

43078 and also known as The Harrisville Sandy Lake Road, which point is at the Southeast corner of the land herein described and being in the center of the Culvert; thence Northerly by the centerline of said public road a distance of 82.5 feet; thence in a Westerly direction and at right angles to said public road a distance of 382.5 feet to a point, being at a twin elm tree; thence in a Southerly direction and parallel to said public road a distance of 123 feet to a point in the center of a certain spring run; thence in an Easterly direction by the center of said spring run to a point in the center of said public road at the center of the Culvert, being the place of beginning.

BEING PARCEL I.D. NO.: 33-168-040
BEING KNOWN AS: 1007 Centertown Road, Grove City, PA 16127

BEING the same premises which Patricia Piela, an unmarried widow, by deed dated September 14, 2007 and recorded in the Recorder of Deeds Office in and for Mercer County, Pennsylvania on September 18, 2007 as Book 634, Page 1488 granted and conveyed unto Harry R. Shoop, Jr., unmarried, his/her heirs and assigns, in fee.

JUDGMENT - \$ 99,598.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HARRY R. SHOOP, JR. AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CI

**WRIT OF EXECUTION
NO. 2015-01749**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

AUGUST 15, 2017 LEVIED ON THE FOLLOWING

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

PARCELS 4-AU-33 / 4- AU-34

Property Address: 603 Service Avenue, Sharon, PA 16146

PARCEL ONE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF SHARON, MERCER COUNTY, PENNSYLVANIA, KNOWN AS LOT NO. 234 IN FOREST HILLS SECTION, ELMHURST ALLOTMENT OF SHARON REALTY AND INSURANCE COMPANY, WHICH PLAN IS RECORDED IN THE RECORDERS OFFICE OF MERCER COUNTY IN PLAN BOOK 5, PAGE 3, SAID LOT NO. 234 HEREIN CONVEYED, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT NO. 236 IN SAID PLAN;

ON THE EAST BY LOT NO. 242 IN SAID PLAN;

ON THE SOUTH BY LOT NO. 235 IN SAID PLAN; AND

ON THE WEST BY SERVICE AVENUE, HAVING A FRONTAGE ON SERVICE AVENUE OF FORTY-NINE AND SEVENTY-ONE HUNDRED FEET AND EXTENDING EASTWARD, OF UNIFORM WIDTH, A DISTANCE OF ONE HUNDRED FORTY AND FIFTY-TWO HUNDREDTHS FEET ALONG THE NORTHERN BOUNDARY AND A DISTANCE OF ONE HUNDRED FORTY AND FIFTY-FOUR HUNDREDTHS FEET ALONG THE SOUTHERN BOUNDARY.

PARCEL TWO:

ON THE WEST BY SERVICE AVENUE;

ON THE SOUTH BY LOT NO. 235 IN SAID PLAN;

ON THE EAST BY LOT NO. 241; AND ON THE NORTH BY A FIFTEEN FEET LANE. HAVING A FRONTAGE OF FORTY-NINE AND SEVENTY-ONE HUNDREDTHS FEET ON SERVICE AVENUE AND EXTENDING EASTWARD, A DISTANCE OF ONE HUNDRED FORTY AND FIFTY-TWO HUNDREDTHS FEET ALONG THE SOUTHERN BOUNDARY, AND A DISTANCE OF ONE HUNDRED

FORTY AND FIFTY-ONE HUNDREDTHS FEET ALONG THE NORTHERN BOUNDARY.

BEING the same premises conveyed to Bruce Herster by deed from Holly Sulick; Heidi Patterson; Heather Schell; Bruce Herster and Hillary Herster, as joint tenants with the right of survivorship and not as tenants in common, dated 5/19/2008 and recorded 6/2/2008 as in as in Instrument #2008-00006621.

JUDGMENT - \$ 61,092.28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRUCE HERSTER AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING LLC

**WRIT OF EXECUTION
NO. 2017-00884**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY

JULY 20, 2017 LEVIED ON THE FOLLOWING

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

All that certain piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, being known and numbered as Lot No. 2 in the Seth A. Gaugh Plan of Lots, Section "A", of record in the Recorder's Office of Mercer County, Pennsylvania in Plan Book 6, page 13, and being more particularly bounded and described as follows:

On the North by Lot No. 1 in said Plan, a distance of 200 feet;

On the East by Robertson Road, a distance of 103.05 feet;

On the South by an unopened 60 foot street as shown on said Plan, a distance of 200 feet; and,

On the West by other lands now or formerly of Gaugh, a distance of 103.05 feet; Subject to the southeast corner of said lot being rounded to a radius shown on said Plan.

SUBJECT PROPERTY ADDRESS: 835 Robertson Road, Hermitage, PA 16148

Being the same property conveyed to Jeffrey A. Wurster, an unmarried man who acquired title by virtue of a deed from Todd A. Donatelli and Kelly Donatelli, husband and wife, dated July 24, 2006, recorded August 11, 2006, at Instrument Number 2006-00012017, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 11-146-164

JUDGMENT - \$154,801.66

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

**WRIT OF EXECUTION
NO. 2016-03540**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY

SEPTEMBER 6, 2017 LEVIED ON THE FOLLOWING

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

PARCEL NO. 1

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

COMMENCING AT A POINT IN THE CENTERLINE OF THE PERRY HIGHWAY AKA ROUTE NO. 19, SAID POINT OF BEGINNING BEITH THE NORTHWEST CORNER OF THE LAND HEREBY CONVEYED; THENCE IN AN EASTERLY DIRECTION ALONG LANDS NOW OR FORMERLY OF MARY C. DAVIS OR DR. JOHN C. DAVIS, A DISTANCE OF 200 FEET TO A STAKE MARKING THE DIVING LINE BETWEEN SAID LANDS HEREBY CONVEYED AND LANDS OF MARY C. DAVIS OR DR. JOHN C. DAVIS; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 115 FEET ALONG LANDS

NOW OR FORMERLY OF MARY C. DAVIS OR DR. JOHN C. DAVIS TO A STAKE MARKING THE DIVIDING LINE BETWEEN SAID LANDS NOW OR FORMERLY OF MARY C. DAVIS OR DR. JOHN C. DAVIS AND THE LAND HEREBY CONVEYED; THENCE IN A WESTERLY DIRECTION ALONG LANDS FORMERLY OF MARY C. DAVIS NOW LANDS OF HARRY MCCRACKEN A DISTANCE OF 200 FEET TO THE CENTERLINE OF SAID ROUTE NO. 19; THENCE IN A NORTHERLY DIRECTION ALONG THE CENTERLINE OF SAID ROUTE NO. 19, A DISTANCE OF 115 FEET TO A POINT, THE PLACE OF BEGINNING. BEING A LOT FRONTING ON SAID ROUTE NO. 19 FOR A DISTANCE OF 115 FEET AND RUNNING BACK FROM THE CENTERLINE OF SAID ROUTE NO. 19 IN AN EASTERLY DIRECTION OR EQUAL WIDTH, A DISTANCE OF 200 FEET.

PARCEL NO. 2

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

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF THE LOT BEING CONVEYED, WHICH POINT IS ALSO THE NORTHEAST CORNER OF LOT CONVEYED TO THOMAS C. SNYDER, ET UX., BY DEED OF MARIE ROSE MUELLER RECORDED IN THE RECORDERS OFFICE OF MERCER COUNTY IN 1967 D.R. 2255; THENCE FROM SAID POINT OF BEGINNING EAST ALONG LAND FORMERLY OF MRS. HERBERT DAVIS, MARTIN GRAY AND EDNA PETERMAN, A DISTANCE OF 260 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH ALONG LANDS NOW OR FORMERLY OF JOHN C. DAVIS ET US., A DISTANCE OF 115 FEET TO A POINT; THENCE WEST THROUGH LANDS OF MARY S. MCCRACKEN A DISTANCE OF 260 FEET, MORE OR LESS, TO A POINT AT SAID LOT CONVEYED TO THOMAS C. SNYDER, ET UX, BY DEED OF MARIE ROSE MUELLER RECORDED IN THE RECORDERS OFFICE OF MERCER COUNTY IN 1967 D. R. 2255; THENCE NORTH ALONG THE LOT SO CONVEYED TO THOMAS C. SNYDER ET UX., A DISTANCE OF 115 FEET, MORE OR LESS TO A POINT THE PLACE OF BEGINNING.

Being known as: 3154 Perry Highway, Hadley, Pennsylvania 16130

BEING THE SAME PREMISES WHICH Randall L. Greathouse and Andrea J. Greathouse by deed dated March 16, 2016 and recorded March 23, 2016, Instrument No. 2016-00002468, granted and conveyed unto Joshua A. Shoaff.

TAX I.D. #: 25 034 186

JUDGMENT - \$138,919.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSHUA A. SHOAFF AT THE SUIT OF THE PLAINTIFF PINGORA LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2017-01101**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY

AUGUST 15, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BURTON WINGER AKA BURTON B. WINGER, MICHAEL S. SVIRBLY, KNOWN SURVIVING HEIR OF SUSAN A. WINGER, VERONICA ANN DOTTS, KNOWN SURVIVING HEIR OF SUSAN A. WINGER, AND UNKNOWN SURVIVING HEIRS OF SUSAN A. WINGER IN AND TO:

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF SHARON IN THE COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS:

CONTROL NUMBER: 71-8990, BEING

MORE FULLY DESCRIBED IN A DEED DATED 08/04/1946 AND RECORDED 09/23/1946, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME L18 AND PAGE 547. TAX MAP OR PARCEL ID NO.: 4-AJ-51

Being known as: 1149 George Street, Sharon, Pennsylvania 16146

BEING THE SAME PREMISES WHICH Joseph F. Mittelman and Rose Mittelman by deed dated September 4, 1946 and recorded September 23, 1946 in Deed Book L18, Page 547, granted and conveyed unto Susan C. Svirbly nka Susan A. Winger and Burton B. Winger. The said Susan C. Svirbly nka Susan A. Winger died on September 23, 2015 thereby vesting title in Burton B. Winger by operation of law.

TAX I.D. #: 4-AJ-57

JUDGMENT - \$ 83,040.63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BURTON WINGER AKA BURTON B. WINGER, MICHAEL S. SVIRBLY, KNOWN SURVIVING HEIR OF SUSAN A. WINGER, VERONICA ANN DOTTS, KNOWN SURVIVING HEIR OF SUSAN A. WINGER, AND UNKNOWN SURVIVING HEIRS OF SUSAN A. WINGER AT THE SUIT OF THE PLAINTIFF LSF9 MASTER PARTICIPATION TRUST C/O CALIBER HOME LOANS, INC

**WRIT OF EXECUTION
NO. 2017-00529**

MILSTEAD & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

AUGUST 11, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ADAM C. MCDIVITT AKA ADAM MCDIVITT IN AND TO:

ALL that certain piece or parcel of land situate in French Creek Township, Mercer County, Pennsylvania bounded and described as follows: Bounded on the north by a public highway, commonly known as Route 43090, for a distance of one hundred ten (110) feet; bounded on the east by land formerly of Wilbert S. Greer and wife, now land of John Trzesniowski and wife, for a distance of three hundred (300) feet; bounded on the south by land of Sheldon W. Greer and wife, once land of Wilbert S. Greer and wife, for a distance of one hundred ten (110) feet; and bounded on the west by land of Sheldon W. Greer and wife, once land of Wilbert S. Greer and wife, for a distance of three hundred (300) feet, having a frontage of one hundred ten (110) feet at the center of the aforementioned public highway, on the north, and extending southwardly there from, of equal width, for a distance of three hundred (300) feet.

Title to said Premises vested in Adam C. McDivitt by Deed from Wells Fargo Bank, NA, As Trustee for Option One Mortgage Loan Trust 2003-1 Asset-Backed Certificates 2003-1, By Its Attorney-In-Fact, Option One Mortgage Corporation dated April 19, 2007 and recorded on April 24, 2007 in the Mercer County Recorder of Deeds as Instrument No. 2007-00005436.

Being known as: 1258 Sunol Road, Cochranon aka French Creek Township, PA 16314

Tax Parcel Number: 07-024-043-000

JUDGMENT - \$ 57,626.34

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ADAM C. MCDIVITT AKA ADAM MCDIVITT AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2015-01958**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

JULY 28, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT

(S) NADINE JONES, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, AVA DAVIS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, PHYLLIS WOLFORD, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, KAREN BELL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, SANDRA BELL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, LAURIE BELL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, KIMBERLY COUNTZ, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, RUTH LEVERETT, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, ALBERT MUNDY, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, SHIRLEY MUNDY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SHRILEY AMPY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHIRLEY AMPY, DECEASED

IN AND TO:

ALL THAT CERTAIN piece or parcel of land situated in the City of Farrell, Mercer County, Pennsylvania, comprising 3 lots, to wit: Lots No. 283, Lot No. 284 and No. 285 in the South Sharon Trust Company's Plan of Lots, set forth in Plan Book 1, Page 21, and which are more particularly bounded and described together as follows:

HAVING a frontage of 75 feet on the south side of Haywood Street, now known as Roemer Boulevard, thence, extending back in depth a distance of 123.75 feet to an alley, having erected thereon a 2 and 1/2 story brick dwelling house known as 1201 Haywood Street, together with a brick garage.

TITLE TO SAID PREMISES IS VESTED IN Anna P. Ampy, one of the grantors,, by Deed from Michele D. Ampy and Anna P. Ampy, former h/w, Dated 04/22/2010, Recorded 06/10/2010, Instrument No. 2010-00005348.

SHIRLEY AMPY died on 11/10/2013, and SHIRLEY MUNDY was appointed Administrator/trix of her estate. Letters of Administration were granted to her on 01/27/2014 by the Register of Wills of, No. 2014-50, Decedent's surviving heir at law and next-of-kin is SHIRLEY MUNDY, Mortgagor ANNA P. AMPY A/K/A ANNA LORRAIN AMPY died on 01/25/2013, leaving a Last Will and Testament dated 11/12/1992. Letters Testamentary were granted to NADINE JONES on 09/09/2013 in, No. 2013-581. The Decedent's surviving devisees are KAREN BELL, NADINE JONES, RAMONA BELL, KENNETH BELL, JR, LAURIE BELL, JOSE MUNDY, JR., JONATHAN MUNDY, ALBERT MUNDY AVA DAVIS, PHYLLIS WOLFORD, KIMBERLY COUNTZ, ERIN LEE, RUTH LEVERETT, SANDRA BELL, and FANKLIN LEROY AMPY. FANKLIN LEROY AMPY died on 06/24/2000, and upon information and belief his heirs or devisees, and personal representative, are unknown. MARTHA LEE AMPY died on 12/15/1994, and upon information and belief her heirs or devisees, and personal representative, are

unknown.

Tax Parcel: 52 428 285
Premises Being: 1201 Roemer Boulevard, Farrell, PA 16121-1733
JUDGMENT - \$ 27,109.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) NADINE JONES, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, AVA DAVIS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, PHYLLIS WOLFORD, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, SANDRA BELL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, KENNETH BELL, JR, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, KAREN BELL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, RAMONA BELL, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, KIMBERLY COUNTZ, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, RUTH LEVERETT, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, JONATHAN MUNDY, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ANNA P. AMPY A/K/A ANNA LORRAIN AMPY, SHIRLEY MUNDY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SHRILEY AMPY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHIRLEY AMPY, DECEASED

AT THE SUIT OF THE PLAINTIFF MATRIX FINANCIAL SERVICES CORPORATION

**WRIT OF EXECUTION
NO. 2016-02258**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

SEPTEMBER 6, 2017 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN property situated in the borough of Greenville in the county of Mercer and commonwealth of Pennsylvania, bounded and described as follows: BOUNDED on the north by an alley; on the east by lot now or formerly of Maurice Bennett; on the south by East avenue; and on the west by lot now or formerly of Mrs. Bertha Loveland Mali. Said lot being forty (40) feet front on East avenue and extending back the same width one hundred forty (140) feet, more or less, to said alley.

ALSO, the undivided one-half interest in the drilled water well located on the line between the lot hereby conveyed and lot now or formerly of Maurice Bennett, adjoining same on the east.

TITLE TO SAID PREMISES IS VESTED IN Tracy A. Dunn, by Deed from David J. Dunn and Tracy A. Dunn, h/w, Dated 02/28/2008, Recorded 07/31/2008, Instrument No. 2008-00009354.

Tax Parcel: 55 523 080
Premises Being: 216 East Avenue, Greenville, PA 16125-1854

JUDGMENT \$ 85,137.89
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TRACY A. DUNN AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC
**WRIT OF EXECUTION
NO. 2014-00050**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

AUGUST 15, 2017 LEVIED ON THE FOLLOWING

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

All that certain piece or parcel of land situate on the North side of Pennsylvania, Highland Route 318 in Shenango Township, Mercer County, Pennsylvania, and being known as Lots 84 in Griffin Plan of Lots, Section I, and bounded and described as follows:

Beginning at a point in the center line of Pennsylvania Route 318 said point being the southwest corner of land herein described and being located Two hundred sixty (260) feet south seventy-seven degrees eighteen and one-half minutes west (S. 77 degrees 18 1/2 minutes W) of the southwest corner of land of J. Bish;

Thence north twelve degrees forty-one and one-half minutes west (N. 12 degrees 41 1/2 minutes W) along a proposed street two hundred fifty (250) feet to a point which is the northwest corner of land herein described;

Thence north seventy-seven degrees, eighteen and one-half minutes east (N. 77 degrees 18 1/2 minutes E) along land of Richard W. Griffin, et al, and parallel to the center line of said highway a distance of one hundred fifty (150) feet to a point;

Thence south twelve degrees forty-one and one-half minutes east (S. 12 degrees 41 1/2 minutes E) along Lot No. 5 a distance of Two hundred fifty (250) feet to a point in the center line of Pennsylvania Route 318;

Thence south seventy-seven degrees, eighteen and one-half minutes west (S. 77 degrees 18 1/2 minutes W) along the center line of said highway, one hundred fifty (150) feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Wayne S. Sailer, by Deed from The Mercer County Tax, Dated 12/30/2014, Recorded 01/21/2015, Instrument No. 2015-00000611.

Tax Parcel: 27 185 067 000 000
Premises Being: 2478 Mercer West Middlesex Road, West Middlesex, PA 16159-3218

JUDGMENT - \$ 102,277.86
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILLIAM L. MOON AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, N.A., SUCCESSOR BY MERGER TO BANK ONE N.A.

**WRIT OF EXECUTION
NO. 2017-01405**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

JULY 24, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GARY L. PERRY, JR A/K/A GARY LEE PERRY, JR AND SHANNA N. PERRY A/K/A SHANNA NICHOL PERRY IN AND TO:

ALL THAT CERTAIN lot of ground situate in the borough of Greenville, Mercer county, Pennsylvania, being lot no. 57 in the Gillespie addition to the borough of Greenville, recorded in plan book no. 1, page 49, in the office of the recorder of deeds of Mercer county, said lot being further bounded and described as follows: BEGINNING at the northeast corner of the intersection of North Third street and Gillespie avenue (sometimes called Myrtle avenue) and running northwardly with North Third street, 40 feet to lot no. 56; thence eastwardly with lot no. 56, 120 feet to Strawberry alley; thence southwardly

along Strawberry alley, 40 feet to Gillespie Ave; thence westwardly with Gillespie Ave., 120 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN GARY LEE PERRY, JR. AND SHANNA NICHOL PERRY, HUSBAND AND WIFE, by Deed from MARY BERT CONROY, EXECUTRIX OF THE ESTATE OF IMELDA J. BRONDER, DECEASED, Dated 12/05/2011, Recorded 12/22/2011, Instrument No. 2011-00013589.

Tax Parcel: 55-500-010

Premises Being: 73 North 3rd Street A/K/A 73 N Third Street, Greenville, PA 16125-2436

JUDGMENT - \$ 44,345.87
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GARY L. PERRY, JR A/K/A GARY LEE PERRY, JR AND SHANNA N. PERRY A/K/A SHANNA NICHOL PERRY AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2017-01627**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

SEPTEMBER 5, 2017 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land, Situate in Hempfield Township, Mercer County, Pennsylvania, being Lot No. 62 in 'Frontier Estates' Plan of Lots, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 7, Page 3, and more fully bounded and described as follows, to wit:

BOUNDED on the North by land now or formerly of Carl Busch; bounded on the East by Lot No. 63 in said Frontier Estates; bounded on the South by Cedar Drive and bounded on the West by Lot No. 61 in said Frontier Estates Plan, having a frontage of one hundred (100) feet on Cedar Drive and extending Northwardly therefrom two hundred (200) feet to land now or formerly of Carl Busch.

TITLE TO SAID PREMISES IS VESTED IN TIMOTHY T. SLATTERY AND MELINDA R. SLATTERY, HUSBAND AND WIFE, by Deed from LELAND K. BACON, Dated 12/30/2013, Recorded 01/02/2014, Instrument No. 2014-00000014.

MELINDA R. SLATTERY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of MELINDA R. SLATTERY's death on or about 07/2312015, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 09 301 005
Premises Being: 15 Cedar Drive, Greenville, PA 16125

JUDGMENT - \$109,197.80
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TIMOTHY T. SLATTERY AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2017-00829**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

SEPTEMBER 6, 2017 LEVIED ON THE FOLLOWING

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

ALL that certain lot or parcel of land with two-story frame house erected thereon situate on the north of Plum Street in the Borough of Greenville, Mercer County, Pennsylvania, and being more particularly bounded and described as follows: BEGINNING at a point on the North side of Plum Street which is distant 200 feet westerly along the North side of Plum Street from First Avenue; thence by lot

now or formerly of Sarah McMillan North 2 degrees 40 minutes West 127.68 feet to lot now or formerly of Polley; thence by lot now or formerly of Polley South 73 degrees 38 minutes West 51.46 feet to a point; thence by the North side of Plum Street North 87 degrees 20 minutes East to the place of beginning. Being Lot No. 115 in the McFate Addition to Greenville, Pennsylvania, as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Deed Book 'Z' Volume 6, Page 641.

TITLE TO SAID PREMISES IS VESTED IN Nathaniel J. Stranger, single by Deed from Kevin J. Orsinger and Monica D. Orsinger, f/k/a Monica D. Donner, husband and wife, Dated 09/04/2013, Recorded 09/04/2013.

Instrument No. 2013-00014682.

Tax Parcel: 55 522 113

Premises Being: 112 Plum ST, Greenville, PA 16125-1857

JUDGMENT - 66,141.19

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NATHANIEL J. STANGER AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2017-01396**

PHELAN HALLMAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

SEPTEMBER 6, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) WILLIAM J. VASCONI, SR. AND BARBARA J. VASCONI IN AND TO:

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

ON the North by an alley; on the South by Ridge Avenue; on the East by Lot #16 and on the West by Lot #14, it being Lot #15 in Strawbridge's Addition to Sharpsville; said Lot fronting on Ridge Avenue fifty-five (55 feet) feet, and extending back a uniform width, one hundred and sixty-five (165 feet) feet.

TITLE TO SAID PREMISES IS VESTED IN William L Vasconi, Sr. and Barbara J. Vasconi, by Deed from Wellington Vasconi, widower, dated 05/02/1981, recorded 05/12/1981 in Book 1981 DR, Page 1318.

Tax Parcel: 72 829 005

Premises Being: 736 West Ridge Avenue, A/K/A 736 Ridge Avenue, Sharpsville, PA 16150-2045

JUDGMENT - \$ 86,585.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILLIAM J. VASCONI, SR. AND BARBARA J. VASCONI AT THE SUIT OF THE PLAINTIFF WELLS FARGO USA HOLDINGS, INC. SUCCESSOR BY MERGER TO WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

**WRIT OF EXECUTION
NO. 2015-02757**

POWERS KIRN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

AUGUST 18, 2017 LEVIED ON THE FOLLOWING

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

ALL those certain pieces or parcels of land, situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, Farrell Heights Plan of Lots, being bounded and described as follows,

(FARRELL HEIGHTS PLAN OF LOTS)

PARCEL NO. 1:

LOT NUMBER TWENTY-TWO (22) being bounded on the Southeast for a distance of Forty (40) feet by Haywood Street, on the Southwest for a distance of One Hundred Fifty (150) feet by Lot No. 23 in the same Plan (FARRELL HEIGHTS PLAN OF LOTS), on the Northwest for a distance of Forty (40) feet by Lot No. 13 in the Farrell Heights Plan of Lots; on the Northeast for a distance of 150 feet by Lots Nos. 21 and 14, Farrell

Heights Plan of Lots; and

PARCEL NO. 2:

LOT NUMBER TWENTY-ONE (21) being bounded on the Southeast for a distance of Forty (40) feet by Haywood Street, on the Southwest for a distance of One Hundred Twenty (120) feet by Lot No. 22 in the Farrell Heights Plan of Lots; on the Northwest for a distance of Forty (40) feet by Lot No. 14 in the same Plan and on the Northeast for a distance of One Hundred Twenty (120) feet by Lot No. 20 in the same Plan situated in the City of Hermitage, formerly Hickory Township, Mercer County, Pennsylvania.

****FOR INFORMATIONAL PURPOSES ONLY****

THE improvements thereon being known as 2012 Haywood Street, Farrell, Pennsylvania 16121.

Tax ID No. 52-429-034

BEING THE SAME PREMISES which Robert Stewart and Charlotte A. Stewart, by Deed dated July 21, 2008 and recorded July 30, 2008 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument 2008-00009289, granted and conveyed unto ROBERT STEWART.

BEING KNOWN AS: 2012 HAYWOOD STREET, FARRELL, PA 16121

PARCEL #52-429-034

JUDGMENT - \$ 83,648.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT STEWART AT THE SUIT OF THE PLAINTIFF JAMES B NUTTER & COMPANY

**WRIT OF EXECUTION
NO. 2017-01778**

RICHARD M. SQUIRE & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

SEPTEMBER 5, 2017 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, being known as Lot No. Sixty-One (61) of the S.F. Stambaugh Plan of Lots, bounded and described as follows:

BEGINNING at a point on the East side of Baldwin Avenue, at the Southwest corner of Lot No. Sixty (60) and extending East along parallel lines One Hundred Fifty (150') feet to an alley; thence South Forty (40') feet; thence West One Hundred Fifty (150') feet to Baldwin Avenue; thence North, Forty (40') feet to the place of beginning.

EXCEPTING AND RESERVING the full, free liberty and right at all times hereafter and forever, to have and use a driveway extending along the Northerly line of Lot No. 61 of the S.F. Stambaugh Plan of Lots, herein conveyed which passageway is approximately ten feet in width, for the purpose of ingress, egress and regress to the rear of Lot No. 60 of the S.F. Stambaugh Plan of Lots, which right-of-way or easement was granted to Jean Wilson, her heirs and assigns by deed of Keven A. Mikulin and Kathleen Bernadette Papp, and which deed is duly recorded in the Office of the Recorder of Deeds of Mercer County.

UNDER AND SUBJECT to any and all mortgages or any other liens or encumbrances upon the above-described property which are hereby expressly assumed by the Party of the Second Part.

BEING the same premises which KATHLEEN B. MIKULIN, NKA KATHLEEN B. PAPP, SINGLE AND UNMARRIED, by deed dated 01/28/1999, recorded 02/03/1999, in the Office of the Recorder of Deeds, in and for Mercer County, in Instrument No. 9902468, conveyed unto KATHLEEN B. PAPP, Grantee herein.

Parcel No. 071000490

LOCATION - 325 BALDWIN AVENUE, SHARON PA

JUDGMENT - \$ 44,312.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KATHLEEN PAPP A/K/A KATHLEEN B. PAPP AT THE

**SUIT OF THE PLAINTIFF LSF9 MASTER PARTICIPATION TRUST
WRIT OF EXECUTION
NO. 2017-01144**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY

AUGUST 23, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ROBERTA S. BUCHANAN 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, to-wit:

Bounded on the North by land now or formerly of Jack Neal; bounded on the East by land now or formerly of G. W. Drennan; bounded on the South by Currant Alley; and bounded on the West by Maple Street; having a frontage of 100 feet on said Maple Street and extending eastwardly therefrom, of equal width, a distance of 60 feet.

Parcel No. 65-580-033

BEING THE SAME PREMISES which Matthew J. Beardsley and Megan Beardsley, husband and wife, by Deed dated January 31, 2013 and recorded February 8, 2013 in the Office of the Recorder of Deeds in and for the County of Mercer as Instrument No. 2013-00002271, granted and conveyed unto Roberta S. Buchanan, in fee.

Property Address (for informational purposes only): 128 North Maple Street, Mercer. PA 16137

JUDGMENT - \$ 79,557.77

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

**WRIT OF EXECUTION
NO. 2017-01239**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY

AUGUST 15, 2017 LEVIED ON THE FOLLOWING

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

All that certain lot or piece of ground situate in the Borough of Sharpsville, County of Mercer and Commonwealth of Pennsylvania, beginning at a point sixty-five (65) feet north of Pierce Avenue on the west side of Walnut Street, and being a portion of Lot No. 113 in Milliken's Addition to Sharpsville, said land being more particularly bounded and described as follows:

On the north by land now or formerly of Frank Adams; on the east by Walnut Street; on the south by land now or formerly of Thompson (formerly land of Sophia Burke); and on the west by an alley; having a frontage on Walnut Street and extending westwardly, of uniform width, a distance of 55.7 feet on the north line and distance of 63.4 feet on the south line.

BEING the same property conveyed to Timothy D. Magee by DOLORES McGRATH, Executrix of the Estate of FRANK A. THOMPSON, deceased, by deed dated September 16, 2005, and recorded October 5, 2005 in Book 559, page 44, Instrument #2005-00016103.

Property Address (for informational purposes only): 134 South Walnut Street, assessed as 134 Walnut Street, Sharpsville, PA 16150

JUDGMENT - \$ 33,590.62

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

**WRIT OF EXECUTION
NO. 2017-01625**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY

SEPTEMBER 5, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT

(S) RICHARD W. CURTICIAN IN AND TO:

ALL those certain lots of land situate in West Salem Township, Mercer County, Pennsylvania and being more particularly designated as Lots 230 to 244 inclusive in the Shenango Heights Addition to Greenville Plan of Lots as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 2, Page 4.

BEING known and numbered as 35 Hempfield Avenue, Greenville, PA 16125

TAX ID#: 31 056 189 230

BEING the same premises which Colleen Jowett by Deed dated October 21, 2005 and recorded November 3, 2005 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument#: 2005-00017680, granted and conveyed unto Richard W. Curtician.

JUDGMENT - \$151,756.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICHARD W. CURTICIAN AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-C, ASSET BACKED PASS-THROUGH CERTIFICATES C/O OCWEN LOAN SERVING, LLC

**WRIT OF EXECUTION
NO. 2017-00541**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY

SEPTEMBER 5, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ARTHUR R. MILLER AND TERRI L. MILLER IN AND TO:

The land referred to in this Commitment is described as follows:

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 twenty two (22) in the Curtis Plan or Lots, said lot No.22 being more particularly bounded and described as follow:

ON the north by land now or formerly of Abel A. and Lucky K. Palmer et al; on the east by lot No. 23 in said plan; on the south by Curtis Street, and on the west by lot no 21 in said plan; having a frontage on Curtis Street of fifty (50) feet and extending back, of equal width, a distance of one hundred twenty and seven tenths (120.7) feet to the northern boundary.

Property known as: 318 Curtis Street, Sharon, PA 16146

Tax ID#: 16-100-025/16000180

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

JUDGMENT - \$ 27,166.25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ARTHUR R. MILLER AND TERRI L. MILLER AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF EQUITY ONE ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2002-4 C/O OCWEN LOAN SERVING, LLC

**WRIT OF EXECUTION
NO. 2017-01258**

TUCKER ARENSBERG PC PLAINTIFF'S ATTORNEY

SEPTEMBER 6, 2017 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the City of Sharon, Mercer County, Commonwealth of Pennsylvania,

being part of Lots No. 25 and No. 26 in the D. C. Stambaugh Plan "A" Revised, recorded in the records of Mercer County in Plan Book 2, Page 35, and being more particularly bounded and described as follows:

COMMENCING at a point on Alcoma Street fifty (50) feet east of the northwest corner of Lot No. 24 in said Plan; thence in a southerly direction along a line parallel with the western boundary line of said Lot No. 24, a distance of one hundred forty-seven (147) feet to a point on the northerly line of Lot No. 29 in said Plan; thence in an easterly direction, along the boundary line of Lots Nos. 29 and 30, a distance of thirty-nine (39) feet to a point; thence in a northerly direction, a distance of one hundred Forty-seven (147) feet to Alcoma Street; thence westerly along the south line of Alcoma Street, a distance of forty (40) feet to the place of beginning.

BEING the same property which Carl L. Matson and Betty Ruth Matson, husband and wife, granted and conveyed unto Elmer J. Mensurati and Karen S. Mensurati, husband and wife by deed dated July 1, 1971 and recorded July 14, 1971 in the Recorder's Office of said County in Book 1971 DR 1576.

812 Alcoma Street, Sharon, Pennsylvania 16146.

MERCER COUNTY TAX PARCEL I.D. NO. 2 - E – 6

JUDGMENT - \$ 62,644.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KAREN S. MENSURATI AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2015-00767**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY

AUGUST 28, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ALVIN W. WILEY, SR. A/K/A ALVIN WILEY, INDIVIDUALLY AND AS KNOWN HEIR OF MARY FRANCES ROYE N/K/A MARY F. WILEY, PETER ROYE, KNOWN HEIR OF MARY FRANCES ROYE N/K/A MARY F. WILEY, RICHARD ROYE, KNOWN HEIR OF MARY FRANCES ROYE N/K/A MARY F. WILEY AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY FRANCES ROYE N/K/A MARY F. WILEY 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 Lot No. 340 in the BEECHWOOD IMPROVEMENT COMPANY, LIMITED, CALLED PLAN "D" SOUTH SHARON Plan of Lots IDENTIFIED as Tax/Parcel ID#:52-431-263 in the Deed Registry office of MERCER County, Pennsylvania.

BEING KNOWN AS: 219 Fruit Avenue, Farrell, PA 16121

PROPERTY ID NO.: 52-431-263

TITLE TO SAID PREMISES IS VESTED IN Mary Franices Roye, of the City of Farrell, Mercer County, Pennsylvania BY DEED FROM The Redevelopment Authority of the City of Farrell, a Redevelopment Authority Constituted under laws of the Commonwealth of Pennsylvania DATED 11/23/1979 RECORDED 03/28/1980 IN DEED BOOK Instrument Number: 1980-00000867.

JUDGMENT - \$ 41,609.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALVIN W. WILEY, SR. A/K/A ALVIN WILEY, INDIVIDUALLY AND AS KNOWN HEIR OF MARY FRANCES ROYE N/K/A MARY F. WILEY, PETER ROYE, KNOWN HEIR OF MARY FRANCES ROYE N/K/A MARY F. WILEY, RICHARD ROYE, KNOWN HEIR OF MARY FRANCES ROYE N/K/A MARY F. WILEY AND UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY FRANCES ROYE N/K/A MARY F. WILEY AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF APRIL 1, 2002, ABFC 2002-SB1 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2002- SB 1

**WRIT OF EXECUTION
NO. 2017-01629**

WILLIAM J MODER III PLAINTIFFS ATTORNEY

SEPTEMBER 6, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) HOWARD K. LINEBERGER A/K/A HOWARD LINEBERGER AND MARGARET I. LINEBERGER A/K/A MARGARET LINEBERGER IN AND TO:

Parcel Identification Number: 10 317 181

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage formerly known as the Township of Hickory, Mercer County, Pennsylvania, known as the north part of Lots Numbered 70, 71 and 72 in Mary C. Marshall's Plan of Lots, and bounded and described as follows, to wit:

ON THE NORTH by Sheridan Street, sometimes called Sherman Street; On the East by a Street; On the South by another portion of the lots above mentioned; and On the West by an alley, said land having a frontage of 82 feet on said street and extending back of equal width, a distance of 150 feet to said alley on the West.

BEING AND INTENDED TO BE the same land conveyed to Harold K. Lineberger and Margaret I. Lineberger, husband and wife, by Deed of Doreen Lang and Peter Lang, husband and wife, dated May 17, 2002, and recorded May 29, 2002, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2002-011438.

LOCATION - 710 ETHEL STREET, HERMITAGE PA

JUDGMENT - \$ 38,487.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HOWARD K. LINEBERGER A/K/A HOWARD LINEBERGER AND MARGARET I. LINEBERGER A/K/A MARGARET LINEBERGER AT THE SUIT OF THE PLAINTIFF REGENCY FINANCE COMPANY D/B/A FNB CONSUMER DISCOUNT COMPANY

**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 REPRESENTTIVE,

PRIOR TO THE CLOSE OF BUSINESS ON THE DATE OF THE SALE, SHALL PAY TO THE SHERIFF BY CASHIER'S CHECK OR MONEY ORDER, 10% OF THE BID AMOUNT. THE BALANCE PAYABLE TO THE SHERIFF IS DUE BY 12:00 NOON ON THE FRIDAY FOLLOWING THE SALE, IF THE BALANCE IS NOT PAID BY THE DEADLINE, THE PROPERTY WILL BE RESOLD AT 10:00 AM ON THE FOLLOWING MONDAY AT THE SHERIFF'S OFFICE. AT THE RESALE, THE ORIGINAL SUCCESSFUL BIDDER SHALL BE INELIGIBLE TO BID AND SHALL BE LIABLE FOR THE EXPENSE OF THE RESALE AND THE DIFFERENCE IN THE PURCHASE PRICE IF THE RESALE PRICE IS LESS THAN THE ORIGINAL SALE PRICE.

A SCHEDULE OF DISTRIBUTION, WHEN NEEDED, WILL BE FILED BY THE SHERIFF, IN THE SHERIFF'S OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE DISTRIBUTION.

DEEDS WILL BE ATTESTED TWENTY DAYS AFTER THE SALE DATE, OR THE FILING DATE OF THE SCHEDULE OF DISTRIBUTION WHEN POSSIBLE.

M.C.L.J. – October 10, 17, 24, 2017