L. POP AND WILLIAM B. MEAD IN AND TO:

All that certain land situate in the City of Sharon, Mercer County, Pennsylvania, known and marked as Lot No. 60 in L. Budd's Addition, which said

plan is recorded in the Recorder's Office of Mercer County in Plan Book 1, page 10 said Lot No. 60 being more particularly bounded and described as follows:

On the North by Lot 59 in said Plan, a distance of 188.7 feet; on the East by South Irvine Avenue, a distance of 51.5 feet; On the South by Lot 61 in said Plan, a distance of 191.85 feet; and on the West by a 16 foot alley, a distance of 52.25 feet.

SUBJECT PROPERTY ADDRESS:  
400 South Irvine Avenue, City of Sharon, PA 16146

BEING the same property conveyed to William B. Mead and Jennifer L. Pop who acquired title by virtue of a deed from David Clark and Amy Clark, husband and wife, dated March 23, 2005, recorded April 19, 2005, at Instrument Number 2005-005866, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 70-2870

JUDGMENT - \$ 51,916.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JENNIFER L. POP AND WILLIAM B. MEAD AT THE SUIT OF THE PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2005-5, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-5

**WRIT OF EXECUTION  
NO. 2014-03960**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY  
JANUARY 13, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHERYL L. YEAGER AND ROBERT M. YEAGER IN AND TO:

All that certain piece or parcel of land situate on the East side of South Oakland Avenue in the City of Sharon, County of Mercer and State of Pennsylvania, and being more particularly bounded and described as follows:

Being marked Lot No. 76 in the Lally and Irvine's Addition to the City of Sharon as surveyed by James H. Nicholls on November 11, 1901, and recorded in Deed Book "E", Volume 1, Page 634, and being further described as follows:

On the North by Lot No. Seventy-five (75) in said addition; On the East by a fifteen (15) foot alley; On the South by Lot No. 77 in said plan; and On the West by South Oakland Avenue. Said parcel of land having a frontage of Forty (40) feet on South Oakland Avenue, and extending Easterly, preserving the same width, a distance of One Hundred Thirty (130) feet.

SUBJECT PROPERTY ADDRESS:  
663 South Oakland Avenue, City of Sharon, PA 16146

BEING the same property conveyed to Robert M. Yeager and Cheryl L. Yeager, husband and wife who acquired title by virtue of a deed from Stephen J. Ciprich, Jr., Executor of the Estate of Marilyn A. Ciprich, deceased, dated January 9, 2002, recorded February 28, 2002, at In-

strument Number 2002-004502, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 71-17310

JUDGMENT - \$ 34,316.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHERYL L. YEAGER AND ROBERT M. YEAGER AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION**

**NO. 2015-03350**

MARTHA E VON ROSENSTIEL PC  
PLAINTIFF'S ATTORNEY  
FEBRUARY 11, 2016 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 east 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 WE ABOVE-DESCRIBED PARCEL ALL THAT CERTAIN piece or parcel of land situated in the Borough of Sharpsville, County of Mercer. And Commonwealth of Pennsylvania, IMOWIL 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 1/31/2005 and recorded 1/6/2005 as Document Number 2005-000342

Tax ID # 72 821 029

LOCATION - 125 SOUTH 4TH STREET, SHARPSVILLE, PA

JUDGMENT - \$167,530.13

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. 2014-02947**

MCCABE WEISBERG & CONWAY  
PC PLAINTIFF'S ATTORNEY  
FEBRUARY 26, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTER-  
EST AND CLAIM OF THE DE-  
FENDANT (S) JESSE L. ANDER-  
SON IN AND TO:

ALL TRAT CERTAIN piece or  
parcel of land situate in Jefferson  
Township, Mercer County, Pennsylv-  
ania, known as and being Lot No. 1  
in the Thomas Jewell Property, as  
recorded in the Recorder's Office of  
Mercer County, Pennsylvania, in Plan  
Book 18, page 98, and further bound-  
ed and described as follows:

BEGINNING at a point in the center  
line of a public highway commonly  
known as the Mercer-Sharpsville  
Road, a/k/a Lamor Road, a/k/a L. R.  
43099, which point of beginning is  
the northwest corner of the land  
herein described; thence South 2°  
West, along Lot No. 2 in said plan, a  
distance of 330 feet to the center point  
of an iron pin; thence South 80° 49'  
East, along land of Thomas Jewell et  
ux, a distance of 198 feet to the center  
point of an iron pin; thence North 2°  
East, along land of Thomas Jewell et  
ux, a distance of 330 feet to a point  
located in the center line of the said  
Mercer-Sharpsville Road; and thence  
North 80° 49' West, along the center  
line of the said Mercer-Sharpsville  
Road, a distance of 198 feet to a point  
located in the center line of said road,  
which point is the place of beginning.  
Containing 1.488 acres, more or less.

BEING the same land conveyed to  
grantors by deed of Thomas Jewell et  
ux, dated August 26, 1974, and re-  
corded at 1974 D. R. 2980 in the  
Recorder's Office of Mercer County,  
Pennsylvania.

Being known as: 7298 Lamor Road,  
Mercer, Pennsylvania 16137

BEING THE SAME PREMISES  
WHICH

Jesse L. Anderson and Shelia M.  
Anderson, husband and wife, by deed  
dated December 15, 1982 and record-  
ed January 5, 1983 in Deed Book 83,  
Page DR 0031, granted and conveyed  
unto Jesse L. Anderson.

TAX I.D. #: 14-148-020

JUDGMENT - \$129,902.36

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF THE  
DEFENDANT (S) JESSE L. ANDER-  
SON AT THE SUIT OF THE  
PLAINTIFF LSF8 MASTER PAR-  
TICIPATION TRUST, BY CALI-  
BER HOME LOANS, INC.

**WRIT OF EXECUTION  
NO. 2015-02962**

MCCABE WEISBERG & CONWAY  
PC PLAINTIFF'S ATTORNEY  
FEBRUARY 25, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTER-  
EST AND CLAIM OF THE DE-  
FENDANT (S) JOSEPH M. CHRIS-  
TOFF IN AND TO:

ALL THAT CERTAIN piece or  
parcel of land situate in the City of  
Sharon, Mercer County, Pennsylv-  
ania, bounded and described as fol-  
lows:

COMMENCING at a point on the  
West side of Oakland Avenue 30 feet  
Southwardly from the northeast  
corner of land now or formerly of L.  
S. Fiscus and the Southeast corner of  
land now or formerly of Michael  
Carr; THENCE Southwardly, by the  
West line of North Oakland Avenue, a  
distance of 30 feet to land now or  
formerly of James Wicks; THENCE  
Westwardly, by said last mentioned  
land, a distance of 182 feet to and  
now or formerly owned by Jacob  
Reeves; THENCE Northwardly, by  
said last mentioned land, a distance of  
30 feet to land now or formerly of L.S.  
Fiscus, et ux; THENCE Eastwardly  
by said land of Fiscus, a distance of  
182 feet to the place of beginning.

Being the same land conveyed to  
Anthony Mineo, et al, by Deed of  
John J. Hodge, et ux, dated June 13,  
1988 and recorded in the Office of the  
Recorder of Deeds, Mercer County,  
Pennsylvania at DR 06003.

Judith B. Mineo joins in this convey-  
ance as the spouse of Anthony Mineo  
to convey whatever interest she may  
have as said spouse but does not join  
within any of the warranties hereunto  
set forth.

Being known as: 579 North Oakland  
Avenue, Sharon, Pennsylvania 16146

BEING THE SAME PREMISES  
WHICH

Anthony Mineo and Judith B. Mineo,  
husband and wife, by deed dated June  
9, 2004 and recorded June 10, 2004 in  
Instrument Number 2004-010248,  
granted and conveyed unto Joseph M.  
Christoff.

TAX I.D. #: 2-R-45

JUDGMENT - \$ 60,666.45

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF THE  
DEFENDANT (S) JOSEPH M.  
CHRISTOFF AT THE SUIT OF THE  
PLAINTIFF THE BANK OF NEW  
YORK MELLON F/K/A THE BANK  
OF NEW YORK AS SUCCESSOR  
INDENTURE TRUSTEE TO  
JPMORGAN CHASE BANK, N.A.,  
AS INDENTURE TRUSTEE FOR  
THE CWABS REVOLVING HOME  
EQUITY LOAN TRUST, SERIES  
2004-S

**WRIT OF EXECUTION  
NO. 2015-03219**

MCCABE WEISBERG & CONWAY  
PC PLAINTIFF'S ATTORNEY  
JANUARY 29, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTER-  
EST AND CLAIM OF THE DE-  
FENDANT (S) JANET MILLER IN  
AND TO:

ALL THAT CERTAIN piece or  
parcel of land situate in the City of  
Sharon, County of Mercer and Com-  
monwealth of Pennsylvania, being  
known as Lot No. One Hundred Fifty-  
nine (159) in the Federal Heights Plan  
of Lots, Sharon as recorded in the  
Recorder's Office of Mercer County,  
Pennsylvania, in Plan Book 1, Page  
118, and being further bounded and  
described as follows:

ON THE NORTH by Plum Avenue  
for a distance of One Hundred Nine-  
teen and sixty-four hundredths  
(119.64') feet; on the East by a portion  
of Lot Number Two Hundred Twen-  
ty-six (226) in said Plan for a distance  
of Forty-nine and thirty-five hun-  
dredths (49.35') feet; on the South by  
Lot Number One Hundred Fifty-eight  
(158) in said Plan for a distance of

One Hundred Twenty (120') feet; and  
on the West by Carnegie Road for a  
distance of Fifty two and nine hun-  
dredths (52.09') feet; EXCLUDING  
HOWEVER, the land excldied, by an  
arc with a radius of Fifteen (15.0') feet  
at the northwest corner of said lot,  
which land is dedicated to street  
purposes.

BEING the same land conveyed to  
Beverly A. McSherry by deed of  
Frank F. Burns, individually and/or  
husband, and Antoninette M. Burns,  
individually and/or wife, dated No-  
vember 16, 1995 and recorded No-  
vember 27, 1995 at 05 DR 15272,  
Records of Mercer County, Pennsylv-  
ania

Being known as: 631 Carnegie Ave-  
nue, Sharon, Pennsylvania 16146

BEING THE SAME PREMISES  
WHICH

Paul Timothy McSherry, as Executor  
under the Last Will & Testament of  
Beverly A. McSherry, deceased, by  
deed dated August 6, 2002 and re-  
corded August 16, 2002 in Instrument  
Number 2002-016631, granted and  
conveyed unto Janet Miller.

TAX I.D. #: 4 AI 25

JUDGMENT - \$ 84,333.50

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF THE  
DEFENDANT (S) JANET MILLER  
AT THE SUIT OF THE PLAINTIFF  
THE HUNTINGTON NATIONAL  
BANK

**WRIT OF EXECUTION  
NO. 2015-02955**

MCCABE WEISBERG & CONWAY  
PC PLAINTIFF'S ATTORNEY  
JANUARY 29, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTER-  
EST AND CLAIM OF THE DE-  
FENDANT (S) MATTHEW J.  
PAGLIARI AND ELIZABETH  
PAGLIARI IN AND TO:

ALL THAT CERTAIN piece or  
parcel of land situate in the Borough  
of Stoneboro, Mercer County, Penn-  
sylvania, known as Stoneboro Bor-  
ough Tax Parcel No. 867-168, and  
being further bounded and described  
as follows:

On the North by Beech Street a dis-  
tance of 100 feet; on the East by land  
now or formerly of Mary B. Candy a  
distance of 100 feet; on the South by  
an alley a distance of 100 feet; and on  
the West by High Street a distance of  
100 feet.

BEING the same land conveyed to  
Granters by deed of Dennis G. Mar-  
tinez and Patricia L. Martinez, hus-  
band and wife, dated June 30, 1997  
and recorded on June 30, 1997 at  
1997 D. R. 8826.

Being known as: 26 Beech Street,  
Stoneboro, Pennsylvania 16153

BEING THE SAME PREMISES  
WHICH

Robert B. Foust and Christine A.  
Foust, husband and wife, by deed  
dated August 14, 2012 and recorded  
August 28, 2012 in Instrument Num-  
ber 2012-00011614, granted and  
conveyed unto Matthew J. Pagliari  
and Elizabeth Pagliari, husband and  
wife.

TAX I.D. #: 74-867-168

JUDGMENT - \$ 78,971.27

SEIZED AND TAKEN IN EXECU-  
TION AS THE PROPERTY OF THE  
DEFENDANT (S) MATTHEW J.

PAGLIARI AND ELIZABETH  
PAGLIARI AT THE SUIT OF THE  
PLAINTIFF THE HUNTINGTON  
NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2015-02618**

MCCABE WEISBERG & CONWAY  
PC PLAINTIFF'S ATTORNEY  
FEBRUARY 19, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTER-  
EST AND CLAIM OF THE DE-  
FENDANT (S) UNKNOWN SUR-  
VIVING HEIRS OF RICHARD S.  
POWELL, JR., RICHARD C. POW-  
ELL, KNOWN SURVIVING HEIR  
OF RICHARD POWELL AND  
AMANDA J. POWELL, KNOWN  
SURVIVING HEIR OF RICHARD S.  
POWELL, JR. IN AND TO:

ALL THAT CERTAIN PIECE OR  
PARCEL OF LAND SITUATE IN  
THE CITY OF FARRELL (FOR-  
MERLY THE TOWNSHIP OF  
HICKORY), MERCER COUNTY,  
PENNSYLVANIA, AND BEING  
KNOWN, NUMBERED AND DES-  
IGNATED AS LOT NUMBER  
SEVEN (7) IN THE FREEBIE  
HEIGHTS PLAN OF LOTS AS  
RECORDED IN PLAN BOOK 5,  
PAGE 77, RECORDS OF MERCER  
COUNTY, PENNSYLVANIA, AND  
BEING FURTHER BOUNDED AND  
DESCRIBED AS FOLLOWS, TO-  
WIT:

BOUNDED ON THE NORTH BY  
LOT NO. SIX (6) IN SAID PLAN A  
DISTANCE OF TWO HUNDRED  
(200) FEET; ON THE EAST BY  
LUNN BLVD A DISTANCE OF  
ONE HUNDRED (100) FEET; ON  
THE SOUTH BY LOT NUMBER  
EIGHT (8) IN SAID PLAN, A DIS-  
TANCE OF TWO HUNDRED (200)  
FEET; AND ON THE WEST BY  
FAIRVIEW CEMETERY FOR A  
DISTANCE OF ONE HUNDRED  
(100) FEET.

THIS IS A TRANSFER FROM  
SISTER TO BROTHER AND  
THEREFORE IS EXEMPT FROM  
ANY AND ALL REAL ESTATE  
TRANSFER TAXES.

BEING THE SAME PROPERTY  
GRANTED AND CONVEYED TO  
CANDICE J. POWELL, SINGLE BY  
DEED OF FRANK J. LUDU AND  
KATHLEEN LUDU, HUSBAND  
AND WIFE, DATED JANUARY 8,  
2003 AND RECORDED ON FEB-  
RUARY 20, 2003 AT INSTRU-  
MENT NUMBER 2003-003607 IN  
THE RECORDER OF DEEDS OF-  
FICE OF MERCER COUNTY,  
PENNSYLVANIA.

Being known as: 330 Lunn Boule-  
vard, Farrell, Pennsylvania 16121

BEING THE SAME PREMISES  
WHICH

Candice J. Powell, A Single Woman  
by deed dated August 22, 2008 and  
recorded August 27, 2008 in Instru-  
ment Number 2008-00010583, grant-  
ed and conveyed unto Richard S.  
Powell, Jr. The said Richard S. Pow-  
ell, Jr. died on June 6, 2014 thereby  
vesting title in Unknown Surviving  
Heirs of Richard S. Powell, Jr., Rich-  
ard C. Powell, Known Surviving Heir  
of Richard Powell, and Amanda J.  
Powell, Known Surviving Heir of  
Richard S. Powell, Jr. by operation of  
law.

TAX I.D. #: 52-433-040

JUDGMENT \$ 62,086.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN SURVIVING HEIRS OF RICHARD S. POWELL, JR., RICHARD C. POWELL, KNOWN SURVIVING HEIR OF RICHARD POWELL AND AMANDA J. POWELL, KNOWN SURVIVING HEIR OF RICHARD S. POWELL, JR. AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2015-01819**

MILSTEAD & ASSOCIATES LLC  
PLAINTIFF'S ATTORNEY

FEBRUARY 3, 2016 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PAUL VOYTKO AND LINDA L. VOYTKO IN AND TO:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Sharon City, in the County of Mercer, State of Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being lot Two Hundred Seventy-one (271) in the Federal Heights Plan of Lots as recorder in the Recorder's Office of Mercer County in Plan Book 1, page 1111, being more fully minded and described as follows, to wit-wit:

BEGINNING at a pint on the West side of Wengler Avenue at line dividing Lots Two Hundred Seventy-one (271) and Two Hundred Seventy-two (272) in said plans, thence true West, a distance of One Hundred Nine and fifty-six hundredths (109.56') feet; thence true North, a distance of Fifty-one and sixty-five hundredths (51.65') feet; thence true South, a distance of Fifty-one and sixty-five hundredths (51.65') feet to a point at the place of beginning. Being known as 730 Wengler Avenue, Sharon, Pennsylvania.

Being the same premises which William H. Gregg and Mary Ellen Gregg, husband and wife, by Indenture dated 01/05/1998 and recorded 02/15/1998 in the Office of the Recorder of Deeds in end for Mercer County in Deed Ins# 98DR2423 granted and conveyed unto Paul Voytko and Linda L. Voytko, in fee.

Title to said Premises vested in Paul Voytko and Linda L. Voytko by Deed from William H. Gregg and Mary Ellen Gregg, Husband and Wife dated 01/05/1998 and recorded on 02/18/1998 in the Mercer County Recorder of Deeds at/in Instrument # 98DR2423.

BEING KNOWN AS 730 Wengler Avenue, Sharon, PA 16146

TAX MAP NO: 4-AK-2

JUDGMENT - \$ 57,441.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PAUL VOYTKO AND LINDA L. VOYTKO AT THE SUIT OF THE PLAINTIFF CITIMORTGAGE, INC., SUCCESSOR BY MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.

**WRIT OF EXECUTION**

**NO. 2014-03562**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

MARCH 1, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEPHANIE KRENZIN, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK, EMMA B. KRENZIN, IN HER CAPACITY AS HEIR OF THE ESTATE OF RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK, EAN B. KRENZIN-BLANK IN HIS CAPACITY AS HEIR OF THE ESTATE OF RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RANDAL E. BLANK A/K/A RANDAL EVAN BLANK, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, formerly Township of Hickory, County of Mercer and Commonwealth of Pennsylvania, being known as Lot Number Forty-seven (47) in the Park View Heights Plan, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book 1, Page 116, and being more particularly bounded and described as follows:

On the north by Lot Number Forty-six (46) in said Plan, a distance of two hundred thirty-six (236) feet; on the east by Lot Number Forty-five (45) in said Plan, a distance of eighty-six and seventy-five hundredths (86.75) feet; on the south by Lot Number Forty-eight (48) in said Plan, a distance of two hundred thirty-six (236) feet; on the west by Lillian Avenue, a distance of eighty-six and seventy-five hundredths (86.75) feet.

TITLE TO SAID PREMISES IS VESTED IN Randal E. Blank, single and unmarried, by Deed from Miryam B. Mesirow, successor trustee of the Leonard J. Rosenberg Revocable Living Trust, Dated 08/08/2006, Recorded 10/10/2006, in Instrument #2006-00015163.

*Mortgagor RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK died on 02/05/2014, and STEPHANIE KRENZIN was appointed Administratrix of his estate. Letters of Administration were granted to her on 08/25/2014 by the Register of Wills of MERCER COUNTY, No. 2014-502. The Decedent's surviving heirs at law and next-of-kin EMMA B. KRENZIN and EAN B. KRENZIN BLANK*

Tax Parcel: 11 321 026

Premises Being: 928 Lillian Drive, Hermitage, PA 16148-1526

JUDGMENT - \$172,496.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEPHANIE KRENZIN, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A

RANDAL EVAN BLANK, EMMA B. KRENZIN, IN HER CAPACITY AS HEIR OF THE ESTATE OF RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK, EAN B. KRENZIN-BLANK IN HIS CAPACITY AS HEIR OF THE ESTATE OF RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK, DECEASED AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-6

**WRIT OF EXECUTION  
NO. 2015-03461**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

FEBRUARY 18, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAWN L. GARDNER F/K/A DAWN L. HUNTER 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 as Lot No. One Hundred (100) in the South Portion of the Farrell Park Homestead Plan No. 2, as recorded in the Records of Mercer County, Pennsylvania, in Plan book 5, Page 26, and being more particularly bounded and described as follows:

Commencing at a point in the centerline of Longview Drive, thence along the centerline of said Longview Drive in a southeasterly direction on a curve, the arc of which is 97.34 feet to a point at the northwest corner of Lot No. 101 in said plan; thence South 0 degree 47 minutes West along the west line of Lots Nos. 101, 104, 105, 106, 107, 108 and 109 in said plan, a distance of 935.10 feet to a point; thence North 87 degrees 12 minutes West along the north line of Lot No. 123 in said plan, a distance of 85.58 feet to a point; and thence North 0 degree 47 minutes East along the line of Lots Numbered 98 and 99 in said plan, a distance of 974.60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dawn L. Hunter and Keith A. Gardner, as joint tenants with right of survivorship and not as tenants in common, by Deed from Fred E. Stubbs and Simone B. Stubbs, h/w, dated 10/03/2003, recorded 10/22/2003 in Instrument Number 2003024497.

*KEITH A. GARDNER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of KUM A. GARDNER's death on or about 08/17/2012, his ownership interest was automatically vested in the surviving tenant by the entirety.*

Tax Parcel: 12 171 159

Premises Being: 2610 Longview Road, Hermitage, PA 16148-2234

JUDGMENT - \$ 46,842.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAWN L. GARDNER F/K/A DAWN L. HUNTER AT THE SUIT OF THE PLAINTIFF BRANCH BANKING AND TRUST COMPANY

**WRIT OF EXECUTION  
NO. 2015-02143**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

FEBRUARY 11, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CYNTHIA J. LAMONT A/K/A CYNTHIA J. ECKMAN IN AND TO:

ALL those certain pieces or parcels of land situate in Jackson Township, Mercer County and Commonwealth of Pennsylvania, being all of Lot No. 717 and 718 in the Lake Latonka Subdivision Map No. 2, page 7, as the same are designated, numbered and known on the recording plat thereof, Plat Book 9, page 34, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Cynthia J. Eckman, by Deed from Dan C. Eckman and Cynthia I. Eckman, fka h/w, now both unmarried, dated 09/05/2004, recorded 10/08/2004 in Instrument Number 2004-017883.

Tax Parcel: 13-934-717-718

Premises Being: 509 Comanche Trail, Mercer, PA 16137

JUDGMENT - \$123,599.34

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CYNTHIA J. LAMONT A/K/A CYNTHIA J. ECKMAN AT THE SUIT OF THE PLAINTIFF VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE

**WRIT OF EXECUTION  
NO. 2015-02875**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

FEBRUARY 19, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHRISTOPHER M. RAYBURN AND DEBORAH E. RAYBURN A/K/A DEBORAH E. HAYES IN AND TO:

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

On the North by lot now or formerly of Brest; on the East by land now or formerly of Knapik; on the South by Clinton Street; and, on the West by lot now or formerly of Brown; being fifty-seven (57) feet front on Clinton Street, and fifty-seven (57) feet six (6) inches in the rear or northerly end, and being one hundred twenty-seven (127) feet and six (6) inches on the easterly line and one hundred twenty-seven (127) feet on the westerly line.

TITLE TO SAID PREMISES IS VESTED IN Christopher M. Rayburn, by Deed from Christopher M. Rayburn, single, and Deborah E. Rayburn, single, Dated 03/08/2010, Recorded 03/16/2010, in Instrument #2010-00002211.

Tax Parcel: 55-520-081

Premises Being: 224 Clinton Street,  
Greenville, PA 16125-2644

JUDGMENT - \$ 80,070.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHRISTOPHER M. RAYBURN AND DEBORAH E. RAYBURN A/K/A DEBORAH E. HAYES AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2

**WRIT OF EXECUTION  
NO. 2014-03269**

POWERS KIRN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 19, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DONALD D. PRITCHARD, III IN AND TO:

ALL THOSE CERTAIN pieces or parcel of land situate in the City of Hermitage, County of Mercer, and Commonwealth of Pennsylvania, known as and being Lots No. Thirty-Two (32), Thirty-Three (33), Thirty-Four (34) and Thirty-Five (35) in the Sharon Park Plan or Lots as recorded In the Deed Book "A", Volume 7, Page 350, Records of Mercer County, and being further bounded and described as follows:

ON THE EAST by Lot No. Thirty-Six (36) in said Plan; on the North by North Avenue; on the West by Lot No. Thirty-One (31) in said Plan and on the South by Park Avenue. Each lot having a frontage on Park Avenue of twenty-five (25) feet and extending back of equal width a distance of one hundred (100) feet, more or less, to North Avenue.

The Sharon Park Plan of Lots has been re-recorded in Plan Book 3, Page 93, In the Records of Mercer County.

THIS conveyance also includes all rights and royalties under an oil and gas lease between Stella Mistretta and Wilkes Energy, Inc. recorded In the Records of Mercer County on May 26, 1994 at 94 DR 08152.

BEING THE SAME PREMISES which Thomas D. Mistretta, Executor under the Will of Stella Mistretta, also known as Anastasia Mistretta, by Deed dated 04/10/2003 and recorded 06/19/2003 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 2003-013695, granted and conveyed unto DONALD D PRITCHARD, III

BEING KNOWN AS: 396 WEST PARK STREET, HERMITAGE, PA 16148

PARCEL #10-316-006

JUDGMENT - \$ 78,484.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONALD D. PRITCHARD, III AT THE SUIT OF THE PLAINTIFF US BANK NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2012-01823**

POWERS KIRN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 26, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MIRANDA ROYER, IN HER CAPACITY AS HEIR OF JEFFREY K. ROYER, DECEASED, JEFFREY D. ROYER, IN HIS CAPACITY AS HEIR OF JEFFREY K. ROYER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY K. ROYER, DECEASED IN AND TO:

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

BEGINNING at a point at the northeast corner of the west side of Greenwood Drive; thence South 17 degrees West along the west side of Greenwood Drive 60 feet to land now or formerly of Lloyd R. Gilliland thence along said Gilliland, South 73 degrees West, 160 feet to a point on the east side of an alley; thence along said alley, North 17 degrees East, 60 feet to land now or formerly owned by Frances Rhoades; thence by land now or formerly of said Rhoades, North 73 degrees East, 150 feet to the place of beginning.

*For Informational purposes only:*

Address; 509 Greenwood Drive,  
Grove City, PA 16117

Parcel ID/Tax ID Number: 59-556-010

BEING THE SAME PREMISES which Jeffrey K. Royer and Diana L. Royer, husband and wife, by Deed dated 09/03/2010 and recorded 09/09/2010 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 2010-0008897, granted and conveyed unto JEFFREY K ROYER.

BEING KNOWN AS: 509 GREENWOOD DRIVE, GROVE CITY, PA 16127-2204

PARCEL #59-556-010

JUDGMENT - \$ 98,424.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MIRANDA ROYER, IN HER CAPACITY AS HEIR OF JEFFREY K. ROYER, DECEASED, JEFFREY D. ROYER, IN HIS CAPACITY AS HEIR OF JEFFREY K. ROYER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY K. ROYER, DECEASED AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION  
NO. 2014-02726**

POWERS KIRN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 3, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH TOSKIN AND TINA TOSKIN IN AND TO:

ALL that certain piece or parcel of land situate in the City of Hermitage (formerly Township of Hickory), County of Mercer and Commonwealth of Pennsylvania, known as Lot Number Eighty-four in the Oakdale

Heights Allotment No. 2, said Allotment being recorded in the Recorder's Office of Mercer County in Plan Book No. 2, page 205. Said lot hereby conveyed is bounded and described as follows:

On the North by lot number 85 in said plan a distance of one hundred forty-four (144) feet; on the East by lot number 59 in said plan a distance of forty-nine feet and fifty one-hundredths of a foot (49.50'), in the South by lot number 83 in said plan a distance of one hundred forty-four (144) feet; on the West by Wick Avenue a distance of twenty-nine feet and seventy one-hundredths of a foot (49.70'), all as shown on the recorded plan.

BEING THE SAME PREMISES which Carol J. Moore, unmarried widow, by Deed dated April 15, 1999 and recorded April 21, 1999 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 294 Page 248, granted and conveyed unto JOSEPH TOSKIN and TINA TOSKIN.

BEING KNOWN AS: 91 WICK AVENUE, HERMITAGE, PA 16148

PARCEL #12330-032

JUDGMENT - \$ 59,760.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH TOSKIN AND TINA TOSKIN AT THE SUIT OF THE PLAINTIFF LSF9 MASTER PARTICIPATION TRUST

**WRIT OF EXECUTION  
NO. 2015-03300**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY  
FEBRUARY 11, 2016 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 22 in the Veterans Heights Plan of Lots, being further bounded and described as follows, to wit:

Bounded on the East for a distance of seventy (70) feet by Indiana Avenue; on the South for a distance of one hundred twenty five (125) feet by Lot No. 23 in the same plan; on the West for a distance of seventy (70) feet by parts of Lots Nos. 40 and 39 in the same; on the North for a distance of one hundred twenty five (125) feet by Lot No. 21 in the same plan.

HAVING THEREON erected a dwelling known as 416 INDIANA AVENUE, FARRELL, PA 16121

PARCEL NO. 52-432-161  
COMPUTER I.D. 52-008320

BEING THE same premises which American General Finance, Inc., by Deed dated 06/25/09 and recorded 08/07/09 in Mercer County Instrument No. 2009-00008535, granted and conveyed unto Erin Ward. Erin Ward is a/k/a Erin L. Ward.

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

TO BE SOLD AS THE PROPERTY OF ERIN L. WARD UNDER MERCER COUNTY JUDGMENT NO. 2015-03300

JUDGMENT - \$ 29,829.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ERIN L. WARD AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION  
NO. 2015-03651**

RICHARD M. SQUIRE & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

JANUARY 26, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KATHY L. DAVIS AND WILLIAM E. DAVIS, JR. IN AND TO:

ALL that certain. piece or parcel of land situate in Delaware Township, Mercer County, Pennsylvania, being Lot No. 22 in the Fruits Mill Development Plan, Section "S", as recorded in the Office of the Recorder of Deeds of Mercer. County, Pennsylvania, in Plan Book 11, Page 17, and being more particularly bounded and described as follows:

Beginning at a point on the East line of Patricia Drive West on the dividing line between Lots Nos. 22 and 23 in said Plan; thence along the dividing line between said Lots 22 and 23, due West a distance of 210.43 feet to a point on the West line of Lot No. 24 in said Plan; thence along the West line of Lot No. 24 in said plan due South a distance of 42.51 feet to a point; thence along the Northwest boundary line of Lot No 21 in said Plan, South 54° 30' West, a distance of 196.8 feet to a point on the East line of said Patricia Drive West; thence along the said East line of said Patricia Drive West in a northerly direction along the arc of a circle having a radius of 300 feet a distance of 167.21 feet to the place of beginning.

Being the same premises that WILLIAM E. DAVIS, JR., AND KATHY L. DAVIS, HUSBAND AND WIFE by deed dated 08/31/98 and recorded on 09/03/98 in the office of Recorder of Deeds in and for MERCER County, at Book 0273 and Page 1560, and Instrument No. 98DR16710, conveyed unto WILLIAM E. DAVIS, JR., AND KATHY L. DAVIS, HUSBAND AND WIFE, Grantees herein.

Parcel No. 003 009740

LOCATION —31 PATRICIA WEST A/K/A 258 PATRICIA WEST, TRANSFER, PA

JUDGMENT - \$145,671.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KATHY L. DAVIS AND WILLIAM E. DAVIS, JR. AT THE SUIT OF THE PLAINTIFF LSF9 MASTER PARTICIPATION TRUST

**WRIT OF EXECUTION  
NO. 2015-02847**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 19, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AMY K. CLAYCOMB AND ERIC C. CLAYCOMB IN AND TO:

ALL that certain 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 Pennsylvania Route 258, which point is the Southeast corner of the land herein described; thence North 86 degrees 18' West by lands of Nickolas and Kathryn Lackovic, 298.20 feet to an iron pin; thence North 29 degrees 20' West by other lands now or formerly of David R. and Linda L. Beatty (under Article of Agreement from William P.G. Uber and wife), 562.44 feet to an iron pin; thence North 60 degrees 40' East by said lands of Beatty, 255.00 feet to a point in the center of said public road; thence South 29 degrees 20' East by the centerline of said public road, Pennsylvania Route 258, 225.00 feet to the place of beginning.

BEING THE SAME PREMISES which Donald L. Miller and Ellen S. Miller, husband and wife, by Deed dated 10/28/05 and recorded 11/1/05 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument #2005-00017445, granted and conveyed unto Amy K. Claycomb and Eric C. Claycomb, wife and husband, their heirs, successors, and assigns, in fee.

LOCATION - 2626 MERCER BUTLER PIKE, GROVE CITY, PA

JUDGMENT - \$114,720.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMY K. CLAYCOMB AND ERIC C. CLAYCOMB AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16

#### WRIT OF EXECUTION

NO. 2015-03578

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 10, 2016 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point on an existing right of way on the West side of North Neshannock Road, being the Northeast corner of land herein conveyed; thence South 1° 29' 11" East along North Neshannock Road for a distance of 150 feet to a point; thence South 88° 34' West along Lot No.1 of the Arthur J. and Edith M. Hogue Subdivision for a distance of 300 feet to an iron pin; thence North 1° 29' 11" West along Lot No.1 of the Arthur J. and Edith M. Hogue Subdivision for a distance of 150 feet to an iron pin; thence North 88° 34' East along lands now or formerly of Woods for a distance of 300 feet to a point being

the Westerly line of an existing right of way and the place of beginning.

PARCEL NO. 11-133-135

BEING THE SAME PREMISES which David Joseph Gustas and Trista L. Corey-Gustas, his wife, by Deed dated 7/16/14 and recorded 8/1/14 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument #2014-00007730, granted and conveyed unto Dominic Demarco, in fee.

LOCATION - 1755 NORTH NESHANNOCK ROAD, HERMITAGE, PA

JUDGMENT - \$131,374.73

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

#### WRIT OF EXECUTION

NO. 2013-01919

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 11, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEVEN E. ROBBINS AND TAMMY ROBBINS IN AND TO:

Parcel #01-150-131

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Township of Coolspring, County of Mercer, and Commonwealth of Pennsylvania, as follows:

Parcel No. Beginning at the Southeast corner of the parcel herein conveyed at land formerly of Dora B. Moffatt now Kenneth R. and Karen F. Anderson; thence West along land formerly of Dora B. Moffatt, now Kenneth R. and Karen E. Anderson, a distance of 600 feet, more or less to land formerly of C.P. Munnell now Richard B. and Wanda J. Wilds, thence North along said land formerly of C.P. Munnell, now Richard B. and Wanda J. Wilds and Donald L. and Kathy J. Shankel, a distance of 92 ½ feet to a point on Parcel No. 2 described below herein, thence East along said Parcel No. 2 described below herein, a distance of 600 feet, more or less, to the center of the Perry Highway; thence South along the center of said Perry Highway, a distance of 92 ½ feet to the place of beginning.

Parcel No. 2: Bounded on the North by land of Jack Lightner formerly land of Thomas King; bounded on the East by the Perry Highway, known as U.S. Route 19; bounded on the South by Parcel No. 1 above described; and bounded on the West by land formerly of VanBoeyen and Munnell, now Donald L. and Kathy J. Shankel; said land having a frontage on said Route 19, of forty-two and one-half (42 ½) feet, and extending back therefrom in a Westerly direction of even width a distance of seven hundred (700) feet, more or less, to said land formerly of VanBoeyen now Donald L. and Kathy J. Shankel.

Excepting and reserving from Parcel No. 2 above described the following described real estate;

Commencing at a point in the center of U.S. Route 19, which leads from Mercer to Sheakleyville, thence South

88° 11' West along land of Cousins, a distance of 155 feet to an iron pin, thence North 0° 0' East, a distance of 40 feet along other lands of Cousins to an iron pin, thence North 88° 11' East, a distance of 155 feet along other land of Lightner and through an iron pin to a point in the center of said public highway; thence South 0° 0' West, a distance of 40 feet along center of said Road to the point of beginning.

BEING the same premises which Jack W. Hogue and Lois C. Hogue, husband and wife, by Deed dated July 8, 2008 and recorded in the Mercer County Recorder of Deeds Office on September 04, 2008 as Deed Instrument #2008-10846, granted and conveyed unto Steven E. Robbins and Tammy Robbins, husband and wife.

LOCATION - 285 NORTH PERRY HIGHWAY, MERCER, PA

JUDGMENT - \$148,332.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEVEN E. ROBBINS AND TAMMY ROBBINS AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

#### WRIT OF EXECUTION

NO. 2015-03370

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY  
JANUARY 29, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KORI K. KAY AND MARK A. KAY IN AND TO:

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

ON THE North by a 15 foot alley; on the East by lands formerly of Thomas Greer, now or formerly of Meade; on the South by Maple Street; and on the West by lands formerly of Mercer Iron & Coal Company, now or formerly of Foster.

The above described land fronting 50 feet on Maple Street and extending back of even width 100 feet to said alley, the southwest corner of said lot being located 150 feet east of the northeast corner of the intersection of Lake and Maple Streets.

ALSO KNOWN AS 35 Maple Street, Stoneboro, PA 16153

PARCEL ID 74-867-031-000

BEING the same premises which Robert C. Scott, Jr. Executor under the last Will and Testament of Wilma J. Scott, also known as Wilma Scott, also known as Wilma G. Scott, a widow Deceased by Deed dated August 17, 2006 and recorded September 11, 2006 in the Office of the Recorder of Deeds in and for Mercer County in Deed/Book or Instrument #200600013494 granted and conveyed unto Mark A. Kay and Kori K. Kay, husband and wife.

JUDGMENT - \$ 65,613.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KORI K. KAY AND MARK A. KAY AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MOR-

GAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2 C/O OCWEN LOAN SERVICING, LLC

#### WRIT OF EXECUTION

NO. 2015-03884

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY  
FEBRUARY 18, 2016 LEVIED ON THE FOLLOWING

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

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

ON the north by land now or formerly owned by Olive Kemp; on the east by lands now or formerly of J. M. Gundy; on the south by lands now or formerly of R. P. Allen and other lands now or formerly of Lucille Young Riblett; and on the west by a public road (unimproved) and known as a Cemetery or Haywood Street; and having a frontage on said road or street of One Hundred Thirty-six (136) feet and extending eastwardly a distance of Three Hundred Fifty-eight (358) feet.

BEING KNOWN AS 34 Haywood Street, West Middlesex, PA 16159

PARCEL ID 75 878 027

BEING THE SAME PREMISES which Mark E. David and Sharon L. David, husband and wife, by Deed dated May 19, 2006 and recorded on June 2, 2006 in the Office of the Recorder of Deeds in and for Mercer County in Instrument Number 2006-00008022 granted and conveyed unto Andrea L. Peters.

JUDGMENT - \$ 90,369.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ANDREA LYNN PETERS A/K/A ANDREA L. PETERS AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 20063 C/O OCWEN LOAN SERVICING, LLC

#### WRIT OF EXECUTION

NO. 2015-02938

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY  
JANUARY 12, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KATHLEEN HENDERSON AKA KATHLEEN P. HENDERSON IN AND TO:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BOROUGH OF STONEBORO, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH SIDE OF LINEN

STREET AT A POINT 313 FEET EAST FROM THE NORTHEAST CORNER OF LAKE AND LINDEN STREETS; THENCE NORTH ALONG LANDS NOW OR LATE OF JAMES REITHER AND PARALLEL TO LAKE STREET, A DISTANCE OF 100 FEET TO AN ALLEY; THENCE EAST ALONG SAID ALLEY A DISTANCE OF 50 FEET TO A STAKE; THENCE SOUTH ALONG LANDS NOW OR LATE OF ROBERT SHUTT, A DISTANCE OF 100 FEET TO LINDEN STREET; THENCE WEST ALONG LINDEN STREET, A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING, AND BEING A LOT 50 FEET FRONT ON LINDEN STREET AND EXTENDING BACK 100 FEET AND AT RIGHT ANGLES TO LINDEN STREET. BEING PARCEL ID 74-867-057.

BEING KNOWN AS: 6 Linden Street, Stoneboro, PA 16153 PROPERTY ID NO.: 74-867-057

TITLE TO SAID PREMISES IS VESTED IN Kathleen P. Henderson BY DEED FROM Robert L. Peltonen, Jr. and Jamie M. Peltonen, husband and wife DATED 06/29/2006 RECORDED 07/05/2006 AT INSTRUMENT NUMBER 2006-00009892.

JUDGMENT - \$ 74,557.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KATHLEEN HENDERSON AKA KATHLEEN P. HENDERSON AT THE SUIT OF THE PLAINTIFF HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-ASAPS, ASSET BACKED PASS-THROUGH CERTIFICATES

**WRIT OF EXECUTION  
NO. 2015-03582**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY  
JANUARY 27, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRAD D. PHILLIPS AND TANYA PHILLIPS A/K/A TANYA J. PHILLIPS IN AND TO:

ALL that parcel of ground situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 1 in the John O'Brien Subdivision, bounded and described as follows:

BEGINNING at a point in the centerline of Kelly Road (T-388) at the intersection of the west line of land now or formerly of John O'Brien and the east line of land now or formerly of Zahniser; thence South 88 degrees 16' East along the centerline of Kelly Road, distance of 236.8 feet; thence North 88 degrees 20' East along the centerline of Kelly Road, a distance of 52.6 feet to the west line of Lot No. 1, which is the true place of beginning for the herein described parcel; thence North 0 degrees 00' East along the east line of Lot No. a distance of 325.75 feet; thence South 89 degrees 32' East along the south line of Lot No. a distance of 145 feet to the centerline of Kelly Road; thence

South 0 degrees 00' West along the centerline of Kelly Road, a distance of three hundred one and five tenths (301.5) feet; thence South 77 degrees 29' West along the centerline of Kelly Road, a distance of one hundred (100) feet; thence South 88 degrees 20' West along the centerline of Kelly Road, a distance of forty seven and four tenths (47.4) feet to the place of beginning.

BEING KNOWN AS: 2537 Kelly Road, Sharpsville, PA 16150 n/k/a 2537 Kelly Road, Hermitage, PA 16148

PROPERTY ID NO.: 11132007001

TITLE TO SAID PREMISES IS VESTED IN Brad D. Phillips and Tanya J. Phillips, Husband and wife BY DEED FROM Scott A. Jones and Pamela A. Jones, Husband and wife DATED 11/10/2005 RECORDED 12/09/2005 IN DEED BOOK Instrument Number: 2005-00019485.

JUDGMENT - \$ 68,295.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRAD D. PHILLIPS AND TANYA PHILLIPS A/K/A TANYA J. PHILLIPS AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS1

**WRIT OF EXECUTION  
NO. 2015-02818**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY  
JANUARY 29, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KELLY SABELLA AKA KELLY JANE SABELLA AND SHAWN E. SABELLA AKA SHAWN ERICK SABELLA IN AND TO:

All that certain piece or parcel of land situate in the City of Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, being bounded and described as follows, to wit: Beginning at an iron pin in the center line of valley view road, at the northeast corner, which place of beginning is 251.1 feet southerly from the northeast corner of lot no. 7 in the recorded pool plan of lots; thence north 85° 27' west along the south line of the balance of said lot a distance of 432.7 feet to an iron pin; thence South 1° 38' west along lands now or formerly of Henry V. Johnson, et ux, a distance of 455.6 feet to an iron pin; thence south 48° 9' east along other lands now or formerly of Henry V. Johnson, a distance of 50.07 feet to a point in the center line of Valley view road; thence North 41° 51" east along the center line of said road, a Distance of 610.4 feet to the place of beginning, pursuant to survey of Joseph Harris.

BEING KNOWN AS: 2565 Valley View Road, Hermitage, PA 16148

PROPERTY ID NO.: 11-133-008/11-12530

TITLE TO SAID PREMISES IS VESTED IN BY DEED FROM DATED 06/17/2002 RECORDED 06/20/2002 IN DEED BOOK Instrument #2002-012935.

JUDGMENT - \$148,026.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KELLY SABELLA AKA KELLY JANE SABELLA AND SHAWN E. SABELLA AKA SHAWN ERICK SABELLA AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-1

**WRIT OF EXECUTION  
NO. 2015-03655**

WARREN R KECK III PLAINTIFF'S ATTORNEY  
FEBRUARY 18, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GREGORY ORPEN AND VICKI S. ORPEN, NOW VICKI LUTERAN IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being 6 feet from the South side of Lot No. 17 in a plot of lots of Trout and Strawbridge Addition to the City of Sharon, said land being specifically bounded and described as follows:

ON THE North by the remaining portion of Lot No. 17 owned by Michael A. Garvey, on the East by Hall avenue; on the South by land of A. R. Girdwood (formerly of Harriet C. Gillespie); and on the west by land now or formerly of Martha A. McCleery, having a frontage on Hall avenue of 6 feet and extending westwardly, of equal width, a distance of 156 feet, 9 inches.

ALSO: 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 of M. A. Garvey (formerly of Lillian Tyler); on the East by Hall Avenue; on the South by Walter S. Richards (formerly Nellie Kennedy); and on the west by a 12-foot alley; having a frontage on Hall Avenue of 66 feet and extending back, westwardly, preserving the same width, a distance of 152 feet.

BEING the same land conveyed to Gregory Orpen and Vicki S. Orpen, husband and wife, by deed of Thomas E. Congdon, single, dated February 10, 1987, and recorded March 2, 1987 at 87 D.R. 2022, Mercer County Records.

AND

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, marked and numbered Five (5) in the survey and plot of ground owned by the heirs of M. Fisher situate in the City of Sharon, more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Sharpsville Avenue (formerly called Sharpsville Street), Two Hundred Twenty-four (224) feet westwardly from the westerly side of the "Road to Hall Furnace"; thence extending in front or width southwardly a distance of Fifty-five and Fifteen Hundredths (55.15) feet along said Sharpsville Avenue; thence

extending northwestwardly a distance of One Hundred Thirty-six and Eight Tenths (136.8) feet to a point; thence extending northeastwardly a distance of One Hundred Sixteen and Five Tenths (116.5) feet; thence extending southeastwardly a distance of One Hundred Fifty-nine and Four Tenths (159.4) feet to Sharpsville Avenue, the place of beginning.

BEING the same land conveyed to Gregory Orpen and Vicki S. Orpen, husband and wife, by deed of Robert P. Sump, single, dated April 16, 1990, and recorded May 18, 1990 at 90 D.R. 04827, Mercer County Records.

LOCATION - 1337 HALL AVENUE, SHARON, PA AND 1189 SHARPSVILLE AVENUE, SHARON, PA

JUDGMENT - \$ 53,149.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GREGORY ORPEN AND VICKI S. ORPEN, NOW VICKI LUTERAN AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION  
NO. 2015-03517**

WILLIAM J MODER III PLAINTIFF'S ATTORNEY  
FEBRUARY 26, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JANET E. PICIACCHIO A/K/A JANET PICIACCHIO AND BRAD S. PICIACCHIO A/K/A BRAD PICIACCHIO IN AND TO:

Parcel Identification Number; 11 146 208 041

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, formerly Hickory Township, Mercer County, Pennsylvania, being known and numbered as Lot No. 41 in the McConnell's Upper Woods Subdivision 2 Lots 41-47, as recorded in the Recorder's Office of Mercer County, Pennsylvania at 94 P.L. 07078-77, being more particularly bounded and described as follows:

BEGINNING at an iron pin located on the northern right-of-way of Westminster Road, said point being the southeast corner of the land herein conveyed; Thence N 89° 40' West along said right-of-way, a distance of 200 feet to an iron pin; Thence N 0° 20' East along lands of Smalley, a distance of 214.37 feet to an iron pin; Thence S 89° 26' East along land now or formerly of Vallabh and Saxe, a distance of 200.00 feet to a point; Thence S 0° 20' West along Lot No. 42 in the Subdivision, a distance of 213.56 feet, the point of beginning.

BEING AND INTENDED TO BE the same land conveyed to Janet E. Piciacchio, widow, and Brad S. Piciacchio, a single man, by Deed of Janet E. Piciacchio, widow, dated September 23, 2003, and recorded October 9, 2003, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2003-23523.

THIS conveyance is subject to the restrictions, reservations and conditions as set forth in the prior deed recorded at 2003-022224.

LOCATION - 817 WESTMINSTER ROAD, HERMITAGE PA

JUDGMENT - \$144,712.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JANET E. PICCIACCHIO A/K/A JANET PICCIACCHIO AND BRAD S. PICCIACCHIO A/K/A BRAD PICCIACCHIO AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

M.C.L.J. – April 12, 19, 26, 2016

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**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.