

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

AGOSTI, RAYMOND H. a/k/a AGOSTI, RAYMOND
2015-648

Late of Sharon, Mercer Co., PA
Executrix: Renee Clesi, 623 N. Skyview Dr., Jasper, IN 47546
Attorney: Douglas M. Watson
BACHINSKY, DENNIS W.
2015-632

Late of Sandy Lake, Mercer Co., PA
Administrator: Sarah M. Bachinsky, 2980 Grove City-Sandy Lake Rd., Stoneboro, PA 16153
Attorney: David J. Graban
DARBY, SAMUEL G. a/k/a DARBY, SAMUEL GLENN
2015-643

Late of Hermitage, Mercer Co., PA
Executor: Samuel L. Darby, 5935 Virginia Rd., Hermitage, PA 16148
Attorney: Peter C. Acker
DRAGICEVIC, JOVAN
2015-646

Late of Farrell, Mercer Co., PA
Administrator: Dan Dragicevic, 1922 Memorial Drive, Farrell, PA 16121
Attorney: James Nevant II
GHIATES, PETER MICHAEL
2015-641

Late of Hermitage, Mercer Co., PA
Executrix: Terri L. Ghiates, 320 Wick Ave., Hermitage, PA 16148
Attorney: David J. Graban
GREGOROFF, THEODORE N. a/k/a GREGOROFF, THEODORE
2015-642

Late of Farrell, Mercer Co., PA
Administratrix: Frances Gregoroff, 430 Sharon-New Castle Rd., Farrell, PA 16121
Attorney: William J. Moder III
MENTREK, ROBERT A.
2015-628

Late of Sharpsville Borough, Mercer Co., PA
Executrix: Marianne Mentrek Maloney a/k/a Marianne Mentrek Knight, 6272 Doral Dr. NW, Canton, OH 44718 (330) 696-0046
Attorney: None

VALENTINO, JOSEPH PAUL
2015-601

Late of West Salem Twp., Mercer Co., PA
Executrix: Stephanie M. Valentino,

119 Hermitage Hills Blvd., Hermitage, PA 16148
Attorney: Carmen F. Lamancusa, 414 N. Jefferson St., New Castle, PA 16105 (724) 658-3758
YAURE, BERTHA SYLVIA a/k/a YONAN, BERTHA S.
2015-631

Late of Grove City Borough, Mercer Co., PA
Administratrix: Hannah Yonan Talley, 1045 Laurel Creek Lane, Lewisville, N.C. 27023
Attorney: Brenda K. McBride

SECOND PUBLICATION

EVANS, ALEXIS J.
2015-627

Late of Shenango Twp., Mercer Co., PA
Executor: James A. Houston, 1412 Eagle Landing Blvd., Hanahan, S.C. 29410

Attorney: K. Jennifer Muir
GREENAWALT, GRACE M. a/k/a GREENAWALT, GRACE a/k/a GREENWALT, GRACE
2015-625

Late of Sharon, Mercer Co., PA
Executor: Marc J. Vance, 562 Sherman Ave., Sharon, PA 16146

Attorney: Douglas M. Watson
HETRICK, ROBERTA JEAN a/k/a HETRICK, ROBERTA J.
2015-586

Late of Sandy Creek Twp., Mercer Co., PA
Administratrix: Tracey L. Mabus, 88 Osborne Rd., Hadley, PA 16130
Attorney: None

KREIDLE, EVELYN a/k/a KREIDEL, EVELYN F.
2015-503

Late of Grove City Borough, Mercer Co., PA
Executrix: Judith M. Rossell, 1432 Marlane Dr., Girard, OH 44420
Attorney: Brenda K. McBride

KRITZ, ANN
2015-618

Late of Shenango Twp., Mercer Co., PA
Executor/Executrix: Douglas J. Kritz, 183 Mitchell Rd., West Middlesex, PA 16159; Carol Ann Schaner, 8 Paul St., West Middlesex, PA 16159
Attorney: Joann M. Jofery

KROKOSKI, CHESTER a/k/a KROKOSKI, CHESTER A., SR.
2015-616

Late of Farrell, Mercer Co., PA
Executor/Executrix: Chester Krokoski, Jr. 981 River Dr., Franklin, PA 16321; Kathleen E. Kay, 280 Black Rd., Harrisville, PA 16038
Attorney: James Nevant II
RICHTER, CHARLENE M.
2015-620

Late of Mercer Borough, Mercer Co., PA
Administrator: Lynne E. Patton-Stewart, 11 Golfwood Dr., Hermitage, PA 16148

Attorney: David J. Graban
RICHTER, WILLIAM H.
2015-621

Late of Mercer Borough, Mercer Co., PA
Administrator: Lynne E. Patton-Stewart, 11 Golfwood Dr., Hermitage, PA 16148
Attorney: David J. Graban

THIRD PUBLICATION

BARNES, SARA H.
2015-613

Late of Hempfield Twp., Mercer Co., PA
Executor: Ronald E. Barnes, 3339 Cardinal Dr., Sharpsville, PA 16150
Attorney: Jason R. Dibble

CLEMENTS, NANCY E. A/K/A CLEMENTS, NANCY D.
2015-599

Late of Grove City Borough, Mercer Co., PA
Executrix: Jennifer C. Henry, 340 E. Main St., Grove City, PA 16127
Attorney: Milford L. McBride
EMMETT, WILLIAM R.
2015-509

Late of Hempfield Twp., Mercer Co., PA
Executor: Helen R. Smock, 209 W. Windridge Rd., Greenville, PA 16125
Attorney: Peter C. Acker
FENTON, CAROLE A. A/K/A FENTON, CAROL ANN
2015-608

Late of South Pymatuning Twp., Mercer Co., PA
Executors: Thomas H. Fenton, 1055 Hilltop Rd., Greenville, PA 16125; Harold Russell Fenton, 265 N. Good Hope Rd., Greenville, PA 16125
Attorney: C. Barton Jones

FLINN, MELANIE S.
2015-605

Late of Pymatuning Twp., Mercer Co., PA
Administrator: Martin S. Flinn, 2124 Belmont Blvd. Independence, MO 64057
Attorney: C. Barton Jones

KASICH, JOHN
2015-580

Late of Youngstown, Mahoning Co., OH
Ancillary Administrator: James E. Hoffman, III, Esquire, 7553 Warren-Sharon Rd., Brookfield, OH 44403
Attorney: William J. Moder, III

MACK, ANNA M.
2015-611

Late of South Pymatuning Twp., Mercer Co., PA
Executrix: Karen Wiebusch, 31320

Fairwin Dr., Bay Village, OH 44140
Attorney: Jay R. Hagerman

RHODES, THELMA A/K/A RHODES, THELMA J. A/K/A RHODES, JEAN
2015-602

Late of Perry Twp., Mercer Co., PA
Executrix: Carol Wrighter, 1141 Fredonia Rd., Hadley, PA 16130
Attorney: Warren R. Keck, III
RODGERS, WILLIAM E.
2015-606

Late of Sharon, Mercer Co., PA
Administratrix: Sandra K. Rodgers, 205 Quimby St. Ext., Sharon, PA 16146
Attorney: Ted Isoldi

RUSSELL, MARGARET
2015-609

Late of Jamestown, Mercer Co., PA
Executrix: Rosaline A. Marin, 2630 Kirk Street, Slatington, PA 18080
Attorney: C. Barton Jones

SKINNER, REVEREND CHARLES DUANE A/K/A SKINNER, CHARLES D.
2015-603

Late of Hermitage, Mercer Co., PA
Executor/Executrix: Reverend Father Paul Siebert, 235 3 4th St., Emporium, PA 15834; Lorraine Allori, 103 Claren Dr., Heath, OH 43056
Attorney: William J. Madden

THOMPSON, CLAIR L. A/K/A THOMPSON, CLAIR LAVERE A/K/A THOMPSON, C.L.
2015-615

Late of Grove City Borough, Mercer Co., PA
Executrix: Sharyn E. Baird, 6100 Forest Dr., Butler, PA 16002
Attorney: Brenda K. McBride

VAN METER, DORIS ANN A/K/A VAN METER, DORIS A/K/A VAN METER, DORIS A.
2015-607

Late of Deer Creek Twp., Mercer Co., PA
Executrix/Executor: Deborah L. Consiglio, 363 Condit Rd., Sandy Lake, PA 16145; Timothy R. VanMeter, 819 Tincup Terrace, Bailey, CO 80421

Attorney: C. Barton Jones

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

Notice is hereby given of the administration of **THE GLORIA J. TOMKO IRREVOCABLE TRUST DATED MARCH 13, 2006**, **GLORIA J. TOMKO**, the Settlor of the Trust, a resident of Sharon, Mercer County, Pennsylvania, died on July 7, 2015. All persons having claims against Gloria J. Tomko are requested

to make known the same to the Trustee or attorney named below. All persons indebted to Gloria J. Tomko are requested to make payment without delay to the Trustee or attorney named below:

Carol J. Cresswell, Trustee
875 North Perry Highway
Mercer, PA 16137

or her attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE,
LLC
1621 Dutch Lane
Unit 102
Hermitage, PA 16148
M.C.L.J. – October 13, 20, 27, 2015

**NOTICE OF CERTIFICATE OF
ORGANIZATION
DOMESTIC LIMITED
LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State at Harrisburg, Pa., for **Rubano Moving Company**, a Domestic Limited Liability Company which has been duly organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994, *as amended*.

**WILLIAM J. MODER, III,
ESQUIRE**

Attorney at Law
2500 Highland Road, Suite 104
Kerrwood Place, P.O. BOX 1071
Hermitage, PA 16148
M.C.L.J. – October 20, 2015

Mercer County
Court of Common Pleas
Number: 2015-2618
Notice of Action in Mortgage
Foreclosure

The Huntington National Bank, Plaintiff v. Richard C. Powell, Known Surviving Heir of Richard Powell, Amanda J. Powell, Known Surviving Heir of Richard S. Powell, Jr. and Unknown Surviving Heirs of Richard S. Powell, Jr., Defendants

TO: Unknown Surviving Heirs of Richard S. Powell, Jr.. Premises subject to foreclosure: 330 Lunn Boulevard, Farrell, Pennsylvania 16121. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, 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 Lawyer Referral Service, Mercer County Bar Association, P.O. Box 1302, Hermitage, Pennsylvania 16148, (724) 342-3111.** McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010
M.C.L.J. – October 20, 2015

LEGAL NOTICE

The Springfield Township Board of Supervisors will hold a public hearing pursuant to 53 Pa.C.S.A. 5603 for the purpose of hearing any comments or information from the public regarding the Township's proposal to form a Municipal Authority for those purposes set forth in the Municipality Authorities Act and any other lawful purposes. The public hearing is scheduled to occur on December 1, 2015, at 7:00 p.m. at the Springfield Township Municipal Building located at 406 Old Ash Road, Mercer, Pennsylvania. The public is invited to appear and give testimony or provide information.

Raymond H. Bogaty, Esquire
Solicitor for Springfield Township
101 S. Center Street, Box 825
Grove City, Pennsylvania 16127
M.C.L.J. – October 20, 2015

LEGAL NOTICE

Notice is hereby given that an Amendment to the Articles of Incorporation have been filed on September 18, 2015 with the Pennsylvania Department of State, Harrisburg, Pennsylvania, changing the name from Miklos, INC to Superior Companies, INC, which has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

William J. Madden, P.C.
165 Euclid Avenue
Sharon, PA 16146
M.C.L.J. – October 20, 2015

**SHERIFF'S SALE
MONDAY
NOVEMBER 2, 2015
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. 2015-01167**

GRENN & BIRSIC PC PLAINTIFF'S
ATTORNEY

JULY 15, 2015 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
DENNIS E. BONANNI AND PATRICIA
F. BONANNI 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. Seven Hundred Thirty (730) the Plan of Lots known as The Farrell Realty Company's Plan, as per plan on record in the Recorder's Office of said Mercer County in Plan Book 1, Page 2, and being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin, said iron pin being the southwest corner of the parcel herein conveyed; thence along lands now or formerly of Zahorski, North 2° 33' East for a distance of 155.20 feet to an iron pin; thence along a 20' alley, South 87° 27' East for a distance of 50.00 feet; thence along lands now or formerly of Esmond, Palko and Areuri, South 2° 33' West for a distance of 155.20 feet; thence along Bond Street, North 87° 27' West for a distance of 50.00 feet to an iron pin, said pin being the place of beginning.

Containing .18 acre as per survey of Ronald P. Batter, P.L.S., dated July 18, 1995.

BEING the same property which Alan J. Anderson and Mary T. Anderson, husband and wife, granted and conveyed to Dennis E. Bonanni and Patricia F. Bonanni, husband and wife, by Deed dated July 24, 1995 and recorded July 25, 1995 in the Recorder of Deeds Office, Mercer County, Pennsylvania in Instrument No. 95 DR 08937.

LOCATION — 1114 BOND STREET,
FARRELL PA

JUDGMENT - \$ 19,210.58

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) DENNIS E. BONANNI
AND PATRICIA F. BONANNI AT THE
SUIT OF THE PLAINTIFF FEDERAL
NATIONAL MORTGAGE
ASSOCIATION, BY FIRST NATIONAL
BANK OF PENNSYLVANIA, AGENT

**WRIT OF EXECUTION
NO. 2015-01777**

GROSS MCGINLEY LLP PLAINTIFF'S
ATTORNEY

AUGUST 20, 2015 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
LAWRENCE H. HEICHEL IN AND TO:

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

NORTH by lands of John C. Kopf and Caroline M. Kopf, his wife, for a distance of 1418.5 feet; East by Route 19 for a distance of 500 feet; South by lands of Armstrong and Janis for a distance of 1465 feet; and West by land of Floyd Glick for a distance of 500 feet.

The within described property is subject to the restriction that it may not be used as a junk yard or trailer court as set forth in an Agreement dated April 28, 1958, and recorded in the records of Mercer County, Pennsylvania at Article Book O Volume 3, page 501.

BEING THE SAME PREMISES which Ann Heichel by Deed dated October 4, 2007 and recorded on October 9, 2007 in the Office of Recorder of Deeds in and for the County of Mercer at Instrument Number 2007-00013902, granted and conveyed unto Ann Heichel, an unmarried widow and

Lawrence H. Heichel, Single, the within Mortgagors, their heirs and assigns.

LOCATION 2008 PERRY HIGHWAY,
VOLANT PA

JUDGMENT - \$ 46,632.90

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) LAWRENCE H.
HEICHEL AT THE SUIT OF THE
PLAINTIFF 21ST MORTGAGE
CORPORATION, ASSIGNEE OF
POPULAR HOUSING SERVICES, INC.

**WRIT OF EXECUTION
NO. 2012-01938**

KML LAW GROUP PC PLAINTIFF'S
ATTORNEY

AUGUST 27, 2015 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
THE UNKNOWN HEIRS OF EUGENE
BAKER, DECEASED, LISA BORDELL,
SOLELY IN HER CAPACITY AS HEIR
OF EUGENE BAKER, DECEASED,
APRIL VANCE, SOLELY IN HER
CAPACITY AS HEIR OF EUGENE
BAKER, DECEASED, EUGENE BAKER
JR, SOLELY IN HIS CAPACITY AS
HEIR OF EUGENE BAKER, DECEASED,
LONNIE BAKER, SOLELY IN HER
CAPACITY AS HEIR OF EUGENE
BAKER, DECEASED, CHRISTINA
FUSCO, SOLELY IN HER CAPACITY
AS HEIR OF EUGENE BAKER,
DECEASED, AND KATHRYN
RICHARDS, SOLELY IN HER
CAPACITY AS HEIR OF EUGENE
BAKER, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land having erected thereon a two story frame dwelling, situate in the Borough of Sharpville, Mercer County, Pennsylvania bounded and described as follows:

On the North by land now or formerly of Henrietta Jones Estate; on the East by land of the Sharpville School District; on the South by land formerly of Sophia Mehl; and on the West by land now or formerly of C.D. Titus. Being Lot Number 17-A in Jonas J. Pierce Subdivision of Lots Numbers 16, 17, 18 and 19 of Section "C" of James Pierce's Addition to Sharpville, as surveyed and completed by James H. Nicholls and recorded in Article Book "K" at page 380, said lot located sixty (60) feet North of School Street between the properties formerly owned by Sophia Mehl and Henrietta Jones Estate.

PARCEL No. 72-812-004

BEING Known As: 43 School Street,
Sharpville, PA 16150

JUDGMENT - \$ 66,342.43

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) THE UNKNOWN
HEIRS OF EUGENE BAKER,
DECEASED, LISA BORDELL, SOLELY
IN HER CAPACITY AS HEIR OF
EUGENE BAKER, DECEASED, APRIL
VANCE, SOLELY IN HER CAPACITY
AS HEIR OF EUGENE BAKER,
DECEASED, EUGENE BAKER JR,
SOLELY IN HIS CAPACITY AS HEIR
OF EUGENE BAKER, DECEASED,
LONNIE BAKER, SOLELY IN HER
CAPACITY AS HEIR OF EUGENE
BAKER, DECEASED, CHRISTINA
FUSCO, SOLELY IN HER CAPACITY
AS HEIR OF EUGENE BAKER,
DECEASED, AND KATHRYN
RICHARDS, SOLELY IN HER
CAPACITY AS HEIR OF EUGENE
BAKER, DECEASED AT THE SUIT OF
THE PLAINTIFF WILMINGTON
SAVINGS FUND SOCIETY, FSB,
DOING BUSINESS AS CHRISTIANA

TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT

**WRIT OF EXECUTION
NO. 2015-00081**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

JULY 22, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PATRICIA O'NEILL CARVER AS ADMINISTRATRIX OF THE ESTATE OF JAMES T. CARVER, DECEASED IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate is the City of Hermitage, formerly known as the Township of Hickory, County of Mercer and Commonwealth of Pennsylvania. Being known as Lots Numbers 13 and 14 in the Overlook Plan of Lots as recorded in Plan Book 1, Page 117 said lots Nos. 13 and 14 herein conveyed being more specifically bounded and described as follows, to wit:

ON THE EAST by Crescent Avenue; on the South by Lot No. 15 in said Plan on the West by Lots Nos. 53 and 54 said Plan; and on the North by Lot No. 12 in said Plan; having a frontage on Crescent Avenue of 100 feet and extending a westerly direction of uniform width, a distance of 145.2 feet.

The within conveyance is made subject to the following reservations and restrictions:

1. Underlying coal is reserved is accordance with prior conveyances;
2. No building shall be erected within 35 feet of the front property line;
3. A 5 foot strip along the western boundary of said lots is reserved for the public utilities;

BEING the same premises which Peggy C. Garfoli, single by Deed dated 7/7/2004 and recorded 7/8/2004 in the Recorder's Office of Mercer County, Pennsylvania, in Deed Book 2004 Page 12016. And the said James T. Carver departed this life on 7/28/2012, vesting title solely in Patricia O'Neill Carver as Administratrix of the Estate of James T. Carver, Deceased

LOCATION - 98 SOUTH CRESCENT AVENUE, HERMITAGE PA

JUDGMENT - \$ 97,030.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PATRICIA O'NEILL CARVER AS ADMINISTRATRIX OF THE ESTATE OF JAMES T. CARVER, DECEASED AT THE SUIT OF THE PLAINTIFF GREEN TREE SERVICING LLC

**WRIT OF EXECUTION
NO. 2015-01427**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

JULY 10, 2015 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point in the center line of Plum Alley where it intersects with the northern right of way line of Bachop Road; thence North 68 degrees 16 minutes West along the northern right of way of Bachop Road for a distance of two hundred twenty-five (225) feet to an iron pin; thence North 21 degrees 15 minutes East along the eastern right of way line of U. S. Route 19,

also known as Main Street, for a distance of one hundred five and five-tenths (105.50) feet to an iron pin; thence South 68 degrees 16 minutes East along land now or formerly of Paul W. and Marion Fisher for a distance of two hundred twenty-five (225) feet to a point in the center line of Plum Alley; thence South 21 degrees 15 minutes West along the center line of said Plum Alley for a distance of one hundred five and five-tenths (105.50) feet to a point, the place of beginning; containing 0.54 acres.

PARCEL No: 73-860-044

BEING known as 1934 Bachop Road, Sheakleyville, PA 16151

JUDGMENT - \$ 34,098.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CECILIA CORP AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A. AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-PRI TRUST

**WRIT OF EXECUTION
NO. 2015-00298**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

JULY 9, 2015 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Salem, County of Mercer, and Commonwealth of Pennsylvania, known as Lot No. 2 in the Daniel P. Irvine Subdivision made by Warren P. Sorg, P.L.S. and recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, as P/L 16490-222.

PARCEL number 31-055-015

BEING known as 86 KINSMAN ROAD GREENVILLE, PA 16125.

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

JUDGMENT - \$ 43,724.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MELZENIA L. DAVIS AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

**WRIT OF EXECUTION
NO. 2015-01959**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

AUGUST 28, 2015 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN Piece Or Parcel Of Land Situate In Springfield Township, Mercer County, Pennsylvania, Bounded And Described As Follows:

BEGINNING At A Point In The Center Line Of State Route 2004, Also Known As Milburn Road, On Line Of Lot No. 10; Thence North No Degrees Fifty-Nine Minutes Seven Seconds East (N 0°59' 07" E), Through An Iron Pin Set In The Northern Right Of Way Line Of Said Route 2004, Along Lot No. 10 For A Distance Of One Thousand One Hundred Ten And Sixteen One —Hundredths (1110.16) Feet To A Point, An Iron Pin; Thence North Seventy-Nine Degrees Thirty-One Minutes Seven Seconds East (N 79°31' 07" E) Along

Land Of D.M. King For A Distance Of Three Hundred Six And Eleven One-Hundredths (306.11) Feet To A Point, An Iron Pin; Thence South No Degrees Fifty-Nine Minutes Seven Seconds West (S 0° 59' 07" W) Along Land Of C. E. Curry For A Distance Of Five Hundred Nine And Five One-Hundredths (509.05) Feet To A Point, An Iron Pin; Thence South Seventy One Degrees Fifteen Minutes Thirty-Eight Seconds West (S 71°15' 38" W) Along Lot No. 8 For A Distance Of Two Hundred Ninety-Seven And Forty-Five One Hundredths (297.45) Feet To A Point, An Iron Pin; Thence South No Degrees Fifty-Nine Minutes Seven Seconds West (S 0°59' 07" W) Along Lot No. 8, Through An Iron Pin Set In The Northern Right Of Way Line Of Said Route 2004, For A Distance Of Five Hundred Fifty-One And Six One — Hundredths (551.06) Feet To A Point In The Center Line Of Said Route 2004; Thence South Sixty-Three Degrees Sixteen Degrees Sixteen Minutes Twenty-Three Seconds West (S 63°16' 23" W) Along The Center Line Of Said Route 2004 For A Distance Of Twenty Two And Fifty-Nine One Hundredths (22.59) Feet To A Point, The Place Of Beginning; Containing Three And Ninety-Two One Hundredths (3.92) Acres Of Land According To A Survey Of Greenmeadow II By John E. Dushock, P.S. Dated July 14, 1996, And Recorded In The Recorders Office Of Mercer County, Pennsylvania, At 96 P112439456, Being Lot No. 9 Therein.

BEING Known As 465 Millburn Road

PARCEL No. 29-203-026-009

BEING the same premises which James A. Green and Nancy A. Green, husband and wife, by Deed dated 1/27/1997 and recorded 1/30/1997 in the Recorder's Office of Mercer County, Pennsylvania, Deed Book 229 Page 1219 granted and conveyed unto Holly L. Meier.

JUDGMENT - \$ 49,083.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HOLLY L. MEIER AT THE SUIT OF THE PLAINTIFF M&T BANK S/B/M PROVIDENT BANK

**WRIT OF EXECUTION
NO. 2015-00874**

LAUREN BERSCHLER KARL PLAINTIFF'S ATTORNEY

JULY 15, 2015 LEVIED ON THE FOLLOWING

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

PARCEL NO. 1: ALL THAT CERTAIN piece or parcel of land situate in the Borough of Wheatland, Mercer County, Pennsylvania, being marked and numbered as Lot No. 28 in the H.T. Vaughn Addition to the Borough of Wheatland, as recorded in Plan Book 2, Page 85, Mercer County Records, and being more particularly bounded and described as follows:

COMMENCING at a point in the east line of Vaughn Avenue at the southwest corner of said lot; thence northwardly 46.92 feet to a point; thence eastwardly 166.2 feet to a point; thence southwardly 51.41 feet to the north line of Lot No. 29 in said Plan; thence westwardly along said line 165.8 feet to the place of beginning.

PARCEL NO. 2: ALL THAT CERTAIN piece or parcel of land situate in the Borough of Wheatland, Mercer County, Pennsylvania, being marked and numbered Lot No. 29 in the H.T. Vaughn Addition to the Borough of Wheatland, as recorded in Plan Book 2, Page 85, Mercer County Records, and being more particularly bounded and described as follows:

COMMENCING at a point in the east line of Vaughn Avenue, 46.92 feet from the end of said Avenue; thence along the south line of Lot No. 28 eastwardly 165.8 feet to a stake; thence southwardly 40 feet to Lot No. 30 in said Plan; thence westwardly 165.66 feet along said Lot No. 30 to Vaughn Avenue; thence northwardly along said Vaughn Avenue, 40 feet to the place of beginning.

BEING the same property which Ronald N. Taylor and Irene J. Taylor, by Deed dated May 22, 1997, recorded on February 10, 1998, in the Office of the Recorder of Deeds of Mercer County in Deed Book 98, at Page 02030, granted and conveyed unto Irene J. Taylor.

Commonly Known As: 55 Vaughn Avenue, Wheatland, PA 16161

Tax Id No. 76-901-027

JUDGMENT - \$ 18,386.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) IRENE J. TAYLOR AT THE SUIT OF THE PLAINTIFF FIFTH THIRD BANK, AN OHIO BANKING CORPORATION SUCCESSOR IN INTEREST TO HOME EQUITY OF AMERICA, INC.

**WRIT OF EXECUTION
NO. 2012-01377**

MARTHA E VON ROSENSTIEL PC PLAINTIFF'S ATTORNEY

JULY 10, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) NEIL A. PERAMPLE AND GLORIA N. PERAMPLE IN AND TO:

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

Beginning at a point in the center of the Grove City-Sandy Lake Improved State Highway at the Southwest corner of the land herein described, which point of beginning is further described as being 100 feet North of the Northwest corner of land of Homer C. Sanderson and Florence C. Sanderson, his wife; thence in a Northerly direction along the center of said highway, 100 feet; thence Eastwardly by other land formerly of Shawgo, 220 feet; thence Southerly and parallel with the centerline of said highway, 100 feet by other land formerly of Shawgo; thence by land conveyed to William H. Hoffman and Gretta Ruth Hoffman, his wife, in a Westerly direction, 220 feet to the place of beginning.

This conveyance being made subject to the covenant running with the land that no building shall be erected upon said land excepting single dwelling house and necessary outbuildings, and that no building shall be built within 70 feet from the centerline of the said Grove City-Sandy Lake Improved State Highway.

Willard E. Shawgo et ux, in consideration hereof, granted to the said John E. West et ux, their heirs and assigns, the perpetual non-exclusive use or right of way over a strip of land 50 feet wide on the north side of the above described property and extending from the centerline of said public highway on the west to the Eastern boundary of the land herein conveyed.

BEING Parcel #22-193-087

IMPROVEMENTS: Residential dwelling

BEING THE SAME PREMISES which Nancy Markezin and James R. West, Co-Executors of the Estate of Evelyn C. West, deceased, granted and conveyed unto Neil

A. Perample and Gloria N. Perample, husband and wife, by Deed dated June 11, 2007 and recorded August 6, 2007 in Mercer County Deed Book 07DR, Page 10714 for the consideration of \$100,500.00.

LOCATION - 768 NORTH BROAD STREET EXT, GROVE CITY PA

JUDGMENT - \$141,689.77

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NEIL A. PERAMPLE AND GLORIA N. PERAMPLE AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION

**WRIT OF EXECUTION
NO. 2015-01627**

MCCABE WEISBERG & CONWAY PC PLAINTIFFS

ATTORNEY AUGUST 19, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MERRICK Q. HUSBAND AND CINDA A. HUSBAND IN AND TO:

All that certain tract of land situate in the TOWNSHIP OF PINE, COUNTY OF MERCER, COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows, to-Wit:-

On the West for 200 feet by the Old Grove City-Slippery Rock Public road, formerly called the Liberty and Pine Grove Roads; On the North by land of Nannie Jean Kocher Hay for 100 feet, More or less; On the East by the present Grove City-Slippery Rock improved concrete highway for 200 feet; On the South by land of Nannie Jean Kocher Hay, which southern line is a prolongation of the Northern lot line of Lot No. 4 of the Phillip Masson Plat Of Lots, as recorded in Plan Book 1, Page 89, and having a brick residence thereon.

Being the same premises conveyed to Helen Kocher, by Decree Of Distribution of the Estate of Frederick Kocher, Jr., dated December 10, 1968, and recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, at 1962 D. R. No. 2513 on December 12, 1962. (And, for further muniment of title, see Deed at X-15-110).

Being known as: 52 Kocher Road, Grove City, Pennsylvania 16127

BEING THE SAME. PREMISES WHICH Nannie Jean Kocher Hay, Executrix of the Estate of Bolen S. Kocher, deceased by deed dated November 3, 1998 and recorded November 13, 1998 in Instrument Number 98DR22140, granted and conveyed unto Merrick Q. Husband and Cinda A. Husband, husband and wife.

TAX I.D. # 22 219 011

JUDGMENT - \$124,074.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MERRICK Q. HUSBAND AND CINDA A. HUSBAND AT THE SUIT OF THE PLAINTIFF LSF9 MASTER PARTICIPATION TRUST

**WRIT OF EXECUTION
NO. 2014-02790**

MCCABE WEISBERG & CONWAY PC PLAINTIFFS ATTORNEY

AUGUST 17, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRANDY KOBIELUS, ADMINISTRATRIX OF THE ESTATE OF THOMAS R. KOBIELUS, DECEASED MORTGAGOR AND REAL

OWNER AND LORI M. KOBIELUS IN AND TO:

All that certain' piece or parcel of land situate in the Tov9ship of Shcnango, Mercer County, Pennsylvania, bounded and described as follows:

Bounded on the North by land now or formerly of Morrison a distance of 175 feet, more or less; bounded on the East by the West Middlesex-New Bedford Road, a distance of 272 feet, more or less; bounded on the South by land now or formerly of Kuklinca, a distance of 175 feet, more or less; bounded on the West by land now or formerly of Kuklinca, a distance of 290 feet, more or less.

Under and subject to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

Being the same land conveyed to Thomas H. Peters and Dorothy L. Peters, husband and wife, by Deed of First National Bank of Mercer County, Executor under the Last Will and Testament of Rebecca Mae Sexton, dated June 14, 1989 and recorded in the Recorder's Office of Mercer County on June 20, 1989 at 89 DR 06057, and Deed of Alma Mitcheltree, widow dated September 21, 1989, and recorded October 24, 1989 in the Recorder's Office of Mercer County, Pennsylvania in Deed Book Volume 89 DR, page 11218.

The said Dorothy L. Peters died on January 3, 2001, at which time title became vested in Thomas H. Peters, her husband, by operation of law.

Being known as: 659 Bedford Road, West Middlesex, Pennsylvania 16159

BEING THE SAME PREMISES WHICH Thomas H. Peters, Jr. by deed dated August 3, 2004 and recorded August 5, 2004 in Instrument Number 2004-013944, granted and conveyed unto Thomas Richard Kobielus. The said Thomas Richard Kobielus died on January 1, 2014 thereby vesting title in Brandy Kobielus, Administratrix of the Estate of Thomas R. Kobielus, Deceased Mortgagor and Real Owner and Lori M Kobielus by operation of law.

TAX I.D. #: 27-184-204-000-000

JUDGMENT - \$109,509.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRANDY KOBIELUS, ADMINISTRATRIX OF THE ESTATE OF THOMAS R. KOBIELUS, DECEASED MORTGAGOR AND REAL OWNER AND LORI M. KOBIELUS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2015-01739**

MCCABE WEISBERG & CONWAY PC PLAINTIFFS ATTORNEY

AUGUST 20, 2015 LEVIED ON THE FOLLOWING

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

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

BEGINNING at the north corner of the within described property at an iron pin; thence South 83 degrees 59' East, distance of 12.00 feet from the center of Old Ash Road, also known as T-944, formerly known as Nazareth Church and Blacktown Public Road, to the center of said road;

thence South 4 degrees 00' East, a distance 127.00 feet to a point along said road; thence South 18 degrees 12' East, containing along said road, a distance of 170.00 feet to a point; thence South 68 degrees 45' West, along line of lands nor or formerly of Carl L. and Ruth A. Shipley, a distance of 138.00 feet to a point, thence North 9 degrees 10' East, along line of lands now or formerly of Peter B. And Jane Hydu, a distance of 343.86 feet, to the place of beginning, according to the survey of Ronald P. Bittler, P.E. dated March 1, 1993.

BEING designated as Tax Parcel 29-216-061-000.

Being the same premises conveyed by Gary W. Roxbury and Sarah J. Roxbury, formerly known as Sarah J. Miller, husband and wife by deed dated March 11, 1993 and recorded on March 15, 1993 in Book 0139, Page 679, 93 DR 03238, to Richard T. Coon, unmarried.

Being known as: 427 Old Ash Road, Mercer, Pennsylvania 16127

BEING THE SAME PREMISES WHICH Richard T. Coon and Madelyn Joann Coon, husband and wife, by deed dated May 9, 2007 and recorded May 10, 2007 in Instrument Number 2007-00006259, granted and conveyed unto Bradley J. Wilson.

TAX I.D. #: 29-216-061-000

JUDGMENT - \$ 66,361.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRADLEY J. WILSON AT THE SUIT OF THE PLAINTIFF M&T BANK

**WRIT OF EXECUTION
NO. 2014-03666**

MILSTEAD & ASSOCIATES LLC PLAINTIFFS ATTORNEY

AUGUST 27, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ERIC J. SALVATORE AND SARA E. SALVATORE 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 KNOWN AND NUMBERED AS LOT NO. 1 OF THE RICK DANDER CONSTRUCTION, LLC SUBDIVISION LOTS 1 - 2, DATED JULY 13, 2004 AND RECORDED IN THE RECORDS OF MERCER COUNTY AT 2004-16645-191 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN ON THE SOUTHEAST CORNER OF THE LAND HEREIN CONVEYED ON THE NORTH RIGHT-OF-WAY OF WEST MAIN STREET; THENCE ALONG LOT NO. 2 OF SAID PLAN, NORTH 14 DEGREES 27 MINUTES 00 SECONDS WEST, A DISTANCE OF 173.00 FEET TO A POINT IN THE CENTER OF A SIXTEEN 16 FOOT ALLEY; THENCE ALONG THE CENTER OF SAID SIXTEEN 16 FOOT ALLEY, SOUTH 75 DEGREES 33 MINUTES 00 SECONDS WEST, A DISTANCE OF 99.00 FEET TO A POINT; THENCE ALONG THE CENTER LINE OF NORTH 13TH STREET, SOUTH 14 DEGREES 27 MINUTES 00 SECONDS EAST, A DISTANCE OF 173.00 FEET TO A POINT ON THE NORTH LINE OF WEST MAIN STREET; THENCE ALONG THE NORTH LINE OF WEST MAIN STREET, NORTH 75 DEGREES 33 MINUTES 00 SECONDS EAST, A

DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.393 ACRES.

Title to said Premises vested in Eric J. Salvatore and Sara E. Salvatore, Husband and Wife by Deed from Rick Minder Construction, LLC dated 05/26/2006 and recorded on 06/27/2006 in the Mercer County Recorder of Deeds at/in Instrument number: 2006-00009436.

BEING KNOWN AS 1228 Main St., Sharpsville, PA 16150

TAX MAP NO: 72-835-032

JUDGMENT - \$144,034.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ERIC J. SALVATORE AND SARA E. SALVATORE AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006- NC4 ASSET-BACKED PASS-THROUGH CERTIFICATES

**WRIT OF EXECUTION
NO. 2015-01162**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY

AUGUST 14, 2015 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the Borough of Sharpsville, Mercer County, Commonwealth of Pennsylvania, being Lot No. 13 on Fifth Street in Milliken's Addition to Sharpsville and bounded and described as follows:

On the North by Lot No. 11 on Fifth Street; on the East by an alley; on the South by Lot No. 37 and No. 39 on Ridge Avenue and on the West by Fifth Street; having a frontage of sixty-six (66.0 feet) feet on Fifth Street, and extending back, of uniform width, a distance of one hundred thirty-two (182.00 feet) feet to an alley on the East.

TITLE TO SAID PREMISES IS VESTED IN Jeanette Bartosh, an unmarried woman, by Deed from Thomas L. Cooper and Christine M. Cooper, h/w, dated 08/21/2009, recorded 08/25/2009 in Instrument Number 2009-00009194.

Tax Parcel: 72 818 030

Premises Being: 47 South 5th Street, Sharpsville, PA 16150-2022

JUDGMENT - \$ 69,247.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JEANETTE BARTOSH A/K/A JEANETTE S. BARTOSH AT THE SUIT OF THE PLAINTIFF FIFTH THIRD MORTGAGE COMPANY

**WRIT OF EXECUTION
NO. 2015-00784**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY

JULY 9, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JAMES M. CLOKEY AND CYNTHIA E. CLOKEY A/K/A CINDY E. CLOKEY IN AND TO:

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

On the North by the Franklin-Sandy Lake Road, also known as Route 62; on the West by land now or formerly of Vincent; on the

East by land now or formerly of Gudleski, and on the South by Big Sandy Creek.

Said parcel of land fronts approximately 300 feet on Route 62 and has a depth of approximately 515 feet.

TITLE TO SAID PREMISES IS VESTED IN James M. Clokey and Cynthia E. Clokey, his wife, by Deed from James M. Clokey, dated 09/08/2005, recorded 09/16/2005 in Instrument Number 2005-00015016.

Tax Parcel: 26 089 090

Premises Being: 5414 Sandy Lake Polk Road, Sandy Lake, PA 16145-3008

JUDGMENT - \$114,204.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JAMES M. CLOKEY AND CYNTHIA E. CLOKEY A/K/A CINDY E. CLOKEY AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC1

**WRIT OF EXECUTION
NO. 2015-00299**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY

SEPTEMBER 1, 2015 LEVIED ON THE FOLLOWING

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

PARCEL ONE:

ALL THAT CERTAIN piece or parcel of land Situate in the City of Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, being known as Lot No. 174 and the Easterly one-half of Lot No. 173 in the Highland Park Allotment as recorded in Volume 1, Page 121 in the Mercer County Record of Plats, being further bounded and described as follows:

Lot No. 174 having a frontage of 40 feet on the Southerly side of Shadyside Drive and extending back Southerly therefrom between parallel lines, a distance of 150 feet. Also, the Easterly half of Lot No. 173 having a frontage of 20 feet on the Southerly side of Shadyside Drive and extending back Southerly therefrom a distance of 150 feet.

PARCEL TWO:

ALL THAT PIECE or parcel of land Situate in the City of Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, being known as the Westerly one-half of Lot No. 173 in the Highland Park Allotment as recorded in Volume 1, Page 121 in the Mercer County Record of Plats, being further bounded and described as follows:

The Westerly one-half of Lot No. 173 having a frontage of 20 feet on the Southerly side of Shady Drive and extending back Southerly therefrom a distance of 150 feet.

TITLE TO SAID PREMISES IS VESTED IN Dawn L. Gardner, unmarried, by Deed from Jeffrey Donatelli and Melissa Donatelli, h/w, dated 08/19/2013, recorded 08/23/2013 in Instrument Number 2013-00013962.

Tax Parcel: 12 330 519

Premises Being: 2002 Shadyside Drive, Hermitage, PA 16148-4136

JUDGMENT - \$106,499.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE

DEFENDANT (S) DAWN L. GARDNER A/K/A DAWN PISTORIUS AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2007-02795**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY

AUGUST 7, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAVID E. GODA AND DEBRA GODA IN AND TO:

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

BEGINNING at a point on the center line of U.S. Highway, Route No. Sixty-Two (62), also known as the Sharon-Mercer Road at its intersection of the center of a north-south Hickory Township Public Road, sometimes known as the Frog Town Road, thence south 86 degrees 56 minutes east, a distance of Five Hundred Seven (507 feet) feet to a point; thence south 3 degrees 1 minute west, a distance of Four Hundred (400 feet) feet to a point; thence north 86 degrees 56 minutes west, a distance of Four Hundred Eighty-Five and Ninety-Four Hundredths (485.94 feet) feet to a point on the center line of the aforesaid Hickory Township Public Road; thence due north along the center of the aforesaid Hickory Township Public Road, a distance of Four Hundred and Fifty-Eight Hundredths (400.58 feet) feet to a point, the place of beginning, being lots Nos. 1, 2, 3, 4, and 5 in the Bartholomews Acres Plan of Lots as surveyed by J. Fred Thomas and Joseph Harris, Registered Engineers, on May 2, 1974.

EXCEPTING AND RESERVING therefrom a portion of land known and numbered as Lot No. A in the Stephen Kutí Subdivision, which plan is recorded in Plan Book 16, Page 30, Mercer County Records, conveyed by Stephen J. Kutí and Theresa R. Kutí, husband and wife, to George E. Hildebrand and Donna L. Hildebrand by deed dated February 22, 1973, and recorded March 1, 1973, in 1973 D.R. No. 496.

TITLE TO SAID PREMISES IS VESTED IN David E. Goda and Debra Goda, h/w, by Deed from Donna Lee Hildebrand and Janice Marie D'Onofrio, Co-Executrices under the last will and Testament of Stephen J. Kutí, dated 05/25/1994, recorded 06/01/1994 in Book 0168, Page 1113.

Tax Parcel: 12447-011

Premises Being: 225 Dermond Road, Hermitage, PA 16148

JUDGMENT - \$31,880.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAVID E. GODA AND DEBRA GODA AT THE SUIT OF THE PLAINTIFF PNC MORTGAGE, A DIVISION OF PNC BANK, NA S/B/M TO NATIONAL CITY BANK SUCCESSOR IN INTEREST TO INTEGRA MORTGAGE COMPANY

**WRIT OF EXECUTION
NO. 2015-01227**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY

SEPTEMBER 1, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TRACIE SUE GOSNELL AND DONALD CLAIR HUFFMAN, JR IN AND TO:

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

ON the North by land of Charles Ediburn formerly Mitchellree; on the East by land of Lavern Hawley, John Kisak and land of Thomas Palmer, formerly of Mackey; on the South by land of Robert Garrett formerly of Black and on the West by land of North-South Street.

HAVING a frontage on said street of two hundred fifteen (215) feet, more or less, and a depth of one hundred twenty-four (124) feet, more or less.

BEING KNOWN AS PARCEL NUMBER 27-184-191

UNDER and subject to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

UNDER and subject to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Tracie Sue Gosnell, single, and Donald Clair Huffman Jr., single, by deed from Mark Anthony Argenziano and Cynthia Louise Argenziano, his wife, dated 08/08/2003, recorded 08/19/2003 in Instrument Number 2003-018703.

Tax Parcel: 27-184-191

Premises Being: 3285 Hubbard Middlesex Road, West Middlesex, PA 16159-2513

JUDGMENT - \$94,093.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TRACIE SUE GOSNELL AND DONALD CLAIR HUFFMAN, JR AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC12

**WRIT OF EXECUTION
NO. 2015-01165**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY

JULY 23, 2015 LEVIED ON THE FOLLOWING

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

ALL THAT certain piece or parcel of land situate, lying and being in the Borough of Grove City, Mercer County, Pennsylvania.

BEGINNING at a point at the Northeast corner of said Lot; thence South, by a twelve (12) foot alley, one hundred six (106) feet to an alley; thence by last names alley, West forty-four (44) feet tot Lot No. 11; thence by Lot No. 11, North one hundred six (106) feet to Barmore Avenue, thence East by Barmore Avenue, fifty and one-half (50 1/2) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michelle D. Hughes by Deed dated 10/03/2001, given by Terry L. McClelland and Rhonda I. McClelland, husband and wife, recorded 10/16/2001 in Book 74, Page 2601.

Tax Parcel: 59 549 092

Premises Being: 520 Barmore Avenue, Grove City, PA 16127-1322

JUDGMENT - \$59,461.54

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

HUGHES AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-HE3

**WRIT OF EXECUTION
NO. 2015-01082**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY

JULY 22, 2015 LEVIED ON THE FOLLOWING

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

ALL that certain tract or parcel of land situate in Shenango Township, Mercer County, Pennsylvania, and bounded on the North by lands now or formerly of Frank M. Mitchell;

On the East by land now or formerly of Frank Gladysz;

On the South by the middle of the Mercer and West Middlesex Public Road; and

On the West by land now or formerly of the said Frank M. Mitchell; having a frontage of one hundred (100) feet on said Mercer-West Middlesex Public Road and extending northward of even width, for a distance of four hundred thirty-five (435) feet and containing one (1) acre of land, and being part of lands formerly owned by Frank Deneis.

TITLE TO SAID PREMISES IS VESTED IN Howard Lee and Geraldine Lee, h/w, by Deed from Joseph C. Sherbine, Jr., Executor of the Estate of Elizabeth B. Sherbine, dated 01/09/2004, recorded 01/12/2004 in Instrument Number 2004-000480.

Howard Lee died on or about 07/02/2014, his ownership interest was automatically vested in the surviving tenant by the entirety, Geraldine Lee.

Tax Parcel: 27 185 099 000 000

Premises Being: 2810 Mercer West Middlesex Road, West Middlesex, PA 16159-3130

JUDGMENT - \$41,074.69

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

**WRIT OF EXECUTION
NO. 2015-01492**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY

AUGUST 20, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DENNIS E. NEININGER A/K/A DENNIS NEININGER 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 the southernmost Sixty-four (64) feet of Lots Numbered Forty-nine (49) and Ninety-three (93) in Carver's Addition to Sharon as recorded in the records of Mercer County, Pennsylvania, in Plan Book 3, Page 33, and being more particularly bounded and described as follows:

BEGINNING at a point which is the intersection of the north line of Fullerton Place with the east line of Fourth Avenue; thence Northwardly along the east line of

Fourth Avenue, for a distance of Sixty-four (64) feet to the southwest corner of land now or formerly of Charles H. Miller, et ux; thence Eastwardly along the south line of said land now or formerly of Miller, for a distance of One Hundred Six (106) feet to a point on the west line of Lot Number Ninety-four (94) in said Addition; thence Southwardly along the said west line of Lot Number Ninety-four (94) therein, land now or formerly of Peter F. Steines, for a distance of Sixty-four (64) feet to the north line of Fullerton Place; thence Westwardly along the north line of Fullerton Place, for a distance of One Hundred Six (106) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis E. Neininger given by Federal National Mortgage Association aka Fannie Mae, a corporation Dated: November 6, 2002 Recorded: November 12, 2002 Bk/Pg or Inst#: 2002-022298

Tax Parcel: 2-M-11A
Premises Being: 208 4th Street, a/k/a 208 4th Avenue, Sharon, PA 16146-2231

JUDGMENT - \$ 21,339.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DENNIS E. NEININGER A/K/A DENNIS NEININGER AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF EQUITY ONE ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2003-1

**WRIT OF EXECUTION
NO. 2015-01497**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY

AUGUST 20, 2015 LEVIED ON THE FOLLOWING

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

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

Beginning at a point in the centerline of State Route 2007 (formerly known as Legislative Route 43023) at the intersection of the centerline of an old township road; thence North 80 degrees 14 minutes 00 second East 98.10 feet to a point in the centerline of the old township road; thence North 88 degrees 18 minutes 0 second East 55.50 feet; thence South 85 degrees 48 minutes 0 second East 100 feet to the place of beginning; thence North 2 degrees 39 minutes 45 seconds East 193.34 feet to an iron pin; thence South 65 degrees 33 minutes 00 second East 70.47 feet; thence on a light curve to the left an arc distance of 29.53 feet; thence South 00 degree 30 minutes 00 second West by drainage ditch area 157.10 feet to a point in the center of the old township road; thence North 89 degrees 10 minutes 00 second West by the centerline of the old township road 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joshua S. Powell, by Deed from Terry R. Karns, single, dated 11/18/2008, recorded 12/01/2008 in Instrument Number 2008-00014132.

Tax Parcel: 33 179 040

Premises Being: 20 Jervis Lake Road, Grove City, PA 16127-6506

JUDGMENT - \$114,758.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSHUA S. POWELL AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2015-01470**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY

AUGUST 26, 2015 LEVIED ON THE FOLLOWING

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

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

On the North, East and South by lands of George R. Carey and Helen Carey, his wife and G. Neyman Carey and Sadie L Carey, his wife, and on the West by a public Road known as Condit Public Road and having a frontage on said public road of 132 feet and extending eastwardly therefrom of a uniform width a distance of 320 feet from the center of said public road, the lines being fixed and designated by posts or stakes at the Northeast and Southwest corners of the land above described.

TITLE TO SAID PREMISES IS VESTED IN Henry Stutzman and Mary Stutzman, his wife, by Deed from Agnes Altwater, widowed and Lewis E. Wengerd and Miriam L. Wengerd, his wife, dated 06/12/1974, recorded 07/02/1974 in Book 74 DR, Page 2250.

By virtue of HENRY STUTZMAN's death on or about 06/14/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 02 -049 017 000 000

Premises Being: 280 Condit Road, Sandy Lake, PA 16145-2608

JUDGMENT - \$ 59,244.63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARY STUTZMAN AT THE SUIT OF THE PLAINTIFF CITIFINANCIAL SERVICING, LLC

**WRIT OF EXECUTION
NO. 2014-02705**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY

AUGUST 3, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) WESLEY W. WHITAKER AND VANESSA L. WHITAKER IN AND TO:

All that certain lot or parcel of land, with frame dwelling and double garage situate on the northerly side of North Main Street in the Borough of Greenville, Mercer County, Pennsylvania, said lot being more particularly bounded and described as follows:

On the North by Erie Railroad tight-of-way on the east by lot formerly of Herbert Davis, now or formerly of Frank Beck; on the South by North Main Street and on the West by lot formerly of Thomas Eakin, now or formerly of Donald Soult; fronting 87 feet on said North Main Street and extending back same width to said Erie Railroad right-of-way.

TITLE TO SAID PREMISES IS VESTED IN Wesley W. Whitaker and Vanessa L. Whitaker, h/w, by Deed from Debra K. Houpt, nbm Debra K. Washington and John T. Washington, her husband, dated 03/21/2007, recorded 03/26/2007 in Instrument Number 2007-00003728.

Tax Parcel: 55 513 015

Premises Being: 40 North Main Street, Greenville, PA 16125-1879

JUDGMENT - \$121,398.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WESLEY W. WHITAKER AND VANESSA L. WHITAKER AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP

**WRIT OF EXECUTION
NO. 2015-00344**

POWERS KIRN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

AUGUST 18, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BONNIE K. KERR IN AND TO:

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF GREENVILLE, IN THE COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A FEE SIMPLE DEED DATED 02/28/2005 AND RECORDED 03/07/2005, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN INSTRUMENT 2005-003338 PAGE.

BEING THE SAME PREMISES which Terry Lee Kerr, Sr. and Bonnie K. Kerr, by Deed dated 02/28/2005 and recorded 03/07/2005 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 2005, Page 003338, granted and conveyed unto and Terry Lee Kerr, Sr. and Bonnie K. Kerr, And said Terry Lee Kerr, Sr. departed this life on 05/29/2013 vesting the title solely in BONNIE K. KERR by rights of survivorship.

BEING KNOWN AS: 151 COLUMBIA AVENUE, GREENVILLE, PA 16125

PARCEL #55-530-070

JUDGMENT - \$ 98,056.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BONNIE K. KERR AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2014-03019**

POWERS KIRN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

AUGUST 3, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRIAN J. PATTERSON AND HOLLY M. PATTERSON IN AND TO:

ALL THOSE CERTAIN LOTS OF GROUND SITUATE IN WEST SALEM TOWNSHIP, MERCER COUNTY AND STATE OF PENNSYLVANIA, BEING LOTS NUMBERED SEVENTY ONE (71) AND SEVENTY TWO (72) IN THE GILLESPIE ADDITION TO THE BOROUGH OF GREENVILLE, RECORDED IN PLAN BOOK NO. 1, PAGE 49, IN THE OFFICE OF THE RECORDER OF DEEDS FOR MERCER COUNTY, SAID LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: -

BEGINNING AT A POINT ON NORTH THIRD STREET, ONE HUNDRED SIXTY (160) FEET NORTH OF THE NORTHWEST INTERSECTION OF ORCHARD, AVENUE AND NORTH THIRD STREET, EXTENDING ALONG FORTH THIRD STREET IN A

NORTHERLY DIRECTION EIGHTY (80) FEET TO LOT NO 73; THENCE WESTERLY ALONG LOT NO. 73 ONE HUNDRED TWENTY (120) FEET TO BLACKBERRY ALLEY; THENCE SOUTHWARDLY ALONG BLACKYERRY ALLEY EIGHTY (80) FEET TO LOT NO. 70; THENCE EASTERLY ALONG LOT NO. 70 ONE HUNDRED TWENTY (120) FEET TO NORTH THIRD STREET, THE PLACE OF BEGINNING.

TAX PARCEL ID: 31.056-042

ADDRESS: 66 N. THIRD STREET

BEING THE SAME PREMISES which Frances J Peters, by Deed dated August 22, 2011 and recorded September 13, 2011 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 2011-00009303, granted and conveyed unto BRIAN J. PATTERSON and HOLLY M PATTERSON.

BEING KNOWN AS: 66 N THIRD STREET, GREENVILLE, PA 16125

PARCEL 431-056-042

JUDGMENT - \$ 81,386.54

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

**WRIT OF EXECUTION
NO. 2015-01130**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY

AUGUST 4, 2015 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point at the northeast corner of the land herein described on the west side of Memorial Avenue; thence along the west side of Memorial Avenue, South 6 degrees 48 minutes West, 34 feet to the north side of a 12 foot alley; thence by the north side of said 12 foot alley, North 87 degrees 47 ½ minutes West, 178 feet, more or less, to another 12 foot alley; thence North 2 degrees 15 ½ minutes West along the east side of said 12 foot alley, 44 feet, more or less; thence by other land now or formerly of Margaret A. Frew, South 83 degrees 12 minutes East 180 ½ feet, more or less, to the place of BEGINNING.

HAVING THEREON erected a dwelling known as: 417 MEMORIAL AVENUE, GROVE CITY, PA 16127

TAX MAP NO. 59-558-051

BEING THE SAME premises which Eric Griffin and Jamie L. Griffin, husband and wife, by Deed dated 10/02/09 and recorded 10/06 09 in Mercer County Instrument No. 2009-00010889, granted and conveyed unto Bradley B. Parola.

UNDER and subject to any zoning regulation, the minimum building setback line, right of way line and other restrictions as shown on the recorded plan or deeds of record.

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
BRADLEY B. PAROLA UNDER
MERCER COUNTY JUDGMENT NO.
2015-01130

JUDGMENT - \$ 80,513.44

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

**WRIT OF EXECUTION
NO. 2015-00852**

PURCELL KRUG & HALLER
PLAINTIFF'S ATTORNEY

AUGUST 17, 2015 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
BRIAN D. STERBA AND RHONDA J.
STERBA IN AND TO:

ALL THOSE CERTAIN pieces or parcels
of land situate in the Borough of
Sharpsville, County of Mercer and
Commonwealth of Pennsylvania, being
known as Lots Nos. 8 and 9 in Strawbridges
Addition, together with all the right, title,
interest, claim and demand in and to that
certain alley running southwardly from
West Main Street between the two lots, and
being more particularly bounded and
described as follows:

LOT NO. 8: On the North by Main Street;
on the East by lot now or formerly owned
by Willson Caldwell; on the South by an
alley; and on the West by the said North-
South alley.

LOT NO. 9: On the North by Main Street;
on the East by the said North-South alley;
on the South by an alley; and on the West
by land now or formerly of Mrs. A. Davis.

ALSO included is all the right, title,
interest, claim and demand in and to that
certain alley running southwardly from
West Main Street between Lots Nos. 8 and
9, which alley was vacated by Borough
Ordinance No. 667 enacted October 3,
1966.

HAVING THEREON erected a dwelling
known as 731 W. MAIN STREET
SHARPSVILLE, PA 16150

MAP NO. 72-829-030

COMPUTER I.D. 72-006490

BEING THE same premises which Brian
D. Sterva and Rhonda J. Sterba, husband
and wife, by Deed dated 08/26/10 and
recorded 08/30/10 in Mercer County
Instrument 42010-00008477, granted and
conveyed to Rhonda J. Sterba.

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
RHONDA J. STERBA UNDER MERCER
COUNTY JUDGMENT NO. 2015-00852

JUDGMENT - \$ 50,447.85

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) BRIAN D. STERBA
AND RHONDA J. STERBA AT THE
SUIT OF THE PLAINTIFF U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2015-01660**

SHAPIRO & DENARDO LLC
PLAINTIFF'S ATTORNEY

JULY 27, 2015 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
ROBERT H. PINCH AND MARGARET I.
PINCH 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 part of
Lots Numbered Twenty-five (25) and
Twenty-six (26) in the James M. Wilson
Revised Plan of Lots, as recorded in the
records of Mercer County, Pennsylvania, in
Plan Book 1, page 31, and said land being
bounded and described as follows:

BEGINNING at a point on the east line of
Alderman Avenue, which point is distance
36 ½ feet south from the southwest corner
of Lot No. 27 in said plan; thence
eastwardly, parallel with the south line of
Lot Number 27, a distance of 126 feet to the
west line of an alley; thence southwardly
along the west line of the alley, a distance
of 36½ feet to a point; thence westwardly,
parallel with the south line of Lot Number
27 in said plan, a distance of 126 feet to the
east line of Alderman Avenue; thence
northwardly along the east line of Alderman
Avenue, a distance of 36½ feet to the place
of beginning.

Being commonly known as 353 Alderman
Ave., Sharon, PA 16145 and bearing
Mercer Co. Index No. 4-J-99.

BEING THE SAME PREMISES which
James Perry and Ruth Perry, Husband and
Wife, in Deed dated 4/14/72 and recorded
4/25/72 in the Office of the Recorder of
Deeds in and for the County of Mercer, in
Deed Book 99998, Page 3267, Instrument
#1972-00000852, granted and conveyed
unto Robert H. Pinch and Margaret I. Pinch,
husband and wife, in fee.

JUDGMENT - \$ 39,710.00

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) ROBERT H. PINCH
AND MARGARET I. PINCH AT THE
SUIT OF THE PLAINTIFF THE BANK
OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION
AS SUCCESSOR TO DEUTSCHE BANK
TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST CORPORATION, AS
TRUSTEE FOR RESIDENTIAL ASSET
SECURITIES CORPORATION, HOME
EQUITY MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2002-K51

WRIT OF EXECUTION

NO. 2015-01161

SHAPIRO & DENARDO LLC
PLAINTIFF'S ATTORNEY
AUGUST 3, 2015 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
EDWARD O. SHOWALTER AND KATIE
C. SHOWALTER IN AND TO:

ALL THAT CERTAIN piece of land situate
in The Borough of Greenville, Mercer
County, Pennsylvania, being bounded and
described as follows;

BEGINNING at the northeast corner of lot
now or formerly of Tony Rinella, said point
being on centerline of Culvert; thence North
12° 23' West a distance of 76.0 feet to a
point; thence North 87° 45' East for a
distance of 482.5 feet to a point; thence
South 78° 47' West for a distance of 474.8
feet to a place of beginning.

EXCEPTING AND RESERVING all that
certain triangular piece of land containing
0.15 of an acre more or less, and being
known as lot no. 1 of The Subdivision of
William D. Minnis and Mary Minnis

recorded in the Mercer County Recorder of
Deeds Office on July 7, 1998 at 98 PL
11898-163 which was conveyed by deed of
William D. Minnis and Mary Minnis
husband and wife to Norbert F. Mechenbier
and Mary T. Mechenbier, husband and
wife, dated August 14, 1998 and recorded in
The Mercer County Recorder of Deeds
Office of August 27, 1998 at 1998 DR
15985.

BEING THE SAME PREMISES which
Daniel T. Svirbly and Jessica M. Svirbly,
husband and wife, by Deed dated June 23,
2007 and recorded June 26, 2007 in the
Office of the Recorder of Deeds in and for
the County of Mercer with Deed Instrument
Number 2007-00008649, granted and
conveyed unto Edward O. Showalter and
Katie C. Showalter, husband and wife.

Tax ID: 55-499-007

LOCATION - 161 N HIGH STREET,
GREENVILLE PA

JUDGMENT - \$172,932.05

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) EDWARD O.
SHOWALTER AND KATIE C.
SHOWALTER AT THE SUIT OF THE
PLAINTIFF BANK OF AMERICA, N.A.

WRIT OF EXECUTION

NO. 2015-00768

STERN & EISENBERG PC PLAINTIFF'S
ATTORNEY

JULY 22, 2015 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
SUSAN L. PHILLABAUM AND
MARION E. PHILLABAUM JR. IN AND
TO:

ALL THAT CERTAIN piece, parcel or lot
of ground situate in Sharpsville Borough,
Mercer County, Pennsylvania, known and
numbered as Lot No. 25 in the Milliken's
addition to Sharpsville, bounded and
described as follows:

On the North by Lot No. 14 On third street;
on the east by Third street; on the South by
Ridge street or avenue; on the west by Lot
No. 27 on Ridge Avenue and being 66 feet
in width and 132 feet in length.

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.

ALSO KNOWN AS 304 West Ridge
Avenue, Sharpsville, PA 16150-1224

PARCEL ID 72818001

BEING the same premises which Stephen
A. Webber and Charlotte J. Webber
Husband and wife by Deed dated
November 14, 2001 and recorded
December 7, 2001 in the Office of the
Recorder of Deeds in and for Mercer
County in Deed Instrument#: 01DR21139,
granted and conveyed unto Marion E.
Phillabaum Jr., a married man.

JUDGMENT - \$ 96,977.10

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) SUSAN L.
PHILLABAUM AND MARION E.
PHILLABAUM JR. AT THE SUIT OF
THE PLAINTIFF DEUTSCHE BANK
TRUST COMPANY AMERICAS AS
INDENTURE TRUSTEE FOR THE
REGISTERED HOLDERS OF SAXON
ASSET SECURITIES TRUST 2005-3
MORTGAGE LOAN ASSET BACKED
NOTES, SERIES 2005-3, C/O OCWEN
LOAN SERVICING, LLC

WRIT OF EXECUTION

NO. 2015-01483

STERN & EISENBERG PC PLAINTIFF'S
ATTORNEY

AUGUST 24, 2015 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
MARSHA G. SCHMIDT AND
UNKNOWN EXECUTORS, AND
DEWISEES OF THE ESTATE OF CLARK
A. SCHMIDT IN AND TO:

ALL THAT CERTAIN piece or parcel of
land situate in the city of Farrell, County of
Mercer and Commonwealth of
Pennsylvania, being known and numbered
as Lots Fifty-seven (57), Fifty-eight (58)
and Fifty-nine (59) in the Oak Park Plan of
Lots as recorded in Plan Book 1, Page 103,
Records of Mercer county, Pennsylvania,
said lots together being more particularly
bounded and described as follows:

On the North by Lot Number Sixty (60) for
a distance of One Hundred (100') feet; on
the East by Hoon Avenue for a distance of
Ninety-three (93') feet; on the South by Lot
number Fifty-six (56) in said Plan for a
distance of One Hundred (100') feet; and on
the west by McElrath Alley for a distance
of Ninety-three (93') feet.

BEING KNOWN AS 414 Hoon Avenue,
Farrell, PA 16121

PARCEL NO. 52 432 008

CONTROL NO. 052 016040

BEING the same premises which Valerie J.
Schmidt, single and unmarried, by Deed
dated May 9, 2001 and recorded May 14,
2001 in the Office of the Recorder of Deeds
in and for Mercer County in Deed
Book/Page 0356-1537, granted and
conveyed unto Clark A. Schmidt, single and
unmarried.

JUDGMENT - \$96,171.22

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) MARSHA G.
SCHMIDT AND UNKNOWN
EXECUTORS, AND DEWISEES OF THE
ESTATE OF CLARK A. SCHMIDT AT
THE SUIT OF THE PLAINTIFF THE
BANK OF NEW YORK MELLON F/K/A
THE BANK OF NEW YORK AS
SUCCESSOR TRUSTEE FOR
JPMORGAN CHASE BANK, N.A., AS
TRUSTEE FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF POPULAR
ABS, INC. MORTGAGE PASS-
THROUGH CERTIFICATES SERIES
2006-E, C/O OCWEN LOAN
SERVICING, LLC

WRIT OF EXECUTION

NO. 2015-01309

WILLIAM J MODER III PLAINTIFF'S
ATTORNEY

AUGUST 27, 2015 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
ALL KNOWN AND UNKNOWN, HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR
INTEREST FROM OR UNDER PAUL
HARTWICK A/K/A PAUL A.
HARTWICK, DECEASED IN AND TO:

Parcel Identification Number: 72 850 003

PARCEL ONE

ALL THAT CERTAIN piece or parcel of
land known and numbered as Lot No. 3 in
the Park Vista Plan of Lots as recorded in
Plan Book 2, Page 199, Mercer County
Records, and being more particularly
bounded and described as follows:

ON the north by Lot No. 4 in said plan, a
distance of 121.98 feet; on the east by Ninth

Street, a distance of 62.35 feet; on the south by Lots Nos. 1 and 2 in said Plan, a distance of 121.42 feet and on the west by land formerly of Hazen, now of Flamberg and Neil and of Leffingwell, a distance of 62.35 feet.

PARCEL TWO

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Sharpsville, Mercer County, Pennsylvania, being the southern one-half (½) of the Lot known and numbered as Lot No. 4 in the Park Vista Plan of Lots as recorded in Plan Book 2, Page 199, Mercer County Records, and being more particularly bounded and described as follows:

ON the north by land of Molnar, a distance of 122.25 feet; on the east by Ninth Street, a distance of 30 feet; on the south by the north line of Lot 3 in said Plan, a distance of 121.98 feet; and on the west by land formerly of Hazen, now of Flamberg and Neil, a distance of 30 feet.

BEING AND INTENDING TO BE the same piece or parcels of land conveyed to Paul A. Hartwick, single, by Deed of Richard L. Crosby and Patricia E. Crosby, husband and wife, dated May 24, 2000 and recorded May 25, 2000, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 00 D.R. 7602.

LOCATION — 676 SOUTH 9th STREET, SHARPSVILLE PA

JUDGMENT - \$ 57,978.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALL KNOWN AND UNKNOWN, HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAUL HARTWICK A/K/A PAUL A. HARTWICK, DECEASED AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

WRIT OF EXECUTION NO. 2015-00969

WILLIAM J MODER III PLAINTIFF'S ATTORNEY

SEPTEMBER 1, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ALAN T. WARREN A/K/A ALAN WARREN AND GINA P. WARREN IN AND TO:

Parcel Identification Number: 12-172-190

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage (formerly the Township of Hickory), Mercer County, Pennsylvania, being Lot Number 2A and containing 13.496 acres as shown on the Replat of Lot No. 1 and 2 of Clark Subdivision recorded in the Records of Mercer County, Pennsylvania, on May 22, 1995, at 95 P.L. 5953-122, to which reference may be made for a more particular description.

BEING AND INTENDED TO BE the same land conveyed to Alan T. Warren and Gina P. Warren, husband and wife, by Deed of Daniel Leali, widower, dated September 3, 1999, and recorded September 30, 1999, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 99 D. R. 18075.

LOCATION - 3139 FRAMPTON RD, LOT 2A, HERMITAGE PA

JUDGMENT - \$192,639.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALAN T. WARREN

A/K/A ALAN WARREN AND GINA P. WARREN AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

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. – October 6, 13, 20, 2015

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 November 2nd 2015, 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.

FIRST AND FINAL ACCOUNT ESTATES

2013-368 Robinson, Melvin G. a/k/a Robinson, Melvin Gerald; Rhondy S. Crawford, Executrix
2013-480 Kurtanich, David G., deceased; Sandra J. Kurtanich, Executrix
2014-095 Mitcheltree, Grace E. a/k/a Mitcheltree, Grace Elizabeth, deceased; First Keystone Community Bank, Executor
2014-357 Osborne, Antoinette M. a/k/a Osborne, Toni M., deceased; Joanne Polkabl, Executrix
2015-52 Williams, Marilyn L., deceased; Raymond Mark Williams, Administrator

FIRST AND FINAL ACCOUNT - TRUST

2014-095 Mitcheltree, Grace Elizabeth Trust under Agreement; First Keystone Community Bank, Trustee

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. – October 6, 13, 20, 27, 2015