

Mercer County Law Journal

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FIRST PUBLICATION

AMPY, SHIRLEY B.

2014-050

Late of Sharon, Mercer Co., PA
Administratrix: Shirley Mundy, 557 S.
Stateline Rd., Sharon, PA 16146
Attorney: Victor S. Heutsche
BLAKE, HOWARD H., SR.

2014-035

Late of Lackawannock Twp., Mercer
Co., PA

Executrix: Viola L. Miller, 118
McConnell Rd., Mercer, PA 16137
Attorney: James A. Stranahan, IV
DONNELLY, HELEN C.

2013-772

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

Executor: David T. Donnelly, P.O.
Box 14596 Pittsburgh, PA 15234
Attorney: David T. Donnelly, P.O.
Box 14596 Pittsburgh, PA 15234
(412)833-2900

**KERN, VIOLET I. a/k/a KERN,
VIOLET IRENE**

2014-043

Late of Grove City Borough, Mercer
Co., PA

Executrix: Nellie I. Kams, 502 E.
Prairie St., P.O. Box 42, Harrisville,
PA 16038

Attorney: John A. Sparks
**McDEAVITT, ISABEL W., a/k/a
McDEAVITT, ISABEL**

2014-052

Late of Pine Twp., Mercer Co., PA
Executor: Thomas D. McDeavitt,
13220 Indian Ave., Desert Hot Spring,
CA 92240

Attorney: Brenda K. McBride

O'HARE, BETTY LOU

2014-047

Late of Hermitage, Mercer Co., PA
Executrix: Colleen Tyree, 438
Glenellen Ave., Youngstown, OH
44509

Attorney: David J. Graban

SANTILLI, JOSEPHINE E.

2014-055

Late of Hermitage, Mercer Co., PA
Administrator/Administratrix CTA:
Peter J. Santilli, 191 Rexford Dr.,
Hermitage, PA 16148;
Marie Lonsinger, 2767 Highland Rd.,
Hermitage, PA 16148

Attorney: Wade M. Fisher

**WALTERS, DOROTHY E. a/k/a
WALTERS, DOROTHY EVELYN**

2014-056

Late of Fredonia Borough, Mercer
Co., PA

Executor: Robert L. Walters, Jr., 27
Mill Rd., Fredonia, PA 16124

Attorney: Timothy R. Bonner

ZIPAY, MILDRED

2014-051

Late of Sharon, Mercer Co., PA
Executor: Edward Zachar, 1340 Old
Forge Rd., Niles, OH 44446

Attorney: Victor S. Heutsche

SECOND PUBLICATION

CARR, MARY W.

2014-044

Late of Grove City Borough, Mercer
Co., PA

Executor: Kenneth H. Carr, 804
Kocher Dr., Grove City, PA 16127

Attorney: John A. Sparks

JEFFERS, JEAN E.

2014-039

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

Executrix: Judith Miller, 514
Reynolds Rd., Greenville, PA 16125

Attorney: Charles S. Hersh

KOBIELUS, THOMAS RICHARD

2014-041

Late of Shenango Twp., Mercer Co.,
PA

Administratrix: Brandy Kobielus, 659
Bedford Rd., West Middlesex, PA
16159

Attorney: J. Jarrett K. Whalen

**LAMBERT, ELLEN M., a/k/a
HINKSON, ELLEN M.**

2014-040

Late of Greenville Borough, Mercer
Co., PA

Administrator/Administratrix: Harry
W. Bish, Jr., 14476 Conneaut Lake
Rd., Meadville, PA 16335;

Robin M. McIntire, 43 S. Mercer St.,
Apt. 1, Greenville, PA 16125

Attorney: Jason R. Dibble

**LEWIS, EDWARD A., a/k/a
LEWIS, EDWARD, a/k/a LEWIS,**

**Ed, a/k/a LEWIS, EDWARD
ALLEN**

2014-031

Late of Sandy Lake Borough, Mercer
Co., PA

Administratrix: Sherry L. Wiand, P.O.
Box 176, Stoneboro, PA 16153;
Kathy A. Lewis, 4239 Mercer St.,
Sandy Lake, PA 16145

Attorney: Stephen L. Kimes

MURCKO, MARY

2014-011

Late of Hermitage, Mercer Co., PA
Executor: Dennis Murcko, 312
McKinley Rd., Beaver Falls, PA
15010

Attorney: Louis M. Perrotta, 229 S.
Jefferson St., Ste. 203, New Castle,
PA 16101 (724) 658-9980

**PALOMBI, JOHN A., a/k/a
PALOMBI, JOHN ANTHONY**

2014-038

Late of Sharpsville Borough, Mercer
Co., PA

Executor: Anthony Palombi, 485
Campground Rd., West Middlesex,
PA 16159

Attorney: Wade M. Fisher

**PEARS, LAURINE L., a/k/a
PEARS, LAURINE H.**

2014-042

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

Executor/Executrix: Dwane E. Pears,
128 Coalbank Rd., Greenville, PA
16125;

Vonda Gaye Shilling, f/k/a Vonda
Gaye Pears, 115 Kremis Rd.,
Greenville, PA 16125

Attorney: Plimpton L. Gaul, Jr.

SERGE, MARIAN ANN, a/k/a

SERGE, MARIAN A., a/k/a

SERGE, MARIAN

2014-034

Late of Sharpsville Borough, Mercer
Co., PA

Executor/Executrix: Mary Frances
Sveda, 1317 W. Main St., Sharpsville,
PA 16150;

Thomas Serge, 930 Apache Trail,
Mercer, PA 16137

Attorney: Gary D. Lackey

THIRD PUBLICATION

BATCHER, FRANK JR.

2014-014

Late of Hermitage, Mercer Co., PA
Administratrix: Dawnelle K.
Shrawder, 105 Heldon Dr.,
Coraopolis, PA 15108

Attorney: Michael Ristvey, Jr.

BIGGART, JANE MARIE, a/k/a

BIGGART, JANE M.

2014-021

Late of Transfer, Mercer Co., PA
Executor: James Edward Biggart, 353
West Lake Rd., Transfer, PA 16154

Attorney: Robert J. Tesone

**DIETRICH, DANIEL A., a/k/a
DIETRICH, DANILE ALBERT**

2014-016

Late of Stoneboro Borough, Mercer
Co., PA

Administratrix: Rebekah L. Dietrich,
72 Elm St., Ext. z 153

Attorney: Raymond H. Bogaty

EHRLICH, BETTY ANN

2014-030

Late of Sharon, Mercer Co., PA
Administrator: Richard W. Ehrlich,
160 Ormond Ave., Sharon, PA 16146

Attorney: William J. Madden

GREEN, HOWARD H.

2014-033

Late of Sugar Grove Twp., Mercer
Co., PA

Executor/Executrix: Gerald I. Green,
19 KO Road, Adamsville, PA 16110;

Donna L. Adams, 512 Spring St.,
Jamestown, PA 16134

Attorney: Warren R. Keck, III

**KENT, WILLIE E., a/k/a KENT,
WILLIE SR.**

2014-029

Late of Sharon, Mercer Co., PA
Administratrix: Diane E. Mowery,
4045 E. Lake Rd., Jamestown, PA
16134

Attorney: C. Barton Jones

MATEY, MARGARET M. a/k/a

MATEY, MARGARET MARY

2014-015

Late of Hermitage, Mercer Co., PA
Executor: George A. Matey, 13752
West 54th Ave., Arvada, CO 80002

Attorney: Ross E. Cardas

SAVCHUK, THEODORE

2014-017

Late of Hempfield Twp., Mercer Co.,
PA

Executor/Executrix: Karen Ann
Beatty, 22 First St., Fredonia, PA
16124;

Jeffrey D. Savchuk, 278 Orangeville
Rd., Greenville, PA 16125

Attorney: C. Barton Jones

TRIBLEY, JEANNETTE A.

2014-032

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

Executor: Robert C. Tribley II, 2739
State Hwy. 18, Adamsville, PA 16110

Attorney: Warren R. Keck, III

**VAGH, FRANK JOHN, a/k/a
VAGH, FRANCIS JOHN, a/k/a**

**VAGH, FRANK, a/k/a VAGH,
FRANCIS J.**

2014-022

Late of Hermitage, Mercer Co., PA
Executrix: Elaine V. Tupper, 2815
State Rt., 7, Fowler, OH 44418

Attorney: Joann M. Jofery

SHERIFF'S SALE

**MONDAY
MARCH 3, 2014 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. 2010-03095

**GRENNEN & BIRSIC PC
PLAINTIFF'S ATTORNEY**

**DECEMBER 11, 2013 LEVIED ON
THE FOLLOWING**

**ALL THE RIGHT, TITLE,
INTEREST AND CLAIM OF THE
DEFENDANT (S) THOMAS
SCUDERO AND DOMENICK
DISCENZA IN AND TO:**

**ALL that certain piece or parcel of land situate in
the Borough of Mercer, Mercer County,**

Pennsylvania, bounded and described as follows:

BEGINNING on the South side of Lot No. 2 in the general plan of the Borough of Mercer at a point four feet six inches East from the southwest corner of said Lot, the West line of the said lot being the center of the private alley extending along the West side thereof; thence along the North side of the public square or North Diamond Street, North 88° East, 20 feet to a point; thence North 2° West by a part of Lot No. 2 being land now or formerly of McDowell National Bank, once land of Martha Logan, 112 feet to a point; thence by the same North 88° East, 20 feet to a point; thence by land now or formerly of McDowell National Bank, formerly land of Martha Logan, South 88° West, 40 feet to the East line of the above mentioned private alley; thence by the East line of said alley, South 2° East, 127 feet to the place of beginning.

This also conveys the title of the grantors, whatever the same may be, in the one-half of the alley lying along the West line of said Lot No. 2; and also the interest and title of the grantors, whatever the same may be to an alley or way eight (8) feet wide extending from the East side of the said first mentioned alley East for a distance of 40 feet along the North side of the above described land.

BEING the same premises which Nancy M. Griffin and Thomas P. Griffin, wife and husband, by Deed dated December 7, 2007 and recorded in the Office of the Recorder of Deeds of Mercer County on December 31, 2007 at Instrument Number 2007-00017437 granted and conveyed unto Thomas Scudero and Domenick Disenza.

Parcel # 65-578-128

LOCATION — 139 NORTH DIAMOND STREET, MERCER PA

JUDGMENT - \$258,786.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS SCUDERO AND DOMENICK DISCENZA AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2013-00893**

GRIFFITH MCCAGUE & WALLACE PC PLAINTIFF'S ATTORNEY

DECEMBER 26, 2013 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, known and designated

at Lot No. 103 in the McFate Addition to Greenville as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 3, Page 85 (originally recorded in Deed Book Z, Volume 6, page 641), and being more particularly bounded and described as follows:

BEGINNING at a point on the west side of Rosedale Avenue, which point is distant 100 feet southerly along the west side of Rosedale Avenue from an alley; thence South 73° 16' West by lot formerly of Schenck, 191.57 feet to a 16-foot alley; thence South 9° 52' East along said alley, 50.36 feet; thence North 73° 16' East, 197.08 feet to the west line of Rosedale Avenue; thence North 16° 9' West along Rosedale Avenue 50 feet to the point of beginning.

BEING the same premises conveyed to Robert D. Ensminger by deed of Donald L. Foltz, Jr. and Susan M. Foltz, dated July 20, 2002 and recorded on August 6, 2002 at Instrument Number 2002-015984.

Parcel Number: 55-522-099

Address: 21 Rosedale Avenue, Greenville, PA 16125

JUDGMENT - \$110,531.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT D. ENSMINGER AT THE SUIT OF THE PLAINTIFF SLOVAK SAVINGS BANK

**WRIT OF EXECUTION
NO. 2013-02358**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

JANUARY 3, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN PAWLUK 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 more particularly bounded and described as follows:

On the North by Meek Street; on the East by land now or formerly of Frank Nottingham; on the South by land now or formerly of Earl C. Rose and Florence M. Johnson; and on the West by land now or formerly of Andrea Argenziano.

Having a frontage of fifty (50) feet on said Meek Street, and being on hundred eight (108) feet five (5) inches on the eastern boundary and one hundred seven and five tenths (107.5) feet on the Western boundary.

Also known as Tax/Parcel ID: 69-2-N-12

Property Address: 432 Meek Street, Sharon, PA 16146

JUDGMENT - \$ 82,021.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN

PAWLUK AT THE SUIT OF THE PLAINTIFF HANK OF AMERICA, N.A.

**WRIT OF EXECUTION
NO. 2013-03401**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

DECEMBER 16, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KEITH A. WAREHAM AND DIANNE L. WAREHAM IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being known as Lot No. Thirty five (35) in the Revised D. G. Bastress Elmhurst Plan as recorded in the Recorder's Office of Mercer County in Plan Book 5, page 16, said lot being more particularly bounded and described as follows, to-wit:

BEGINNING on the westerly side of Shady Avenue at a point on the dividing line between Lot's No. Thirty-four (34) and Thirty-five (35) in Said plan; thence along the westerly side of Shady Avenue, South, no degrees, Thirty-five minutes, East, (S 0 feet 35 inches E), a distance of Sixty-nine and Thirty Hundredths (69.30) feet to a point thence westwardly at right angles with Shady Avenue along the rear of a tier of unnumbered lots in said plan, a distance of One Hundred Forty-one (141) feet to a point on the line of Lot No. Forty-three (43) in said plan; thence along the line of Lots No. Forty-three (43) and Thirty-six (36) in said plan, north, no degrees, Thirty-five minutes, West, (N 0 feet 35 inches W), a distance of Sixty-nine and Thirty Hundredths (69.30) feet to a point on the dividing line between lots No. Thirty-four (34) and thirty-five (35); thence eastwardly along said dividing line, a distance of One Hundred Forty-one (141) feet at the place of beginning.

PARCEL NO.: 71-4-AR-76
PROPERTY ADDRESS: 284 Shady Avenue, Sharon, PA 16146

JUDGMENT - \$126,740.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KEITH A. WAREHAM AND DIANNE L. WAREHAM AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006- AR1

**WRIT OF EXECUTION
NO. 2013-03215**

KML LAW GROUP PC

PLAINTIFF'S ATTORNEY

DECEMBER 3, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GREGORY J. WHELAN AND LISA M. WHELAN IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate on the West side of Valley View Road in South Pymatuning Township, Mercer County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of Valley View Road at a point Two Hundred Twenty (220) feet south twelve degrees zero minutes west (S 12 degrees 0 minutes W) of the center intersection of Valley View Road and a public road leading from Valley View Road westwardly to Pennsylvania Route 18, said point being the northeast corner of lands herein described; thence south twelve degrees zero minutes west (S 12 degrees 0 minute W) along the center of Valley View Road, a distance of One Hundred Ten (110) feet to a point; thence north eighty-seven degrees thirty minutes west (N 87 degrees 30 minutes W) along lands now or formerly of Tressa E. Gibson, a distance of One Hundred Ten (110) feet to an iron pin, said point being also Two Hundred Twenty (220) feet south twelve degrees zero minutes west (S 12 degrees 0 minute W) of the center line of the public road above described from this point, thence south eighty-seven degrees thirty minutes east (S 87 degrees 30 minutes E) along lands now or formerly of Tressa E. Gibson, a distance of Two Hundred Fifty (250) feet to the center of Valley View Road, the place of beginning.

BEING 3177 Valley View Road, Sharpsville, PA 16150

PARCEL NO.: 28-120-083

JUDGMENT - \$137,879.19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GREGORY J. WHELAN AND LISA M. WHELAN AT THE SUIT OF THE PLAINTIFF PNC BANK NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2011-04346**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY

DECEMBER 16, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LISA D. GUIDACE AND FRANK GUIDACE IN AND TO:

ALL that certain piece or parcel of land situate in the Borough of Jackson Center, Mercer County, and Commonwealth of Pennsylvania,

being bounded and described as follows:

BEGINNING at a point at the northwest corner of the property or land hereby conveyed, said corner being in the center of the Mercer and Franklin Road, also known as Highway Route 62, and sometimes known as Main Street; thence eastwardly along the center line of Route No. 62, sixty (60) feet to a point; thence southwardly along land formerly of Joseph Strausser, now James E. Busch and wife, one hundred fifty (150) feet to a point; thence westwardly along land formerly of Mrs. Samuel Infield, now of Thomas E. Miller, Jr., sixty (60) feet to a point; and thence northwardly along land formerly of George Fahmer, now David E. Polick, one hundred fifty (150) feet to a point, the point and place of the beginning, being referred to as 1182 Franklin Rd., Jackson Center, Pennsylvania

Being known as: 1182 Franklin Road, Jackson Center, Pennsylvania 16133

BEING THE SAME PREMISES WHICH FRANK GUIDACE by deed dated October 25, 2004 and recorded November 3, 2004 in the office of the Recorder in and for Mercer County in Deed Book Instrument No. 2004-019361, granted and conveyed to Lisa D. Guidace and Frank Guidace.

TAX I.D. #: 63-565-083

JUDGMENT - \$ 63,991.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LISA D. GUIDACE AND FRANK GUIDACE AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-WMC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-WMC1

**WRIT OF EXECUTION
NO. 2013-03041**

MCCABE WEISBERG &
CONWAY PC PLAINTIFF'S
ATTORNEY

DECEMBER 3, 2013 LEVIED ON
THE FOLLOWING

ALL THE RIGHT, TITLE,
INTEREST AND CLAIM OF THE
DEFENDANT (S) JACQUELINE R.
STEINER AND MICHAEL A.
STEINER IN AND TO:

ALL that certain plea or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, and marked and numbered as Lot No. 413 in the S. F. Stambaugh Plan of Lots, which said plan is recorded in the Recorder's Office of Mercer County in Plan Book 1, Page 1, the land herein conveyed being more particularly bounded and described as follows:

On the north by Lot No. 412 in said plan, now or formerly owned by

Catherine Brice; on the east by a 12 foot alley; on the south by land now or formerly of John Bolland; and on the west by McClure Avenue, having a frontage of 52.01 feet on McClure Avenue and extending eastwardly, maintaining an equal width, a distance of 119.84 feet along the northern boundary line and a distance of 119.49 feet along the southern boundary line) to said alley.

This conveyance is made subject to a restriction against building within 15 feet of the street line of McClure Avenue) as set forth in prior deeds.

Being known as: 257 McClure Avenue, Sharon, Pennsylvania 16146
BEING THE SAME PREMISES WHICH JACK H. LAIT AND ELIZABETH ANN LAIT, HUSBAND AND WIFE by deed dated September 19, 1985 and recorded October 16, 1985 in the office of the Recorder in and for Mercer County in Deed Book 85, Page 3722, granted and conveyed to Jacqueline R. Steiner and Michael A. Steiner, husband and wife.

TAX I.D. #: 71014500

JUDGMENT - \$ 70,784.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JACQUELINE R. STEINER AND MICHAEL A. STEINER AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC, AS ATTORNEY IN FACT FOR M&T BANK

**WRIT OF EXECUTION
NO. 2010-03700**

PARKER MCCAY PA
PLAINTIFF'S ATTORNEY

DECEMBER 5, 2013 LEVIED ON
THE FOLLOWING

ALL THE RIGHT, TITLE,
INTEREST AND CLAIM OF THE
DEFENDANT (S) RALPH A.
MCKINLEY AND JACQUELINE L.
MCKINLEY IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, being known as Lot No. 60 in the Seth Gaugh Plan of Lots, Section D, as recorded in the Recorder's Office of Mercer County at 96 P. L. 00678-7, being more particularly bounded and described as follows, to wit:

BEGINNING at a point located on the right-of-way of Bobwhite Drive, said point being the northwest corner of the lands herein conveyed; thence S 90 degrees 00 minute East along the right-of-way line of said Bobwhite Drive, a distance of 115.25 feet to a point; thence S 0 degree 17 minutes East along the western line of Lot No. 61 in said plan, a distance of 189.65 feet to a point; thence N 90 degrees 00 minute West along lands known as the Scott Subdivision, a distance 115.25 feet to a point; thence N 0 degree 17 minutes West along the eastern

boundary of Lot No. 59 in said plan, a distance of 189.65 feet to a point, said point being the point of beginning.

Tax ID No. 11-146-156-001-060

Control No. 11-616650

TITLE TO SAID PREMISES IS VESTED IN Ralph A. McKinley and Jacqueline L. McKinley, h/w, by Deed from Steven L. Aupperle and Debra A. Aupperle, h/w, dated 06/22/2005, recorded 08/29/2005 as Instrument Number 2005-13893.

LOCATION — 746 BOBWHITE DRIVE, HERMITAGE PA

JUDGMENT - \$280,758.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RALPH A. MCKINLEY AND JACQUELINE L. MCKINLEY AT THE SUIT OF THE PLAINTIFF MOREQUITY, INC.

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

PHELAN HALLINAN LLP
PLAINTIFF'S ATTORNEY

DECEMBER 11, 2013 LEVIED ON
THE FOLLOWING

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

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

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

TITLE TO SAID PREMISES IS

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

Tax Parcel: 72-824-005

Premises Being: 301 MILLIKEN AVENUE, SHARPSVILLE, PA 16150-1315

JUDGMENT - \$ 26,974.92

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

**WRIT OF EXECUTION
NO. 2013-01671**

PHELAN HALLINAN LLP
PLAINTIFF'S ATTORNEY

NOVEMBER 8, 2013 LEVIED ON
THE FOLLOWING

ALL THE RIGHT, TITLE,
INTEREST AND CLAIM OF THE
DEFENDANT (S) CHARLES H.
BONAQUIST AND LINDA M.
BONAQUIST IN AND TO:

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as 'Eagle Point Condominium', located in the City of Hermitage and County of Mercer, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. 3101, et seq., by the recording in the Mercer County Recorder of Deeds Office of a Declaration dated 12th day of December, 2002, and recorded 13th day of December, 2002, at 2002-024339; Amendment No. 1 to Declaration of Flexible Condominium dated the 11th day of April, 2003, and recorded the 14th day of April, 2003, in the Mercer County Recorder of Deeds Office at 2003-7729; Amendment No. 2 to Declaration of Flexible Condominium dated the 29th day of November, 2003, and recorded 8th day of December, 2003, in the Mercer County Recorder of Deeds Office at 2003-28087; Amendment No. 3 to Declaration of Flexible Condominium dated the 13th day of September, 2004, and recorded the 14th day of September, 2004, in the Mercer County Recorder of Deeds Office at 2004-16248, and Amendment No. 4 to Declaration of Flexible Condominium dated the 16th day of August, 2006, and recorded the 17th day of August, 2006, in the Mercer County Recorder of Deeds Office at 2006-00012327, being and designated in such Declaration as UNIT NO. 69 as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.55%

Unit 69 Percentage of Interest in Common Elements 1.55% -

SUBJECT to exceptions and reservations contained in prior instruments of record, the provisions of the Act, the above-mentioned Declaration of Condominium and Declaration Plan, the Articles of Association and Bylaws and the Rules and Regulations for Eagle Point Condominiums and any and all amendments thereto made pursuant to the Act.

UNDER AND SUBJECT to all matters set forth in the Declaration and the Plat and Plan, as the same may be amended from time to time; the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Section 3101, et seq. And to all exceptions, reservations, covenants, conditions, easements, rights-of-way, mineral reservations, and oil and gas leases, if any, as set forth in prior instruments of record and on the recorded plan.

TITLE TO SAID PREMISES IS VESTED IN Charles H. Bonaquist and Linda M. Bonaquist, h/w, by Deed from Daniel Leali, widower and unmarried and Robert B. Leali, single and unmarried, dated 09/15/2006, recorded 01/04/2007 in Book 2007-00000141, Page

Tax Parcel: 12-172-044-002-069

Premises Being: 2004 AMERICAN WAY, HERMITAGE, PA 16148-7732

JUDGMENT - \$108,711.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHARLES H. BONAQUIST AND LINDA M. BONAQUIST AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE, LLC

**WRIT OF EXECUTION
NO. 2012-00827**

PHELAN HALLINAN LLP
PLAINTIFF'S ATTORNEY

JANUARY 3, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KEELAN CHEZA A/K/A KEELEN CHEZA IN AND TO:

ALL that certain piece or parcel of land situate in the City of Sharon, County of Mercer, and State of Pennsylvania, known as LOT NO. 177 in the FOREST HILLS SECTION of the ELMHURST SHARON REALTY PLAN OF LOTS, as revised, which plan is recorded in Plan Book 5, Page 1, the land herein conveyed being more particularly bounded and described as follows:

On the North by Lot No. 178 in said Plan, a distance of one hundred forty and eighty-nine hundredths (140.89) feet;

On the East by Lot No. 202 in said Plan, a distance of sixty-four and fifteen hundredths (64.15) feet, more or less;

On the South by Lot No. 176 in said Plan, a distance of one hundred forty and ninety hundredths (140.90) feet; and

On the West by Spencer Avenue, a distance of sixty-four and fifteen hundredths (64.15) feet.

TITLE TO SAID PREMISES IS VESTED IN Keelen Cheza, single and unmarried, by Deed from Mary Dubey, widow and unmarried, dated 09/19/2003, recorded 09/30/2003 in Instrument Number 2003-022641.

Tax Parcel: 4-AV-8

Premises Being: 701 SPENCER AVENUE, SHARON, PA 16146-3157

JUDGMENT - \$ 74,405.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KEELAN CHEZA A/K/A KEELEN CHEZA AT THE SUIT OF THE PLAINTIFF GREEN TREE SERVICING LLC

**WRIT OF EXECUTION
NO. 2013-02979**

PHELAN HALLINAN LLP
PLAINTIFF'S ATTORNEY

DECEMBER 3, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DONALD P. CHRISTOFF, JR AND MELODY R. CHRISTOFF A/K/A MELODY CERBUS IN AND TO:

All that parcel of land in the Borough of West Middlesex, Mercer County, Commonwealth of Pennsylvania, as more fully described in deed Book 94DR, page 16766, ID# 75-878-094, being known and designated as:

Beginning at a point, said point being the southwest corner of the intersection of Main Street and Edgewood Drivel thence along the west side of Edgewood Drive in a southerly direction 120 feet to a point, thence along land now or formerly of West Middlesex schools in a westerly direction 100 feet to a point; thence along lands now or formerly of Walker in a northerly direction 120 feet to a point; thence along the south side of Main Street in an easterly direction 100 feet to a point, said point being the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Donald P. Christoff, Jr and Melody R. Christoff, h/w, as joint tenants with right of survivorship and not as tenants in common, by Deed from Donald P. Christoff, Jr., a married man, dated 11/17/2005, recorded 12/01/2005 in Instrument Number 2005-00018970.

Tax Parcel: 75 878 094 000 000

Premises Being: 3023 MAIN STREET, WEST MIDDLESEX, PA 16159-3625

JUDGMENT - \$172,976.67

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

DONALD P. CHRISTOFF, JR AND MELODY R. CHRISTOFF A/K/A MELODY CERBUS AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2013-03155**

PHELAN HALLINAN LLP
PLAINTIFF'S ATTORNEY

DECEMBER 13, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MELANIE FRANZ AND STEPHEN J. FRANZ IN AND TO:

ALL that certain piece of parcel of land situate in the Borough of Sharpsville, County of Mercer and Commonwealth of Pennsylvania, being Lot Number Three Hundred Thirty-Six (336) in the Strawbridge Addition to Sharpsville, and being more particularly bounded and described as follows:

ON the North By Lot No. 335; on the East by Seventh Street; on the South by Lot No. 337; and on the West by an alley. Having a frontage of fifty-five and twenty hundredths (55.20) feet on Seventh Street, extending back of uniform width a distance of one hundred sixty-three and sixty-hundredths (163.60) feet along the north line and one hundred fifty nine (159) feet along the south line.

TITLE TO SAID PREMISES IS VESTED IN Stephen I. Franz and Melanie Franz, h/w, by Deed from Lewis A. Rosa and Elizabeth Rosa, h/w, dated 02/15/2007, recorded 02/20/2007 in Instrument Number 2007-00002243.

Tax Parcel: 72 831 002

Premises Being: 342 SOUTH 7TH STREET, SHARPSVILLE, PA 16150-1910

JUDGMENT - \$126,312.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MELANIE FRANZ AND STEPHEN S. FRANZ AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

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

PHELAN HALLINAN LLP
PLAINTIFF'S ATTORNEY

DECEMBER 6, 2013 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point in the center line of Pennsylvania Traffic Route

718, said point being North 47 degrees 08' West a distance of three hundred seventy-five (375.0) feet from the northwest corner of land of Anthony Begelin; thence South 42 degrees 58' West along land of Gory a distance of three hundred fifty (350.0) feet; thence North 47 degrees 08' West along land of Gory a distance of one hundred forty (140.0) feet; thence North 42 degrees 58' East along land of Gory a distance of three hundred fifty (350.0) feet; thence South 47 degrees 08' East along the center line of road a distance of one hundred forty (140) feet to the place of beginning.

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

Tax Parcel: 28-105-059

Premises Being: 5157 TAMARACK DRIVE, SHARPSVILLE, PA 16150-9498

JUDGMENT - \$ 91,908.27

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

**WRIT OF EXECUTION
NO. 2013-00906**

PHELAN HALLINAN LLP
PLAINTIFF'S ATTORNEY

DECEMBER 5, 2013 LEVIED ON THE FOLLOWING

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

PARCEL ONE:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, known and designated Lot 'B' in Howard Homes, Inc. Subdivision of the Carnegie View Plan of Plot of which is recorded in the Recorder's Office of Mercer County Pennsylvania, in Plan Book 8, Page 47, and being more fully bounded and described as follows:

BEGINNING at a point on the south line of Idaho Street said point being at the intersection of the south line of Idaho Street with the dividing line between Lots B and C, in said Plan of Lots thence in a southerly direction along the dividing line between said Lots B and C, a distance of 120 feet to a point; thence, South 89 degrees 55 minutes West, a distance of 69 feet to a point on the dividing line between Lots A and B, in said Plan of Lots; thence , in a northerly direction along the dividing line between said Lots A and B, a distance of 120 feet to a point on the south line of Idaho Street; thence, along the south line of Idaho

Street North 89 degrees 55 minutes West, a distance of 69 feet to a point, the place of beginning.

SUBJECT However to the same rights exceptions and restrictions, reservations and conditions as exits by virtue of prior recorded instruments, plans, deeds or conveyances.

This lot is also subject to the continuing easement of a natural water course (10) feet in width along the east line of the herein described premises, and the west line of Lot C in said Howard Homes, Inc. Subdivision to be used for the natural drainage of surface water and to drainage by reason of a 15 inch storm sewer across the northwest corner; of Lot C, all of which more fully appears by reference to the survey prepared by May 1, 1965, by Moral E. Patton Associates Inc. The storm sewer shall likewise by used for the drainage of surface water from Lots B and C and shall be jointly maintained by the owners of said Lots B and C.

PARCEL TWO:

ALL THAT CERTAIN piece or parcel of land known and numbered as Lots 371 and 372 in the Carnegie View Plan of lots Plan B. City of Hermitage (formerly Hickory Township) Mercer County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Rosemary A. Mazzocca, a married woman, by Deed from Ronald L. Smith and Ingrid Smith, h/w, dated 06/06/2003, recorded 06/09/2003 in Instrument Number 2003-012626.

Tax Parcel: 12-327-098

Premises Being: 1540 IDAHO STREET, HERMITAGE, PA 16148-2023

JUDGMENT - \$117,132.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROSEMARY A. MAZZOCCA AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE, LLC

**WRIT OF EXECUTION
NO. 2013-00510**

PHELAN HALLINAN LLP
PLAINTIFF'S ATTORNEY

DECEMBER 3, 2013 LEVIED ON
THE FOLLOWING

ALL THE RIGHT, TITLE,
INTEREST AND CLAIM OF THE
DEFENDANT (S) BONNIE S.
O'BRIEN AND STEPHEN D.
O'BRIEN IN AND TO:

ALL that certain piece or parcel of
land situate in the Township of South
Pymatuning, County of Mercer, and
State of Pennsylvania, bounded and
described as follows:

COMMENCING at a point in the
center line of the Sharon-Greenville
Blacktop Road known as State Route
No. 846, which point is the northeast
corner of land conveyed by the
grantors herein to Melvin I. Roberts,

et ux, by deed dated December 18,
1956, and duly recorded; thence
northwestwardly, North 55 degrees 25
minutes West along the north line of
said Roberts land, a distance of two
hundred (200) feet to an iron pin;
thence northeastwardly, North 33
degrees 09 minutes East, along a line
parallel with the center line of said
road, a distance of one hundred (100)
feet to an iron pin; thence
southeastwardly, South 55 degrees 25
minutes East, along other land now or
formerly of the grantors herein, a
distance of two hundred (200) feet to a
point in the center line of said road;
thence southwestwardly, South 33
degrees 09 minutes West, along the
center line of said road, a distance of
one hundred (100) feet to the place of
beginning:

TITLE TO SAID PREMISES IS
VESTED IN Stephen D. O'Brien and
Bonnie S. O'Brien, h/w, by Deed from
Estate of Shirley M. Bennett, by Lori
Ann Hateman and Roberta Lynn Case,
Co-Executrices, dated 07/14/2003,
recorded 07/28/2003 in Book 2003,
Page 16604.

Tax Parcel: 28 119 009

Premises Being: 3971 SARANAC
DRIVE, SHARPSVILLE, PA 16150-
9609

JUDGMENT - \$133,494.34

SEIZED AND TAKEN IN
EXECUTION AS THE PROPERTY
OF THE DEFENDANT (S) BONNIE
S. O'BRIEN AND STEPHEN D.
O'BRIEN AT THE SUIT OF THE
PLAINTIFF THE BANK OF NEW
YORK MELLON F/K/A THE BANK
OF NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2003-5

**WRIT OF EXECUTION
NO. 2011-02954**

PHELAN HALLINAN LLP
PLAINTIFFS ATTORNEY

DECEMBER 4, 2013 LEVIED ON
THE FOLLOWING

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

Land situated in the Township of
Liberty in the County of Mercer in the
State of PA

PARCEL NO. 1:

BEGINNING AT A POINT AT THE
SOUTHEAST CORNER OF THE
LAND HEREBY CONVEYED IN
THE CENTER LINE OF PUBLIC
ROAD ROUTE NO. T-768, ALSO
KNOWN AS MOON ROAD;
THENCE IN A WESTERLY
DIRECTION ALONG THE CENTER
LINE OF MOON ROAD FOR A
DISTANCE OF 80 FEET TO A
POINT; THENCE IN A
NORTHWESTERLY DIRECTION
ALONG LAND OF CHESTER E.
MOON AND RUTH MOON FOR A
DISTANCE OF 225 FEET TO A
POINT, AN IRON PIN; THENCE IN

A NORTHERLY DIRECTION
ALONG LAND OF HOWARD AND
HENRIETTA MILES FOR A
DISTANCE OF 245 FEET TO A
POINT, AN IRON PIN; THENCE IN
AN EASTERLY DIRECTION
ALONG LANDS OF SAID
HOWARD AND HENRIETTA
MILES FOR A DISTANCE OF 200
FEET TO A POINT; AN IRON PIN;
THENCE IN A SOUTHERLY
DIRECTION ALONG LANDS OF
ORRIN AND SHIRLEY COVERT
AND PARCEL NO. 2 HEREIN FOR
A DISTANCE OF 308 FEET TO A
POINT, THE PLACE OF
BEGINNING.

PARCEL NO. 2

BEGINNING AT A POINT AT THE
SOUTHWEST CORNER OF THE
LAND HEREIN CONVEYED, SAID
POINT OF BEGINNING BEING
THE SOUTHEAST CORNER OF
PARCEL NO. 1 HEREIN IN THE
CENTER LINE OF PUBLIC ROAD
ROUTE NO. T-768, ALSO KNOWN
AS MOON ROAD; THENCE IN AN
EASTERLY DIRECTION ALONG
SAID PUBLIC ROAD ROUTE NO.
T-768 FOR A DISTANCE OF 124
FEET TO A POINT IN THE
CENTER LINE OF SAID ROAD;
THENCE IN A NORTHERLY
DIRECTION ALONG LANDS OF
ORRIN COVERT AND SHIRLEY
COVERT FOR A DISTANCE OF
246 FEET TO A POINT, AN IRON
PIN; THENCE IN A SOUTHERLY
DIRECTION ALONG THE
EASTERN LINE OF PARCEL NO. 1
HEREIN FOR A DISTANCE OF 311
FEET TO A POINT IN THE
CENTER LINE OF SAID PUBLIC
ROAD ROUTE NO. T-768, THE
PLACE OF BEGINNING; SAID
PARCEL OF LAND BEING
TRIANGULAR IN SHAPE.

Commonly known as: 164 Black Run
Rd, Grove City, PA 16127

TITLE TO SAID PREMISES IS
VESTED IN Laura F. Owens, a
married woman, by Deed from Robert
C. Mershimer and Joann M.
Mershimer, h/w, dated 10/15/2002,
recorded 11/19/2002 in Book 2002,
Page 22733.

Tax Parcel: 17-223-020

Premises Being: 164 BLACK RUN
ROAD, GROVE CITY, PA 16127

JUDGMENT - \$261,147.48

SEIZED AND TAKEN IN
EXECUTION AS THE PROPERTY
OF THE DEFENDANT (S) LAURA
F. OWENS AT THE SUIT OF THE
PLAINTIFF NATIONSTAR
MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2013-03084**

PHELAN HALLINAN LLP
PLAINTIFF'S ATTORNEY

DECEMBER 16, 2013 LEVIED ON
THE FOLLOWING

ALL THE RIGHT, TITLE,
INTEREST AND CLAIM OF THE
DEFENDANT (S) MARK W.

THOMPSON AND LESA A.
NEWMAN IN AND TO:

ALL that certain piece or parcel of
land situate in the City of Sharon,
County of Mercer and State of
Pennsylvania, being known as Lot
Number Four Hundred Forty-eight
(448) in the Samuel F. Stambaugh
Plan of Lots, and said lot being
bounded and described as follows:

BEGINNING at the southwest corner
of Lot Number Four Hundred Forty-
seven (447) in said plan; thence east
along the south line of said Lot
Number Four Hundred Forty-seven
(447) to an alley; thence south along
said alley, a distance of fifty and one
one-hundredths (50.01) feet; thence
west along the south line of the land
herein described to the east line of
McClure Avenue; thence north along
said McClure Avenue, a distance of
fifty and one one-hundredths (50.01)
feet to the place of beginning. Said lot
having a depth on the north line of one
hundred eight and seven-hundredths
(108.07) feet, and a depth on the south
line of one hundred seven and
seventy-four hundredths (107.74) feet.

TITLE TO SAID PREMISES IS
VESTED IN Mark W. Thompson and
Lesla A. Newman, h/w, by Deed from
Donald A. Bennett and Gladys
Bennett, h/w, dated 11/02/2004,
recorded 11/10/2004 in Instrument
Number 2004-019764.

Tax Parcel: 4 AG 39

Premises Being: 609 MCCLURE
AVENUE, SHARON, PA 16146-
4111

JUDGMENT - \$ 43,344.43

SEIZED AND TAKEN IN
EXECUTION AS THE PROPERTY
OF THE DEFENDANT (S) MARK
W. THOMPSON AND LESA A.
NEWMAN AT THE SUIT OF THE
PLAINTIFF CU MEMBERS
MORTGAGE, A DIVISION OF
COLONIAL SAVINGS, F.A.

**WRIT OF EXECUTION
NO. 2012-03246**

PHELAN HALLINAN LLP
PLAINTIFF'S ATTORNEY

DECEMBER 11, 2013 LEVIED ON
THE FOLLOWING

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

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

ON the North by the centerline of
Lamor Road, a distance of 125 feet on
the East by Lot No. 1 in said Plan; a
distance of 275.8 feet; on the South by
other lands of the first parties, a
distance of 145.8 feet and on the west

by other lands of the first parties, a distance of 275 feet.

TITLE TO SAID PREMISES IS VESTED IN Lisa Marie Titus, by Deed from Timothy Todd Titus, dated 04/02/2013, recorded 04/05/2013 in Instrument Number 2013-00005805.

Tax Parcel: 11613005

Premises Being: 5590 LAMOR ROAD, HERMITAGE, PA 16148-6583

JUDGMENT - \$172,247.15

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

**WRIT OF EXECUTION
NO. 2013-00703**

PHELAN HALLINAN LLP
PLAINTIFF'S ATTORNEY

DECEMBER 5, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ANGELA TREIBER AND THEODORE E. TREIBER IN AND TO:

ALL that tract of land situate in Wolf Creek Township, Mercer County, Pennsylvania, bounded and described as follows:

BEGINNING at the Northwest corner of the parcel herein described in the centerline of Township Road T-880 a/k/a Hemlock Road; thence South 82 degrees 39 minutes East 929.47 feet along Lot 2-A to a point; thence South 2 degrees 51 minutes East 276.29 feet along Lot No. 1 which is now or formerly owned by Lois Hamilton to a point; thence North 82 degrees 39 minutes West 937.36 feet along other lands of the Grantors to a point in the center line to T-880; thence North 1 degree 14 minutes West 275.00 feet along the centerline of said road to a point, the place of BEGINNING

Subject to sixty (60) foot minimum set back lines along East Gilmore Road and Hemlock Road as more fully shown on said recorded Plan.

TITLE TO SAID PREMISES IS VESTED IN Theodore E. Treiber and Angela Treiber, h/w, as tenants by the entireties, by Deed from Theodore E. Treiber and Angela Treiber, his wife, dated 11/05/2007, recorded 11/13/2007 in Instrument Number 2007-00015412.

Tax Parcel: 33-181-001-002-102

Premises Being: 352 HEMLOCK ROAD, GROVE CITY, PA 16127-6836

JUDGMENT - \$231,642.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ANGELA TREIBER AND THEODORE E. TREIBER AT THE

SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP

**WRIT OF EXECUTION
NO. 2013-03193**

PURCELL KRUG & HALLER
PLAINTIFF'S ATTORNEY

DECEMBER 11, 2013. LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AUTUMN L. BONANNI AND MICHAEL L. BONANNI IN AND TO:

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

On the North by a public street known as Elbow Street; on the West by what is now known as Cemetery Street; on the South by land formerly of E. M. Latshaw, now Robert Sherry and the premises now or formerly occupied by the Methodist parsonage.

ALSO, ALL THAT CERTAIN piece or parcel of land situate in the Borough of Sandy Lake, Mercer County, Pennsylvania, designated as Town Lot No. 50, and being further bounded and described as follows:

ON the North by lot formerly of Joseph Infield, now Sefton; on the East by an Alley, or land now of Sherry; on the South an alley; and on the West by Cemetery Street.

CONTAINING one town lot being sixty (60) feet in the direction of North and South, and one hundred twenty (120) feet East and West as per survey of Alexander Elder, Surveyor.

HAVING THEREON ERECTED A DWELLING KNOWN AS: 21 ELBOW STREET, SANDY LAKE, PA 16145

TAX MAP NO. 67-595-114

BEING THE SAME PREMISES WHICH Wesley L. Sefton and Lisa L. Sefton, husband and wife, by deed dated 07/14/2011 and recorded 07/15/2011 in Mercer County Instrument No. 2011-00006912, granted and conveyed unto Michael L. Bonanni and Autumn L. Bonanni, husband and wife.

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.

JUDGMENT - \$147,384.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AUTUMN L. BONANNI AND MICHAEL L. BONANNI AT THE SUIT OF THE PLAINTIFF U.S.

BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2013-01598**

PURCELL KRUG & HALLER
PLAINTIFF'S ATTORNEY

DECEMBER 11, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MELISSA L. GUTHRIE F/K/A MELISSA L. HENDRICKS IN AND TO:

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

BEGINNING at an iron pin at the intersection of the southern right of way line of East Beaver Street and the western right of way line of Cherry Street at the northeast corner of the parcel herein described; thence South zero degrees 10 minutes East, along the western right of way line of Cherry Street, a distance of 79.00 feet to an iron pin; thence South 89 degrees 50 minutes West, along the land of Nina J. McMillan, a distance of 60.00 feet to an iron pin; thence North zero degrees 10 minutes West, along land of Thomas C. and Michele T. Welch, a distance of 79.00 feet to an iron pin on the southern right of way line of East Beaver Street; and thence North 89 degrees 50 minutes East, along the southern right of way line of East Beaver Street, a distance of 60.00 feet to the point and place of beginning.

Containing 0.11 acre as per survey of R. P. Bittler, P.L.S. dated June 20, 2001.

HAVING THEREON ERECTED A DWELLING KNOWN AS 222 EAST BEAVER STREET MERCER, PA 16137

TAX MAP NO. 65-575-177

BEING THE SAME PREMISES WHICH Adriell J. Hendricks, single and Melissa L. Hendricks n/k/a Melissa L. Guthrie, single, by deed dated 05/11/10 and recorded 05/12/10 in Mercer County Instrument #2010-00004265, granted and conveyed unto Melissa L. Guthrie.

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.

JUDGMENT - \$ 88,005.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MELISSA L. GUTHRIE F/K/A MELISSA L. HENDRICKS AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE

PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION
NO. 2013-03192**

PURCELL KRUG & HALLER
PLAINTIFF'S ATTORNEY

DECEMBER 11, 2013 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN tract of land situate in the Borough of Grove City, Mercer County, Commonwealth of Pennsylvania, being Lot No. 31 of the J. A. Gilmore Plan of Lots, as recorded in Mercer County Plan Book 1, Page 23.

HAVING THEREON ERECTED a residential dwelling house known as 212 STATE STREET, GROVE CITY, PA 16127

TAX MAP NO. 59-544-203

COMPUTER 1.D. 59-13620

BEING THE SAME PREMISES WHICH William Perry McKnight et al by deed dated August 21, 2009 and recorded August 26, 2009 in Mercer County Instrument No. 2009-00009211, granted and conveyed unto Cathleen L. Schmidt, single woman.

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.

JUDGMENT - \$ 70,291.38

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

**WRIT OF EXECUTION
NO. 2013-02485**

STERN & EISENBERG PC
PLAINTIFF'S ATTORNEY

DECEMBER 11, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DIANA BURWELL AND CARMEN A. CAPOZZOLI IN AND TO:

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

On the North by land now or formerly Ettore Garofali at ux a distance of two hundred Ninety seven (297) feet; on the East by land now or formerly William S. Dunham a distance of one hundred (100) feet; on the South by land now or formerly of

Samuel Campagna a distance of two hundred ninety seven (297) feet; and on the Wets by the Sharpsville-Hartford Road a distance of one hundred (100) feet.

BEING the same premises which Angelo Garofali Carmen Capozzoli and Victor Bernard Jr, co- executors under the last will and testament of Rocco J Bernard, deceased, by Deed dated May 18, 2005 and recorded May 23, 2005 in the Office of the Recorder of Deeds in and for Mercer County as Instrument Number 2005-007885, granted and conveyed unto James Burwell and Diana Burwell, husband and wife and Carmen A Capozzoli, married.

PARCEL NO. 28000550

Premises Being 2966 Tamarack Drive, Sharpsville, PA

JUDGMENT - \$ 87,488.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DIANA BURWELL AND CARMEN A. CAPOZZOLI AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-2 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2, BY ITS ATTORNEY-IN-FACT OCWEN LOAN SERVICING LLC

**WRIT OF EXECUTION
NO. 2013-03020**

STERN & EISENBERG PC
PLAINTIFF'S ATTORNEY

DECEMBER 6, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ILDIKO A. SHAFFER AND GARY L. SHAFFER IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Liberty Township, Mercer County, Pennsylvania, known as and being Lot No. 118 in the Phase 4 Residential Subdivision of Alternative Housing and Land Development, Inc. As recorded in the recorder's office of Mercer County, Pennsylvania at 1983 P.L. No. 21.

BEING known and numbered as 24 Northgait Drive, Slippery Rock, PA 16057 Mercer County

Parcel ID # 17-225-113

SUBJECT to Deed of Dedication recorded at 2004-004154 and Restrictions as appearing in Deed Number 83 DR 0602.

BEING the same premises which Gary L. Shaffer, by Deed dated September 24, 2010 and recorded July 21, 2011 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument Number 2011-

00007096, granted and conveyed unto Ildiko A. Shaffer.

JUDGMENT - \$168,611.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ILDIKO A. SHAFFER AND GARY L. SHAFFER AT THE SUIT OF THE PLAINTIFF HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-HE4, ASSET BACKED PASS-THROUGH CERTIFICATES, BY ITS SERVICER, OCWEN LOAN SERVICING LLC

**WRIT OF EXECUTION
NO. 2013-02980**

UDREN LAW OFFICES PC
PLAINTIFF'S ATTORNEY

DECEMBER 10, 2013 LEVIED ON THE FOLLOWING

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

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

COMMENCING AT A POINT IN THE CENTER LINE OF A PUBLIC ROAD KNOWN AS FULLTNGMILL ROAD, BEING TOWNSHIP ROAD T-555, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE LAND HEREBY CONVEYED AND THE SOUTHEAST CORNER OF LANDS OF KATHRYN & JEAN HEDGLIN; THENCE ALONG THE LINE OF SAID LANDS OF KATHRYN & JEAN HEDGLIN, PASSING THROUGH AN IRON PIN, NORTH 2 DEGREES 37 MINUTES EAST, A DISTANCE OF 936.00 FEET TO AN IRON PIN; THENCE ALONG THE LINE OF LANDS OF JOSEPH & NELLIS HESCO, SOUTH 84 DEGREES 38 MINUTES EAST, A DISTANCE OF 298.76 FEET TO AN IRON PIN; THENCE ALONG THE LINE OF LANDS OF THE CROOK SUBDIVISION (PAN BOOK 13, PAGE 22), AND ALONG THE LINE OF LANDS OF RICHARD W. & MARIANNE SCHUSTER, SOUTH 3 DEGREES 14 MINUTES WEST, A TOTAL DISTANCE OF 677.22 FEET, PASSING THROUGH AN IRON PIN, TO A POINT IN THE CENTER LINE OF SAID TOWNSHIP ROAD T-555, SOUTH 52 DEGREES 35 MINUTES WEST, A DISTANCE OF 380.13 FEET TO A PIONT IN THE CENTER LINE THEREOF, THE POINT AND

PLACE OF BEGINNING; AND CONTAINING 5.45 ACRES OF LAND, PER SURVEY OF R. P. BITTLER, P.L.S., DATED AUGUST 12, 1991, A COPY OF WHICH IS HERETO ATTACHED AND MADE A PART OF THIS DEED.

BEING KNOWN AS: 141 FULLINGMILL ROAD, MERCER, PA 16137

PROPERTY ID NO.: 14-149-004

TITLE TO SAID PREMISES IS VESTED IN ARLENE A. GREENAWALT, SINGLE BY DEED FROM PATRICK E. BRADLEY AND MARLO I. BRADLEY, HUSBAND AND WIFE DATED 08/13/1991 RECORDED 08/20/1991 IN DEED BOOK 103 PAGE 835.

JUDGMENT - \$ 71,778.95

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ARLENE GREENAWALT A/K/A ARLENE A. GREENAWALT A/K/A ARLENE R. GREENAWALT AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 1999-C, ASSET-BACKED CERTIFICATES, SERIES 1999-C

**WRIT OF EXECUTION
NO. 2013-02816**

UDREN LAW OFFICES PC
PLAINTIFF'S ATTORNEY

DECEMBER 11, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AUTUMN N. WHITE A/K/A AUTUMN N. MORRIS AND DENNIS M. WHITE IN AND TO:

ALL THAT CERTAIN LOT OR PARCEL OF LAND WITH DWELLING HOUSE ERECTED THEREON SITUATE IN THE BOROUGH OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA BEING COMMONLY KNOWN AS 43 SECOND STREET, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LAND NOW OR FORMERLY OF JAMES W. KERRES, JR.: ON THE EAST BY SOUTH SECOND STREET; ON THE SOUTH BY ELIZABETH STREET, AND ON WEST BY LAND NOW OR FORMERLY OF HAWKE, SAID LOT FRONTING 40 FEET ON SOUTH SECOND STREET AND EXTENDING BACK THEREFROM OF UNIFORM WIDTH A DISTANCE OF 85 FEET.

BEING KNOWN AS PARCEL NUMBER: 55-515-094

BEING KNOWN AS: 43 SOUTH SECOND STREET, GREENVILLE, PA 16125

PROPERTY ID NO.: 55-515-094

TITLE TO SAID PREMISES IS VESTED IN DENNIS M. WHITE AND AUTUMN N. WHITE, HUSBAND AND WIFE BY DEED FROM DENNIS M. WHITE AND AUTUMN N. MORRIS DATED 04/27/2005 RECORDED 06/01/2005 IN DEED BOOK INSTRUMENT #2005-008403.

JUDGMENT - \$ 36,011.95

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AUTUMN N. WHITE A/K/A AUTUMN N. MORRIS AND DENNIS M. WHITE AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST, 2005-FF4, ASSET-BACKED CERTIFICATES, SERIES 2005-FF4

**WRIT OF EXECUTION
NO. 2012-03717**

WARREN R KECK III
PLAINTIFF'S ATTORNEY

DECEMBER 17, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHRISTOPHER M. GILL AND ROSEMARIE GILL N/K/A ROSEMARIE LANG IN AND TO:

PARCEL NO. 1:

ALL THAT CERTAIN lot of land situate in the Borough of Greenville, Mercer County, Pennsylvania, and being Lot No. 180 in the McFate Addition to Greenville, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Deed Book Z, Volume 6, Page 641, and being more particularly bounded and described as follows:

ON THE North by Lot No. 171 in said Addition; on the East by Lot No. 181 in said Addition; on the South by Clinton Street; and on the West by lot now or formerly of Hasenplugh; said lot having a frontage of fifty (50) feet on said Clinton Street and extending back of uniform width a distance of one hundred fifteen (115) feet.

PARCEL NO. 2:

ALL THAT CERTAIN lot of land situate in the Borough of Greenville, Mercer County, Pennsylvania, and being Lot No. 181 in the McFate Addition to Greenville, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Deed Bok Z, Volume 6, Page 641, and being more particularly bounded and described as follows:

ON THE North by lot now or formerly of Rickert for a distance of fifty (50) feet; on the East by lot now or formerly of Twila Little; on the South by Clinton Street; and on the West by Lot No. 180 above described as Parcel No. 1; said lot having a frontage of fifty (50) feet on said

Clinton Street and extending back of uniform width a distance of one hundred fifteen (115) feet.

Parcels Number 55-523-052 and 55-523-053

LOCATION - 300 CLINTON STREET, GREENVILLE PA

JUDGMENT - \$ 38,070.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHRISTOPHER M. GILL AND ROSEMARIE GILL N/K/A ROSEMARIE LANG AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION
NO. 2013-03815**

WARREN R KECK III
PLAINTIFF'S ATTORNEY

JANUARY 3, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CRISTAL WALKER, N/K/A CRISTAL MCGRANAHAN IN AND TO:

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

BOUNDED on the north by Main Street; on the east by lot now or formerly of Hasenplug; on the south by Swamp Alley; and on the west by lot now or formerly of Taylor; having a frontage of twenty (20) feet, three (3) inches on Main Street and extending back one hundred twenty (120) feet to said alley.

The stairway between the building on the property described herein and the Hasenplug building on the east is to be used and enjoyed by the grantee of the premises described herein and the owners of said Hasenplug building, their heirs and assigns in common. This conveyance is also made subject to an easement or wall right of way of the adjoining owner on the west, the building on said adjoining property on the west projecting into and being supported upon the west wall of the building herein described. Said stairway and party wall rights being referred to and set forth in deed of Alvin H. Wick, et al To W.F. Amy, dated July 21, 1910, and recorded in the Recorder's Office of Mercer County, Pennsylvania in Deed Book G, Volume 9, Page 163.

BEING the same property conveyed to Cristal Walker by Article of Agreement of Greenville Savings Bank, dated May 1, 2001 and recorded in the Recorder of Deeds of Mercer County, Pa on May 30, 2001 at 1971 D.R. 8297.

LOCATION - 215 MAIN STREET, GREENVILLE PA

JUDGMENT - \$ 32,102.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY

OF THE DEFENDANT (S) CRISTAL WALKER, N/K/A CRISTAL MCGRANAHAN AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION
NO. 2013-03458**

WILLIAM J MODER III
PLAINTIFF'S ATTORNEY

JANUARY 3, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) EDWARD D. FOUST A/K/A EDWARD FOUST AND MELISSA S. FOUST A/K/A MELISSA FOUST IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Perry Township, Mercer County, Pennsylvania, known and designated as Lot #1 of the Subdivision of Foust Land, the plan of which is recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, at 1995 P.L. 4142-85, same being more particularly bounded and described as follows:

BEGINNING at a point at the northwesterly corner of the premises herein, which point is on the East side of Pearson Road; Thence South 81° 06' 10" East along other lands of Donald W. Foust, a distance of 273 feet to an iron pin; Thence South 09° 09' 58" West along lands of same, a distance of 300 feet to a point; Thence North 78° 26' 05" West along lands of Roger Brocklehurst, formerly the old Conrail Railroad right-of-way, a distance of 198 feet to a point on the East side of Pearson Road; Thence North 05° 20' 42" West along the East side of Pearson Road, a distance of 300 feet to a point and place of beginning. Containing 1.5924 acres.

BEING AND INTENDED TO BE the same land conveyed to Edward D. Foust and Melissa Foust by Deed of Edward D. Foust and Melissa Foust dated June 5, 2008, and recorded June 6, 2008, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2008-6876.

ALSO BEING AND INTENDED TO BE the same land conveyed to Edward D. Foust and Melissa Foust by Deed of Donald W. Foust and Iva W. Foust, husband and wife, dated May 7, 1996, and recorded May 13, 1996, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 96 D.R. 06346.

LOCATION - 82 PEARSON ROAD, HADLEY PA

JUDGMENT - \$ 40,575.19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EDWARD D. FOUST A/K/A EDWARD FOUST AND MELISSA S. FOUST A/K/A MELISSA FOUST AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF

PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2013-00118**

ZUCKER GOLDBERG &
ACKERMAN LLC PLAINTIFF'S
ATTORNEY

DECEMBER 3, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THOMAS G. ANSINGER, JR. IN AND TO:

ALL that certain piece or parcel of land known and designated as Lot No. 30 in Reynolds Heights Plan of Lots situate in Pymatuning Township, Mercer County, Pennsylvania, which plan is duly record in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 6, Page 73, being more particularly bounded and described as follows:

Bounded on the North by Lot No. 29 of said plan of lots; on the East by Moss Lane; on the South By Lot No. 31 of said plan of lots, and on the West by Lot No. 39 in said plan of lots, fronting 200 feet on Moss Lane and extending back of uniform width, a distance of 190 feet, containing 0.987 acres.

SUBJECT, however, to the covenants and restrictions for Reynolds Heights Plan of Lots which are recorded in the Office of the Recorder of Deeds of Mercer County in Article book R., Volume 3, Page 572.

SUBJECT PROPERTY ADDRESS: 514 Moss Lane, Greenville, PA 16125-8805.

BEING the same premises which Edgar K. Steffey and Adelle M. Steffey, husband and wife, by Deed dated September 15, 2010 and recorded October 1, 2010 in and for Mercer County, Pennsylvania, in Deed Book Volume, Page Instrument #2010-00009797, granted and conveyed unto Thomas G. Ansinger, Jr..

SUBJECT TAX PARCEL I.D.: 23-343-034

JUDGMENT - \$127,799.43

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

**WRIT OF EXECUTION
NO. 2012-01365**

ZUCKER GOLDBERG &
ACKERMAN LLC PLAINTIFF'S
ATTORNEY

DECEMBER 3, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TAYLOR FOXWORTH AND GEORGIA FOXWORTH IN AND TO:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN

THE CITY OF FARRELL, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING PARTS OF LOT THREE HUNDRED SIXTY- SEVEN (367) THREE HUNDRED SIXTY-EIGHT (368) THREE HUNDRED SIXTY-NINE (369) AND THREE HUNDRED SEVENTY (370) IN THE PLAN OF LOTS LAID OUT BY THE BEECHWOOD IMPROVEMENT COMPANY, LIMITED, CALLED PLAN "E", SOUTH SHARON PLAN OF LOTS, AS RECORDED IN THE RECORDER'S OFFICE OF MERCER COUNTY AFORESAID, IN DEED BOOK "C", VOL, 6, PAGE 350, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF FRENCH STREET DISTANT THIRTY-ONE AND TWENTY-FIVE HUNDREDTHS (31.25) FEET EASTWARDLY FROM THE EASTERLY LINE OF FRUIT AVENUE IN SAID PLAN;

THENCE ALONG THE SOUTHERLY LINE OF FRENCH STREET IN AN EASTERLY DIRECTION, THIRTY-ONE AND TWENTY-FIVE HUNDREDTHS (31.25) FEET TO A POINT;

THENCE SOUTHWARDLY BY A LINE PARALLEL TO THE EASTERLY LINE OF FRUIT AVENUE, ONE HUNDRED FIVE (105) FEET TO THE DIVIDING LINE BETWEEN LOTS NUMBERED THREE HUNDRED SEVENTY (370) AND THREE HUNDRED SEVENTY-ONE (371) IN SAID PLAN;

THENCE WESTWARDLY ALONG SAID DIVIDING LINE, THIRTY-ONE AND TWENTY-FIVE HUNDREDTHS (31.25) FEET TO A POINT;

THENCE NORTHWARDLY BY A LINE PARALLEL TO THE EASTERLY LINE OF FRUIT AVENUE, ONE HUNDRED FIVE (105) FEET TO THE SOUTHERLY LINE OF FRENCH STREET, AFORESAID, AT THE PLACE OF BEGINNING.

SUBJECT PROPERTY ADDRESS: 703 FRENCH STREET, FARRELL, PA 16121-1117.

BEING THE SAME PREMISES WHICH DONALD J. YOEST, JR. AND MARY E. YOEST, HUSBAND AND WIFE, BY DEED DATED DECEMBER 21, 2005 AND RECORDED DECEMBER 28, 2005 IN AND FOR MERCER COUNTY, PENNSYLVANIA, AS INSTRUMENT #2005-00020441, GRANTED AND CONVEYED UNTO TAYLOR FOXWORTH AND GEORGIA FOXWORTH, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

SUBJECT TAX PARCEL I.D.: 52-

JUDGMENT - \$ 26,886.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TAYLOR FOXWORTH AND GEORGIA FOXWORTH AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2012-01232**

ZUCKER GOLDBERG & ACKERMAN LLC PLAINTIFF'S ATTORNEY

DECEMBER 13, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PETER J. FUCHS A/K/A PETER J. FUCHS JR AND DIANE L. FUCHS IN AND TO:

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE CITY OF SHARON, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, KNOWN AS LOT NO. EIGHTY-EIGHT (88) IN THE HOME IMPROVEMENT COMPANY'S PLAN OF LOTS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF CEDAR AVENUE, FORMERLY BEECHWOOD AVENUE, AT THE SOUTHWEST CORNER OF LOT NO. 87 IN SAID PLAN;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT NO. 88 FOR A DISTANCE OF 125 FEET TO THE WEST LINE OF AN ALLEY;

THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID ALLEY FOR A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF LOT NO 89;

THENCE WESTERLY ALONG THE NORTH LINE OF LOT NO. 89 FOR A DISTANCE OF 125 FEET TO THE EAST LINE OF CEDAR AVENUE, FORMERLY BEECHWOOD AVENUE;

THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID CEDAR AVENUE, FORMERLY BEECHWOOD AVENUE, FOR A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING.

SUBJECT PROPERTY ADDRESS: 887 CEDAR AVENUE, SHARON, PA 16146-2503.

BEING THE SAME PREMISES WHICH PAUL LASKY, WIDOWER, BY DEED DATED NOVEMBER 6, 1996 AND RECORDED NOVEMBER 7, 1996 IN AND FOR MERCER COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 224, PAGE 821, GRANTED AND CONVEYED UNTO PETER J. FUCHS AND DIANE L. FUCHS, HUSBAND AND

WIFE.

SUBJECT TAX PARCEL I.D.: 071 004470

JUDGMENT - \$ 28,212.13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PETER J. FUCHS A/K/A PETER J. FUCHS JR AND DIANE L. FUCHS AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.

**WRIT OF EXECUTION
NO. 2012-03059**

ZUCKER GOLDBERG & ACKERMAN LLC PLAINTIFF'S ATTORNEY

DECEMBER 13, 2013 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) EUGENE R. GUERINO AKA EUGENE GUERINO IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate In South Pymatuning Township, Mercer County, Pennsylvania, being known and numbered as Lot No. 21 in the Plan entitled "Foxcreek Village - Phase II" recorded in 91 P.L. 00014-1 and being more particularly bounded and described as follows:

BOUNDED on the North by Lot No. 22 in said plan, a distance of 236 feet; bounded on the East by Cricket Lane, a distance of 97.59 feet; bounded on the South by Lot No. 20 in said plan, a distance of 235.98 feet; bounded on the West by other lands, a distance of 101.40 feet.

BEING the same land conveyed to Thomas Kress and Tiffany Kress, husband and wife, by Deed of Gilbert Denman and Louise Denman, husband and wife, dated February 14, 1996, and recorded February 26, 1996 in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 96 D.R. 02142.

THE ABOVE-DESCRIBED lot is subject to the fifty (50') foot building line as shown on the recorded plan any easements or rights of way of record, and the following restrictions which shall (except as otherwise stated) be construed as real covenants, running with and binding said lands until January 1, 2025.

(1) No use, other than residential, shall be permitted.

(2) No lot may be subdivided, nor may more than one single-residential dwelling be erected thereon.

(3) Exclusive of porches, garages, and basements, minimum dwelling construction shall be:

(a) Ground floor of ranch type or story and one half 1,500 square feet.

(b) Upper level of bi-level type, 1,100 square feet.

(c) Above ground of split level

type, 1,040 square feet.

(d) First floor of two-story type, 950 square feet.

(e) All garages must be attached to the house.

(4) Nothing other than on-lot construction dwelling house may be used at any time as a residential and a mobile home or manufactured or prefabricated home may not be so used.

(5) No Junk, rubbish, abandoned or inoperable vehicles, or household equipment shall be permitted to remain exposed upon the exterior of the premise.

(6) No activity, obnoxious, offensive, annoying or a nuisance to reasonably minded neighbors shall be permitted.

(7) The plans, specifications and plot plan of any dwelling constructed prior to January 1, 2000, must be submitted to and approved by Hartford Property Management Corp, or its successor in title. Such approval may not be unreasonable withheld and written decisions must be made within thirty (30) days of submission or approval shall be deemed to have been made.

(8) All exterior work on a dwelling (including, but not limited to driveways, garage doors, siding, painting, rough grading and back filling) shall be completed within nine (9) months of the commencement of construction unless such true is in the Winter season in which event, the date shall be extended to the following first day of July.

(9) A dwelling may not be occupied until the exterior is completely finished, except for painting, walks or site work delayed by inclement weather, in which event any such delayed work must be completed within (6) months of occupancy.

(10) Driveway base shall be installed immediately following the cellar excavation to protect streets from mud.

(11) A yard lamp on pole approximately six (6') feet in height and situate approximately forty (40') feet from the front on the dwelling house shall be erected maintained and continually lit during night hours.

(12) Erosion and sediment control of said lot shall be maintained at all times in strict accordance with applicable legislation law.

SUBJECT PROPERTY ADDRESS: 1831 Cricket Lane, Sharpsville, PA 16150.

BEING the same premises which First National Bank of Pennsylvania, by Deed dated December 16, 2008 and recorded December 24, 2008 in and for Mercer County, Pennsylvania, in Deed Book Volume , Page Instrument 02008-00014896, granted and conveyed unto Eugene R. Guerino, married.

SUBJECT TAX PARCEL I.D.: 28-626190

JUDGMENT - \$206,973.11

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

**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. - February 4, 11, 18, 2014

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
March 3rd 2014, 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.

2011-319 Hovis, Lawrence W.,
deceased; Cindy Klinger,
Executrix

2012-462 Kacerski, Margaret,
deceased; Stephanie
Kacerski Donnarummo,
Executrix

2012-527 Bertelli, Felice, deceased;
Phillip Bertelli and
Jerome Bertelli, Co-
Executors

2013-44 Gasparich, Michael a/k/a
Gasparich,
Michael D., deceased;
Susan Adams,
Executrix

2013-94 Coursen, Norma L.,
deceased; Deborah L.
Coursen, Executrix

2013-117 Drivere, Helen M.,
deceased; William Steven
Ziskay, Executor

2013-166 Matiasz, Anna E. a/k/a
Matiasz, Anna Elizabeth,
deceased; William
(Matiasz) Mathias,
Executor

2013-241 Carpec, Andrew, deceased;
Betty Aiken, Executrix

2013-263 Boyd, Mary Jean,
deceased; Lynda Boyd,
Executrix

Kathleen M. Kloos
Register of Wills and Clerk of
Orphans' Court
Division of the Court of Common
Pleas
Of Mercer County, PA
112 Mercer County Courthouse
Mercer, PA 16137
M.C.L.J. - February 4, 11, 18, 25,
2014