

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

Digital Edition

AUGUST 13, 2019

VOL. 34 - ISSUE 33

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

SECOND PUBLICATION

CAPUZZI, SHIRLEY A/K/A CAPUZZI, SHIRLEY H.

2019-441

Late of Farrell, Mercer Co., PA
Executrix: Melanie Dellosso f/k/a Melanie Capuzzi, 482 W. Park St., Hermitage, PA 16148
Attorney: None

HORSLEY, ROBERT W. A/K/A HORSLEY, ROBERT WELLS

2019-454

Late of Mercer Boro., Mercer Co., PA
Administratrix: Christi Horsley, 300 E. Market St., Mercer, PA 16137
Attorney: William J. Madden

MOSS, JACOB JR. A/K/A MOSS, JACOB

2019-445

Late of Sharon, Mercer Co., PA
Co-Executor/Executrix: Byron Patrick Moss, 334 Liberty St., Sharon, PA 16146; Brittany Marie Moss, 52 G W Patterson Rd., Laurel, MS 39443

McFADDEN, EVELYN B.

2019-447

Late of Pine Twp., Mercer Co., PA
Executrix: Linda S. Groscock McFadden, 58 Nicklin Rd., Grove City, PA 16127
Attorney: Timothy R. Bonner

STEWART, PAUL E. A/K/A STEWART, PAUL

2019-448

Late of Sharon, Mercer Co., PA
Co-Executrices: Paula Ostheimer, 407 Sherman Ave., Sharon, PA 16146; Lynn E. Harrison f/k/a Lynn E. Stewart, 4658 Warren Rd., Cortland, OH 44410

VALLABH, KAMNI

2019-449

Late of Hermitage, Mercer Co., PA
Executor: Sagar V. Vallabh, 2190 Oak Haven Court, Hermitage, PA 16148

WEGRZYNEK, NANCY A.

2019-457

Late of Wolf Creek Twp., Mercer Co., PA
Executor: Douglas E. Wegrzynek, 2395 Scrubgrass Rd., Jackson Center, PA 16133
Attorney: Timothy L. McNickle

THIRD PUBLICATION

CARLSON, JUDITH A. A/K/A CARLSON, JUDITH

2018-644

Late of Hempfield Twp., Mercer Co., PA
Administratrix: Susan E. Palmiter, 100 Vosler Rd., Greenville, PA 16125

FUNELLI, THERESA M. A/K/A FUNELLI, THERESA MARIE

2019-432

Late of Hermitage, Mercer Co., PA
Executor: Ted Nogay, Jr., 25 Butterfly Lane, Hermitage, PA 16148

HICKLIN, CHARLES A.

2019-443

Late of Hermitage, Mercer Co., PA

Executor: Julius A. Hicklin, 128 Pullam Dr., West Middlesex, PA 16159

Attorney: J. Jarrett K. Whalen

HINDS, E. JANE

2019-437

Late of Grove City Boro, Mercer Co., PA
Executrix: Cristan M. Peters f/k/a Cristan M. McEwen, 18513 Acapulco Lane, Surprise, AZ 85388

Attorney: Brenda K. McBride

LIPANI, JEROME E. A/K/A LIPANI, JEROME

2019-440

Late of Greenville Boro, Mercer Co., PA
Executrix: Mary Jo Lipani, 85 North Third St., Greenville, PA 16125

Attorney: Joseph M. Gula

OUSLEY, RAYMOND

2019-113

Late of Sharon, Mercer Co., PA
Administratrix: Mae T. Ousley, 1120 Baldwin Ave., Sharon, PA 16143

Attorney: Carolyn E. Hartle

SHERWOOD, ARLENE E.

2019-433

Late of Sharon, Mercer Co., PA
Executor: Francis M. Sherwood, Jr., 718 Cedar Ave., Sharon, PA 16146

Attorney: Michael A. Joaonow

TERCHILA, VIRGINIA J. A/K/A TERCHILA, COOKIE

2019-410

Late of Sharon, Mercer Co., PA
Executor: Michael D. Yevchak, 149 Orchard St., Sharon, PA 16146

Attorney: Louis R. Piciacchio, 2415 Wedgewood Dr., Wexford, PA 15090 412-979-4626

WALLACE, MARJORIE A.

2019-434

Late of Sandy Creek Twp., Mercer Co., PA
Executor: L. Marvin Wallace, 60 Georgetown Rd., Hadley, PA 16130

Attorney: Ted Isoldi

Mercer County
Court of Common Pleas
Number: 2019-01694

Notice of Action in Mortgage Foreclosure

American Advisors Group, Plaintiff v. Angela Grace Pinson Known Surviving Heir of Sarah E. Pinson, James Alexander Moyer Known Surviving Heir of Sarah E. Pinson, Marcus R. Brown Known Surviving Heir of Sarah E. Pinson, and Unknown Surviving Heirs of Sarah E. Pinson, Defendants

TO: Unknown Surviving Heirs of Sarah E. Pinson. Premises subject to foreclosure: 1171 French Street, Sharon, Pennsylvania 16146.

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 notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. 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 Referral Service, Mercer County Bar Association, P.O. Box 1302, Hermitage, Pennsylvania 16148, (724) 342-3111.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Philadelphia., PA 19109, 215-790-1010

M.C.L.J. – August 13, 2019

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that on June 28, 2019 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 F.N.B. Capital Corporation, LLC, One FNB Boulevard, Hermitage, Pennsylvania 16148. The business conducted is providing structures and sources of capital financing and is located at One FNB Blvd., Hermitage, Pennsylvania, styled and named **FNB MEZZANINE FINANCE**.

First National Bank of Pennsylvania
Legal Department

3015 Glimcher Blvd.

Hermitage, PA 16148

August 7, 2019

M.C.L.J. – August 13, 2019

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that on August 7, 2019 an Amendment to Fictitious Name Registration of **FNB MEZZANINE FINANCE** was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, amending the original fictitious name registration filed June 28, 2019, in accordance with the requirements of 54 PA. C.S., Ch. 3, Section 312, to amend the principal place of business as 3015 Glimcher Blvd., Hermitage, Pennsylvania, and to amend the address of the owner of said business as 3015 Glimcher Blvd., Hermitage, Pennsylvania 16148.

First National Bank of Pennsylvania

Legal Department

3015 Glimcher Blvd.

Hermitage, PA 16148

August 7, 2019

M.C.L.J. - August 13, 2019

LEGAL NOTICE FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that on July 8, 2019, 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 JR Camp LLC, 340 Bend Hill Road, Fredonia, Pennsylvania 16124. The business conducted will be to engage in electronics manufacturing and will be located at 340 Bend Hill Road, Fredonia, Pennsylvania, styled and named **AMS-JRC**.

Ronald P. McCall, Esquire
EKKER, KUSTER, MCCALL &
EPSTEIN, LLP
68 Buhl Boulevard

P. O. Box 91

Sharon, PA 16146

M.C.L.J. – August 13, 2019

NOTICE OF TERMINATION OF REVOCABLE TRUST PURSUANT TO 20 Pa. C.S. § 7755(c)

Notice is hereby given of the administration of **THE FIRST AMENDMENT AND RESTATEMENT OF THE LORENO REVOCABLE TRUST DATED JUNE 19, 2009**. The Settlor of the Trust, **PAUL G. LORENO**, a resident of Sugar Grove Township, Mercer County, Pennsylvania, died on April 9, 2016. All persons having claims against **PAUL G. LORENO** are requested to make known the same to the attorney named below. All persons indebted to **PAUL G. LORENO** are requested to make payment without delay to the attorney named below:

**RONALD D. AMRHEIN, JR.,
ESQUIRE
JONES, GREGG, CREEHAN &
GERACE, LLP**

Attorneys at Law

P.O. Box 3115

Sharon, PA 16146

M.C.L.J. – August 13, 20, 27, 2019

NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. § 7755(c)

Notice is hereby given of the administration of **THE JEAN K BLACK FUNDED REVOCABLE TRUST AGREEMENT DATED JANUARY 9, 2012**. The Settlor of the Trust, **JEAN E. BLACK**, a resident of New Wilmington, Mercer County, Pennsylvania, died on June 18, 2019. All persons having claims against **JEAN E. BLACK** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **JEAN E. BLACK** are requested to make payment without delay to the Trustee or attorney named below:

Cathy A. Kilmer
1303 Mercer New Wilmington Road
New Wilmington, PA 16142

or her attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148

M.C.L.J. – July 30, August 6, 13, 2019

NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. § 7755(c)

Notice is hereby given of the administration of **THE WILLIAM R. STRAUB AND HELEN E. STRAUB REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 11, 2002**. One of the Settlers of the Trust, **HELEN E. STRAUB**, a resident of Greenville, Mercer County, Pennsylvania, died on March 16, 2018. All persons having claims against **HELEN E. STRAUB** are requested to make known the same to the Trustee or the attorney named below and all persons indebted to **HELEN E. STRAUB** are requested to make payments without delay to the Trustee:

Julie A. Straub
40 Kitch Road
Greenville, PA 16125
or her attorney

Carolyn E. Hartle, Esquire
**HARTLE ELDER LAW PRACTICE,
LLC**

2500 Highland Road, Suite 105
Hermitage, PA 16148
M.C.L.J. – August 6, 13, 20, 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 **September 3, 2019**, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

**FIRST AND FINAL ACCOUNT,
ESTATES**

2007-751 Novak, Mary C. a/k/a Novak, Mary Catherine, deceased; Thomas Allen Dill, Administrator c.t.a.

2017-322 Neustupa, Anita L. a/k/a Neustupa, Anita Louise, deceased; Christine M. Krupski and Janet A. Augustine, Co-Executrices

2018-072 Larimer, Charles L. a/k/a Larimer, Charles, deceased; Eric L. Larimer, Executor

2018-202 Loomis, James H. a/k/a Loomis, Ranger, deceased; Cynthia E. Nolan, Executrix

2018-439 Haspel, Virginia a/k/a Haspel, Virginia M. deceased; Rebecca D. Miller, Executrix

FIRST AND FINAL ACCOUNT, TRUST

2016-203 Mitchell, Salvatore a/k/a Mitchell, Reverend Salvatore, deceased; Patrick Dever, Trustee

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. – August 6, 13, 20, 27, 2019

**SHERIFF'S SALE
MONDAY
SEPTEMBER 9, 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. 2019-00850**

HLADIK ONORATO & FEDERMAN LLP
PLAINTIFF'S ATTORNEY
JUNE 25, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) RALPH MCKINLEY AND JACQUELINE MCKINLEY IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage (formerly Hickory Township), County of Mercer, Commonwealth of Pennsylvania, being known as Lot No. 60 in the Seth Gaugh Plan of Lots, Section D, as recorded in the Recorder's Office of Mercer County at 96 P. L. 00678-7 being more particularly bounded and described as follows, to wit:

BEGINNING at a point located on the right-of-way of Bobwhite Drive, said point being the

northwest corner of the lands herein conveyed; thence S 90° 00' East along the right-of-way line of said Bobwhite Drive, a distance of 115.25 feet to a point; thence S 0° 17' East along the western line of Lot No. 61 in said plan, a distance of 189.65 feet to a point; thence N 90° 00' West along lands known as the Scott Subdivision, a distance 115.25 feet to a point; thence N 0° 17' West along the eastern boundary of Lot No. 59 in said plan, a distance of 189.65 feet to a point, said point being the point of BEGINNING.

BEING THE SAME PREMISES which Steven L. Aupperle and Debra A. Aupperle, Husband and Wife, by Deed dated June 22, 2005 and recorded on August 29, 2005, in the Mercer County Recorder of Deeds Office at Deed Instrument No. 2005-00013893, granted and conveyed unto Ralph A. McKinley and Jacqueline L. McKinley, Husband and Wife.

Being Known as 746 Bobwhite Drive, Hermitage, PA 16148

Parcel I.D. No. 11-146-156-001-060
JUDGMENT - \$336,495.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RALPH MCKINLEY AND JACQUELINE MCKINLEY AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST

**WRIT OF EXECUTION
NO. 2019-00090**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
JUNE 3, 2019 LEVIED ON THE FOLLOWING
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TRAVIS F. BEACH IN AND TO:

ALL that certain property situated in the Borough of Greenville, Mercer County, Pennsylvania, bounded and described as follows:

ALL THAT certain piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, bounded and described as follows, to wit: on the North by an alley; on the East by land now or formerly of C.G. Moyer, on the South by Chambers Avenue; and on the West by land now or formerly of Frank E. Framptom. Being ninety (90) feet front on Chambers Avenue and extending back the same width, a distance of one hundred twenty (120) feet to said alley. Being known as Tax Map 55-522-011 and more commonly referred to as 16 Chambers Avenue, Greenville, Pennsylvania 16125.

BEING KNOWN AS: 16 CHAMBERS AVENUE, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 55-522-011

BEING THE SAME PREMISES WHICH GRANTOR TRAVIS F. BEACH AND TABITHA BEACH BY DEED DATED 1/22/2018 AND RECORDED 2/9/2018 IN THE OFFICE OF THE RECORDER OF DEEDS AS FILE NUMBER 2018-00001178, GRANTED AND CONVEYED UNTO GRANTEE TRAVIS F. BEACH.

JUDGMENT - \$113,701.53

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

**WRIT OF EXECUTION
NO. 2019-00552**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY

AY 28, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GLEN CAMPBELL AND STACEY CAMPBELL AKA STACEY A. CAMPBELL IN AND TO:

ALL THAT CERTAIN lot, tract or parcel of land and premises hereinafter particularly described, situate, lying and being in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, bound and described as follows:

BEING known, numbered and designed as Lot No. 188 in the plan of lots known as the Shenango Land Company's Plan of Lots, as per plan on record in the Recorder's office of said Mercer County in Plan Book 2, page 27.

BEING KNOWN AS: 637 PARK AVENUE, FARRELL, PA 16121

PROPERTY ID NUMBER: 52-428415

BEING THE SAME PREMISES WHICH PATRICIA A. WARRENDER AND KENNETH R. WARRENDER, HER HUSBAND BY DEED DATED 8/27/2002 AND RECORDED 9/3/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED AS INSTRUMENT #2002-017533, GRANTED AND CONVEYED UNTO GLEN CAMPBELL AND STACEY A. CAMPBELL, HUSBAND AND WIFE.

JUDGMENT - \$ 40,407.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GLEN CAMPBELL AND STACEY CAMPBELL AKA STACEY A. CAMPBELL AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A

**WRIT OF EXECUTION
NO. 2018-02980**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
MAY 15, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SARAH S. MILLER 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 Two Hundred Fifty (250) in the S. F. Stambaugh Plan of Lots, said Plan being recorded in the records of Mercer County, Pennsylvania, in Plan Book 1, Page 1, said Lot Number Two Hundred Fifty (250), being more particularly bounded and described as follows:

Bounded on the North by Lot Number Two Hundred Forty-nine (249) in said Plan, on the East by Stambaugh Avenue; on the South by Lot Number Two Hundred Fifty-one (251) in said Plan; and on the West by (15) foot alley. Having a northern boundary line of one hundred fifty-three and ninety-three hundredths (153.93) feet, a frontage of forty (40) feet on Stambaugh Avenue, a Southern boundary of One Hundred Fifty-Three and Ten Hundredths (153.10) feet, and a width along said alley of forty (40) feet.

TAX PARCEL #71-287-30

BEING KNOWN AS: 384 Stambaugh Avenue, Sharon PA 16146

JUDGMENT - \$ 45,842.14

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

**WRIT OF EXECUTION
NO. 2019-00422**

LAW OFFICES OF GREGORY JAVARDIAN
PLAINTIFF'S ATTORNEY

MAY 15, 2019 LEVIED ON THE FOLLOWING

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

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

BOUNDED on the North by Gooseberry Alley; on the East by lot formerly of Mrs. Stella Webster, now Shifflett; on the South by East Market Street; and on the West by Otter Street and being Lot No. 233 in the General Plan of Lots of the Borough of Mercer.

BEING THE SAME PREMISES which Gregory S. McCandless and Susan E. McCandless, by Deed dated July 9, 1998 and recorded July 14, 1998 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 0268, Page 0639, granted and conveyed unto Jeffrey L. Patterson.

BEING KNOWN AS: 201 East Market Street, Mercer, PA 16137

PARCEL #65-578-149

JUDGMENT - \$145,460.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JEFFREY L. PATTERSON AT THE SUIT OF THE PLAINTIFF CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A.

**WRIT OF EXECUTION
NO. 2018-03743**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY

JULY 1, 2019 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) VIVIAN H. BAKER, INDIVIDUALLY AND AS TRUSTEE TO THE ALLEN BAKER AND VIVIAN H. BAKER JOINT FUNDED REVOCABLE TRUST AGREEMENT, DATED MARCH 12, 2002 AND THE ALLEN BAKER AND VIVIAN H. BAKER JOINT FUNDED REVOCABLE TRUST AGREEMENT, DATED MARCH 12, 2002 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 Nos. 60, 61 and 62 in the Bonnie Brae Addition No. 1 as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 1, 101, bounded and described as follows:

Bounded on the North by an alley; on the East by

Lot No. 59 in said Plan; on the South by Farrell Terrace; and on the West by Lot No. 63 in said Plan. Having a frontage of seventy-five feet on said Farrell Terrace and extending northwardly of unicorn width, a distance of one hundred forty-five (145) feet to said alley.

SUBJECT PROPERTY ADDRESS: 1626 Farrell Terrace, Farrell, PA 16121

Being the same property conveyed to Allen Baker and Vivian H. Baker Joint Funded Revocable Trust Agreement, Dated March 12, 2002, Vivian H. Baker, Trustee who acquired title by virtue of a deed from Allen Baker and Vivian H. Baker, husband and wife, dated March 12, 2002, recorded May 18, 2002, at Instrument Number 2002-010330, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 52-429-063

JUDGMENT \$ 98,835.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) VIVIAN H. BAKER, INDIVIDUALLY AND AS TRUSTEE TO THE ALLEN BAKER AND VIVIAN H. BAKER JOINT FUNDED REVOCABLE TRUST AGREEMENT, DATED MARCH 12, 2002 AND THE ALLEN BAKER AND VIVIAN H. BAKER JOINT FUNDED REVOCABLE TRUST AGREEMENT, DATED MARCH 12, 2002 AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2016-02586**

MATTELMAN WEINROTH & MILLER PC
PLAINTIFF'S ATTORNEY

JUNE 3, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALICE E. BOWERS, DECEASED IN AND TO:

ALL THAT CERTAIN PLACE OR PARCEL OF LAND SITUATE IN THE CITY OF SHARON, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BE DELAWARE AVENUE; ON THE EAST BY AN ALLEY; ON THE SOUTH BY LAND NOW OR FORMERLY OF THOMAS ROSE; AND ON THE WEST BY LAND NOW OR FORMERLY OF HARRY KASHNER; HAVING A FRONTAGE ON SAID DELAWARE AVENUE OF TWENTY-SIX (26.00) FEET AND NINE (9.00) INCHES, AND A DEPTH OF ONE HUNDRED (100.00) EAST TO THE MEEK PLAN OF LOTS, FURTHER KNOWN FOR STREET NUMBERING PURPOSES AS 406 DELAWARE STREET

ALICE E. BOWERS, BY DEED FROM RALPH H. SUNDELIN, JR., SINGLE AND

ALICE E. SUNDELIN, NOW ALICE E. BOWERS, DATED MAY 16, 1980 RECORDED MAY 20, 1980 N THE MERCER COUNTY CLERK'S/ REGISTER'S OFFICE AS INSTRUMENT NUMBER 80DR1394

COMMONLY KNOWN AS: 406 DELAWARE STREET, SHARON, PA 16146.

JUDGMENT - \$ 52,292.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALICE E. BOWERS, DECEASED AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION
NO. 2018-01341**

MCCABE WEISBERG & CONWAY PC

PLAINTIFF'S ATTORNEY

JUNE 3, 2019 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AUTUMN BOCOOK, KNOWN SURVIVING HEIR OF CHESTER R. BOCOOK, IV, L.B. KNOWN SURVIVING HEIR OF CHESTER R. BOCOOK, IV (A MINOR), B.B. KNOWN SURVIVING HEIR OF CHESTER R. BOCOOK, IV (A MINOR), M.B. KNOWN SURVIVING HEIR OF CHESTER R. BOCOOK, IV (A MINOR), M.B. KNOWN SURVIVING HEIRS OF CHESTER R. BOCOOK, IV IN AND TO:

ALL that certain lot situate in the Township of Peters, Washington County, Pennsylvania, being Lot No. 104 in Phase I of the Reldmont Manor Plan of Lots, as recorded in the Recorder's Office of Washington County, Pennsylvania. in Plan Book Volume 45, Page 180.

BEING the same property which Dunhill Development, LLC, by Deed dated August 5, 2005 and recorded in the Recorder's Office of Washington County, Pennsylvania, as instrument No. 200530872 granted and conveyed to Raymond Russell Mar and Cindy Marr, the Grantor herein.

Under and subject to the Declaration of Covenants, Conditions and Restrictions of Reldmont Manor, Phase 1 and 2, as the same is recorded in the Recorder's Office of Washington County, Pennsylvania as Instrument No: 200517695.

This property is subject to all reservations, restrictions, easements and rights of way, as shown in prior documents of record.

Being known as: 54 Coal Hill Road, Greenville, Pennsylvania 16125

BEING THE SAME PREMISES WHICH Marilyn Jean Frazier, widow, by her agent, Thomas F. Frazier under a Power of Attorney by deed dated July 6, 2012 and recorded July 6, 2012 in Instrument Number 2012-00008788, granted and conveyed unto Chester R. Bocoook, IV. The said Chester R. Bocoook, IV died on May 16, 2017 without a will or appointment of an Administrator, thereby vesting title in Autumn Bocoook, Known Surviving Heir of Chester R. Bocoook, IV, L. B. Known Surviving Heir of Chester R. Bocoook, IV (a minor), B. B., Known Surviving Heir of Chester R. Bocoook, IV (a minor), M. B., Known Surviving Heir of Chester R. Bocoook, IV (a minor), M. B., Known Surviving Heir of Chester R. Bocoook, IV (a minor), and Unknown Surviving Heirs of Chester R. Bocoook, IV by operation of law.

TAX I.D. #: 31 056 100

JUDGMENT - \$ 87,772.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AUTUMN BOCOOK, KNOWN SURVIVING HEIR OF CHESTER R. BOCOOK, IV, L.B. KNOWN SURVIVING HEIR OF CHESTER R. BOCOOK, IV (A MINOR), B.B. KNOWN SURVIVING HEIR OF CHESTER R.

BOCOOK, IV (A MINOR), M.B. KNOWN SURVIVING HEIR OF CHESTER R. BOCOOK, IV (A MINOR), M.B. KNOWN SURVIVING HEIR OF CHESTER R. BOCOOK, IV (A MINOR) AND UNKNOWN SURVIVING HEIRS OF CHESTER R. BOCOOK, IV AT THE SUIT OF THE PLAINTIFF BRANCH BANKING AND TRUST COMPANY

**WRIT OF EXECUTION
NO. 2018-03282**

MILSTEAD & ASSOCIATES LLC PLAINTIFF'S ATTORNEY
MAY 15, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DEREK W. PFLEGER AND HEATHER M. PFLEGER A/K/A HEATHER PFLEGER IN AND TO:

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

BEGINNING at a point on the South side of Route 58, also known as Jamestown-Kinsman Road; thence South 21°39' West, along land now or formerly of C.T. Bauer, a distance of 337.35 feet to an iron pin; thence North 87°55' West along lands now or formerly of Lester McKenzie, a distance of 143.30 feet to an iron pin; thence North 8°30' East along other lands now or formerly of Lester McKenzie, a distance of 299.25 feet to a point on the south side of the aforementioned road; thence North 89°37' East along same, a distance of 100 feet to a point; thence North 81°39' East along same, a distance of 24 feet to a point, the place of beginning.

The subject premises are not serviced by a community water or sewage system, and permits are not guaranteed. Application therefor must be made to the local agencies which administer the PA Sewage Facilities Act, and related acts.

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privilege, hereditaments and appurtenances whatsoever thereunto belonging, on in anywise appertaining, and the revers ions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of, in and to the same and every part thereof.

Title to said Premises vested in Derek W. Pfleger and Heather M. Pfleger a/k/a Heather Pfleger by Deed from David R. Mischick et al dated September 4, 1999 and recorded on September 16, 1999 in the Mercer County Recorder of Deeds in Book 306, Page 1708.

Being known as: 658 Kinsman Road, Jamestown, PA 16134

Tax Parcel Number: 08-014-009

JUDGMENT - \$141,861.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DEREK W. PFLEGER AND HEATHER M. PFLEGER A/K/A HEATHER PFLEGER AT THE SUIT OF THE PLAINTIFF MADISON REVOLVING TRUST 2017

**WRIT OF EXECUTION
NO. 2019-00660**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY
JULY 1, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SHAWNA CONNORS, IN HER CAPACITY AS HEIR OF JOSEPH E. ERICKSON A/K/A JOSEPH EMMANUEL ERICKSON, DECEASED AND UNKNOWN HERIS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH E. ERICKSON A/K/A JOSEPH EMMANUEL ERICKSON, DECEASED IN AND TO:

All the following-described real estate in the Borough of Grove City, County of Mercer, and Commonwealth of Pennsylvania; to-wit--

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

ON the West by Elm Street for 34 feet, on the North by Sutton for 56.2 feet; On the East by Heck for 34 feet; on the South by land formerly of Reynolds for

56.2 feet.

This conveyance being subject to a 10 foot driveway on the South side of said lot, 4 feet of which is from the 34 feet above described and 6 feet from the adjacent land now or formerly owned by Reynolds, making a total driveway of 10 feet, as described in Deed Book B, Volume 8, page 147.

TITLE TO SAID PREMISES IS VESTED IN JOSEPH E. ERICKSON AND CAROL ERICKSON, HIS WIFE, by Deed from KENNETH W. MILLS AND JUDITH A. MILLS, HIS WIFE, Dated 10/31/1996, Recorded 11/04/1996, in Book 224, Page 158.

CAROL ERICKSON was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of CAROL ERICKSON's death on or about 06/23/2009, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor JOSEPH E. ERICKSON A/K/A

JOSEPH EMMANUEL ERICKSON died on 06/30/2018, and upon information and belief his surviving heirs are JAMES MCCALL and SHAWNA CONNORS. By executed waiver JAMES MCCALL waived his right to be named in the foreclosure action.

Tax Parcel: 59-550-195

Premises Being: 416 ELM STREET, GROVE CITY, PA 16127-1220

JUDGMENT - \$ 6,570.58

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SHAWNA CONNORS, IN HER CAPACITY AS HEIR OF JOSEPH E. ERICKSON A/K/A JOSEPH EMMANUEL ERICKSON, DECEASED AND UNKNOWN HERIS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH E. ERICKSON A/K/A JOSEPH EMMANUEL ERICKSON, DECEASED AT THE SUIT OF THE PLAINTIFF WELLS FARGO USA HOLDINGS INC, SUCCESSOR BY MERGER TO WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

**WRIT OF EXECUTION
NO. 2019-00795**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

JUNE 18, 2019 LEVIED ON THE FOLLOWING ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ANNMARIE FORSYTHE A/K/A ANNMARIE BLANK A/K/A ANN MARIE FORSYTHE IN AND TO:

ALL that certain piece or parcel of land situate in the BOROUGH OF MERCER, MERCER COUNTY, PENNSYLVANIA, known and marked as Lot No. 298 in the General Plan of the Borough of Mercer, being recorded in the Recorder's Office of Mercer County, Pennsylvania in Deed Book "A", Volume 1, Page 29, the land conveyed being the northerly half of said lot and being more particularly bounded and describe as follows:

Bounded on the North by West Venango Street; on the East by land formerly of Guy Thompson heirs now or formerly Helen Puskar; bounded on the South by land formerly of Ida Barnum now or formerly of Helen Puskar; bounded on the West by Francis Drenning heirs; said lot front on West Venango Street for a distance of sixty (60) feet, and extending southwardly therefrom, of equal width, a distance of one hundred and twenty feet (120) more or less to said lands formerly of Ida Barnum now or formerly of Helen Puskar being the northerly half of Lot No. 298 in the General Plan of the Borough of Mercer.

TITLE TO SAID PREMISES IS VESTED IN ANN MARIE FORSYTHE, by Deed from MICHAEL TODD BONELLI, SINGLE AND UNMARRIED, IN HIS INDIVIDUAL CAPACITY AND AS EXECUTOR OF THE ESTATE OF DEBORAH CLAIRE BLANK, A/K/A DEBORAH C. BLANK, DECEASED, Dated 09/28/2015, Recorded 09/30/2015, Instrument No. 2015-00009735.

Tax Parcel: 65 580 035

Premises Being: 333 WEST VENANGO STREET, MERCER, PA 16137-1042

JUDGMENT - \$ 46,123.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ANNMARIE FORSYTHE A/K/A ANNMARIE BLANK A/K/A ANN MARIE FORSYTHE AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2019-01327**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY
JUNE 25, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHAEL E. JONES A/K/A MICHAEL EDWARD JONES AND BRANDI JONES A/K/A BRANDI MICHELLE JONES IN AND TO:

ALL THAT CERTAIN piece or parcel of land in Deer Creek Township, Mercer County, Pennsylvania, known as Lot No. 1 of the Leroy and Freeda S. Yoder Subdivision, as recorded at 2000 P/L 5337-97, and being further bounded and described as follows:

BEGINNING at a point in the Eastern right of way of Township Road 889, also known as Sunol Road, said point being the Southwest corner of the described land; THENCE along the Eastern right of way of Township Road 889, also known as Sunol Road, the following courses and distances: North 04 degrees 54' East 259.59 feet; North no degree 36' East, a distance of 401.81 feet; North 02 degrees 53' West, a distance of 255.37 feet, to a point; THENCE North 08 degrees 44' East, a distance of 331.51 feet along lands now or formerly of McQuiston, to a point; THENCE continuing along lands of McQuiston the following courses and distances: South 03 degrees 39' West, a distance of 806.00 feet; South 21 degrees 41' West, a distance of 206.00 feet; South 04 degrees 26' East, a distance of 349.42 feet to a point; THENCE North 81 degrees 52' West, a distance of 310.75 feet along other lands of Leroy W. and Freeda S. Yoder to a point in the Eastern right of way of Township Road 889, also known as Sunol Road, the PLACE OF BEGINNING.

CONTAINING 10.06 acres of land pursuant to survey of R.P. Bittler, dated December 31, 1999,

TITLE TO SAID PREMISES IS VESTED IN MICHAEL E. JONES AND BRANDI JONES, HUSBAND AND WIFE, by Deed from TITUS L. YODER AND JOANNA R. YODER, HUSBAND AND WIFE, Dated 11/06/2013, Recorded 11/13/2013, Instrument No. 2013-00018269.

Tax Parcel: 02 035 033 001

Control No.: 2-603477

Premises Being: 42 SUNOL ROAD, HADLEY, PA 16130-1226

JUDGMENT - \$119,129.59

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL E. JONES A/K/A MICHAEL EDWARD JONES AND BRANDI JONES A/K/A BRANDI MICHELLE JONES AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2019-00630**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

MAY 15, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) BRAD D. PHILLIPS AND TANYA PHILLIPS A/K/A TANYA J. PHILLIPS IN AND TO:

ALL that parcel of ground situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No 1 in the John O'Brien Subdivision, bounded and described as follows:

BEGINNING at a point in the centerline of Kelly Road (T-388) at the intersection of the west line of land now or formerly of John O'Brien and the east line of land now or formerly of Zahniser; thence South 88° 16' East along the centerline of Kelly Road, a distance of 236.8 feet; thence North 88° 20' East along the centerline of Kelly

Road, a distance of 52.6 feet to the west line of Lot No. 1, which is the true place of beginning for the herein described parcel; thence North 0° 00' East along the east line of Lot No. 2, a distance of 325.75 feet; thence South 89° 32' East along the south line of Lot No. 3, a distance of 145 feet to the centerline of Kelly Road; thence South 0° 00' West along the centerline of Kelly Road, a distance of 301.5 feet; thence South 77° 29' West along the centerline of Kelly Road, a distance of 100 feet; thence South 88° 20' West along the centerline of Kelly Road, a distance of 47.4 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN BRAD D. PHILLIPS AND TANYA J. PHILLIPS, HUSBAND AND WIFE, by Deed from SCOTT A. JONES AND PAMELA A. JONES, HUSBAND AND WIFE, Dated 11/10/2005, Recorded 12/09/2005, Instrument No. 2005-00019485.

Tax Parcel: 11 132 007 001

Premises Being: 2537 KELLY ROAD, HERMITAGE, PA 16148-6631

JUDGMENT - \$ 73,222.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) BRAD D. PHILLIPS AND TANYA PHILLIPS A/K/A TANYA J. PHILLIPS AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS1

**WRIT OF EXECUTION
NO. 2015-03302**

PURCELL KRUG & HALLER PLAINTIFFS
ATTORNEY

JULY 10, 2019 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point on the southerly line of Pearl Street, formerly Delavan Street, a distance of 254.29 feet from the intersection of the easterly line of Euclid Avenue; thence continuing eastwardly along the line of Pearl Street; a distance of 40 feet; thence in a southerly direction a distance of 155.16 feet to an alley; thence westerly along the northerly line of said alley, a distance of 40 feet; thence in a northerly direction a distance of 155.05 feet to the place of beginning.

BEING Lot No. 3 of the Charles S. Flower Pearl Street Subdivision of Lot Nos. 78, 79, 80, 81, 82, 83 and 84 in Plan "A", revised of D. C. Stambaugh's Plan of Lots.

HAVING THEREON erected a dwelling known as 922 PEARL STREET SHARON, PA 16146.

PARCEL NO. 69-17800.

BEING THE same premises which Anthony D. and Katrina J. Province, by deed dated August 24, 2012 and recorded August 30, 2012 to Mercer County Instrument No. 2012-12269, granted and conveyed unto Isaiah Irby.

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.

JUDGMENT - \$ 64,710.73

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

**WRIT OF EXECUTION
NO. 2019-00780**

SHAPIRO & DENARDO LLC PLAINTIFFS
ATTORNEY

JUNE 18, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TERESA M. BYRD, ADMINISTRATRIX OF THE ESTATE OF RONALD E. MILLER, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, known as Lot No. 76, Final Subdivision, Eagle Point North Development, Phase II, Lots 50-94, in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, recorded in the Office of the Recorder of Deeds on May 10, 2002, at 2002 P.L. No. 010278-97, to which reference may be made for a more detailed description.

Parcel# 12-172-222-076 (Control #012-910197)

Being known and numbered as 1523 Lori Lane, Hermitage, PA 16148

BEING THE SAME PREMISES which Dennis J. Baglier and Ann H. Baglier, husband and wife, by Deed dated July 20, 2007 and

recorded August 14, 2007 in Instrument #2007-0001172 in the Office of the Recorder of Deeds in and for the County of Mercer, granted and conveyed unto Ronald E. Miller and Carolyn A. Miller, husband and wife, in fee. And the said Carolyn A. Miller passed away thereby vesting title in Ronald E. Miller by operation of law. And the said Ronald E. Miller passed away on May 15, 2018, thereby vesting title in Teresa M. Byrd, Administrator of the Estate of Ronald E. Miller.

JUDGMENT - \$177,354.36

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TERESA M. BYRD, ADMINISTRATRIX OF THE ESTATE OF RONALD E. MILLER, DECEASED AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2019-00215**

SHAPIRO & DENARDO LLC PLAINTIFFS
ATTORNEY

JUNE 3, 2019 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHAUNTEL GUSTIS A/K/A CHAUNTEL M. GUSTIS AND RICHARD GUSTIS A/K/A RICHARD W. GUSTIS JR. IN AND TO:

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

BEGINNING at a point in the center line of a public highway known as S.R. 0845, which point is the Southeast corner, thence North 88 degrees 30' West, a distance of 172.82 feet along other lands now or formerly of Gerald M. Haun to a point; thence North 48 degrees 17' 40" West, a distance of 211.01 feet along other lands now or formerly of Gerald M. Haun to a point; thence North 01 degrees 30' East a distance of 103.84 feet along other lands now or formerly of Gerald M. Haun to a point; thence South 88 degrees 30' East, a distance of 334.58 feet along lands now or formerly of James E. Hinkle to a point in the centerline of the aforementioned highway; thence along center line of said road South 01 degrees 38' 40" West a distance of 240.06 feet to a point in the center line of said road, which is the place of beginning and containing 1.59 acres more or less as per the survey of Jerry E. Church dated March 9, 1990 and recorded in the Recorder's Office of Mercer County, Pennsylvania on April 9, 1990 at 90 PL 3220-51.

HAVING erected thereon a dwelling known and numbered as 433 Stoneboro Lateral Road f/k/a 433 Rt. Lateral Road, assessed as 433 Lateral Road, Stoneboro, PA 16153.

ALSO BEING designated as Parcel Number 16-088-017-011.

BEING THE SAME PREMISES which IMC Mortgage Company, by Deed dated March 16, 2000 and recorded March 22, 2000 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Book 0320, Page 0724, granted and conveyed unto Richard W. Gustis, Jr., in fee. AND THE SAID Richard W. Gustis, Jr., now married to Chaunte M. Gustis, by Deed dated September 13, 2007 and recorded October 1, 2007 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania, as Instrument Number 2007-

00013467, granted and conveyed unto Richard W. Gustis, Jr. and Chaunte M. Gustis, husband and wife, in fee.

JUDGMENT - \$218,876.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHAUNTEL GUSTIS A/K/A CHAUNTEL M. GUSTIS AND RICHARD GUSTIS A/K/A RICHARD W. GUSTIS JR. AT THE SUIT OF THE PLAINTIFF SELENE FINANCE LP

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. - August 13, 20, 27, 2019