

# Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

Digital Edition

OCTOBER 8, 2019

VOL. 34 - ISSUE 41

## 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

**GILL, DONNA L. A/K/A GILL, DONNA**  
2019-574

Late of Sharpsville Boro, Mercer Co., PA

Executrix: Jennifer L. Manley, 231 Hollywood St., Pgh, PA 15205  
Attorney: William J. Madden

**LAWRENCE, MABEL ELLEN**  
2019-566

Late of Springfield Twp., Mercer Co., PA

Executrix: Susan J. Koehler, 38 Avon Place, Amityville, NY 11701

Attorney: James A. Stranahan IV  
**MORTIMER, WILLIAM C., JR. A/K/A MORTIMER, WILLIAM C.**  
2019-575

Late of Farrell, Mercer Co., PA  
Administratrix: Marcy Mortimer, 301 Lunn Blvd., Farrell, PA 16121

Attorney: Stephen J. Mirizio  
**TAYLOR, ESTHER A/K/A TAYLOR, ESTHER M.**  
2019-579

Late of Mercer Boro, Mercer Co., PA  
Administrator: Robert C. Taylor, 224 S. Shenango St., Mercer, PA 16137

Attorney: Ted Isoldi  
**TERPACK, CHARLES J.**  
2019-584

Late of Sharpsville Boro, Mercer Co., PA

Executor: Jim Burns, 1418 Ridge Ave., Sharpsville, PA 16150

Attorney: Victor Heutsche  
**VandYKE, EDNA LUCILLE**  
2019-585

Late of Grove City Boro, Mercer Co., PA

Executor: William Earl VanDyke, 110 Hatwick Rd., Mercer, PA 16137

Attorney: James A. Stranahan, IV

### SECOND PUBLICATION

**ERDESKY, MARGARET R.**  
2019-559

Late of West Salem Twp., Mercer Co., PA  
Adm. C.T.A.: Deborah Sokolak, 74 Lakeview Dr., West Middlesex, PA 16159

Attorney: James E. Douglas

**HEIM, RICHARD R. A/K/A HEIM, RICHARD RALPH A/K/A HEIM, RICHARD**  
2019-586

Late of West Middlesex Boro, Mercer Co., PA  
Executor/Executrix: Richard Scott Heim,

95 Edgewood Dr., Transfer, PA 16154;  
Kathy L. Heim, 3097 Main St., West Middlesex, PA 16159

Attorney: Charles S. Hersh  
**MATTOZZI, ANGELO J. A/K/A MATTOZZI, ANGELO JOSEPH A/K/A MATTOZZI, ANGELO**  
2019-561

Late of Farrell, Mercer Co., PA  
Executor: Todd A. Mattozzi, 609 Notre Dame Ave., Youngstown, OH 44515

Attorney: James M. Goodwin  
**MEISLIK, PHYLLIS A. A/K/A MEISLIK, PHYLLIS ANN**  
2019-562

Late of Hermitage, Mercer Co., PA  
Co-Executrices: Miriam Meislik, 452 Geisler Dr., Pittsburgh, PA 15221; Myra D. Ryder a/k/a Myra D. Meislik-Ryder, 14721 S. Woodland Dr., Shaker Heights, OH 44120

Attorney: Ronald D. Amrhein, Jr.  
**MINOR, SUSAN L.**  
2019-558

Late of Grove City Boro, Mercer Co., PA  
Executrix: Jennifer R. Oleyar, 1169 Glen Rd., LaFayette, CA 94549

Attorney: Raymond H. Bogaty  
**MORGAN, CLIFFORD LEROY A/K/A MORGAN, CLIFFORD L. A/K/A MORGAN, CLIFFORD**  
2019-565

Late of Springfield Twp., Mercer Co., PA  
Administratrix: Marilyn M. Cookson, 1031 Leesburg Station Rd., Mercer, PA 16137

Attorney: Raymond H. Bogaty  
**PANCIONI LOUIS J., JR.**  
2019-570

Late of Hermitage, Mercer Co., PA  
Adminstrator/Administratrix: Michale Monoc, 1346 Miller Ave., Sharon, PA 16146; Michelle Loofboro, 1317 Woodhill Dr., Kent, OH 44240

Attorney: Michael Joanow  
**ROBERTS, DANIEL J.**  
2019-571

Late of Hermitage, Mercer Co., PA  
Executrix: Malinda M. Shaffer-Roberts, 1279 Hofius Lane, Hermitage, PA 16148

Attorney: William G. McConnell  
**SINCICH, CAROLINE**  
2019-563

Late of Hermitage, Mercer Co., PA  
Executrix: Diann Huff, 2305 Saratoga Dr., Hermitage, PA 16148

Attorney: David A. Ristvey  
**ZUCCHER, RONALD JAMES, JR. A/K/A ZUCCHER, BUZZ A/K/A BUZZ**  
2019-544

Late of Grove City Boro, Mercer Co., PA  
Executrix: Janeen M. Hodson, 4602 Sherwood Dr., Pittsburgh, PA 15236  
Attorney: Samuel R. Coury, 1725 Fifth Ave., Arnold, PA 15068 724-339-9040

### THIRD PUBLICATION

**DUDASH, SUSAN**  
2018-548

Late of Shenango Twp., Mercer Co., PA  
Executor: Timothy Dudash, 280 Gearhart Rd., Pulaski, PA 16143

Attorney: Robert J. Tesone

**RAZZAK, ASHRAF**  
2019-506

Late of Hermitage, Mercer Co., PA  
Executrix: Olivia E. Razzak, 3538 Timber Lane, Hermitage, PA 16148  
Attorney: Nora Gieg Chatha, Tucker Arensberg, P.C., 1500 One PPG Place Pittsburgh, PA 15222 412-566-1212

### LEGAL NOTICE

**NOTICE IS HEREBY GIVEN** that A Certificate of Organization was filed and approved by the Department of State, Commonwealth of Pennsylvania, on September 16, 2019, for BAMONE, LLC, with registered offices located at 107 Parkview Drive, P.O. Box 75, Clark, PA 16113. The principal business activity to be engaged in is real estate ownership and management, and all other lawful business activities.

This Limited Liability Company is organized under the provisions of the Limited Liability Company Law of 1994, 15 Pa. C.S.A. §8901, et seq.

William G. McConnell, Jr., Esquire  
McConnell Law Firm, LLC  
3547 East State Street, P.O. Box 1777  
Hermitage, PA 16148  
M.C.L.J. – October 8, 2019

### NOTICE OF CERTIFICATE OF ORGANIZATION DOMESTIC LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State at Harrisburg, Pa., for **D. MARRIOTTI COMPANY**, a Domestic Limited Liability Company which has been duly organized under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016, *as amended*.

**WILLIAM J. MODER, III, ESQUIRE**  
Attorney at Law  
2500 Highland Road, Suite 104  
Kerrwood Place, P.O. BOX 1071  
Hermitage, PA 16148  
M.C.L.J. – October 8, 2019

### LEGAL NOTICE

**NOTICE OF INCORPORATION**  
**NOTICE IS HEREBY GIVEN** that Articles of Incorporation for D. M. Martin Group, Inc. were filed and approved with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, and that a Certificate of Incorporation was granted. Said corporation being incorporated under the Pennsylvania Business Corporation Law of 1988

David M. Martin  
2555 Jerry Lane  
Hermitage, PA 16148  
M.C.L.J. - October 8, 2019

### LEGAL NOTICE

**NOTICE OF ADOPTION OF PLAN OF DISSOLUTION OF MOTORSPORTS MUSEUM, INC., a Pennsylvania Business Corporation**

**NOTICE IS HEREBY GIVEN** TO ALL persons interested or who may be affected, that MOTORSPORTS MUSEUM, INC., with its registered office at 101 Sharon Road, West Middlesex, Pennsylvania 16159, a Pennsylvania business corporation, has through its Board of Directors and Shareholders, adopted a Plan of Dissolution, and in furtherance of that Plan, has filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 26th day of September 2019, Articles of Dissolution to dissolve the said corporation, and that the Board of Directors is now engaged in winding up and settling the affairs of said corporation so that its corporate existence shall be ended under the provisions of the Pennsylvania Non-Profit Business Corporation Law of 1988, as amended.

Ronald P. McCall, Esquire  
Ekkert, Kuster, McCall & Epstein, LLP  
68 Buhl Boulevard  
P.O. Box 91  
Sharon, Pennsylvania 16146  
M.C.L.J. - October 8, 2019

### LEGAL NOTICE

**IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA CIVIL ACTION-LAW No. 2019-2109**

**THE CITY OF FARRELL**  
Plaintiff

vs.

**SENATER MCINTYRE, and JASPER MCINTYRE**, their respective heirs, executors, administrators and assigns, generally, and all other persons interested,  
Defendant

TO: The above-named Defendants:

The above-named Defendants are hereby notified that the above-named Plaintiff has filed a Complaint in Action to Quiet Title in the above-referenced proceedings in connection with all that certain piece or parcel of land situate in The City of Farrell, Mercer County, Pennsylvania being known and numbered as Lots Nos. 230, 231 and 232, Plan "A", of the Beechwood Improvement Company Plan of Lots, together bounded and described as follows, to-wit:

Lot. 230

**ALL THAT CERTAIN** lot or piece of ground, situate in The City of Farrell, County of Mercer and Commonwealth of Pennsylvania, marked and numbered Lot No. Two Hundred Thirty (230). in the Plan

of Beechwood Improvement Company, Limited, called Plan "A", South Sharon Plan of Lots, recorded in Deed Book U, Volume 6, Page 636, Records of Mercer County, Pennsylvania, described as follows:

**BEGINNING** on the westerly said of Spearman Avenue, One Hundred Fifty (150') feet southwardly from Adams Street; Thence extending in front or with along said Spearman Avenue, southwardly Twenty-Five (25') feet and in length or depth westwardly preserving the same width One Hundred Twenty-Five (125') feet to an alley Fifteen (15') wide.

Lots Nos. 231 and 232

**ALL THOSE CERTAIN** lots or prices of ground situate in the City of Farrell, Mercer County Pennsylvania, marked and numbered Lots Nos. Two Hundred Thirty One (231) and Two Hundred Thirty Two (232) in the Plan of the Beechwood Improvement Company, limited, called Plan "A", south Sharon Plan of Lots, recorded in deed book U, Volume 6, Page 636, Records of Mercer County Pennsylvania, described as follows:

**ON THE NORTH** by Lot No. 230 for a distance of 125 feet; Thence on the South by Lot 233 for a distance of 125 feet; Thence on the East by Spearman Avenue for a distance of 50 feet; Thence on the West by an alley for a distance of 50 feet.

AND the Plaintiff has requested that the Court of Common Pleas of Mercer County, Pennsylvania Decree that the Plaintiff is the owner of the above-described parcel in fee simple absolute and free of any claims of the Defendants or any other person.

The Defendants are hereby directed to file a written Answer to the Complaint within twenty (20) days of the publication of this Notice and on failure to do so, a judgment by default will be entered against you.

#### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHETHER YOU CAN GET LEGAL HELP.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Mercer County Lawyer's  
Referral Service  
c/o Mercer County Bar Association  
P.O. Box 1302, Hermitage, PA 16148  
(724) 342-3111

Stephen J. Mirizio, Esquire  
Attorney for Plaintiff

121 East State Street  
Sharon, PA 16146

M.C.L.J. - October 8, 2019

#### LEGAL NOTICE

IN THE COURT OF COMMON PLEAS  
OF MERCER COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
No. 2019-2267

THE CITY OF FARRELL  
Plaintiff

vs.

GUY PENOLO, a/k/a GUY THOMAS  
PENOLO, his respective heirs, executors,  
administrators and assigns, generally, and all  
other persons interested  
Defendant

TO: The above-named Defendants:

The above-named Defendants are hereby notified that the above-named Plaintiff has filed a Complaint in Action to Quiet Title in the above-referenced proceedings in connection with all that certain piece or parcel of land situate in The City of Farrell, Mercer County, Pennsylvania being known and numbered as Lots Nos. 177, 178, 179 and 180, Plan "A", of the Beechwood Improvement Company Plan of Lots, together bounded and described as follows, to-wit:

#### Parcel No. 1

**ALL THAT CERTAIN** tract of land situate in the City of Farrell, County of Mercer, and Commonwealth of Pennsylvania, being known as Lot Number 177 in the Plan of the Beechwood Improvement Company, Limited, called Plan "A" bounded and described as follows:

**BEGINNING** on the East side of Darr Avenue, 25 feet southwardly from Adams Street; Thence extending in front or width, along Darr Avenue, southwardly 25 feet, and in length or depth eastwardly, preserving the same width, a distance of 125 feet to any alley, 15 feet wide.

#### Parcel No. 2

**ALL THAT CERTAIN** piece or parcel of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being known as Lots Numbered One Hundred Seventy-Eight (178), One Hundred Seventy-Nine (179) and One Hundred Eighty (180) in Plan A of the Beechwood Improvement Company, Limited, South Sharon Plan of Lots, as recorded in the Records of Mercer County, Pennsylvania, in Deed Book U, Volume 6, Page 636, the lots together being bounded and described as follows:

**BEGINNING** at a point on the easterly side of Darr Avenue, Fifty (50') feet southwardly from Adams Street; Thence extending in front or width along said Darr Avenue, southwardly, Seventy-Five (75') feet; and in length or depth eastwardly, preserving the same width, One Hundred Twenty-Five (125') feet to an alley Fifteen (15') feet wide.

AND the Plaintiff has requested that the Court of Common Pleas of Mercer County, Pennsylvania Decree that the Plaintiff is the owner of the above-described parcel in fee simple absolute and free of any claims of the Defendants or any other person.

The Defendants are hereby directed to file a written Answer to the Complaint within twenty (20) days of the publication of this

Notice and on failure to do so, a judgment by default will be entered against you.

#### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHETHER YOU CAN GET LEGAL HELP.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Mercer County Lawyer's  
Referral Service  
c/o Mercer County Bar Association  
P.O. Box 1302, Hermitage, PA 16148  
(724) 342-3111

Stephen J. Mirizio, Esquire  
Attorney for Plaintiff  
121 East State Street  
Sharon, PA 16146  
M.C.L.J. - October 8, 2019

#### LEGAL NOTICE

IN THE COURT OF COMMON PLEAS  
OF MERCER COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
No. 2019-2268

THE CITY OF FARRELL  
Plaintiff

vs.

JOHN WILLIAM DIXON, a/k/a  
JOHN WM DIXON, his heirs, executors,  
administrators and assigns, generally, and  
all other persons interested  
Defendant

TO: The above-named Defendants:

The above-named Defendants are hereby notified that the above-named Plaintiff has filed a Complaint in Action to Quiet Title in the above-referenced proceedings in connection with all that certain piece or parcel of land situate in The City of Farrell, Mercer County, Pennsylvania being known and numbered as Lots Nos. 185, 186 and 187, Plan "A", of the Beechwood Improvement Company Plan of Lots, together bounded and described as follows, to-wit:

#### PARCEL ONE:

**ALL THAT CERTAIN** piece or parcel of land situate in the City of Farrell, County of Mercer, and Commonwealth of Pennsylvania, being part of Lots Nos. 185, 186, and 187 in the Plan of the Beechwood Improvement Company, Limited, called Plan "A", South Sharon Plan of Lots, which Plan is recorded in the Records of Mercer County in Plan Book Y, Vol, 6, Page 363, being more particularly bounded and described as follows:

**COMMENCING** at a point on the North line of Negley Street, which is Forty-One and

forty-one hundredths (41.41') feet East of the northeast corner of Negley Street and Darr Avenue;

**THENCE** East along the North line of Negley Street, a distance of Twenty-One and fifty-nine hundredths (21.59') feet;

**THENCE** North along the West line of lands formerly of Rosanna Bryan Grace, a distance of Seventy-Five (75') feet;

**THENCE** West along the South line of Lot No. 184 in said Plan, a distance of Twenty-One and fifty-nine hundredths (21.59') feet;

**THENCE** South along other lands now for formerly of the said John Bryan, a distance of Seventy-Five (75') feet to the North line of Negley Street, the place of beginning.

#### ALSO

#### PARCEL TWO:

**ALL THAT CERTAIN** piece or parcel of land situate in the City of Farrell, County of Mercer, and commonwealth of Pennsylvania, being more particularly bounded and described as follows:

**ON THE NORTH** by Lot No. 182 in the Beechwood Improvement Company Plan "A", a distance of Twenty-One and fifty-nine hundredths (21.59') feet;

**ON THE WEST** by a portion of Lots Nos. 183 and 184 in said Plan, now or formerly of Victoria Dragash and Valer G. Vanga, a distance of Fifty- (50') feet;

**ON THE SOUTH** by lands now or formerly of Steiner, a distance of Twenty-One and fifty-nine hundredths (21.59') feet; and

**ON THE EAST** by a portion of Lots Nos. 183 and 184 in said Plan, now or formerly of John Geisel, Jr., et ux., a distance of Fifty (50') feet;

**THE LAND HEREIN** conveyed being a portion of Lots Nos. 183 and 184 Beechwood Improvement Company Plan "A".

AND the Plaintiff has requested that the Court of Common Pleas of Mercer County, Pennsylvania Decree that the Plaintiff is the owner of the above-described parcel in fee simple absolute and free of any claims of the Defendants or any other person.

The Defendants are hereby directed to file a written Answer to the Complaint within twenty (20) days of the publication of this Notice and on failure to do so, a judgment by default will be entered against you.

#### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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(724) 342-3111

Stephen J. Mirizio, Esquire  
Attorney for Plaintiff  
121 East State Street  
Sharon, PA 16146  
M.C.L.J. - October 8, 2019

#### **NOTICE OF REVOCABLE TRUST**

NOTICE is hereby given of the administration of **THE IRMA BURNETT REVOCABLE TRUST AGREEMENT**. Irma Burnett, the Grantor of the Trust, of 894 Milledgeville Road, Hadley, Mercer County, Pennsylvania, died on August 10, 2019. Her husband, Glenn S. Burnett, died on March 1, 1999. All persons having claims against the Trust are requested to make known the same to the Trustee or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustee or Attorney named below:

**Ellen L. Leake, Trustee**  
**502 Emily Circle**  
**West Chester, PA 19382**

Ronald W. Coyer, Esquire  
S.R. LAW, LLC  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057  
M.C.L.J. - September 24, October 1, 8, 2019

#### **NOTICE OF REVOCABLE TRUST**

NOTICE is hereby given of the administration of the **GLENN J. BURNETT REVOCABLE TRUST AGREEMENT**. Glenn J. Burnett, the Grantor of the Trust, of 894 Milledgeville Road, Hadley, Mercer County, Pennsylvania, died on March 1, 1999. His wife, Irma Burnett, died on August 10, 2019. All persons having claims against the Trust are requested to make known the same to the Trustees or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustees or Attorney named below:

**Ellen L. Leake, Co-Trustee**  
**502 Emily Circle**  
**West Chester, PA 19382**  
**Helen Carey, Co-Trustee**  
**890 Milledgeville Road**  
**Hadley, PA 16130**

Ronald W. Coyer, Esquire  
S.R. LAW, LLC  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057  
M.C.L.J. - Oct. 1, 8, 15, 2019

#### **SHERIFF'S SALE MONDAY NOVEMBER 4, 2019 10:00 AM MERCER COUNTY SHERIFF'S OFFICE 205 S ERIE ST, MERCER PA 16137 MERCER COUNTY**

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Mercer County, Pennsylvania, there will be exposed to SALE by public auction in the Office of the Sheriff of Mercer County, 205 S. Erie St., Mercer, Pa at the stated time and date, the following described real estate, subject to the TERMS OF SALE, as follows:

#### **WRIT OF EXECUTION NO. 2018-01945**

HILL WALLACK LLP PLAINTIFF'S ATTORNEY  
AUGUST 7, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) FRANK J. ROCCO, PATRICIA ROCCO AND THE UNITED STATES OF AMERICA IN AND TO:

All that certain piece or parcel of land situate in Pymatuning Township, Mercer County, Pennsylvania, and being Lot No. 2-A in the Greenbrier Plan Replat of Lots 1 & 2 recorded in Mercer County in 85 P.L. 191, and described as follows:

Commencing at a point in the center line of East Crestview Drive. L.R. 43039 at the Northeast corner of Lot No. 2-A; thence South 31 degrees, 43 minutes, 27 seconds East a distance of 146.93 feet to a point; thence continuing along said center line by a curve to the left, said curve having a radius of 510.00 feet, a chord of 105.32 feet, a chord bearing of South 37 degrees, 39 minutes, 2 seconds East, and an arc distance of 183.79 feet, to a point at the intersection of a ten foot right-of-way owned by Reynolds Joint School District; thence South 65 degrees, 26 minutes, 45 seconds West along the North line of said right-of-way a distance of 595.88 feet to a point; thence continuing along the North line of said right-of-way South 89 degrees, 44 minutes, 45 seconds West a distance of 249.88 feet to a point in the center line of Crestview Drive, T-468; thence North 0 degrees, 22 minutes West along the center line of Crestview Drive a distance of 405.4 feet to a point at the Northwest corner of said Lot No. 2-A; thence South 89 degrees, 27 minutes East along the North line of Lot No. 2-A, which is the South line of Lot No. 1-A in said plan, a distance of 457.84 feet to a point; thence continuing along said North line of Lot No. 2-A, which is the South line of Lot No. 1-A in said plan; North 73 degrees, 57 minutes, 16 seconds East a distance of 202.95 feet to a point in the center line of East Crestview Drive at the place of beginning, containing 5.72 acres.

Less and except that certain parcel of land conveyed to William and Jody Arbanas, husband and wife from Frank J. Rocco and Patricia A. Yuran, a/k/a Patricia A. Rocco, husband and wife, as set forth in Instrument Number 960R11996, Recorded 81211996 in Mercer County Records.

Tax ID: 23-095-002

(Legal Description from Mortgage dated 9/5/2003, recorded 918:2003 as in Instrument Number 2003-021647)

LOCATION - 568 CRESTVIEW DRIVE, TRANSFER PA

JUDGMENT - \$341,627.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) FRANK J. ROCCO, PATRICIA ROCCO AND THE UNITED STATES OF AMERICA AT THE SUIT OF THE PLAINTIFF PROF-2013-M4 LEGAL TITLE TRUST II, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE

#### **WRIT OF EXECUTION NO. 2018-01845**

HLADIK ONORATO & FEDERMAN LLP PLAINTIFF'S ATTORNEY

AUGUST 29, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN SURVIVING HEIRS OF ANTHONY BUSCO, DECEASED, JESSICA BUSCO, AS SURVIVING HEIR OF ANTHONY BUSCO, DECEASED,

NICKIE BUSCO, AS SURVIVING HEIR OF ANTHONY BUSCO, DECEASED, TONI HERSTINE, AS SURVIVING HEIR OF ANTHONY BUSCO, DECEASED, KRISTEN HUNT, AS SURVIVING HEIR OF ANTHONY BUSCO, DECEASED, AND MICHELLE HUNT AS SURVIVING HEIR OF ANTHONY BUSCO, DECEASED IN AND TO:

PARCEL#1

ALL THAT CERTAIN pieces or parcels of land situate in the Municipality of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known as all the Lot Number Three Hundred Fourteen (314) and the Northern one-half (1/2) of Lot Number Three Hundred Thirteen (313) in the Farrell Heights Plan of Lots, said Plan being recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 1, Page 133, and being bounded and described as follows:

ON THE: NORTH by Lot Number Three Hundred Fifteen (315) in said Plan for a distance of One Hundred Fifty (150) feet; On the East by Paul Street for a distance of Sixty (60) feet; On the South by the remaining one-half (1/2) of Lot Number Three Hundred Thirteen (313) in said Plan for a distance of One Hundred Fifty (150) feet; On the West by a portion of Lot Number Three Hundred Ten (310) and all of Lot Number Three Hundred Nine (309) in said Plan for a distance of Sixty (60) feet.

PARCEL-#2

ALL THAT CERTAIN piece or parcel of land situate in the Municipality of Hermitage, County of Mercer and Commonwealth of Pennsylvania, known as Lot number Three Hundred Fifteen A (315-A) in the Louise Eakis Subdivision to be recorded in the records of Mercer County, Pennsylvania and being the Southwestern part of Lot Number Three Hundred Fifteen (315) in the Farrell Heights Allotment and being inure particularly bounded and described as follows:

BEGINNING at an iron pin on the Northwesterly, right-of-way line of Paul Street; thence North 54 degrees 00, West, a distance of One Hundred Fifty (150) feet by lands of Prosser to an iron pin which is also the North corner of Lot Number Three Hundred Nine (309) and the Southeast corner of Lot Number Three Hundred Eight (308), respectively; thence North 36 degrees 00' East by said Lot Number Three Hundred Eight (308) a distance of Nine and Seventy-Six Hundredths (9.76) feet to an iron pin; thence South 51 degrees 26' 44" East by the remaining lands of Lot Number Three Hundred Fifteen (315) a distance of One Hundred Fifty and Fifteen Hundredths (150.15) feet to an iron pin which is on the Northwest right-of-way line South 36 degrees 00" West a distance of Three and Eight tenths (3.08) feet to an iron pin being the point and place of BEGINNING.

CONTAINING 0.022 acres, more or less.

SUBJECT to a Thirty (30) foot building line Northwest of the Northwest, right-of-way line of Paul Street. Subject to all rights-of-way and easements for public utilities and road purposes recorded and unrecorded. This is not to be used as a separate building lot.

BEING THE SAME PREMISES which Anthony Busco and Kathy Busco, by Deed dated September 23, 2014 and recorded on October 6, 2014, in the Mercer County Recorder of Deeds Office as Instrument4 2014-00010338, granted and conveyed unto Anthony Busco.

AND THE SAID Anthony Busco departed this life on October 14, 2016 thereby vesting ownership of his interest in the subject property in his heirs, by operation of law.

Being Known as 2104 Paul Street, Hermitage, PA 16148

Parcel ID No. Control# 012 003340  
Map# 12 328 066

JUDGMENT - \$ 66,823.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN SURVIVING HEIRS OF ANTHONY BUSCO, DECEASED, JESSICA BUSCO, AS SURVIVING HEIR OF ANTHONY BUSCO, DECEASED, TONI HERSTINE, AS SURVIVING HEIR OF ANTHONY BUSCO, DECEASED, KRISTEN HUNT, AS SURVIVING HEIR OF

ANTHONY BUSCO, DECEASED, AND MICHELLE HUNT AS SURVIVING HEIR OF ANTHONY BUSCO, DECEASED AT THE SUIT OF THE PLAINTIFF TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE

#### **WRIT OF EXECUTION**

**NO. 2019-01759**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

AUGUST 20, 2019 LEVIED ON THE FOLLOWING

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

All those certain lots of land situate in West Salem Township, Mercer County, Pennsylvania, being designated as Lots Nos. 4 and 5 of the Frank J. Spiegel Plan of Lots, same being bounded and described as follows:

Lot No. 4: Beginning at a point on the Easterly line of the Old Greenville-Sharon blacktop road, which point is the Northwest corner of said lot; thence South 66° 39' East along line of Lot No. 3 of said plan of lots, a distance of 1,071.33 feet to a point on the West right-of-way line of the Erie Railroad Company; thence South 23° 57' West along the West right-of-way line of said Erie Railroad Company, a distance of 85 feet to a point; thence North 67° 11' West along the North line of Lot No. 5 of said plan of lots, a distance of 1,037.67 feet to a point on the East right-of-way line of the Old Greenville-Sharon blacktop road; thence North 01° 06' West along the East right-of-way line of said road, a distance of 100 feet to the point and place of beginning.

Lot No. 5: Beginning at a point on the East right-of-way line of the Old Greenville-Sharon blacktop road, which point is the Northwest corner of the lot herein described; thence South 67° 11' East along the West line of Lot No. 4 of said plan of lots, a distance of 1,037.67 feet to a point on the West right-of-way line of the Erie Railroad Company; thence South 23° 57' West along the West right-of-way line of said Erie Railroad Company, a distance of 85 feet to a point; thence North 67° 42' West along the East line of Lot No. 6 of said plan of lots, a distance of 1,004.00 feet to a point on the East right-of-way line of the Old Greenville-Sharon blacktop road; thence North 01° 06' West along the East right-of-way line of said road, a distance of 100 feet to the point and place of beginning.

Under and subject to an easement taken over a portion of said land amounting to .069 of an acre given to the Pennsylvania Department of Highways, dated January 6, 1970, by Antonio Russo and Cecelia Russo, husband and wife, same being duly recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania.

BEING KNOWN AS: 8 COULTER ROAD, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 031 009090

BEING THE SAME PREMISES WHICH SUSAN M. GILSON, A SINGLE WOMAN BY DEED DATED 6/16/2017 AND RECORDED 6/21/2017 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 2017-00005686, GRANTED AND CONVEYED UNTO BREANA HAYES, A SINGLE WOMAN.

JUDGMENT - \$ 90,033.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BREANA HAYES AT THE SUIT OF THE PLAINTIFF QUICKEN LOANS INC.

#### **WRIT OF EXECUTION**

**NO. 2019-01531**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

JULY 24, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RUTHANN P. KIRK AND ROBERT R. KIRK IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND COMMONLY KNOWN AS 33

SOUTH SECOND STREET IN THE BOROUGH OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1: ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE ON THE WESTERLY SIDE OF SOUTH SECOND STREET, BOROUGH OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA, WITH FRAME DWELLING ERECTED THEREON, SAID LOT OR PARCEL OF LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT FORMERLY OF OBER, NOW PARCEL NO. 2 HEREIN; ON THE EAST BY SOUTH SECOND STREET; ON THE SOUTH BY LOT NOW OR FORMERLY OF ELMER SNYDER; AND, ON THE WEST BY AN ALLEY FRONTING 65 FEET ON SAID STREET, AND EXTENDING BACK THE SAME WIDTH, A DISTANCE OF 120 FEET.

PARCEL NO. 2: ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE ON THE WESTERLY SIDE OF SOUTH SECOND STREET IN THE BOROUGH OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LAND NOW OR FORMERLY OF COOK; ON THE EAST BY SOUTH SECOND STREET; ON THE SOUTH BY PARCEL NO. 1 ABOVE DESCRIBED; AND, ON THE WEST BY FESSLER ALLEY, FRONTING 5 FEET ON SOUTH SECOND STREET AND EXTENDING BACK OF UNIFORM WIDTH, A DISTANCE OF 120 FEET.

BEING KNOWN AS: 33 SOUTH 2ND STREET, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 55-515-068

BEING THE SAME PREMISES WHICH GRANTOR RUTHANN P. KIRK AND ROBERT R. KIRK BY DEED DATED 08/03/1993 AND RECORDED 08/09/1993 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 93-10840, GRANTED AND CONVEYED UNTO GRANTEE ROBERT R. KIRK AND RUTHANN P. KIRK.

JUDGMENT - \$ 18,327.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RUTHANN P. KIRK AND ROBERT R. KIRK AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

**WRIT OF EXECUTION  
NO. 2019-00924**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY

AUGUST 7, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ROY S. DRAKE AND JOYCE P. DRAKE AND THE UNITED STATES OF AMERICA IN AND TO:

All those certain pieces or parcels of land situate in Hermitage Township, formerly Hickory Township, Mercer County, Pennsylvania, being bounded and described as follows:

Parcel One Beginning at a point on the center line of Pennsylvania Highway Route #18, which point is the southwesterly corner of the land herein described and the northwesterly corner of the adjoining lands now or formerly of Bright; thence North 7 degrees 40 minutes East along the center line of said Route #18, for a distance of 100.81 feet to a point; thence continuing North 9 degrees 18 minutes East along the center line of said Route #18, for a distance of 100.30 feet to a point; thence continuing North 10 degrees 41 minutes East along the center line of said Route #18, for a distance of 100.27 feet to a point; thence continuing North 12 degrees 05

minutes East along the center line of said Route #18, for a distance of 100.58 feet to a point, which is the northwesterly corner of the land herein described; thence South 85 degrees 38 minutes East along the lands now or formerly of Lucas and the third parcel hereinafter described, for a distance of 790.86 feet to a point; thence South 3 degrees 41 minutes West along the lands now or formerly of Wilson, for a distance of 400 feet to a point; thence North 85 degrees 38 minutes West along the lands now or formerly of Bright, for a distance of 834.48 feet to the center line of said Route 418 and the place of beginning.

Parcel Two: Beginning at a point on the center line of Pennsylvania Highway Route #18, which point is the southeast corner of the parcel herein described and the southwest corner of parcel one described above; thence North 7 degrees 40 minutes East along the center line of said Route #18, for a distance of 100.81 feet to a point; thence continuing North 9 degrees 18 minutes East along the center line of said Route 418, for a distance of 100.30 feet to a point; thence continuing North 10 degrees 41 minutes East along the center line of said Route #18, for a distance of 100.27 feet to a point; thence continuing North 12 degrees 05 minutes East along the center line of said Route #18, for a distance of 100.58 feet to a point, which is the northeast corner of the land herein described; thence North 85 degrees 38 minutes West for a distance of 61.72 feet across the westerly half of the right of way of said Route #18 to a point on the Westerly side of said right of way; thence South 3 degrees 0 minutes West through the Highway right of way of said Route #18, for a distance of 400 feet to a point situate in the Westerly side of the right of way of said Route 418; thence South 85 degrees 38 minutes East, for a distance of 13.42 feet to a point on the center line of said Route #18 and the place of beginning. All of said above-described second parcel being within the right of way of said Route #18, excepting a small triangular parcel at the northwest corner.

Parcel Three: Beginning at a point on the northerly boundary line of parcel one described above 449.78 feet eastwardly from the center line of Pennsylvania Highway Route #18; thence North 3 degrees 21 minutes East for a distance of 100 feet to a point; thence South 85 degrees 38 minutes East, for a distance of 100 feet to a point; thence South 3 degrees 21 minutes West for a distance of 100 feet to a point on the southerly boundary line of parcel one described above; thence North 85 degrees 38 minutes West, for a distance of 100 feet to a point; which is the place of beginning. Said parcel being bounded on the south by the north boundary of parcel one described above and bounded on the west, north and east by lands now or formerly of Lucas.

And also

All that certain piece or parcel of land situate in the Municipality of Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, being the southern portion of Lots Nos. Twenty-five (25) and Twenty-six (26) in the Farrell Park Homestead Plan No. 1 as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 1, Page 129, said piece or parcel of land being more fully bounded and described as follows:

On the North by land now or formerly of Steve Duich, a distance of three hundred forty-five (345) feet;

On the East by land now or formerly of Mike Lukac a distance of four hundred twenty-five (425) feet;

On the South by land now or formerly of Martin Bright, a distance of four hundred eighty-five (485) feet; and

On the West by State Route 18, a distance of four hundred seventy-five (475) feet.

Excepting and Reserving Nonetheless the above-described piece or parcel of land is the following described piece or parcel of land which Stanley J. Osserman and Eleanor L. Osserman, husband and wife, conveyed unto Guy W. Gully and Mary Gully, husband and wife, by Deed dated August 26, 1952 and recorded October 10, 1952 in the Office of the Recorder of Deeds of Mercer County, Pennsylvania in Deed Book "H", Volume 20, Page 171.

Commencing at a point, said point being the intersection of the South line of Lot #25, and the center line of the new Pennsylvania Highway Route #18;

Thence: In a northeasterly direction along the center of said Route #18 a distance of Two Hundred thirty and seventy-hundredths (230.70) feet to a point in the center of the said highway and the place of the beginning;

Thence: Continuing along said Route #18 in a northeasterly direction a distance of Two hundred forty-five (245) feet to a point;

Thence: In a easterly direction along the South line of the Duich property a distance of Three hundred forty-three and fifteen hundredths (343.15) feet to a point on the east line of Lot #26 in said plan;

Thence: In a southerly direction along the east line of said Lot #26 a distance of Two hundred and sixty-five (265) feet to a point;

Thence: In a westerly direction a distance of four hundred and ten (410) feet, more or less, to a point in the center of said Pennsylvania Route #18, and the place of the beginning.

Excepting therefrom that certain property described in Notice of Condemnation filed in Case No. 1994-2634, recorded July 14, 1994, at Instrument Number 94 DR 10834, Book 0171, Page 1008, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT PROPERTY ADDRESS: 1369 South Hermitage Road, Hermitage, PA 16148

Being the same property conveyed to Roy S. Drake and Joyce P. Drake, husband and wife who acquired title by virtue of a deed from Stanley J. Osserman and Eleanor L. Osserman, husband and wife, dated November 25, 1980, recorded December 18, 1980, at Instrument Number 80 DR 3736, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 12-158-325, 12-158-317

JUDGMENT - \$ 116,283.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROY S. DRAKE AND JOYCE P. DRAKE AND THE UNITED STATES OF AMERICA AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2019-00900**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY

JULY 26, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHELE A. DUBEL AND JOHN E. DUBEL, JR. IN AND TO:

All that certain piece or parcel of land situate in West Salem Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

On the North by lands now or formerly of W.O. McClimans; On the East by land now or formerly of Earle W. Durham et ux.; On the South by Williamson Road; and on the west by lands now or formerly of W. O. McClimans; having a frontage of one hundred (100) feet, more or less, On Williamson Road and extending back, of uniform width, a distance of two hundred sixty (260) feet, more or less; the corners of the property hereby conveyed being marked by iron pins.

SUBJECT PROPERTY ADDRESS: 327 Williamson Road, Greenville, PA 16125

Being the same property conveyed to John E. Dubel, Jr. and Michele A. Dubel, husband and wife who acquired title by virtue of a deed from Thomas W. Sheirer and Linda M. Sheirer, husband and wife, dated January 12, 2004, recorded January 16, 2004, at Document ID 2004-000767, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 31 043 003

JUDGMENT - \$138,817.23

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHELE A. DUBEL AND JOHN E. DUBEL, JR. AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2019-00431**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY

AUGUST 21, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH S. GAYDEK, JR. IN AND TO:

All that certain piece or parcel of land situate in the Township of Shenango, County of Mercer, and Commonwealth of Pennsylvania, being Lot No. 3 of the Jackson Plan of Lots, said Plan being recorded in the Office of the Recorder of Deeds of Mercer County in Plan Book 3, Page 291, being bounded and described as follows:

Bounded on the north by Lot No. 2 in said Plan, a distance of 366.3 feet; east by the centerline of the New Bedford-West Middlesex Road, for a distance of 100 feet; south by Lot No. 4 in said Plan, for a distance of 328.3 feet; and west by land now or formerly of Mitcheltree, a distance of 100 feet.

SUBJECT PROPERTY ADDRESS: 689 New Bedford Road, West Middlesex, PA 16159

Being the same property conveyed to Joseph S. Gaydek, Jr. who acquired title by virtue of a deed from Joseph S. Gaydek, Jr. and Judy A. Gaydek, husband and wife, dated January 26, 1989, recorded February 21, 1989, at Document ID 89 DR 01461, and recorded in Book 53, Page 2059, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 27 184 197

JUDGMENT - \$ 41,435.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH S. GAYDEK, JR. AT THE SUIT OF THE PLAINTIFF WELLS FARGO USA HOLDINGS, INC.

**WRIT OF EXECUTION  
NO. 2019-00731**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY

JULY 12, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RICHARD BARNES JR. KNOWN SURVIVING HEIR OF PATRICIA A. MCCANDLESS AND UNKNOWN SURVIVING HEIRS OF PATRICIA A. MCCANDLESS IN AND TO:

All that certain lot of ground situate in the Borough of Jamestown, Mercer County, Pennsylvania, bounded and described as follows:

Bounded on the north by Liberty Street; on the west by lands now or formerly of Marian Richards; on the south by lands now or formerly of McArthur state on the east by lands now or formerly of Rosanna Royer. Having a frontage of 75 feet on Liberty Street extending back of uniform width a distance of 135 feet.

Being known as: 511 Liberty Street, Jamestown, Pennsylvania 16134

BEING THE SAME PREMISES WHICH Francis M. Ross, by Deed dated September 16, 1994 and recorded September 16, 1994 in Deed Book 175, Page 1880, granted and conveyed unto Robert D. McCandless and Patricia A. McCandless. The said Robert D. McCandless died on December 21, 1994, vesting title in Patricia A. McCandless by operation of law. The said Patricia A. McCandless died on October 15, 2018 without a will or appointment of an Administrator, thereby vesting title in Richard Barnes Jr, Known Surviving Heir of Patricia A. McCandless and Unknown Surviving Heirs of Patricia A. McCandless by operation of law.

BEING TAX MAP NUMBERS: 64-573-006 AND 64-573-006-00-001 AND CONTROL NUMBERS: 064-002530 AND 064-602875

JUDGMENT - \$ 34,743.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RICHARD BARNES JR. KNOWN SURVIVING HEIR OF PATRICIA A. MCCANDLESS AND UNKNOWN SURVIVING HEIRS OF PATRICIA A. MCCANDLESS AT THE SUIT OF THE PLAINTIFF OCWEN LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2018-03660**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY

JULY 12, 2019 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S) TAMMY  
WHEAT, EXECUTOR OF THE ESTATE OF  
FRANK WHEAT IN AND TO:

Land Situated in the Borough of Greenville in  
the County of Mercer in the State of PA

COMMENCING AT AN IRON PIN ON THE  
SOUTH WESTERLY RIGHT-OF-WAY OF  
SOUTH MERCER STREET; THENCE  
SOUTH 46 DEGREES 43 MINUTES EAST  
ALONG SOUTH MERCER STREET, A  
DISTANCE OF FIFTY-SIX (56) FEET TO AN  
IRON PIN; THENCE SOUTH 44 DEGREES 29  
MINUTES WEST ALONG LAND NOW OR  
FORMERLY QF MARY ANN SEE  
FORMERLY JOHN SPAULDING, A  
DISTANCE OF ONE HUNDRED FORTY  
(140) FEET TO AN IRON PIN; THENCE  
NORTH 50 DEGREES 00 MINUTES WEST  
ALONG LAND NOW QR FORMERLY OF  
CINDY MACKO, FORMERLY JOHN  
SPAULDING, A DISTANCE OF FIFTY-SIX  
(56) FEET TO AN IRON PIN; THENCE  
NORTH 44 DEGREES 25 MINUTES EAST  
ALONG LAND NOW OR FORMERLY OF  
THOMAS J. NEUSTUPA ET UX,  
FORMERLY GEORGE PAUL HITTLE, A  
DISTANCE OF ONE HUNDRED FORTY-  
THREE AND TWENTY HUNDREDTHS  
(143.20) FEET TO THE PLACE OF  
BEGINNING.

Being known as: 195 South Mercer Street,  
Greenville, Pennsylvania 16125

BEING THE SAME PREMISES WHICH Frank D.  
Wheat and Jane M. Wheat by deed dated  
November 14, 1995 and recorded November 27,  
1995 in Deed Book 95DR, Page 15266, granted  
and conveyed unto Frank D. Wheat. The said  
Frank D. Wheat died on July 14, 2018. Letters of  
Administration were granted to Tammy Wheat,  
Executor of the Estate of Frank D. Wheat on  
September 4, 2018.

TAX I.D. # 55-531-007

JUDGMENT - \$ 44,368.62

SEIZED AND TAKEN IN EXECUTION AS  
THE PROPERTY OF THE DEFENDANT (S)  
TAMMY WHEAT, EXECUTOR OF THE  
ESTATE OF FRANK WHEAT AT THE SUIT  
OF THE PLAINTIFF AMERICAN  
ADVISORS GROUP

**WRIT OF EXECUTION  
NO. 2019-02051**

PHELAN HALLINAN DIAMOND & JONES,  
LLP PLAINTIFF'S ATTORNEY

AUGUST 28, 2019 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S) SCOTT A.  
CANADY A/K/A SCOTT A. CANADAY IN  
AND TO:

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

Bounded on the North for 308.3 feet by now or  
formerly John Kritz; West by the same for  
305.25 feet; South by the same for 363.4 feet and  
East for 300.4 feet by a public road.

EXCEPTING AND RESERVING THEREOUT  
AND THEREFROM that parcel conveyed by  
John Kritz, Jr. and Ann Kritz, his wife to Paul R.  
Shaffer and Annabelle Shaffer, his wife, by deed  
dated August 22, 1955 and recorded September  
5, 1955 in Deed Book A, Volume 21, page 473.

TITLE TO SAID PREMISES IS VESTED IN  
SCOTT A. CANADAY, UNMARRIED, by  
Deed from CAROL ANN SCHANER AND  
DOUGLAS G. KRITZ, CO EXECUTORS OF  
THE ESTATE OF ANN KRITZ, DECEASED,  
Dated 03/17/2017, Recorded 03/21/2017,  
Instrument No. 2017-00002591.

Tax Parcel: 27 196 015

Premises Being: 457 SHARON BEDFORD  
ROAD, WEST MIDDLESEX, PA 16159-2317

JUDGMENT - \$122,457.16

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF THE DEFENDANT (S) SCOTT  
A. CANADY A/K/A SCOTT A. CANADAY AT  
THE SUIT OF THE PLAINTIFF RUSHMORE  
LOAN MANAGEMENT SERVICES LLC

**WRIT OF EXECUTION  
NO. 2018-02335**

PHELAN HALLINAN DIAMOND & JONES,  
LLP PLAINTIFF'S ATTORNEY

JULY 24, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S) JASON C.  
PERSINGER AND AMBER L. PERSINGER  
A/K/A AMBEWR L. PERSINGER IN AND TO:

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

On the East by Spring Street for fifty (50) feet; on  
the South by Euclid Avenue for ninety (90) feet; on  
the West by land of Irene W. Walters, now Irene W.  
Ivell for fifty (50) feet; on the North by Lot No. 57  
for ninety (90) feet.

The same being part of Lot No. 59 of the West View  
Improvement Company Plan of Lots as recorded in  
Plan Book 1, Page 84 in the Recorder's Office of  
Mercer County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Jason C.  
Persinger, by Deed from Amber L. Persinger,  
Dated 03/21/2017, Recorded 06/21/2017,  
Instrument No. 2017-00005658.

Tax Parcel: 59 549 168

Premises Being: 611 SPRING STREET, GROVE  
CITY, PA 16127-1131

JUDGMENT - \$118,366.18

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF THE DEFENDANT (S) JASON  
C. PERSINGER AND AMBER L. PERSINGER  
A/K/A AMBEWR L. PERSINGER AT THE SUIT  
OF THE PLAINTIFF WILMINGTON SAVINGS  
FUND SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY IN ITS  
CAPACITY AS OWNER TRUSTEE OF  
MATAWIN VENTURES TRUST SERIES 2018-1

**WRIT OF EXECUTION  
NO. 2019-01221**

PHELAN HALLINAN DIAMOND & JONES,  
LLP PLAINTIFF'S ATTORNEY

AUGUST 16, 2019 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S) MARILYN D.  
SMITH, IN HER CAPACITY AS EXECUTRIX  
OF THE ESTATE OF CONNIE S. FARMER  
A/K/A CONNIE SUE FARMER A/K/A CONNIE  
TORGERSON, DUANE TORGERSON A/K/A  
DUANE RICHARD TORGERSON, IN HIS  
CAPACITY AS DEVISEE OF THE ESTATE OF  
CONNIE S. FARMER A/K/A CONNIE SUE  
FARMER A/K/A CONNIE TORGERSON,  
MOLLIE J. AMON, IN HER CAPACITY AS  
DEVISEE OF THE ESTATE OF CONNIE S.  
FARMER A/K/A CONNIE SUE FARMER A/K/A  
CONNIE TORGERSON AND AMANDA T.  
SUGENT, IN HER CAPACITY AS DEVISEE OF  
THE ESTATE OF CONNIE S. FARMER A/K/A  
CONNIE SUE FARMER A/K/A CONNIE  
TORGERSON IN AND TO:

ALL THAT CERTAIN piece or parcel of land  
situate in the borough of Stoneboro, Mercer county,  
Pennsylvania, bounded and described to wit.

BEGINNING at a point on north side of Orchard  
street, which is 227 feet from the intersection of the  
east side of Pine street and north side of Orchard  
street, thence east along north side of Orchard street  
55 feet; thence north 90° 130 feet to McIntire alley,  
thence west 90°, 55 feet along south side of said  
alley, thence south 90°, 130 feet to place of  
beginning.

THIS is lot no 38 of Clarks addition to the borough  
of Stoneboro, as shown on a plot or said addition  
duly recorded in the office of the recorder of deeds  
for Mercer county, Pennsylvania, said plan having  
been approved by the council of said borough of  
Stoneboro, and a copy of said plot being on file with  
the borough secretary.

The boundaries of this addition are designated by  
concrete monuments erected at each angle shown  
on the plot. The dimensions and boundaries were  
established by a survey made in May 1921, by T.P.  
Pattinson said survey being based on the plan of the  
borough of Stoneboro, approved and acknowledged  
by Jeremiah Bonner in 1966, said plan now being in  
the possession the Mercer Iron & Coal Company,  
Stoneboro, Pennsylvania. Said Clarks addition is a  
part of what was formerly known as the homestead  
reserve.

CORNERS of each lot are designated by 1/2" pipe  
stakes by engineer T.F. Pattinson.

THIS deed is executed under and subject to any  
zoning regulations, the minimum set back line, right  
of way line and other restrictions as shown on the  
recorded plan of deeds of record.

THIS deed is executed under and subject to any  
rights that may exist on land for electric lines,  
telephone lines, gas lines, water lines, pipe lines,  
sewer lines, cable lines, public highways and  
facilities used therewith, if there now be any such  
lights thereon, this deed is executed under and  
subject to all rights no the said land for public  
utilities, including, but not limited to those  
aforesaid.

TITLE TO SAID PREMISES IS VESTED IN  
CONNIE S. FARMER, by Deed from DOROTHY  
H. REISER, WIDOW, Dated 08/10/2004, Recorded  
08/12/2004, Instrument No. 2004-014320.

Mortgagor CONNIE S. FARMER A/K/A CONNIE  
SUE FARMER A/K/A CONNIE TORGERSON  
died on 05/23/2017, leaving a Last Will and  
Testament dated 03/23/2077. Letters Testamentary  
were granted to MARILYN D. SMITH on  
05/26/2017 in MERCER COUNTY, No. 43-2017-  
289. The Decedent's surviving devisees are  
DUANE TORGERSON, VICTORIA D.  
FARMER, RICHARD K. FARMER, SCOTT R.  
SUGENT; MOLLIE J. AMON, and AMANDA T.  
SUGENT. By executed waiver RICARD K.  
FARMER, VICTORIA D. FARMER and SCOTT  
R. SUGENT waived their right to be named in the  
foreclosure action.

Tax Parcel: 74 867 063

Premises Being: 11 ORCHARD STREET,  
STONEBORO, PA 16153-3927

JUDGMENT - \$ 79,138.23

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF THE DEFENDANT (S)  
MARILYN D. SMITH, IN HER CAPACITY AS  
EXECUTRIX OF THE ESTATE OF CONNIE S.  
FARMER A/K/A CONNIE SUE FARMER A/K/A  
CONNIE TORGERSON, DUANE TORGERSON  
A/K/A DUANE RICHARD TORGERSON, IN  
HIS CAPACITY AS DEVISEE OF THE ESTATE  
OF CONNIE S. FARMER A/K/A CONNIE SUE  
FARMER A/K/A CONNIE TORGERSON,  
MOLLIE J. AMON, IN HER CAPACITY AS  
DEVISEE OF THE ESTATE OF CONNIE S.  
FARMER A/K/A CONNIE SUE FARMER A/K/A  
CONNIE TORGERSON AND AMANDA T.  
SUGENT, IN HER CAPACITY AS DEVISEE OF  
THE ESTATE OF CONNIE S. FARMER A/K/A  
CONNIE SUE FARMER A/K/A CONNIE  
TORGERSON AT THE SUIT OF THE  
PLAINTIFF DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE FOR  
INDYMAC INDX MORTGAGE LOAN TRUST  
2004-AR8, MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2004-AR8

**WRIT OF EXECUTION  
NO. 2019-00617**

PIETRAGALLO GORDON ALFANO BOSICK &  
RASPANTI, LLP PLAINTIFF'S ATTORNEY

AUGUST 29, 2019 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S) GREGORY J.  
KOLEDIN AND THE UNITED STATES OF  
AMERICA IN AND TO:

PARCEL ONE:

ALL THOSE CERTAIN pieces or parcels of land  
situate in Sharon, Mercer County, Pennsylvania,  
marked and numbered Sixty-two (62) and Sixty-  
three (63) in the Buhl Parkway Subdivision as  
surveyed March 30, 1925, by John K. Harris, C.K.  
approved by the City Planning Commission of  
Sharon, Pennsylvania, and recorded in Mercer  
County records in Plan Book 2, Page 183. Said lots

being together bounded and described as  
follows: On the North by lot numbered sixty-  
four (64) in said plan, a distance of One Hundred  
Seventy-nine and sixty-six hundredths (179.66')  
feet;

On the East by Buhl Boulevard, a distance of  
One Hundred Twenty (120) feet;

On the South by lot numbered sixty-one (61) in  
said plan, a distance of One Hundred Eighty-  
Five and forty-two hundredths (185.42') feet;

On the West by right-of-way of Shenango  
Valley Street Railway Company, a distance of  
One Hundred Twenty and fourteen hundredths  
(120.14') feet.

PARCEL TWO:

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

Beginning at the southeast corner of the land  
hereby conveyed and being also the southwest  
corner of Lot No. 62 in the Buhl Parkway  
Subdivision, as identified in the first parcel  
above;

Thence westwardly by a line which constitutes a  
direct continuation of the south boundary line of  
said Lot No. 62 in the Buhl Parkway Subdivision  
for a distance of Thirty (30') feet to a point on  
the easterly boundary line of the H. M. Willson  
Plan of Lots. Addition (A) (P.B. 3. page 249);

Thence in a northerly direction along the easterly  
boundary line of the said H. M. Willson Plan of  
Lots, Addition (A), for a distance of One  
Hundred Twenty (120\*) feet to a point;

Thence in an easterly direction, for a distance of  
Thirty (30') feet to a point, which point is the  
northwest corner of Lot No. 63 in said Buhl  
Parkway Subdivision;

Thence in a southerly direction along the west  
boundary line of Lots No. 63 and 62 in the Buhl  
Parkway Subdivision for a distance of One  
Hundred Twenty (120) feet to the place of  
beginning at the southwest corner of said. Lot  
No. 62 in the Buhl Parkway Subdivision.

Under and subject to a reservation on the east  
side of said land of five (5') foot strip the entire  
length of the parcel for the use of public utilities  
in conjunction with the present reserved five (5')  
strip on the west side of the lots fronting on Buhl  
Boulevard.

Subject also to a revocable driveway license  
agreement in favor of Richard and Nannette  
Brevetta, as recorded March 22, 2000 at 2000  
DR 03697.

BEING the same piece or parcel of land  
conveyed to Gregory J. Koledin, dated  
December 15, 2011, and recorded December 15,  
2011 in the Office of the Recorder of Deeds of  
Mercer County at File No. 2011- 00013246.

BEING known as 319 Buhl Boulevard, Sharon,  
Pennsylvania 16146 and bearing Mercer County  
Tax Map No. 2-AA-5-6-33.

JUDGMENT - \$144,349.63

SEIZED AND TAKEN IN EXECUTION AS  
THE PROPERTY OF THE DEFENDANT (S)  
GREGORY J. KOLEDIN AND THE UNITED  
STATES OF AMERICA AT THE SUIT OF  
THE PLAINTIFF GREENVILLE SAVINGS  
BANK

**WRIT OF EXECUTION  
NO. 2019-00300**

POWERS KIRN, LLC PLAINTIFF'S  
ATTORNEY

AUGUST 27, 2019 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S)  
CHRISTOPHER P. FOSS AND DODIE  
O'DONNELL A/K/A DODIE O'DONNELL 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 NUMBER 449 IN  
THE S.F. STAMBAUGH PLAN OF LOTS,  
SAID LOT BEING MORE PARTICULARLY

BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT NO. 448 IN SAID PLAN, FOR A DISTANCE OF 107.74 FEET; ON THE EAST BY A 12 FOOT ALLEY, FOR A DISTANCE OF 50.01 FEET; ON THE SOUTH BY LOT NO. 450 IN SAID PLAN, A DISTANCE OF 107.40 FEET; AND ON THE WEST BY MCCLURE AVENUE, A DISTANCE OF 50.01 FEET.

BEING THE SAME PREMISES which Daniel S. Berecek, single, by Deed dated April 19, 2007 and recorded April 27, 2007 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument 2007-00005585, granted and conveyed unto CHRISTOPHER FOSS and DODIE O'DONNELL, husband and wife.

BEING KNOWN AS: 619 MCCLURE AVENUE, SHARON, PA 16146

LOT 449

PARCEL #4-AG-40

CONTROL NUMBER 071 014820

JUDGMENT - \$ 47,171.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHRISTOPHER P. FOSS AND DODIE O'DONNELL A/K/A DODIE O'DONNELL 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 201 6-C-TT

**WRIT OF EXECUTION  
NO. 2019-01873**

POWERS KIRN, LLC PLAINTIFF'S ATTORNEY

AUGUST 27, 2019 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN WEST SALEM TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF THE ORANGEVILLE PUBLIC ROAD, WHICH POINT IS APPROXIMATELY 100 FEET WEST OF LINE OF LAND NOW OR FORMERLY OF DAVID HOMER, WHICH IS THE SOUTHEAST CORNER OF THE LAND HEREBY CONVEYED; THENCE IN A WESTERLY DIRECTION ALONG THE EAST SIDE OF SAID ORANGEVILLE PUBLIC ROAD A DISTANCE OF 120 FEET TO A POINT WHICH POINT IS APPROXIMATELY 179 FEET EAST OF THE BOUNDARY LINE OF LAND NOW OR FORMERLY OF PHILIP LANDFRIED; THENCE IN A NORTHERLY DIRECTION ALONG LAND NOW OR FORMERLY OF MAX A MCMILLEN ET UX A DISTANCE OF 363 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION ALONG LAND NOW OR FORMERLY OF MAX A MCMILLEN ET UX FOR A DISTANCE OF 120 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG LAND NOW OR FORMERLY OF MAX A MCMILLEN ET UX FOR A DISTANCE OF 363 FEET TO A POINT ON THE NORTHERLY SIDE OF SAID ORANGEVILLE PUBLIC ROAD, WHICH IS THE PLACE OF BEGINNING. THE FOUR CORNERS OF THE PROPERTY ABOVE DESCRIBED AS MARKED BY STAKES.

BEING THE SAME PREMISES which Amber Gravius, married, by Quit Claim Deed dated August 6, 2009 and recorded August 21, 2009 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument 2009-00008999, granted and conveyed unto ROBERT LITTLETON, married.

BEING KNOWN AS: 297 ORANGEVILLE ROAD, GREENVILLE, PA 16125

PARCEL #31-055-204

JUDGMENT - \$ 44,285.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT ARTHUR LITTLETON A/K/A ROBERT A. LITTLETON A/K/A ROBERT LITTLETON AT THE SUIT OF THE PLAINTIFF USAA FEDERAL SAVINGS BANK

**WRIT OF EXECUTION  
NO. 2019-01837**

POWERS KIRN, LLC PLAINTIFF'S ATTORNEY  
AUGUST 27, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JEREMIAH P. TRIBLEY A/K/A JEREMIAH TRIBLEY IN AND TO:

ALL that certain piece or parcel of land situate in the Borough of Sharpsville, County of Mercer and Commonwealth of Pennsylvania, being marked and numbered Lot No. 87 in the Strawbridge's Addition in the said Borough of Sharpsville; said Lot No. 87 being bound on the North by Ridge Avenue; on the East by Tenth Street; on the South by an alley; on the West by lands formerly of Lizzie Crum, deceased; having a frontage on said Ridge Avenue of fifty-five (55) feet and extending southwardly of equal width, a distance of 165 feet to said alley.

BEING THE SAME PREMISES which Robert J. Rice and Lisa A. Rice, husband and wife, by Deed dated August 7, 2014 and recorded August 8, 2014 in the Office of the Recorder of Deeds in and for Mercer County in Deed Instrument No: 2014-00007928, granted and conveyed unto JEREMIAH P. TRIBLEY.

BEING KNOWN AS: 1001 WEST RIDGE AVENUE, SHARPSVILLE, PA 16150

PARCEL #72 838 045

JUDGMENT - \$ 54,095.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JEREMIAH P. TRIBLEY A/K/A JEREMIAH TRIBLEY AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2019-00868**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY

JULY 23, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARILYN D. SMITH, EXECUTRIX OF THE ESTATE OF CONNIE S. FARMER, DECEASED IN AND TO:

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

COMMENCING at a point on the east line of Lake Street, 50 feet North of the Northeast corner of Lake and Maple Streets; thence North along Lake Street, 50 feet to a certain 15-foot alley, thence East along said 15-foot alley, 100 feet; thence South along land formerly of Mercer Iron and Coal Company, now Foster, and parallel with Lake Street, 50 feet, thence West along land formerly of Margaret Ferringer, now Kimes, and parallel with Maple Street, 100 feet to the place of beginning.

BEING a lot 50 feet front on Lake Street and extending back 100 feet.

BEING KNOWN AS: 94 Lake Street, Stoneboro, Pa 16153

BEING TAX PARCEL NO. 74 867 028

BEING the same premises in which Martha Guyton, single, by deed dated 11/07/2000 and recorded 11/20/2000 in the Office of the Recorder of Deeds, in and for the County of Mercer, Commonwealth of Pennsylvania, in Deed Book 340, Page 2009, granted and conveyed unto Connie S. Farmer

JUDGMENT - \$ 58,546.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARILYN D. SMITH, EXECUTRIX OF THE ESTATE OF CONNIE S. FARMER, DECEASED AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A. AS TRUSTEE FOR WAMU

MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-PR2 TRUST

**WRIT OF EXECUTION  
NO. 2019-01400**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY

AUGUST 13, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PAUL W. WHEATON 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:

On the North by Russell Street a distance of forty-nine (49) feet;

On the East by land now or formerly of W.P. Davis a distance of one hundred (100) feet;

On the South by land now or formerly of George Finzel et ux and land now or formerly of Marion Lewis a distance of forty-nine (49) feet; and

On the West by land now or formerly of Marion Lewis a distance of one hundred (100) feet.

COMMONLY KNOWN AS: 297 Russell Street, Sharon, PA 16146

PARCEL ID: 068 004690 1 N 7

BEING THE SAME PREMISES which Louis J. Visnyal and Rebecca A. Visnyal, husband and wife, by Deed dated March 15, 2005 and recorded March 23, 2005 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania as Instrument Number 2005-004265, granted and conveyed unto Paul W. Wheaton, in fee.

JUDGMENT - \$ 34,938.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PAUL W. WHEATON AT THE SUIT OF THE PLAINTIFF HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-WF1, ASSET-BACKED PASS-THROUGH CERTIFICATES

**WRIT OF EXECUTION  
NO. 2019-00616**

STEPTOE & JOHNSON PLLC PLAINTIFF'S ATTORNEY

AUGUST 27, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH KUNSELMAN, PAMELA KINSELMAN AND JENNIFER GREER, HEIRS TO JESSIE G. KUNSELMAN, FORMERLY KNOWN AS JESSIE G. WHITMYER IN AND TO:

ALL that certain piece or parcel of land with frame dwelling erected thereon, situate on the easterly side of North High Street in the Borough of Greenville, Mercer County, Pennsylvania, said lot being more particularly bounded and described as follows:

ON the North by land now or formerly of John G. Ceremuga; on the East by an alley; on the South by land now or formerly of Albert G. Allgeir; and, on the West by North High Street; said lot fronting sixty (60) feet on North High Street and extending back a distance of one hundred twenty (120) feet, more or less, to said alley.

Being the same tract of land conveyed to Jessie G. Whitmyer, married, by Frederick W. White and Mary J. White, husband and wife; Ronald P. Carbo and Kathy Carbo, husband and wife; and Lenny W. White and Mary E. White, husband and wife, by deed dated May 21, 2003, recorded May 21, 2003. in Instrument No. 2003-010827.

PARCEL ID NO. 55-500-022

119 N. High Street, Greenville, PA 16125.

JUDGMENT - \$ 31,877.34

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH KUNSELMAN, PAMELA KINSELMAN AND JENNIFER GREER, HEIRS TO JESSIE G. KUNSELMAN, FORMERLY KNOWN AS JESSIE G. WHITMYER AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION  
NO. 2019-01736**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY

AUGUST 27, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CAROL E. MARIN AND JEFFREY H. MARIN IN AND TO:

ALL those certain lots of had situate in the Borough of Greenville, Mercer County, Pennsylvania, being known and designated as Lot No. 15 and Lot No 16. in the Pleasant View Addition to Greenville, Pennsylvania plot which is duly recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania in Plan Book 2, Page 49, and which lots ate situate on the southerly side of Ridge Avenue in the said Borough of Greenville.

BEING the same pieces or parcels of land conveyed to Wayne Robert Petrarca and E. Ann Petrarca, husband and wife, by deed of Bruce K. Dunham and Loretta D. Dunham, husband and wife, dated July 16, 1971 and recorded in the Recorder of Deeds Office of Mercer County, Pennsylvania on July 30, 1971 a 1971 D.R. No. 1762.

Pursuant to Section 405 of the Solid Waste Management Act of 1980, 35 P.S. Section 6018.405, the parties of the first part certify that, to the best of their knowledge, no hazardous waste is presently being disposed of, or has ever been disposed of, on the within described land.

BEING known and numbered as 25 East Ridge Avenue, Greenville, PA 16125

TAX ID#: 55029160

BEING the same premises which CITIFINANCIAL SERVICES, INC by Deed dated April 06, 2006 and recorded April 6, 2006 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book/Page or Instrument #2006-00004822, granted and conveyed unto JEFFREY H MARIN AND CAROL E MARIN.

JUDGMENT - \$104,349.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CAROL E. MARIN AND JEFFREY H. MARIN AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**WRIT OF EXECUTION  
NO. 2019-01898**

VITTI LAW GROUP INC PLAINTIFF'S ATTORNEY

AUGUST 7, 2019 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point in the centerline of U.S. Route No. 19, also known as the Perry Highway, on line of land now or formerly of E.C. and Mary Hogue, being the north side of their driveway; thence North 4° 45' East, along the centerline of the Perry Highway, a distance of 270.00 feet to a point; thence North 89° 02' East, along land now or formerly of Ronald & Margaret L. Crouser, for a distance of 214.50 feet to an iron pin; thence South 40 45' West, along land now or formerly of E.C. & Mary Hogue, for a distance of 270.00 feet to an iron pin; and thence South 89° 02' West, along the northern line of the driveway now or formerly of E.C. and Mary Hogue, for a distance of 214.50 feet to a point in the centerline of the Perry Highway.

CONTAINING 1.33 acres, according to survey of Angeline Kusmus Subdivision by Ronald P. Bittler, R.L.S., dated January 31, 1983 and recorded in the office of the Recorder of Deeds of Mercer County, Pennsylvania at 1983 PL 19.

BEING the same piece or parcel of land conveyed to Debora A. Zimmerman, by deed of

Michael Prokopczuk, single, dated April 26, 2001 and recorded May 17, 2001 in the Recorder's Office of Mercer County, Pennsylvania at 01 DR07606.

HAVING erected thereon a dwelling known as 632 North Perry Highway, Mercer, PA 16137.

District Control # 1-13690

BEING IDENTIFIED AS TAX NUMBER 01-137-059

JUDGMENT - \$ 40,040.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DEBORA A. ZIMMERMAN AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**TERMS OF SALE, MERCER COUNTY**

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

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

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

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

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

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

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

DEEDS WILL BE ATTESTED TWENTY DAYS AFTER EITHER THE FILING OF THE SCHEDULE OF DISTRIBUTION OR THE EXECUTION SALE.

M.C.L.J. - October 8, 15, 22, 2019

Legal Notice By  
KATHLEEN M. KLOOS

Register of Wills of Mercer County, PA

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County,

Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from Nov. 4, 2019, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

SEVENTH AND PARTIAL ACCOUNT OF TRUSTS

2000-212 Union Home Cemetery Trust a/k/a Trust Union Home Cemetery a/k/a Cemetery Union Home Trust; BNY Mellon, N.A., Trustee

FIRST AND FINAL ACCOUNT OF ESTATES

2016-086 Helen A. Mitchell a/k/a Helen Mitchell, deceased; Gail Y. Mitchell, Executrix

2018-409 Cairey, Ruth P. deceased; Candace A. Bertmeyer, Executrix

2018-681 Flint, Judson R. a/k/a Flint, Judson Rochelle, deceased; Dianne M. Flint and Jerel P. Flint Co-Executrix/Executor

2019-136 Reed, Kenneth Richard a/k/a Reed, Kenneth, deceased; Jill A. Kimes, Administratrix

Kathleen M. Kloos  
Register of Wills and Clerk of Orphans' Court  
Division of the Court of Common Pleas  
Of Mercer County, PA  
112 Mercer County Courthouse  
Mercer, PA 16137  
M.C.L.J. - Oct 8, 15, 22, 29, 2019