

**Mercer County Law Journal**  
(The Official Legal Publication of Mercer County, Pennsylvania)  
**Digital Edition**  
**DECEMBER 18, 2018**  
**VOL. 33 - ISSUE 51**

**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**

**FORSYTH, MARIE V.**

**2018-719**

Late of Grove City Boro, Mercer Co., PA  
Executor: John R. McCoy, 326 E.  
Washington Blvd., Grove City, PA  
16127

Attorney: Timothy L. McNickle

**GELESKY, ANDREW B., SR. A/K/A**

**GELESKY, ANDREW B. A/K/A**

**GELESKY, ANDREW BUCHANAN**

**2018-700**

Late of Wheatland Boro, Mercer Co., PA  
Executor: Andrew B. Gelesky, Jr., 1889  
Powers Ave., Sharpsville, PA 16150  
Attorney: Kenneth K. McCann

**HEADINGS, RAYMOND L., SR.**

**2018-633**

Late of Sharon, Mercer Co., PA  
Administrator: Ruth M. Headings, 136  
5th St., Sharon, PA 16146  
Attorney: Christopher J. Sinnott,  
Marnen Law Firm, 516 W. 10th St.,  
Erie, PA 16502 (814) 874-3460 ext  
105

**LOUTZENHISER, JAMES A.**

**2018-722**

Late of W. Salem Twp., Mercer Co., PA  
Executor: Charles H. Loutzenhiser, 31  
Hilltop Rd., Greenville, PA 16125  
Attorney: James E. Douglas

**McINTYRE, BRIAN R. A/K/A**

**McINTYRE, BRIAN ROBERT**

**2018-702**

Late of Delaware Twp., Mercer Co., PA  
Executrix: Eleanor Joanne Goehring,  
158 S. Kerwood, Hermitage, PA  
16148

Attorney: Lewis P. McEwen

**MINSHULL, ALLEN J. A/K/A**

**MINSHULL, ALLEN JAMES**

**2018-718**

Late of E. Lackawannock Twp., Mercer  
Co., PA  
Executor/Executrix: Glenda A. Corner,  
524 Butler Pike, Mercer, PA 16137;  
James B. Minshull, 1509 Franklin Rd.,  
Jackson Center, PA 16133

Attorney: Brenda K. McBride

**POPP, RITA M. A/K/A POPP, RITA**

**2018-707**

Late of Millcreek Twp., Mercer Co., PA  
Administratrix C.T.A.: Lisa Popp, 3877  
Sandy Lake Rd., Sandy Lake, PA  
16145

Attorney: Raymond H. Bogaty

**SCHILLER, BEVERLY A. A/K/A**

**SCHILLER, BEVERLY ANN A/K/A**

**SCHILLER, BEVERLY H.**

**2018-704**

Late of Sharon, Mercer Co., PA  
Executrix: Diana Lynne Pander, 4003  
Thomason Rd., Sharpsville, PA 16150  
Attorney: Carolyn E. Hartle

**SECOND PUBLICATION**

**MILLER, LISA ANN A/K/A MILLER,  
LISA A.**

**2018-694**

Late of Sharon, Mercer Co., PA  
Administratrix: Natasha L. Miller, 302 Park  
St., Grove City, PA 16127  
Attorney: Milford L. McBride

**THOMAS, OLIVE J.**

**2018-561**

Late of Perry Twp., Mercer Co., PA  
Administratrix: Dana Jean Noble, 3037  
Hadley Rd., Hadley, PA 16130  
Attorney: Leslie J. Uncapher, Uncapher  
Uncapher And Fox, 171 Columbia Ave.,  
Vandergrift, PA 15690 724-567-6728

**THIRD PUBLICATION**

**DUFFORD, CHLOANN**

**2018-689**

Late of Sharpsville Boro, Mercer Co., PA  
Executrix: Kathy Neeley, 851 Sherman  
Ave., Sharon, PA 16146  
Attorney: Raymond H. Bogaty

**DUFFORD, SALLY ANN A/K/A  
DUFFORD, SALLY GLASER**

**2018-686**

Late of Hermitage, Mercer Co., PA  
Executrix: Connie Dufford a/k/a Connie  
Ann Dufford, 311 Derrymore Drive,  
Woodstock, GA 30188

Attorney: K. Jennifer Muir

**GILSON, ORVAL A/K/A GILSON,  
ORVAL LAVON**

**2018-693**

Late of Mercer Boro, Mercer Co., PA  
Executrix: Rebecca L. Gilson, 408 3rd St.,  
Butler, PA 16001

Attorney: Mary Ann McConnell

**LAMBRECHT, ROBERT D. A/K/A  
LAMBRECHT, ROBERT**

**2018-688**

Late of Hermitage, Mercer Co., PA  
Executrix: Diane Elaine Miller, 89  
Willadell Rd., Transfer, PA 16154

Attorney: James M. Goodwin

**MEANS, MAXINE A. A/K/A MEANS,  
MAXINE**

**2018-691**

Late of Greenville Boro, Mercer Co., PA  
Executrix: Angela Redmond, 99 Clarksville  
Street, Greenville, PA 16125  
Attorney: Carolyn E. Hartle

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that Articles  
of Incorporation—Non-Profit were filed  
with the Department of State,  
Commonwealth of Pennsylvania,  
Harrisburg, Pennsylvania on or about

November 20, 2018, and that a  
Certificate of Incorporation was granted  
to Grove Manor Foundation, a business  
corporation organized under the  
Pennsylvania Business Corporation Law  
of 1988.

The purpose for which said corporation  
was organized is exclusively for  
charitable, religious, education and  
scientific purposes under section  
501(c)(3) and 509(a)(3) of the Internal  
Revenue Code, or corresponding  
sections of any future federal tax code.  
The Corporation's purpose is to be a  
supporting organization to benefit and  
support Grove Manor, a Pennsylvania  
non-profit corporation, with exempt  
status under section 501(c)(3) of the  
Internal Revenue Code and any of its  
subsidiaries to achieve the mission of  
Grove Manor, and do any lawful act  
concerning any or all lawful business for  
which corporations may be incorporated  
under the Business Corporation Law of  
1988, 15 Pa. C.S.A. Section 1101 et seq.

Timothy L. McNickle, Esq.

McNickle & Bonner, LLP

209 West Pine Street

Grove City, PA 16127

M.C.L.J. – December 18, 2018

The Space Court Foundation, Inc.,  
hereby gives notice that articles of  
incorporation have been filed with the  
Department of State of the  
Commonwealth of Pennsylvania on  
October 23, 2018, under the provisions  
of the Pennsylvania Business  
Corporation Law of 1988, approved  
December 21, 1988, P.L. 1444, No. 177,  
effective October 1, 1989, as amended.  
The purpose for which the corporation is  
to be organized is for space law  
education.

Michael T. Muha, Esquire

Founder and Attorney,

The Law Office of Michael T. Muha,

Esquire

P.O. Box 734

Sharon, Pennsylvania 16146

(724) 301-6967

www.muhalaw.com

M.C.L.J. – December 18, 2018

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

Notice is hereby given that a Certificate  
of Organization was filed with the  
Department of State of the  
Commonwealth of Pennsylvania, for a  
limited liability company formed under  
the Limited Liability Company Law of  
1994. The name of the company is LA  
Properties and Management LLC and its  
registered place of business is 966 Pearl  
Street Sharon, PA 16146.

Ryan A. Mergl, Esquire

31 Vine Avenue

Sharon, PA 16146

M.C.L.J. – December 18, 2018

**LEGAL NOTICE**

**TO: UNKNOWN FATHER**

A petition has been filed asking the Court to

put an end to all rights you have to your  
child, **BABY GIRL II TRUAX**. The Court  
has set a hearing to consider ending your  
rights to your child. That hearing will be  
held in Courtroom #4 of the Mercer County  
Courthouse, Mercer, Pennsylvania, on  
Thursday, January 10, 2019 at 9:30 AM.  
Your presence is required at the hearing.  
You are warned that even if you fail to  
appear at the scheduled hearing, the hearing  
will go on without you and your rights to  
your child may be ended by the Court  
without your being present. You are warned  
that your rights may also be subject to  
termination if you fail to file either an  
acknowledgment of paternity or claim of  
paternity pursuant to 23 Pa.C.S. § 5103 and  
fail to either appear at the hearing for the  
purpose of objecting to the termination of  
your rights or file a written objection to such  
termination with the court prior to the  
hearing. Please contact Mercer County  
Children and Youth Services if you are the  
natural father or know the identity or  
whereabouts of the unknown father.

Mercer County Children

and Youth Services

8425 Sharon-Mercer Road

Mercer, PA 16137

(724) 662-2703

You have a right to be represented at the  
hearing by a lawyer. An attorney has  
been appointed by the Court to represent  
you. Your attorney's contact information  
is as follows:

David Graban, Esquire

5569 E. State Street

Hermitage, PA 16148

(724) 981-0620

M.C.L.J. – Dec. 4, 11, 18, 2018

**NOTICE OF ANNUAL MEETING**

Notice is hereby given that the annual  
meeting of the members of the  
Pymatuning Mutual Fire Insurance  
Company, 103 Timber Village Center,  
Mercer, Pennsylvania, will be held on  
FRIDAY, JANUARY 11, 2019, AT 1:00  
P.M. 103 Timber Village Center, Mercer,  
Pennsylvania, to elect directors, secretary  
and treasurer and to transact such other  
business as may be presented to the  
meeting.

Proxies may be obtained at the office of  
the Secretary upon written request and the  
official proxy form provided by the  
Company must be on file with the  
secretary at least ten (10) days prior to the  
date of the meeting.

Rebecca Beichner, Secretary

103 Timber Village Center

Mercer, PA 16137

M.C.L.J. – Dec. 4, 11, 18, 2018

**Notice of Hearing**

William R. and/or Joan F. Kennedy: An  
action has been filed in Butler County  
Pennsylvania to extinguish all owner-  
ship claims to a 1995 Champion Modu-

lar Home, Vin Number of 0795070C5160AZ. A hearing will be held on January 28, 2019 at 11:00 a.m. in Courtroom Number 5 of the Court of Common Pleas of Butler County. Docket Number 2018-40329. Contact Slade Miller, attorney for Petitioner 412.487.6661.

M.C.L.J. – Dec.18, 25, 2018 & Jan. 1, 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 7, 2019, 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**

2015-278 Bender, Margaret A., deceased; Susan L. Chupak, Executrix

2015-566 Holden, Marshall a/k/a Holden, Marshall L., deceased; Tiffany Holden, Executrix

2017-125 Flint, Paul G., Jr. a/k/a Flint, Paul Graham, Jr., deceased; Alexis L. Flint and Judson R. Flint, Co-Executrix/Executor

2017-381 Weiser, Roger K., deceased; Lawrence P. Wiser, Administrator

2017-582 Tanko, Gabor Peter a/k/a Tanko, Gabe a/k/a Tanko Gabe P. a/k/a Tanko, Gabe Peter a/k/a Tanko, Gabor a/k/a Tanko, Gabor P., deceased; Craig Roy Werner, Executor

2018-109 Edwards, David C., deceased; Diane R. Edwards-Murphy and Susan A. Pulkowski, Co-Executrices  
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. – Dec. 4, 11, 18, 26, 2018

**SHERIFF'S SALE  
MONDAY  
JANUARY 7, 2019 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. 2018-00467**

HILL WALLACK LLP PLAINTIFF'S ATTORNEY  
SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point on the north side of Glenwood Drive 140 feet, more or less, east of the northeast corner of the Intersection of Wengler Avenue and Glenwood

Drive; thence north 161.5 feet to an iron pin; thence east 44 feet, more or less, to an iron pin; thence south 161.5 feet; thence west along the north line of Glenwood Drive 44 feet, more or less, to the place of beginning.

Tax No. 71-9290

Being same premises which John Edward Hepler and Vesta M. Hepler, husband and wife, conveyed to John Edward Hepler and Vesta M. Hepler, husband and wife, as tenants by the entirety, by Deed dated February 23, 1996, and recorded February 26, 1996, in the Mercer County Clerk's Office in Deed Book 206, Page 2112, as Instrument Number 1996-2220.

LOCATION - 1017 GLENWOOD DRIVE, SHARON PA

JUDGMENT - \$ 85,826.67

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN EDWARD HEPLER AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST B

**WRIT OF EXECUTION  
NO. 2018-02227**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
OCTOBER 3, 2018 LEVIED ON THE FOLLOWING  
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KENNETH L. BOOK III IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN WILMINGTON TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO. 2-A IN THE JOHN B. & AUDRENE D. BURNS SUBDIVISION LOTS 2-A, 2-B, 2-C RECORDED IN THE RECORDER'S OFFICE OF MERCER COUNTY, PENNSYLVANIA IN 2007-00003522-35. CONTAINING 1.39 ACRES.

TAX ID /APN#: 32-213-007-002-000

PROPERTY ADDRESS: 119 Bend Road, New Wilmington, PA 16142

JUDGMENT- \$113,439.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH L. BOOK III AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2018-01030**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
SEPTEMBER 20, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRIAN K. DANIELS AND BECKY L. DANIELS IN AND TO:

ALL that certain piece or parcel of land situate in Shenango Township, Mercer County, Pennsylvania, being lot 1 in the Final Lots 1, 2 and 3 of the Russell E. & Margaret A. Daniels Subdivision as recorded in the Recorder's Office of Mercer County, Pennsylvania, in 200515482-178, and being bounded and described as follows:

BEGINNING at a point in the center line of Mitchell Road (T-412), said point being the southwest corner of Lot 2 in said Plan and the southeast corner of Lot 1 in said Plan, the land herein described; thence North 32 degrees 37 minutes 02 seconds East along the boundary Line between Lots 1 and 2 in said Plan, a distance of 360.69 feet to a point; thence South 81 degrees 35 minutes 26 seconds West along land now or formerly of Sunray & Company, a distance of 235.08 feet to a point; thence South 81 degrees 53 minutes 04 seconds west along land now or formerly of John P. & Margaret E. Miller, a distance of 269.77 feet to a point in the center line of Mitchell Road (T-412); thence along a curve to the left along the center line of Mitchell Road (T412), said curve having a radius of 1,375.68 feet, a chord of 259.43 feet, a chord bearing of South 51 degrees 05 minutes 21 seconds East, an arc distance of 259.81 feet to a point in the center line of Mitchell Road (T-412); thence continuing along the center line of Mitchell Road (T-412), South 56 degrees 29 minutes 59 seconds East, a distance of 123.91 feet to a point in the center line of Mitchell Road (T-412), the place of beginning and containing 1.636 acres of land.

SUBJECT to a 75 foot building setback line from the center line of Mitchell Road (T-412), SUBJECT ALSO to all conditions, restrictions, reservations, rights of way, easements, and any other matters of record that may be contained hi instrument in the prior chain of title.

Subject to easements, restrictions, and covenants of record, if any.

Tax ID: 27-185-181

PROPERTY ADDRESS: 362 Mitchell Road, West Middlesex, PA 16159

JUDGMENT - \$ 61,502.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRIAN K. DANIELS AND BECKY L. DANIELS AT THE SUIT OF THE PLAINTIFF METROPOLITAN LIFE INSURANCE COMPANY

**WRIT OF EXECUTION  
NO. 2017-02875**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
OCTOBER 31, 2018 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of real estate, Situate in the Borough of Mercer, Mercer County, Pennsylvania, bounded and described as follows, to wit:

On the North by Gooseberry Alley; on the East by twelve (12) foot alley; on the South by East Market Street; and on the West by Lot of Patrick and Jean Reardon; formerly Helen Reardon, having a frontage on said East Market Street of sixty (60) feet and extending back and there forth to said Gooseberry Alley, of and equal width, a distance of one hundred eighty (180) feet, more or less.

BEING known as Parcel # 65-578-181

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

321 EAST MARKET STREET, MERCER, PA 16137

BEING the same premises which U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF CSMC ASSET-BACKED TRUST 2007-NCI OSI, CSMC ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007 NCI OSI, BY ITS ATTORNEY-IN-FACT OCWEN LOAN SERVICING, LLC, AS GIVEN IN POWER OF A ATTORNEY, as tenants by the entireties, by Deed dated 4/6/2010 and recorded 5/5/2010 in the Office of the Recorder of Deeds in and for the County of MERCER as Instrument No. 2010-00004041, granted and conveyed unto SANDRA L. NOSKER, AS SOLE OWNER.

JUDGMENT - \$ 36,048.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SANDRA L. NOSKER AT THE SUIT OF THE PLAINTIFF NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION  
NO. 2018-00548**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
OCTOBER 3, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THE UNKNOWN HEIRS OF MARGARET A. YURAN DECEASED, CATHERINE M. MESER SOLELY IN HER CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED, FRANK YURAN SOLELY IN HIS CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED, JOSEPH J. YURAN SOLELY IN HIS CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED AND STANLEY P. YURAN JR SOLELY IN HIS CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the City of Hermitage, (formerly Township of Hickory), County of Mercer and Commonwealth of Pennsylvania, being known and numbered as Lots Eighty-eight (88), Eighty-nine (89), Ninety (90) and Ninety-one (91) in the Sharon Park Plan of Lots, said Plan being recorded in Plan Book 3, Page 93, being together more particularly bounded and described as follows, to-wit:

Bounded in the North by Park Avenue, for a distance of one hundred (100) feet; on the East by Lot No. 92 in said Plan, for a distance of one hundred (100) feet; on the South by Oakwood Alley, for a distance of one hundred (100) feet; and on the West by Lot No. 87 in said Plan for a distance of one hundred (100) feet.

PARCEL #: 10 316 021

PROPERTY ADDRESS: 487 West Park Street, Hermitage, PA 16148

JUDGMENT - \$ 89,749.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THE UNKNOWN HEIRS OF MARGARET A. YURAN DECEASED, CATHERINE M. MESER SOLELY IN HER CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED, FRANK YURAN SOLELY IN HIS CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED, JOSEPH J. YURAN SOLELY IN HIS CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED AND STANLEY P. YURAN JR SOLELY IN HIS CAPACITY AS HEIR OF MARGARET A. YURAN DECEASED AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A MR COOPER

**WRIT OF EXECUTION  
NO. 2018-01876**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
SEPTEMBER 20, 2018 LEVIED ON THE FOLLOWING  
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LAURA ALBRIGHT AND DIAMOND ALBRIGHT IN AND TO:

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

On the North by College Avenue for 60 feet; on the East by lot of formerly Mrs. Barnes, now Eleanor Uber, for 150 feet; on the South by an alley for 60 feet; and on the West by land of formerly Robinson, now Leperts, for 150 feet, Being known as Lot No. 20 of the R. A. McDowell Plan of Lots as recorded in Mercer County, in Deed Book U-6-639, transferred to Plan. Book 3, Page 81.

SUBJECT PROPERTY ADDRESS: 226 College Avenue,

Grove City, PA 16127

Being the same property conveyed to Laura Albright and Diamond Albright, her husband who acquired title, as tenants by the entirety, by virtue of a deed from Timothy J. Farley and Cindy Lee Moore, both single and unmarried, dated April 15, 2016, recorded April 15, 2016, at Instrument Number 2016-00003161, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 59 550 070

JUDGMENT - \$189,079.34

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LAURA ALBRIGHT AND DIAMOND ALBRIGHT AT THE SUIT OF THE PLAINTIFF PLAZA HOME MORTGAGE, INC.

**WRIT OF EXECUTION  
NO. 2017-03387**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
OCTOBER 11, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BENJAMIN L. KOLBRICH, AKA BEN KOLBRICH AND TINA M. GUERRINI, FKA TINA M. KOLBRICH IN AND TO:

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

On the North by lot now or formerly of Brown; on the East by Second Street alley; on the South by Elizabeth Street; and, on the West by lot now or formerly of Stuyvesant; fronting fifty-five (55) feet on said Elizabeth Street and extending back in a northerly direction, same width, a distance of one hundred twenty (120) feet, having erected thereon two-story frame dwelling and double garage.

SUBJECT PROPERTY ADDRESS: 9 Elizabeth Street, Greenville, PA 16125

Being the same property conveyed to Tina M. Guerrini, formerly known as Tina M. Kolbrich who acquired title by virtue of a deed from Benjamin L. Kolbrich, dated May 2, 2011, recorded April 23, 2012, at Document ID 2012-00005111; Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 515 090

JUDGMENT - \$ 41,433.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BENJAMIN L. KOLBRICH, AKA BEN KOLBRICH AND TINA M. GUERRINI, FKA TINA M. KOLBRICH AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION  
NO. 2018-02344**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
OCTOBER 30, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DOLORES J. MCQUISTON AND BETHANY M. MCQUISTON, AKA BETH M. MCQUISTON IN AND TO:

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

Beginning at a point in the centerline of Smola Road (T-825) marking the Southwest corner of land now or formerly of Paul Vandervort and being in the southeast corner of the parcel described herein;

Thence north 87 degrees 38 minutes 30 seconds West along the centerline of Smola Road a distance of 540.23 feet to a point;

Thence North 00 degrees 41 minutes 25 seconds east along remaining land of Carl McQuiston a distance of 304.97 feet to a point;

Thence South 87 degrees 38 minutes 30 seconds east along remaining land of Carl McQuiston a distance of 585.64 feet to a point;

Thence South 05 degrees 47 minutes 15 seconds east along land now or formerly of Paul Vandervort a distance of 66.40 feet to a point;

Thence South 13 degrees 14 minutes 00 seconds west along land now or formerly of Paul Vandervort a distance of 243.48 feet to the point or place of beginning.

Containing 4.00 acres more or less.

Included is a 2001 Lifetime Manhattan 28 x 64 #LTOI-00-1176A/B manufactured home.

SUBJECT PROPERTY ADDRESS: 239 Smola Road, Sandy Lake, PA 16145

Being the same property conveyed to David J. McQuiston, Bethany M. McQuiston, husband and wife and Dolores J. McQuiston who acquired title by virtue of a deed from David J. McQuiston and Bethany M. McQuiston, husband and wife, dated July 31, 2001, recorded August 8, 2001, at Document ID 01DR13234, and recorded in Book 0366, Page 2428, Office of the Recorder of Deeds, Mercer County, Pennsylvania

INFORMATIONAL NOTE: David J. McQuiston died August 20, 2009, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to surviving party Bethany M. McQuiston.

SUBJECT TAX PARCEL ID: 02-036-031-004

JUDGMENT - \$ 87,106.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DOLORES J. MCQUISTON AND BETHANY M. MCQUISTON, AKA BETH M. MCQUISTON AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2017-03550**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GUY F. PORRECA AND AMY M. PORRECA IN AND TO:

All That Certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being Lot Number Four (4) in the "Doctor Harry White Plan of Lots", as surveyed and laid out by J. Fred Thomas, Civil Engineer, March 29, 1924, and revised September 15, 1924, said Plan being recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 2, page 171, said lot being bounded and described as follows, to-wit:

Beginning at a point on the East side of Jefferson Avenue, which said point is also the Northwest corner of Lot Number Three (3) in said Plan, and the Southwest corner of the land herein conveyed;

Thence running in a Northerly direction along the East side of said Jefferson Avenue, a distance of forty (40) feet to the Southwest corner of Lot Number Five (5) in said Plan;

Thence running in an Easterly direction along the South line of Said Lot Number Five (5) a distance of one hundred thirteen and twenty-nine one hundredths (113.29) feet to land now or formerly of Frank Morrison;

Thence running in a Southerly direction along said land now or formerly of Frank Morrison, a distance of forty (40) feet to the Northeast corner of said Lot Number three (3);

Thence running in a Westerly direction along the North line of said Lot Number Three (3) a distance of one Hundred thirteen and seventy-six one hundredths (113.76) feet to the place of beginning.

SUBJECT PROPERTY ADDRESS: 356 Jefferson Avenue, Sharon, PA 16146

Being the same property conveyed to Guy F. Porreca and Amy M. Porreca, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Brian R. Faber and Sharronda L. Faber, husband and wife, dated March 26, 2004, recorded March 30, 2004, at Document ID 2004-005292, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 2 K 26E

JUDGMENT - \$ 70,333.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GUY F. PORRECA AND AMY M. PORRECA AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2018-01371**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
SEPTEMBER 25, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KENNETH L. STALLSMITH AND WANDA P. STALLSMITH IN AND TO:

All that certain piece of land situate in Worth Township, Mercer County, Pennsylvania, being marked and designated as Lot No. 2 of the Subdivision of the William J. Farrell Property, as recorded in the Recorder's Office of Mercer County, Pennsylvania, on May 20, 1976, in Plan Book 24, Page 84, same being more fully bounded and described as follows, to-wit:

Commencing at an iron pin set at the West side of the dedicated right-of-way line of Legislative Route 312 (T.R. 173), said point of beginning being the southeast corner of Lot No. 2 hereby conveyed, and the northeast corner of Lot No. 1, said Plan; thence along the north line of Lot No. 1, said Plan, North 85 degrees 49 minutes West, a distance of 506.96 feet to an iron pin; thence along the east line of land now or formerly of C.B. Montgomery, North 2 degrees 10 minutes East, a distance of 180.00 feet to an iron pin; thence along the South line of land now or formerly of Paul E. Estes, South 85 degrees 45 minutes East, a distance of 502.05 feet to an iron pin set at the West side of the dedicated right-of-way line of said Legislative Route 312 (T.R. 173); thence along the west side of the dedicated right-of-way line of said Legislative Route 312 (T.R. 173), South 00 degrees 36 minutes West, a chord distance of 179.65 feet to an iron pin, the point or place of beginning; and containing 2.08 acres of land, per survey of Dana W. Dodd, R.S., dated April 27, 1976.

SUBJECT PROPERTY ADDRESS: 1861 Sandy Lake Grove City Road, AKA, RD # 1 Box 271-A, Jackson Center, PA 16133

Being the same property conveyed to Kenneth L. Stallsmith and Wanda P. Stallsmith, husband and wife who acquired title by virtue of a deed from Grover W. Snyder and Carla P. Snyder, husband and wife, dated May 17, 1991, recorded May 21, 1991, at Document ID 05893, and recorded in Book 0097, Page 0383, Office of

the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 34-154-033

JUDGMENT - \$ 10,452.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH L. STALLSMITH AND WANDA P. STALLSMITH AT THE SUIT OF THE PLAINTIFF MIDFIRST BANK

**WRIT OF EXECUTION  
NO. 2018-01322**

MARTHA E VON ROSENSTIEL PC PLAINTIFF'S ATTORNEY  
OCTOBER 4, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AMY L. HANLEY AND BRENT A. HANLEY AND THE UNITED STATES OF AMERICA IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Sharpsville, Mercer County, Pennsylvania, as shown on Thomas & Joyce Replat of Lots 92 and 93 of Milliken's Addition to Sharpsville, as recorded in Mercer County Records in 1981 P.L. 142, and being more particularly bounded and described as follows:

BEGINNING at the southwest corner of the land herein described at a point on the east side of Fourth Street, a distance of 61 feet from the north line of Pierce Avenue; thence North 14° 50' East along the east line of Fourth Street, a distance of 112 feet; thence eastwardly along the center line of a vacated alley, a distance of 110 feet to a point; thence South 14° 50' West along the west line of Lot 94 of said Plan, a distance of 112 feet; thence South 75° 10' West along the north line of land now or formerly of Zita M. Thomas, a distance of 110 feet to the east line of Fourth Street, the place of beginning.

EXCEPTING FROM THE ABOVE-DESCRIBED PARCEL ALL THAT CERTAIN piece of parcel of land situated in the Borough of Sharpsville, County of Mercer and Commonwealth of Pennsylvania, known as the southerly half or the southerly eight (8) feet, more or less, of that portion of the alley abutting Lots 92 and 93 in the Milliken's Addition to the Borough of Sharpsville, which was vacated by Ordinance NO. 591 of the Borough of Sharpsville, passed June 18, 1962.

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES VESTED IN Brent A. Hanley and Amy L. Hanley, husband and wife by deed from Angela Trotta, widow, dated 1/3/2005 and recorded 1/6/2005 as Instrument Number 2005-000342

Tax ID # 72-821-029

LOCATION - 125 SOUTH 4TH STREET, A/K/A 125 FOURTH STREET, SHARPSVILLE PA

JUDGMENT - \$179,049.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMY L. HANLEY AND BRENT A. HANLEY AND THE UNITED STATES OF AMERICA AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

**WRIT OF EXECUTION  
NO. 2018-01739**

MCCABE WEISBERG R. CONWAY PC PLAINTIFF'S ATTORNEY  
SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN W. HAUGH AND DIANA L. HAUGH IN AND TO:

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

BEGINNING at a point on the south side of Terrace Avenue on a line between lots #27 and #28; thence in an Easterly direction along the south side of Terrace Avenue 38.33 feet to lot #29; thence South 5 degrees 40 minutes West 120.16 feet by Lot #29 to the north side of a 15 foot alley; thence North 72 degrees 12 minutes West 38 feet to Lot #27; thence North 5 degrees 40 minutes East 121.47 feet by Lot #27 to the place of beginning.

Being known as: 716 Terrace Avenue, Grove City, Pennsylvania 16127

BEING THE SAME PREMISES WHICH Kenneth J. DeMaria and Janice M. DeMaria, husband and wife, by deed dated June 18, 2001 and recorded July 24, 2001 in Deed Book 0364, Page 2695 Instrument Number 01-12246, granted and conveyed unto John W. Haugh and Diana L. Haugh, husband and wife.

TAX I.D. #: MAP # 59-553-146

CONTROL # 59-20530

JUDGMENT - \$ 84,278.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN W. HAUGH AND DIANA L. HAUGH AT THE SUIT OF THE PLAINTIFF BANK OF AMERICAN, N.A.

**WRIT OF EXECUTION  
NO. 2018-00911**

MILSTEAD & ASSOCIATES LLC PLAINTIFF'S ATTORNEY  
OCTOBER 23, 2018 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land with frame

dwelling erected thereon situate in the Borough of Greenville, Mercer County, Pennsylvania, and being more particularly bounded and described as follows:

BEGINNING at a post at the corner of Mercer and Eagle Streets; thence along Eagle Street, seventy-seven (77) feet to a post on line between lands herein described and lands now or formerly of Burnett G. Baird; thence northerly along said last mentioned line, one hundred (100) feet to a post; thence westerly along line between lands herein described and lands now or formerly of Baird, twenty-seven (27) feet to a post on the east line of Mercer Street; thence southerly along the east line of Mercer Street, one hundred twenty-five (125) feet to a post and the place of beginning.

Title to said Premises vested in Michelle R. Guthrie by Deed from Anthony L. Urban dated June 28, 2006 and recorded on August 24, 2006 in the Mercer County Recorder of Deeds as Instrument No. 2006-00012711.

Being known as: 2 Eagle Street, Greenville, PA 16125

Tax Parcel Number: 55-511-006

JUDGMENT - \$ 25,579.39

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

**WRIT OF EXECUTION  
NO. 2018-02184**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFFS ATTORNEY  
SEPTEMBER 25, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RANDY E. SACKETT AND SHARON L. SACKETT 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:

ON the North by Cranbrook Drive for Sixty-six (66) feet; ON the East by Lot No. 56 for One Hundred Thirty-one and Thirty-seven Hundredths (131.37) feet; ON the South by Lot No. 189 of the Carnegie View Plan of Lots for Sixty-six and One Hundredths (66.01) feet; and ON the West by Lot No. 54 of the Sunny View Plan of Lots for One Hundred Thirty and Thirty-nine Hundredths (130.39) feet.

AND BEING Lot No. 55 of the Phillip R. Winter, Inc., Sunny View Plan of Lots, Section A, as recorded in Plan Book 6, Page 42, in the Mercer County Records.

TITLE TO SAID PREMISES IS VESTED IN RANDY E. SACKETT AND SHARON L. SACKETT, H/W, THEIR HEIRS AND ASSIGNS, by Deed from ROBERT MONTESON AND PAMELA A. MONTESON, H/W, Dated 12/30/1998, Recorded 01/13/1999, in Book 0285, Page 2207.

Tax Parcel: 12-327-030

Premises Being: 1490 CRANBROOK DRIVE, HERMITAGE, PA 16148-2073

JUDGMENT \$ 67,611.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RANDY E. SACKETT AND SHARON L. SACKETT AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-A, ASSET-BACKED CERTIFICATES, SERIES 2001-A

**WRIT OF EXECUTION  
NO. 2018-01879**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFFS ATTORNEY

SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) EDDIE G. SUMMERLIN AND LEANDRA SUMMERLIN A/K/A LEANDRA N. SUMMERLIN IN AND TO:

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

ON the North by land now or formerly of Gaugh;

ON the East by First Avenue;

ON the south by South Main Street;

AND ON the West by lot now or formerly of Merritt;

Having a frontage of Sixty (60) feet on South Main Street, and extending back therefrom of equal width along First Avenue a distance of Ninety-One (91) feet to lot now or formerly of Gaugh.

TITLE TO SAID PREMISES IS VESTED IN EDDIE G. SUMMERLIN AND LEANDRA SUMMERLIN, H/W, by Deed from SHADOW LANE PROPERTIES, INC., A PENNSYLVANIA BUSINESS CORPOR-ATION, Dated 06/25/2015, Recorded 07/15/2015, Instrument No. 2015-00006824.

Tax Parcel: 55 513 040

Premises Being: 386 SOUTH MAIN STREET, A/K/A 386 MAIN STREET HS, GREENVILLE, PA 16125-1812

JUDGMENT - \$ 78,332.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EDDIE G. SUMMERLIN AND LEANDRA SUMMERLIN A/K/A LEANDRA N. SUMMERLIN AT THE SUIT OF THE PLAINTIFF FIRST GUARANTY MORTGAGE

CORPORATION

**WRIT OF EXECUTION  
NO. 2018-02091**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFFS ATTORNEY  
OCTOBER 4, 2018 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in Sandy Lake Township, Mercer County, Pennsylvania, known as Lot No. 2 in the Robert and Helen Carpenter Subdivision recorded at 1994 P/L 13542-208. Being more particularly described as follows:

BEGINNING at an iron pin set at the southeasterly corner of the within described parcel of land; thence South 79° 34' West, 308.64 feet to an iron; thence North 6° 39' West, 272.80 feet, along the easterly right of way line of SR 0173 to a point thence North 89° 48' East, 344.65 feet along the southerly line of Lot 1 of the Robert and Helen Carpenter Subdivision to an iron pin; thence South 2° 31' West, by lands now or formerly of the Stoneboro Wesleyan Methodist Church, 216.52 feet to an iron pin, the place of beginning.

Containing 1.82 acres as per survey of V. L. Dick Lugg, P.E., P.L., dated August, 1994.

UNDER AND SUBJECT TO the extent applicable to those certain Right-of-Way agreements as follows:

1. Between Fred M. Kerr, Sr. and Ada Kerr and Pennsylvania Power Company, recorded May 7, 1953 in Mercer County, Volume 0-3-117.

2. Between Fred M. Kerr, Sr. and Ada Kerr and Pennsylvania Power Company, recorded July 7, 1954 in Mercer County, Volume 0-3-174.

TITLE TO SAID PREMISES IS VESTED IN THOMAS C. TANTON, by Deed from TRACY LYNN HORSTMAN, EXECUTRIX OF THE ESTATE OF DIXIE LEE TANTON, DECEASED, Dated 09/03/2009, Recorded 12/04/2009, Instrument No. 2009-00013054. THOMAS W. TANTON A/K/A THOMAS W. TANTON, JR was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of THOMAS W. TANTON A/K/A THOMAS W. TANTON, JR's death on or about 06/09/2004, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 26 102 028 002

Premises Being: 3134 SANDY LAKE GROVE CITY ROAD, SANDY LAKE, PA 16145

JUDGMENT - \$ 63,488.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS C. TANTON AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

**WRIT OF EXECUTION  
NO. 2018-01928**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFFS ATTORNEY  
SEPTEMBER 26, 2018 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point in the west right-of-way line of Conneaut Lake road (PA state route 18) at the southeast corner of land of Durasa, said point being the northeast corner of the land herein described; thence south 03° 13' 20" east along said west right-of-way line of Conneaut lake road (PA state route 18), a distance of 456.40 feet to a point at the northeast corner of land of Logue; thence south 89° 18' 50" west along the north line of land of Logue, a distance of 630.02 feet to a point at the southeast corner of land of Engstrom, said point also being the southwest corner of the land herein described; thence north 04° 48' 59" west along part of the east line of land of Engstrom, a distance of 313.73 feet to a point at the southwest corner of land of Durasa; thence north 76° 34' 11" east along the south line of land of Durasa, a distance of 648.39 feet to a point in the west right-of-way line of Conneaut lake road (PA state route 18), the place of beginning containing 5.606 acres of land as per survey of Warren W. Sorg, P.L.S., of Sorg Surveying, Inc., dated August 12, 1999.

TITLE TO SAID PREMISES IS VESTED IN CHRISTIAN S. THOMAS, SINGLE, by Deed from DARLENE M. GREEN, SINGLE, Dated 09/17/1999, Recorded 09/22/1999, in Book 307, Page 171.

Tax Parcel: 30-004-006

Premises Being: 656 CONNEAUT LAKE ROAD, ADAMSVILLE, PA 16110-1104

JUDGMENT - \$ 34,662.88

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

**WRIT OF EXECUTION  
NO. 2018-02298**

PURCELL KRUG & HALLER PLAINTIFFS

ATTORNEY  
NOVEMBER 7, 2018 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM  
OF THE DEFENDANT (S) RHONDA J. CANNON  
AND GEORGE W. CANNON II IN AND TO:

ALL that certain lot or tract of land situate in the City of  
Farrell, County of Mercer and Commonwealth of  
Pennsylvania, being known as Lot No. 34 as shown on  
a certain Plan entitled Veterans Heights Plan of Lots, as  
recorded in the Office of the Recorder of Deeds of  
Mercer County, Pennsylvania, in Plan Book 5, page 59,  
HAVING THEREON erected a dwelling known and  
numbered as: 435 PATTON AVENUE FARRELL, PA  
16121

PARCEL NO. 52-432-054

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.

UNDER AND SUBJECT to all the easements,  
exceptions, rights, reservations, restrictions, covenants,  
conditions, privileges, etc., as may be either contained in  
or referred to in the prior deeds or other documents  
composing the chain of title, or as may be visible upon  
physical inspection of the premises.

BEING THE same premises which The Estate of  
Dolores M. Somich, by deed dated November 1, 2013  
and recorded November 12, 2013 at Mercer County File  
No. 2013-00018229, granted and conveyed unto George  
W. Cannon, II and Rhonda J. Cannon.

JUDGMENT - \$ 45,929.53

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF THE DEFENDANT (S) RHONDA J.  
CANNON AND GEORGE W. CANNON II AT THE  
SUIT OF THE PLAINTIFF PENNSYLVANIA  
HOUSING FINANCE AGENCY

**WRIT OF EXECUTION  
NO. 2018-02221**

RAS CITRON, LLC PLAINTIFFS' ATTORNEY  
OCTOBER 11, 2018 LEVIED ON THE FOLLOWING  
ALL THE RIGHT, TITLE, INTEREST AND CLAIM  
OF THE DEFENDANT (S) THOMAS W. CORYEA  
AND ANGELA CORYEA IN AND TO:

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

BEGINNING at a point in the centerline of Vickerman  
Road (T-429), which point is the Southwest corner of the  
parcel herein described and which is also the Southeast  
corner of Rains Lot 1 in the Enos A. and Mary B. Byler  
Lot 1 and Barbara L. Rains Lot I Subdivision recorded in  
the Office of the Recorder of Deeds of Mercer County,  
Pennsylvania at 1997 P/L 14906-257; thence North 3°  
30' East, along Rains Lot 1 in the Subdivision, a distance  
of 225.00 feet to land now or formerly of Byler, formerly  
of Toth; thence South 89° 04' East, along land now or  
formerly of Byler, formerly of Toth, a distance of 151.00  
feet to land now or formerly of Byler; thence South 3°  
30' West, along land now or formerly of Byler, formerly  
Toth, a distance of 218.53 feet to a point in the centerline  
of Vickerman Road; and thence North 89° 04' West,  
along the centerline of Vickerman Road, a distance of  
150.93 feet to a point, the place of BEGINNING.

TAX MAP NO. 4-4380

BEING the same premises which Deborah Platt,  
Successor Trustee under the Wayne L. Williams  
Revocable Trust dated the 19th day of June 2001, as  
amended, by Deed dated 08/11/2006 and recorded  
08/15/2006 in the Office of the Recorder of Deeds in and  
for the County of Mercer in Instrument No. 2006-  
00012204, granted, and conveyed unto Thomas W.  
Coryea and Angela S. Coryea, husband and wife.

"NOTICE - THIS DOCUMENT DOES NOT SELL,  
CONVEY, TRANSFER, INCLUDE OR INSURE THE  
TITLE TO THE COAL AND RIGHT OF SUPPORT  
UNDERNEATH THE SURFACE LAND DESCRIBED  
OR REFERRED TO HEREIN, AND THE OWNER OR  
OWNERS OF SUCH COAL MAY HAVE THE  
COMPLETE LEGAL RIGHT TO REMOVE ALL OF  
SUCH COAL AND IN THAT CONNECTION  
DAMAGE MAY RESULT TO THE SURFACE OF  
THE LAND AND ANY HOUSE, BUILDING OR  
STRUCTURE ON OR IN SUCH LAND. THE  
INCLUSION OF THIS NOTICE DOES NOT  
ENLARGE, RESTRICT OR MODIFY ANY LEGAL  
RIGHTS OR ESTATES OTHERWISE CREATED,  
TRANSFERRED, EXCEPTED OR RESERVED BY  
THIS INSTRUMENT. (This notice is set forth in the  
manner provided in Section 1 of the Act of July 17, 1957  
P.L., 984 as amended, and is not intended as notice of  
unrecorded instruments, if any).

NOTICE - THE UNDERSIGNED, AS EVIDENCED  
BY THE SIGNATURE (S) TO THE NOTICE AND  
THE ACCEPTANCE AND RECORDING OF THIS  
DEED, ARE FULLY COGNIZANT OF THE FACT  
THAT THE UNDERSIGNED MAY NOT BE  
OBTAINING THE RIGHT TO PROTECTION  
AGAINST SUBSIDENCE, AS TO THE PROPERTY  
HEREIN CONVEYED, RESULTING FROM COAL  
MINING OPERATIONS AND THAT THE  
PURCHASED PROPERTY, HEREIN CONVEYED,  
MAY BE PROTECTED FROM DAMAGE DUE TO

MINE SUBSIDENCE BY A PRIVATE CONTRACT  
WITH THE OWNERS OF THE ECONOMIC  
INTEREST IN THE COAL. THIS NOTICE IS  
INSERTED HEREIN TO COMPLY WITH THE  
BITUMINOUS MINE SUBSIDENCE AND LAND  
CONSERVATION ACT OF 1966,"

BEING KNOWN AS: 161 VICKERMAN ROAD  
MERCER PA, 16137

PROPERTY ID: 04 175 050

TITLE TO SAID PREMISES IS VESTED IN THOMAS  
W. CORYEA AND ANGELA CORYEA BY DEED  
FROM DEBORAH PLATT, SUCCESSOR TRUSTEE  
UNDER THE WAYNE L. WILLIAMS REVOCABLE  
TRUST DATES THE 19<sup>th</sup> DAY OF JUNE, 2001, AS  
AMENDED, DATED 08/11/2006 RECORDED  
08/15/2006 IN INST. 2006-00012204

JUDGMENT - \$110,185.13

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF THE DEFENDANT (S) THOMAS W.  
CORYEA AND ANGELA CORYEA AT THE SUIT  
OF THE PLAINTIFF NEW PENN FINANCIAL LLC  
D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION  
NO. 2018-01858**

RAS CITRON, LLC PLAINTIFFS' ATTORNEY  
OCTOBER 10, 2018 LEVIED ON THE FOLLOWING  
ALL THE RIGHT, TITLE, INTEREST AND CLAIM  
OF THE DEFENDANT (S) ROBERT D. TOWNSEND  
IN AND TO:

ALL that certain piece of parcel of land situate In the  
City of Sharon, County of Mercer, and Commonwealth  
of Pennsylvania, bounded and described as follows, to-  
wit:

Beginning on the North line of Liberty Street at the  
Southwest corner of land now or formerly of Van Patton;  
Thence Westwardly along the North line of said Mary  
Street, a distance of fifty (50) feet to the Southeast corner  
of land now or formerly of Morrison;

Thence North along the East line of land now or formerly  
of Morrison, a distance of one hundred sixty-seven (167)  
feet to land now or formerly of Samuel A. Quimby;

Thence Eastwardly along the South line of land now or  
formerly of Samuel A. Quimby, a distance of fifty (50)  
feet to the Northwest corner of land now or formerly of  
Van Patton;

Thence Southwardly along the West line of land now or  
formerly of Van Patton a distance of one hundred sixty-  
seven (167) feet to the place of beginning.

BEING KNOWN AS: 275 LIBERTY STREET  
SHARON, PA 16146

PROPERTY ID: 4-I-21

TITLE TO SAID PREMISES IS VESTED IN ROBERT  
D. TOWNSEND BY DEED FROM ERIC W.  
BAUGHER, A SINGLE AND UNMARRIED MAN  
DATED 11/18/1993 RECORDED 12/12/1993 IN BOOK  
155 PAGE 2589 INSTRUMENT#93DR16852

JUDGMENT - \$ 27,435.15

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF THE DEFENDANT (S) ROBERT D.  
TOWNSEND AT THE SUIT OF THE PLAINTIFF  
DITECH FINANCIAL LLC

**WRIT OF EXECUTION  
NO. 2018-01925**

RAS CITRON, LLC PLAINTIFFS' ATTORNEY  
OCTOBER 26, 2018 LEVIED ON THE FOLLOWING  
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF  
THE DEFENDANT (S) PETER J. VILASI AND SUSAN  
J. VILASI IN AND TO:

All that certain lot or parcel of land situate in the South  
Pymatuning Township, County of Mercer,  
Commonwealth of Pennsylvania, and being more  
particularly described as follows:

Beginning at a point in the center line of Robertson Road,  
which said point is the Southwest corner of the within  
described land and which point is also on line of lands now  
or formerly of Giban; thence from said beginning point and  
along said lands now or formerly of Giban North 22° 10'  
East a distance of 209.1 feet to a point; thence along lands  
now or formerly of Saxion South 51° 50' East a distance of  
153.3 feet to a point; thence continuing along lands now or  
formerly of Saxion South 38° 10' West a distance of 200  
feet to a point in the center line of said Robertson Road;  
thence along the center line of said Robertson Road North  
51° 50' West a distance of 92.2 feet to the place of  
beginning.

The above description is taken from a "Survey of Land for  
George Saxion" made by Joseph Harris Engineers dated  
January 20, 1968 and duly approved by the Hickory  
Township Planning Commission, the Hickory Township  
Commissioners, the South Pymatuning Township  
Planning Commission and the South Pymatuning  
Township Board of Supervisors, which is recorded in 68  
D.R. 157, records of Mercer County, PA.

The above conveyed land is subject to a 50-foot right of  
way for present and future right of way for Robertson Road  
and to building line restriction as shown on survey above  
referred to and recorded with deed of George F.  
McConnell dated 1/24/68 and recorded in 68 D.R. 157.

Being the Same Premises which Jerry L. and Diane L.  
Porterfield, by general Warranty Deed dates August  
19, 1994, and recorded August 23, 1994, in book 94 DR,  
Page 12954, granted and Conveyed unto Peter J. and Susan

J. Vilasi, in fee.

BEING KNOWN AS: 2686 ROBERTSON ROAD,  
HERMITAGE (SOUTH PYMATUNING TOWNSHIP),  
PA 16148

PROPERTY ID: 28 133 060

TITLE TO SAID PREMISES IS VESTED IN PETER J.  
VILASI AND SUSAN J. VILASI, HUSBAND AND  
WIFE BY DEED FROM JERRY L. PORTERFIELD  
AND DIANE L. PORTERFIELD, HUSBAND AND  
WIFE, DATED 08/09/1994 RECORDED 08/23/1994 IN  
BOOK No. 94 DR PAGE 12954

JUDGMENT - \$122,327.55

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF THE DEFENDANT (S) PETER J.  
VILASI AND SUSAN J. VILASI AT THE SUIT OF THE  
PLAINTIFF WELLS FARGO BANK, N.A., AS  
TRUSTEE FOR THE POOLING AND SERVICING  
AGREEMENT DATED AS OF NOVEMBER 1, 2004  
PARK PLACE SECURITIES, INC. ASSET-BACKED  
PASS-THROUGH CERTIFICATES SERIES 2004-  
WHQ2

**WRIT OF EXECUTION  
NO. 2018-01134**

RICHARD M. SQUIRE & ASSOCIATES LLC  
PLAINTIFFS' ATTORNEY  
SEPTEMBER 25, 2018 LEVIED ON THE FOLLOWING  
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF  
THE DEFENDANT (S) REBECCA L. STRAITE, A/K/A  
REBECCA STRAITE AND TIMOTHY STRAITE IN  
AND TO:

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

ON the North by College Avenue for 60 feet; on the East  
by Lot No. 15 for 150 feet; on the South by an alley for 60  
feet; on the West by Lot No. 17 for 150 feet.

The Grantors also quitclaim any interest they have in the  
adjoining alleys referred to above.

UNDER AND SUBJECT to any and all restrictions,  
covenants, conditions, easements and rights of way of  
record or apparent from an inspection of the property.

PARCEL NO. 59-550-074

BEING KNOWN AS 212 College Avenue, Grove City,  
PA 16127

BEING THE SAME PREMISES which James A. Green,  
Jr. and Chrissann E. Green, husband and wife, by Deed  
dated September 2, 2009 and recorded September 18,  
2009, in the Office of the Recorder of Deeds in and for the  
County of Mercer, as Instrument No. 2009-00010121,  
granted and conveyed unto Timothy Straite and Rebecca  
L. Straite, husband and wife, in fee.

JUDGMENT - \$116,689.46

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF THE DEFENDANT (S) REBECCA L.  
STRAITE, A/K/A REBECCA STRAITE AND  
TIMOTHY STRAITE AT THE SUIT OF THE  
PLAINTIFF J.P. MORGAN MORTGAGE  
ACQUISITION CORP.

**WRIT OF EXECUTION  
NO. 2018-00163**

STERN & EISENBERG PC PLAINTIFFS' ATTORNEY  
SEPTEMBER 25, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF  
THE DEFENDANT (S) THE KNOWN AND  
UNKNOWN HEIRS OF THE ESTATE OF HOWARD L.  
AXTELL, DECEASED AND ROBINANNE P. AXTELL  
IN AND TO:

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

ON the West by Flowers Avenue for 50 feet; on the North  
by land of D.B. Kelly for 156 feet; on the East by land of  
Bovard for 50 feet; on the South by lands of Ralph E.  
Coulter at or for 156 feet.

HAVING ERECTED THEREON A Residential Dwelling.  
BEING THE SAME PREMISES AS Howard L. Axtell  
and Robinanne P. Axtell, by Deed dated September 14,  
2010, and recorded on October 28, 2010, by the Mercer  
County Recorder of Deeds as Deed Instrument No. 2010-  
00010876, granted and conveyed unto Howard L. Axtell,  
an Individual.

AND THE SAID Howard L. Axtell departed this life on  
May 15, 2017, whereby title to the aforementioned  
premises vested with The Known and Unknown Heirs of  
the Estate of Howard L. Axtell, deceased, by Operation of  
Law.

BEING KNOWN AND NUMBERED AS 414 Flower  
Avenue, Grove City, PA 16127.

TAX PARCEL NO. 59-558-074 / 59-1350.

JUDGMENT - \$ 83,716.17

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF THE DEFENDANT (S) THE KNOWN  
AND UNKNOWN HEIRS OF THE ESTATE OF  
HOWARD L. AXTELL, DECEASED AND  
ROBINANNE P. AXTELL AT THE SUIT OF THE  
PLAINTIFF WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY IN ITS CAPACITY AS OWNER  
TRUSTEE OF MATAWIN VENTURES TRUST  
SERIES 2018-1

**WRIT OF EXECUTION**

**NO. 2017-01490**

STERN & EISENBERG PC PLAINTIFFS' ATTORNEY  
OCTOBER 23, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF  
THE DEFENDANT (S) MARSHA BARBER AND  
ENRICO J. JOHNSON IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in  
the City of Sharon, County of Mercer, State of  
Pennsylvania known as lots NOS Ninety, Ninety (90) and  
Ninety-one (91) in the Leslie Addition which plan is  
recorded on Plan Book 1, Page 15, Records of Mercer  
County being bounded and described as follows:

On the North by Lot No. Eighty-nine (89) in said plan, a  
distance of one hundred thirty (130) feet; on the East by  
South Oakland Avenue, a distance of Eighty (80) feet; on  
the South by Lot No. Ninety-two (92) in said plan, a  
distance of one hundred thirty (130) feet; and on the west  
by an alley, a distance if Eighty (80) feet.

BEING the same premises which Anna R. McCuskey, by  
Deed dated 06/14/2001, and recorded 1/28/2002 in the  
Office of the Recorder of Deeds in and for Mercer County  
as Instrument Number 02DR02127, granted and conveyed  
unto Enrico J. Johnson and Marsha Barber.

PARCEL NO. 4-J-32 AND 4-J-33.

BEING KNOWN AND NUMBERED AS 296 South  
Oakland Avenue, Sharon, PA 16146

JUDGMENT - \$ 63,489.68

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF THE DEFENDANT (S) MARSHA  
BARBER AND ENRICO J. JOHNSON AT THE SUIT  
OF THE PLAINTIFF U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE FOR NRZ INVENTORY  
TRUST

**WRIT OF EXECUTION  
NO. 2018-02178**

STERN & EISENBERG PC PLAINTIFFS' ATTORNEY  
SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING  
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF  
THE DEFENDANT (S) MATT E. DULANEY AND  
PAULA J. DULANEY IN AND TO

Parcel One

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

Beginning at a point in the center fine of a public road,  
commonly known as the Clintonville Road, which point of  
beginning is the Northwest corner of the premises  
conveyed by this deed; thence East along land now or  
formerly of John Bobanick and land of H.B. Williams, a  
total distance of nine hundred and eighty (980) feet, more  
or less to land now or formerly of Frank Peters; thence  
South along said land now or formerly of Frank Peters, a  
distance of one hundred eighty-six (186) feet to the  
center point of an iron pin; thence West along land now  
or formerly of Horace Filer, a distance of one thousand  
and ten (1,010) feet more or less, to a point in the center  
line of the aforementioned public road, commonly  
known as the Clintonville Road; thence North along the  
center line of said public road, commonly known as the  
Clintonville Road, for a distance of one hundred eighty-  
six (186) feet to a point, the point and place of beginning.

The above-described tract of land has a frontage of one  
hundred eighty-six (186) feet at the center line of the  
aforementioned public road, commonly known as the  
Clintonville Road, and extends Eastwardly therefrom,  
preserving an equal width, of one hundred and eighty-  
six (186) feet to said lands of Frank Peters.

An iron pin has been placed in the property line of Frank  
Peters at the Southeasterly corner of the premises  
conveyed by this deed, and an iron pin has been placed  
as the Southern boundary line a short distance East of  
the Easterly side of said public road, commonly known as  
the Clintonville Road. The Southern boundary line is  
a straight line extending through the center point of said  
two iron pins.

Parcel Two:

All that certain parcel or lot of land situate, lying and  
being in Findley Township, Mercer County,  
Pennsylvania, being known as Lot No. 3 in the Marie  
Bobanick Subdivision, as recorded in the Office of the  
Recorder of Deeds of Mercer County, Pennsylvania at  
1995 P/L 8678-166 and being more particularly  
bounded and described as follows, to-wit:

Beginning at a point in the centerline of Filer Road (1-  
726), said point being the Southwest corner of the lot  
herein described and also being the Northwest corner of  
other land now or formerly of Jean Ann Fisher, et ux.;  
thence North 12° 24' East along the Centerline of Filer  
Road, a distance of 100 feet to a point; thence South 87°  
37' East, along Lot No. 2 in the Marie Bobanick  
Subdivision, a distance of 6105.50 feet to an iron pin;  
Thence South 12° 24' West along land now or formerly  
of Thomas Peters, a distance of 100 feet to an iron pin;  
and thence North 87° 37' West, along other land now or  
formerly of Jean Ann Fisher, et ux., a distance of 610.50  
feet to a point in the centerline of Filer Road, the placer  
of beginning, Containing 1.38 acres, as per survey of  
R.P. Bittler, P.L.S., dated June 30, 1995.

The improvements thereon being known as 136 Filer  
Road, Mercer, PA 16137.

TOGETHER with all and singular the buildings,  
improvements, ways, streets, alleys, driveways,  
passages, waters, watercourses, rights (including

mineral rights), liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever of Grantor, as well at law as in equity, of, in, and to the same.

Parcel No. 06-165-073

Fee Simple Title Vested in Matt E. Dulaney and Paula J. Dulaney, husband and wife, as joint tenants with rights of survivorship by deed from Eileen Rodgers and Allan Rodgers, wife and husband, dated 7/28/2017, recorded 10/10/2017, in the Mercer County Clerk's Office in Deed Instrument No. 2017-0009378.

JUDGMENT - \$ 80,639.37

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MATT E. DULANEY AND PAULA J. DULANEY AT THE SUIT OF THE PLAINTIFF QUICKEN LOANS INC.

**WRIT OF EXECUTION  
NO. 2018-02118**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY  
SEPTEMBER 19, 2018 LEVIED ON THE FOLLOWING

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

PARCEL NO.: 69-2-AK-52-53-10 / 69-14510

PARCEL ONE 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 No. Twenty-eight (28) in the Stambaugh-Freed Plan of Lots as recorded in Plan Book 2 at page 119, Records of Mercer County, Pennsylvania, and being bounded and described as follows:

On the north by Lot No. twenty-seven (27) in said Plan, a distance of One Hundred Forty (140) feet; on the east by Lot No. Thirteen (13) in said plan, a distance of Fifty (50) feet; on the south by Lot No. twenty-nine (29) in said Plan, a distance of One Hundred Forty (140) feet; and on the west by Miller Avenue, a distance of Fifty (50) feet.

PARCEL TWO 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 No. Twenty-nine (29) in the Stambaugh-Freed Plan of Lots, which Plan is recorded in Plan Book 2, Page 119, Records of Mercer County, and being bounded and described as follows:

On the north by Lot No. Twenty-eight (28) in said plan, a distance of One Hundred Forty (140) feet; on the east by Lot No. Forty-one (41) in said plan, a distance of Fifty (50) feet; on the south by Lots Nos ten (10), Eleven (11), and twelve (12) in said plan, a distance of One Hundred Forty (140) feet; and on the west by Miller Avenue, a distance of Fifty (50) feet. Subject to the same conditions, restrictions and reservations as set forth in prior recorded deeds as shown on the recorded plan.

PARCEL THREE All that certain piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, known as Lot Number Thirty (30) in the Plan of the Stambaugh-Freed Plan of Lots in the City of Sharon (formerly Township of Hickory), preliminary plan, not final, dated March, 1916, said lot being forty (40) feet in width, and one hundred thirteen (113) feet in depth, said lot is bounded and described as follows, to-wit:

On the South by Tanner Street; on the North by Lot Number Twenty-nine (29) or land now or formerly of Mary L. Stambaugh and Florence M. Freed; on the East by Lot Number Thirty-one (31), or land of Paul Callahan, and on the West by Miller Avenue.

Fee Simple Title Vested in Teddy E. Miller and Donna Miller, husband and wife by deed from Charles G. Caldwell and Donna Miller, Executors under the Last Will and Testament of Thelma A. Caldwell, dated 4/24/1985, recorded 8/16/1985, in the Mercer County Clerk's Office in Deed Instrument No. 1985-2865.

...and the said Teddy E. Miller, died 11/8/2017, whereupon title to premises in question became vested in Donna Miller, by right of survivorship.

LOCATION - 1296 MILLER AVENUE, SHARON PA  
JUDGMENT - \$ 56,981.38

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

**WRIT OF EXECUTION  
NO. 2016-02371**

VITTI LAW GROUP INC PLAINTIFF'S ATTORNEY  
OCTOBER 11, 2018 LEVIED ON THE FOLLOWING

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

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

ON the North by lot now or formerly of Arden Mowry; ON the East by lot now or formerly of Lucie D. Morey; ON the South by Columbia Avenue; and ON the West by lot now or formerly of Patterson, having a frontage of 60 feet on Columbia Avenue and extending Northward

therefrom of equal width to lot now or formerly of Mowry, 115.4 feet upon the West line thereof and 121.8 feet on the East line thereof.

HAVING erected thereon a dwelling known as 189 Columbia Avenue, Greenville, PA 16125.

PARCEL NO. 55-532-040. CONTROL NO. 24,290.

BEING the same premises which Virginia D. Harper, unmarried widow, by James A. Mitchell, her agent, acting by and through the Power of Attorney dated 4/18/1989, by Deed dated 12/08/2003 and recorded on 01/08/2004 in the Recorder's Office of Mercer County, Pennsylvania, Deed Book Volume 486, page 294, granted and conveyed unto Leigh A. Bates, unmarried.

JUDGMENT - \$ 44,696.55

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LEIGH A. MAYFIELD A/K/A LEIGH A. BATES AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982)

**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 TIM 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.-December 4, 11, 18, 2018