

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

CARPEC, ANDREW, a/k/a CARPAC, ANDREW
2013-241

Late of Shenango Twp., Mercer Co., PA
Executrix: Betty Aiken, 198 Gilkey Rd., West Middlesex, PA 16159
Attorney: Roger R. Shaffer, Jr.

McGAUGHEY, PHILIP J., SR., a/k/a McGAUGHEY, PHILIP J.
2013-233

Late of Hermitage, Mercer Co., PA
Executrix: Mary M. McGaughey, 7045 E. State St., Hermitage, PA 16148
Attorney: William J. Madden

PAWLISH, ANDREA V., a/k/a PAWLISH, ANDREA VACY
2013-237

Late of Mill Creek Twp., Mercer Co., PA
Administrator: Walter Smith, III, 14 School St., Sandy Lake, PA 16145
Attorney: Raymond H. Bogaty

SMALTZ, LAURA G., a/k/a SMALTZ, LAURA
2013-202

Late of Hermitage, Mercer Co., PA
Executor: Richard Smaltz, 766 N. Keel Ridge Rd., Hermitage, PA 16148
Attorney: David J. Graban

SECOND PUBLICATION

ABPLANALP, MARIAN F., a/k/a ABPLANALP, MARIAN E.
2013-193

Late of Grove City Borough, Mercer Co., PA
Executrix: Wendy D. Alfreno, 169 Longwell Dr., Grove City, PA 16127
Attorney: Lewis P. McEwen

BLACK, KAREN BENBOW a/k/a BLACK, KAREN
2013-228

Late of Greenville Borough, Mercer Co., PA
Executor: Miles T. Black, 25 Willow Bend Dr., Canfield, OH 44406; Thomas Benbow Black, 31 Lancaster Ave., Greenville, PA 16125
Attorney: Deborah Smith

CANNON, ELOISE
2013-188

Late of Farrell, Mercer Co., PA
Administratrix CTA: Andrea L. Cannon, 814 Darr Ave., Farrell, PA 16121
Stephen J. Mirizio

DUMBROSKI, ANNA E.
2013-190

Late of Pine Twp., Mercer Co., PA
Executrix: Mrs. Wayne (Francis Ann) McCommon, n/k/a Francis Ann McCommon, 620 S. Center St., Grove City, PA 16127
Attorney: Brenda K. McBride

ENGLE, AGNES V.
2013-222

Late of East Lackawannock Twp., Mercer Co., PA
Executor: Richard E. McBride, 208 McKinney Blvd., Kent, OH 44240
Attorney: James A. Stranahan, IV

ESMOND, LINDA L.

2013-230
Late of Sharon, Mercer Co., PA
Executrix: Laura Fusco, 159 Grange Rd., New Wilmington, PA 16142
Attorney: James E. Douglas

MONTGOMERY, AMY L., a/k/a MONTGOMERY, AMY LEE
2013-232

Late of Grove City Borough, Mercer Co., PA
Executor: Robert F. Montgomery, 35 Bell Rd., Grove City, PA 16127
Attorney: Timothy L. McNickle

SHAFFER, ELIZABETH JANE
2013-220

Late of Wilmington Twp., Mercer Co., PA
Executor: Gerald E. Shaffer, 1671 Brodhead Rd., Moon Twp., PA 15108; George W. Shaffer, 200 High St., New Wilmington, PA 16142
Attorney: Robert D. Clark, 201 N. Market St., New Wilmington, PA 16142

STEFANAK, ANDREW A., JR., a/k/a STEFANAK, ANDREW, JR.
2013-196

Late of Farrell, Mercer Co., PA
Executrix: Sandra S. Algae, 2815 Woodhill Dr., Hermitage, PA 16148
Attorney: Douglas M. Watson

THIRD PUBLICATION

BARRIS, ARNELLA MYRTLE, a/k/a BARRIS ARNELLA M.

2013-203
Late of Hermitage, Mercer Co., PA
Executrix: Roye Ellen Miller, 407 Indiana Ave., Farrell, PA 16121
Attorney: Kenneth K. McCann

DEMARCO, THOMAS, a/k/a DEMARCO, THOMAS J.
2013-208

Late of South Pymatuning Twp., Mercer Co., PA
Executrix: Sandra Lynn Prezgay, 4548 Brad Point Ln., Las Vegas, NV 89130
Attorney: Stephen J. Mirizio

DICK, DELLA M., a/k/a DICK, DELLA MAE
2013-216

Late of Coolspring Twp., Mercer Co., PA
Administrator: G. Duane Christy, 17 Bradley Rd., Jackson Center, PA 16133
Attorney: Stephen L. Kimes

DODDO, FRANCES B.
2013-212

Late of Hempfield Twp., Mercer Co., PA
Administrator: Michael A. Doddo, 41 South 2nd St., Greenville, PA 16125
Attorney: Daniel P. Wallace

FORTUNA, SARAH L., a/k/a FORTUNA, SARAH
2013-218

Late of Hermitage, Mercer Co., PA
Executor: Joseph M. Fortuna, 1127 Foxwood Dr., Hermitage, PA 16148
Attorney: Stephen J. Mirizio

GARDNER, KEITH A., a/k/a GARDNER, KEITH ALAN
2013-211

Late of Hermitage, Mercer Co., PA

Administratrix: Dawn L. Gardner, 2610 Longview Rd., Hermitage, PA 16148
Attorney: James E. Douglas

KROCHKA, EDWARD B.
2013-214

Late of Sharon, Mercer Co., PA
Executrix: Barbara Seman Ochs, 19 Jefferson Ave., P.O. Box 949, Sharon, PA 16146
Attorney: Kenneth S. Feaster, Jr.

LEYSHOCK, ELEANOR E.

2013-219

Late of Hermitage, Mercer Co., PA
Executor/Executrix: Linda Ann Lewis f/k/a LINDA ANN ORR, 4838 West Laurel Lane, Glendale AZ 85304; Robert K. Leyshock, 309 Churchill Dr., Greensburg, PA 15601
Attorney: Joseph P. Sebestyen, Jr.

McELREE, FRANK E., JR., a/k/a McELREE, DR. FRANK E. JR.
2013-207

Late of West Salem Twp., Mercer Co., PA
Executrix: Geraldine M. McElree, 344 E. Jamestown Rd., Unit 44, Greenville, PA 16125
Attorney: Brenda K. McBride

MIRIZIO, FRANCES a/k/a MIRIZIO, FRANCES ANNETTE, a/k/a MIRIZIO, FRANCES A.
2013-210

Late of Farrell, Mercer Co., PA
Administrator: Thomas M. Mirizio, 1319 Buhl Terrace, Farrell, PA 16121
Attorney: Stephen J. Mirizio

PAULSEN, AMELIA, a/k/a PAULSEN, AMELIA R.
2013-209

Late of Sharpsville Borough, Mercer Co., PA
Administratrix: Kathy L. Palombi, 1143 Rodeo Place, Hermitage, PA 16148
Attorney: Stephen J. Mirizio

SHARLEY, ANNA E., a/k/a SHARLEY, ANNA
2013-217

Late of Sharon, Mercer Co., PA
Executrix: Kathy Gladysz, 7653 Warren-Sharon Rd., Brookfield, OH 44403
Attorney: Douglas M. Watson

IN THE COURT OF COMMON PLEAS OF
MERCER COUNTY, PENNSYLVANIA CIVIL
ACTION – LAW
No. 2013- 1032

THOMAS E. LEWIS, II
Plaintiff

vs.

RUTH G. JONES a/k/a RUTH G. JONES, widow, her heirs, executors, administrators, successors and assigns, generally, and any other interested parties,
Defendants

TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY NOTIFIED that a Complaint to Quiet Title action has been filed against you at the above term and number in which you are named as Defendants as to the following:

ALL THE FOLLOWING described real situate in the Borough of Wheatland, Mercer County, Pennsylvania, being known as Lot No. 115 in the Weaver Plan of Lots, as recorded in Plan Book 2, Page 13, in the Recorder's Office of Mercer

County, Pennsylvania, said lot being bounded and described as follows:

ON the north by Lot No. 114 in said Plan; on the east by Morton Street; on the south by Lot No. 116 in said Plan; and on the west by a 16 foot alley.

The Court ordered that notice of filing said Complaint be served by the Plaintiff on the Defendants by publication. You have been sued in Court. If you wish to defend against the claims set forth in the Complaint, you must take action within twenty (20) days after this advertisement, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court within further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. 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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

MERCER COUNTY LAWYERS' REFERRAL SERVICE

c/o Mercer County Bar Association
P.O. Box 1302
Hermitage, Pennsylvania 16148
Telephone: (724) 342-3111

ROBERT J. TESONE, ESQUIRE

Attorney for Plaintiff
2500 Highland Road, Suite 104
Hermitage, PA 16148
Telephone: (724) 347-5569
M.C.L.J. - April 23, 2013

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY PENNSYLVANIA CIVIL ACTION – LAW No. 2013-1062

IN THE MATTER OF PETITION FOR
CHANGE OF NAME OF:
TREVOR DEAN MILLER

D.O.B. September 2, 1994

LEGAL NOTICE

Notice is hereby given that Trevor Dean Miller has filed a Petition for Judicial Change of Name with the Mercer County Court of Common Pleas to have his name of TREVOR DEAN MILLER, an adult, changed to TREVOR DEAN FLICKINGER.

The Court has fixed the 7th day of June, 2013, at 9:00 a.m. in Courtroom No. 4 of the Mercer County Courthouse, Mercer, Pennsylvania, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

Ted Isoldi, Esquire
Attorney for Petitioner
106 North Pitt Street
P.O. Box 2
Mercer, Pennsylvania 16137
(724) 662-1980.
M.C.L.J. - April 23, 2013

LEGAL NOTICE FOR TRUSTS

TAKE NOTICE that Nicholas J. Dyda died on March 8, 2013, a resident of Shenango Township, Mercer County, Pennsylvania. At the time of his death, Nicholas J. Dyda was Trustee of the Nicholas J. Dyda Funded Revocable Trust Agreement Dated November 25, 2002. Upon his death, Joanne Lee Gilliland became the Trustee of the before-named Trust; Joanne Lee Gilliland's address is 3657 Hubbard-West Middlesex Road, West Middlesex, PA 16159. All claims, creditors, and debtors, without delay, contact the attorney below.

Carolyn E. Hartle, Esquire
Hartle Elder Law Practice, LLC
1621 Dutch Lane
Unit 102
Hermitage, PA 16148
(724) 962-3606
M.C.L.J. - April 23, 30, May 7, 2013

[ADVERTISING NOTICE]

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 2:12-cv-01655, I shall expose to public sale the real property of Jean M. Warner known as 206 Kennard Road, Greenville, PA 16125, being fully described in the Deed dated January 19, 2005 and recorded January 19, 2005 in the Mercer County Recorder of Deeds Office in Deed Book Volume 529, Page 1964 and at Instrument No. 2005-000939.

TIME AND LOCATION OF SALE:
Wednesday, May 15, 2013 at 10:00 A.M. at the Mercer County Courthouse, 120 S. Diamond Street, Mercer, PA 16137.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit www.resales.usda.gov or contact Ms. Cathy Diederich at 314-457-5514.

M.C.L.J. - April 9, 16, 23, 30, 2013

SHERIFF'S SALE

**MONDAY MAY 06, 2013
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. 2012-01150

BERNSTEIN-BURKLEY PC PLAINTIFF'S ATTORNEY
FEBRUARY 2, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DARRELL E. FREY IN AND TO:

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

BEGINNING at a point in the center line of Township Route 842, commonly known as Obitz Road, which point is located at the Southwest corner of land now or formerly of Michael A. Kellner, et ox; Thence North 79° 18' East along land of Kellner and other lands of Andrew A. Hellmuth, Jr. a distance of 842.67 feet to an iron pin; Thence South 9° 32' 30" East a distance of 254.95 feet to an iron pin; Thence South 80° 28' 10" West a distance of 320.88 feet to an iron pin; Thence North 21° 20' West a distance of 28.88 feet to an iron pin; Thence South 79° 18' West a distance of 101.93 feet to an iron pin; Thence South 29° 24' 35" West a distance of 64.88 feet to an iron pin; Thence South 77° 56' 25" West a distance of 378.2 feet to a point in the center line of Township Route 842, commonly known as Obitz Road; Thence North 8° 33' West along the center line of Township Route 842, commonly known as Obitz Road, a distance of 278.75 feet to the point or place of beginning.

BEING known as 134 Obitz Road, Sandy Lake, PA 16145. Tax Parcel No. 18-063-027-006-001

ALSO, the Grantor hereby grants and conveys any right, title or interest that he might have in an easement across land of John J. Schmidt, Jr., along an existing 10 foot unpaved driveway which presently runs along the Southern boundary of the parcel above-described and along the Northern boundary of land of Schmidt; said easement to be 8 foot in width from said boundary line and running a distance of 378.2 feet from the center line of Township Route 842, commonly known as Obitz Road.

THE PARCEL conveyed is subject to an easement across the parcel along an existing 10 foot unpaved driveway and running along the Southern boundary which easement is 8 foot in width from said boundary line and running parallel with the Southern boundary of the parcel above-described and alone the Northern boundary of other land of Schmidt a distance of 378.2 feet from the centerline of Township Route 842, commonly known as Obitz Road.

BOTH easements above-described shall be for purpose of ingress and egress by both Grantee and Schmidt, their successors and assigns, and both Grantee and Schmidt, their successors and assigns shall be equally responsible for maintenance and upkeep of said easements and each party's use of said easement shall be such as to not interfere with others's use of the easement for ingress and egress to and from the lands.

ALSO EXCEPTING AND RESERVING any and all oil and gas rights until the earlier of Schmidt's death or at such time as Schmidt is divested of any ownership interest in the paret retained by him at which time Schmidt's ownership of subsurface rights shall terminate and said subsurface rights shall become the property of Grantee.

BEING the same premises which John J. Schmidt, Jr. granted and conveyed to Darrell E. Frey and Linda S. Frey, husband and wife, by deed recorded on December 7, 1998 in the Office of the Mercer County Recorder of Deeds in Record Book 98 DR 23627 and by corrective deed dated January 7, 2002 and recorded February 13, 2002 in the Office of the Mercer County Recorder of Deeds at Instrument No. 2002003292; and the same premises which Linda S. Frey, by her deed dated November 12, 2007 and recorded November 14, 2007 in the Office of the Mercer County Recorder of Deeds at Instrument No. 2007-00015436, granted and conveyed her interest to Darrell B. Frey.

JUDGMENT - \$ 6,956.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DARRELL E. FREY AT THE SUIT OF THE PLAINTIFF MERCER COUNTY STATE BANK

WRIT OF EXECUTION

NO. 2012-02800

BERNSTEIN-BURKLEY PC PLAINTIFF'S ATTORNEY
FEBRUARY 12, 2013 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAN piece or parcel of land situate in the Borough of Sharpsville, County of Mercer and Commonwealth of Pennsylvania, known as Lot 127 in the Martin L. Knight Annex, being more particularly bounded and described as follows:

On the North by Lot No. 125 in said plan;
On the East by a twenty foot alley;
On the South by Lot No. 129 in said plan; and,
On the West by Ridge Avenue;

Having a frontage on said Ridge Avenue of forty (40) feet and extending back therefrom of a uniform width, a distance of one hundred forty (140) feet to said alley.

BEING the same land which David B. Dunder and Jan Ellen Dunder, husband and wife, by their deed dated July 30, 2009, and recorded September 30, 2009, in the Recorder's Office of Mercer County, at Instrument No. 200900009568, granted and conveyed to Thomas Scudero and Teresa Scudero, husband and wife.

Property Address: 1815 W. Ridge Avenue, Sharpsville, PA 16150

Control No. 07-014510, Tax Map No. 72-844-057
JUDGMENT - \$ 97,535.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) THOMAS SCUDEIRO AND TERESA SCUDEIRO AT THE SUIT OF THE PLAINTIFF MERCER COUNTY STATE BANK

WRIT OF EXECUTION

NO. 2012-01481

FEDERMAN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY
JANUARY 14, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) TIMOTHY D. SHAW AND KELLY F. SHAW IN AND TO:

All that certain piece or parcel of land situate in the Borough of Sharpsville, County of Mercer and Commonwealth of Pennsylvania, being part of Lot 17A of Jonas J. Pierce's Subdivision of Lots Nos. 12, 17, 18 and 19 of Section "C" James Pierce Addition, as surveyed by Griff W. Nicholls, C.E., August 31, 1931, and being more particularly bounded and described as follows:

Beginning at a point on the North which is bounded by lands now or formerly of G.B. Mulhollen;
Thence in a northeasterly direction, a distance of fifty-six and five tenths (56.5) feet to a point which is bounded by lands of the Sharpsville School District;
Thence in a southeasterly direction, a distance of seventy-three and eight tenths (73.8) feet to a point which is bounded by lands formerly owned by Henrietta Jones;
Thence in a southwestwardly direction, a distance of fifty-five (55) feet to a point which is bounded by lands now or formerly of Wright;
Thence in a northwestwardly direction along said lands now or formerly of Wright, a distance of sixty-one and three tenths (61.3) feet to the place of beginning.

BEING the same premises that Frank Boca and Denise A. Boca, husband and wife, by Deed dated 2/22/2007 and recorded 3/1/2007 in the County of Mercer (as Document No. 2007-00002674) granted and conveyed unto Timothy D. Shaw and Kelly F. Shaw, husband and wife, his/her heirs and assigns, in fee.

Property: 45 School Street, Sharpsville, PA 16150

Pin Number: 72-812-003

JUDGMENT - \$ 73,665.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) TIMOTHY D. SHAW AND KELLY F. SHAW AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., AS CERTIFICATE TRUSTEE (NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE), IN TRUST FOR REGISTERED HOLDERS OF VNT TRUST SERIES 2010-2

WRIT OF EXECUTION

NO. 2012-03246

GRENNEN & BIRSIC PC PLAINTIFF'S ATTORNEY
MARCH 7, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) TIMOTHY TODD TITUS A/K/A TIMOTHY T. TITUS AND LISA M. TITUS IN AND TO:

ALL that certain piece or parcel of land situate in Hermitage, formerly Hickory Township, Mercer County, Pennsylvania, being Lot No. 2 in the Dawn Acres Plan No. 2, recorded in the Recorder's Office of Mercer County, Pennsylvania, P.L. 10-3 and being more particularly bounded and described as follows:

On the North by the centerline of Lamor Road, a distance of 125 feet; on the East by Lot No. 1 in said Plan, a distance of 275.8 feet; on the South by

other lands of the first parties, a distance of 145.8 feet and on the West by other lands of the first parties, a distance of 275 feet.

Being the same piece or parcel of land conveyed to Timothy Todd Titus a/k/a Timothy T. Titus and Lisa M. Titus, by deed of Paul K. Shiderly, dated January 20, 1995, and recorded January 27, 1995, at 95 DR, 00982, Records of Mercer County, Pennsylvania.

LOCATION - 5590 LAMOR ROAD, HERMITAGE PA

JUDGMENT - \$181,466.59

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) TIMOTHY TODD TITUS A/K/A TIMOTHY T. TITUS AND LISA M. TITUS AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

WRIT OF EXECUTION

NO. 2012-02310

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
FEBRUARY 23, 2013 LEVIED ON THE FOLLOWING
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DON R. CROUSER IN AND TO:

That Certain Piece Or Parcel Of Land, And The Buildings And Improvements Thereon, Known As 108 19th Street Located In The Greenville, County Of Mercer, And Commonwealth Of Pennsylvania, And Being More Particularly Described In A Deed Recorded On July 1, 2005 At Book 2005, Page 10417 Of The Mercer County Land Records.

For Title Reference See Deed From Melissa L. Crawford N/K/A Melissa L. Addicott Recorded July 1, 2005 In Book 2005, Page 10147.

Also Described As:

ALL That Certain Piece Or Parcel Of Land Being Known And Designated As Lot No. 65 In Reynolds Park Plan Of Lots, Situate In Pymatuning Township, Mercer County, Pennsylvania, Which Plan Is Duly Recorded In The Office Of The Recorder Of Deeds For Mercer County, Pennsylvania, At Plan Book 7, Page 53, And Being More Particularly Bounded And Described As Follows:

BEGINNING At A Point On The Southerly Line Of 19th Street On Line Of Lot No. 61 And Line Of Lot Herein Described Which Is The Northeast Corner Of Land Herein Described; Thence South 0° 11' East Along Lot No. 61 And Lot No. 62, A Distance Of 240 Feet To A Point On Line Of Lot No. 63; Thence South 89° 49' West, Distance Of 10 Feet To A Point On Line Of Lot No. 66; Thence North 62° 11' East Along Line Of Lot No. 66 For A Distance Of 124.58 Feet To A Point On The Line Of Lot No. 68; Thence North 0° 11' West A Distance Of 181.51 Feet To A Point On The Southerly Line Of 19th Street; Thence North 89° 49' East Along The Northerly Line Of 19th Street A Distance Of 120 Feet, Which Is The Plate Of Beginning.

Parcel#: 23-343-086

Property Address: 108 19th Street, Greenville, PA 16125

JUDGMENT - \$122,461.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DON R. CROUSER AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE, LLC

WRIT OF EXECUTION

NO. 2010-01567

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
JANUARY 24, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ANGELA MCMATH AND GENE MCMATH 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 The North Thirty (30) Feet Of Lot Number One Hundred Seventy-Seven (177) In The L. Budd Plan Of Lots, As Recorded In The Records Of Mercer County, Pennsylvania, In Plan Book 1, Page 10, And Said Land Being Bounded And Described As Follows:

Beginning At A Point On The East Line Of South State Line Road, Formerly Called High Avenue, Which Point Is Two Hundred Thirty-Eight (238) Feet Southwardly From The Intersection Of The South Line Of David Street With The East Line Of South State Line Road; Thence Eastwardly Along The South Line Of Lot Number One Hundred Seventy-Six (176) In Said Plan, A Distance Of One Hundred Fifty-One And Sixty-Four Hundredths (151.64) Feet To The West Line Of An Alley;

Thence Southwardly Along The West Line Of Said Alley, A Distance Of Thirty (30) Feet To A Point; Thence Westwardly Parallel With The South Line Of Lot Number One Hundred Seventy-Six (176) In Said Plan, A Distance Of One Hundred Fifty-One And Sixty-Six Hundredths (151.66) Feet To A Point On The East Line Of South State Line Road; Thence Northwardly Along The East Line Of South State Line Road, A Distance Of Thirty (30) Feet To The Place Of Beginning.

Being The Same Premises By Deed From Angella Solakakis, Widow Dated: 10/20/97 And Recorded: 11/03/97 In Ins#1997 DR 15759 Granted And Conveyed Unto Gene McMath And Angela McMath, Husband And Wife.

Being Known As 669 S. Stateline Road, Sharon Pa 16146

Tax Parcel No: 3 R 15

JUDGMENT - \$ 39,590.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ANGELA MCMATH AND GENE MCMATH AT THE SUIT OF THE PLAINTIFF U.S. BANK

NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AFC TRUST SERIES 1997-4

**WRIT OF EXECUTION
NO. 2008-01104**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
JANUARY 24, 2013 LEVIED ON THE FOLLOWING

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

All that certain lot or piece of ground situate in the City of Farrell, County of Mercer and State of Pennsylvania, being known, numbered and designated as Lot No. Twenty One (21), being bounded and described as follows:

Beginning at a point on the north side of Roemer Boulevard (formerly Haywood Street), which point is the southwest corner of Lot No. 23 in said Plan; thence westwardly along the north side of Roemer Boulevard (formerly Haywood Street) a distance of twenty seven and sixty six hundredths (27.66) feet to a point; Thence in a northwesterly direction along an arc of a thirty (30) foot radius a distance of thirty seven and twelve hundredths (37.12) feet to a point on the east side of Park Avenue; Thence northwardly along the east side of Park Avenue a distance of ninety five (95) feet more or less to a point, which point is the southwest corner of Lot No. 41 on said plan; thence eastwardly along the south line of Lots 41 and 39 in said Plan a distance of fifty seven and sixty six hundredths (57.66) feet to a point on the south line of Lot No. 39 in said Plan, which point is the north west corner of Lot No. 23 in said Plan; thence southwardly along the west line of said Lot No. 23 a distance of 125 feet to a point on the north side of Roemer Boulevard (formerly Haywood Street), said point being the place of beginning.

A right of way is hereby reserved across the rear of said lot, close to the boundary line, from side of side, for the erection of poles, and maintenance of a telephone line for use of the residences in the locality of said plan of lots.

Tax Id #: 52-428-252

PROPERTY ADDRESS: 1402 ROEMER BOULEVARD, FARRELL, PA 16121

JUDGMENT - \$ 87,206.83

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DEBORAH S. PATE AT THE SUIT OF THE PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY DMA BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2012-02900**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
JANUARY 11, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) MICHELE D. AMPY AND ANNA P. AMPY IN AND TO:

ALL THAT CERTAIN piece of parcel of land situated in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, comprising three lots, to wit: Lots No. 283, Lot No. 284 and No. 285 in the South Sharon Trust Company's Plan

of Lots, set forth in Plan Book 1, Page 21, and which are more particularly bounded and described together-as follows:

HAVING a frontage of 75 feet on the south side of Haywood Street, now known as Roemer Boulevard, thence, extending back in depth a distance of 123.75 feet to an alley, having erected thereon a two and one-half story brick dwelling house known as 1201 Haywood Street, together with a brick garage.

Being known as: 1201 Roemer Boulevard, Farrell, Pennsylvania 16121

BEING THE SAME PREMISES WHICH EDWARD NICASTRO AND DOROTHY M. NICASTRO, HUSBAND AND WIFE by deed dated May 28, 1992 and recorded June 24, 1992 in the office of the Recorder in and for Mercer County in Deed Book 0123, Page 1711, granted and conveyed to Michele D. Ampy and Anna P. Ampy.

TAX I.D. #: 52022490

JUDGMENT - \$ 16,858.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MICHELE D. AMPY AND ANNA P. AMPY AT THE SUIT OF THE PLAINTIFF MATRIX FINANCIAL SERVICES CORP.

**WRIT OF EXECUTION
NO. 2012-02331**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
FEBRUARY 9, 2013 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Jackson Center, Mercer County, Pennsylvania, known as Jackson Center Borough Tax Parcel No. 565-47.

BEGINNING at a point in the centerline of Franklin Road, also known as U. S. Route 62, said point being the southeast corner of the land herein described and also being the southwest corner of land Of William R. Roberts et al; thence South 76° 45' West, along the centerline of Franklin Road, a distance of 261.66 feet to a point; thence North 10° 25' West, along land of David E. Polick, a distance of 200.00 feet to an iron pin; thence South 75° 48' West, along land of Kirke L. and Mary E. Taylor and Danny G. and Stella Boggs, a distance of 300.00 feet to an iron pin; thence North 3° 38' East, along land of Peggy Donaldson, a distance of 887.23 feet to an iron pin; thence South 87° 37' East, along land of Marvin and Mary Jane Gatewood, a distance of 584.71 feet to an iron pin; and thence South 3° 38' West, along land of William R. Roberts et al; a distance of 926.05 feet to a point in the centerline of U. S. Route 62, the point and place of beginning.

Containing 12.06 acres, as per survey of R.P. Bittler, P.L.S., dated May 6, 1992.

Being known as: 1275 Franklin Road, Jackson Center, Pennsylvania 16133

BEING THE SAME PREMISES WHICH STEPHANIE A. DIFFENDAL by deed dated July 17, 2001 and recorded August 15, 2001 in the office of the Recorder in and for Mercer County in Deed Book 01DR, Page 13803, granted and conveyed to Stephanie A. Diffendal.

TAX I.D. #: 63-565-047

JUDGMENT - \$197,066.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) STEPHANIE A. DIFFENDAL AT THE SUIT OF THE PLAINTIFF HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2010-02787**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
FEBRUARY 23, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) MICHAEL S. LOUGHRY AND CINDY SUE LOUGHRY IN AND TO:

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

BEGINNING at a point in the center line of Carrier Road at the northeast corner of the property herein described, said point and place of beginning being 1,357 feet, more or less, southwardly by the center line of said Carrier Road from the center line of Morrison Road, said point and place of beginning also being the southeast corner of land now or

formerly of Basil Morrison, thence by the center line of said Carrier Road South 2 degrees 15 minutes East, a distance of 332.55 feet to a point at the northeast corner of lands now or formerly of Robert and Rose Ann Kolbrich; thence South 89 degrees 37 minutes West by lands now or formerly of said Robert and Rose Ann Kolbrich for a distance of 365 feet to a point; thence South 2 degrees 15 minutes East for a distance of 250 feet to a point on the north line of lands now or formerly of Siege; thence South 89 degrees 37 minutes West for a distance of 146 feet to a point at the northwest corner of lands now or formerly of said Siege; thence South 2 degrees 15 minutes East, a distance of 250 feet to a point at the southwest corner of lands now or formerly of said Siege; thence North 89 degrees 37 minutes East, a distance of 146 feet to a point at the northwest corner of lands now or formerly of Gibson, thence South 2 degrees 15 minutes East along the west line of lands now or formerly of said Gibson and west line of lands now or formerly of Nicholas and Joan Kolbrich for a total distance of 500 feet to a point at the southeast corner of the tract herein described, thence South 89 degrees 37 minutes West by lands now or formerly of Edward Reimold and McKnight for a total distance of 1,482 feet to a point at the southwest corner of the tract hereby conveyed on the east line of lands now or formerly of basil Morrison and the north line of lands now or formerly of McKnight, thence North 1 degree 49 minutes West along the said east line of lands now or formerly of Basil Morrison for a distance of 1,315.6 feet to a point at the northwest corner of the tract herein described; thence North 89 degrees 4 minutes East along the south line of lands now or formerly of said Basil Morrison for a distance of 1,736.6 feet to the place of beginning.

Being known as: 173 Carrier Road, Transfer, Pennsylvania 16154

BEING THE SAME PREMISES WHICH H. DAVID LOUGHRY AND CONNIE J. LOUGHRY, HIS WIFE by deed dated May 2, 2006 and recorded May 15, 2006 in the office of the Recorder in and for Mercer County in Deed Book Instrument No.: 2006-00006865, granted and conveyed to Michael S. Loughry and Cindy Sue Loughry, husband and wife.

TAX I.D. #: 23-106-605

JUDGMENT - \$162,393.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MICHAEL S. LOUGHRY AND CINDY SUE LOUGHRY AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2012-03556**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
FEBRUARY 8, 2013 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, and;

BEING Lot No. 292 in the S.F. Stambaugh Plan of Lots, recorded in the Recorder's office, Mercer, Pennsylvania, in Plan Book 1, Page 1, bounded and described as follows: On the North by others' lands, the legal title to which is or formerly was in H. B. Hazen and J. M. Lininger; and on the East by Stambaugh Avenue; on the South by other lands, the legal title to which is now or formerly was in H. B. Hazen and J. M. Lininger; and on the West by a 15-foot alley; having a northern boundary of 129.84 feet, a southern boundary of 128.9 feet and a uniform width of 45 feet from said Stambaugh Avenue to said alley.

Being known as: 762 Stambaugh Avenue, Sharon, Pennsylvania 16146

BEING THE SAME PREMISES WHICH DON SIMONTON AND BETTY SIMONTON, HUSBAND AND WIFE by deed dated August 5, 1992 and recorded August 13, 1992 in the office of the Recorder in and for Mercer County in Deed Book 92, Page 11936, granted and conveyed to Thomas K. McClimans a/k/a Thomas Keith McClimans.

TAX I.D. #: 71029140

JUDGMENT - \$ 19,811.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) THOMAS K. MCCLIMANS A/K/A THOMAS KEITH MCCLIMANS AT THE SUIT OF THE PLAINTIFF M&T BANK

WRIT OF EXECUTION

NO. 2012-00090

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
FEBRUARY 17, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) TERRY LEE REAGLE, KNOWN SURVIVING HEIR OF JEFFREY REAGLE, DECEASED MORTGAGOR AND REAL OWNER, TERRY L. REAGLE, JR., KNOWN SURVIVING HEIR OF JEFFREY REAGLE, DECEASED MORTGAGOR AND REAL OWNER, AND ALL UNKNOWN SURVIVING HEIRS OF JEFFREY REAGLE, DECEASED MORTGAGOR AND REAL OWNER 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:

BEGINNING AT A POINT ON THE EDGE OF LATHAM ROAD, THENCE IN A NORTHEASTERLY DIRECTION ALONG LAND OF IRA HOFFMAN FOR A DISTANCE OF 185 FEET, MORE OR LESS, TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG LAND FORMERLY OF RUTH HENDERSON, NOW R. WEAVER, FOR A DISTANCE OF 220 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF ROUTE 62; THENCE ALONG THE CENTERLINE OF ROUTE 62 TO A POINT AT THE EDGE OF LATHAM ROAD FOR A DISTANCE OF 80 FEET, MORE OR LESS; THENCE ALONG SAID LATHAM ROAD FOR A DISTANCE OF 158 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

BEING IDENTIFIED AS TAX PARCEL NUMBER 67-595-133

Being known as: 2562 Mercer Street, Sandy Lake, Pennsylvania 16145

BEING THE SAME PREMISES WHICH WILLIAM E. PRENATT AND SUZANNE PRENATT, HUSBAND AND WIFE by deed dated April 25, 2006 and recorded May 9, 2006 In the office of the Recorder in and for Mercer County In Deed Book Instrument No. 2006-00006592, granted and conveyed to Jerry Reagle.

Jerry Reagle departed this life on June 13, 2010 leaving title to said premises solely vested in Terry Lee Reagle, Known Surviving Heir of Jeffrey Reagle, Deceased Mortgage and Real Owner, Terry L. Reagle, Jr., Known Surviving Heir of Jeffrey Reagle, Deceased Mortgage and Real Owner and All Unknown Surviving Heirs of Jeffrey Reagle, Deceased Mortgage and Real Owner.

TAX I.D. #: 67-595-133

JUDGMENT - \$124,806.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) TERRY LEE REAGLE, KNOWN SURVIVING HEIR OF JEFFREY REAGLE, DECEASED MORTGAGOR AND REAL OWNER, TERRY L. REAGLE, JR., KNOWN SURVIVING HEIR OF JEFFREY REAGLE, DECEASED MORTGAGOR AND REAL OWNER, AND ALL UNKNOWN SURVIVING HEIRS OF JEFFREY REAGLE, DECEASED MORTGAGOR AND REAL OWNER AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3

**WRIT OF EXECUTION
NO. 2012-04002**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
FEBRUARY 13, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) THOMAS R. SIMON AND CAROL A. SIMON IN AND TO:

All that tract of land situate in the BOROUGH OF GROVE CITY, MERCER COUNTY, PENNSYLVANIA, known as Lots No. 73 and No. 75 of the Union Land Company Plan of Hillcrest as recorded in Plan Book 1, Page 61, and more particularly described as follows:

Beginning at a point on the Northwest side of State Street on line between Lot No. 75 and No. 77; thence in a Southwesterly direction along State Street, 120 feet; thence by Lot No. 71, owned by W. S. Rollins et ux, in a Northeasterly direction, 120 feet to Maple Alley; thence in a Northeasterly direction along Maple Alley, 38 feet to Lot No. 77, now or formerly owned by Harry A. Keck; thence in a Easterly direction by Lot No. 77, a distance of 120 feet to State Street to the place of beginning.

Being the same property acquired by Thomas A. Simon, by Deed recorded 07/10/2003, of record in Deed Instrument No. 2003-015222, in the Office of the Recorder of Mercer County, Pennsylvania.

Being known as: 303 Hillcrest Circle, Grove City, Pennsylvania 16127

BEING THE SAME PREMISES WHICH MARIAN L. SIMON AND RICHARD J. SIMON, EXECUTORS OF THE ESTATE OF EDWIN C. SIMON, DECEASED by deed dated May 1, 2003 and recorded July 10, 2003 in the office of the Recorder in and for Mercer County in Deed Book Instrument No. 2003-015222, granted and conveyed to Thomas R. Simon and Carol A. Simon, husband and wife.

TAX I.D. #: 59-544-048

JUDGMENT - \$ 91,117.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) THOMAS R. SIMON AND CAROL A. SIMON AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED-CERTIFICATES, SERIES 2006-HE2

**WRIT OF EXECUTION
NO. 2010-02430**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
JANUARY 12, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) CHARLES W. SWEITZER, JR. AND DEBORAH L. SWEITZER IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in WOLF CREEK TOWNSHIP, MERCER COUNTY, PENNSYLVANIA bounded and described as follows:

COMMENCING at point in the center of Township Road 457, said point being the Northeast corner of the land herein described; thence South 5° 27' West 264.75 feet along other lands now or formerly of Charles W. and Virginia Ann Sweitzer to an iron pin; thence North 88° 38' West 414.75 feet to an iron pin; thence North 6° 40' East along lands now or formerly of Harold A. and Birdie F. McCurdy 230.16 feet to a point in the center of Township Road 457; thence North 89° 32' East 100 feet along the center line of said road; continuing along the centerline of said road North 85° 34' East 314 feet to a point in the center of said road, that being the place of beginning. Containing 2.31 acres and being known as Lot No. 1 in the Charles W. and Virginia Ann Sweitzer Subdivision as per the survey of R.P. Bittler P.E. dated July 16, 1979 and recorded August 13, 1979 in 1979 P.L. 236.

SUBJECT to a 60 foot minimum set back line as per the survey.

SUBJECT to a mortgage in favor of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania dated March 7, 2001 and recorded in the Recorder's Office of Mercer County, Pennsylvania on March 9, 2001 at No. 2001-03313 which the grantee assumes and agrees to pay and indemnify and hold the grantor, Deborah L. Sweitzer, harmless therefrom.

THIS is a conveyance from husband and wife to husband, and therefore, no transfer tax is due thereon.

Being known as: 54 Perrine Road, Grove City, Pennsylvania 16127

BEING THE SAME PREMISES WHICH CHARLES W. SWEITZER, JR. AND DEBORAH L. SWEITZER by deed dated April 5, 2010 and recorded April 16, 2010 in the office of the Recorder in and for Mercer County in Deed Book Instrument No. 2010-00003269, granted and conveyed to Charles W. Sweitzer, Jr.

TAX I.D. #: 33-181-033-001

JUDGMENT \$116,031.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) CHARLES W. SWEITZER, JR. AND DEBORAH L. SWEITZER AT THE SUIT OF THE PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2011-02882**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
FEBRUARY 12, 2013 LEVIED ON THE

FOLLOWING

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

PARCEL 1:

ALL that certain piece or parcel of land situate in the Borough of Greenville, County of Mercer, Commonwealth of Pennsylvania, and being Lot No. 108 in the Laird Camp Addition of Greenville, as recorded in the Recorder's Office of Mercer County, Commonwealth of Pennsylvania in Plan Book 1, Page 22, being bounded and described as follows:

HAVING a frontage of 50 feet on Lancaster Avenue, and extending back a uniform with 120 feet to said lot No. 133.

PARCEL 2:

ALL that certain piece or parcel of land situate in the Borough of Greenville, County of Mercer, Commonwealth of Pennsylvania, and being Lot No. 133 in the Laird Camp Addition to Greensville, as recorded in the Recorder's Office of Mercer County, Commonwealth of Pennsylvania in Plan Book 1, Page 22, and being bounded and described as follows:

BEGINNING at a point 34.1 feet North of the Southwest corner of Lot No. 110 in said Addition; thence South 51 degrees 31 minutes East along Lots Nos. 110, 109, 108 and 107 in said Addition, a distance of 161.61 feet to a point; thence South 29 degrees and 30 minutes West, a distance of 291.15 feet to a point; thence North 0 degrees 31 minutes West, a distance of 319.4 feet to the place of beginning.

Being known as: 32 Lancaster Avenue, Greenville, Pennsylvania 16125

BEING THE SAME PREMISES WHICH ALPHONSO JACKSON, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., BY LAURA DAVIS, AUTHORIZED SIGNATORY by deed dated January 11, 2008 and recorded January 24, 2008 in the office of the Recorder in and for Mercer County in Deed Book 645, Page 950, Instrument No.:2008-00000992, granted and conveyed to Jennifer L. Zuschlag.

TAX I.D. #: 55-529-133

JUDGMENT - \$ 31,188.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JENNIFER L. ZUSCHLAG AT THE SUIT OF THE PLAINTIFF M&T BANK

**WRIT OF EXECUTION
NO. 2012-03947**

METZ LEWIS BRODMAN MUST O'KEEFE LLC PLAINTIFFS ATTORNEY FEBRUARY 23, 2013 LEVIED ON THE FOLLOWING

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

PARCEL NO. 1: ALL that certain piece or parcel of land situate in the Village of Shenango, West Salem Township, Mercer County, Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of land herein described which point is the northwest corner of the intersection of Walnut Street and the Sharon-Greenville Road; thence in a westerly direction along the North side of Walnut Street a distance of two hundred and sixty (260) feet, more or less, to a point; thence in a northerly direction along land of George Steve along a line which is sixteen (16) feet West of the West side of a garage on land hereby conveyed a distance of one hundred and seventy (170) feet, more or less, to a point; thence in an easterly direction along land of George Steve a distance of one hundred and ten (110) feet, more or less, to a point on the West line of land now or formerly of Mary Jones; thence in a southerly direction along land now or formerly of Mary Jones a distance of one hundred twenty (120) feet, more or less, to a point; thence in an easterly direction along land now or formerly of Mary Jones a distance of one hundred and fifty (150) feet, more or less, to a point on the West side of the Sharon-Greenville Road; thence in a southerly direction along the westerly side of the Sharon-Greenville Road a distance of fifty (50) feet, more or less, to the place of beginning. Being all of Lots Numbers 132 and 133 and the one hundred and ten (110) easterly feet of Lots Number 182 and 183 and the easterly one hundred and ten (110) fee of Lot No. 184 for a depth of twenty (20) feet, said Plan of Lots of Shenango as recorded in Deed Book N, Vol. 6, Page 381. Excepting and reserving therefrom a strip of land 43.2 feet in width running along the entire easterly boundary of the within parcel adjacent to the Sharon-Greenville Road.

PARCEL NO. 2: ALL that certain piece or parcel

of land situate in the Township of West Salem, County of Mercer, Commonwealth of Pennsylvania, consisting of .3 acres on Route 18 and being more particularly bounded and described as follows:

BEING Lots No. 127, 128, 129, 130 and 131 in the Plan of the Village of Shenango, West Salem Township, Mercer County, Pennsylvania, recorded January 30, 1897 in Deed Book N, Volume 6, Page 381 in the Recorder's Office of Mercer County, Pennsylvania, being more fully bounded and described as follows: on the North by Lot No. 126 in said plan; on the East by the Greenville-Clarksville Road, formerly known as State Street, now Route 18; on the South by Lot No. 132 (Parcel No. 1 herein); and on the West by Parcel No. 1 herein and land now or formerly of Earl R. Beil; fronting one hundred twenty-five (125) feet on Greenville-Clarksville Road and extending westerly therefrom of even width a distance of one hundred forty (140) feet.

BEING the same property which Thomas A. Beighley, Executor under the Last Will and Testament of Arthur Beighley Deceased, by deed dated June 8, 2006 and recorded in the Office of the Recorder of Deeds of Mercer County on June 9, 2006, Instrument Number 2006-00008449, granted and conveyed unto Darren J. King.

Both above parcels together comprise parcel number 31-069-014.

Address: 101 Walnut Street, Greenville, PA 16125

JUDGMENT - \$ 67,692.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DARREN J. KING AT THE SUIT OF THE PLAINTIFF SEVEN SEVENTEEN CREDIT UNION

**WRIT OF EXECUTION
NO. 2012-02860**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
JANUARY 24, 2013 LEVIED ON THE FOLLOWING

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

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

ON the North by Milliken Avenue; on the South by land now or formerly of V. Troutman's heirs; on the East by land now or formerly of Edward Connelly; on the West by land willed to Michael Murphy by Marty McGlynn, deceased; said land fronting on Milliken Avenue, forty-eight, 3 inches (48 feet 3 inches) and extending back a uniform width to land of said V. Troutman's heirs; it being the same piece of land willed to Thomas McGlynn, (known as Scot McGlynn) by Mary McGlynn, deceased, said will being on record in the proper office for the recording such papers in Mercer County, Pennsylvania; thence conveying by Thomas McGlynn to B.A. Turner by Deed dated March 18, 1908, recorded in Deed Book "W", Vol. 8 page 85, March 21, 1908 and thence conveyed to Aleck Orezag by deed dated April 7, 1921 and recorded in Deed Book "E" Vol. 12 page 304, April 9, 1921 and thence conveyed to Joe Chasser by deed dated May 1, 1924 and recorded in Deed Book "Y" Vol. 12, page 299; thence conveyed to Aleck Orezag and Mary Orezag by Deed dated May 20, 1924 and recorded in Deed Book "Y" Vol. 12 page 298. The said Mary Orezag, preceded in death by her husband, Aleck Orezag, thereby vesting by right of survivorship, the title in Aleck Orezag.

TITLE TO SAID PREMISES IS VESTED IN Laura J. Albright, single, by Deed from Mortgage Electronic Registration Systems, Inc., as Nominee for Freedom Mortgage Corporation, dated 10/30/2007, recorded 01/16/2008 in Book 2008, Page 664.

TAX PARCEL #: 72-824-005

PROPERTY: 301 MILLIKEN AVENUE, SHARPSVILLE, PA 16150-1315

JUDGMENT - \$ 26,974.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) LAURA J. ALBRIGHT AT THE SUIT OF THE PLAINTIFF METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

**WRIT OF EXECUTION
NO. 2012-01839**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFFS ATTORNEY
FEBRUARY 27, 2013 LEVIED ON THE FOLLOWING

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

AUCHTER A/K/A KENNETH A. AUCHTER AND BOBBI ANN AUCHTER A/K/A BOBBI A. AUCHTER IN AND TO:

Parcel No One:

All that certain lot situate in the City of Farrell, county of Mercer and State of Pennsylvania, known as Lot No. 669 in a plan of lots laid out by the South Sharon Trust Company, bounded and described as follows, to wit:

BOUNDED on the East by Lot No. 670 of said Plan; on the North by Washington Street; on the West by Lot No. 668 of said Plan; and on the South by a twenty (20 foot) foot alley, Said lot having a frontage on said Washington Street of thirty (30 feet) feet and extending back, maintaining an equal width, a distance of one hundred twenty-three and eighty-seven (123.87 feet) feet to the said alley.

Parcel No Two:

All that certain piece or parcel of land situate in the City of Farrell, Mercer County, Pennsylvania, known as Lot Number 668 to a plan of lots laid out by the South Sharon Trust Company, bounded and described as follows, to wit:

Beginning at the Northwest corner of Lot No. 668 in said plan; thence in a westerly direction along Washington Street, thirty (30 feet) feet to the eastern line of Lot No. 667 in said plan; thence along the line of said Lot Number 667 in a southerly direction one hundred twenty-three and eighty-seven hundredths (123.87 feet) feet to a twenty (20 foot) foot alley; thence along the line of said alley in an easterly direction thirty (30 feet) feet to the said Lot Number 669; thence along the said Lot Number 669 in a northerly direction one hundred twenty-three and eighty-seven (123.87 feet) feet to the northwest corner of Lot Number 669, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Auchter and Bobbi Ann Auchter, h/w, by Deed from Bobbi Ann Auchter, executrix under the last will and testament of Harriet M. Toskin and Bobbi Ann Auchter and Kenneth Auchter, her husband and Lori L. West and James West, her husband, dated 10/04/1999, recorded 12/08/1999 in Book 99 DR, Page 21951.

TAX PARCEL #: 52-428-386, 52-428-387.

PROPERTY: 1123 WASHINGTON STREET, FARRELL, PA 16121-1873

JUDGMENT \$ 15,541.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KENNETH AUCHTER A/K/A KENNETH A. AUCHTER AND BOBBI ANN AUCHTER A/K/A BOBBI A. AUCHTER AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP

**WRIT OF EXECUTION
NO. 2012-01643**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
FEBRUARY 5, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) KEVIN A. GRAN AND ANNETTE M. SARCINELLA IN AND TO:

ALL those certain pieces or parcels of land situate in Hempfield Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

PARCEL ONE: BEGINNING at an iron pin in the northeasterly corner of lot herein described, said iron pin being also in southerly line of lot now or formerly of R. R. Waid and in westerly side of said improved State Highway, said iron pin being just inside of sidewalk; thence southerly along westerly side of said highway a distance of fifty-eight (58) feet, more or less, to an iron pin in the northerly line of lot now or formerly of J. W. Garts; thence westerly along lot of same, and across Mathay Run, a distance of two hundred twenty-two (222) feet, more or less, to an iron pin in easterly line of land now or formerly of D. H. Mathay; thence northerly along land of same to a Pennsylvania Power Company pole, which is located in northwesterly corner of lot herein described, a distance of fifty-eight (58) feet, more or less; thence easterly along lot now or formerly of R. R. Waid, again crossing Mathay Run, continuing easterly along said lot, a distance of two hundred thirty-six (236) feet to an iron pin, which said iron pin is the place of beginning.

TOGETHER with the use and enjoyment of a private alley leading westerly from the Greenville-Mercer Improved State Highway, just south of former homestead house of Mary E. Young; thence

northerly along Mathay Run to rear part of lot herein described.

PARCEL TWO: BEGINNING at an iron pin on the westerly side of the Greenville-Mercer Road, at the northeasterly corner of lands now or formerly of Garts, and the southeasterly corner of land herein described; thence by land now or formerly of Garts, South 43 degrees 27 minutes West, one hundred sixty-four (164) feet to an iron pin on easterly side of a private driveway; thence by the easterly side of said private driveway North 45 degrees 30 minutes West, seventy-one and five tenths (71.5) feet to an old iron pin; thence by land now or formerly of Garts, North 43 degrees 27 minutes East, one hundred sixty-four (164) feet to an old iron pin on the westerly side of Greenville-Mercer Road; thence by the westerly side of the said Greenville-Mercer Road, South 45 degrees 30 minutes East, seventy-one and five tenths (71.5) feet to the place of beginning.

TITLE IS SAID TO BE VESTED IN Kevin A. Gran, single and Annette M. Sarcinella, single, as tenants by the entireties with the right of survivorship and not as tenants in common, by Deed from Lynn C. Thurber, unmarried, dated 02/03/2009, recorded 02/13/2009 in Instrument Number 2009-00001474.

TAX PARCEL # 1: 09-303-079
TAX PARCEL # 2: 09-303-080

PROPERTY: 277 SOUTH MERCER STREET, GREENVILLE, PA 16125-1535

JUDGMENT - \$ 84,097.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KEVIN A. GRAN AND ANNETTE M. SARCINELLA AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2012-01355**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
JANUARY 15, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) TIMOTHY JOHNSON, IN HIS CAPACITY AS HEIR OF BERNIE JOHNSON, DECEASED, BERNIE J. JOHNSON, IN HIS CAPACITY AS HEIR OF BERNIE JOHNSON, DECEASED, MYRA KOREJWO, IN HER CAPACITY AS HEIR OF BERNIE JOHNSON, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNIE JOHNSON, DECEASED IN AND TO:

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

COMMENCING at a point on the Southeast corner of said land herein conveyed which point is the Southwest corner of lands of Wallace and Laura Fuller and which point is on the Northerly right-of-way line of North Main Street; thence along the Northerly right-of-way line of North Main Street South 55 degrees West, a distance of 60 feet to a point; thence along land of Miller North 34 degrees 30 minutes West, a distance of 248 feet to a point on the right-of-way line of the Erie Lackawanna Railroad; thence along the same North 72 degrees 42 minutes East, a distance of 63 feet to a point; thence along lands of Fuller South 34 degrees 30 minutes East, a distance of 226 feet to a point which is the place of beginning.

TITLE IS SAID TO BE VESTED IN Bernie Johnson, by Deed from Alphonse Jackson, secretary of Housing and Urban Development, of Washington, D.C., by Shameeka Harris, dated 08/11/2005, recorded 08/31/2005 in Book 2005, Page 14021.

Mortgagor BERNIE JOHNSON died on 01/30/2011 and, upon information and belief, his surviving heir(s) are TIMOTHY JOHNSON, BERNIE J. JOHNSON, and MYRA KOREJWO.

TAX PARCEL #: 55-513-009

PROPERTY: 16 NORTH MAIN STREET, GREENVILLE, PA 16125-1819

JUDGMENT - \$ 56,696.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) TIMOTHY JOHNSON, IN HIS CAPACITY AS HEIR OF BERNIE JOHNSON, DECEASED, BERNIE J. JOHNSON, IN HIS CAPACITY AS HEIR OF BERNIE JOHNSON, DECEASED, MYRA KOREJWO, IN HER CAPACITY AS HEIR OF BERNIE JOHNSON, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNIE JOHNSON, DECEASED AT THE SUIT OF THE PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC1

**WRIT OF EXECUTION
NO. 2012-02426**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
JANUARY 24, 2013 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the city of Sharon, Mercer county, Pennsylvania known and numbered as lot no. 229 in the Federal Heights Plan of Lots, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book Volume 1, page 118.

UNDER AND SUBJECT TO Reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Corey D. Kopta, by Deed from Floyd B. Stephens and Cora L. Stephens, h/w, dated 12/17/2003, recorded 01/26/2004 in Instrument Number 2004-001138.

TAX PARCEL #: 4-AH-91

PROPERTY: 1139 PLUM STREET, SHARON, PA 16146-3045

JUDGMENT - \$ 43,362.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) COREY D. KOPTA AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.

**WRIT OF EXECUTION
NO. 2012-00476**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
FEBRUARY 27, 2013 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in Farrell, Mercer County, Pennsylvania being Lot 77 in the Revised Freeble Heights Plan of Lots as recorded in the records of Mercer County, Pennsylvania in Plan Book 5, Page 103 and being more particularly bounded and described as follows:

BOUNDED on the North by South Judy Lynn Drive for a distance of 45 feet plus a 30 foot radius corner; bounded on the East by Lot 76 in said Plan for a distance of 150 feet; bounded on the South by Lot 79 in said Plan for a distance of 75 feet and bounded on the left by Federick Drive for a distance of 120 feet plus a 30 foot radius corner.

TITLE TO SAID PREMISES IS VESTED IN David M. Leyde, by Deed from Dorothy Squatrito and Albert Squatrito, w/h, dated 06/23/2004, recorded 07/16/2004 in Book 2004, Page 12435.

TAX PARCEL 52-433-092

PROPERTY: 1729 SOUTH JUDY LYNN DRIVE, FARRELL, PA 16121-1555

JUDGMENT - \$ 58,400.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DAVID M. LEYDE AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P.

**WRIT OF EXECUTION
NO. 2012-00794**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
JANUARY 15, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) MAVIS ELAINE LOZIER A/K/A MAVIS E. LOZIER IN AND TO:

TAX MAP NO. 28-105-059

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

BEGINNING at a point in the center line of Pennsylvania Traffic Route 718, said point being North 47 degrees 08 minutes West, a distance of 375.0 feet from the northwest corner of land now

or late of Anthony Begelin; thence South 42 degrees 58 minutes West along land now or late of Gory, a distance of 350.0 feet; thence North 47 degrees 08 minutes West along land of said Gory, a distance of 140.0 feet; thence North 42 degrees 58 minutes East along land of said Gory, a distance of 350.0 feet; thence South 47 degrees 08 minutes East along the center line of road, a distance of 140 feet to the place of beginning.

SUBJECT TO coal and mining rights, rights of way, easements, building lines, covenants, conditions, restrictions, etc., as same may appear in prior instruments of record.

TITLE IS SAID TO BE VESTED IN Mavis E. Lozier, single, by Deed from Raymond E. Lozier and Elizabeth E. Lozier, h/w, dated 10/26/2001, recorded 10/30/2001 in Book 376, Page 1642.

TAX PARCEL #: 28-105-059

PROPERTY: 5157 TAMARACK DRIVE, SHARPSVILLE, PA 16150-9498

JUDGMENT - \$ 78,694.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MAVIS ELAINE LOZIER A/K/A MAVIS E. LOZIER AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.

**WRIT OF EXECUTION
NO. 2012-02244**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
FEBRUARY 21, 2013 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 LESLIE M. MARENCHIN, DECEASED IN AND TO:

All those certain pieces or parcels of land situate in the City of Hermitage (formerly Township of Hickory), County of Mercer and State of Pennsylvania, being known as Sub-lots numbered One Hundred Ten (110) and One Hundred Eleven (111) in 'Highland Park' Allotment situate in the City of Hermitage, Mercer County, Pennsylvania, as recorded in Volume 1, Page 121, Mercer County Record of Plats.

Said Sub-lot No. One Hundred Ten (110) has a frontage of Forty (40) feet on the westerly side of Crescent Avenue and extends back therefrom a distance of One Hundred Forty-Five and Two tenths (145.2) feet is per said plat, to which reference is hereby made for a more complete description.

Said Sub-lot No. One Hundred Eleven (111) has a frontage of Forty (40) feet on the westerly side of Crescent Avenue and extends back therefrom between parallel lines a distance of One Hundred Forty-Five and two tenths (145.2) feet and the northeast corner is rounded to a radius of twelve (12) feet as per said plat.

Subject to all legal highways and public utility reservations.

TITLE IS SAID TO BE VESTED IN Leslie M. Marenchin, single, by Deed from Michael Marenchin and Elizabeth R. Marenchin, h/w, dated 07/23/1993, recorded 07/23/1993 in Book 147, Page 1000.

Mortgagor LESLIE M. MARENCHIN died on 12/01/2008 and, upon information and belief, his heirs or devisees, and personal representative, are unknown.

TAX PARCEL #: 12-330-483

PROPERTY: 370 SOUTH CRESCENT DRIVE, HERMITAGE, PA 16148-4110

JUDGMENT - \$ 97,135.09

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 LESLIE M. MARENCHIN, DECEASED AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, N.A. S/B/M TO CHASE HOME FINANCE, LLC

**WRIT OF EXECUTION
NO. 2012-01615**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
FEBRUARY 21, 2013 LEVIED ON THE FOLLOWING

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

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

Beginning at a stake on the township road, being the Norwest corner of the lands now or formerly of Chester Aiken; thence southwardly nine hundred fifty three (953) feet to a stake; thence Westwardly one hundred thirty-six (136) feet along the lands now or formerly of T.E. Roth estate to a stake; thence northwardly nine hundred fifty-three (953) feet to a stake on said township road; thence eastwardly along the south side of said township road one hundred thirty-six (136) feet, to the place of beginning; and containing three (3) acres of land, more or less.

TITLE IS SAID TO BE VESTED IN Danny J. McLaughlin, single, by Deed from Kenneth Anderson and Cathryn M. Anderson, h/w, dated 12/21/2007, recorded 01/15/2008 in Instrument Number 2008-00000597.

TAX PARCEL #: 31-030-076

PROPERTY: 93 TANNER ROAD, GREENVILLE, PA 16125-9209

JUDGMENT - \$ 69,763.74

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DANNY J. MCLAUGHLIN AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, N.A. S/B/M TO CHASE HOME FINANCE, LLC

**WRIT OF EXECUTION
NO. 2012-03014**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
JANUARY 19, 2013 LEVIED ON THE FOLLOWING

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

All that certain piece or parcel of land situate in the Township of Lackawannock, County of Mercer and Commonwealth of Pennsylvania, and being known as Lots Numbers Seven (7) and eight (8) in Section 'A' of the William B. Wallisch Subdivision, as per Plan recorded on August 1, 1972, in Plan Book 15, at Page 47, Mercer County Records, and being further bounded and described as follows:

Beginning at a point on the north proposed right-of-way line of Township Road 493, formerly known as Bell School Road, now Bartholomew Road, said point and place of beginning being the southeast corner of Lot No. 6 in the aforesaid Wallisch Subdivision and located 150 feet eastwardly from the east line of lands now or formerly of Victor Steele, Thence North 1 degree 52 minutes west, along east line of said Lot No. 6, a distance of 390 feet to a point; Thence, north 88 degrees, 12 minutes east, along the south line of other lands now or formerly of Wallisch, a distance of 300 feet to a point; Thence south 1 degree 52 minutes east, along the west line of Lot No. 9 in said Plan, a distance of 390 feet to a point; Thence, south 88 degrees 12 minutes west, along the proposed north right-of-way line of aforesaid Bartholomew Road, a distance of 300 feet to the place of beginning.

TITLE IS SAID TO BE VESTED IN Doug W. Poling, married, by Deed from George A. Franklin and Geraldine S. Franklin, h/w, dated 01/18/2005, recorded 01/20/2005 in Book 529, Page 2277.

TAX PARCEL #: 15-161-068

PROPERTY: 91 BARTHOLOMEW ROAD, MERCER, PA 16137-2501

JUDGMENT - \$ 67,921.19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DOUG W. POLING AT THE SUIT OF THE PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006-KS5

**WRIT OF EXECUTION
NO. 2012-00719**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFF'S ATTORNEY
JANUARY 11, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) LOREN L. PULLIAM A/K/A LOREN JEFFRIES PULLIAM AND RONALD J. PULLIAM A/K/A RON J. PULLIAM, JR. IN AND TO:

All that certain piece or parcel of land situate in the City of Farrell, County of Mercer and State of Pennsylvania, being known as Lot Number Fifty-one (51) in the Park Hill Plan of Lots, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book Volume 6, Page 15, and said lot being bounded and described as follows:

BEGINNING at a point on the Northerly line of Patt Drive, a Fifty (50) foot street, where the same

is intersected by the Easterly line of Lot Number Fifty (50) in said plan, which point is the Southwesterly corner of the herein described lot; thence along the dividing line of Lots Numbered Fifty (50) and Fifty-one (51) in said plan, North 39 degrees 37 minutes East, One Hundred Fifty (150) feet to a point; thence along the dividing line between Lots Numbered Fifty-one (51), Forty-five (45) and Forty-four (44) in said plan, South 50 degrees 23 minutes East, Seventy (70) feet to a point; thence along said dividing line between Lots Numbered Fifty-one (51) and Fifty-two (52) in said plan, South 39 degrees 37 minutes West, One Hundred Fifty (150) feet to a point; thence along the Northerly line of Patt Drive, North 50 degrees 23 minutes West, Seventy (70) feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald J. Pulliam and Loren L. Pulliam, h/w, by Deed from Joe C. Pulliam and Ruth Pulliam, h/w, dated 05/09/1997, recorded 08/28/1998 in Book 98DR, Page 16046.

TAX PARCEL #: 52-434-043

PROPERTY: 343 PAIT DRIVE, FARRELL, PA 16121-1514

JUDGMENT - \$ 66,013.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) LOREN L. PULLIAM A/K/A LOREN JEFFRIES PULLIAM AND RONALD J. PULLIAM A/K/A RON J. PULLIAM, JR. AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-HE2

**WRIT OF EXECUTION
NO. 2012-01271**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFFS ATTORNEY
FEBRUARY 16, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) WARREN RICHARD ROYER AND BRENDA ROYER 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 Forty (40) in the Fred Myers Plan of Lots as recorded in the records of Mercer County, Pennsylvania, in Deed Book E, Volume 7, Page 636, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the east side of South Myers Avenue, Three Hundred Twenty and one-half (320 1/2) feet South from the Southeast corner of the intersection of State Street and South Myers Avenue; Thence South along the east side of South Myers Avenue Fifty (50) feet; said lot running East in length or depth, maintaining the same width, One Hundred Twenty (120) feet, more or less, to the west line of an alley formerly known as Bronson Street.

TITLE TO SAID PREMISES IS VESTED IN Warren Richard Royer and Brenda Royer, h/w, by Deed from Todd R. Van, single and Brenda Royer, f/k/a Brenda M. Van Horn and Warren Richard Royer, h/w, dated 02/05/1999, recorded 03/08/1999 in Book 290, Page 781.

TAX PARCEL #: 4-AC-28

PROPERTY: 69 SOUTH MYERS AVENUE, SHARON, PA 16146-2946

JUDGMENT - \$ 66,140.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) WARREN RICHARD ROYER AND BRENDA ROYER AT THE SUIT OF THE PLAINTIFF PNMAC MORTGAGE OPPORTUNITY FUND INVESTORS, LLC

**WRIT OF EXECUTION
NO. 2012-01801**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFFS ATTORNEY
JANUARY 11, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) MICHAEL B. SEMBER AND DOMINIQUE J. SEMBER IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, known as Lot No. 55, Final Subdivision, Eagle Point North Development, Phase II, Lots 50-94, in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, recorded in the Office of Recorder of Deeds on May 10, 2002, at 2002 P.L. No. 010278-97, to which reference may be made for a more detailed description.

TITLE TO SAID PREMISES IS VESTED IN Michael B. Sember and Dominique J. Sember, h/w, by Deed from Kit's Construction, Inc., dated 03/24/2006, recorded 06/09/2006 in Book 2006, Page 8466.

TAX PARCEL #:12-171-222-055

PROPERTY: 1744 LORI LANE LOT 55, HERMITAGE, PA 16148-7726

JUDGMENT - \$317,229.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MICHAEL B. SEMBER AND DOMINIQUE J. SEMBER AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P.

**WRIT OF EXECUTION
NO. 2012-01889**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFFS ATTORNEY
FEBRUARY 16, 2013 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 BETTY LOU SHEETZ, DECEASED IN AND TO:

ALL those certain pieces or parcels of land situate in the City of Hermitage, formerly known as Township of Hickory, Mercer County, Pennsylvania, being Lot No. 5 and a small adjoining parcel in a plan being known as Cooks Allotment, recorded in the Recorder's Office in Plan Book 3, page 205, and being bounded and described as follows:

PARCEL 1 - Beginning at a point in the center of Route #718, the Sharon-Orangeville Road, said point being the northwest corner of Lot #5 and the northeast corner of Lot #6; thence southwardly along the east line of Lot #6, a distance of 329.15 feet to a point, in the center of Cooks Drive; thence eastwardly along the center of Cooks Drive, a distance of 157.24 feet to a point, this being the southeast corner of Lot #5 and the southwest corner of Lot #4, a distance of 332.40 feet to a point in the center of Route #718; thence west along the center of said Route #718, a distance of 158.69 feet to the place of beginning. Containing 1.2 acres. Excepting therefrom a small portion condemned by the Pennsylvania Department of Highways, for highway purposes.

PARCEL 2 - Beginning at a point on the West side of North Water Avenue, also known as Route #718 at a point which is the point of intersection between the Eastern side of lands of Richard Bower et ux, and the said highway; thence South 30 degrees 27 minutes East, a distance of 29.18 feet to a point; thence continuing South 30 degrees 0 minute East, a distance of 24.4 feet to a point; thence along other lands of the grantors, North 89 degrees 41 minutes West, a distance of 28.1 feet to a point on the lands of Richard Bouser; thence North 1 degree 16 minutes East, a distance of 46.1 feet to the place of beginning, and being a small rectangular piece of land which was part of the land conveyed to Leonard A. Mihalcin et ux, by deed dated May 8, 1954 and recorded May 11, 1954 in Deed Book V, Vol. 20, page 481.

TITLE TO SAID PREMISES IS VESTED IN William Sheetz, a/k/a William C. Sheetz and Betty Lou Sheetz, h/w, by Deed from Richard E. Bouser and Doris Bouser, h/w, dated 08/28/1969, recorded 09/03/1969 in Book 1969, Page 2206.

WILLIAM C. SHEETZ was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of WILLIAM C. SHEETZ's death on or about 09/17/2009, his ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor BETTY LOU SHEETZ died on 10/13/2011 and, upon information and belief, her surviving heir(s) are CAROLE KANTNER, DAVID W. SHEETZ, and CHRISTINA HETTRICK.

By executed waiver(s), CAROLE KANTNER, DAVID W. SHEETZ, and CHRISTINA HETTRICK waived their right to be named as a defendant in the foreclosure action.

TAX PARCEL #: 10 131 053

PROPERTY: 664 CARBON DRIVE, HERMITAGE, PA 16148-6803

JUDGMENT - \$ 59,311.24

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 BETTY LOU SHEETZ, DECEASED AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2012-01770**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFFS ATTORNEY
JANUARY 23, 2013 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in Hempfield Township, Mercer County, Pennsylvania, being commonly known as Lot No. 4 of the Betz Residential Development, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at 99 PL 18889-252.

TITLE TO SAID PREMISES IS VESTED IN Mark A. Smerkar, by Deed from Lakeland Technical Services, Inc., a Pennsylvania Corporation, dated 12/23/2003, recorded 12/24/2003 in Instrument Number 2003-029408.

TAX PARCEL #: 09 057 081 004

PROPERTY: 163 DONATION ROAD, GREENVILLE, PA 16125-8011

JUDGMENT - \$192,653.62

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

**WRIT OF EXECUTION
NO. 2012-02464**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFFS ATTORNEY
JANUARY 22, 2013 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the borough of Mercer, county of Mercer and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of the land herein conveyed on the west property line of land now or formerly of Ronnie L. and Karen M. Parnell; thence along the north right of way line of east Market Street, north 83 degrees 10 minutes west, a distance of 60 feet to a point on the center line of private alley; thence along the center line of said private alley, and land now or formerly of Ruth Miller, north 6 degrees 50 minutes east a distance of 240 feet to the south line of gooseberry alley; thence by the south line of gooseberry alley, south 83 degrees 10 minutes a distance of 60 feet to a point; thence by the west line of land now or formerly of Ronnie L. and Karen M. Parnell, south 6 degrees 50 minutes west, a distance of 240 feet to a point, the place of beginning.

TITLE IS SAID TO BE VESTED IN Christopher E. Thomas, unmarried, by Deed from Herman B. McDuffie, Jr. and Christine M. McDuffie, h/w, dated 07/11/2011, recorded 07/13/2011 in Instrument Number 2011-00006784.

TAX PARCEL #: 65-578-147

PROPERTY: 137 EAST MARKET STREET, MERCER, PA 16137-1103

JUDGMENT - \$150,154.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) CHRISTOPHER E. THOMAS AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2012-02567**

PHELAN HALLINAN & SCHMIEG LLP PLAINTIFFS ATTORNEY
JANUARY 19, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) TROY A. UNGER AND CAROLYN A. UNGER IN AND TO:

All those certain pieces or parcels of land situate in Sandy Creek Township, Mercer County, Pennsylvania, being bounded and described as follows:

Parcel One: Beginning at a point, which point is the intersection of the center line of the Perry Highway, known as Route 19, and the center line of a certain township road, known as the Sandy Lake Road, leading Eastwardly therefrom, said point of beginning being the Southwest corner of Parcel One; thence North along the center line of

the Perry Highway, a distance of 191 feet to a point; thence East along land now or formerly of Herbert M Davis and Mary Davis, following a straight line and parallel to the center line of said Sandy Lake Road (which is the Southern boundary of the tract of land herein conveyed), a distance of 200 feet to an iron pin; thence South along Parcel Two, on a straight line parallel to the center line of said Perry Highway, a distance of 191 feet to a point in the center line of Sandy Lake Road; thence West along said road, a distance of 200 feet to the point and place of beginning; having a frontage on said Perry Highway of 191 feet and extending Eastwardly from the center line of said Perry Highway, a distance of 200 feet; iron pins mark out the Northern boundary line and the Eastern boundary line of the within parcel.

Parcel Two: Beginning at the Southwest corner of the land herein described in the center line of a public road known as the Sandy Lake Road, said point of beginning also being the Southeast corner of Parcel One above described; thence in a Northerly direction along said Parcel One, a distance of 191 feet to an iron pin; thence in an Easterly direction along land now or formerly of Herbert M. Davis and Mary C. Davis, on a line parallel with the center line of Sandy Lake Road, a distance of 100 feet to an iron pin; thence in a Southerly direction along land now or formerly of Herbert M. Davis and Mary C. Davis, on a line parallel with the East line of said Parcel One, a distance of 191 feet to the center line of Sandy Lake Road; thence in a Westerly direction along the center line of Sandy Lake Road, a distance of 100 feet to a point, the place of beginning.

TITLE IS SAID TO BE VESTED IN Troy A. Unger and Carolyn A. Unger, h/w, by Deed from Bruce A. Powell and Amy J. Powell, h/w, dated 10/10/1998, recorded 11/16/1998 in Book 280, Page 640.

TAX PARCEL #: 25-034-193

PROPERTY: 3122 PERRY HIGHWAY, CLARKS MILLS, PA 16114-1513

JUDGMENT - \$ 70,127.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) TROY A. UNGER AND CAROLYN A. UNGER AT THE SUIT OF THE PLAINTIFF CITIMORTGAGE, INC.

**WRIT OF EXECUTION
NO. 2012-03817**

PURCELL KRUG & HALLER PLAINTIFFS ATTORNEY
FEBRUARY 22, 2013 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land in the Borough of Sharpville, County of Mercer, Commonwealth of Pennsylvania, known as Lot No. 32 in M. L. Knight Plan of Lots, as recorded in Records of Mercer County in Deed Book X, Volume 5, Page 594, and said Lot No. 32 being more particularly bounded and described as follows:

BOUNDED on the North by Seventeenth Street, a distance of 140 feet; on the East by an unnamed twenty (20) foot alley, a distance of 40 feet; on the South by Lot No. 30 in said Plan, a distance of 140 feet; and on the West by Hall Avenue, a distance of 40 feet.

HAVING THEREON ERECTED A DWELLING KNOWN AS 1703 HALL AVENUE SHARPSVILLE, PA 16150

BEING THE SAME PREMISES WHICH Deborah A. Vannoy et al by deed dated 09/30/2009 and recorded 10/02/2009 in Mercer County Instrument No. 2009-00010735, granted and conveyed unto Adam M. Phillabaum.

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 ADAM M. PHILLABAUM UNDER MERCER COUNTY JUDGMENT NO. 2012-03817

Tax Map No. 72-843-034
Control No. 72-4220

JUDGMENT - \$ 55,043.47

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

WRIT OF EXECUTION

NO. 2012-02458

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
FEBRUARY 16, 2013 LEVIED ON THE FOLLOWING

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

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

On the North by the Northern half of Lot No. 76 in Carver's Addition to Sharon, now or formerly owned by Samuel M. Hancox; on the East by Fifth Avenue; on the South by an alley and on the West by lands now or formerly of James Griggs; said lot being seventy (70) feet deep and forty-nine and one-half (49½) feet on Fifth Avenue. Being the Southerly one-half of Lot No. 76 in Carver's Addition to the City of Sharon

PARCEL No. 2-C-37

BEING the same premises which Allen K. Martun, married, by Deed dated April 28, 2006 and recorded in the Mercer County Recorder of Deeds Office on May 5, 2006 as Deed Instrument #200600006349, granted and conveyed unto Jonathon A. Martin, married.

LOCATION - 161 FIFTH AVENUE, SHARON PA

JUDGMENT - \$ 60,358.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JONATHON A. MARTIN AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2006-7

**WRIT OF EXECUTION
NO. 2012-03719**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
JANUARY 24, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) SALLY J. MCCLIMANS AND PATRICK G. MCCLIMANS IN AND TO:

ALL THAT CERTAIN piece and parcel of land situate in the City of Farrell, County of Mercer and State of Pennsylvania, being known and numbered as Lot No. 364 in the Plan of South Sharon Trust Company as recorded in Plan Book 2, Page 22, and being more specifically bounded and described as follows:

ON the north by Negley Street; on the east by Lot No. 365 in said Plan; on the south by an alley; and on the west by Lot No. 363 in said Plan; having a frontage on Negley Street of forty (40) feet.

BEING the same premises which David Moyer and Melanie A. Moyer, husband and wife, by Deed dated June 21, 2006 and recorded in the Mercer County Recorder of Deeds Office on June 28, 2006 in Instrument Number 2006-9565, granted and conveyed unto Sally J. McClimans and Patrick G. McClimans.

LOCATION - 1205 NEGLEY STREET, FARRELL PA

JUDGMENT - \$ 96,208.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) SALLY J. MCCLIMANS AND PATRICK G. MCCLIMANS AT THE SUIT OF THE PLAINTIFF U.S. BANK, NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR WASHINGTON MUTUAL ASSET-BACKED CERTIFICATES WMABS SERIES 2006-HE4 TRUST

**WRIT OF EXECUTION
NO. 2013-00054**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
FEBRUARY 26, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DONALD G. PATTERSON JR., MARY E. PATTERSON AND VIRGINIA PATTERSON IN AND TO:

ALL that certain piece, parcel, lot or tract of land situate, lying and being in Grove City Borough, Mercer County, Pennsylvania, more particularly bounded and described as follows:

Bounded north by College Avenue; East by land now or formerly of Mrs. Maggie Robison for a distance of 49 feet, more or less, and land now or formerly of Milford L. McBride, for a distance of 88 feet, more or less; Thence south by a private driveway; Thence west by land now or formerly of Milford L. McBride for a distance of 88 feet, more or less, and land now or formerly of John A. Williamson for a distance of 49 feet, more or less, and being in size 47 ½ feet front on said College Avenue and extending back of uniform width 137 feet, more or less, to said private driveway.

More particularly described based on a survey prepared by R. P. Bittler, P.L.S. dated April 27, 1988: Beginning at a point on the southerly side of College Avenue, at the dividing line between line of land now or formerly of William E. Hawke, et ux, and line of land now or formerly of J. N. Cooper, et ux; Thence along said dividing line South 46 degrees 10' west, a distance of 150 feet, more or less, to a point on the northeasterly side of a 12 foot alley; Thence along said northeasterly side of a 12 foot alley, south 43 degrees 50' east, a distance of 47.50 feet to a point, a line of land now or formerly of Ernest DeSue, Jr., et ux, and line of land now or formerly of J. N. Cooper, et ux; Thence along said dividing line, north 46 degrees 10' east, a distance of 150 feet, more or less, to a point on the southerly side of College Avenue; Thence along said southerly side of College Avenue, north 43 degrees 50' west; a distance of 47.50 feet to a point at the place of beginning.

BEING the same premises, which Virginia Patterson and Donald G. Patterson, Sr., husband and wife, by Quit Claim Deed dated March 10, 2005, and recorded on March 18, 2005, of the Mercer County records, in instrument no 2005-004028, granted and conveyed unto Donald G. Patterson, Jr., and Mary Patterson, husband and wife, an undivided 1/2 interest as tenants by the entireties and Virginia Patterson an undivided 1/2 interest and all as joint tenants with the right of survivorship

LOCATION - 412 COLLEGE AVENUE, GROVE CITY PA

JUDGMENT - \$117,254.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DONALD G. PATTERSON JR., MARY E. PATTERSON AND VIRGINIA PATTERSON AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-1 MORTGAGE LOAN ASSET BACKED CERTIFICATES SERIES 2007-1, BY ITS ATTORNEY-IN-FACT, OCWEN LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2012-02974**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
JANUARY 28, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) KEITH A. REYNOLDS AND DANIELLE J. REYNOLDS IN AND TO:

ALL that certain piece or parcel of land situate in Findley Township, Mercer County, Pennsylvania, bounded and described u follows:

Commencing its post at the Northwest corner of said land, being the Northeast corner of land now or formerly of Hulda L. Uber; thence east along land now or formerly of Peter Vachnack, a distance of 79 rods; thence South along lands now or formerly of said Peter Vachnack and land formerly of Chess now or formerly Sherrick, a distance of 65 rods to a public road; thence Westerly along laid public road leading from Blacktown to Pardoe, a distance of 79 rods to lands now or formerly said Hulda L. Uber; the North along land now or formerly of said Hulda L. Uber, a distance of 78 rods to the place of beginning; and containing forty (40) acres, more or less.

EXCEPTING AND RESERVING all the land which was taken by the Commonwealth of Pennsylvania, Department of Transportation for the interstate.

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

THIS Deed is executed under and subject to any rights that may exist on said land for electric lines, telephone lines, gas lines, water lines, pipe lines, sewer lines, cable lines, public highways and facilities

BEING KNOWN AND DESIGNATED as Parcel No 06-178-085 In Deed Registry Office of Mercer County, more commonly known as 79 Schiestle

Road.

BEING the same premises, which Eleanor F. France, a one half interest and Keith A. Reynolds and Danielle J. Reynolds, husband and wife, a one half interest, by Quit Claim Deed dated October 14, 2004, and recorded on October 21, 2004, of the Mercer County records, in instrument no 2004-018634, granted and conveyed unto Keith A. Reynolds and Danielle I. Reynolds, as tenants by the entirety

JUDGMENT - \$ 98,345.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KEITH A. REYNOLDS AND DANIELLE J. REYNOLDS AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2 BY ITS ATTORNEY-IN-FACT, OCWEN LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2012-03643**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
JANUARY 29, 2013 LEVIED ON THE FOLLOWING

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

All those certain pieces or parcels of land situate in the City of Hermitage (formerly Hickory Township): Mercer County, Pennsylvania, and being more particularly bounded and described as follows:

PARCEL ONE

Beginning at a point in the center of South Keel Ridge Road, a/k/a the Clarksville-New Wilmington Road and Legislative Route No. 43-005 at the corner of land formerly of John Kidd;

Thence eastwardly by the Miller Run Road, a/k/a Five Points to Neshannock Road, along lands formerly of George Filer, a distance of 165 feet to a point;

thence South 24 degrees East by land now or formerly of Thomas Newell, a distance of 132 feet to a point;

thence North 86 degrees West by lands now or formerly of Thomas Newell, a distance of 165 feet to a point in the centerline of aforesaid South Keel Ridge Road;

thence northwestwardly by the centerline of said South Keel Ridge Road a distance of 132 feet to the place of beginning.

Subject to a reservation of coal and mineral rights as set forth in prior deeds in the chain of title.

PARCEL TWO:

Beginning at a point in the center of South Keel Ridge Road where Sample Road intersects said South Keel Ridge Road;

thence North eighty-five degrees forty-six minutes West (N. 85 degrees 46' W.) along the center line of Sample Road, a distance of two hundred ninety-one and eighty-one hundredths (291.81) feet to a point;

thence continuing along the center of Sample Road North eighty-three degrees thirty-six minutes West (N.83 degrees 36' W.) a distance of three hundred eighty-five and forty hundredths (385.40) feet to a point;

thence continuing along the center of Sample Road North eighty-two degrees thirty-one minutes West (N. 82 degrees 31' W.) a distance of one thousand forty-three (1,043) feet to a point at the bend of Sample Road;

thence North one degree twenty-five minutes East (N. 1 degree 25' E.) along the lands now or formerly of Kapusia, distance of six hundred fifteen and four tenths (615.4) feet to a point;

thence South eighty-six degrees fifty-one minutes East (S. 86 degrees 51' E.) along lands now or formerly of Joe Plawsky, a distance of one hundred eight and sixty-seven hundredths (108.67) feet to a point;

thence South eighty-three degrees thirty minutes East (S. 83 degrees 30' E.) along lands now or formerly of Joe Plawsky, a distance of one thousand three hundred forty-five (1,345) feet to a point in the center of South Keel Ridge Road;

thence South twenty-one degrees eleven minutes East (S. 21 degrees 11' E.) along the center of South Keel Ridge Road, a distance of three hundred twenty-two and fifty hundredths (322.50) feet to a point;

thence continuing along the center of South Keel Ridge Road South twenty degrees twenty-two

minutes last (S. 20 degrees 22' E) a distance of three hundred seventy-seven and fifty hundredths (377.50) feet to the place of beginning.

Excepting and reserving property conveyed by Donna Lynne Snyder, widow and unmarried to George A. Diegan and Nancy A. Diegan, husband and wife, dated July 7, 2006 and recorded July 11, 2006 in Instrument Number 2006-00010118 in the Recorder of Deeds Office of Mercer County, Pennsylvania.

PARCEL THREE:

Beginning at the northwesterly corner of land now or formerly of Virginia Newell Snyder and Albert L. Snyder, husband and wife, at the center of the Clarksville-New Wilmington Road, said point being the southwesterly point herein described;

thence North forty-two degrees twenty-six minutes West (N. 42 degrees 26' W.) a distance of eighteen and five tenths (18.5) feet to a point along the center of the Clarksville-New Wilmington to a point;

thence North thirty-six degrees seven minutes West (N. 36 degrees 7' W) along the center of said road one hundred (100) feet to a point;

thence North thirty-three degrees twenty-six minutes West (N. 33 degrees 26' W) along the center of said road a distance of one hundred (100) feet;

thence North twenty-eight degrees nine minutes West (N. 28 degrees 9' W.) a distance of one hundred (100) feet;

thence North twenty-five degrees zero minutes West (N. 25 degrees 0' W.) along the center of said road seven hundred eighty-nine and fifty hundredths (789.50) feet to a point;

thence North eighty-six degrees twenty-three minutes East (N. 86 degrees 23' E) along the end of the lot now or formerly of Robert Parker, formerly the school house lot, a distance of one hundred sixty-five (165) feet to a point;

thence North twenty-five degrees zero minutes West (N. 25 degrees 0' W.) a distance of one hundred thirty-two (132) feet to the center of Neshannock Road;

thence North eighty-six degrees twenty-three minutes East (N. 86 degrees 23' E.) along the center of said Neshannock Road, a distance of one hundred fifty-seven and thirty hundredths (157.30) feet to a point;

thence along the said center of said road North eighty-three degrees fifteen minutes East (N. 83 degrees 15' E) a distance of five hundred fifty (550) feet to a point;

thence South twenty degrees nineteen minutes East (S. 20 degrees 19' E) along land now or formerly of George Rowe, a distance of six hundred ninety (690) feet to a point;

thence South thirty-one degrees fifty-nine minutes West (S. 31 degrees 59' W) along land now or formerly of Edward Thompson a distance of two hundred fifty five and three hundredths (255.03) feet to a point;

thence South fifty-one degrees forty-four minutes West (S. 51 degrees 44' W.) along land now or formerly of Virginia Snyder, et ux., a distance of five hundred twenty-one (521) feet to the center of the Clarksville New Wilmington Road and the place of beginning.

Excepting and reserving therefrom a parcel of ground sold to Ronald J. Petrosky, et ex, by Deed of Albert L. Snyder and Virginia Newell Snyder dated February 18, 1976 and recorded February 24, 1976 in 1976 DR 463, Mercer County Records.

Parcel/Tax I.D. Numbers: 12-172-019 and 12-172-023.

Being designated as Parcel Number: 12-172-019 HOUSE

BEING the same premises, which Albert L. Snyder and Virginia N. Snyder a/k/a Virginia Newell Snyder, husband and wife, by Warranty Deed dated August 23, 1988, and recorded on August 31, 1988, of the Mercer County records, in book 46 page 1074, granted and conveyed unto Neil Edward Snyder and Donna Lynne Snyder, husband and wife

PROPERTY ADDRESS 1780 S Keel Ridge Rd, Sharon, PA 16148 a/k/a 1780 S Keel Ridge Rd, Hermitage, PA 16148

JUDGMENT - \$154,025.36

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DONNA LYNNE SNYDER AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4,

BY ITS ATTORNEY-IN-FACT, OCWEN LOAN
SERVICING LLC

**WRIT OF EXECUTION
NO. 2012-03685**

UDREN LAW OFFICES PC PLAINTIFF'S
ATTORNEY
FEBRUARY 8, 2013 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S) CYNTHIA
LEE HENDERSON IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF
LAND SITUATE IN THE CITY OF FARRELL,
COUNTY OF MERCER AND STATE OF
PENNSYLVANIA, BEING KNOWN AS LOT
NUMBER TWENTY-THREE (23) IN THE
EMERSON HILL PLAN OF LOTS AS
RECORDED IN PLAN BOOK 6, PAGE 37, IN
THE RECORDS OF MERCER COUNTY, AND
BEING FURTHER BOUNDED AND
DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT NO. TWENTY-TWO
(22) IN SAID PLAN, FOR A DISTANCE OF
ONE HUNDRED SIXTY-FIVE AND SIXTY
HUNDREDTHS (165.60) FEET; ON THE EAST
BY THE FARRELL STEEL ALLOTMENT, A
DISTANCE OF FIFTY-TWO (52) FEET; ON
THE SOUTH BY LOT NO. 21; IN SAID PLAN,
A DISTANCE OF ONE HUNDRED SIXTY-FIVE
AND SEVENTY-TWO HUNDREDTHS (165.72)
FEET; ON THE WEST BY LISA LANE, A
DISTANCE OF FIFTY-TWO (52) FEET.

BEING THE SAME PIECE OR PARCEL OF
LAND CONVEYED TO THE FIRST PARTIES
HEREIN BY DEED OF PHILLIP R. WINTER,
INC., A CORPORATION, DATED SEPTEMBER
8, 1956 AND RECORDED DECEMBER 18, 1956
IN DEED BOOK "C" VOL. 21, PAGE 343, IN
THE RECORDER'S OFFICE.

BEING KNOWN AS: 1038 LISA LANE
FARRELL, PA 16121

PROPERTY ID NO.: 52-432-250

TITLE TO SAID PREMISES IS VESTED IN
CYNTHIA LEE HENDERSON BY DEED FROM
ESTATE OF DOROTHY MAE LEE DATED
04/24/1990 RECORDED 05/03/1990 IN DEED
BOOK INSTRUMENT #90DR 04217

JUDGMENT - \$ 40,259.69

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF THE DEFENDANT(S)
CYNTHIA LEE HENDERSON AT THE SUIT OF
THE PLAINTIFF PHILIP PODESSER

**WRIT OF EXECUTION
NO. 2010-01166**

UDREN LAW OFFICES PC PLAINTIFF'S
ATTORNEY
FEBRUARY 27, 2013 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S) KEN
JOHNSON, JR. A/K/A KENNETH M.
JOHNSON, JR. AND JILL JOHNSON IN AND
TO:

ALL THAT CERTAIN PIECE OR PARCEL OF
LAND SITUATE IN THE BOROUGH OF WEST
MIDDLESEX, MERCER COUNTY,
PENNSYLVANIA, BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, AN IRON PIN, SET
IN THE EASTERN RIGHT OF WAY LINE OF
HAYWOOD STREET ON LINE OF LAND OF
KENNETH AND EDNA WENELL; THENCE
NORTH 89° 07' 00" EAST ALONG LAND OF
WENELL FOR A DISTANCE OF THREE
HUNDRED FORTY-ONE (341.00) FEET TO A
POINT, AN IRON PIN; THENCE S 00° 30' 00"
WEST ALONG LAND OF FLETCHER FOR A
DISTANCE OF TWENTY-FOUR AND SIXTY-
SEVEN ONE-HUNDREDTHS (24.67) FEET TO
A POINT, AN IRON PIN; THENCE SOUTH 71°
45' 00" WEST ALONG LAND OF KENNETH
AND MARJORIE FAIR FOR A DISTANCE OF
THREE HUNDRED EIGHTEEN AND FORTY-
NINE ONE-HUNDREDTHS (318.49) FEET TO A
POINT, AN IRON PIN; THENCE NORTH 18° 15'
00" WEST ALONG THE EASTERN RIGHT OF
WAY LINE OF SAID HAYWOOD STREET FOR A
DISTANCE OF ONE HUNDRED TWENTY-
TWO AND THREE TENTHS (122.30) FEET TO
A POINT, THE PLACE OF BEGINNING;
CONTAINING FIFTY-THREE ONE-
HUNDREDTHS (0.53) OF AN ACRE OF LAND
ACCORDING TO SURVEY OF LUEY BOCK
ESTATE BY RONALD B. BITTLER, P.L.S.,
DATED AUGUST 9, 1996.

BEING KNOWN AS: 26
Haywood Street
West Middlesex, PA 16159

PROPERTY ID NO.: 75-878-040

TITLE TO SAID PREMISES IS VESTED IN
KENNETH M. JOHNSON, JR. AND JILL
JOHNSON, HUSBAND AND WIFE BY DEED
FROM THOMAS W. DAVIS AND CHARLOTTE
J. DAVIS, HUSBAND AND WIFE DATED
8/21/03 RECORDED 9/10/03 INSTRUMENT
NO.: 03-20428.

JUDGMENT - \$113,859.41

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF THE DEFENDANT(S) KEN
JOHNSON, JR. A/K/A KENNETH M.
JOHNSON, JR. AND JILL JOHNSON AT THE
SUIT OF THE PLAINTIFF HSBC BANK (USA)

**WRIT OF EXECUTION
NO. 2012-03260**

VITTI & VITTI & ASSOCIATES PC
PLAINTIFF'S ATTORNEY
JANUARY 25, 2013 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S) JOSHUA G.
ORPEN AND CYNTHIA A. ORPEN IN AND
TO:

All that certain lot or piece or parcel of land situate
in the City of Farrell, Mercer County,
Pennsylvania, being marked and numbered sixty
two (62) in the Farrell Steel Allotment, recorded at
PL 2-207, which lot is more particularly bounded
and described as follows:

On the north by Bond Street; on the East by Lot
No. 63 in said Plan of Lots, on the South by Lot
No. 65 in said Plan and on the West by Lincoln
Avenue. Having a frontage of fifty five (55) feet on
said Bond Street and extending southwardly of
even width one hundred and twenty five (125) feet
to said Lot No 65.

The northwest corner of said Lot No 62 is circular,
as shown by the plan; the measurements given
above as to frontages on streets being given as a
square corner.

Having erected thereon a dwelling known as 1111
Bond Street, Farrel, PA 16121

Parcel # 52-432-026

Being the same premises of Catherine Vislosky by
her deed dated 6/4/02 and recorded on 6/7/02 in the
Recorder of Deeds Office of Mercer County,
Pennsylvania in Instrument # 2002-012061 granted
and conveyed unto Joshua G. Opren and Cynthia
A. Orpen

JUDGMENT - \$ 35,476.00

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

**WRIT OF EXECUTION
NO. 2012-03611**

WILLIAM J MODER III PLAINTIFF'S
ATTORNEY
FEBRUARY 19, 2013 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S) STEPHEN
ANDRUSKY, III A/K/A STEPHEN ANDRUSKY
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 No. 181 in the Leslie Addition, said plan
being recorded in Plan Book 1, Page 15, said lot
being bounded and described as follows:

BOUNDED on the North by Lot No. 180 in said
Plan, a distance of One Hundred Thirty (130') feet;
On the East by Spruce Avenue, a distance in Forty
(40') feet; On the South by Lot No. 182 in said
plan, a distance of One Hundred Thirty (130') feet;
and On the West by an alley, a distance of Forty
(40') feet.

SUBJECT, however, to a building line of Fifteen
(15') feet on Spruce Street.

BEING AND INTENDING TO BE the same land
conveyed Stephen Andrusky, III by Deed of Robert
I. Metz and Janet M. Metz formerly Janet M. May,
husband and wife, dated January 10, 1997, and
recorded January 17, 1997, in the Office of the
Recorder of Deeds of Mercer County,
Pennsylvania at Instrument No. 97 D.R. 00640.

LOCATION - 418 SPRUCE AVENUE, SHARON
PA

JUDGMENT - \$ 59,055.30

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF THE DEFENDANT(S)
STEPHEN ANDRUSKY, III A/K/A STEPHEN
ANDRUSKY AT THE SUIT OF THE
PLAINTIFF FIRST NATIONAL BANK OF
PENNSYLVANIA

WRIT OF EXECUTION

NO. 2011-04397

ZUCKER GOLDBERG & ACKERMAN LLC
PLAINTIFF'S ATTORNEY
FEBRUARY 15, 2013 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT(S) ELIZABETH
A. HAUSER AND RICHARD N. PURDY IN
AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF
LAND SITUATE IN THE BOROUGH OF
GREENVILLE, MERCER COUNTY,
PENNSYLVANIA, BOUNDED AND
DESCRIBED AS FOLLOWS:

ON THE NORTH FOR 40 FEET BY LAND
NOW OR FORMERLY OF BROWN; ON THE
EAST FOR 132 FEET BY LAND NOW OR
FORMERLY OF MCCLIMANS; ON THE
SOUTH FOR 40 FEET BY OHL STREET; AND
ON THE WEST FOR 127 FEET BY A PRIVATE
20-FOOT DRIVEWAY, NOW OR FORMERLY
OF HARRY D. AND GRACE A. HOFFMAN;
TOGETHER WITH THE RIGHT TO USE
JOINTLY WITH OTHERS THE 20-FOOT
DRIVEWAY EXTENDING ALONG THE
WESTERLY LINE OF THE PARCEL ABOVE-
DESCRIBED TO LANDS NOW OR FORMERLY
OF HARRY D. AND GRACE A. HOFFMAN.

THE ABOVE-DESCRIBED PARCEL WAS
SURVEYED ON NOVEMBER 16, 1998 BY
JAMES G. ROBERTSON, R.S., AND IN
ACCORDANCE THEREWITH IT IS FURTHER
BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE
NORTHERN RIGHT OF WAY LINE OF OHL
STREET AT THE SOUTHEAST CORNER OF
THE PARCEL HEREIN DESCRIBED AND
ALSO BEING THE SOUTHWEST CORNER OF
LAND NOW OR FORMERLY OF RICHARD W.
BREST;

THENCE NORTH 84° 40' WEST ALONG THE
NORTHERN RIGHT OF WAY LINE OF OHL
STREET A DISTANCE OF 40.00 FEET TO A
POINT;

THENCE NORTH 5° 20' EAST LONG LANDS
NOW OR FORMERLY OF HARRY D.
HOFFMAN A DISTANCE OF 127.00 FEET TO
A POINT;

THENCE NORTH 86° 12' 30" EAST ALONG
LAND NOW OR FORMERLY OF MICHAEL
SWEENEY AND LAND NOW OR FORMERLY
OF DONALD REINHART A DISTANCE OF
40.31 FEET TO A POINT;

AND THENCE SOUTH 5° 20' WEST ALONG
LAND NOW OR FORMERLY OF RICHARD W.
BREST A DISTANCE OF 132.00 FEET TO THE
POINT AND PLACE OF BEGINNING.

SUBJECT PROPERTY ADDRESS: 12 Ohl Street,
Greenville, PA 16125-2394.

BEING the same premises which Glenn H.
Ronerts, Sr. and Wyota M. Roberts, husband and
wife, by Deed dated March 15, 2005 and recorded
April 6, 2005 in and for Mercer County,
Pennsylvania, in Deed Book Volume 2005-004957,
Page , granted and conveyed unto RICHARD N.
PURDY and ELIZABETH A. HAUSER, each a
single person, as joint tenants with right of
survivorship and not as tenants in common.

SUBJECT TAX PARCEL I.D: 55-515-122

JUDGMENT - \$ 60,166.59

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF THE DEFENDANT(S)
ELIZABETH A. HAUSER AND RICHARD N.
PURDY AT THE SUIT OF THE PLAINTIFF
WELLS FARGO BANK, NA

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, 2013

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

Notice is hereby given that the following Accounts
of Executors, Administrators, Guardians and
Trustees, having been examined, passed and filed
in the Office of the Register of Wills and the Clerk
of Orphans' Court of Mercer County,
Pennsylvania, will be presented to the Court for
Nisi Confirmation on May 6th 2013, if no
exceptions are filed thereto within ten (10) days
from that date, the Accounts will be confirmed
absolute and thereafter distribution may be decreed
by this Court without reference to an auditor in
accordance with any proposed schedule of
distribution.

2008-653 Bieber, Carol a/k/a Bieber, Carol A.,
deceased; Marc Bieber, Executor
2010-317 Olds, Grace P., deceased; Donna Olds
Shaffer, Executrix
2010-571 Cave, Amy Lynn a/k/a Cave,
Amy a/k/a Cave, Amy L., deceased;
David P. Cave Administrator
2010-756 Finzel, William a/k/a Finzel, William E.,
deceased; Lynn Ann Nigro & William
O. Finzel, Co-Executors
2011-398 Moose, Donald W., deceased; Marilyn
L. Stempack a/k/a Marilyn L. Stempack
& Larry L. Moose Co-Executors
2011-538 Bougher, Joseph W., deceased; Diana K.
Bougher, Administratrix
2011-565 Black, Ralph B., Jr., deceased; Diane
Lynn Porterfield & Ralph Bradley
Black, III Co-Executors
2011-652 Venable, Julia A., deceased; Judith
Puskar & John Gilliland Co-Executors
2011-723 Kosar, Linda D a/k/a Kosar, Linda,
deceased; Robert P. Kosar,
Administrator
2012-416 Blauser, Mary L., deceased; Dennis A.
Blauser, Administrator
2012-506 Petuch, Anna M. a/k/a Petuch, Anna
Marie, deceased; Carol Petuch Rissanen
& James Reno Petuch Co-Executors
2012-523 Utlak, Eleanor J., deceased; Monica J.
Plummer & Jennifer P. Utlak, Co-
Executors

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, 2013