

# Mercer County Law Journal

Digital Edition  
OCTOBER 7, 2014  
VOL. 32 - ISSUE 58

## FIRST PUBLICATION

### **BOBBY, EMILY**

2014-558

Late of Farrell, Mercer Co., PA  
Executor: Carl M. Bobby, 1907 Shady Dr., Farrell, Pa 16121  
Attorney: Ross E. Cardas

### **BUCHANAN ROBERT J**

2014-548

Late of Pine Twp., Mercer Co., PA  
Executor: Shelly Buchanan N/K/A Shelly R. Bocheff, 167 Glade Rd. Rd., Mars, PA16046  
Attorney: None

### **CHAMBERS, SOPHIE D., a/k/a CHAMBERS, SOPHIE**

2014-204

Late of Hermitage, Mercer Co., PA  
Executrix: Cynthia M. Chambers, 1309 Raintree Circle, Culver City, CA 90230  
Attorney: Charles S. Hersh

### **CHUBA, ANNE, a/k/a CHUBA, ANN**

2014-557

Late of Sharpsville Borough, Mercer Co., PA

Executrix: Mary Ann Lavin, 675 Wilhelm Rd., Hermitage, PA 16148  
Attorney: Michael Ristvey, Jr.

### **SMITH, JAMES F., a/k/a SMITH, JAMES**

2014-554

Late of Hermitage, Mercer Co., PA  
Executrix: Christine A. Shansky, 6520 Falling Mist Lane, Memphis, TN 38141  
Attorney: Carolyn E. Hartle

## SECOND PUBLICATION

### **BARGER, DOROTHE L.**

2014-495

Late of Grove City Borough, Mercer Co., PA

Executrix: Marilyn K. Gregonis, 900 Barkeyville Rd., Grove City, PA 16127; Sharon M. Fisher, 903 S. Center St., Grove City, PA 16127  
Attorney: Milford L. McBride, III

### **BODIEN, LAWENCE E.**

2009-022

Late of South Pymatuning Twp., Mercer Co., PA

Executrix: Donna Bodien, 6044 Everett Hull Rd., Fowler, OH 44418  
Attorney: Wade M. Fisher

### **DINARDO, AMEDEO**

2014-550

Late of Sharon, Mercer Co., PA  
Executor: William A. Clary, 5090 Schwartz Lane, Hermitage, PA 16148; Thomas A. Misko, 1386 Dutch Lane, Hermitage, PA 16148  
Attorney: William G. McConnell, Jr.

### **KREPPS, JAMIE D.**

2014-544

Late of Jefferson Twp., Mercer Co., PA

Executor: Jamie D. Krepps, 362 Pulaski Mercer Rd., Pulaski, PA 16143

Attorney: James A. Stranahan, IV  
**MILLS, MARY P. a/k/a MILLS, MARY PATRICIA a/k/a MILLS, MARY PAT**

2014-553

Late of Hermitage, Mercer Co., PA  
Executrix: Judith Pollard, 668 Wedgwood Dr., Woodstock, GA 30189  
Attorney: Barbara Seman Ochs

## THIRD PUBLICATION

### **CLEPPER, WAYNE C. a/k/a CLEPPER, WAYNE CRAIG**

2014-510

Late of Hermitage, Mercer Co., PA  
Executor: Gregory W. Clepper, 23385 Amy Rd., Saegertown, PA 16433  
Attorney: None

### **HOFFMAN, NAOMI P. a/k/a HOFFMAN, NAOMI**

2014-465

Late of Mill Creek Twp., Mercer Co., PA

Executrix: Diane E. Robinson, 528 Superior St., Grove City, PA 16127  
Attorney: Timothy R. Bonner

### **JAGATICH, ANNA V.**

2014-521

Late of Hermitage, Mercer Co., PA  
Executrix: Frances C. Daugherty, 124 Franklin St., Niles, OH, 44446  
Attorney: Robin L. Rarie, 401 Washington Ave, Bridgeville, PA 15017 (412) 221-0640

**McCONNELL, COLIN S. SR. a/k/a McCONNELL, COLIN S.**

2014-523

Late of Coolspring Twp., Mercer Co., PA

Executor: Colin S. McConnell, II, 4731 Hillsville Rd., Pulaski, PA 16143  
Attorney: Louis M. Perrotta, 2654 Wilmington Rd, New Castle, PA 16105 (724) 658-9980

**MILICH, WILLAM EDWARD a/k/a MILICH WILLIAM E.**

2014-532

Late of Hermitage, Mercer Co., PA  
Executrix: Johanna Murray, 619 Mertz Way, Sharon, PA 16146  
Attorney: Ronald D. Amrhein, Jr.

### **PATTERSON, MATTHEW P.**

2014-526

Late of Perry Twp., Mercer Co., PA  
Executrix: Karen E. Patterson, P.O. Box 42, Hadley, PA 16130  
Attorney: Jason R. Dibble

### **SHARP, JOHN R.**

2014-525

Late of Hermitage, Mercer Co., PA  
Executor/Executrix: Diane L. George, 3142 State Route 956, New Castle, PA 16105; Robert E. Sharp, 194

Cowden Rd., New Wilmington, PA 16142

Attorney: Robert D. Clark, 201 N. Market St., New Wilmington, PA 16142

### **UBER, SYLVIA J. a/k/a UBER, SYLVIA a/k/a UBER, SYLVIA JUNE WILSON**

2014-530

Late of Hermitage, Mercer Co., PA  
Executor: Wayne David Uber, 1 Sunset Ridge Lane, Fredericksburg, VA 22405  
Attorney: Carolyn E. Hartle

## LEGAL NOTICE

### FICTITIOUS NAME NOTICE

**NOTICE IS HEREBY GIVEN** that on September 2, 2014, an Application for Registration of Fictitious Name was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the registration of a fictitious name in accordance with the requirements of Section 311 of Act 1982, P.L. 1309, No. 295 (54 PA. C.S.A. Section 311). The name and address of the owner of said business is P.G.P. Advisors LLC, 1315 Yahres Road, Sharon, Pennsylvania. The business conducted will be testing service and will be located at 1315 Yahres Road, Sharon, Pennsylvania, styled and named **WEALTH Q.**

Ronald P. McCall, Esquire  
EKKER, KUSTER, McCALL & EPSTEIN, LLP  
One East State Street  
P. O. Box 91  
Sharon, PA 16146  
Date: September 26, 2014  
M.C.L.J. – October 7, 2014

## LEGAL NOTICE

### FICTITIOUS NAME NOTICE

**NOTICE IS HEREBY GIVEN** that on July 24, 2014, an Application for Registration of Fictitious Name was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the registration of a fictitious name in accordance with the requirements of Section 311 of Act 1982, P.L. 1309, No. 295 (54 PA. C.S.A. Section 311). The name and address of the owner of said business is Frank C. Mindicino, 1315 Yahres Road, Sharon, Pennsylvania. The business conducted will be to provide financial planning services and will be located at 1955 Shenango Valley Freeway, Hermitage, Pennsylvania, styled and named **MINDICINO, OMAN & ASSOCIATES.**

Ronald P. McCall, Esquire

EKKER, KUSTER, McCALL & EPSTEIN, LLP  
One East State Street  
P. O. Box 91  
Sharon, PA 16146  
Date: September 26, 2014  
M.C.L.J. – October 7, 2014

## IN THE COURT OF COMMON PLEAS OF

### MERCER COUNTY, PENNSYLVANIA CIVIL DIVISION

A.D. No. 2014-547

**GARY LISICA a/k/a GARY C. LISICA, Plaintiff,**

v.

**PNC BANK, NATIONAL ASSOCIATION, Successor by merger to MARINE BANK, Successor by merger to FIRST NATIONAL BANK, Meadville, PA, Trustee of the MARGARET A. BLEAKLEY a/k/a MARGARET AMBERSON BLEAKLEY TRUST and CO-EXECUTOR OF THE ESTATE OF MARGARET A. BLEAKLEY a/k/a MARGARET AMBERSON BLEAKLEY, UPMC NORTHWEST FOUNDATION, PETER J. AMBERSON, MARGARET AMBERSON BUCKNER, PEGGY LEE TACCHINO, her heirs, executors and/or assigns, HARRIET R. BLEAKLEY, Co-Executrix of the Estate of MARGARET A. BLEAKLEY a/k/a MARGARET AMBERSON BLEAKLEY, HARRIET R. BLEAKLEY, Executrix of the Estate of WAYNE W. BLEAKLEY, JR., their heirs, successors and assigns and any unknown heirs, successors, or assigns, Defendants.**

## LEGAL NOTICE

**TO: THE ABOVE-NAMED DEFENDANTS, THEIR HEIRS, SUCCESSORS OR ASSIGNS AND ALL OTHER INTERESTED PARTIES WHO MAY CLAIM AN INTEREST IN THE PROPERTY HEREIN DESCRIBED**

**DATE OF NOTICE: September 30, 2014**

**NOTICE IS HEREBY GIVEN** that the Plaintiff has filed a Complaint to Quiet Title against you concerning the following tract of land situate in Lake Township, Mercer County, Pennsylvania:

**Mercer County Map Number – 16 114 058**

**ALL** that certain piece or parcel of land situate in Lake Township, Mercer

County, Pennsylvania, bounded as follows, to-wit:

**BEGINNING** at a point in the center of a public road, being the north-west corner of the within described tract or piece of land; thence along the center of said road North 89° 42' East 3256.4 feet to a point in the center of said road; thence along the lands now or formerly of Eph John and W.A. Osburn, South 1° 27' East 1310.8 feet to a point; thence along lands now or formerly of Thos. Robson and Cann Coal Company South 89° 1' West 3217.2 feet to a point; thence along lands now or formerly of Cann Coal Company and Thos. Chisholm North 16' West 1340.9 feet to the place of beginning.

**CONTAINING** 98.52 acres, more or less.

**BEING** the same property conveyed to Gary Lisica from Deed of Mathew G. Moskun and Barbara A. Moskun, husband and wife dated March 31, 1997 and recorded at 97 DR 04139 in the Mercer County Recorder of Deeds.

#### IMPORTANT NOTICE

**YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU IN THIS CASE. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR RIGHT TO SUE THE PLAINTIFF AND THEREBY LOSE PROPERTY OR OTHER IMPORTANT RIGHTS.**

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW. THESE OFFICES CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THESE OFFICES 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 Lawyers Referral Service  
c/o Mercer County Bar Association  
P.O. Box 1302  
Hermitage, PA 16148  
Telephone: (724) 342-3111

Respectfully submitted,  
**S.R. LAW, LLC**  
Amy E. Molloy, Esquire  
Attorney for Plaintiff

631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057  
(724) 794-2929  
M.C.L.J. - October 7, 2014

**SHERIFF'S SALE  
MONDAY  
NOVEMBER 3, 2014  
10:00 AM  
MERCER COUNTY SHERIFF'S  
OFFICE  
205 S ERIE ST, MERCER PA  
16137  
MERCER COUNTY**

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

**WRIT OF EXECUTION  
NO. 2012-01574**

FEDERMAN & ASSOCIATES LLC  
PLAINTIFF'S ATTORNEY  
SEPTEMBER 11, 2014 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CLAYTON J. BOYD AND GINNY L. BOYD IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in Pine Township, Mercer County, Pennsylvania, bounded and described as follows according to the survey of Michael R. Messina dated August 8, 2002, a copy of which is annexed hereto:

BEGINNING at a point in the center of the public road known as Walters Road at the Northeast corner of land now or formerly of James Confer; thence from said place of beginning South 17 degrees 50' 15" East along the Easterly line of land now or formerly of James Confer and land of Gary Walton 994.70 feet to a point marked by a 1/2 inch galvanized pipe, passing through a 1/2 inch galvanized pipe 31.10 feet from the place of beginning; thence North 84 degrees 03' 31" East 150.41 feet by lands now or formerly of George Seelbaugh, to a point marked by a 2 inch pipe; thence North 09 degrees 09' 00" West, 1,016.10 feet along lands now or formerly of Thomas Stevenson, to a point in the centerline of Walters Road; thence along the centerline of Walters Road by the following at the two courses and distances: South 75 degrees 21' 56" West 231.95 feet, and South 79 degrees 01' 00" West 69.57 feet to a point, the place of beginning.

This conveyance being made subject to a gas pipe line right of way, which crosses the same in a North-South direction.

PARCEL No. 22-194-040

BEING known as 40 Walter Road, Grove City, PA 16127

BEING the same conveyed to Clayton J. Boyd and Ginny L. Boyd, husband and wife, by Deed of John L. Boyd and Judith A. Boyd, dated August 30, 2005, and recorded in the Recorder's Office of Mercer County, Pennsylvania, on August 31, 2005, as Document No. 2005-00013981.

JUDGMENT - \$139,681.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CLAYTON J. BOYD AND GINNY L. BOYD AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FF11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FF11

**WRIT OF EXECUTION  
NO. 2014-01632**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
JULY 17, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DONALD A. KING AND CARRIE A. RICKERT IN AND TO:

All that certain piece or parcel of land situate in the Borough of Fredonia, Mercer County, Pennsylvania known as Lot No. 1 in the Sharon Northcott Subdivision, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at 1995 P/L 7676-152.

UNDER AND SUBJECT to easements, covenants, conditions, restrictions, grants of mineral rights, rights of way, etc., as appear in prior instruments of record in the chain of title.

Being Map Number 54-491-068-001

Property Address: 18 Main Street, Fredonia, PA 16124

JUDGMENT - \$ 69,899.74

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONALD A. KING AND CARRIE A. RICKERT AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2012-03838**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY  
JULY 15, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PATRICIA STEINER, AS EXECUTRIX OF THE ESTATE OF PAUL VOYTIK, DECEASED IN AND TO:

All that certain piece or parcel of land situate in Hickory Township, Mercer

County, Pennsylvania, being known and numbered as Lot No. 15 in Section "6" of Mt. Hickory Plan of Lots, recorded in Plan Book 6 at page 46, Mercer County records, and being more particularly bounded and described as follows, to wit:

On the north by the center line of Mt. Hickory Road a distance of one hundred twenty (120) feet on the east by lands of Forsberg a distance of two hundred fifty (250) feet on the south by other lands of first party, a distance of one hundred twenty (120) feet; and on the west by Lot No. 16 in said Plan a distance of two hundred fifty (250) feet.

Property Address: 3760 Mount Hickory Boulevard, Hermitage, PA 16148

Parcel No.: 11-146-127

JUDGMENT - \$147,542.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PATRICIA STEINER, AS EXECUTRIX OF THE ESTATE OF PAUL VOYTIK, DECEASED AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

**WRIT OF EXECUTION  
NO. 2014-01766**

MARTHA E VON ROSENSTIEL PC PLAINTIFF'S ATTORNEY  
AUGUST 5, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ARTHUR E. AMMANN IN AND TO:

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

BEGINNING at a point in the centerline of L.R. 43043, said point being two hundred seventy (270) feet from the centerline of T-632; thence south 01° 30' east passing through an iron pin set twenty (20) feet off the centerline of L.R. 43043, along land of Gerald Ligo for a distance of two hundred sixty-one (261') feet to an iron pin; thence north 87° 40' east along land now or formerly of Ralph Fritz for a distance of three hundred ninety (390) feet to an iron pin; thence north 01° 40' west along an old fence line and land now or formerly of Gerald R. Dull and Marilyn R. Dull for a distance of two hundred sixty and ninety-nine hundredths (260.99) feet passing through an iron pin set twenty (20) feet off the centerline of L.R. 43043 to the centerline of L.R. 43043, thence south 87° 40' west along the centerline of L.R. 43043 for a distance of three hundred ninety-three and ninety-five hundredths (393.95) feet to the point and place of beginning. Containing 2.36 acres of land by survey

IMPROVEMENTS: Residential dwelling

Being the same premises which Gerald R. Dull and Marilyn R. Dull, husband and wife, granted and conveyed unto Arthur E. Ammann and Gretchen A. Ammann, husband and wife, by deed dated September 29, 2003 and recorded October 16, 2003 in Mercer County Record Book 03DR23733 for the consideration of \$80,000.00.

Tax ID # 03-084-056

LOCATION — 460 DISTRICT ROAD, FREDONIA PA

JUDGMENT - \$103,525.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ARTHUR E. AMMANN AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

**WRIT OF EXECUTION  
NO. 2014-00989**

MARTHA E VON ROSENSTIEL PC PLAINTIFF'S ATTORNEY  
JULY 28, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAVID P. TAYLOR AND LISA L. TAYLOR A/K/A LISA TAYLOR IN AND TO:

ALL THAT CERTAIN piece of parcel of land situate in the City of Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, being known as Lot No. 59 of the Hickory Heights Plan of Lots, Subdivision Number 3, as recorded in plan Book 6, Page 80, Mercer County Records, and being bounded and described as follows:

BEGINNING at a point on Hasenflu Drive at the line of Lot No. 58

Thence by said Lot No. 58 North 87° 44' West, 156.69 feet to a point and Hickory Heights Subdivision Number 2;

Thence North 2° 46' East, 140 feet to a point and Lot No. 60 in said Hickory Heights Plan of Lots Subdivision Number 3;

Thence South 54° 51' East, 209.87 feet to a point on Hasenflu Drive;

Thence by the curve of said Hasenflu Drive in a southerly direction, a distance of 63.77 feet, more or less, to a point on Lot No. 58 in said plan.

IMPROVEMENTS: Residential dwelling

BEING THE SAME PREMISES which Gregory A. Kenyon, Jr., single, and Jennifer C. Redmond, single, granted and conveyed unto David P. Taylor and Lisa L. Taylor, husband and wife, dated July 24, 2007 and recorded August 1, 2007 in Mercer County Instrument #2007-00010527 for the consideration of \$91,160.00.

Tax ID # 11-322-214

LOCATION — 775 HASENFLU DRIVE, HERMITAGE PA

JUDGMENT - \$ 94,453.85  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAVID P. TAYLOR AND LISA L. TAYLOR AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

**WRIT OF EXECUTION  
NO. 2014-00045**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY  
JULY 25, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SANDRA I. DEPEW AND ROBERT F. DEPEW IN AND TO:

All that certain piece or parcel of land situate in PINE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, bounded and described as follows:

Beginning at a point on the centerline of Pennsylvania Route 208, known as the Grove City Clintonville Road, at the Northwest West corner of the land herein described, which is the intersection of the lands now or formerly of David J. and Rose Gallowich; thence by the centerline of Pennsylvania Route 208, North 63° 43' East, 196.11 feet to a point; thence by lands now or formerly of Wayne Atwell, et ux, South 26° 17' East, a distance of 306.58 feet to an iron pin; thence by other lands now or formerly of Wayne Atwell, et ux, South 63° 37' West, 250.21 feet to an iron pin; thence North 15° 47' West by lands now or formerly of Atwell and Gallowich, 281.66 feet to an iron pin; thence 21° 01' West, 30.13 feet to the centerline of Pennsylvania Route 208, the point and place of beginning.

Having affixed thereto a 1973 Duke Mobile Home.

Under and subject to a minimum building set back tune of 80 feet from the centerline of Pennsylvania Route 208.

Being known as: 1250 Barkeyville Road, Grove City, Pennsylvania 16127

BEING THE SAME PREMISES WHICH Phillip J. Metz and Janet Metz, husband and wife by deed dated August 6, 2001 and recorded September 27, 2001 in Deed Book 0372, Page 2177, granted and conveyed unto Sandra I. Depew and Robert F. Depew, husband and wife.

TAX I.D. #: 22-194-099

JUDGMENT - \$226, 621.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SANDRA I. DEPEW AND ROBERT F. DEPEW AT THE SUIT OF THE PLAINTIFF

LSF8 MASTER PARTICIPATION TRUST, BY CALIBER HOME LOANS, INC., SOLELY IN ITS CAPACITY AS SERVICER

**WRIT OF EXECUTION  
NO. 2014-00011**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY  
JULY 9, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ELEANOR F. FRANCE IN AND TO

ALL MY ONE-HALF INTEREST EN THAT LOT OR. PIECE OF GROUND SITUATE IN LIBERTY TOWNSHIP, COUNTY OF MERCER, COMMONWEALTH OF PENNSYLVANIA, CONSISTING OF THREE (3) ACRES MORE OR LESS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN CENTER OF A PUBLIC ROAD, BRENT ROAD, NORTH 79 DEGREES 11 MINUTES EAST FOR A DISTANCE OF 321.8 FEET; THENCE SOUTH 5 DEGREES 12 MINUTES EAST FOR A DISTANCE OF 521 FEET ALONG THE LANDS OF RAYMOND AND ANDREA BOGATY TO A POINT IN THE CENTER OF A PRIVATE LANE; THENCE NORTH 85 DEGREES 58 MINUTES WEST ALONG THE LANDS FORMERLY OF EDWARD AND ELEANOR FRANCE AND RAYMOND AND ANDREA BOGATY FOR A DISTANCE OF 300 FEET TO AN IRON PIPE; THENCE ALONG THE LANDS NOW OF DANIEL AND BARBARA CONROY, NORTH 8 DEGREES 14 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 483.6 FEET TO THE PLACE OF BEGINNING.

CONSISTING OF 3 ACRES MORE OR LESS.

THE IMPROVEMENTS THEREON BEING KNOWN AS 156 BRENT ROAD, GROVE CITY, PENNSYLVANIA - 16127.

Being known as: 156 Brent Road, Grove City, Pennsylvania 16127

BEING THE SAME PREMISES WHICH Eleanor F. Frank and Danielle J. France by deed dated February 2, 1987 and recorded February 21, 1987 in Deed Book 87, Page 01048, granted and conveyed unto Eleanor F. France.

TAX I.D. #: 17-228-024

JUDGMENT - \$ 63,085.92

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ELEANOR F. FRANCE AT THE SUIT OF THE PLAINTIFF SUN WEST MORTGAGE COMPANY, INC.

**WRIT OF EXECUTION  
NO. 2014-01431**

MCCABE WEISBERG & CONWAY

PC PLAINTIFF'S ATTORNEY  
AUGUST 25, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHAEL T. NOBLE AND VALERIE A. NOBLE IN AND TO:

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

On the North by land now or formerly of Robert Rowley; on the East by Franklin Street; on the South by land now or formerly of Theodore J. Daisley; and on the West by land now or formerly of the Estate of Mary L. Evans; fronting Forty-three (43) feet on Franklin Street and extending back of equal width Eighty-five (85) feet from the West line of Franklin Street to said land now or formerly of Evans.

Said conveyance is made subject to a joint driveway on the northerly side of said lot and on the southerly side of lot now or formerly of Robert Rowley; said driveway being Seven (7) feet in width or Three and one-half (3/2) feet thereof being located on each of said properties, and extending back from Franklin Street Sixty-eight (68) feet to a double garage; maintenance of said driveway and garage being jointly chargeable to the adjoining owners thereof as per agreement between C. J. Howe et ux and D.B. Webber, et ux, recorded in the Recorder's Office of Mercer County, Pennsylvania, at Article Book A, Volume 2, Page 85.

Also known as Parcel Number 55-518-031

Being known as: 20 Franklin Street, Greenville, Pennsylvania 16125

BEING THE SAME PREMISES WHICH Jeffrey B. Hamilton and Colleen A. Hamilton, husband and wife by deed dated July 23, 2007 and recorded July 31, 2007 in Instrument Number 2007-00010389, granted and conveyed unto Michael T. Noble and Valerie A. Noble, husband and wife.

TAX I.D. #: 55-13430

JUDGMENT - \$ 48,282.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL T. NOBLE AND VALERIE A. NOBLE AT THE SUIT OF THE PLAINTIFF HSBC BANK USA, N.A.

**WRIT OF EXECUTION  
NO. 2014-01716**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY  
AUGUST 25, 2014 LEVIED ON THE FOLLOWING

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

TIMOTHY G. PASCARELLA, A/K/A TIMOTHY PASCARELLA, EXECUTOR OF THE ESTATE OF HARRIETT V. PASCARELLA, A/K/A HARRIETT V. PASCARELLA, DECEASED MORTGAGOR AND REAL OWNER IN AND TO:

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

BEGINNING at the Southwest Corner of the said tract of land at a point in the center of Traffic Route Number 18 of the Pennsylvania State Highway, thence in a Northeastwardly direction along lands now or formerly of J. W. Byers, a distance of fourteen hundred forty (1440) feet to a post; thence in a Northerly direction along other lands of said J. W. Byers a distance of one hundred fifty two (152) feet to a post; thence in a Southwesterly direction along lands now or formerly of Robert E. Axe et. ux, a distance of fourteen hundred forty (1440) feet to a point in the center of said Traffic Route Number 18 of the Pennsylvania State Highway; thence in Southeasterly direction along the center of said Traffic Route Number 18 a distance of one hundred fifty (150) feet to the place of beginning and containing approximately five (5) acres of land.

Being known as: 4325 New Castle Road, Pulaski, Pennsylvania 16143

BEING THE SAME PREMISES WHICH Helen V. Peters, widow and unmarried by deed dated February 22, 1994 and recorded February 25, 1994 in Deed Book 94, Page 02685, granted and conveyed unto Harriett Pascarella. The said Harriett Pascarella died on October 22, 2013 thereby vesting title in Timothy G. Pascarella, a/k/a Timothy Pascarella, Executor of the Estate of Harriett V. Pascarella, a/k/a Harriett V. Pascarella, Deceased Mortgagor and Real Owner by operation of law.

TAX I.D. #: 27-198-133-000-000

JUDGMENT - \$ 59,207.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TIMOTHY G. PASCARELLA, A/K/A TIMOTHY PASCARELLA, EXECUTOR OF THE ESTATE OF HARRIETT V. PASCARELLA, A/K/A HARRIETT V. PASCARELLA, DECEASED MORTGAGOR AND REAL OWNER AT THE SUIT OF THE PLAINTIFF HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2003-HE3 C/O WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2014-01381**

MCCABE WEISBERG & CONWAY  
PC PLAINTIFF'S ATTORNEY

AUGUST 6, 2014 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Sandy Lake, Mercer County, Pennsylvania, known as Sandy Lake Borough Tax Parcel No. 592-105, and being further bounded and described as follows:

BOUNDED on the North by an alley, on the East by land of Vearl and Ferne Stamp; on the South by East Lacock Street; and on the West by land of Bradford W. and Donna J. Warren.

Being in size 130 feet along East Lacock Street, more or less, and extending back therefrom of equal width a distance of 120 feet, more or less (but indicated as 128 feet, more or less, in prior deeds).

EXCEPTING THEREFROM the western 15.00 feet known as Lot No. 1 in the Marlene R. Booher Subdivision recorded at 2005 P/1.15063-168.

The above-described parcel is taken under and subject to all reservations and right of way as set forth in prior conveyances.

Being known as: 51 East Lacock Street, Sandy Lake, Pennsylvania 16145

BEING THE SAME PREMISES WHICH Marlene R. Booher, unmarried by deed dated September 23, 2005 and recorded September 23, 2005 in Instrument Number 2005-00015425, granted and conveyed unto Duane R. Torgerson.

TAX ID. #: 067-000780

JUDGMENT - \$ 50,198.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DUANE R. TORGERSON AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE, LLC

**WRIT OF EXECUTION  
NO. 2014-00584**

MCCABE WEISBERG & CONWAY  
PC PLAINTIFF'S ATTORNEY  
AUGUST 5, 2014 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situated in the TOWNSHIP OF SPRINGFIELD, COUNTY OF MERCER and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows

Beginning at a fence post at the intersection of the Lands of the Sharon Coal and Limestone Co, Line at edge of North Liberty and Leesburg Public Road;

Thence along lands of said Sharon Coal and Limestone Co. south Eighty-four and Thirty-One hundredths (84 and 30) Degrees East, Three Hundred Sixty-eight (368) feet to fence post;

Thence by land of Steve Servatka, Twenty-five and Thirty-one hundredths (25 and 30) degrees west Two Hundred fifty-two (252) feet (to) a large field stone on edge of Liberty and Leesburg Public Road;

Thence along edge of said Public Road Forty (Fourty) four and thirty-one hundred (44 and 30) degrees west Three hundred sixty-eight (368) feet to the place of beginning and containing one (1) acre be the same more or less.

Being known as: 1557 Brent Road, Volant, Pennsylvania 16156

BEING THE SAME PREMISES WHICH Frank P. Stodolak and Helen A. Stodolak and Veronica Stodolak Derzy by deed dated September 14, 1987 and recorded September 17, 1987 in Deed Book 87, Page 09878, granted and conveyed unto Anita L. Videtich.

TAX I.D. #: 29-308-019

JUDGMENT - \$ 34,883.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ANITA L. VIDETICH AT THE SUIT OF THE PLAINTIFF ONEWEST BANK N.A.

**WRIT OF EXECUTION  
NO. 2014-01051**

MCCABE WEISBERG & CONWAY  
PC PLAINTIFF'S  
ATTORNEY AUGUST 25, 2014  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHAEL J. WADE 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, to wit:

BOUNDED on the North by land now or formerly of John J. Stevens: on the East by same; on the South by the centerline of a public road leading from Greenville, Pennsylvania, to Kinsman, Ohio; and on the West by land now or formerly of John J. Stevens; being in size two hundred fifty (250) feet along center of said public road (Lt 43058, the Kinsman Road); and extending back therefrom of equal width a distance of one hundred seventy-five (175) feet, the East line of said lot of land being thirty (30) feet in a Westerly direction from the West line of the dwelling now or formerly owned and occupied by the aforesaid John J. Stevens, et ux. Being Tax Parcel No. 31-055-091.

The subject premises are not service by a community water or sewage system and permits are not guaran-

teed. Application therefore must be made to the local agencies which administer the PA Sewage Facilities Act, and related acts.

PROPERTY I.D. No.: 31-055.091.

CONTROL NO.: 31-5240.

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

Being Parcel No 31-055-091

Being known as: 9 Kinsman Road, Greenville, Pennsylvania 16125 f/k/a Kinsman Road, West Salem, Pennsylvania 16125

BEING THE SAME PREMISES WHICH Federal National Mortgage Association a/k/a FannieMae by deed dated April 6, 2007 and recorded April 13, 2007 in Instrument Number 2007-00004769, granted and conveyed unto Michael J. Wade.

TAX I.D. #: 31005240

JUDGMENT - \$ 64,835.13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL J. WADE AT THE SUIT OF THE PLAINTIFF HSBC BANK USA, N.A.

**WRIT OF EXECUTION  
NO. 2014-01253**

P. RAYMOND BARTHOLOMEW  
PLAINTIFF'S ATTORNEY  
SEPTEMBER 5, 2014 LEVIED ON  
THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN R. GREENE, SR. AND LINDA M. GREENE IN AND TO:

ALL that certain property situate in Shenango Township, Mercer County, Pennsylvania, constituting the following described Unit (as that term is defined by the Act of the General Assembly of Pennsylvania of July 2, 1980, P.L. 286, known as the Uniform Condominium Act (the "Act") in Oak Tree Condominium identified in a certain Declaration of Condominium and Declaration Plan for Oak Tree Condominium, both dated June 30, 1983, made by Perry Brothers Investments pursuant to the provisions of the Act, and recorded July 1, 1983 in the Recorder's Office of Mercer County, Pennsylvania, in 83 DR 1880, as amended by Amendment No. 1 to Declaration of Condominium (Phase H) dated November 27, 1984, and recorded November 29, 1984, in 84 DR 3030, in the Recorder's Office of Mercer County, Pennsylvania.

Unit H Percentage of Interests in Common Elements 12.5%

Location: 112 D Clubhouse Drive, West Middlesex, PA 16159.

Improvements: condominium unit, in

good repair.

JUDGMENT - \$ 16,391.21

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN R. GREENE, SR. AND LINDA M. GREENE AT THE SUIT OF THE PLAINTIFF OAK TREE CONDOMINIUM ASSOCIATION

**WRIT OF EXECUTION  
NO. 2013-01663**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY  
JULY 23, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ROBERT M. ANGERMEIER AND TRACY L. ANGERMEIER IN AND TO:

All that certain piece or parcel of land situate in East Lackawannock Township, Mercer County, Pennsylvania, known as and being Lot No. 3 in the Hill Haven Plan of Lots, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book Volume 15, Page 50, and being further bounded and described as follows:

Beginning at a point in the centerline of public highway known as Pulaski-Mercer Road (T.R. 468) which point of beginning is the northeast corner of the parcel herein described; thence South 47 degrees 04 minutes 06 seconds East, along Lot No. 4 in the Plan, a distance of 641.23 feet to the center point of an iron pin; thence South 42 degrees 55 minutes 54 seconds West, along Lot No. 22 in the Plan, a distance of 199.80 feet to the center point of an iron pin; thence North 47 degrees 04 minutes 06 seconds West, along Lot No. 2 in the Plan, a distance of 634.28 feet to a point in the centerline thereof, a distance of 200 feet, more or less, to the point and place of beginning.

Excepting therefrom all that certain piece or parcel of land situate in East Lackawannock Township, Mercer County, Pennsylvania, being known as Lot 'A' of the John and Denise Boughner Subdivision, being more particularly bounded and described as follows:

Beginning at a point along the boundary of lands of John and Denise Boughner and Dennis and Martha Smith, said point being the Northwest corner of the above-described parcel and being 494.2 feet from the center line of the Pulaski-Mercer Road; thence South 47 degrees 04 minutes 06 seconds East a distance of 140.00 feet along lands of Dennis N. and Martha D. Smith, to an iron pin; thence North 42 degrees 55 minutes 54 seconds East a distance of 130.00 feet along lands of Frederick and Eugenia Ray, to an iron-pin; thence from said iron pin North 89 degrees 56 minutes 50 seconds West a distance of 191.05 feet along other

lands of John and Denise Boughner, to an iron pin and place of beginning, as per survey of John and Denise Boughner Subdivision, Lot 'A', by Ronald P. Bittler, P.L.S. and recorded at No. 2005 PL 174.

Being designated as Tax Parcel No. 04-188-015.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Angermeier and Tracy L. Angermeier, h/w, by Deed from John M. Boughner and Denise K. Boughner, h/w, dated 05/23/2008, recorded 05/28/2008 in Instrument Number 2008-00006413. Tax Parcel: 04 188 015

Premises Being: 1622 Pulaski Mercer Road Mercer, PA 16137-3332

JUDGMENT - \$121,565.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT M. ANGERMEIER AND TRACY L. ANGERMEIER AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION  
NO. 2013-04100**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY  
JULY 31, 2014 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 ELAINE M. BOWES, DECEASED 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 the northwest corner of said lot at a point which is 447.07 feet easterly from the east line of Columbia Avenue; thence in a southerly direction along line of land formerly of McClure, a distance of 182.12 feet, more or less, to the center of Shady Avenue, thence easterly along the center of Shady Avenue, a distance of 50 feet to lot formerly of McCord; thence in a northerly direction along line of land formerly of McCord, 182.12 feet, more or less to land now or formerly of Lanning and Hart; thence in a westerly direction along line of land now or formerly of Lanning and Hart, a distance of 50 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Elaine M. Bowes and Karl S. Clements, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Jay K. Lockard and Dennis D. Murphy, Co-Administrators of the Estate of Dorothy V. Lockard, deceased, dated

12/21/2006, recorded 01/03/2007 in Instrument Number 2007-00000042, KARL S. CLEMENTS was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of KARL S. CLEMENTS's death on or about 05/19/2012, his ownership interest was automatically vested in the surviving joint tenant(s).

Mortgagor ELAINE M. BOWES died on 03/09/2013, and upon information and belief her surviving heirs ROBYNNE MEDBERRY BROCK and SHAWN TEMPLE.

Tax Parcel: 55 534 059

Premises Being: 12 Shady Avenue Greenville, PA 16125-1823

JUDGMENT - \$ 38,975.91

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 ELAINE M. BOWES, DECEASED AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2013-00750**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY  
JULY 21, 2014 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the City of Farrell, County of Mercer and State of Pennsylvania, being known as Lot No. 118 in the Shilling Addition of Lots in said City, and being bounded and described, according to the Plan of said Lots, recorded in Plan Book Vol. 1, page 99, as follows:

Commencing at the northeast corner of said Lot on Emerson Avenue, being the southeast corner of Lot No. 117; thence by said Emerson Avenue, south 50 feet to the northeast corner of Lot No. 119; thence by the north line of Lot No. 119 west 125.17 feet to an alley; thence by said alley north 50 feet to the southwest corner of Lot No. 117; thence by the south line of Lot No. 117 east, 124.91 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Julie A. Clark, single, by Deed from Robert G. Reichart, single, dated 10/08/2003, recorded 10/14/2003 in Instrument Number 2003-023740.

Tax Parcel: 52 431 288

Premises Being: 242 Emerson Avenue Farrell, PA 16121-1826

JUDGMENT - \$ 8,352.56

SEIZED AND TAKEN IN EXE-

CUTION AS THE PROPERTY OF THE DEFENDANT (S) JULIE A. CLARK AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.

**WRIT OF EXECUTION  
NO. 2014-00472**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY  
JULY 21, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH R. ESTATICO AND TAMELA C. ESTATICO IN AND TO:

All that tract of land situate in LIBERTY TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, bounded and described as follows:-

Beginning at a point in the centerline of a public highway known as TR-258, a/k/a Butler Pike, which point of beginning is herein referred to as the Southeast corner of the land conveyed by this deed; thence South 86 degrees 49 minutes West along land now or formerly of Walter A. Fierst, and land of Gordon and Elaine Beck, formerly Leonard Freedman, a distance of 647.56 feet to a point; thence North 4 degrees 58 minutes East along land of Eric and Linda Peoples, formerly of Ross Williamson, a total distance of 481.37 feet to a point; thence North 84 degrees 28 minutes East, 361.12 feet along land of David and Gloria Bowser to a point in the centerline of TR-258 (said point is 189.1 feet to the centerline of T-325); thence South 26 degrees 56 minutes 30 seconds East along the centerline TR-258, 519.23 feet to a point; thence South 33 degrees 15 minutes East, 18.58 feet along the centerline of said road to a point, the place of beginning. Containing 5.60 acres.

TITLE TO SAID PREMISES IS VESTED IN Joseph R. Estatico and Tamela C. Estatico, h/w, by Deed from Heather F. Webster and Carl W. Webster, her husband, dated 02/19/1996, recorded 03/04/1996 in Book 207, Page 779.

Tax Parcel: 17 224 068 000 000

Premises Being: 2448 Mercer Butler Pike Grove City, PA 16127-3526

JUDGMENT - \$ 70,664.57

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH R. ESTATICO AND TAMELA C. ESTATICO AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION  
NO. 2013-04337**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY  
AUGUST 20, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE

DEFENDANT (S) DONALD E. HAMPTON AND TIA M. AUSTIN A/K/A TIA M. AUSTIN-HAMPTON 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 One Hundred Forty-five (145) in the S.F. Stambaugh Plan of Lots, as recorded in the Records of Mercer County, Pennsylvania in Plan Book 1 Page 1, and said lot being bounded and described as follows:

ON THE NORTH by Lot Number One Hundred Forty-four (144) in said plan; a distance of One Hundred Thirty-two and seventy-three hundredths (132.73) feet; on the East by Sherman Avenue, a distance of Forty (40) feet; on the South by Lot Number One Hundred Forty-six (146) in said plan, a distance of One Hundred Thirty-two and seventy-four hundredths (132.74) feet; and on the West by an alley; a distance of Forty (40) feet.

TITLE TO SAID PREMISES IS VESTED IN Tia M. Austin and Donald E. Hampton, w/h, by Deed from Betty P. Austin, n/k/a Betty P. Talbert and Donald V. Talbert, her husband, dated 04/27/2001, recorded 04/30/2001 in Book 354, Page 2788.

Tax Parcel: 4-U-60

Premises Being: 686 Sherman Avenue Sharon, PA 16146-3956

JUDGMENT \$ 29,635.59

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONALD E. HAMPTON AND TIA M. AUSTIN A/K/A TIA M. AUSTIN-HAMPTON AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.

**WRIT OF EXECUTION  
NO. 2014-01328**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY AUGUST 14, 2014 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point in the center of Legislative Route 43026, said point being located on the West line of lands of the Methodist Episcopal Church and being the Northeast corner of the within described property; thence South 0 degree 30 minutes East, for a distance of 224 feet along lands of the Methodist Episcopal Church and lands of John Bartolone to a point; thence South 89 degrees 30 minutes West for a distance of 139.32 feet along lands of Lucas Coal

Company to a point; thence North 0/248 30 minutes West, for a distance of 224 feet along lands of Donald M. Greggs to a point; thence North 89 degrees 30 minutes East along the centerline of said Route 43026, a distance of 139.32 feet to a point, the place of beginning.

CONTAINING 0.72 acres of land, more or less, in accordance with survey of Jerry Church, R.S.

BEING KNOWN AS PARCEL NUMBER: 06-178-018

SUBJECT to the reservation of coal, limestone and one in and under the property as set forth in deed from Titus Shaffer and Margaret Shaffer, his wife, to Augustus Schiffhour and Mary R. Shiffhour, his wife, dated August 1, 1910 and recorded August 16, 1910 in Deed Book CI, Volume 9, Page 214 and further subject to privileges contained in a certain coal lease to Hugh B Wick.

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, property, claim and demand whatsoever, of the said parties of the first part, in law equity or otherwise howsoever of, in and to the same and every part thereof.

TITLE TO SAID PREMISES IS VESTED IN Troy Henry, single, by Deed from Brian S. Rutter and Lorraine D. Rutter, h/w, dated 06/11/2004, recorded 06/24/2004 in Instrument Number 2004-011088.

Tax Parcel: 06 178 018

Premises Being: 190 Buckley Road Mercer, PA 16137-5902

JUDGMENT - \$ 76,707.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TROY A. HENRY A/K/A TROY HENRY AT THE SUIT OF THE PLAINTIFF CITIMORTGAGE, INC.

**WRIT OF EXECUTION  
NO. 2014-00938**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY JULY 23, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSHUA T. MALCZAK AND VALERIE M. MALCZAK IN AND TO:

ALL THAT CERTAIN lot of land situate in the Borough of Grove City, Mercer County, Pennsylvania, bounded and described as follows: On the North by a 10 foot alley, for 105 feet, on the east by an alley, for 50 feet in a part, for 105 feet, on the east by an alley, for 50 feet on the South by Lot No. 8 of the same plan of lots

of which this lot in a part for the 105 feet, on the west by Riverside Avenue, for 50 feet. Being a part of the C.F. Lawrence Plan of Riverside, as recorded in Plan Book 1, Page 63.

ALSO all that tract of land situate partly in the borough of Grove City and partly in Pine Township, Mercer County, Pennsylvania, bounded and described as follows; beginning at a point in the center of Princeton Street, 10 feet North 17 degrees 13 minutes west by the center of Princeton Street, a distance of 50 feet to other lands formerly of Charles Ross; thence South 72 degrees 44 1/2 minutes East 498.3 feet to center of Madison Street as to be projected or by land of Kuhn; thence along the centerline of said Madison Street as to be projected or by land of Kuhn, South 17 degrees 15 1/2 minutes East, 50 feet to a point, 10 feet from land of Wendell August Forge; thence North 72 degrees 44 1/2 minutes West, 498.3 feet by a ten foot alley to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joshua T. Malczak and Valerie M. Malczak, h/w, by Deed from Equity One, Inc., dated 12/18/2003, recorded 05/03/2004 in Instrument Number 2004-007503.

Tax Parcel: 59 545 057

Premises Being: 616 Riverside Avenue Grove City, PA 16127-1820

JUDGMENT - \$109,738.67

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSHUA T. MALCZAK AND VALERIE M. MALCZAK AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P.

**WRIT OF EXECUTION  
NO. 2013-04099**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY AUGUST 15, 2014 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 SHIRLEY MAY METRICK, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in NKA CITY OF HERMITAGE in Hickory Township, Mercer County, Pennsylvania, known as and being Lot Number Thirty-eight (38) in the Hickory Heights Plan of Lots, as recorded in Plan Book 6, Page 23, Records of Mercer County, Pennsylvania, and said lot being further bounded and described as follows:

Bounded the North by Lot Number 37 in said Plan, a distance of One Hundred Forty-eight and 76/100 (148.76) feet; on the East by Alma Avenue, a distance of One Hundred Thirteen and 25/100 (113.25) feet; on the South by Homewood Avenue, a distance on One Hundred Thirty-three and 05/100 (133.05) feet; and on the West by the Buena Vista Plan of Lots, a distance of One Hundred Twenty-eight and 25/100 (128.25) feet.

AND ALSO ALL that certain piece or parcel of land situate in Hickory Township, Mercer County, Pennsylvania, known as and being the easterly one-half of sublet No. 244 in a plan of lots known as Buena Vista Heights, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book 1, page 124, and more fully bounded and described as follows:

Beginning at a point on the North line of Homewood Drive, which point of beginning is the southeastern corner of the land conveyed by this deed, thence North along land now or formerly of Wishart, a distance of 150.02 feet to a point; thence West along Lot NO. 243 in said plan, a distance of 26.4 feet to a point; thence South on a straight line, a distance of 150 feet more or less through the center line of Lot No. 244 to a point on the North line of Homewood Drive; and thence East along the North line of Homewood Drive, a distance of 27.65 feet to a point, which point is the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward Metrick and Shirley May Metrick, h/w, as tenants by the entirety, by Deed from Margaret Mary Gautreau, formerly Margaret Mary Letscher and Alton J. Gautreau, her husband, dated 02/25/1966, recorded 03/28/1966 in Book 66DR, Page 581. EDWARD METRICK was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of EDWARD METRICK's death on or about 09/20/1992, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor SHIRLEY MAY METRICK A/K/A SHIRLEY M. METRICK died on 10/15/2012, and upon information and belief her surviving heir EDWARD S. METRICK. By executed waiver, EDWARD S. METRICK waived his right to be named as a defendant in the foreclosure action.

Tax Parcel: 11-322-102

Premises Being: 2265 Homewood Drive Hermitage, PA 16148-2915

JUDGMENT-\$ 83,355.00

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 SHIRLEY MAY

METRICK, DECEASED AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK N.A.

**WRIT OF EXECUTION  
NO. 2013-01914**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY  
JULY 23, 2014 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 SALLY GRACE REILLY, DECEASED IN AND TO:

All those certain pieces or parcels of land situate in the City of Hermitage, (formerly Hickory Township) Mercer County, Pennsylvania, being known and numbered as Lots Nos. 246 and 247 in the Park View Acreage Plan of Lots, as recorded in Plan Book 1, page 125, records of Mercer County, Pennsylvania, and more particularly bounded and described as follows: Bounded on the North by Lot No. 248 in said Plan for a distance of 150 feet; on the East by Lots Nos. 216 and 217 in said Plan for a distance of 96 feet; on the South by Lot No. 245 in said Plan for a distance of 150 feet; and on the West by Fairfield Drive for a distance of 96 feet.

This conveyance is made subject to the following covenants, easements and restrictions:

- (1) That no building shall be erected on said lots except a structure used for dwelling and residential purposes and a garage containing room for not more than two cars.
- (2) That all buildings must be not less than 25 feet back from the curb line.
- (3) That any house or structure for dwelling purposes erected on said lots shall cost at least \$5,000.00.
- (4) This conveyance is made subject to a perpetual easement for the purpose of public utilities upon, under and through a strip of land five (5) feet wide extending along the eastern sides of said lots and along the south side of Lot No. 246 as shown on said Plan.
- (5) This conveyance is executed under and subject to any coal or mineral reservations, exceptions or leases that may appear in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN JOHN R. Reilly and Sally Grace Reilly, his wife, by Deed from John R. Reilly and Jeanne R. O'Neil, Co-Executors of the Estate of John J. Reilly, deceased, dated 05/10/1989, recorded 05/22/1989 in Book 58, Page 978. JOHN R. REILLY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JOHN R. REILLY's death on or about 10/04/2009, his ownership interest was automatically vested in the surviving tenant by the entirety. SALLY REILLY died on 10/24/2012 and upon information and

belief, her surviving heir(s) are SALLY COYLE, JOHN M. REILLY, SUSAN KENDZOR and DANIEL REILLY. Plaintiff's representative contacted the Register of Wills of MERCER COUNTY and was informed that no estate has been raised on behalf of the decedent mortgagor. By executed waivers, SALLY COYLE and SUSAN KENDZOR waived their right to be named as a defendant in the foreclosure action.

Tax Parcel: 11-321-061

Premises Being: 830 Fairfield Drive Hermitage, PA 16148-1560

JUDGMENT - \$109,443.13

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 SALLY GRACE REILLY, DECEASED AT THE SUIT OF THE PLAINTIFF CITIFINANCIAL SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2014-00418**

PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY  
JULY 11, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHAEL L. WALTER AND LORI A. WALTER IN AND TO:

All that certain piece or parcel of land situate in the City of Hermitage, County of Mercer, and Commonwealth of Pennsylvania, known as Lot No. 29 in the Pierce Plan of Lots as laid out on the Clark Farm, said Lot No. 29 being more specifically bounded and described as follows:

On the north by Twitmeyer Avenue; On the east by land now or formerly of Toth; On the south by land now or formerly of Wishart; and On the west by land now or formerly of Paramuha; and containing one (1) acre of land, more or less.

Having erected thereon a dwelling known and numbered as 600 Twitmeyer Avenue.

TITLE TO SAID PREMISES IS VESTED IN Michael L. Walter and Lori A. Walter, h/w, by Deed from Dennis J. Bowser and Anna L. Bowser, h/w, dated 06/15/2001, recorded 06/18/2001 in Book 360, Page 2069.

Tax Parcel: 11-132-063

Premises Being: 600 Twitmeyer Avenue Hermitage, PA 16148-6724

JUDGMENT - \$ 95,918.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL L. WALTER AND LORI A. WALTER AT THE SUIT OF THE

PLAINTIFF GREEN TREE SERVICING LLC

**WRIT OF EXECUTION  
NO. 2013-01269**

POWERS KIRN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY  
AUGUST 25, 2014 LEVIED ON THE FOLLOWING

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

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

Beginning at a point on the east side of Route No. 58, also known as the Greenville-Jamestown Road; thence North 21 degrees 26 minutes West along the east side of said road, 64.10 feet to a point; thence North 71 degrees 36 minutes East along lands now or formerly of Lininger, a distance of 145.44 feet to a point; thence North 14 degrees 57 minutes West along lands now or formerly of Lininger, 92.82 feet to a point; thence North 68 degrees 34 minutes East along lands now or formerly of Herman Stegkamper, 64.80 feet to a point; thence South 12 degrees 8 minutes East along lands now or formerly of Marjorie B. Russell, 176.83 feet to a point; thence South 76 degrees 50 minutes West along the north side of Weber Drive, 193.70 feet to the point and place of beginning.

BEING THE SAME PREMISES which BRUCEK DUNHAM AND LORETTA D. DUNHAM, HUSBAND AND WIFE by Deed dated 09/14/2007 and recorded 09/19/2007 in the Office of the Recorder of Deeds in and for Mercer County in INSTRUMENT # 200700012880, granted and conveyed unto THERESE LAMB.

BEING KNOWN AS: 6 WEBSTER DRIVE, GREENVILLE, PA 16125

PARCEL 409-302-084

JUDGMENT - \$100,849.56

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THERESE LAMB AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2013-01219**

POWERS KIRN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY  
AUGUST 4, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DEVIN M. MONTGOMERY AND SHANNON M. FERENICK MONTGOMERY IN AND TO:

ALL THOSE CERTAIN pleas or parcels of lands vote in the City of Sharon, County of Mercer, and

Commonwealth of Pennsylvania, known as Lots Numbered Five (5) and Six (6) of the John Halswieg Plan of Lots as recorded in the records of Mercer County Pennsylvania, in Plan Book 2, Page 221, said lots being more particularly bounded and described as follows:

ON THE NORTH by Curtis Street on the East by Buckley Avenue; on the South by lands now or formerly of Reuben Williamson; and on the West by Lot No. Four (4) in said Plan; having a frontage on said Curtis Street of Ninety Five and Forty Five Hundredths (95.45) feet a frontage on said Buckley Avenue of One Hundred Thirty-two and One Tenth (132.1) feet a southern boundary of One Hundred Two and Sixty One Hundredths (102.61) feet and a western boundary of One Hundred Thirty Three and Eighty Eight Hundredths (183.88) feet.

BEING KNOWN AS PARCEL NUMBER 1-P-34

BEING THE SAME PREMISES WHICH ELAINE APISA, EXECUTRIX, BY DEED DATED 4/22/98 AND RECORDED 5/12/98 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR MERCER COUNTY INSTRUMENT NO.: 98DR07723, GRANTED AND CONVEYED UNTO DEVIN M. MONTGOMERY AND SHANNON M. FERENICK MONTGOMERY.

BEING KNOWN AS: 413 CURTIS STREET, SHARON, PA 16146

PARCEL #1-P-34

JUDGMENT - \$ 63,174.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DEVIN M. MONTGOMERY AND SHANNON M. FERENICK MONTGOMERY AT THE SUIT OF THE PLAINTIFF AMERICAN HOMEOWNER PRESERVATION FUND, L.P.

**WRIT OF EXECUTION  
NO. 2013-04280**

PURCELL, KRUG & HALLER PLAINTIFF'S ATTORNEY  
AUGUST 20, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHAEL DELLOSIO AND SARAH J. DELLOSIO IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Municipality of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being Lot No. 105 in the Hickory Heights Subdivision No. Four (4) Parcel One (1) as recorded in Plan Book 6, Page 94 in the Records Office of Mercer County, Pennsylvania.

HAVING THEREON ERECTED A DWELLING KNOWN AS 930 CLARKSVILLE ROAD HERMITAGE, PA 16148

BEING THE SAME PREMISES WHICH Walter Anthony Lucas, Executor of the Estate of Elizabeth M. Lucas, by deed dated 08/22/11 and recorded 08/30/11 in Mercer County Instrument No. 201100008786, granted and conveyed unto Michael Dellosso and Sarah J. Dellosso, husband and wife.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

TO BE SOLD AS THE PROPERTY OF MICHAEL DELLOSSO AND SARAH J. DELLOSSO UNDER MERCER COUNTY JUDGMENT NO. 2013-04280

Tax Map # 11-322-191

JUDGMENT - \$ 76,924.08

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

**WRIT OF EXECUTION  
NO. 2014-01922**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY  
AUGUST 22, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GEORGE A. GEIWITZ AND BRYANNE M. GEIWITZ IN AND TO:

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

On the north by land now or formerly of Besko; on the east by land now or formerly of Clyde N. Cross, et ux; on the south by the center line of the Mercer-West Middlesex Road (formerly known as the West Middlesex-Greenfield Road); and on the west by land now or formerly of Herman Camer, et ux.

HAVING THEREON ERECTED A DWELLING KNOWN AS 2806 MERCER WEST MIDDLESEX ROAD, WEST MIDDLESEX, PA 16159

BEING THE SAME PREMISES WHICH Peter J. Fuchs and Diane L. Fuchs, husband and wife, by deed dated 10/20/06 and recorded 10/25/06 in Mercer County Instrument No. 2006-00016050, granted and conveyed unto George A. Geiwitz and Bryanne M. Geiwitz, husband and wife.

UNDER AND SUBJECT to and together with prior grants and reser-

vations 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.

TO BE SOLD AS THE PROPERTY OF GEORGE A. GEIWITZ AND BRYANNE M. GEIWITZ UNDER MERCER COUNTY JUDGMENT NO. 2014-01922

Tax Map # 27-185-100

JUDGMENT - \$ 84,211.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GEORGE A. GEIWITZ AND BRYANNE M. GEIWITZ AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION  
NO. 2014-01496**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY  
AUGUST 22, 2014 LEVIED ON THE FOLLOWING

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

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

COMMENCING at a point which marks the northwest corner of lands of Jack T. and Christina L. Saeler (87 DR 10500) and the northeast corner of the land hereby conveyed, said point being located at the south line of lands now or formerly of Harold A. and Sally J. McQuiston (Plan Book 13, Page 28, formerly lands of Power Reed); thence along the line of lands of said McQuiston, and along the south line or side of a 40-foot street known as Lacock Street, North 88 degrees 42 minutes West, a distance of 160.00 feet, more or less, to a point at line of lands of Marvin M. and Eva Reynolds; thence in a southerly direction along the line of lands of said Marvin M. and Eva Reynolds, a distance of 120.00 feet to a 14-foot alley; thence along the northerly side of said 14-foot alley, in an easterly direction, a distance of 75.00 feet, more or less, to a point; thence in a southerly direction, crossing said 14-foot alley and along the line of lands of David G. Black, et al., a distance of 134.00 feet, more or less, to the northerly right of way line of a public road or street known as U.S. Route No. 62, also known as Lake Street or the Franklin Road; thence along the northerly right of way line of said U.S. Route 62 in a northeasterly direction, a distance of 97.00 feet, more or less, to a point on the westerly line of lands of said Jack T. and Christina L. Saeler; thence along the westerly line

of said land of Jack T. and Christina L. Saeler, in a northwesterly direction a distance of 190.00 feet, more or less, to a point on the south line of said lands of McQuiston, aforesaid, being the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 5357 FRANKLIN STREET SANDY LAKE, PA 16145

BEING THE SAME PREMISES WHICH Cynthia L. McNees and Bonnie J. Sasse by deed dated 07/25/08 and recorded 07/31/08 in Mercer County Instrument No. 2008-00009392, granted and conveyed unto Jeremy T. Siwicki.

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.

TO BE SOLD AS THE PROPERTY OF JEREMY T. SIWICKI UNDER MERCER COUNTY

JUDGMENT NO. 2014-01496

Tax Map No. 67-593-011 (dwelling)

Tax Map No. 67-592-108 (lot)

JUDGMENT - \$108,273.18

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

**WRIT OF EXECUTION  
NO. 2013-01919**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY  
JULY 25, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEVEN E. ROBBINS AND TAMMY ROBBINS IN AND TO:

Parcel #01-150-131

ALL those pieces or parcels of land situate in Coolspring Township, Mercer County, Pennsylvania bounded and described as follows to wit:

Parcel No. 1: Beginning at the Southeast corner of the parcel herein conveyed at land formerly of Dora B. Moffatt now Kenneth R. and Karen B. Anderson; thence West along land formerly of Dora B. Moffatt, now Kenneth R. and Karen B. Anderson, a distance of 600 feet, more or less to land formerly of CR Munnell now Richard B. and Wanda J. Wilds, thence North along said land formerly of C.F. Munnell, now Richard B. and Wanda J. Wilds and Donald L. and Kathy J. Shankel, a distance of 92-1/2 feet to a point on Parcel No. 2 described below herein, thence East along said Parcel No. 2 described

below herein, a distance of 600 feet, more or less, to the center of the Perry Highway; thence South along the center of said Perry Highway, a distance of 92-1/2 feet to the place of beginning.

Parcel No. 2: Bounded on the North by land of Jack Lightner formerly land of Thomas King; bounded on the East by the Perry Highway, known as U.S. Route 19; bounded on the South by Parcel No. 1 above described; and bounded on the West by land formerly of VanBoeyen and Munnell, now Donald L. and Kathy J. Shankel; said land having a frontage on said Route 19, of forty-two and one-half (42-1/2) feet, and extending back therefrom in a Westerly direction of even width a distance of seven hundred (700) feet, more or less, to said land formerly of VanBoeyen now Donald L. and Kathy J. Shankel.

Excepting and reserving from Parcel No. 2 above described the following described real estate;

Commencing at a point in the centre of U.S. Route 19, which leads from Mercer to Sheakleyville, thence South 88°11 minutes West along land of Cousins, a distance of 155 feet to an iron pin, thence North 0°0' East, a distance of 40 feet along other lands of Cousins to an iron pin, thence North 88°11 minutes East, a distance of 155 feet along other land of Lightner and through an iron pin to a point in the center of said public highway; thence South 0°0' West, a distance of 40 feet along center of said Road to the point of beginning.

BEING the same premises which Jack W. Hogue and Lois C. Hogue, husband and wife, by Deed dated July 8, 2008 and recorded in the Mercer County Recorder of Deeds Office on September 04, 2008 as Deed Instrument #2008-10846, granted and conveyed unto Steven E. Robbins and Tammy Robbins, husband and wife.

LOCATION - 285 NORTH PERRY HIGHWAY, MERCER PA

JUDGMENT - \$148,332.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEVEN E. ROBBINS AND TAMMY ROBBINS AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2014-00934**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY  
AUGUST 18, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MATTHEW RYAN WISNEWSKI IN AND TO:

Parcel No. 1

All that certain piece or parcel of land situate in Delaware Township, Mercer County, Pennsylvania, being known



as Lot No. 5 in the Fruit Mills Development Plan "Section E", as recorded in the Office of the Recorder of Deeds, Mercer County, Pennsylvania in Plan Book II, Page 17, and being more particularly bounded and described as follows:

Beginning at a point on the West right-of-way line of Patricia Drive West, said point being the Southeast corner of Lot No. 5 hereinafter described and also being the Northeast corner of Lot No. 6 in said Plan; Thence from said beginning point the West along the North line of Lot No. 6 and Lot No. 7 in said Plan, a total distance of 276.46 feet to a point on line of lands now or formerly of Nick and Kate Rodocoy;

Thence North 24 degrees 32' East along said lands now or formerly of Rodocoy, a distance of 180.19 feet to a point, said point being the Northwest corner of Lot No. 5 herein conveyed and also being the Southwest corner of Lot No. 4 in said Plan;

Thence along the South line of Lot No. 4 in said Plan 72 degrees 52' East, a distance of 226.34 feet to a point on the West right-of-way line of Patricia Drive West;

Thence in a southerly direction along the West right-of-way line of Patricia Drive West a distance of 98.61 feet to a point, the place of beginning.

Parcel No. 03-121-080

Parcel No. 2

All that certain piece or parcel of land situate in Delaware Township, Mercer County, Pennsylvania, being known as Lot No. 4 in the Fruit Mills Development Plan "Section E.", as recorded in the Office of the Recorder of Deeds, Mercer County, Pennsylvania in Plait Book 11, Page 17, and being more particularly bounded and described as follows:

Beginning at a point on the West right-of-way line of Patricia Drive West, which said point is the Northeast corner of Lot No. 5 in the same plan and is also the Southeast corner of the land herein described,

Thence from said beginning point along the North boundary line of said Lot No. 5 North 72 degrees 52 minutes West a distance of 226.34 feet to line of lands now or formerly of Nick and Kate Rodocoy;

Thence along said lands now or formerly of Nick and Kate Rodocoy North 32 degrees 49 minutes East a distance of 142.75 feet to a point; which point is the Southwest corner of Lot No. 3 in the same plan;

Thence along the South line of said Lot No. 3 South 62 degrees East a distance of 204.39 feet to a point on the West right-of-way line of Patricia Drive West;

Thence in a southwesterly direction along the said westerly right-of-way line of Patricia Drive West 28 degrees West, a distance of 37.43 feet to a point at the beginning of a curve;

Thence continuing in a southwesterly direction along the right-of-way line

of said Patricia Drive West along a curve which is the arch of a circle having a radius of Three Hundred Thirty (330) feet for a distance of 62.57 feet to the place of beginning.

Parcel No. 03-121-079

This document does not sell; convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in the connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

Fee Simple Title Vested in Matthew R. Wisniewski, unmarried by deed from Eric D. Knauf and Robert A. Knauf, husband and wife, dated March 29, 2011, recorded April 4, 2011, in the Mercer County Recorder of Deeds in Deed Instrument Number 2011-00003201.

LOCATION — 26 WEST PATRICIA DRIVE, TRANSFER PA

JUDGMENT - \$204,451.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MATTHEW RYAN WISNEWSKI AT THE SUIT OF THE PLAINTIFF FREEDOM MORTGAGE CORPORATION

**WRIT OF EXECUTION  
NO. 2014-00979**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY  
SEPTEMBER 11, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARTY ALOISIO A/K/A MARTY L. ALOISIO IN AND TO:

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

Beginning at a point on the West side of South Center Street on the South side of an alley; thence in a Northerly direction along the West side of South Center Street a distance of 27 feet to land of Linnie Parker; thence in a Westerly direction by land of said Linnie Parker and parallel with said alley, a distance of 80 feet; thence in a Southerly direction, and parallel with South Center Street and by land of Mildred Busch, a distance of 27 feet to a point on the North side of said alley; thence in an Easterly direction

by the North side of said alley, 80 feet to the West side of South Center Street at the place of beginning. Said alley above mentioned is assumed to be 12 feet in width and the Northerly boundary line of the property herein conveyed is 189 feet from the North side of West Main Street and is further designated as being about 3 inches North of the extreme edge of the eaves on the property or building located on the above described tract of land.

BEING KNOWN AS PARCEL NUMBER: 59-550-076

BEING KNOWN AS: 309 South Center Street, Grove City, PA 16127

PROPERTY ID NO.: 59-550-076

TITLE TO SAID PREMISES IS VESTED IN Marty L. Aloisio BY DEED FROM William H. Campbell and Judith A. Campbell DATED 12/22/2003 RECORDED 01/12/2004 IN DEED BOOK 2004-000478.

JUDGMENT - \$ 54,258.36

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARTY ALOISIO A/K/A MARTY L. ALOISIO AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2003-4, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-4

**WRIT OF EXECUTION  
NO. 2014-00942**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY  
JULY 8, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DEANE L. FUCHS AND PETER J. FUCHS IN AND TO:

ALL THAT CERTAIN LOT SITUATE IN THE CITY OF HERMITAGE, FORMERLY HICKORY TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH FOR 361 FEET BY LAND NOW OR FORMERLY OF WALTER SMITH; ON THE EAST FOR 68 FEET BY A PUBLIC ROAD KNOWN AS THE CLARKSVILLE AND NEW WILMINGTON ROAD; ON THE SOUTH FOR 384 FEET BY LAND NOW OR FORMERLY OF GRACE MCLEAN; ON THE WEST FOR 78 FEET BY LAND NOW OR FORMERLY OF MIKE ANTUS.

CONTAINING ONE (1) ACRE MORE OR LESS AS DESCRIBED IN MORTGAGE INSTRUMENT NUMBER 2005-010498

BEING KNOWN AS: 2760 South Keelridge Road, Hermitage, PA

16148  
PROPERTY ID NO.: 12-172-149

TITLE TO SAID PREMISES IS VESTED IN PETER J. FUCHS AND DIANE L. FUCHS, HUSBAND AND WIFE BY DEED FROM JAMES C. O'MALLEY AND JOANN O'MALLEY, HUSBAND AND WIFE DATED 07/23/1993 RECORDED 08/03/1993 IN DEED BOOK Instrument #93DR10556.

JUDGMENT - \$ 28,059.35

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DIANE L. FUCHS AND PETER J. FUCHS AT THE SUIT OF THE PLAINTIFF EVERBANK

**WRIT OF EXECUTION  
NO. 2014-00282**

WARREN R KECK III PLAINTIFF'S ATTORNEY  
JULY 25, 2014 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, known as Lot No. 167 in the SECOND REVISION OF PLAN "A" of the D.C. STAWAUGH PLAN OF LOTS as recorded in the Recorder's Office of Mercer County, said lot 167 herein conveyed being more particularly bounded and described as follows, to wit:

On the North by lot No. 168 in said plan, a distance of 153.74 feet;

On the East by part of Lots Nos. 175 and 176 in said plan, a distance of 50 feet;

On the South by lot No. 166 in said plan a distance of 153.49 feet; and

On the West by Norris Avenue, a distance of 50 feet.

LOCATION — 372 NORRIS AVENUE, SHARON PA

JUDGMENT - \$ 77,033.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SALVATORE ARENA AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION  
NO. 2014-01707**

WARREN R KECK III PLAINTIFF'S ATTORNEY  
JULY 21, 2014 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN parcel of land situate in the City of Hermitage, formerly the Township of Hickory,

County of Mercer, Commonwealth of Pennsylvania, being known and designated at Lot No. 50 in Love's Green Acres Plan No. 2, recorded in Plan Book 6, Page 2, and being more particularly bounded and described as follows, to-wit:

BOUNDED on the North by Lot No. 49, in said plan, a distance of 228.5 feet; on the East by Donald Road, a distance of 97.99 feet; on the South by James Street, a distance of 228.5 feet; and on the West by lands now or formerly of George F. McConnell, a distance of 97.05 feet. The SE corner of said lot is rounded for street purposes to a radius of 20 feet as shown on the recorded plan.

Tax/Parcel ID: 12-158-051

BEING the same parcel of land conveyed to Tammy L. Opalenik by Ded from Homecomings Financial Network, Inc. a/k/a HomeComings Financial, LLC dated December 28, 2007 and recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, February 29, 2008 at 08 D.R. 02287.

LOCATION — 3401 JAMES STREET, HERMITAGE PA

JUDGMENT - \$ 75,367.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TAMMY L. OPALENIK AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION  
NO. 2014-01799**

WARREN R KECK III PLAINTIFF'S ATTORNEY  
JULY 28, 2014 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in Hempfield Township, Mercer County, Pennsylvania, being Lot No. 33 as shown on Frontier Estates Plan of Lots as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 7, Page 3, and being more particularly bounded and described as follows:

BOUNDED on the North by Lot No. 34 of said Plan of Lots for a distance of 295 feet, more or less; bounded on the East by Lot No. 25 of said Plan and a portion of Lot No. 26 of said Plan for a distance of 140 feet, more or less; bounded on the South by Lots Nos. 30, 31 and 32 of said Plan for a distance of 340 feet, more or less; and bounded on the West by Oakview Drive for a distance of 100 feet, more or less.

LOCATION — 3 OAKVIEW DRIVE, GREENVILLE PA

JUDGMENT - \$108,104.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DWANE R. WHEELER AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

CUTION AS THE PROPERTY OF THE DEFENDANT (S) DWANE R. WHEELER AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION  
NO. 2013-04226**

WILLIAM J MODER III PLAINTIFF'S ATTORNEY  
AUGUST 8, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) LORENZO GONZALEZ AND CHRISTINE GONZALEZ A/K/A CHRISTINE J. GONZALEZ IN AND TO:

Parcel Identification Number: 29-217-084

ALL THAT TRACT of land situate in Springfield Township, Mercer County, Pennsylvania, bounded and described as follows:

BEGINNING at the southwest corner of the parcel herein described in the centerline of Township Road T-315 a/k/a Veterans Road; Thence North 02° 11' 10" East along land of Gary R. Filer, 1358.48 feet to a point; Thence South 87° 32' 50" East 495.17 feet to a point; Thence South 02° 26' 35" West 252.50 feet along land of Devos to a point; Thence South 87° 33' 25" East 220.00 feet along land of Devos to a point; Thence North 41° 04' 35" East 207.50 feet along land of Devos to a point; Thence South 29° 45' 00" East 238.21 feet to a point in the centerline of T-315; Thence in a southwesterly direction along the centerline of T-315 as more specifically set forth on the survey referred to below to the point of beginning. Containing 17.57 acres.

BEING Lot No. 4 of the Subdivision of land prepared by Norman P. Straub, P.E., P.L.S. dated February 20, 2007, recorded July 6, 2007, at 2007-00009192-97.

BEING AND INTENDED TO BE the same land conveyed to Lorenzo Gonzalez and Christine J. Gonzalez, husband and wife, by Deed of John N. Mason and Harriet L. Mason, husband and wife, dated April 11, 2007, and recorded July 23, 2007, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2007-9966.

LOCATION - LOT #4 VETERANS ROAD

JUDGMENT - \$746,265.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LORENZO GONZALEZ AND CHRISTINE GONZALEZ A/K/A CHRISTINE J. GONZALEZ AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION  
NO. 2013-01645**

ZUCKER GOLDBERG & ACKERMAN LLC PLAINTIFF'S ATTORNEY

AUGUST 25, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) NADINE S. BOYER AKA NADINE S. CARSON AND STEPHEN M. CARSON IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF WEST MIDDLESEX, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT LINE OF A PUBLIC ROAD KNOWN AS PA ROUTE 18 (FORMERLY PULASKI STREET) AND THE SOUTHERLY LINE OF A PUBLIC STREET KNOWN AS SOUTH STREET (FORMERLY THE OLD BETHEL RAILROAD BED), SAID POINT BEING THE NORTHWESTERLY CORNER OF THE LAND HEREIN DESCRIBED; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SOUTH STREET, A DISTANCE OF 142.73 FEET TO AN ALLEY KNOWN AS 9TH ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG 9TH ALLEY, A DISTANCE OF 80.00 FEET TO THE LINE OF LANDS NOW OR FORMERLY OF GEORGE P. AND IRENE M. DEMARK; THENCE IN A WESTERLY DIRECTION ALONG THE LINE OF SAID LAND NOW OR FORMERLY OF GEORGE P. AND IRENE M. DEMARK A DISTANCE OF 126.20 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PA ROUTE 18; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF PA ROUTE 18, A DISTANCE OF 81.70 FEET TO A POINT, THE PLACE OF BEGINNING

SUBJECT PROPERTY ADDRESS: 3561 Sharon Road, West Middlesex, PA 16159.

BEING the same premises which SCOTT R. MUIR AND K. JENNIFER MUIR, HUSBAND AND WIFE., by Deed dated October 11, 2005 and recorded October 31, 2005 In and for Mercer County, Pennsylvania, in Deed Book Volume Instrument #2005-00017422, granted and conveyed unto Nadine S. Boyer, single.

SUBJECT TAX PARCEL I.D.: 75-882-31 JUDGMENT - \$173,570.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NADINE S. BOYER AKA NADINE S. CARSON AND STEPHEN M. CARSON AT THE SUIT OF THE PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC

**WRIT OF EXECUTION  
NO. 2013-00392**

ZUCKER GOLDBERG & ACKERMAN LLC PLAINTIFF'S ATTORNEY

AUGUST 20, 2014 LEVIED ON THE FOLLOWING

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

COMMENCING at the northeast corner of a stake on the west line of Wengler Avenue, that is, one hundred fifty (150) feet south from the south line of East State Street; thence westwardly along the south line of other lands now or formerly of Fruit, a distance of one hundred twenty and ninety-six hundredths (120.96) feet to a stake on the east line of lands now or formerly of Frank Wengler, said stake being one hundred fifty (150) feet south from the south line of State Street; thence south along the east line of lands now or formerly of said Frank Wengler, a distance of forty-nine and two-tenths (49.2) feet to a stake at the northwest corner of lands now or formerly of Mary Sneiderwine; thence east along the north line of lands now or formerly of Mary Sneiderwine, a distance of one hundred twenty and eight-tenths (120.8) feet to a stake on the west line of Wengler Avenue; thence north along the west line of Wengler Avenue, a distance of forty-four and five-tenths (44.5) feet to the place of beginning.

SUBJECT PROPERTY ADDRESS: 36 Wengler Avenue, Sharon, PA 16146-2955.

BEING the same premises which Michael A. Harkless and Cynthia A. Harkless, husband and wife, by Deed dated September 16, 2002 and recorded September 19, 2002 in and for Mercer County, Pennsylvania, as Instrument #2002-018509, granted and conveyed unto John A. Stephenson, single and unmarried.

SUBJECT TAX PARCEL I.D.: 71-31880

JUDGMENT - 87,877.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOHN A. STEPHENSON AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, NATIONAL ASSOCIATION

**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. - October 7, 14, 21, 2014

**Legal Notice By  
KATHLEEN M. KLOOS  
Register of Wills of Mercer County,  
Pennsylvania**

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, having been examined, passed and filed in the Office of the Register of Wills and the Clerk of Orphans'

Court of Mercer County, Pennsylvania, will be presented to the Court for Nisi Confirmation on November 3rd 2014, if no exceptions are filed thereto within ten (10) days from that date, the Accounts will be confirmed absolute and thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

**FIRST AND PARTIAL ACCOUNT**

2012-465 Williams, Glenn Weldon a/k/a Williams, Glenn W., deceased; Marilyn Williams, Executrix

**FIRST AND FINAL ACCOUNT**

2011-232 Beyth, Cecilia E. a/k/a Beyth, Cecilia S., deceased; Mark F. Beyth, Executor

2012-521 Anderson, Linda Susan a/k/a Anderson, Linda S. a/k/a Anderson, Linda, deceased; Rebecca Anderson Baker a/k/a Rebecca Ann Baker, Executrix

2012-730 Kittredge, Aurora R., deceased; Huntington National Bank, Executor

2012-752 Diurba, Frank J. a/k/a Diurba, Frank, deceased; Jason E. Diurba and Jeffrey B. Diurba, Co-Executors

2013-269 Amon, James R., deceased; Gerald L. Amon, Executor

2013-344 Jones, Dorothy M. a/k/a Jones, Dorothy Marie, deceased; Diane M. Hardin, Executrix

2013-647 Murcko, Paul V. a/k/a Murcko, Paul, deceased; Charles Murcko and Aloysius Murcko, Co-Executors

2013-782 Hormell, Althea M. a/k/a Hormell, Althea Strickler, deceased; John L. Hormell and Robert A. Hormell, Co-Executors

2013-783 Saborsky, Alice Louise a/k/a Saborsky, Alice L. a/k/a Saborsky, A. Louise a/k/a Saborsky, Louise, deceased; Rosemary Stumpp, Executrix

2013-792 Bress, Randy M., deceased; Heather A. Bress, Executrix

2014-091 Jennings, Cynthia L. a/k/a Jennings, Cynthia, deceased; Patricia A. Layman, Administratrix

**FIRST AND FINAL TRUST  
ACCOUNTS**

2012-552 Shumate, Harry L, Sr. & McCormick, Charlotte Irrevocable Trust; Harry L. Shumate, Sr., Trustee

2012-552 Shumate, Harry L., Sr. & Shumate, Charlotte McCormick Revocable Trust; Harry L. Shumate, Sr., Trustee

2013-742 Kittredge, Joseph P, Jr. Trust Agreement dated February 16, 1978 as Restated August 10, 1994 f/b/o Kittredge, Aurora, deceased; PNC Bank, N.A., Attention: Laina J.A. Brickley, Officer/Trust Advisor

**SECOND AND FINAL ACCOUNT**

2011-453 O'Brien, Thomas M. a/k/a O'Brien, Thomas a/k/a O'Brien, Thomas Martin Sr., deceased; Diane K. O'Brien, 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. - October 7, 14, 21, 28, 2014