

# Mercer County Law Journal

## Digital Edition

AUGUST 23, 2016

VOL. 32 - ISSUE 156

### 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

##### BENSON, TWYLAH C.

2016-432

Late of Greenville Borough, Mercer Co., PA  
Executrix: Karen F. Babri, 275 Swartz Rd.  
#3, Akron, OH 44316  
Attorney: Plimpton L. Graul, Jr.

##### BROWN, JOSEPH T., JR.

2016-440

Late of Greenville Borough, Mercer Co., PA  
Co-Executor/Executrix: Joseph O. Brown,  
120 Shenango St., Greenville, PA 16125;  
Loretta Ellen Arnold, 225 Fredonia Rd.,  
Greenville, PA 16125  
Attorney: Ted Isoldi

##### VARGA, PAULINE A.

2016-409

Late of Fredonia Borough, Mercer Co., PA  
Executrix: Susan M. Varga, 457 St. Johns  
Rd., Fredonia, PA 16124  
Attorney: LeAnn A. Fulena, 500 Grant St.,  
Ste. 2300, 1 BNY Mellon Center,  
Pittsburgh, PA 15219 (412) 281-5431

#### SECOND PUBLICATION

##### BAGNATO, MARY J.

2016-350

Late of Sandy Lake Boro, Mercer Co., PA  
Executor: Stephen J. Bagnato, 314 Sunset  
Dr., Pittsburgh, PA 15235  
Attorney: Gregory J. Merkel, P.O. Box 407,  
3178 State Route 257, Suite B Seneca, PA  
16346 814-676-3933

##### BASILE, ANGELO J. a/k/a BASILE, ANGELO J., SR. a/k/a BASILE, ANGELO JOSEPH, SR.

2016-431

Late of Farrell, Mercer Co., PA  
Executor: Angelo J. Basile, Jr., 3099  
Madeline St., Sharpsville, PA 16150  
Attorney: Stephen J. Mirizio

##### EMMETT, DELORES A.

2016-412

Late of Greenville Borough, Mercer Co., PA  
Executor: William T. Emmett, 3091 Joslyn  
Rd., Cleveland, OH 44111  
Attorney: Jason R. Dibble

##### HOFFMAN, DAVID LEE a/k/a

##### HOFFMAN, DAVID L.

2016-422

Late of Shenango Twp., Mercer Co., PA  
Administratrix: Patricia Lynn Hoffman, 176  
Romain Rd., Pulaski, PA 16143  
Attorney: Chester B. Scholl, Jr.

##### IRELAND, MARY LOUISE a/k/a

##### IRELAND MARY L.

2016-379

Late of Wilmington Twp., Mercer Co., PA  
Executor: Scott Ralston Ireland, 232  
Farmington Drive, Plantation, FL 33317  
Attorney: Donald J. Nicolls, Nicolls  
Flannery & Palmer, 300 Huntington Bank  
Bldg., 14 North Mercer St., New Castle, PA  
16101 724-658-2000

##### KRAPACS, BETTY ANN

2016-420

Late of Sharon, Mercer Co., PA  
Administrator: Ambrose Krapacs, 4150  
Parkman Rd. NW, Warren, OH 44481-9135  
Attorney: Jay R. Hagerman

##### LEDNEY, KATHRYN

2016-416

Late of Hermitage, Mercer Co., PA  
Executor: G. David Ledney, 19100 Jericho  
Dr., Gaithersburg, MD 20879  
Attorney: Thomas Burkhardt

##### MARINI, JOANNE R. a/k/a MARINI, JOANNE ROSE

2016-392

Late of Greenville Borough, Mercer Co., PA  
Administrator: Edward L. Marini, 5954  
Davidson Rd., Jamestown, PA 16134  
Attorney: None

##### OAKES, JULIA A. a/k/a OAKES, JULIA ANN a/k/a OAKES, JULIA

2016-417

Late of Perry Twp., Mercer Co., PA  
Executrix: Tammila L. McKee, Apt D8  
Locust Hill Rd., Cheswick, PA 15024  
Attorney: Stephen L. Kimes

##### O'NEILL, CORNELIA S. a/k/a O'NEILL, CORNELIA

2016-430

Late of Clark Borough, Mercer Co., PA  
Executor: Darin B. Mortimer, 7605 Bosham  
Lane, Charlotte, NC 28270  
Attorney: Stephen J. Mirizio

##### RUFFING, ALBERT E., SR. a/k/a

##### RUFFING, ALBERT E.

2016-409

Late of Transfer, Mercer Co., PA  
Co-Executrices: Barbara J. Stevens, P.O.  
Box 299 Brookfield, OH 44403; Shirley J.  
Smith, 8100 E. Windsong St., Floral City,  
FL 34436  
Attorney: James M. Goodwin

##### SCHMIDT, ERNEST A.

2016-363

Late of Delaware Twp., Mercer Co., PA  
Executor/Executrix: George E. Schmidt,  
9475 Bambii Tr., Linesville, PA 16424;  
Kathleen Lytle, 33 Maple Dr., Greenville,  
PA 16125  
Attorney: Michael A. Nahas, 1631 Nolo  
Way, Pittsburgh, PA 15206 (412) 657-9409

##### STAINBROOK, GERALD G. a/k/a

##### STAINBROOK, GERALD

2016-424

Late of Hermitage, Mercer Co., PA  
Executor: Dennis Stainbrook, 66 Delmar  
Dr., Greenville, PA 16125  
Attorney: Ruthanne Beighley

##### ZARECKY, MARJORIE

2016-391

Late of Hempfield Twp., Mercer Co., PA  
Co-Executor/Executrix: Roberta Ann  
Chuzie, 48 Macrae Dr., Grove City, PA  
16127; Daniel A. Zarecky, 740 Sableglen  
Ct., Colorado Springs, CO 80906  
Attorney: None

#### THIRD PUBLICATION

##### CIPRO, ANITA L. a/k/a CIPRO, ANITA LOUISE

2016-397

Late of Sharon, Mercer Co., PA  
Executor: Lewis Isenberg, 1138 Bon Air  
Dr., Sharon, PA 16146  
Attorney: Victor S. Heutsche

##### GLADYSZ, ALICE R. a/k/a GLADYSZ, ALICE a/k/a GLADYSZ, ALICE K.

2016-369

Late of Salem Twp., Mercer Co., PA  
Co-Executrices: Michele Meyer, 462  
Stevenson Rd., Greenville, PA 16125;  
Cheri Ryan, 411 N. Mountain Rd., Sweet  
Valley, PA 18656  
Attorney: Gary D. Lackey

##### HART, MARY ANN a/k/a HART, MARY A.

2016-390

Late of Sandy Lake, Mercer Co., PA  
Co-Executrices: Janet LeeAnn Hart, 1349  
Hendersonville Rd., Sandy Lake, PA

16145; Barbara Jean Cummings, 11533  
Lakewood Lane, Fairfax Station, VA 22039  
Attorney: Stephen L. Kimes

##### HOGUE, RONALD R. a/k/a HOGUE, RONALD a/k/a HOGUE, RON

2016-389

Late of Hermitage, Mercer Co., PA  
Co-Executrices: Sandra Frank, 6468  
Chestnut Ridge Rd., Hubbard, OH 44425;  
Megan Lauer, 1660 N. Neshannock Rd.,  
Hermitage, PA 16148  
Attorney: Gary D. Lackey

##### KALTENBAUGH, ALICE L.

2016-407

Late of East Lackawannock Twp., Mercer  
Co., PA  
Co-Executrices: Margaret A. Michaels, 605  
N. Stonebase Rd., Mercer, PA 16137;  
Elizabeth M. Glunt, 1474 Greenville-Mercer  
Rd., Mercer, PA 16137  
Attorney: Milford L. McBride, III

##### NEWTON, IDA E.

2016-398

Late of East Lackawannock Twp., Mercer  
Co., PA  
Executrix: Martha Jane Faber, 38 Gibson  
Dr., Sharpsville, PA 16150  
Attorney: Carolyn E. Hartle

##### VUKOVICH, THOMAS J. a/k/a

##### VUKOVICH, THOMAS JOSEPH

2016-406

Late of Sharon, Mercer Co., PA  
Co-Executrix/Executor: Linda M. Reiter,  
431 Watson St., Sharon, PA 16146; Thomas  
P. Vukovich, 449 Fisher Hill St., Sharon,  
PA 16146  
Attorney: Douglas M. Watson

##### WILSON, RICHARD M.

2016-402

Late of West Salem Twp., Mercer Co., PA  
Administratrix: Belinda J. Wilson, 123 N.  
Good Hope Rd., Greenville, PA 16125  
Attorney: Milford L. McBride III.

#### LEGAL NOTICE ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State, Commonwealth of Pennsylvania, with respect to a business corporation which has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. The name of the business corporation is **JMARTIN HOLDINGS, INC.**

RONALD P. MCCALL, Esquire  
EKKER, KUSTER, McCALL & EPSTEIN,  
LLP

Attorneys at Law  
One East State Street  
P. O. Box 91  
Sharon, Pennsylvania 16146  
M.C.L.J. – August 23, 2016

#### LEGAL NOTICE FOR TRUSTS

TAKE NOTICE that Elizabeth M. Nettinger died on July 15, 2016, a resident of the City of Sharon, Mercer County, Pennsylvania. At the time of her death, she was Trustee of The Nettinger Revocable Trust dated November 12, 2004. The Successor Trustee of said Trust is Kathleen Struck, of 254 Stambaugh Avenue, Sharon, PA 16146. All claims, creditors, and debtors, without delay, contact the attorney below.

Douglas M. Watson, Esquire  
LEWIS AND RISTVEY, P.C.

689 N. Hermitage Road  
PO Box 1024  
Hermitage, PA 16146  
724-981-8700  
M.C.L.J. – August 16, 23, 30, 2016

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

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, having been examined, passed and filed in the Office of the Register of Wills and the Clerk of Orphans' Court of Mercer County, Pennsylvania, will be presented to the Court for Nisi Confirmation on **September 6th 2016**, 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.

#### FOURTH AND PARTIAL ACCOUNT

2012-106 Lewis, Scott W., deceased; Brian L. Minner, Executor

#### SECOND AND FINAL ACCOUNT

2007-163 Jones, Bonita, deceased; Charles S. Hersh, Successor Trustee

#### FIRST AND FINAL ACCOUNT

2015-165 Gaines, Dennis E. a/k/a Gaines, Dennis Edward a/k/a Gaines, Dennis, deceased; Barbara Hardesty, Executrix  
2015-388 Marley, Kenneth C., deceased; Marcia G. Marley, Executrix  
2015-415 Overly, Paul E., deceased; Tim Overly, Executor  
2015-578 Dalbraccio, Louis F. a/k/a Dalbraccio, Louise Faye a/k/a Dalbraccio, Louise, deceased; Gerald D. Hosfelt, Executor  
2016-004 Dunn, Shirley a/k/a Dunn, Shirley A., deceased; Marilyn Moss a/k/a Marilyn Moss, Executrix

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

112 Mercer County Courthouse  
Mercer, PA 16137  
M.C.L.J. – August 2, 9, 16, 23, 2016

#### SHERIFF'S SALE MONDAY SEPTEMBER 12, 2016 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. 2016-00551

FRIEDMAN, SCHUMAN P.C.  
PLAINTIFF'S ATTORNEY

JUNE 28, 2016 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S) MILL  
CREEK ENTERPRISES, INC. IN AND TO:

ALL THAT CERTAIN lot or tract of land situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 37, as shown on a certain Plan entitled Final Subdivision Plan - Pierce Bluffs Phase II, Lots 32 - 57 and Open Space Lots D G, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania as Instrument No. 2004-012599-147 which lot is the same as designated in the Declaration Planned Unit Development recorded in 2001 DR 17978 and any Amendments thereto, as the same may change from time to time.

PARCEL NO. 11-132-022-037

BEING PART OF the same premises which Walter Dean Alexander, a/k/a Walter D. Alexander, a/k/a Dean Alexander and Florence M. Alexander, husband and wife, by Deed dated 03/13/2000 and recorded 03/14/2000 in the Office of the Recorder of Deeds in and for the County of Mercer in 2000 DR 03328, granted and conveyed unto Mill Creek Enterprises, Inc., an Ohio Corporation.

LOCATION - LOT 37 LAMOR ROAD, HERMITAGE PA

JUDGMENT - \$ 31,777.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MILL CREEK ENTERPRISES, INC. AT THE SUIT OF THE PLAINTIFF FB ACQUISITION PROPERTY XX, LLC, ASSIGNEE OF FB ACQUISITION PROPERTY I, LLC, ASSIGNEE OF NAVY PORTFOLIO, LLC, ASSIGNEE OF THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO

**WRIT OF EXECUTION  
NO. 2016-00295**

LAW OFFICES OF GREGORY JAVARDIAN PLAINTIFF'S ATTORNEY  
MAY 26, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) COLLEEN M. GILMORE AND JOHN P. GILMORE IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Delaware Township, Mercer County, Pennsylvania, known as Lot No. 1 in the John A. Jones Subdivision recorded in the office the Recorder of Deeds of Mercer County, Pennsylvania in Plan Book 29, Page 62, and being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of McDowell Road (T-538), which point is Southerly 1,875 feet, more or less, from the centerline of Hamburg Road (S.R. 4014) and which point is the Northeast corner of the parcel herein described; thence South 5° 47' West, along the centerline of McDowell Road, a distance of 271.50 feet to a point; thence North 85° 46' West, along land of Patricia and John A. Jones, III, a distance of 267.10 feet to an iron pin; thence North 0° 41' West, along land of Patricia and John A. Jones, III, a distance of 152 feet to an iron pin; and thence North 71° 35' East, along land of Patricia and John A. Jones, III, a distance of 311.50 feet to a point in the centerline of McDowell Road, the place of BEGINNING.

CONTAINING 1.35 acres.

BEING THE SAME PREMISES which Martha L. Jones, by Deed dated June 10, 2005 and recorded June 10, 2005 in the Office of the Recorder of Deeds in and for Mercer County in Instrument No. 2005-009162, granted and conveyed unto Colleen M. Gilmore and John P. Gilmore.

BEING KNOWN AS: 279 McDowell Road, Transfer, PA 16154

PARCEL #03-108-016

JUDGMENT - \$ 97,420.94

SEIZED AND TAKEN IN EXECUTION AS

THE PROPERTY OF THE DEFENDANT (S) COLLEEN M. GILMORE AND JOHN P. GILMORE AT THE SUIT OF THE PLAINTIFF CITIZENS BANK OF PENNSYLVANIA

**WRIT OF EXECUTION  
NO. 2015-03432**

LAW OFFICES OF GREGORY JAVARDIAN PLAINTIFF'S ATTORNEY

JUNE 23, 2016 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, formerly Hickory Township, Mercer County Pennsylvania, known and numbered as the Lots Nos 409, 410 and the South portion of 411 in the Farrell Heights Plan OF Lots, and being more fully bounded and described as follows, to-wit:

On the East by Carolyn Street, a distance of 100 feet;

On the West by Lots Nos. 392, 393, and 394 in said plan, a distance of 100 feet;

On the North by remaining portion of Lot No. 411 in said plan, a distance of 165.53 feet; and

On the South by Lot No. 408 in said plan, a distance of 165.53 feet.

BEING THE SAME PREMISES which Marcia Lynne Iole, Executrix of the Estate of Mary Burke, late, by Deed dated January 10, 2003 and recorded March 3, 2003 in the Office of the Recorder of Deeds in and for Mercer County in Instrument No. 2003-004464, granted and conveyed unto Mark L. Nicholson a/k/a Mark Nicholson and Melody L. Nicholson.

Melody L. Nicholson departed this life on January 7, 2012.

BEING KNOWN AS: 2114 Carolyn Street, Hermitage, PA 16148

PARCEL #12-328-126

JUDGMENT - \$ 61,612.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARK L. NICHOLSON A/K/A MARK NICHOLSON AT THE SUIT OF THE PLAINTIFF CITIZENS BANK NA F/K/A RBS CITIZENS NA

**WRIT OF EXECUTION  
NO. 2013-04332**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY

MAY 27, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DERRICK J. BARTOSH AND CHRISTINE M. BARTOSH IN AND TO:

All those certain pieces or parcels of land situate in West Salem Township, Mercer County, Pennsylvania, being commonly known and designated as Lots Nos. 181, 182, and 183 in the Gillespie Addition, plan of which is recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, at Plan Book 1, Page 49, said lots being more particularly bounded and described as follows:

Bounded on the North by Lot No. 180 of the Gillespie Addition; on the East by Raspberry Alley; on the South by Glenn Avenue, and on the West by North Diamond Street; said lots being 120 feet on the North and South lines and 120 feet on the East and West lines.

SUBJECT PROPERTY ADDRESS: 41 Glenn Avenue, Greenville, PA 16125

BEING the same property conveyed to Derrick J. Bartosh and Christine M. Bartosh, husband and wife who acquired title by virtue

of a deed from James A. Mosconi, Jr. and Jennifer J. Mosconi, husband and wife, dated January 24, 2002, recorded January 31, 2002, at Deed Book 388, Page 2193, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 31-10

JUDGMENT - \$ 64,089.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DERRICK J. BARTOSH AND CHRISTINE M. BARTOSH AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2011-04231**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY

MAY 9, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ARENITA K. WHITE AND JAMES E. WHITE IN AND TO:

All that certain lot of land situate in West Salem Township, Mercer County, Pennsylvania, bounded on the North by land of Anthony Cianci et ux; on the East by land of Peter DeTullio et ux; on the South by West Homer Street; and on the West by land of John Campoli et ux, said lot has a frontage on West Homer Street of one hundred thirty-five (135) feet, and extends back at the same width a distance of one hundred fifty (150) feet, more or less.

Subject to conditions and restrictions as recorded in 74 DR 3252.

SUBJECT PROPERTY ADDRESS: 21 W Homer Street, Greenville, PA 16125

BEING the same property conveyed to James E. White and Arenita K. White, Husband and Wife who acquired title by virtue of a(n) Fee Simple Deed from Fred W. White and Mary J. White, Husband and Wife, dated September 28, 2009, recorded September 28, 2009, at Instrument Number 2009-00010561, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 31-056-075

JUDGMENT - \$ 92,790.80

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

**WRIT OF EXECUTION  
NO. 2016-01037**

MATTHEMAN WEINROTH & MILLER PC PLAINTIFF'S ATTORNEY

JULY 7, 2016 LEVIED ON THE FOLLOWING

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

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE IN COOLSPRING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BEING ALL OF LOT NO. 1402 IN THE LAKE LATONKA SUBDIVISION, MAP NO. 2, PAGE 3, AS THE SAME ARE DESIGNATED, NUMBERED AND KNOWN ON THE RECORDING PLAT THEREOF, PLAT BOOK 9, PAGE 34, IN THE OFFICE OF THE RECORDER OF DEEDS OF MERCER COUNTY, PENNSYLVANIA.

SUBJECT TO ALL PUBLIC HIGHWAYS, RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD. BEING PART OF THE SAME PREMISES AS CONVEYED IN DEED FROM MICHAEL J. CREPS AND CATHY S. CREPS, HUSBAND AND WIFE RECORDED 10/26/1987 IN DOCUMENT NUMBER 87DR11332, BOOK 31, PAGE 1014 IN

SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 807 KAROK TRAIL, MERCER, PA, 16137.

IMPROVEMENTS THEREON CONSIST OF:

A RESIDENTIAL DWELLING

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

EDWARD LUSTENBERG and SUSAN LUSTENBERG

TAX MAP OR PARCEL ID NO.: 01 934 1402

JUDGMENT - \$134,278.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EDWARD LUSTENBERG AND SUSAN LUSTENBERG AT THE SUIT OF THE PLAINTIFF CITIZENS BANK OF PENNSYLVANIA

**WRIT OF EXECUTION  
NO. 2015-03904**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY

JUNE 9, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RICHARD ANDREW FLACK A/K/A RICHARD A. FLACK AND SANDRA FLACK A/K/A SANDRA JO FLACK IN AND TO:

ALL that certain piece or parcel of land situate in the west side of the West Middlesex-New Bedford Public Road in Shenango Township, Mercer County, Pennsylvania, and being more particularly bounded and described as follows:

ON the north by lands now or formerly of Mike Pajank; on the east by the West Middlesex-New Bedford Public Road; on the south by lands now or formerly of J. T. Clarke; and on the west by lands now or formerly of Herman. Said land containing eight (8) acres of land, more or less.

EXCEPTING AND RESERVING therefrom a strip of land adjacent to a bridge installed in the Public Road aforesaid and which the Commonwealth of Pennsylvania condemned during the year 1965. Being known as: 283 Bedford Road, West Middlesex, Pennsylvania 16159

BEING THE SAME PREMISES WHICH Mary E. Flack, widow, by Richard A. Flack, Attorney-in-fact, Richard Andrew Flack and Sandra Jo Flack by deed dated March 3, 1999 and recorded March 25, 1999 in Deed Book 0291, Page 1717, granted and conveyed unto Richard Andrew Flack a/k/a Richard A. Flack and Sandra Flack a/Ida Sandra Jo Flack, husband and wife.

TAX I.D. #: 27-2870

LOCATION - 283 BEDFORD ROAD, WEST MIDDLESEX PA

JUDGMENT - \$196,377.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICHARD ANDREW FLACK A/K/A RICHARD A. FLACK AND SANDRA FLACK A/K/A SANDRA JO FLACK AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2016-00110**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY

JUNE 6, 2016 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being known as Lot No. 1 in the Charles S. Flower's Woodrow Court

Extension Plan as recorded in Plan Book 3, Page 109, Records of Mercer County, Pennsylvania, and being bounded and described as follows:

ON the north by an alley, a distance of 99.43 feet, on the east by an alley, a distance of 40 feet; on the south by Lot No. 2 in said plan, a distance of 98.50 feet on the west by Woodrow Court, a distance of 40 feet.

Being known as: 99 Woodrow Court, Sharon, Pennsylvania 16146

BEING THE SAME PREMISES WHICH Cathy E. Yarian, n/k/a Cathy Smith and Louis R. Smith, husband and wife, by deed dated August 29, 2005 and recorded September 18, 2006 in Instrument Number 2006-00013917, granted and conveyed unto Kate W. Hephner.

TAX I.D.#: 4-E-26A

JUDGMENT - \$ 19,957.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KATE W. HEHNER AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2015-03361**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY

JUNE 6, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARY ALICE HERRLE IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the City of Hermitage (formerly Hickory Township), County of Mercer, State of Pennsylvania, being known as Lot Number Five (5) in the Petrini Pinetree Plan, and being bounded and described as follows, to wit:

COMMENCING at a point on the South line of Woodside Drive, at the Northwest corner of the Johnstone Plan; thence North 89° 25' West along the South line of Woodside Drive, a distance of One Hundred Forty (140) feet to a point; thence in a Southerly direction along the East line of Pine Tree Lane, a distance of Ninety-Two and Eight-Tenths (92.8) feet to a cul-de-sac; thence along the Easterly line of said cul-de-sac on an arc, a distance of Fifty-Two and Thirty-Five Hundredths (52.35) feet to a point; thence in an Easterly direction along the North line of Lot Number Four (4) in said plan, a distance of One Hundred Fifteen (115) feet to a point; thence North 0° 11' East, along the West line of the Johnston Plan, a distance of One Hundred Thirty-Five and One-Tenth (135.1) Feet to the place of beginning. SUBJECT, NEVERTHELESS, to the Northwest corner being subject to a Twenty (20) foot radius corner rounded for street purposes.

THIS DEED is executed and accepted and subject to all conditions, covenants, easements, reservations, and restrictions, as contained in prior deeds in the chain of title.

The above described land is conveyed subject to the following restrictions and reservations:

The East Thirty-Two (32) feet of said premises is conveyed subject to a perpetual easement for drainage purposes.

The South Ten (10) feet to said premises in subject to a reservation for sanitary sewer drainage.

The said premises are subject to the building line as shown on the recorded plan.

Being known as: 50 Pine Tree Lane, Hermitage, Pennsylvania 16148

BEING THE SAME PREMISES WHICH William J. Moder, III, Trustee of the Christine B. Woods Funded Revocable Living Trust Under Agreement dated May 30, 2011 by deed dated March 14, 2006 and recorded March 22, 2006 in Instrument Number 2006-00004047, granted and conveyed unto Mary Alice Herrle.

TAX I.D.#: 11321334

JUDGMENT - \$124,188.66

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARY ALICE HERRLE AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2016-00854**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY

JULY 7, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BEVERLY A. MILLER F/K/A BEVERLY A. WATSON IN AND TO:

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

COMMENCING at a point at the northeast corner, which point is on the centerline of Birchwood Drive, formerly Pennsylvania Route 18, said point also being the southeast corner of lands now or formerly of Joseph Novak, Sr., et ux; thence South 20° 18' West along the center line of the said Birchwood Drive, formerly Pennsylvania Route 18, a distance of Eighty-five and Eighty-four hundredths (85.84) feet to a point; thence North 67° 30' West, a distance of Two Hundred Seventy-six and Seventy-four hundredth (276.74) feet to a point on the east line of lands now or formerly of Sam K. Thompson; thence North a distance of Ninety-eight and Sixty-five hundredths (98.65) feet to a point; thence South 66° 31' East, a distance of Three Hundred Eleven and Twenty-three hundredths (311.23) feet to a point on the center line of Birchwood Drive, formerly Pennsylvania Route 18, the place of beginning.

Being known as: 67 Birchwood Drive, Transfer, Pennsylvania 16154

BEING THE SAME PREMISES WHICH John Paczak by deed dated January 18, 1972 and recorded January 27, 1972 in Instrument Number 1972-00000188, granted and conveyed unto William L. Miller and Beverly A. Miller F/K/A Beverly A. Watson. The said William L. Miller died thereafter thereby vesting title in his surviving spouse Beverly A. Miller F/K/A Beverly A. Watson by operation of law.

TAX I.D.#: 23 107 145

JUDGMENT - \$ 73,950.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BEVERLY A. MILLER F/K/A BEVERLY A. WATSON AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2016-00245**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY

JUNE 6, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DONALD H. THOMPSON A/K/A DONALD H. THOMPSON, JR. AND DYANA L. THOMPSON IN AND TO:

ALL that certain piece or parcel of land situate in Pymatuning Township, Mercer County, Pennsylvania, being known and numbered Lot No. Thirty-four (34) in Greencrest Park, as shown on a plan thereof recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 5, Page 83, and being more particularly bounded and described as follows:

BOUNDED on the North by Lot No. 33; on

the East by Lot No. 38; on the South by Lot No. 35; and on the West by "A" Street, said lot fronting seventy-five (75) feet on "A" Street, and extending back of uniform width a distance of one hundred seventy-five (175) feet.

Being known as: 1107 Arlington Drive, Greenville, Pennsylvania 16125

BEING THE SAME PREMISES WHICH The Estate of Ruth M. Hunter, by her Executors, Hazel I. Hunter and Earl W. Hunter, Parties of the First Part by deed dated October 26, 1995 and recorded November 14, 1995 in Deed Book 0200, Page 2028, granted and conveyed unto Donald H. Thompson a/k/a Donald H. Thompson, Jr. and Dyana L. Thompson, husband and wife.

TAX I.D. 23343356

JUDGMENT - \$ 25,447.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONALD H. THOMPSON A/K/A DONALD H. THOMPSON, JR. AND DYANA L. THOMPSON AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2015-02495**

MILSTEAD & ASSOCIATES LLC  
PLAINTIFF'S ATTORNEY

JUNE 23, 2016 LEVIED ON THE FOLLOWING

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

All that certain piece or parcel of land situate in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, known as Purpart "E" of Lot No. Two Hundred Eighteen (218) in the L. Budd Allotment as recorded in Plan Book 1, Page 73, said land being more particularly bounded and described as follows:

On the north by a sixteen (16) foot alley for a distance of thirty (30) feet; on the east by Purpart "F" in said plan for a distance of one hundred (100) feet; on the south by Dickens Place for a distance of thirty (30) feet; and on the west by Purpart "D" in said plan for a distance of one hundred (100) feet.

Title to said Premises vested in David Bistransin by Deed from Cecilia E. Bolton F/K/A Cecilia E. Jablonski and James F. Botron, her husband dated 11/23/1998 and recorded on 12/07/1998 in the Lawrence County Recorder of Deeds at/in Book 0282, Page 0058.

BEING KNOWN AS 464 Dickens Place, Sharon, PA 16146

TAX MAP NO: 2-S28

JUDGMENT - \$ 56,756.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAVID BISTRANSIN AT THE SUIT OF THE PLAINTIFF HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-HE1 ASSET-BACKED PASS-THROUGH CERTIFICATES

**WRIT OF EXECUTION  
NO. 2015-01926**

MILSTEAD & ASSOCIATES LLC  
PLAINTIFF'S ATTORNEY

JUNE 6, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) NORMAN L. MATVEY AND ROSE MATVEY IN AND TO:

PARCEL 1: ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN HERMITAGE, MERCER COUNTY, PENNSYLVANIA, BEING KNOWN AND NUMBERED AS LOT NO. 91 IN THE

RIVERVIEW PLAN OF LOTS, WHICH PLAN IS RECORDED IN THE RECORDS OF MERCER COUNTY IN PLAN BOOK 2, PAGE 43, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: ON THE SOUTH BY CARLEY AVENUE; ON THE WEST BY LOT NO. 92 IN SAID PLAN; ON THE NORTH BY A 12 FOOT ALLEY; HAVING A FRONTAGE ON CARLEY AVENUE OF 50 FEET AND EXTENDING NORTHWARD, OF UNIFORM WIDTH, A DISTANCE OF 134 FEET TO SAID FIRST MENTIONED ALLEY. SAID PIECE OR PARCEL OF LAND HAVING ERECTED THEREON A ONE AND ONE-HALF STORY FRAME DWELLING HOUSE.

PARCEL 2: ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN HERMITAGE, MERCER COUNTY, PENNSYLVANIA, BEING KNOWN AS LOT NO. 90 IN THE RIVERVIEW PLAN OF LOTS, WHICH PLAN IS RECORDED IN THE RECORDS OF MERCER COUNTY IN PLAN BOOK 2, PAGE 43, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: ON THE NORTH BY A 12 FOOT ALLEY, FOR A DISTANCE OF 50 FEET; ON THE EAST BY LOT NO. 89 IN SAID PLAN, FOR A DISTANCE OF 134 FEET; ON THE SOUTH BY CARLEY AVENUE, FOR A DISTANCE OF 50 FEET; AND ON THE WEST BY A 12 FOOT ALLEY, FOR A DISTANCE OF 134 FEET.

PARCEL 3: ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN HERMITAGE, MERCER COUNTY, PENNSYLVANIA, BEING KNOWN AND NUMBERED AS LOT NO.92 IN THE RIVERVIEW PLAN OF LOTS AS SURVEYED BY J. FRED THOMAS, ENGINEER, ON MAY 17, 1917, SAID LOT BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS: ON THE NORTH BY LOT NO. 93 IN SAID PLAN; ON THE EAST BY A 12 FOOT ALLEY; ON THE SOUTH BY LOT NO. 91 IN SAID PLAN; AND ON THE WEST BY CARLEY AVENUE; HAVING A FRONTAGE ON CARLEY AVENUE OF 50 FEET AND A DEPTH OF 134 FEET.

TITLE TO SAID PREMISES IS VESTED IN ROSE MATVEY AND NORMAN L. MATVEY, HER HUSBAND BY DEED FROM NORMAN L. MATVEY AND ROSE MATVEY, HUSBAND AND WIFE DATED 5/14/1992 RECORDED 5/18/1992 IN DEED BOOK 120 PAGE 2292

LOCATION - 846 S. DARBY ROAD, HERMITAGE PA

JUDGMENT - \$ 88,743.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NORMAN L. MATVEY AND ROSE MATVEY AT THE SUIT OF THE PLAINTIFF J.P. MORGAN MORTGAGE ACQUISITION CORP.

**WRIT OF EXECUTION  
NO. 2013-02755**

MILSTEAD & ASSOCIATES LLC  
PLAINTIFF'S ATTORNEY

JUNE 6, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN PUHL AND MARGARET E. PUHL IN AND TO:

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND LOCATED IN THE TOWNSHIP OF HERMITAGE, FORMERLY HICKORY, MERCER COUNTY, PENNSYLVANIA, KNOWN AS LOT 94 AND LOT 95 OF THE RESUBDIVISION OF LOTS NUMBER 93 AND 94 FOR MARK LASKOWITZ IN THE OAKDALE HEIGHTS ALLOTMENTS NO. 1 AND NO. 2, AS RECORDED IN PLAN

BOOK 24, PAGE 14, SAID LOTS BEING BOUNDED AND DESCRIBED AS FOLLOWS: ON TTTF, NORTH BY LOT 93 A OF SAID RESUBDIVISION PLANA DISTANCE OF 145.75 FEET ON THE EAST BY WICK AVENUE, A DISTANCE OF 91.90 FEET, ON THE SOUTH BY LOT NO. 96 AS SET FORTH IN RESUBDIVISION PLAN A DISTANCE OF 145.52 FEET, ON THE WEST BY THE A.I. BAKER PLAN OF LOTS, A DISTANCE OF 91.91 FEET.

TITLE TO SAID PREMISES IS VESTED IN JOHN PUHL AND MARGARET E. PURL, HUSBAND AND WIFE BY DEED FROM MARK LASKOWITZ AND LINDA LASKOWITZ, HUSBAND AND WIFE DATED 11/06/1981 RECORDED 11/18/1981 IN DEED INSTRUMENT NO: 81-4256

LOCATION - 148 WICK AVENUE, HERMITAGE PA

JUDGMENT - \$197, 155.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN PUHL AND MARGARET E. PURL AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC F/K/A CENTEX HOME EQUITY COMPANY, LLC

**WRIT OF EXECUTION  
NO. 2016-00386**

P. RAYMOND BARTHOLOMEW  
PLAINTIFF'S ATTORNEY

JUNE 7, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) WILLIAM G. MCFARLAND, VICTORIA L. MCFARLAND, AND UNITED STATES OF AMERICA IN AND TO:

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

BEGINNING at a point in the centerline of Pennsylvania Route 158, said point being the northeast corner of the parcel herein described and also being the southeast corner of land of James F. and Jean Wilson; thence along the centerline of Pennsylvania Route 158, the following courses and distances: South 25° 12' West, a distance of 76.47 feet; South 26° 18' West, a distance of 100.00 feet; and South 23° 42' West, a distance of 103.49 feet to a point; thence South 79° 14' West, along land of Kathleen and James F. Williams, II, a distance of 241.77 feet to an iron pin; thence North 4° 45' West, along land of Kathleen and James F. Williams, II, a distance of 268.27 feet to an iron pin; and thence North 85° 15' East, along land of James F. and Jean Wilson, a distance of 379.50 feet to the point and place of beginning.

Location: 560 Mercer-New Wilmington Road, Mercer, PA 16137.

JUDGMENT - \$119,270.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILLIAM G. MCFARLAND, VICTORIA L. MCFARLAND, AND UNITED STATES OF AMERICA AT THE SUIT OF THE PLAINTIFF MICHAEL A. TUMAS

**WRIT OF EXECUTION  
NO. 2016-00443**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

MAY 12, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DANIEL A. DILLEN JR. A/K/A DANIEL ALAN DILLEN, JR. AND REBECCA J. DILLEN IN AND TO:

The land referred to is described as follows:

ALL those certain pieces or parcel of and situate in the Borough of Jamestown, Mercer County, Commonwealth of Pennsylvania, and being known and designated as Lots Nos. 112 and 113 in the General Plan of Lots of said Borough of Jamestown. Said lots form One (1) contiguous parcel of land bounded and described as follows, to-wit:

On the North by Summit Street: on the East by Lot No. 111; on the South by Lot no. 114; and on the West by Denver Street: and having a frontage on Denver Street of One Hundred Twenty (120) feet and extending eastwardly along Summit Street of equal width a distance of One Hundred Twenty (120) feet.

TITLE TO SAID PREMISES IS VESTED IN Daniel Alan Dillen, Jr. and Rebecca J. Dillen, h/w, by Deed from Robert W. Davis and Blenda K. Davis, h/w, dated 08/05/2002, recorded 08/12/2002 in Instrument Number 2002-016299.

Tax Parcel: 64 570 039 000 000

Premises Being: 614 Denver Avenue, Jamestown, PA 16134-9146

JUDGMENT - \$ 82,183.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DANIEL A. DILLEN JR. A/K/A DANIEL ALAN DILLEN, JR. AND REBECCA J. DILLEN AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.

**WRIT OF EXECUTION  
NO. 2016-00442**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

JUNE 16, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KENNETH C. MESSINA AND ANNA MESSINA A/K/A ANNA A. MESSINA 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. 559 in the Westinghouse View Allotment No. 4, as recorded in the Records of Mercer County, Pennsylvania, in Plan Book vol. 2, page 215, and said lot being more particularly bounded and described as follows:

ON the north by Lot No. 560 in said plan, a distance of 164.80 feet; on the east by Bechtol Avenue, a distance of 45 feet, more or less; on the south by Lot No. 558 in said plan, a distance of 164.80feet; and on the west by the western boundary line of said plan, a distance of 45 feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Kenneth C. Messina and Anna A. Messina, h/w, by Deed from Michael W. Martin and Leann C. Martin, h/w, dated 04/14/2008, recorded 05/01/2008 in Instrument Number 2008-00005135.

Tax Parcel: 2 AQ 31

Premises Being: 973 Bechtol Avenue, Sharon, PA 16146-3580

JUDGMENT - \$ 74,494.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH C. MESSINA AND ANNA MESSINA A/K/A ANNA A. MESSINA AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION  
NO. 2016-00258**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

MAY 11, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) APRIL L. PARIS A/K/A APRIL L. IVAN IN AND

TO:

ALL those certain lots or parcels of ground situate in the City of Farrell, Mercer County, Pennsylvania, being known and numbered as Lots Nos. 1040 and 1041 in the Farrell Realty Company Plan of Lots, Plan No. 4, as recorded in Plan Book No. 1, page 106, records of Mercer County, Pennsylvania, said lots together being more particularly bounded and described as follows:

ON the North by Lots Nos. 1011 and 1010 in said Plan for a distance of 90 feet; on the East by Lot No. 1042 in said plan for a distance of 140 feet; on the South by Shady Drive, a/k/a Nagley Street for a distance of 80 feet; and on the West by Lot No. 1039 in said Plan for a distance of 140 feet.

SUBJECT to all exceptions, reservations, restrictions, easements, rights of way, and oil and gas leases as set forth in prior instruments of record and on the recorded plan.

BEING THE SAME PREMISES which MARY ANN MERCURIO, UNMARRIED by Indenture bearing in the date of November 29, 1999 and recorded in the Office of the Recorder of Deeds, in and for the County of Mercer, COMMONWEALTH OF PENNSYLVANIA on December 6, 1999 in Book 99 Page 21720 granted and conveyed unto APRIL L. PARIS, UNMARRIED, her Heirs and Assigns, in fee.

Parcel No. 52-429-135

TITLE TO SAID PREMISES IS VESTED IN April L. Ivan, married, by Deed from Joseph J. Ivan, married, dated 06/28/2012, recorded 11/01/2012 in Instrument Number 2012-00015505.

Tax Parcel: 52-429-135

Premises Being: 1806 Shady Drive, Farrell, PA 16121-1343

JUDGMENT - \$ 82,396.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) APRIL L. PARIS A/K/A APRIL L. IVAN AT THE SUIT OF THE PLAINTIFF BRANCH BANKING AND TRUST COMPANY

**WRIT OF EXECUTION  
NO. 2016-00424**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

JUNE 16, 2016 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the BOROUGH OF STONEBORO, MERCER COUNTY, PENNSYLVANIA, bounded and described as follows:

ON the north by Oak Street on the East by lot now or formerly of Elizabeth C. Kearns; on the South by an alley; and on the West by lot now or formerly of Paul L. Guyton and Mary Guyton having a frontage of sixty-one (61) feet on Oak Street and extending southerly therefrom of equal width a distance of one hundred (100) feet to said alley.

Being known as 60 Oak Street, Stoneboro, Pennsylvania 16153.

TITLE TO SAID PREMISES IS VESTED IN John M. Plotner, by Deed from Michelle M. Harthan, fka Michelle M. Plotner, single, dated 02/13/2014, recorded 03/07/2014 in Instrument Number 2014-00002138.

Tax Parcel: 74 867 245 000 000

Premises Being: 60 Oak Street, Stoneboro, PA 16153-3808

JUDGMENT - \$ 79,180.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN M. PLOTNER AT THE SUIT OF THE PLAINTIFF FIRST GUARANTY MORTGAGE CORPORATION

**WRIT OF EXECUTION  
NO. 2016-00936**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

JUNE 16, 2016 LEVIED ON THE FOLLOWING

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

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

ON THE NORTH by the remaining portion of Lot Number Eighty-three (83) in the Plan of the Home Improvement Company Limited; on the East by Baldwin Avenue; on the South by the remaining portion of Lot Number Eighty-four (84) in said Plan, and on the West by an alley fifteen (15) feet in width, having a frontage on said Baldwin Avenue of thirty-five (35) feet and extending back a uniform width to said alley one hundred twenty-five (125) feet, being the southern fifteen (15) feet of Lot Number Eighty-three (83) in said Plan and the northern twenty (20) feet of Lot Number Eighty-four (84) in said Plan; and being part of the Lots Numbered Eighty-three (83) and Eighty-four (84) in the Plan of the Home Improvement Company Limited.

BEING Tax Identification No.: 4-Z-16.

TITLE TO SAID PREMISES IS VESTED IN Henrietta Ramos, by Deed from Mattie M. Jones, widow, dated 03/26/2008, recorded 04/23/2008 in Instrument Number 2008-00004727

Tax Parcel: 4-Z-16

Premises Being: 1304 Baldwin Avenue, Sharon, PA 16146-2520

JUDGMENT - \$ 33,467.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HENRIETTA RAMOS AT THE SUIT OF THE PLAINTIFF DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC

**WRIT OF EXECUTION  
NO. 2015-00958**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

MAY 27, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TAMMY K. ZERONAS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DAVID J. ZERONIS A/K/A DAVID J. ZERONAS A/K/A DAVID JOHN ZERONAS, DENTON J. ZERONAS IN HIS CAPACITY AS HEIR OF THE ESTATE OF DAVID J. ZERONIS A/K/A DAVID J. ZERONAS A/K/A DAVID JOHN ZERONAS, R.D. ZERONAS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DAVID J. ZERONIS A/K/A DAVID J. ZERONAS A/K/A DAVID JOHN ZERONAS, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID J. ZERONIS A/K/A DAVID J. ZERONAS A/K/A DAVID JOHN ZERONAS IN AND TO:

ALL that certain piece or parcel of land situate in the Township of Pymatuning, County of Mercer and Commonwealth of Pennsylvania, and as per survey of Joseph Harris, Civil Engineer, dated July 15, 1958, being bounded and described as follows, to-wit:

BOUNDED on the West for a distance of 200 feet by Bald Hill Road; on the North for a distance of 436 feet by lands this date being conveyed Grantors to Albert Zeronas, et ux to a point of other lands of Joseph Guster, Sr; on

the East for a distance of 200 feet by other lands of Josph Guster, Sr. and on the South for a distance of 436 feet by lands of Dale C. Rainey, and containing two (2) acres of land.

HAVING A MAP NO. OF 23-106-025-000-000.

TITLE TO SAID PREMISES IS VESTED IN David John Zeronas, by Deed from James G. Hutz, executor under the last will and testament of Antoinette Josephine Hutz, aka Antoinette J. Hutz, deceased, dated 03/23/2001, recorded 04/17/2001 in Book 353, Page 1277.

Mortgagor DAVID J. ZERONIS A/K/A DAVID J. ZERONAS A/K/A DAVID JOHN ZERONAS died on 09/12/2010, and TAMMY K ZERONAS was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 09/30/2010 by the Register of Wills of MERCER COUNTY, No. 2010-608. The Decedent's surviving heirs at law and next-of-kin TAMMY K. ZERONAS, DENTON J. ZERONAS, and R. D. ZERONAS.

Tax Parcel: 23 106 025 000 000

Premises Being: 128 Carrier Road, Transfer, PA 16154-2104

JUDGMENT - \$ 85,956.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TAMMY K. ZERONAS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DAVID J. ZERONIS A/K/A DAVID J. ZERONAS A/K/A DAVID JOHN ZERONAS, DENTON J. ZERONAS IN HIS CAPACITY AS HEIR OF THE ESTATE OF DAVID J. ZERONIS A/K/A DAVID J. ZERONAS A/K/A DAVID JOHN ZERONAS, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID J. ZERONIS A/K/A DAVID J. ZERONAS A/K/A DAVID JOHN ZERONAS AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2015-03751**

PURCELL KRUG & HALLER  
PLAINTIFF'S ATTORNEY

JUNE 16, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KEVIN D. KASBEE AND CARRIE SMITH IN AND TO:

ALL THAT CERTAIN premises with dwelling house erected thereon, situate in the Township of Hempfield, Mercer County, Pennsylvania, bounded and described as follows:

Bounded on the North by lands now or formerly of Robert E. Brink, Sr.; on the East by the westerly line of Greenville-Mercer Road, Route No. 58; on the South by lands now or formerly of Mildred Altmire; and on the West by lands now or formerly of Warren Goehring, fronting 60 feet on westerly line of said Route 58 and extending westerly therefrom an even width, a distance of 500 feet.

HAVING THEREON erected a dwelling known as 421 MERCER ROAD GREENVILLE, PA 16125  
PARCEL NO. 09-069-077.

BEING The same premises which Yvonne R. Cady, by deed dated May 14, 2010 and recorded June 1, 2010 to Mercer County Instrument No. 2010-00004937, granted and conveyed unto Kevin D. Kasbee and Carrie Smith.

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.

SUBJECT, HOWEVER, to the restrictions that no building of any description shall be built upon said lot nearer than 85 feet from the edge of the concrete roadway on said Greenville-Mercer Road.

TO BE SOLD AS THE PROPERTY OF KEVIN D. KASBEE AND CARRIE SMITH UNDER MERCER COUNTY JUDGMENT NO. 2015-03751.

JUDGMENT - \$ 70,071.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KEVIN D. KASBEE AND CARRIE SMITH AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION  
NO. 2016-00102**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY

MAY 9, 2016 LEVIED ON THE FOLLOWING

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

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

ON the West by Sunset Avenue for 50 feet; on the South by Lot No. 176 for 120 feet; on the East by an alley for 50 feet; and on the North by Lot No. 180 for 120 feet.

BEING known as Lot No. 178 of the West View Plan of Lots as recorded at plan Book 1 Page 84.

922 Sunset Avenue, Grove City, PA 16127

Parcel No.: 59-548-022

BEING THE SAME PREMISES which H. Edythe Wise, single, by Deed dated 11/28/11 and recorded 11/30/11 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument #2011-00012449, granted and conveyed unto Caitlin M. Chapman, in fee.

JUDGMENT - \$ 94,992.79

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

**WRIT OF EXECUTION  
NO. 2015-03578**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY

JUNE 30, 2016 LEVIED ON THE FOLLOWING

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

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

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

for a distance of 300 feet to a point being the Westerly line of an existing right of way and the place of beginning.

PARCEL NO. 11-133-135

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

LOCATION - 1755 NORTH NESHANNOCK ROAD, HERMITAGE PA  
JUDGMENT - \$131,374.73

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

**WRIT OF EXECUTION  
NO. 2015-03557**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY

MAY 18, 2016 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the Municipality of Hermitage, County of Mercer, Commonwealth of Pennsylvania, marked and numbered as Lot No. 8 in Ray Sweet's Plan of Lots, said land being more particularly bounded and described as follows:

ON the North by land now or formerly of Teilhet, known as Lot No. 7 in said plan, a distance of 130 feet; ON the East by North Oakdale Avenue, a distance of 50 feet; ON the South by land now or formerly of the First Seneca Bank and Trust Company, for a distance of 130 feet, said South line of Lot No. 8 hereby conveyed being 232.85 feet North of the center of East State Street, also known as the Sharon-Mercer Road; ON the West by land now or formerly of Edward Wein, for a distance of 50 feet.

BEING THE SAME PREMISES which Mercer County Habitat for Humanity Inc., a Non-profit PA Corporation, by Deed dated 9/13/99 and recorded 10/20/99 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Book 309, Page 1163, granted and conveyed unto Timothy M. Jones, in fee.

LOCATION - 49 NORTH OAKDALE AVENUE, HERMITAGE PA

JUDGMENT - \$ 98,243.99

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

**WRIT OF EXECUTION  
NO. 2010-00368**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY

JUNE 7, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRIAN KOSTOFF AND RICHARD KOSTOFF A/K/A RICHARD D. KOSTOFF IN AND TO:

ALL THAT certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, and known as and being Lot No. 10 in the Federal Heights Plan of Lots as the same is recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 1, Page 118. Said lot is bounded and described as follows:

On the east by Wengler Avenue; on the south by Lot No. 11 in said plan; on the west by an alley and on the north by Lot No. 9 in said

plan. Having a frontage on Wengler Avenue of 45 feet and extending westwardly of the same uniform width a distance of 109.56 feet.

Parcel No. 4-AE-12

BEING THE SAME PREMISES which Judith Reaney, aka Judy Reaney, and Andrew W. Cole, husband and wife, by Deed dated May 16, 2008 and recorded May 20, 2008, in the Office for the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2008-00006046, granted and conveyed unto the Brian Kostoff, single, and Richard D. Kostoff, married, in fee.

LOCATION - 400 WENGLER AVENUE, SHARON PA

JUDGMENT - \$ 71,827.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRIAN KOSTOFF AND RICHARD KOSTOFF A/K/A RICHARD D. KOSTOFF AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC

**WRIT OF EXECUTION  
NO. 2010-00146**

SHERRARD GERMAN & KELLY PC  
PLAINTIFF'S ATTORNEY

JULY 6, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KOI PLUMBING, INC. AND BRADLEY A. KOI, AN INDIVIDUAL IN AND TO:

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

Commencing at a point on the east line of Elm Avenue, which point is the northwest corner of land now or formerly of Shields A. King; thence northwardly along the east line of Elm Avenue, a distance of 52 feet, more or less, to the southwest corner of land formerly of F.J. Keiser, and now or formerly of Martin Brest, et al, trustees; thence eastwardly along the south line of said land now or formerly of Martin Brest, et al, trustees; thence southwardly along the west line of other land of David V. Machuga and Marcia M. Machuga, a distance of 52 feet, more or less, to the southwest corner of other land belonging to David V. Machuga and Marcia M. Machuga, thence westerly along the north line of land of said Shields A. King, a distance of 93 feet, more or less to a point on the east line of Elm Avenue, at the place of beginning.

Being designated as Tax Parcel No. 2D39.

Acquired in Instrument No. 2008-00013389.

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

Commencing at a point on the east line of Elm Avenue, which point is the northwest corner of land now or formerly of Shields A. King; thence northwardly along the east line of Elm Avenue, a distance of 52 feet, more or less, to the southwest corner of land formerly of F.J. Keiser, and now or formerly of Martin Brest. Et al, trustees; thence eastwardly along the south line of said land now or formerly of Martin Brest, et al, trustees, a distance of 98 feet, more or less, to the southeast corner of said land now or formerly of Martin Brest, et al, trustees; thence continuing eastwardly along other lands now or formerly of Thomas J. Kush, a distance of 100 feet, more or less, to the west line of Rex Place; thence southwardly along the west line of Rex Place, a distance of 52 feet, more or less, to the northeast corner of land formerly of Elizabeth M. Keiser, and now or formerly of Shields King, thence westwardly along the north line of land of said Shields King, and the north

line of other land of said Shields King a distance of 193 feet, more or less, to a point on the east line of Elm Avenue, at the place of beginning.

Being designated as Tax Parcel No. 2D24.

Acquired in Instrument No. 2008-00013390.

LOCATION - 96 ELM AVE, SHARON PA  
JUDGMENT - \$ 76,117.03

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KOI PLUMBING, INC. AND BRADLEY A. KOI, AN INDIVIDUAL AT THE SUIT OF THE PLAINTIFF BRIAR CLIFF FINANCIAL SERVICES

**WRIT OF EXECUTION  
NO. 2016-00253**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY

JUNE 6, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AMY ZIMMER A/K/A AMY B. ZIMMER AND RANDALL ZIMMER IN AND TO:

ALL those three tracts of land situate in Lake Township, mercer county, Pennsylvania, more particularly bounded and described as follows:

Parcel no. 1

ALL THAT CERTAIN piece or parcel of land situate in lake township, mercer county, Pennsylvania, bounded and described, according to a survey of S.C. Kather, P.E. dated January 25, 1962, more fully bounded and described as follows:

BEGINNING at a point in the center line of Stoneboro-Fredonia public road on line of land of R.J. Frost which point is north 65 degrees 56' east, 269 feet distant from a point in the center line of said road on the dividing line of land of Richard and land of R.J. Frost; thence along line of land of R.J. Frost; the following three courses and distances: north 2 degrees east a distance of 318 feet; south 87 degrees 51' east, a distance of 218 feet; south 17 degrees 48' east, a distance of 190 feet to a point in the center line of said public road; thence along center line of said public road, south 65 degrees 56' west, a distance of 314 feet to a point at the place of beginning.

Parcel no. 2

ALL THAT CERTAIN piece of parcel of land situate in lake township, mercer county, Pennsylvania, known as lot no. 1 in the Ralph J Frost subdivision, as recorded in the office of the recorder of deeds of mercer county, Pennsylvania, at 1989 P.L. 6855-106 and being further bounded and described as follows:

Commencing at a point in the centerline of the Fredonia road (SR. 1004), said point being the southwest corner of the parcel herein described; thence north 01 degrees 36' 30" west, along remaining land of grantors, a distance of 330.00 feet to an iron pin; thence south 80 degrees 50' west, along remaining land of grantors, a distance of 397.76 feet to an iron pin; thence south 17 degrees 48' east, along remaining land of grantors, a distance of 136.21 feet of a point in the centerline of the Fredonia road; thence south 65 degrees 36' west, along the centerline of the Fredonia road, a distance of 157.00 feet to a point; thence north 17 degrees 48' west, along other land of grantors, a distance of 190.00 feet to an iron pin; thence north 57 degrees 51' west, along other land of grantors, a distance of 217.70 feet to an iron pin; thence south 02 degrees 00' west, along other land of grantors, a distance of 317.32 feet to a point in the center line of the Fredonia road, being the point of place of beginning. Containing 0.76 acres as per survey of Jerry church dated June 15, 1969.

Parcel no. 3

ALL THAT CERTAIN piece or parcel of land

situate in lake township, mercer county, Pennsylvania, being known as lot no 1 in the Sandra A Bailey and Delores A Holzworth subdivision as recorded in the office of the recorder of deeds of mercer county, Pennsylvania, at 1996 P.L. 291-3, said lot being more particularly bounded and described as follows:

Beginning at the southwest corner of the land herein described, which point is also the center line of the Stoneboro-Fredonia road, also known as state route 1004; thence north 03 degrees 00' 30" east along land of Robert Jones, Jr. And land of Robert B Richeal for a distance of 570.00 feet to a point; thence south 86 degrees 14' 20" east along land of S. Daniel and Barbara M Jones, for a distance of 565.81 feet to a post; thence south 17 degrees 48' east along land of Sandra Bailey and Delores Holzworth for a distance of 108.12 feet to a point; thence north 88 degrees 50' west along land of John T Burke and Alice T. Burke, for a distance of 397.76 feet to a point; thence south 01 degree 36' 30" east along land of John T. Burke and Alice A Burke, for a distance of 330.00 feet to a point in the center line of the line of the Stoneboro-Fredonia road, also known as state route 1004; thence south 65 degrees 49' west along the center line of the Stoneboro-Fredonia road, also known as state route 1004, for a distance of 282.13 feet to a point and place of beginning, Containing 3.51 acres of land more or less.

Property known as: 701 Fredonia Road, Stoneboro, PA 16153

Tax ID#: 16-100-025/16000180

BEING the same premises which Patricia L. Moffo Unmarried by Deed dated July 27, 2005 and recorded August 11, 2005 in the Office of the Recorder of Deeds in and for Mercer County In Deed Instrument#: 2005-00012879, granted and conveyed unto Randall Zimmer and Amy L. Zimmer Husband and wife, in fee.

JUDGMENT - \$193,833.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMY ZIMMER A/K/A AMY B. ZIMMER AND RANDALL ZIMMER AT THE SUIT OF THE PLAINTIFF HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3 C/O OCWEN LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2015-03673**

TUCKER ARENSBERG PC PLAINTIFF'S ATTORNEY

JULY 7, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LARRY F. DEAL, A/K/A LARRY F. DEAL, SR. IN AND TO:

ALL those two certain lots situate in the City of Hermitage (formerly known as Hickory Township), Mercer County, Pennsylvania, being known and numbered as Lot No. 247 and No. 248 Buena Visa Heights Plan of Lots as recorded in Plan Book 1, Page 124, together described:

Bounded on the North by Lot No. 239 and No. 240 in said Plan for one hundred six (106) feet;

On the East by Charlotte Avenue for one hundred fifty (150) feet;

On the South by Homewood Drive for one hundred six (106) feet; and

On the West by Lot No. 249 for one hundred fifty (150) feet.

BEING KNOWN AS 805 Charlotte Avenue, Hermitage, Pennsylvania 16148.

BEING the same premises granted and

conveyed unto Larry F. Deal by Deed of Jason R. Schenker, single, dated October 9, 1997, and recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania on October 15, 1997 at Instrument Number 97 DR 14550.

MERCER COUNTY TAX PARCEL LD. NO. 11-18450

JUDGMENT - \$ 66,664.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LARRY F. DEAL, A/K/A LARRY F. DEAL, SR. AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

**WRIT OF EXECUTION  
NO. 2015-00220**

TUCKER ARENSBERG PC PLAINTIFF'S ATTORNEY

JULY 6, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ANNETTE T. GERBER, ADMINISTRATRIX OF THE ESTATE OF ALAN FREDERICK GERBER, AND HOWARD MOSES GERBER IN AND TO:

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

Bounded on the North by Pearl Street, formerly known as Delevan Street; On the East by Lot No. 16 in the D. C. Stambaugh Plan of Lots; On the South by a 20 foot alley; and

On the West by a 15 foot alley. Having a frontage on said Pearl Street, formerly Delevan Street, of 46.27 feet, and a frontage on said 20 foot alley of 49.83 feet, and a depth of 149.8 feet, and being Lot No. 15 in Plan of the D. C. Stambaugh Plan of Lots.

BEING KNOWN as 794 Pearl Street, Sharon, Pennsylvania 16146.

BEING the same premises granted and conveyed unto Alan Frederick Gerber and Howard Moses Gerber, by Deed of Howard F. Gerber and Emma C. Gerber, husband and wife, dated March 11, 2002, and recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania on March 13, 2002 at Instrument Number 2002-005684. Alan Frederick Gerber died in August, 2004, and Annette T. Gerber was named as the Administratrix of the Estate of Alan Frederick Gerber in Wake County, North Carolina.

MERCER COUNTY TAX PARCEL I.D. NO. 2-K-12

JUDGMENT - \$ 37,138.28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ANNETTE T. GERBER, ADMINISTRATRIX OF THE ESTATE OF ALAN FREDERICK GERBER, AND HOWARD MOSES GERBER AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

**WRIT OF EXECUTION  
NO. 2016-01120**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY

JUNE 14, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ARLENE M. CURTIS AND EDWARD K. CURTIS IN AND TO:

ALL that certain piece or parcel of land situate in Hempfield Township, Mercer County, Pennsylvania, known as and being the Easterly nine (9) feet of Lot No. 16 and all of Lot No. 18 in the Glenview Hills Plan of Lots, as recorded in Plan Book 3, Page 296,

Office of the Recorder of Deeds of Mercer County, Pennsylvania, plus a portion of land immediately south of the before stated lots, and the entire parcel taken together being bounded and described as follows:

BEGINNING at an iron pin on the South edge of Woodbine Drive, which is the Northwest corner of the land herein conveyed; THENCE South 88° 40' East along the South edge of Woodbine Drive, a distance of 84 feet to a point at line of land of Fleming, which is the West line of Lot No. 20, Glenview Hills Plan of Lots No. 2 as recorded in the Office of the Recorder of Deeds of Mercer County in Plan Book 12, Page 11; THENCE South 1° East along line of land of Fleming, which is the West line of said Lot No. 20, a distance of 273.7 feet to an iron pin at line of land of French; THENCE South 76° 32' West along line of land of French, a distance of 85.8 feet to an iron pin; THENCE North 1° 20' West along line of remaining land of Howard L. Curtis et ux., a distance of 295.65 feet to an iron pin at the point and place of beginning on the South edge of Woodbine Drive; said description being in accord with a survey of said land by Robert B. Parker, Jr., Pa. Registered Engineer No. 15439, dated July 17, 1973, a copy of which is attached hereto and made a part hereof by reference thereto.

BEING KNOWN AS: 17 Woodbine Dr. Greenville, PA 16125

PROPERTY ID NO.: 9-25547

TITLE TO SAID PREMISES IS VESTED IN Edward K. Curtis and Arlene M. Curtis, husband and wife BY DEED FROM Howard L. Curtis and Nancy L. Curtis, husband and wife DATED 07/26/1973 RECORDED 07/31/1973 IN DEED 1300K 1973 DR PAGE 2329.

JUDGMENT - \$ 67,126.05

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ARLENE M. CURTIS AND EDWARD K. CURTIS AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-4 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-4

**WRIT OF EXECUTION  
NO. 2016-01086**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY

JUNE 16, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JACK A. GREENFIELD JR. A/K/A J.A. GREENFIELD JR., AND DEBORAH L. GREENFIELD IN AND TO

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE VILLAGE OF SHENANGO, WEST SALEM TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BEING KNOWN AND NUMBERED AS LOT NOS. 146, 147, 148, 149, 150, 151, 176 AND 177 IN THE PLAN OF LOTS DRAWN BY BESSEMER AND LAKE ERIE RAILROAD, PART OF ATLANTIC CITY, PENNSYLVANIA, KNOWN AS SHENANGO, WHICH PLAN WAS DRAWN ON THE FIRST DAY OF JUNE, 1922, AND BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GRANT STREET WITH WASHINGTON AVENUE, WHICH IS THE NORTHWEST CORNER OF LOT NO. 177; THENCE EXTENDING IN A SOUTHERLY DIRECTION ALONG THE EAST SIDE OF GRANT STREET FOR A DISTANCE OF 150 FEET; THENCE EAST ALONG THE SOUTHERLY LINE OF LOT NO. 176 AND



LOT NO. 151, A DISTANCE OF 300 FEET TO THE WEST LINE OF STATE STREET; THENCE NORTH 150 FEET TO THE INTERSECTION OF WASHINGTON AVENUE AND STATE STREET, WHICH IS THE NORTHEAST CORNER OF LOT NO. 146; THENCE WEST ALONG THE SOUTHERLY LINE OF WASHINGTON AVENUE, A DISTANCE OF 300 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 110 Grant St., Greenville, PA 16125

PROPERTY ID NO.: 31-069-043

TITLE TO SAID PREMISES IS VESTED IN BY DEED FROM DATED 05/12/1997

RECORDED 05/20/1997 IN DEED BOOK 0236 PAGE 1198.

JUDGMENT - \$ 49,657.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JACK A. GREENFIELD JR. A/K/A J.A. GREENFIELD JR., AND DEBORAH L. GREENFIELD AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2012-01228**

VITTI & VITTI & ASSOCIATES PC  
PLAINTIFF'S ATTORNEY

JUNE 22, 2016 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S)  
JONELLE R. GENTILE 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, to wit:

Bounded on the North by an alley; bounded  
on the East by an alley; bounded on the South  
by property now or formerly of the Bethel  
railroad; and bounded on the west by School  
street, the above parcel of land is 120 feet  
square and has a frontage on said school street  
of 120 feet and extends back therefrom, of  
equal width, a distance of 120 feet to an alley.

Tax Number 75-882-023

Having erected thereon a dwelling known as 9  
School Street, West Middlesex, PA 16159

Being the same premises of Judith W.  
Hockenberry, by her deed dated 10/31/2008  
and recorded on 11/04/08 in the Recorder of  
Deeds Office of Mercer County, Pennsylvania  
in Instrument # 2008-0013239 granted and  
conveyed unto Jonelle R. Gentile.

JUDGMENT - \$ 62,482.68

SEIZED AND TAKEN IN EXECUTION AS

THE PROPERTY OF THE DEFENDANT  
(S) JONELLE R. GENTILE AT THE SUIT  
OF THE PLAINTIFF US BANK,  
NATIONAL ASSOCIATION, (TRUSTEE  
FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY, PURSUANT TO AN  
INDENTURE DATED AS OF APRIL 1,  
1982

**WRIT OF EXECUTION  
NO. 2016-00583**

WARREN R KECK III PLAINTIFF'S  
ATTORNEY

JUNE 16, 2016 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S)  
MICHAEL L. MESSER AND TAMMY L.  
OPALENIK IN AND TO:

ALL THAT CERTAIN parcel of land situate  
in the City of Hermitage, formerly the  
Township of Hickory, County of Mercer,  
Commonwealth of Pennsylvania, being  
known and designated at Lot No. 50 in Love's  
Green Acres Plan No. 2, recorded in Plan  
Book 6, Page 2, and being more particularly  
bounded and described as follows, to-wit:

BOUNDED on the North by Lot No. 49, in  
said plan, a distance of 228.5 feet; on the East  
by Donald Road, a distance of 97.99 feet; on  
the South by James Street, a distance of 228.5  
feet; and on the West by lands now or  
formerly of George F. McConnell, a distance  
of 97.05 feet. The SE corner of said lot is  
rounded for street purposes to a radius of 20  
feet as shown on the recorded plan.

Tax/Parcel ID: 12-158-051

LOCATION - 3401 JAMES AVENUE,  
HERMITAGE PA

JUDGMENT - \$ 74,240.96

SEIZED AND TAKEN IN EXECUTION AS  
THE PROPERTY OF THE DEFENDANT  
(S) MICHAEL L. MESSER AND TAMMY  
L. OPALENK AT THE SUIT OF THE  
PLAINTIFF GREENVILLE SAVINGS  
BANK

**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. - August 16, 23, 30, 2016