

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

Douglas M. Watson, Esq., Editor-in-Chief

Debra A. Arner, Business Manager

Digital Edition

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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

ANDERSON, JUDY K. a/k/a ANDERSON, JUDITH KATHLEEN a/k/a ANDERSON, JUDITH /k/a ANDERSON, JUDY a/k/a ANDERSON-CLARKE, JUDITH K. 2019-693

Late of Lackawannock Twp., Mercer Co., PA

Executor: Lawrence S. Clarke, 2292 Mercer-West Middlesex Rd., West Middlesex, PA 16159

Attorney: Gary D. Lackey

BABICS, GEORGE 2019-702

Late of Mercer Boro., Mercer Co., PA
Adm. C.T.A.: Charles S. Hersh, 32 Shenango Ave., Sharon, PA 16146

Attorney: Charles S. Hersh

CHILDRESS, BEVERLY R. 2019-699

Late of Pine Twp., Mercer Co., PA
Administrator: Raymond D. Basham, PO Box 693, Grove City, PA 16127

Attorney: James A. Stranahan IV

CHRISTY, DOROTHY M. 2019-701

Late of Sandy Lake Boro, Mercer Co., PA
Executor: G. Duane Christy, 17 Bradley Rd., Jackson Center, PA 16133

Attorney: Raymond H. Bogaty

DANILOVICS, WANDA MARIE a/k/a DANILOVICS, WANDA M. 2019-687

Late of Hermitage, Mercer Co., PA
Administrator c.t.a.: William David Danilovics, Jr., 210 Greenwood Dr., Hermitage, PA 16148

Attorney: David A. Ristvey

EGELSKY, CHRISTOPHER 2019-689

Late of Transfer, Mercer Co., PA
Administratrix(s): Angela Thompson, 7191 Kane Rd., Transfer, PA 16154; Linda Sayers, 7148 Kane Rd., Transfer, PA 16154

Attorney: Wade M. Fisher

FRY, ROBERTA V. ak/a FRY, ROBERTA 2019-683

Late of Hermitage, Mercer Co., PA
Administratrix: Diane L. Fry, 315 Hadley Rd., Greenville, PA 16125

Attorney: Douglas M. Watson

GARRETT, MARY LOUISE a/k/a GARRETT, MARY L. a/k/a GARRETT, MARY LOU a/k/a GARRETT, MARY 2019-704

Late of Hermitage, Mercer Co., PA
Executrix: Diane Garrett n/k/a Diane Miller, 89 Willadell Rd., Transfer, PA 16154

Attorney: Carolyn Hartle
MORELAND, ANDREW I. 2019-707

Late of Jamestown Boro, Mercer Co., PA
Executrix: Janet K. Alderice, 990 Kinsman Rd., Kinsman, OH 44428

Attorney: Shawn B. Olson

NIGRO, NINA C. 2019-703

Late of Hermitage, Mercer Co., PA
Executrix(s): Bernadette Nigro Telega n/k/a Bernadette Harry, 3857 Amhurst Dr., Hermitage, PA 16148; Mary Ellen Nigro McKendry, n/k/a Marry Ellen McKendry, 1050 Brandywine Dr., Hermitage, PA 16148

Attorney: Michael A. Joanow

PERELL, MARY E. a/k/a PERELL, MARY ELLEN 2019-692

Late of Hermitage, Mercer Co., PA
Executrix: Amy Perell, 3590 Mt. Hickory Blvd., Hermitage, PA 16148

Attorney: Plympton Graul

SEBESTYEN, VIRGINIA a/k/a SEBESTYEN, VIRGINIA M. 2019-697

Late of Hermitage, Mercer Co., PA
Executor: Joseph P. Sebestyen, Jr., 152 Butterfly Lane, Hermitage, PA 16148

Attorney: Joseph P. Sebestyen, Jr.

SECOND PUBLICATION

BAUER, HARRIETT JEAN 2019-680

Late of Grove City Boro, Mercer Co., PA
Executrix: Lynne S. Doolan, 908 Tidball Ave., Grove City, PA 16127

Attorney: James A. Stranahan IV

BENNEFIELD, WILLIAM H. SR. 2019-679

Late of Sandy Lake Twp., Mercer Co., PA
Administrator: Stephen L. Bennefield, 415 Hoon Ave, Farrell, PA 16121

Attorney: James Stranahan IV

BROWN, MABEL EDNA 2019-678

Late of Shenango Twp., Mercer Co., PA
Executor: Charles A. Phillips, 474 North Stonebase Rd., Mercer, PA 16137

Attorney: James A. Stranahan IV

JACKMAN, PATRICIA A. a/k/a JACKMAN, PATRICIA ANN 2019-676

Late of Hermitage, Mercer Co., PA
Executrix: Leslie Ann Jackman Tuk, 45 Baker Ave., Hermitage, PA 16148

Attorney: Kenneth K. McCann

KARFES, THEODORA 2019-681

Late of Pine Twp., Mercer Co., PA
Executrix: Irene M. A. Karfes, 17360 Haskins Rd., Chagrin Falls, OH 44023

Attorney: Timothy R. Bonner

LESNETT, SHIRLEY A. a/k/a LESNETT, SHIRLEY 2019-682

Late of Delaware Twp., Mercer Co., PA
Executrix: Christine A. Cadman, 175 Beil Hill Rd., Greenville, PA 16125

Attorney: Douglas M. Watson

McCOY, FLOY M. 2019-677

Late of Pine Twp., Mercer Co., PA
Executrix: Debra M. MacRae, 350 Fox Mine Rd., Lot #3, Jackson Center, PA 16133

Attorney: James A. Stranahan IV

MELVIN, WINFORD, JR. 2019-608

Late of Findley Twp., Mercer Co., PA
Executrix: Lora Ann Alt f/k/a Lora Ann Melvin, 14106 Canal Ferry Rd. SE, Cumberland, MD 21502

Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101

724-654-8511

MOHRA, BETTY I. a/k/a MOHRA, BETTY a/k/a MOHRA, BETTY IRENE 2019-666

Late of Hempfield Twp., Mercer Co., PA
Executors: David R. Spencer a/k/a David G Spencer, 130 N Good Hope Rd., Jamestown, PA 16134; Hershel P. Spencer a/k/a Hurshel P. Spencer, 2819 Riley St., Orangeberg, SC 29118

Attorney: Joseph M. Gula

THIRD PUBLICATION

BUCKNER, WILLIAM J. 2019-652

Late of Shenango Twp., Mercer Co., PA
Executor: Jonathan A.B. Buckner, 425 Pulaski-Mercer Rd., Pulaski, PA 16143

Attorney: Steven R. Bovan, Tucker Arensburg, PC, 1500 1 PPG Place, Pgh, PA 15222 (412) 594-5607

DeMARIA, JANICE MARIE a/k/a DeMARIA, JANICE M. VOCKROTH 2019-662

Late of Shenango Twp., Mercer Co., PA
Executor: Kenneth J. DeMaria 83 Shenango St, Greenville, PA 16125

Attorney: Jason R. Dibble

DENIS, HELEN 2019-663

Late of Hermitage, Mercer Co., PA
Executrix: Karen Shollenberger, 338 S. Crescent Dr., Hermitage, PA 16148

Attorney: Charles S. Hersh

KEVERLINE, NORMA J. a/k/a KEVERLINE, NORMA JEAN a/k/a KEVERLINE, NORMA 2019-614

Late of Greenville Boro, Mercer Co., PA
Executrix: Kathryn K. Frantz, 21 Birch Dr., Greenville, PA 1612

Attorney: Carolyn E. Hartle

LASLO, MARTHA M. 2019-650

Late of Hermitage, Mercer Co., PA
Executrix: Robin McFall, 1998 Frampton Rd., Hermitage, PA 16148 (724) 308-7335

Attorney: None

REICHARD, ALYCE A. 2019-658

Late of West Salem Twp., Mercer Co., PA
Executor: Timothy Alan Reichard, 2156 Sherwood Ave., Toledo, OH 43614

Attorney: Lewis P. McEwen

YURATOVICH, GEORGE Y. 2019-631

Late of E Lackawannock Twp., Mercer Co.,

PA
Administrator: Ronald D. Donlan, 273 Old Mercer Rd., Volant, PA 16156
Attorney: Michael S. Butler, 318 S. Main St., Butler, PA 16001 (724) 841-0004

LEGAL NOTICE

FICTITIOUS NAME NOTICE

Notice is hereby given of the registration of the fictitious name "My Studio 5" with the Pennsylvania Department of State, Bureau of Corporations and Charitable Organizations pursuant to 54 Pa. C.S. Section 311. Its principal place of business is 1725 Ashton Avenue, Sharpsville, PA 16150.

The name and address of the person interested in said business is Laura Mae Nelson, 1729 Ashton Avenue, Sharpsville, Pennsylvania 16150.

Robert L. Lackey, Esquire
Evans, Garvey, Lackey & Ochs
P. O. Box 949

Sharon, PA 16146

M.C.L.J.- December 3, 2019

SHERIFF'S SALE

MONDAY

JANUARY 6, 2020 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. 2019-01665

GRENNEN & BIRSIC PC PLAINTIFF'S
ATTORNEY
SEPTEMBER 17, 2019 LEVIED ON THE
FOLLOWING

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

ALL that certain piece or parcel of land situate on the southerly side of Orangeville Road, in West Salem Township, Mercer County, Pennsylvania, being more fully bounded and described as follows:

BEGINNING at the northwesterly corner at point on southerly line of Orangeville Road; thence along southerly line of Orangeville Road, North 77 degrees 33 minutes East, 252.6 feet to a point; thence along lands formerly of J. F. Soulsby, South 00 degrees 46 minutes West, 305 feet to a point; thence along lands formerly of J. F. Soulsby, easterly 23 feet; thence along lands now or formerly of Homer Heirs, South 00 degrees 46 minutes West, 689.8 feet to a point;

thence North 87 degrees 07 minutes West, 361.8 feet to a point; thence along lands now or formerly of Donald L. Ray, formerly Mary Louise Landfried, North 03 degrees East, 620 feet to point of beginning; containing four (4) acres, more or less.

EXCEPTING AND RESERVING from the above-described parcel is that parcel containing .372 acres, strict measure, as conveyed unto Richard A. Millero and Judy A. Millero, by deed of Raymond A. Landfried, Executor of the Estate of Robert A. Landfried, dated September 28, 1976, and as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, on October 4, 1976, at 1976 DR 3336.

BEING THE SAME PREMISES which Gregory P. Landfried and Kathryn M. Landfried, husband and wife, by Deed dated September 24, 2008, and recorded in the Office of the Recorder of Deeds of Mercer County on October 8, 2008, at Instrument No. 2008-00012196, granted and conveyed unto James L. Frye and Carolyn G. Frye, husband and wife. James L. Frye died on or about August 3, 2016, thereby vesting title to Carolyn G. Frye by operation of law.

Instrument No. 2008-0001296
Parcel No. 31-055-185

LOCATION - 86 ORANGEVILLE ROAD,
GREENVILLE PA

JUDGMENT - \$ 37,013.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CAROLYN G. FRYE AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2019-00740**

GRENE & BIRSIC PC PLAINTIFF'S ATTORNEY
OCTOBER 3, 2019 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in Sandy Creek Township, Mercer County, Pennsylvania being Lot No. 3 of the Mark C. Thompson Property Subdivision, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in 2005 P/L 9369-107, same being more particularly bounded and described as follows:

BEGINNING at a point on the north line of Thompson Road (T-855), said point being the southwest corner of the land now or formerly of Robert L. Cresswell, and the southeast corner of the land herein described; thence N 89°04'36" W along the north line of said Thompson Road for a distance of 266.8 feet to a point; thence N 01°15'02" E along land now or formerly of Allman and remaining lands of grantors for a distance of 900.02 feet to a point; thence S 89° E along remaining lands of grantors for a distance of 262.87 feet to a point; thence S 1° W along land now or formerly of Cresswell for a distance of 899.66 feet to a point and place of beginning. Containing 5.471 acres of land.

SUBJECT to the building setback

restriction of 35 feet from the north right-of-way line of said Thompson Road as depicted on said Subdivision.

BEING the same premises which Mark C. Thompson and Sally Thompson, by Deed dated July 19, 2005 and recorded July 21, 2005 in the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2005-00011450, granted and conveyed unto Kris A. Humphrey and Staci A. Humphrey.

Instrument 2005-00011450

Parcel #25-021-027-003

LOCATION - 115 THOMPSON ROAD,
HADLEY PA

JUDGMENT - \$ 30,505.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KRIS HUMPHREY A/K/A KRIS A. HUMPHREY AND STACI HUMPHREY A/K/A STACI A. HUMPHREY AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2019-01403**

GRENE & BIRSIC PC PLAINTIFF'S ATTORNEY
OCTOBER 2, 2019 LEVIED ON THE FOLLOWING

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

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

FIRST PARCEL: On the North by the Park Plan of Lots; on the East by land now or formerly of John O'Brien (formerly land of Daniel and Margaret McCarty); on the South by land now or formerly of Audiel P. DeMay et ux; and on the West by land now or formerly of Audiel P. DeMay et ux; having a width of sixty (60') feet from the eastern to the western boundary and a depth of one hundred forty-four (144') feet from the southern to the northern boundary line.

SECOND PARCEL: On the North by land now or formerly of Audiel P. DeMay et ux; on the East by land now or formerly of O'Brien; on the South by Superior Street; and on the West by other land now or formerly of Audiel P. DeMay et ux; having a frontage on Superior Street of sixty (60') feet and extending Northwardly, of equal width, a distance of one hundred fifty (150') feet to the northern boundary of the land herein described, being land now or formerly of Audiel P. DeMay et ux.

BEING the same premises which Gary D. Koerth and Linda J. Koerth, husband and wife, by Deed dated July 2, 1987 and recorded in the Office of the Recorder of Deeds of Mercer County on July 7, 1987 at Instrument Number 87DR07144, granted and conveyed unto Joseph L. Pacifico and Shirley M. Pacifico, husband and wife. Joseph L. Pacifico died on September 17, 2012. At the time of his death, title vested solely in Shirley M. Pacifico, by operation of law.

Parcel #10-316-088

LOCATION - 426 SUPERIOR STREET,
HERMITAGE PA

JUDGMENT - \$ 16,310.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SHIRLEY M. PACIFICO A/K/A SHIRLEY PACIFICO AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2019-02599**

GRENE & BIRSIC PC PLAINTIFF'S ATTORNEY
NOVEMBER 8, 2019 LEVIED ON THE FOLLOWING

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

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

BOUNDED on the North by lands of Norman A. Thompson; on the East by a public road known as Goetsch Road, also known as Township Road T-530; on the South by lands of the Party of the First Part and also by lands now or formerly of William O. Kammerdiener now Yesko; and on the West by lands now or formerly of Samuel R. Dunham now of Yesko. Having a frontage of 95 feet, more or less, and extending back of uniform width 645 feet.

BEING designated as Parcel Number 08-030-028.

BEING the same premises which Daniel Johnston, single and unmarried, by Deed dated July 27, 2007 and recorded in the Office of the Recorder of Deeds of Mercer County on July 30, 2007 at Instrument Number 2007-00010355, granted and conveyed unto Benjamin B. Scobbie.

Parcel #08-030-028

LOCATION - 170 GOETSCH ROAD,
GREENVILLE PA

JUDGMENT - \$ 66,235.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BENJAMIN B. SCOBIE AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2019-02323**

HLADIK ONORATO & FEDERMAN LLP PLAINTIFF'S ATTORNEY
SEPTEMBER 16, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) HAROLD SCOTT GLISAN A/K/A HAROLD S. GLISAN AND SONJA JAY GLISAN A/K/A SONJA J. GLISAN IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Township of Wolf Creek, County of Mercer, Commonwealth of Pennsylvania, being designated and marked as Lot No. 1 of the Final Plat of Kenneth V. and Mary Jeanne Farabaugh Subdivision, as recorded in the Recorder's Office of Mercer County, Pennsylvania on May 26, 1978 in 78 P/L 134, and being more fully bounded and described as follows:

Commencing at a point in the center line of a public road known as the Scrubgrass Road, also designated as L.R. 43027, said point beginning being the Southeast corner

of Lot No. 1 hereby conveyed, and the Southwest corner of lands of Richard and Regina Stivers;

Thence along the centerline of said L.R. 43027, North 80 degrees 26' West, a distance of 148.00 feet to a point in the centerline of said L.R. 43027, said point being the Southwest corner of Lot No. 1 and the Southeast corner of lands of Farabaugh;

Thence along said lands of Farabaugh passing through an iron pin, North 5 degrees 53' East, a distance of 276.40 feet to an iron pin;

Thence continuing along said lands of Farabaugh, South 80 degrees 26' East, a distance of 167.84 feet to an iron pin set at the West boundary line of said lands of Richard and Regina Stivers;

Thence along the said West boundary line of lands of Richard and Regina Stivers, South 10 degrees 00' West, a distance of 275.84 feet, and passing through an iron pin to a point in the centerline of said L.R. 43027, the point and place of beginning; and containing 1.00 acre of land as per survey of R.P. Bittler, P.E., dated May 5, 1978.

BEING THE SAME PREMISES which Darla J. Morrow, now Darla J. King, Administratrix of the Estate of Charles J. Morrow, Deceased, and Darla J. Morrow, now Darla J. King, and Joseph W. King, her husband, by Deed dated September 9, 1988 and recorded on October 20, 1988, in the Mercer County Recorder of Deeds Office at Deed Book Volume 88DR at Page 10641, granted and conveyed unto Harold Scott Glisan and Sonya Jay Glisan, Husband and Wife.

Being Known as 2673 Scrubgrass Road, Grove City, PA 16127

Parcel I.D. No. / Map No. 33 167 047 000 000

Control No. 33-604246

JUDGMENT - \$122,678.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HAROLD SCOTT GLISAN A/K/A HAROLD S. GLISAN AND SONJA JAY GLISAN A/K/A SONJA J. GLISAN AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1

**WRIT OF EXECUTION
NO. 2019-01469**

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

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

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

PARCEL NO. 1:

Bounded on the North by land now or formerly of Vincent Jancic; on the East by an alley; on the South by Carnegie Street; and on the West by land now or formerly of Billibocky; being 30 feet on Carnegie Street and extending back same width 60 feet.

PARCEL NO. TWO:

Bounded on the North by an alley on the East by land now or formerly of Emma Littleton; on the South by Carnegie Street; and on the West by an alley: being 64 feet on Carnegie Street and 87 1/2 feet wide in the rear, and running back 120 feet.

BEING KNOWN AS: 12 CARNEGIE STREET, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 31-056-179 & 31-056-180

BEING THE SAME PREMISES WHICH WILLIAM R. BUBECK, AN UNMARRIED MAN AND LUCINDA J. BUBECK, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS HUSBAND AND WIFE BY DEED DATED 12/04/2013 AND RECORDED 12/27/2013 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT: 2013-00020156, GRANTED AND CONVEYED UNTO WILLIAM R. BUBECK, AN UNMARRIED MAN.

JUDGMENT - \$ 87,518.24

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

**WRIT OF EXECUTION
NO. 2019-01673**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
NOVEMBER 6, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JASON J. COCHENOUR AND GWEN M. COCHENOUR IN AND TO:

ALL THAT CERTAIN piece or parcel of land designated as Lot Number One (1) in the Survey of Land for Charles E. Haun made by Joseph Harris, Engineer, dated May 24, 1966, said parcel being situate in the City of Hermitage (formerly known as the Municipality of Hermitage), County of Mercer and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, which point is the intersection of the centerline of Cassidy Road and Winner Road; thence North Eighty eight degrees, seventeen minutes West (N 88 degrees 17' W) along the centerline of Cassidy Road a distance of Two hundred thirty-one and five tenths (231.5) feet to a point; thence North Two Degrees, Thirty-four minutes East (N 2 degrees 34' E) along the east line of Lot Number Two (2) in the Survey of Land for Charles E. Haun, a distance of one hundred eight-one and fifteen one hundredths (181.15) feet to a point; thence South Forty Degrees, Twenty-four Minutes (previously set forth as Twenty Minutes in prior deeds due to a surveyor's error) East (S 40 degrees 24' E) along lands now or formerly of Paul Laird a distance of sixty-three and five tenths (63.5) feet to a point; thence North Seventy-four degrees, Thirty-six minutes East (N 74 degrees 36' E) along land now or formerly of Paul Laird a distance of one hundred eighteen (118) feet to a point in the centerline of Winner Road; thence South Twenty-one degrees, forty-seven minutes East (S 21 degrees 47' E) along the centerline of Winner Road, a distance of

one hundred eighty-four (184) feet to a point, the place of beginning.

BEING KNOWN AS: 2231 WINNER ROAD, HERMITAGE, PA 16148

PROPERTY ID NUMBER: 11-133-059

BEING THE SAME PREMISES WHICH DUANE SLATER AND KIMBERLY S. SLATER, HUSBAND AND WIFE BY DEED DATED 11/22/1999 AND RECORDED 12/9/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 0313 AT PAGE 0827, GRANTED AND CONVEYED UNTO JASON J. COCHENOUR AND GWEN M. COCHENOUR, HUSBAND AND WIFE.

JUDGMENT - \$ 64,040.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JASON J. COCHENOUR AND GWEN M. COCHENOUR AT THE SUIT OF THE PLAINTIFF TOWD POINT MORTGAGE TRUST 2017-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE

**WRIT OF EXECUTION
NO. 2019-02153**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
OCTOBER 2, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSIE JOHNSON AKA JOSIE L. JOHNSON AND BRADY M. JOHNSON IN AND TO:

ALL That Certain Piece or Parcel of Land Situated In The City of Sharon, County of Mercer And Commonwealth Of Pennsylvania, And Being Known As Lots #524 And #523 In The Westinghouse View Plan Of Lots And Being More Particularly Bounded As Follows, To Wit:

BEGINNING At A Point Which Is The Northwest Corner Of Lot #523, In Said Plan. At The East Right-of-Way of Bechtol Avenue. Thence East Along The South Line Of Lot #522 In Said Plan For A Distance of 164.80 Feet To A Point On Lands Formerly of Buhl Park, Later The Sharon Country Club, And Now Avalon Country Club At Sharon, Inc. Which Is Also The City Line Separating The City of Sharon From The City of Hermitage. Thence South Along The Said City Line and the Property of Avalon Country Club At Sharon, Inc. A Distance of 90 Feet to a Point Being The Southeast Corner of Lot #524 In Said Plan. Thence West Along The North Line of Lot #525 For A Distance of 164.80 Feet To The East Right-Of-Way Line Of Bechtol Avenue. Thence North Along the East Line of Bechtol Avenue For A Distance of 90 Feet To The Place of Beginning.

SUBJECT To The East Five Feet of The Land Described Above For Public Utility Use And That No Building Shall Be Built Within 25 Feet of Bechtol Avenue.

BEING KNOWN AS: 1084 BECHTOL AVENUE, SHARON, PA 16146

PROPERTY ID NUMBER: 069 001180

BEING THE SAME PREMISES WHICH D. LEE GRABLE AND NICOLE R. GRABLE, HUSBAND AND WIFE BY DEED DATED 4/8/2015 AND RECORDED 4/24/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK/PAGE INSTRUMENT NO

2015-00003810, GRANTED AND CONVEYED UNTO BRADY M. JOHNSON AND JOSIE L. JOHNSON, HUSBAND AND WIFE.

JUDGMENT - \$ 81,562.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSIE JOHNSON AKA JOSIE L. JOHNSON AND BRADY M. JOHNSON AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2019-02293**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
OCTOBER 2, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHRISTOPHER JONES, SOLELY IN HIS CAPACITY AS HEIR OF CAROL L. JONES AKA CAROL JONES DECEASED AND HEATHER JONES SOLELY IN HER CAPACITY AS HEIR OF CAROL L. JONES AKA CAROL JONES DECEASED IN AND TO:

ALL that certain piece or parcel of land with the dwelling house thereon erected situate in Hempfield Township, Mercer County, Pennsylvania, being Lot No. 7 of the Subdivision No. 3 of the Valley View Company Plan of Lots recorded in Plan Book 28, Page 64 in the Recorder's Office of Mercer County, being more particularly bounded and described as follows:

BEGINNING at a point on the Southerly edge of right-of-way of Township Route 761, which point is the northwest corner of land herein conveyed and the northeast corner of Lot No. 6 in said Plan; thence north 84 degrees east, along said right-of-way, a distance of 170 feet to a point; thence south 6 degrees east, a distance of 250 feet to a point; thence south 84 degrees west, a distance of 170 feet to a point; thence north 6 degrees west, along Lot No. 6, a distance of 230 feet to a point which is the place of BEGINNING.

BEING KNOWN AS: 159 WASSER ROAD, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 09-057-062

BEING THE SAME PREMISES WHICH RAYMOND L. JONES AND CAROL L. JONES, HUSBAND AND WIFE BY DEED DATED 2/7/1989 AND RECORDED 2/14/1989 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 0053 AT PAGE 1537, GRANTED AND CONVEYED UNTO CAROL L. JONES, NOW DECEASED.

JUDGMENT - \$ 68,816.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHRISTOPHER JONES, SOLELY IN HIS CAPACITY AS HEIR OF CAROL L. JONES AKA CAROL JONES DECEASED AND HEATHER JONES SOLELY IN HER CAPACITY AS HEIR OF CAROL L. JONES AKA CAROL JONES DECEASED AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

**WRIT OF EXECUTION
NO. 2019-02131**

KML LAW GROUP PC PLAINTIFF'S

ATTORNEY
SEPTEMBER 12, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH SEYBERT AKA JOSEPH T. SEYBERT AKA JOSEPH THOMAS SEYBERT IN AND TO:

All that certain property in the Township of Finley, in the County of Mercer, Commonwealth of Pennsylvania, and being described as follows: 06-178-078. Being more fully described in a deed dated July 26, 2002 and recorded July 29, 2002, among the land records of the County and State set forth above, in Instrument 2002-015372. Permanent Parcel Number: 06-178-078 First American Order No: 12869424

ALSO DESCRIBED AS:

All That tract of land situate in Findley Township, Mercer County, Pennsylvania, bounded and described as follows:

Beginning At A Point In The Center Of The Grove City-Mercer Public Road, Known As State Highway Route No. 58; At The Southeast Corner Of The Land Herein Described, These Along There Center Of Said Highway, North 53 Degrees 42 Minutes West 123.97 Feet Thence By Other Lands Of Baseline And Rossman, North 29 Degrees 50 Minutes East 218.43 Feet; Thence By Other Lands Of Baseline And Rossman, South 53 Degrees 42 Minutes East 147.63 Feet To An Iron Pin Thence By Other Land Of Baseline And Rossman And By The Center Of A 20 Foot Lane, Hereafter, Described South 36 Degrees 2 Minutes West 217 Feet To The Center Of Said Highway At The Place Of Beginning

BEING KNOWN AS: 1443 MERCER GROVE CITY ROAD, MERCER, PA 16137

PROPERTY ID NUMBER: TAX ID MAP #/CONTROL #: 06-178-078/ 006 000550

BEING THE SAME PREMISES WHICH JOHN BUNGAR, A SINGLE MAN BY DEED DATED 7/26/2002 AND RECORDED 7/29/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO 2002-015372, GRANTED AND CONVEYED UNTO JOSEPH T. SEYBERT, A SINGLE MAN.

JUDGMENT - \$ 47,866.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH SEYBERT AKA JOSEPH T. SEYBERT AKA JOSEPH THOMAS SEYBERT AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

**WRIT OF EXECUTION
NO. 2019-02595**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
OCTOBER 16, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LINDA TAYLOR AS ADMINISTRATRIX OF THE ESTATE OF ROBERT F. HAUCK, A/K/A ROBERT HAUCK DECEASED IN AND TO:

PARCEL ONE:

All That Certain Lot Or Parcel Of Land Situate In The City Of Sharon, County of Mercer And Commonwealth of Pennsylvania. Bounded and Described As Follows:

On The North By Land Now Or Formerly Of John McClure; On The East By An Alley; On The West By South Oakland Avenue; And On The South By Land Now Or Formerly Of John Horseman; The Said Above Land Being Lot Number Eighty-Eight (88) in the Lally and Irvine Plan Of Lots In Said City Of Sharon; And Having A Frontage of Forty (40) Feet And Extending Eastwardly Of Uniform Width, One Hundred Thirty (130) Feet To Said Alley.

PARCEL TWO:

All That Certain Piece or Parcel Of Land Situate in Sharon, Mercer County, Pennsylvania, Being Known As Lot No. 87 in The Lally and Irvine Plan Of Lots, As Recorded In The Records Of Mercer County, Pennsylvania, In Deed Book E, Volume 7, Page 634, And Said Lot Being Bounded And Described As Follows:

On The North By Lot No. 86 In Said Plan, A Distance Of One Hundred Thirty (130) Feet;

On The East By An Alley, A Distance Of Forty (40) Feet;

On The South By Lot No. 88 In Said Plan, A Distance Of One Hundred Thirty (130) Feet;

and On The West By South Oakland Avenue, A Distance Of Forty (40) Feet.

BEING KNOWN AS: 769 SOUTH OAKLAND AVENUE, SHARON, PA 16146

PROPERTY ID NUMBER: 4V 40

BEING THE SAME PREMISES WHICH ROBERT HAUCK, A/K/A ROBERT F. HAUCK AND NANCY HAUCK, A/K/A NANCY M. HAUCK, BY HER AGENT, ROBERT F. HAUCK, HUSBAND AND WIFE BY DEED DATED 3/20/2015 AND RECORDED 3/23/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK/ PAGE INSTRUMENT NO 2015-00002669, GRANTED AND CONVEYED UNTO ROBERT F. HAUCK, MARRIED, NOW DECEASED.

JUDGMENT - \$ 35,546.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LINDA TAYLOR AS ADMINISTRATRIX OF THE ESTATE OF ROBERT F. HAUCK, A/K/A ROBERT HAUCK DECEASED AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2019-01576**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
SEPTEMBER 25, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN BENAVIDEZ, JR., AKA JOHN P. BENAVIDEZ, JR. IN AND TO:

All that certain piece of or parcel of land situate in the City of Hermitage, formerly Township of Hickory, County of Mercer and Commonwealth of Pennsylvania, known as Lot number forty (40) in the Park View Heights Plan of Lots, as recorded in Plan Book 1, page 116, said Lot No. 40,

herein conveyed, being more particularly bounded and described as follows:

On the north by Rettig Avenue, a distance of 75 feet; on the east by Lot No. 39 in said plan, a distance of 173.5 feet; on the south by Lot No. 55 in said plan, a distance of 75 feet; and on the west by Cohasset Drive, for a distance of 173.5 feet excepting so much, if any, out of the northwest corner thereof as might be shown on the plan for street purposes.

SUBJECT PROPERTY ADDRESS: 1966 Rettig Drive, Hermitage, PA 16148

Being the same property conveyed to Ernest P. Snyder, unmarried and John P. Benavidez, Jr., unmarried who acquired title, with rights of survivorship, by virtue of a deed from Andrew Herbick, widower by Elise Ann Flowers, his Attorney in Fact, dated September 7, 2011, recorded September 12, 2011, at Document ID 2011-00009241, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Ernest P. Snyder died September 19, 2014, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to John P. Benevidez, Jr.

SUBJECT TAX PARCEL ID: 11 321 037

JUDGMENT - \$ 84,524.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN BENAVIDEZ, JR., AKA JOHN P. BENAVIDEZ, JR. AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2019-01761**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
OCTOBER 2, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) WILLIAM C. GREGG AND NICOLE SMITH IN AND TO:

All those certain pieces or parcels of land with buildings and improvements thereon erected, if any, situated in the Borough of Sandy Lake, Mercer County, Pennsylvania, bounded and described as follows to wit:

Parcel No. 1:

Beginning at a point at the Northwest corner of the said property; thence South 67 degrees 30' West 300 feet to a point; thence South 20 degrees 16' East 129.79 feet to a point; thence North 67 degrees 30' East 296.10 feet to an iron pin; thence in a Northwest direction a certain distance to a point and the place of beginning. Containing .89 acres in accord with the survey of R. P. Bittler, P.L.S., dated October 1, 1997 and attached as Exhibit "A", at Mercer County Pennsylvania Deed recorded at 1997 D.R. 14597.

Parcel No. 2:

Beginning at a point in the centerline of PA. Rt. 173, the Northwest corner of the lands herein conveyed; thence South 67 degrees 30' West 481 feet to a point; thence South 20 degrees 16' East 84.82 feet to a point; thence North 67 degrees 30' East 431.25 feet to a point in the centerline of PA. Rt. 173; thence North 9 degrees 33' East along the centerline of PA Rt. 173 100 feet to a point and the place of beginning. Containing .89 acres in accord with the said

survey attached as "Exhibit A", at Mercer County Pennsylvania Deed recorded at 1997 D.R. 14597.

Parcel No. 3:

Beginning at a point at the Southeast corner of the lands herein conveyed at an iron pin; thence South 67 degrees 30' West 317 feet to an existing iron pin; thence North 49 degrees 49' East 172 feet to a point; thence North 2 degrees 49' East 110 feet to a point; thence North 17 degrees 11' West 162 feet to a point; thence North 13 degrees 15' East 51.19 feet to a point; thence North 67 degrees 30' East 75 feet to a point; thence South 20 degrees 16' East 354.79 feet to a point and the place of beginning. Containing 1.07 acres in accord with the said survey marked as Exhibit "A", at Mercer County Pennsylvania Deed recorded at 1997 D. R. 14597.

Also including any and all interest, if any, which the grantor may have in Spring Street as a result of the vacating thereof by the Borough of Sandy Lake, Mercer County, Pennsylvania as set forth in Ordinance No. 275 as described and recorded in the Mercer County Recorder's Office on July 16, 1999 at 1999 D. R. 13271.

SUBJECT PROPERTY ADDRESS: 6 Wood Street, Sandy Lake, PA 16145

Being the same property conveyed to William C. Gregg and Nicole Smith who acquired title, with rights of survivorship, by virtue of a deed from Jeremy J. Safran, single and unmarried, dated March 31, 2016, recorded March 31, 2016, at Document ID 2016-00002724, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 67-595-107

JUDGMENT - \$135,898.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILLIAM C. GREGG AND NICOLE SMITH AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK

**WRIT OF EXECUTION
NO. 2019-00748**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
OCTOBER 1, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SHANE TROTT AKA SHANE M. TROTT IN AND TO:

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

Beginning at a point in the center of Legislative Route No. 43005, also known as South Keel Ridge Road; thence South 57 degrees 53 minutes East along the center of said road, a distance of 150 feet to a point; thence North 87 degrees 30 minutes East along land now or formerly of William R. and Janet Swartz, for a distance of 449.55 feet to a point; thence North 2 degrees 30 minutes West along land now or formerly of said William R. and Janet Swartz, a distance of 85.21 feet to a point; thence South 87 degrees 30 minutes West along land now or formerly of Emery C. Holzapfel, a distance of 573 feet to a point in the center line of said Legislative Route No. 43005, the place of beginning. Containing one acre of land.

SUBJECT PROPERTY ADDRESS: 2355

South Keel Ridge Road, Hermitage, PA 16148

Being the same property conveyed to Shane Trott, a single man who acquired title by virtue of a deed from David B. Romig and Jeanne L. Romig, husband and wife, dated March 10, 2017, recorded March 13, 2017, at Document Number 2017-00002331, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 12-172-075

JUDGMENT - \$133,746.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SHANE TROTT AKA SHANE M. TROTT AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2019-00134**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
OCTOBER 3, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DOUGLAS JAMES WILSON 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 Lot No. 113 of the Re-Plot of Section B James McCracken Plan of Lots, as recorded in the Recorder's Office of Mercer County in Plan Book B, Page 42, from which referenced may be made for a more complete description of the lot herein conveyed.

SUBJECT PROPERTY ADDRESS: 530 South Mercer Avenue, Sharpsville, PA 16150

Being the same property conveyed to Charles L. Deemer, Jr. and Douglas James Wilson who acquired title, with rights of survivorship, by virtue of a deed from Charles L. Deemer, Jr., individually and surviving spouse of Kathryn S. Deemer, deceased, dated February 25, 2014, recorded March 3, 2014, at Document Number 2014-00001963, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Charles L. Deemer, Jr. died June 14, 2017, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Douglas James Wilson.

SUBJECT TAX PARCEL ID: 72-853-053

JUDGMENT - \$ 74,509.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DOUGLAS JAMES WILSON AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2019-00502**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
OCTOBER 2, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEVEN WOTHERSPOON AND KATIE WOTHERSPOON IN AND TO:

Parcel One:

All that certain piece or parcel of lands situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being known as Lot Number 232 in Forrest Hills Section of Sharon Realty and Insurance Company Elmhurst Plan No. 1 Revised which Forrest Hills Section Plan is recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 5, at Page 3, being more particularly bounded and described as follows:

On the north by Lot Number 233 in said Plan, a distance of one hundred forty and 58/100 (140.58) feet; on the east by Lot Number 245 in said Plan, a distance of forty-nine and 70/100 (49.70) feet; on the south by Lots numbered 240, 231 and 230 in said Plan, a distance of one hundred forty and 60/100 (140.60) feet; and on the west by Service Avenue, a distance of forty-nine and 70/100 (49.70) feet.

Parcel Two:

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 north one-half of Lot No. 231 in the Forest Hills Section of the Sharon Realty and Insurance Plan No. 1 Revised as of January 16, 1950, which plan is recorded in the Records of Mercer County, Pennsylvania, in Plan Book 5, at Page 78, being more particularly described as follows:

On the north by Lot No. 232 in said plan, a distance of 140.60 feet; on the east by Lot No. 246 in said Plan, a distance of 25 feet; on the south by the south one-half of Lot No. 231, a distance of 140.51 feet; and on the west by Service Avenue, a distance of 25 feet.

Parcel One is subject to a public utilities reservation as shown on the recorded plan. Parcel two is subject to the conditions and restrictions contained in prior recorded conveyance and on the recorded plat.

SUBJECT PROPERTY ADDRESS: 633 Service Avenue, Sharon, PA 16146

Being the same property conveyed to Steven Wotherspoon and Katie Wotherspoon, husband and wife who acquired title by virtue of a deed from David C. Roddy and Nancy J. Roddy, husband and wife, dated December 28, 2016, recorded December 30, 2016, at Instrument Number 201600012287, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 4 AU 30 64A
JUDGMENT - \$ 80,646.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEVEN WOTHERSPOON AND KATIE WOTHERSPOON AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2019-02590**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY
NOVEMBER 7, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SUSAN HURTT-LEIGHTY, BELINDA M. PATTERSON, GEORGE R. LEIGHTY AND KENTON PATTERSON IN AND TO:

All that tract of land situate in the BOROUGH OF STONEBORO, MERCER COUNTY, PENNSYLVANIA, bounded and described as follows:

On the North by Beech Street; On the East by land formerly of the Heirs of Elizabeth Smith, now James Smith; On the South by a 15 foot alley; and On the West by land formerly of Harry Davis, now Mary Bates. Having a frontage of 40 feet on Beech Street and extending Southwardly of even width a distance of 100 feet to said 15 foot alley.

TITLE TO SAID PREMISES IS VESTED IN LAKEVIEW DEVELOPMENT GROUP LLC, by Deed from KENTON PATTERSON AND BELINDA PATTERSON, FORMERLY H/W NOW DIVORCED AND GWORGE R. LEIGHTY AND SUSAN HURTT-LEIGHTY, H/W, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, Dated 10/21/2016, Recorded 10/18/2017, Instrument No. 2017-00009708.

Tax Parcel: 74-867-169

Premises Being: 28 BEECH STREET, STONEBORO, PA 16153-3812

JUDGMENT - \$ 25,069.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SUSAN HURTT-LEIGHTY, BELINDA M. PATTERSON, GEORGE R. LEIGHTY AND KENTON PATTERSON AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2019-02229**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY
OCTOBER 9, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEPHEN MCCUSKEY, III A/K/A STEPHEN MCCUSKEY IN AND TO:

All thoes certain pieces or parcels of land situate in the City of Sharon, county of Mercer and State of Pennsylvania bounded and described as follows;

Parcel No. 1: Being Lot No. 284 in the Leslie Addition as recorded in Plan Book 1, page 15, and being more particularly bounded and described as follows:

On the north by Lot No. 283 in said Plan; on the east by the second parcel herein described, on the south by Lot No. 285 in said plan; and on the west by Cedar Avenue; having a frontage of Forty (40) feet on Cedar Avenue and extending eastwardly, maintaining a uniform width, a distance of one hundred eight and two tenths (108.2) feet.

Parcel No. 2: On the north by land now or formerly of S.F. Staumbaugh; on the east by an alley, being the West Alley on the Staumbaugh Addition; on the south by other land now or formerly of S.F. Staumbaugh; on the west by First Parcel herein described; being a scrip of land three (3) feet in width, said three foot strip being part of the three foot reserve strip on the west side of the Staumbaugh Addition, and this conveyanc gives full title and free access through said reserve strip to the alley Lot No. 284

TITLE TO SAID PREMISES IS VESTED IN Stephen McCuskey, III, by Deed from Stephen McCuskey, Jr. and Shirley

McCuskey, h/w, Dated 11/05/2001, Recorded 01/25/2002, in Book 2002DR, Page 1980.

Tax Parcel: 4 K 106

Premises Being: 255 CEDAR AVENUE, SHARON, PA 16146-2607

JUDGMENT - \$ 63,309.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEPHEN MCCUSKEY, III A/K/A STEPHEN MCCUSKEY AT THE SUIT OF THE PLAINTIFF SPECIALIZED LOAN SERVICING LLC

**WRIT OF EXECUTION
NO. 2019-00484**

POWERS KIRN LLC PLAINTIFF'S ATTORNEY
OCTOBER 3, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THOMAS D. HENLEN, SOLELY IN HIS CAPACITY AS HEIR OF BRYAN JOSEPH HENLEN A/K/A BRYAN J. HENLEN, DECEASED, COLLEEN J. MAHMET A/K/A COLLEEN MAHMET, SOLELY IN HER CAPACITY AS HEIR OF BRYAN JOSEPH HENLEN A/K/A BRYAN J. HENLEN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRYAN JOSEPH HENLEN A/K/A BRYAN J. HENLEN, DECEASED 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 and being the eastern 17 feet of Lot No. 731 and all of Lot No. 732 in the Fairgrounds Addition as recorded in the Recorder of Deeds Office of Mercer County, Pennsylvania, in Plan Book Volume 2, page 185, said lots being further bounded and described as follows:

On the North by part of Lot Nos. 753 and 752 in the aforesaid Plan, a distance of 52 feet;

On the East by Lot No. 733 in said Plan, a distance of 110 feet;

On the South by Haig Street, a distance of 52 feet; and,

On the West by the remaining 18 feet of Lot No. 731 in said Plan, a distance of 110 feet.
BEING designated as Tax Parcel No. 4 AM 36 35.

BEING THE SAME PREMISES which Karen E. Conticelli and John S. Styduhar, wife and husband, by Deed dated May 4, 2018 and recorded May 7, 2018 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument #2018-00003862, granted and conveyed unto BRYAN J. HENLEN, unmarried.

BEING KNOWN AS: 1035 HAIG STREET, SHARON, PA 16146

PARCEL #4 AM 36 35

JUDGMENT - \$ 62,175.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS D. HENLEN, SOLELY IN HIS CAPACITY AS HEIR OF BRYAN JOSEPH HENLEN A/K/A BRYAN J. HENLEN, DECEASED,

COLLEEN J. MAHMET A/K/A COLLEEN MAHMET, SOLELY IN HER CAPACITY AS HEIR OF BRYAN JOSEPH HENLEN A/K/A BRYAN J. HENLEN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRYAN JOSEPH HENLEN A/K/A BRYAN J. HENLEN, DECEASED AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2019-01114**

ROMANO GARUBO & ARGENTIERI PLAINTIFF'S ATTORNEY
OCTOBER 9, 2019 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, marked and numbered Seventy-two (72) in the S.F. Staumbaugh Plan of Lots, which plan is recorded in Plan Book 1, Page 1, Mercer County Records, said lot being bound and described as follows to wit:

Beginning at a point on the east side of Baldwin Avenue at the southwest corner of Lot No. seventy-one (71), and extending along the line of Baldwin Avenue, south forty (40) feet,

Thence east one hundred and fifty (150) feet to an alley;

Thence north forty (40) feet along the line of said alley;

Thence west one hundred fifty (150) feet, to the place of beginning.

BEING KNOWN AS PARCEL NUMBER: 4-L-97

TITLE TO SAID PREMISES IS VESTED IN Sarah A. Perfilio, by Deed dated February 21, 2007 conveying from Delores Chaser and Joseph A. Chaser, Wife and Husband, recorded March 15, 2007 in Instrument # 2007-00003317.

LOCATION - 423 BALDWIN AVENUE, SHARON PA

JUDGMENT - \$ 50,565.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SARAH A. PERFILIO AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR RPMLT 2014-1 TRUST, SERIES 2014-1

**WRIT OF EXECUTION
NO. 2018-01579**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
SEPTEMBER 16, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) EUGENE D. CAMPAGNA, JR., JUDY C. CAMPAGNA AND UNITED STATES OF AMERICA IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Pine Township, Mercer County, Pennsylvania, being known as Revised Lot 50 in the Carlson White Plan which is a lot line revision of Lot 50 of Village Park Plan Phase V and Lot 61 of

Village Park Plan Phase IVA as recorded in the Records of Mercer County, Pennsylvania, at 2000 P.L. 9975-177, and being more particularly bounded and described as follows:

Commencing at a point which is the Western most corner of Lot 50 which is situate on the right of way line for the terminus cul de sac of Kings Lane; thence by the arc of a curve to the left having a radius of 50.00 feet for a chord bearing of North 38 degrees 46' 54" East by said right of way of the terminus cul de sac Oar the chord length of 47.94 feet and an arc length of 50.00 feet to the Southwest corner of Lot 51 in said Plan; thence South 79 degrees 51' 59" East by said Lot 51, a distance of 137.54 feet to a point on the Easterly boundary of Phase V; thence South 02 degrees 32' 30" East by Lot 60 in the Village Park Phase IVA Plan, a distance of 38.56 feet; thence South 44 degrees 18' 52" West by new Parcel A of the Carlson/White Plan, a distance of 91.53 feet to a point; thence South 65 degrees 45' 00" West by Lot 62 in the Village Park Phase IVA Plan, a distance of 60.45 feet to a point which is the southeast corner of Lot 49 in said Plan; thence North 22 degrees 34' 14" West by Lot 49 in said Plan, a distance of 125.26 feet to the point and place of beginning being situate on the right of way of a terminus cul de sac of said Kings Lane.

Containing, 0.366 acres.

BEING KNOWN AS 25 Kings Lane, Grove City, PA 16127

BEING TAX PARCEL NO22-219-071-050

Being the same premises in which Eugene D. Campagna, Jr., and Judy C. Campagna, f/k/a Judy C. Goodwin, by deed dated 10/24/2001 and recorded 11/09/2001 in the Office of the Recorder of Deeds in and for the County of Mercer, Commonwealth of Pennsylvania, in Deed Book 378, Page 590, granted and conveyed unto Eugene D. Campagna, Jr., and Judy C. Campagna, husband and wife

JUDGMENT - \$164,251.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EUGENE D. CAMPAGNA, JR., JUDY C. CAMPAGNA AND UNITED STATES OF AMERICA AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

**WRIT OF EXECUTION
NO. 2019-02565**

SHAPIRO & DENARDO LLC
PLAINTIFF'S ATTORNEY
NOVEMBER 5, 2019 LEVIED ON THE FOLLOWING

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

ALL THOSE CERTAIN parcels of land in Township pf Shenango, Mercer County, Commonwealth of Pennsylvania, as more fully described in Deed INST #98DR18581, ID 27-183-104, being known as designated as a Metes and Bounds Property.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 80 Pullam Drive, West Middlesex, PA 16159

Parcel # 27-183-104

BEING THE SAME PREMISES which Dorothy Shrawder, widow, by Deed dated

September 10, 1998 and recorded September 24, 1998 in Book 275 Page 1923 Instrument Number 98DR18581, in the Office of the Recorder of Deeds in and for the County of Mercer, granted and conveyed unto Darlene K. Shrawder, single, in fee.

JUDGMENT - \$ 80,932.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DARLENE K. SHRAWDER AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**WRIT OF EXECUTION
NO. 2018-01580**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
OCTOBER 16, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LLOYD R. MCCOY III IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land, situate in the Township of Coolspring, County of Mercer and Commonwealth of Pennsylvania, being Lot Nos. 995 and 996, as shown on a certain Plan entitled "Lake Latonka", as recorded by the Mercer County Recorder of Deeds in Plat Book 9, at Page 34.

UNDER AND SUBJECT TO covenants, restrictions, easements, leases, oil and gas leases, rights of way, building lines, exceptions and reservations as the same may appear in prior instruments of record, upon inspection of the property or as would be shown on an accurate survey of the property.

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantors, as well at law as in equity, of, in and to the same.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Ronald J. Trant and Joann M. Trant, by Deed dated November 5, 2014, and recorded on November 7, 2014, by the Mercer County Recorder of Deeds as Instrument No. 2014-00011729, granted and conveyed unto Lloyd R. McCoy, III, an Individual.

BEING KNOWN AND NUMBERED AS 625 Latonka Drive, Mercer, PA 16137.

TAX PARCEL IDs 9-34-995 and 9-34-996.

JUDGMENT - \$150,075.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LLOYD R. MCCOY III AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE, LLC D/B/A MR. COOPER

**TERMS OF SALE, MERCER
COUNTY**

UNLESS OTHERWISE REQUESTED BY THE PLAINTIFF, MULTIPLE PARCELS

SUBJECT TO ONE EXECUTION WILL BE BID ON 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 EITHER THE FILING OF THE SCHEDULE OF DISTRIBUTION OR THE EXECUTION SALE.

M.C.L.J.- December 3, 10, 17, 2019

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

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from **January 6, 2020**, the Accounts will be

affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL ACCOUNT

2017-447 Rossi, Joseph J., Sr. a/k/a Rossi, Joseph J., deceased; Frances M. Rice, Executrix

2018-522 Kerr, Carol Ann a/k/a Kerr, Carol A., deceased; Geraldine Connolly, Executrix

2018-530 Kruschka, Margaret, deceased; Countryside Convalescent Home by Michael Sirott, Compliance Officer, Administrator

2018-546 McKinley, Terri Marie, deceased; Jason R. Griffin and James M. Griffin Co Executors

2018-627 Stover, Barbara Ann a/ka Stover, Barbara A. a/k/a Stover, Barbara, deceased; David Edward Stover, Executor

2018-702 McIntyre, Brian R. a/k/a McIntyre, Brian Robert, deceased; Eleanor Joanne Goehring, Executrix

2019-34 Lozier, Raymond Earl a/k/a Lozier, Raymond E. a/k/a Lozier, Raymond, deceased; Suzanne E. Lozier, Executrix

2019-50 Talbert, Aaron Lynn a/k/a Talbert, Aaron L., deceased; Pamela Talbert, Administratrix

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.- December 3, 10, 17, 24, 2019