

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

Digital Edition

FEBRUARY 6, 2018

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ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

FIRST PUBLICATION

BESTWICK, DORIS E.

2018-044

Late of Coolspring Twp., Mercer Co., PA
Executor: Dale A. Bestwick, 669 Sanchez Trail, Mercer, PA 16137
Attorney: Timothy McNickle

FILER, BETTY L.

2018-046

Late of Pine Twp., Mercer Co., PA
Executor/Executrix: Cathy Lee Osborne, 1 East Brookhaven Rd., Wallingford, PA 19086; Steven Paul Filer, 43 George Junior Rd., Grove City, PA 16127
Attorney: Raymond H. Bogaty

FOLTZ, SUSAN M.

2018-039

Late of Hempfield Twp., Mercer Co., PA
Executor: Joseph A. Foltz, 163 W. Main St., Greenville, PA 16125
Attorney: Ted Isoldi

KELLY, RONALD J.

2018-043

Late of Greenville Boro, Mercer Co., PA
Administratrix: Darlene A. Kelly, 245 East Ave., Greenville, PA 16125
Attorney: Plimpton L. Graul, Jr.

MYERS, MICHAEL E. a/k/a MYERS, MICHAEL

2018-048

Late of Greenville Boro, Mercer Co., PA
Executrix: Michelle M. Myers, 420 E. Jamestown Rd., Greenville, PA 16125
Attorney: Carolyn E. Hartle

PAUL, JULIA ANN a/k/a PAUL, JULIA A.

2018-042

Late of Shenango Twp., Mercer Co., PA
Executor: John Baglama, Jr., 1638 Elm St., Youngstown, OH 44505
Attorney: David A. Ristvey

REICHERT, JOHN

2018-034

Late of Hermitage, Mercer Co., PA
Executrix: Erna M. Grzejka, 15231 Royal Crest Dr., Apt. #201, Haymarket, VA 20169
Attorney: None

STACCONI, PETER A. a/k/a STACCONI, PETE a/k/a STACCONI, PETER ANTHONY

2018-052

Late of Hermitage, Mercer Co., PA
Executrix: Marlene Mort, 7785 Hubbard-Bedford Rd., Hubbard, OH

44425

TAYLOR, LOIS FRANCES a/k/a TAYLOR LOIS F.

2018-047

Late of Fairview Twp., Mercer Co., PA
Executor/Executrix: Amy Hawkins, 1652 Airport Rd., Fredonia, PA 16124; Warren F. Taylor, 80 Gander Rd., Stoneboro, PA 16153

Attorney: Raymond H. Bogaty

SECOND PUBLICATION

ALFORD, MARGARET J. a/k/a ALFORD, PEGGY

2018-022

Late of East Lackawannock Twp., Mercer Co., PA
Executor: James M. Goodwin, 32 Shenango Ave., Sharon, PA 16146
Attorney: Chester B. Scholl, Jr.

BUSCH, ELLA B. a/k/a BUSCH, ELLA

2018-025

Late of West Salem Twp., Mercer Co., PA
Executor: First National Bank Trust Company, One F.N.B. Blvd., Hermitage, PA 16148

CANTER, HELEN B. a/k/a CANTER, HELEN

2018-037

Late of Hermitage, Mercer Co., PA
Executrix: Terry Canter, 1248 Millbrook Rd., Jackson Center, PA 16133

COCAIN, HENRY T. a/k/a COCAIN, HENRY

2018-33

Late of Jefferson Twp., Mercer Co., PA
Executrix: Kathleen R. Cocain, 6914 Hassel Rd., Sharpsville, PA 16150
Attorney: Charles S. Hersh

FILL, FRANCES ANGELINE a/k/a FILL, FRANCES A. a/k/a FILL, FRANCES

2018-036

Late of Hermitage, Mercer Co., PA
Co-Executors: David Fill, 1071 Brandywine Dr., Hermitage, PA 16148; Mark J. Fill, 149 S. Crescent Dr., Hermitage, PA 16148

JACOBSON, SIMON FRANCIS a/k/a JACOBSON, SIMON F. a/k/a JACOBSON, SIMON

2018-029

Late of Sharon, Mercer Co., PA
Executrix: Linda S. Martino, 141 Oak Knoll Dr., Hubbard, OH 44425
Attorney: Carolyn E. Hartle

MANFREDI, MATTHEW

2018-026

Late of Mercer Boro, Mercer Co., PA
Executrix: Darlene Hoffman, 544 Greenville Ave., Mercer, PA 16137
Attorney: Ted Isoldi

NESPOR, FRANCES

2018-06

Late of Hermitage, Mercer Co., PA

Executor/Executrix: John Joseph Nespor, 361 N Myers Ave., Sharon, PA 16146; Francine Morgan, 3744 Stuart St., Janesville, WI 53546

Attorney: David A. Ristvey

NICASTRO, ALBERT

2018-019

Late of Sharon, Mercer Co., PA
Executrix: Sharon Ann Nicastro Rankin, 542 Park Ave., Newton Falls, OH 44444
Attorney: Chester B. Scholl, Jr.

THIRD PUBLICATION

BOYD, JAMES R.

2018-012

Late of Pine Twp., Mercer Co., PA
Administratrix: Elisha M. Boyd, 743 North Cottage Rd., Mercer PA 16137
Attorney: Timothy R. Bonner

FAYLO, ROSE MARIE a/k/a FAYLO, ROSE M.

2017-734

Late of Hermitage, Mercer Co., PA
Executor: James Faylo, 2092 Lori Lane, Hermitage, PA 16148
Attorney: Dustin Cole, 689 N. Hermitage Rd, Ste. 8, Hermitage, PA 16148, (724) 981-1962

ILIFF, MARY FERN a/k/a ILIFF, MARY a/k/a ILIFF, MARY F.

2018-018

Late of Hempfield Twp., Mercer Co., PA
Executrix: Darlene Gregory, 313 Quinter Rd., Hadley, PA 16130
Attorney: Joseph M. Gula

JOSEPH, HELEN ANN a/k/a JOSEPH, HELEN G. a/k/a JOSEPH, HELEN

2018-009

Late of Farrell, Mercer Co., PA
Administratrix: Paula Gargano, 1914 Stafford St., Farrell, PA 16121
Attorney: Carolyn E. Hartle

KUSTER, BETTY J. a/k/a KUSTER, BETTY JOYCE

2018-016

Late of Hermitage, Mercer Co., PA
Executor: Thomas W. Kuster, 4650 Pine Cone Dr., Hermitage, PA 16148-3906
Attorney: None

McCANN, GERALD R.

2018-024

Late of West Salem Twp., Mercer Co., PA
Executor: Kevin Luke McCann, 6065 Bridlewood Dr., Fairview, PA 16415
Attorney: Warren R. Keck, III

McCRACKEN, NANCY A.

2018-020

Late of Hermitage, Mercer Co., PA
Executor: Thomas A. McCracken, 2815 S. Keel Ridge Rd., Hermitage, PA 16148
Attorney: Wade M. Fisher

PREZIOSO, RONALD O.

2018-017

Late of Farrell, Mercer Co., PA
Executrix: Janet Prezioso, 909 Julia Blvd., Farrell, PA 16121
Wade M. Fisher

LEGAL NOTICE

RE: ROC Elite Boosters
1950 Spangler Road, Hermitage, 16148,
Mercer County, Pennsylvania

NOTICE IS HEREBY GIVEN THAT Articles of Amendment were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 5th day of December 2017, for the purpose of amending a nonprofit corporation under

the Pennsylvania Nonprofit Corporation Law of 1988. The Amendment is Paragraph 11 of Articles. The purposes for which the amendment was filed is to add Dissolution language and requirements in event ROC Elite Boosters is dissolved.

FRUIT, DILL, GOODWIN and SCHOLL

Attorneys at Law
32 Shenango Avenue
P.O. Box 673
Sharon, PA 16146
M.C.L.J. – February 6, 2018

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 29th day of December, 2017, for **Otter Creek Farm Sanctuary, Inc.**, a non-profit corporation organized under the Pennsylvania Business Corporation Law of 1988, as amended.

Ted Isoldi, Esquire Attorney at Law

106 North Pitt Street
P.O. BOX 2
Mercer, PA 16137
M.C.L.J. – February 6, 2018

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 268 Cranberry Road, Grove City, Pennsylvania 16127. **SAID SALE** to be held in the Commissioner's Conference Room on the 1st Floor of the Mercer County Courthouse, Mercer, PA 16137 at 10:00 a.m. prevailing, standard time, on March 6, 2018. All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 22-192-085-005 recorded in Mercer County, Pennsylvania. Seized and taken in execution as the property of Pamela A. Como, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:16-cv-01610. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by

certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

M.C.L.J. – February 6, 13, 20, 27, 2018

**SHERIFF'S SALE
MONDAY
MARCH 5, 2018 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. 2017-02118**

BERNSTEIN-BURKLEY PC PLAINTIFF'S ATTORNEY
DECEMBER 4, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KEITH G. GADSBY, INDIVIDUALLY AND AS A PARTNER T/A GADSBY FARMS, CATHY L. GADSBY, AND ORVILLE L. GADSBY, INDIVIDUALLY AND AS A PARTNER T/A GADSBY FARMS, AND AS SURVIVING TRUSTEE OF ORVILLE L. GADSBY AND JEAN GADSBY REVOCABLE LIVING TRUST, AND THE UNITED STATES OF AMERICA IN AND TO:

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

On the North by land of Samuel Kilgore, formerly Ira Lock; On the East by lands of Mrs. Meade Davidson Heirs and George Hunter; On the South by land of G.W. Snyder; and On the West by a public road. Containing 130 acres, more or less.

Being known as 1706 Harrisville Road, Stoneboro, PA 16153.

TAX PARCEL NUMBER 34142015,
CONTROL NUMBER 034001070

BEING the same premises conveyed to Orville L. Gadsby and Jean Gadsby, his wife, by deed of Elma Buckley, single, dated February 25, 1958 and recorded on February 25, 1958 in Deed Book P., Volume 19, Page 335.

BEING the same premises which Orville L. Gadsby and Jean Gadsby, his wife, by their deed

dated May 1, 1981 and recorded May 12, 1981 in the office of the Mercer County Recorder of Deeds in 1981 D.R. 1311 1193, granted and conveyed an undivided one-third (1/3) interest in the same to Keith G. Gadsby and Cathy L. Gadsby, his wife, as tenants by the entireties, and an undivided one-third (1/3) interest in the same to John O. Gadsby and Virginia B. Gadsby, husband and wife, as tenants by the entireties.

BEING the same premises which Orville L. Gadsby and Jean Gadsby, his wife, by their deed dated November 28, 2000 and recorded in the office of the Mercer County Recorder of Deeds in 2000 D.R. 18968, granted and conveyed an additional one-twelfth (1/12) interest in the same to Keith G. Gadsby and Cathy L. Gadsby, his wife, as tenants by the entireties, and an additional one-twelfth (1/12) interest in the same to John O. Gadsby and Virginia B. Gadsby, husband and wife, as tenants by the entireties

BEING the same premises which Orville L. Gadsby and Jean Gadsby, his wife, by their deed dated January 5, 2001 and recorded January 29, 2001 in the office of the Mercer County Recorder of Deeds in 2001 DR 1193, granted and conveyed an additional one-twelfth (1/12) interest in the same to Keith G. Gadsby and Cathy L. Gadsby, his wife, as tenants by the entireties, and an additional one-twelfth (1/12) interest in the same to John O. Gadsby and Virginia B. Gadsby, husband and wife, as tenants by the entireties.

BEING the same premises which John O. Gadsby and Virginia B. Gadsby, husband and wife, by their deed dated July 30, 2007 and recorded August 2, 2007 in the office of the Mercer County Recorder of Deeds at Instrument No. 2007-00010607, granted and conveyed an undivided one-half interest in the same to Keith G. Gadsby and Cathy L. Gadsby, his wife, as tenants by the entireties. The purpose of the deed being to place full ownership of the premises in the Grantees, Keith G. Gadsby and Cathy L. Gadsby.

JUDGMENT - \$242,045.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KEITH G. GADSBY, INDIVIDUALLY AND AS A PARTNER T/A GADSBY FARMS, CATHY L. GADSBY, AND ORVILLE L. GADSBY, INDIVIDUALLY AND AS A PARTNER T/A GADSBY FARMS, AND AS SURVIVING TRUSTEE OF ORVILLE L. GADSBY AND JEAN GADSBY REVOCABLE LIVING TRUST, AND THE UNITED STATES OF AMERICA AT THE SUIT OF THE PLAINTIFF MERCER COUNTY STATE BANK

**WRIT OF EXECUTION
NO. 2017-02729**

GRENE & BIRSIC PC PLAINTIFF'S ATTORNEY
JANUARY 3, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARTHA E. HASSAN, EXECUTRIX OF THE ESTATE OF KARL L. HASSAN A/K/A CARL HASSAN IN AND TO:

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

COMMENCING at the point on the centerline of Dutch Lane; thence along the centerline of said Dutch Lane the following two courses and distances: North 42° 37' East, a distance of Ninety-Five and eighty-eight hundredths (95.88') feet to a point; and North 31° 25' East, a distance of Forty-Eight and sixty-four hundredths (48.64') feet to a point; thence North 83° 48' East along the line of lands now or formerly of Misko, a distance of One Hundred Five and fourteen hundredths (105.14') feet to a point; thence along lands now or formerly of the Wishart Estate the following three courses and distances: South 110° 48' West, a distance of

One Hundred Seventy and seventy-one hundredths (170.71') feet to a point; South 75° 15' East, a distance of Forty-Three and twenty hundredths (43.20') feet to a point; thence South 2° 08' 30" East, a distance of One Hundred Twenty-Two and two hundredths (122.02') feet to a point; thence North 49° 43' West along the line of lands now or formerly of Confer, a distance of Two Hundred Seventy-Four and eleven hundredths (274.11') feet to a point in the centerline of Dutch Lane and place of beginning in accord with the survey of Carl M. Snyderwine, a registered surveyor, dated October 13, 1977.

BEING the same property which Dorothy A. Hassan, single, granted and conveyed to Karl L. Hassan a/k/a Carl Hassan, single, by Deed dated November 10, 2004 and recorded November 12, 2004, in the Recorder of Deeds Office, Mercer County, Pennsylvania in Instrument No. 2004-019769. On October 5, 2015, Karl L. Hassan a/k/a Carl Hassan died and at the time of his death was the record and real owner of the aforesaid real property.

Instrument No. 2004-019769

Parcel No. 11-145-050

LOCATION - 1360 DUTCH LANE, HERMITAGE PA

JUDGMENT - \$ 79,950.01

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARTHA E. HASSAN, EXECUTRIX OF THE ESTATE OF KARL L. HASSAN A/K/A CARL HASSAN AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2017-02876**

GRENE & BIRSIC PC PLAINTIFF'S ATTORNEY
JANUARY 5, 2018 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the Borough of Sharpsville, Mercer County, Pennsylvania being the north portion of Lot No. 118 in Daniel Egan's Subdivision of Miliken Plan of Lots said lot herein conveyed being described as follows:

On the north by Pierce Avenue; on the east by First Street; on the south by a portion of Lot No. 118 now or formerly of Carbaugh; and on the west by Lot No. 119 in said Plan now or formerly of Everhart; having a frontage, on Pierce Avenue of 55 feet and extending southwardly of equal width a distance of 101 feet, more or less, to said land now or formerly of Carbaugh.

BEING the same property which Wesley D. Uhrin and Kimberly A. Uhrin, husband and wife, granted and conveyed to Wesley D. Uhrin, by Deed dated January 12, 2015 and recorded on January 21, 2015, in the Recorder of Deeds Office, Mercer County, Pennsylvania in Instrument Number 2015-00000634.

Instrument No. 2015-00000634

Parcel No. 72-822-015

LOCATION - 101 PIERCE AVENUE, SHARPSVILLE PA

JUDGMENT - \$ 78,533.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WESLEY D. UHRIN AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2017-02075**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
NOVEMBER 29, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JAMES L. BACK JR. IN AND TO:

ALL that certain piece or parcel of land situate

in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, known and numbered as Lot No. 60 in the John Tamplin Plan of Lots, as laid out by James H. Nicholls, CE, August 1, 1903 and recorded in the Records of Mercer County, Pennsylvania in Plan Book 1, page 87 and said land being bounded and described as follows: On the North by Tamplin Street; on the East by Lot No. 59 in said plan; on the South by land now or formerly of Zachet; and on the West by Lot No. 61 in said plan. Having a frontage on Tamplin Street of 50 feet and extending southwardly of uniform width, a distance of 175 feet to land now or formerly of Zachet.

BEING the same property which CitiMortgage, Inc., s/b/m to CitiFinancial Mortgage Company, Inc., by Deed dated October 19, 2006 and recorded with the Mercer County Recorder of Deeds on November 2, 2006, as Instrument Number 2006-00016457, granted and conveyed unto James L. Back, Jr.

BEING designated as: Tax Parcel No. 2-AI-18

BEING commonly known as: 448 Tamplin Street, Sharon, PA 16146, a/k/a 448 Tamplin Avenue, Sharon, PA 16146

JUDGMENT - \$ 44,063.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JAMES L. BACK JR. AT THE SUIT OF THE PLAINTIFF TRIFERA, LLC

**WRIT OF EXECUTION
NO. 2017-02289**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
DECEMBER 8, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THOMAS E. DONAHUE AND RUTH H. DONAHUE AKA R. HELEN DONAHUE IN AND TO:

ALL THAT CERTAIN PROPERTY SITUATED IN SANDY LAKE BOROUGH IN THE COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DATED 07/24/2003 AND RECORDED 11/06/2003, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN VOLUME PAGE.

TAX PARCEL IDS: 67 596 026

ADDRESS: 2550 MERCER ST SANDY LAKE, PA-16145

JUDGMENT - \$ 82,596.53

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS E. DONAHUE AND RUTH H. DONAHUE AKA R. HELEN DONAHUE AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2017-02971**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
DECEMBER 7, 2017 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point on the west side of Taylor Avenue, a distance of fifty (50) feet, southwardly from the southeast corner of Lot Number Eight (8) of J.I. Taylor's Plan of Lots, as recorded in Deed Book C. Volume 14, Page 33; thence continuing southwardly along the west line of Taylor Avenue, a distance of fifty (50) feet; thence westwardly along the north line of land now or formerly of Edward W. Klossy parallel with said Lot Number Eight (8) in said plan, a distance of eighty-two (82) feet, more or less, to land now or formerly of Wilson; thence northwardly along the line of land of said Lot Number Eight (8), to the place of beginning.

Parcel No. 2 AT 10

127 TAYLOR AVENUE, SHARON, PA 16146

BEING the same premises which JONATHAN A. WILLEY AND LINDA R. WILLEY, HUSBAND AND WIFE, as tenants by the entirety, by Deed dated 3/8/2000 and recorded 3/15/2000 in the Office of the Recorder of Deeds in and for the County of MERCER in Deed Book 319, Page 2315, granted and conveyed unto RONALD A. MERRELL AND PATRICIA A. MERRELL, HUSBAND AND WIFE.

JUDGMENT - \$ 66,833.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RONALD A. MERRELL AT THE SUIT OF THE PLAINTIFF DITECH FINANCIAL LLC

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

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
DECEMBER 11, 2017 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-NC1 OSI, CSMC ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 OSI, BY ITS ATTORNEY-IN-FACT OCWEN LOAN SERVICING, LLC, AS GIVEN IN POWER OF A ATTORNEY, as tenants by the entirety, 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 - \$ 26,588.58

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. 2017-01021**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
DECEMBER 4, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BARBARA D. SCRIVEN AND RICHARD E. SCRIVEN JR. IN AND TO:

ALL that certain piece or parcel of land situate in Pymatuning Township, Mercer County, Pennsylvania, being and intended to be a corrected description of that parcel of land designated as Lot No. One in the Plan of Lots of record in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at 1979 Plan of Lots No. 370, the corrected description for same being as follows:

COMMENCING at the centerline intersection of State Route 18 and Reynolds Industrial Park Road (L.R. 4012) and proceeding southerly 2399.62 feet along the centerline of said State Route 18 to Station 1211+00.38 and continuing South 85 degrees 45 minutes West, 90.00 feet to a point in the east Right-of-way line of said State Route 18; said point is the northwest corner of the lot being conveyed and the place of beginning; thence South 85 degrees 45 minutes East, 375 feet along lands of Shiava to a point; thence South 3 degrees 40 minutes West, 170 feet along lands of Reynolds West Estates to a point; thence North 85 degrees 45 minutes West, 375 feet along lands of Greenville-Reynolds Development Corporation to a point; thence North 3 degrees 40 minutes East, 170 feet along east Right-of-way line of State Route 18 to a point, the place of beginning; containing 1.46 acres.

Parcel number: 23-342-013.

Address: 3828 North Hermitage Road, Transfer, PA 16154.

JUDGMENT - \$ 68,186.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BARBARA D. SCRIVEN AND RICHARD E. SCRIVEN JR. AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2015-03652**

LAW OFFICES OF GREGORY JAVARDIAN PLAINTIFF'S ATTORNEY

JANUARY 10, 2018 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in Sharon, Mercer County, Pennsylvania, and known as Lot No. 8 in the B.F. Budd Plot of Lots as per survey of Griff W. Nicholls, Civil Engineer, dated October 10, 1910, said piece or parcel of land or lot being further bounded and described as follows:

BEGINNING at the Northwest corner of Hall Avenue and Fisher Hill Road, thence running in a Northerly direction, along the West line of said Hall Avenue, a distance of 42.1 feet to the Southeast corner of Lot No. 7 in said B.F. Budd Plot of Lots; thence running in a Westerly direction, along the South line of said Lot No. 7, a distance of 96.27 feet to land now or formerly of Mrs. Mary Ward; thence running in a Southerly direction, along the East line of said land now or formerly of Mrs. Mary Ward, a distance of 42.1 feet to the North line of said Fisher Hill Road; thence running in an Easterly direction, along the North line of said Fisher Hill Road, a distance of 95.9 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Craig Donaldson and Deanna Marie Lewnes n/k/a Deanna Marie Donaldson, by Deed dated June 2, 2008 and recorded June 2, 2008 in the Office of the Recorder of Deeds in and for Mercer County in Instrument No. 2008-00006574, granted and conveyed unto Nicole M. DeMartinis.

BEING KNOWN AS: 945 Hall Avenue, Sharon, PA 16146

PARCEL #2-AN-39

JUDGMENT - \$ 45,181.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NICOLE M. DEMARTINIS A/K/A NICOLE M. TORREANCE AT THE SUIT OF THE PLAINTIFF CITIZENS BANK, N.A., F/K/A RBS CITIZENS, N.A.

**WRIT OF EXECUTION
NO. 2016-00986**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
NOVEMBER 13, 2017 LEVIED ON THE FOLLOWING

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

MICHAEL CAYER, JR. AND TAMMILYN L. CAYER IN AND TO:

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

Beginning at a point at the intersection of Main Street and High Street in said Borough at the Northwest corner of the lot herein described; thence East, by High Street, 120 feet to land now or formerly of John S. Hulse; thence South, by land now or formerly of John S. Hulse, 60 feet to land now or formerly of Rose Egbert; thence West, by land now or formerly of Rose Egbert, 120 feet to Main Street; thence North, by Main Street, 60 feet to the place of beginning.

SUBJECT PROPERTY ADDRESS: 1522 Hendersonville Road, Sandy Lake, PA 16145

Being the same property conveyed to Michael Cayer, Jr. and Tammilyn L. Cayer, husband and wife who acquired title by virtue of a deed from Ruth M. Smith, unmarried, dated October 9, 2006, recorded October 18, 2006, at Instrument Number 2006-00015619, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 67 595 070

JUDGMENT \$ 75,192.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL CAYER, JR. AND TAMMILYN L. CAYER AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, NA

**WRIT OF EXECUTION
NO. 2017-00749**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
NOVEMBER 21, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) VICTOR A. PALAZZO, AS ADMINISTRATOR TO THE ESTATE OF KATHLEEN J. TEAGUE, AKA KATHLEEN J. PALAZZO IN AND TO:

All that certain piece or parcel of land situate in the Municipality of Hermitage (formerly Hickory Township), County of Mercer, and State of Pennsylvania, being bounded and described as follows:

Beginning at a point on the west side of Oakdale Avenue, which point is the northeast corner of Lot No. 54 in the Oakdale Heights Allotment No. 2, as recorded in the Recorder's Office of Mercer County in Plan Book 2, Page 205, and which also is the southeast corner of land now or formerly of Adam A. Millsop; thence northwardly along the west side of Oakdale Avenue, a distance of 60 feet to a point; thence westwardly parallel with the Sharon-Mercer Road, a distance of 70 feet to a point on the east line of Lot No. 51 in the said Oakdale Heights Allotment No. 2; thence southwardly along the east line of said Lot No. 51, a distance of 60 feet to a point on the north line of Lot No. 54 in said Plan, which point is the southwest corner of land now or formerly of Adam A. Millsop; thence eastwardly along the north line of said Lot No. 54, a distance of 70 feet to the place of beginning.

Being the south 60 feet of an unnumbered lot shown in the said Oakdale Heights Allotment No. 2 and being bounded on the north by land now or formerly of Adam A. Millsop; on the east by Oakdale Avenue; on the south by Lot No. 54 in said plan; and on the west by Lot No. 51 in said plan; and on the west by Lot No. 51 in said plan.

Also:

All that certain piece or parcel of land situate in the Municipality of Hermitage (formerly Hickory Township), County of Mercer, State of Pennsylvania, being Lot No. 54 in Oakdale Heights Allotment No. 2, said Allotment being recorded in Plan Book 2, page 205, Mercer County Records and said lot being more particularly described as follows:

On the north by Lot No. 51 in said plan and land formerly owned by Lucy Crawford

Rankin, a distance of 143.80 feet; on the East by Oakdale Avenue a distance of 49.9 feet; on the south by Lot No. 55 in said plan, a distance of 143.8 feet; and on the west by Lot No. 89 in said plan, a distance of 49.8 feet.

This land is subject to a reservation of all the coal underlying said land as appears in former conveyances and is further subject to the following reservations and restrictions:

(1) No building shall be erected within 25 feet of the east line of said lot.

(2) No dwelling shall be erected on said Lot at a less cost than \$5,000.00.

(3) A strip of land five (5) feet in width at the rear of said lot is reserved for public utilities.

SUBJECT PROPERTY ADDRESS: 42 South Oakdale Avenue, Hermitage, PA 16148

Being the same property conveyed to Kathleen J. Palazzo who acquired title by virtue of a deed from Kathleen J. Palazzo and Victor P. Palazzo, husband and wife, dated June 18, 1986, recorded June 23, 1986, at Document ID 86 DR 05416, and recorded in Book 06, Page 1152, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

Kathleen J. Teague, AKA Kathleen J. Palazzo died on July 28, 2012.

SUBJECT TAX PARCEL ID: 12 330 037

JUDGMENT - 21,094.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) VICTOR A. PALAZZO, AS ADMINISTRATOR TO THE ESTATE OF KATHLEEN J. TEAGUE, AKA KATHLEEN J. PALAZZO AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION
NO. 2017-00457**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
DECEMBER 4, 2017 LEVIED ON THE FOLLOWING

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

All that certain pieces or parcels of land situate in Township of Shenago, County of Mercer and Commonwealth of Pennsylvania, and being known and numbered as Lot Nos. 25-26-27 in the Hovis and Gowell Plan of Lots, which Plan of Lots is recorded in Plan Book 6, Page 39, in the Recorder of Deeds Office of Mercer County, Pennsylvania, and which lots are more particularly bounded and described as follows:

Lot No. 25 is situate on the north side of Mabel Drive and has a frontage on Mabel Drive of 100 feet, and a depth of approximately 245 feet.

Lot No. 26 is situate on the north side of Mabel Drive, and has a frontage on Mabel Drive of 100 feet, and a depth of approximately 244.6 feet.

Lot No. 27 is situate on the north side of Mabel Drive, and has a frontage on Mabel Drive of 100 feet, and a depth of approximately 244.3 feet.

SUBJECT PROPERTY ADDRESS: 39 Mabel Drive, West Middlesex, PA 16159

Being the same property conveyed to James Williams, no marital status shown who acquired title by virtue of a deed from Sophie Kocis, single and unmarried, by Stevan J. Kocis, her attorney in fact, dated February 17, 2012, recorded February 23, 2012, at Instrument Number 201200002437, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 27-197-085

JUDGMENT - \$ 52,613.69

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

**WRIT OF EXECUTION
NO. 2017-02577**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY
NOVEMBER 13, 2017 LEVIED ON THE

FOLLOWING

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

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

COMMENCING at a stake next to a White Oak tree as the northeast corner of the land herein conveyed, which point is also the junction points of land hereby conveyed and the property lines of William T. Courtney and wife the lands of Hayes Thompson, Jr.; thence South 57 degrees 27 minutes West, 265.78 feet along land of William T. Courtney and wife, to a stake; thence South 47 degrees 16 minutes East, 305 feet along land of William T. Courtney and wife, to a point East of the center line of Findley township road no. T-724, also known as the Cribbs School road; thence North along a line East of the center line of said Findley Township road no. T-724, also known as Cribbs School road, and land of said Hayes Thompson, Jr., 350 feet to a stake by a White Oak tree, the place of beginning, and being a triangular parcel of land containing 39,205 square feet of land, more or less, per the survey of W.S. Hines, dated July 3, 1959.

TITLE TO SAID PREMISES IS VESTED IN ROBERT B. DAVIS AND GLORIA A. DAVIS, HUSBAND AND WIFE, by Deed from ROBERT DAVIS, A/K/A ROBERT B. DAVIS AND GLORIA A. DAVIS, HUSBAND AND WIFE, Dated 06/19/2009, Recorded 06/19/2009, Instrument No. 2009-00006401.

Tax Parcel: 06 190 025

Premises Being: 31 Cribbs Road, Mercer, PA 16137-6217

JUDGMENT - \$ 69,159.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT DAVIS A/K/A ROBERT B. DAVIS AT THE SUIT OF THE PLAINTIFF U.S. BANK, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1999-6

WRIT OF EXECUTION NO. 2017-02728

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY NOVEMBER 29, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LORNE HUNT AND CAROLYN HUNT A/K/A CAROLYN HUNT IN AND TO:

THE following described real property situated in Mercer County, Pennsylvania, to wit:

ALL THOSE CERTAIN pieces or parcels of land situate in the city of Hermitage (formerly known as Hickory township), Mercer county, Pennsylvania, being known as sub-lots nos. one (1), two (2), three (3) and four (4) in the Highland Park allotment, as recorded in volume 1, page 121, mercer county, Pennsylvania, record of plats, and said lots taken together being more particularly bounded and described as follows:

ON the north by land now or formerly of Westinghouse recreational center, a distance of 182.2 feet; on the east by South Buhl Farm drive, a distance of 150 feet; on the south by King drive, a distance of 180.45 feet; and on the west by land now or formerly of William C. Patterson, a distance of 150 feet.

EXCEPTING and reserving therefrom at the southeast corner where King drive and South Buhl Farm drive intersect, the land taken by an arc with a radius of 12 feet which is used for street widening purposes; said lots nos. 1, 2 and 3 each having a frontage on South Buhl Farm drive of 50 feet and said lot no. 4 being at the rear thereof and facing on King drive with a frontage on said King drive of 40 feet.

TITLE TO SAID PREMISES IS VESTED IN

Lorne Hunt and Carolyn Hunt, Husband and Wife, by Deed from Gary Lee Roberts and Charlotte Ann Roberts, Husband and Wife, Dated 07/15/2013, Recorded 07/15/2013, Instrument No. 2013-00011608.

Tax Parcel: 12330395

Premises Being: 2035 King Drive, Hermitage, PA 16148-2538

JUDGMENT - \$168,682.13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LORNE HUNT AND CAROLYN HUNT A/K/A CAROLYN HUNT AT THE SUIT OF THE PLAINTIFF RESCAP LIQUIDATING TRUST

WRIT OF EXECUTION NO. 2017-02836

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY DECEMBER 4, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) EMERSON E. INSERRA AND LORI K. INSERRA IN AND TO:

ALL THAT CERTAIN piece or parcel of land designated as Lot No. 1 of the Final Plat Devee Riley Subdivision recorded in the Recorder of Deeds Office for Mercer County and being situate in Sugar Grove Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the center line of T-847 (Riley Road); thence along the center line of T-847 North eighty eighty-degrees forty-seven minutes East (N 88° 47' E) for a distance of two hundred five feet to a point in said center line; thence South zero degrees ten minutes East (S 0° 10' E), along land now or formerly of Kenneth and Evelyn Partridge for a distance of 234 feet; thence South eighty-eight degrees forty-seven minutes West (S 88° 47' W) along other land of Devee Riley for a distance of 205 feet to a point, continuing along other land of Devee Riley North zero degrees ten minutes West (N 0° 10' W) for a distance of 234 feet to the point and place of beginning and the center line of T-847.

Containing 1.10 acres of land by survey.

TITLE TO SAID PREMISES IS VESTED IN Lori K. Inserra and Emerson E. Inserra, h/w, by Deed from Devee Riley, unmarried widow, Dated 01/11/1999, Recorded 01/12/1999, in Book 99 DR, Page 597.

Tax Parcel: 30 031 003 001

Premises Being: 74 Riley Road, Greenville, PA 16125-9426

JUDGMENT - \$ 85,598.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EMERSON E. INSERRA AND LORI K. INSERRA AT THE SUIT OF THE PLAINTIFF U.S. BANK, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1999-5 BY DITECH FINANCIAL LLC

WRIT OF EXECUTION NO. 2017-03199

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY JANUARY 11, 2018 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DIANE E. ROBINSON, IN HER CAPACITY AS EXECUTRIX AND DEVEISEE OF THE ESTATE OF JUSTIN H. ROBINSON A/K/A JUSTIN HOFFMAN ROBINSON IN AND TO:

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

On the South by West Poplar Avenue for 60 feet; On the West by land formerly of P.E. Morris for 150 feet; on the North by an alley for 60 feet; On the East by land of Florence Slater,

formerly Crissie Redmond, for 150 feet.

Together with the western one-half of the alley on the east of said property which has been annulled by Borough Ordinance, with frame two story dwelling house erected thereon.

TITLE TO SAID PREMISES IS VESTED IN JUSTIN H. ROBINSON, by Deed from JOHN C. STILLWAGGON AND LYNN A. STILLWAGGON, HUSBAND AND WIFE, Dated 04/30/2014, Recorded 05/01/2014, Instrument No. 2014-00004292.

Mortgagor JUSTIN H. ROBINSON ATKJA JUSTIN HOFFMAN ROBINSON died on 08/14/2016, leaving a Last Will and Testament dated 05/09/2006. Letters Testamentary were granted to DIANE E. ROBINSON on 10/26/2016 in MERCER COUNTY, No. 43-2016-00560. The Decedent's surviving devisee is DIANE E. ROBINSON.

Tax Parcel: 59-550-188

Premises Being: 319 W Poplar ST, Grove City, PA 16127-1235

JUDGMENT - \$187,328.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DIANE E. ROBINSON, IN HER CAPACITY AS EXECUTRIX AND DEVEISEE OF THE ESTATE OF JUSTIN H. ROBINSON A/K/A JUSTIN HOFFMAN ROBINSON AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

WRIT OF EXECUTION NO. 2016-03148

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY NOVEMBER 29, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAVID G. SCHULTZ AND STACY L. SOPHER IN AND TO:

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

BEGINNING at a point on the East side of Memorial Street; thence along Memorial Street, North 6 degrees 48 minutes East, 50 feet to land now or formerly of Doyle; thence South 83 degrees 12 minutes East, 115 feet, more or less, to Lot No. 33; thence South 3 degrees 42 minutes West, 50 feet to Lot No. 8; thence North 83 degrees 12 minutes West, 117.59 feet to the place of beginning.

The same being 50 feet front on Memorial Street and extending Eastwardly of even width to Lot No. 33.

The same being the Southern 50 feet of Lot No. 7 of the J.C. McDowell Plan of Lots as recorded in Plan Book 2, Page 139.

TITLE TO SAID PREMISES IS VESTED IN David G. Schultz and Stacy L. Sopher, by Deed from John E. Townley and Mary Lou Townley, his wife, Dated 10/20/1998, Recorded 12/01/1998, in Book 281, Page 1188.

Tax Parcel: 59-558-054

Premises Being: 416 Memorial Avenue, Grove City, PA 16127-2310

JUDGMENT - \$ 77,616.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAVID G. SCHULTZ AND STACY L. SOPHER AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2006-RF4

WRIT OF EXECUTION NO. 2016-03544

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY DECEMBER 12, 2017 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a post on the southwesterly side of Rosedale Avenue, formerly East Avenue Extension, about one hundred fourteen feet (114') from the northeast corner of Lot No. 8 in the Revised Plan of Souls Addition to Greenville recorded in the Recorder's Office of Mercer County in Plan Book 2, page 21; thence along Rosedale Avenue, formerly East Avenue Extension, South forty-six and one-fourth degrees East (S. 46 1/4° E.) for a distance of sixty feet (60') to a point; thence by land now or formerly of Soult, South forty-six and one-fourth degrees West (S. 46 1/4° W.) for a distance of one hundred twenty feet (120') to a post; thence by land now or formerly of Soult, North forty-six and one-fourth degrees West (N. 46 1/4° W.) for a distance of sixty feet (60') to a post; thence North forty-six and one-fourth degrees East (N. 46 1/4° E.) for a distance of one hundred twenty (120') feet to the point and place of beginning.

BEING Lot No. 10 in the Revised Plan of Souls Addition recorded in Plan Book 2, page 21.

HAVING THEREON erected a dwelling known and numbered as: 55 ROSEDALE AVENUE GREENVILLE, PA 16125

MAP NO. 55-534-013

BEING The same premises which John P. and Janet M. Baird, by deed dated and recorded August 20, 2004 at Mercer County Instrument No. 2004-015659, granted and conveyed unto Mary A. Blair.

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.

TO BE SOLD AS THE PROPERTY OF MARY A. CONNER F/K/A MARY A. BLAIR UNDER MERCER COUNTY JUDGMENT NO. 2016-03544

JUDGMENT - \$ 51,624.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARY A. CONNER F/K/A MARY A. BLAIR AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

WRIT OF EXECUTION NO. 2017-01512

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY NOVEMBER 20, 2017 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN BORKO, DECEASED AND CHRIS PLUMMER, KNOWN HEIR OF JOHN BORKO, DECEASED AND BETH ANN SCHUPP, KNOWN HEIR OF JOHN BORKO, DECEASED AND BRADLEY BORKO, KNOWN HEIR OF JOHN BORKO, DECEASED IN AND TO:

All that certain piece or parcel of land situated in the City of Hermitage (formerly known as Hickory Township) Mercer County, Pennsylvania, marked and numbered Lot Nos. 46 and 47 in the Oakdale Heights Allotment as surveyed by J. Fred Thomas, Engineer, approved by the City Planning Commission of

Sharon, Pennsylvania, March 27, 1925, and recorded in the Office of the Recorder of Mercer County May 5, 1925, in Plan Book 2, Page 193. said lots being bounded and described as follows, to-wit:

On the north by Lot No. forty-five (45) in said plan a distance of one hundred forty-five and eighty-two hundredths (145.82) feet: on the east by Wick Avenue, a distance of one hundred (100) feet; on the south by Lot No. forty-eight (48) in said plan a distance of one hundred forty-six and twenty hundredths (146.20) feet; and on the west by lands of the heirs of A.I. Baker, a distance of one hundred (100) feet.

BEING THE SAME PREMISES which Kathleen M. Kloos, the Register of Wills of Mercer County, for Jonine M. Borko F/K/A Jonine M. Klein, executrix of the Estate of Edna M. Klein, a/k/a Edna Mae Klein, deceased, by Deed Dated 10/13/2006 and Recorded 10/16/2006, in the Office of the Recorder of Deeds in and for the County of Mercer, Instrument # 2006-00015413, granted and conveyed unto Jonine M. Borko.

AND the said Jonine M. Borko, hereby departed this life on or about November 2, 2015. Also, the said John Borko, hereby departed this life on or about February 8, 2016.

LOCATION - 274 WICK AVENUE, HERMITAGE PA

JUDGMENT - \$101,441.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN BORKO, DECEASED AND CHRIS PLUMMER, KNOWN HEIR OF JOHN BORKO, DECEASED AND BETH ANN SCHUPP, KNOWN HEIR OF JOHN BORKO, DECEASED AND BRADLEY BORKO, KNOWN HEIR OF JOHN BORKO, DECEASED AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2017-01490**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
NOVEMBER 29, 2017 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-32/44-33.

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

JUDGMENT - \$ 61,901.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARSHA BARBER AND ENRICO J. JOHNSON AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS SUCCESSOR TO DEUTSCHE BANK TRUST COMPANY

AMERICAS F/K/A BANKERS TRUST CORPORATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-KS1

**WRIT OF EXECUTION
NO. 2017-02863**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY
JANUARY 2, 2018 LEVIED ON THE FOLLOWING

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

ALL that certain tract or parcel of land situate in the Village of Greenfield, Lackawannock Township, Mercer County, Pennsylvania, and bounded:

On the north by the Mercer-West Middlesex Public Road, on the east by an alley, on the south by other lands of first parties and the west by the Greenfield-New Wilmington Public Road, said property having a frontage on said Greenfield-New Wilmington Public road of 85 feet and extending eastward about 132 feet to said alley, the southeastern and southwestern corners of said property being marked by iron stakes.

BEING known and numbered as 2027 Mercer West Middlesex Road, Mercer, PA 16137

TAX ID#: 15 173 107

BEING the same premises which Joan Lee Hiers Murray, Executrix of the Estate of Gertrude J. Hiers, late and Joan Lee Pliers Murray, Single by Deed dated April 29, 2004 and recorded May 10, 2004 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument #: 2004-008037, granted and conveyed unto Nancy Schooley, Unmarried.

JUDGMENT \$ 38,049.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NANCY SCHOOLEY AT THE SUIT OF THE PLAINTIFF U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2004-5, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-5 C/O OCWEN LOAN SERVICING, LLC

TERMS OF SALE, MERCER COUNTY
UNLESS OTHERWISE REQUESTED BY THE PLAINTIFF, MULTIPLE PARCELS SUBJECT TO ONE EXECUTION WILL BE BID IN BULK. IF REQUESTED BY THE PLAINTIFF PRIOR TO THE SALE, EACH PARCEL MAY BE BID SEPARATELY.

ALL BIDDERS MUST IDENTIFY THEMSELVES AT TIME OF SUBMITTING A BID. NO BIDS MAY BE WITHDRAWN.

IF A PARTY OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE INTENDS TO BID, PROOF OF COMPLIANCE WITH THE BID MAY BE REQUIRED.

OPENING BIDS SHALL BE MADE BY THE PLAINTIFF, OR HIS AUTHORIZED REPRESENTATIVE ONLY. OPENING BIDS SHALL BE IN THE AMOUNT OF \$10.00, OR THE AMOUNT OF PERSONAL EXEMPTION IF APPLICABLE. THE OPENING BID REPRESENTS THE COSTS OF THE WRIT.

THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE WILL MAKE AN OPENING BID. AT THE REQUEST OF THE PLAINTIFF, ANY SALE MAY BE CANCELED OR CONTINUED PRIOR TO A BID.

A SUCCESSFUL BIDDER OTHER THAN THE PLAINTIFF OR HIS AUTHORIZED REPRESENTATIVE, PRIOR TO THE CLOSE OF BUSINESS ON THE DATE OF THE SALE, SHALL PAY TO THE SHERIFF BY CASHIER'S CHECK OR MONEY ORDER, 10% OF THE BID AMOUNT. THE BALANCE PAYABLE TO THE SHERIFF IS

DUE BY 12:00 NOON ON THE FRIDAY FOLLOWING THE SALE. IF THE BALANCE IS NOT PAID BY THE DEADLINE, THE PROPERTY WILL BE RESOLD AT 10:00 AM ON THE FOLLOWING MONDAY AT THE SHERIFF'S OFFICE. AT THE RESALE, THE ORIGINAL SUCCESSFUL BIDDER SHALL BE INELIGIBLE TO BID AND SHALL BE LIABLE FOR THE EXPENSE OF THE RESALE AND THE DIFFERENCE IN THE PURCHASE PRICE IF THE RESALE PRICE IS LESS THAN THE ORIGINAL SALE PRICE.

A SCHEDULE OF DISTRIBUTION, WHEN NEEDED, WILL BE FILED BY THE SHERIFF, IN THE SHERIFF'S OFFICE, WITHIN 30 DAYS AFTER THE DATE OF SALE.

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS WRITTEN EXCEPTIONS ARE FILED WITHIN 10 DAYS OF THE FILING OF THE DISTRIBUTION.

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

M.C.L.J. - February 6, 13, 20, 2018

**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 **March 5, 2018**, 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.

GUARDIANSHIP

FIRST AND FINAL ACCOUNT

1990-45479 Everhart, Shawn, incapacitated; First National Trust Company, Guardian of Estate

FIRST AND FINAL ACCOUNT

- 2014-041 Kobielus, Thomas Richard, deceased; Brandy S. Kobielus, Administratrix
- 2014-384 Newton, Judith G. a/k/a Newton, Judith Gilbert a/k/a Newton, Judith, deceased; Marguerite E. Newton, Executrix
- 2015-068 Yurisc, Matthew, Jr. a/k/a Yurisc, Matthew, deceased; Helen Renee Smock, Executor
- 2016-061 Bissell-Cagle, Diane Marie a/k/a Bissell-Cagle, Diane M., deceased; Linda Combine, Executrix
- 2017-089 Heini, Eva E. a/k/a Heini, Eva, deceased; Joseph A. Heini, Executor
- 2017-123 Reichert, Katharina, deceased; Erna M. Grzejka, Executrix
- 2017-470 Kirby, June M., deceased; Shirley J. Richards, Executrix

Kathleen M. Kloos
Register of Wills and

Clerk of Orphans' Court
Division of the Court of Common Pleas
Of Mercer County, PA
112 Mercer County Courthouse
Mercer, PA 16137
M.C.L.J. - February 6, 13, 20, 27, 2018