

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

Digital Edition

FEBRUARY 18, 2020

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ESTATE NOTICES

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

FIRST PUBLICATION

BEAN, BETTY J. a/k/a BEAN, BETTY JEAN

2020-108

Late of Coolspring Twp., Mercer Co., PA
Administrator: Timothy J. Bean, 269 North Perry Highway, Mercer, PA 16137
Attorney: Ted Isoldi

DAVIS, CLARA M. a/k/a DAVIS, CLARA

2020-106

Late of West Salem Twp., Mercer Co., PA
Co-Executors: Harry L. Davis, Jr., 40 S. Barry Road, Greenville, PA 16125 & William C. Davis, 43 S. Barry Road, Greenville, PA 16125

Attorney: Douglas M. Watson

EVANS, DONALD E. a/k/a EVANS, DONALD EARL a/k/a EVANS, DONALD EARL SR. a/k/a EVANS, DONALD SR. a/k/a EVANS, DONALD

2020-101

Late of Hermitage, Mercer Co., PA
Executor/Executrix: Dana Brown, 307 East Gilmore Rd., Grove City, PA 16127; Donald E. Evans, Jr., 29301 Chardon Rd., Willoughby Hills, OH 44092

Attorney: Carolyn E. Hartle

HETRICK, ROBERT E. SR. a/k/a

HETRICK, ROBERT SR. a/k/a

HETRICK, ROBERT E. a/k/a

HETRICK, ROBERT

2020-102

Late of Sandy Creek Twp., Mercer Co., PA
Administrator: Robert E. Hetrick, Jr., P.O. Box 93., Sheakleyville, PA 16151

Attorney: Douglas M. Watson

HOUSTON, JUDITH ANNE

2020-105

Late of Hermitage, Mercer Co., PA
Administrator: James H. Houston, 6853 Frogtown Rd, Hermitage, PA 16148

Attorney: James A. Stranahan, IV

PAVLAKIS, ARTHUR E. a/k/a

PAVLAKIS, ARTHUR

2020-93

Late of Sharon, Mercer Co., PA
Administratrix: Cynthia A. Roof, 811 Arcaro St., Cortland, OH 44410

Attorney: Chester B. Scholl, Jr.

PELINI, CHARLOTTE A.

2020-94

Late of Farrell, Mercer Co., PA
Executor: William G. Peline, 10 Purchase Place, Apt. 2B, Pittsburgh, PA 15228

Attorney: Barbara Seman Ochs

PINNEY, DARRYL S. a/k/a PINNEY,

DARRYL

2020-98

Late of Jamestown Boro, Mercer Co., PA

Executor: Steven S. Pinney, 25 Lebanon Street, Greenville, PA 16125

Attorney: Douglas M. Watson

SPACE, SAMUEL R.

2020-104

Late of Mercer Boro, Mercer Co., PA
Executor: Daniel R. Space, 146 North School Street, Shippenville, PA 16254

Attorney: James A. Stranahan, IV

WISNOWSKI, PAUL J. a/k/a

WISNOWSKI, PAUL

2020-103

Late of Sharon, Mercer Co., PA
Administrator: Joseph Wisnowski, 125 Mercer Avenue, Box 384, Wheatland, PA 16161

Attorney: Carolyn E. Hartle

SECOND PUBLICATION

ANTON, CAROL E. a/k/a ANTON, CAROL

2020-70

Late of Hermitage, Mercer Co., PA
Administrator: Michael Thomas, 506 Herr St., Hermitage, PA 16148

Attorney: David A. Ristvey

CASTIGLIONE, CAROLYN a/k/a

CASTIGLIONE, CAROLINE

2020-78

Late of Greenville Boro, Mercer Co., PA
Executrix: Stacie A. Swartz, 238 Leech Road, Greenville, PA 16125

Attorney: Douglas M. Watson

COWAN, SUSAN ELIZABETH

2020-74

Late of Hermitage, Mercer Co., PA
Executor: Walter York Cowan, 2018 Lori Lane, Hermitage, PA 16148

Attorney: David A. Ristvey

DEJULIA, KATHRYN M. a/k/a

DEJULIA, KATHRYN MARIE a/k/a

DEJULIA, KATHRYN

2020-75

Late of Sharpsville Boro, Mercer Co., PA
Executor/Executrix: Jerome DeJulia, 316 Woodlawn Terrace, Hollidaysburg, PA 16648; Cecelia M. DeJulia, 4411 Horseshoe Bend, Matthew, NC 28104

Attorney: William J. Madden

GRANATOSKY, MICHAEL J. a/k/a

GRANATOSKY, MICHAEL a/k/a

GRANATOSKY, MIKE

2020-073

Late of Farrell, Mercer Co., PA
Co-Executors: Mark S. Granatosky, 30 North Prospect St., Groton, CT 06340; Michael Keith Granatosky, 3645 Rose Haven Place, Titusville, FL 32796

Attorney: Carolyn E. Hartle

GRINNEL, MARGARET J. a/k/a

GRINNEL, MARGARET

2020-80

Late of West Salem Twp., Mercer Co., PA
Co-Executors: Theresa Reash, 5 Hempfield Drive, Greenville, PA 16125; Carol Herrick, 55 Quartermile Road, Greenville, PA 16125

Attorney: Wade M. Fisher

McCLELLAN, HAROLD B. a/k/a

McCLELLAN, HAROLD

2020-76

Late of Hempfield Twp., Mercer Co., PA
Executor: Harold R. McClelland, 127 Pitts Road, Jamestown, PA 16134

Attorney: Douglas M. Watson

PARK, LEORA M., a/k/a PARK, LEORA MAE a/k/a PARK, LEORA

2020-52

Late of Otter Creek Twp., Mercer Co., PA
Administrator: Joseph Park, 180 Beil Hill Rd., Greenville, PA 16125

Attorney: Douglas M. Watson

THIRD PUBLICATION

BARRICK, DEBRA ANN a/k/a

BARRICK, DEBRA A. a/k/a

BARRICK, DEBBIE

2020-20

Late of Sharon, Mercer Co., PA
Administrator/Administratrix: Diane Mentiply, 35 Autumn Rdg., Berlin, MA 01503; Scott Barrick, 29 Elbow St., Sandy Lake, PA 16145 (814) 547-1196

Attorney: None

CHUBA, ANDREW

2020-60

Late of Hermitage, Mercer Co., PA
Executor: William Andrew Chuba, 1020 Aris Pear Way, Downingtown, PA 19335

Attorney: David A. Ristvey

DAUBENSPECK, PAUL T., JR.

2020-51

Late of Grove City Boro, Mercer Co., PA
Executor: Larry R. Daubenspeck, 10111 Inverness Main St., Unit 431, Englewood, CO 80112

Attorney: Jack W. Cline

HARDESTY, JESSE JAMES

2020-53

Late of Sharpsville Boro, Mercer Co., PA
Administratrix: Elaine Lynn Becker, 9 Orchard St., Stoneboro, PA 16153

Attorney: J. Jarrett K. Whalen

JULIAN, BERNICE E., a/k/a JULIAN,

BERNIE EVELYN a/k/a JULIAN,

BERNICE

2020-67

Late of West Salem Twp., Mercer Co., PA
Executor: James A. Mischick, 3900 Fran Lane, Hermitage, PA 16148

Attorney: Gary D. Lackey

LESNETT, WILLIAM A. a/k/a

LESNETT, WILLIAM

2020-62

Late of Delaware Twp., Mercer Co., PA
Co-Executors: Terry Lee Lesnett, 103 Wadsworth Drive, Glenshaw, PA 15116 & Sherry Lynn Lesnett, 111 Troutman Road, Hermitage, PA 16148

Attorney: Douglas M. Watson

McCLELLAN, NANCY JEAN a/k/a

McCLELLAN, NANCY J. a/k/a

McCLELLAN, NANCY

2020-72

Late of Hempfield Twp., Mercer Co., PA
Executor: Jamie A. McClelland, 2406 Lancaster Drive, Grand Prairie, TX 75052

Attorney: Douglas M. Watson

SOROKA, MARY P. a/k/a SOROKA,

MARY

2020-65

Late of Sharpsville Boro, Mercer Co., PA

Executrix: Dorene M. Caron, 1236 Wivenhoe Crt., Virginia Beach, VA 23454

Attorney: Roger R. Shaffer, Jr.

YODER, AQUILLA D. a/k/a YODER, QUILL

2019-798

Late of Sandy Creek Twp., Mercer Co., PA
Administratrix: Geneva S. McManamon, 147 Eich Rd., Fredonia, PA 16124

Attorney: Christopher D. Ferry, Watts and Pepicelli, P.C., 916 Diamond Park, Meadville, PA 16335 (814)-336-4000

LEGAL NOTICE

Notice is hereby given that a Certificate of Limited Partnership was filed and approved with the Department of State, Commonwealth of Pennsylvania, on January 30, 2020 for **HUDSON LEBANON, LP** under the provisions of the Pennsylvania Limited Partnership Code under 15 Pa. C.S.A. § 8511 et seq.

RONALD P. McCALL, Esquire
EKKER, KUSTER, McCALL &

EPSTEIN, LLP

Attorneys at Law

68 Buhl Boulevard

P. O. Box 91

Sharon, Pennsylvania 16146

M.C.L.J.- February 18, 2020

SHERIFF'S SALE

MONDAY

MARCH 2, 2020

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. 2019-02225

KML LAW GROUP PC

PLAINTIFF'S ATTORNEY

JANUARY 10, 2020

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF

THE DEFENDANT (S) MICHAEL AITES IN AND TO:

All that certain piece or parcel of land situate in SANDY LAKE TOWNSHIP, MERCER COUNTY,

PENNSYLVANIA, bounded and described as follows, to-wit:

Beginning at the northwest corner at an iron pin on the East side of Creek Road; thence North 88 degrees 45 minutes East, 836.88 feet along land of David and Joyce Anderson and the Sandy Lake United Presbyterian Church to an iron pin on the West side of the Sandy Lake-New Lebanon Road also known as Pa. Route 173; thence South 11 degrees 59 minutes West, 144.30 feet along the West side of said public road to a point; thence South 25 degrees 15 minutes West, 99.00 feet along the West side of said public road to a point; thence South 37 degrees 30 minutes West, 291.23 feet along the West side of said public road to an iron pin; thence North 57 degrees 15 minutes West, 231.00 feet along land of Brian Halsey to an iron pin; thence South 37 degrees 30 minutes West, 99.00 feet along land of Brian Halsey to an iron pin; thence North 57 degrees 15 minutes West, 325.05 feet along land of Brian Halsey to an iron pin on the East side of Creek Road; thence North 15 degrees 00 minutes West, 229.02 feet along the East side of said public road to an iron, the place of beginning. Containing 5.99 acres as per the survey of R. P. Bitler, P.L.S., dated

November 21, 2012, a copy of which is recorded at Instrument No. 2012-00017038.

BEING KNOWN AS: 3445 SANDY LAKE NEW LEBANON ROAD, SANDY LAKE, PA 16145

TAX CONTROL #/MAP #026 002180/26 089 062

BEING THE SAME PREMISES WHICH MATTHEW E. KITER AND CHELSEA KITER, HUSBAND AND WIFE BY DEED DATED 12/16/2015 AND RECORDED 12/17/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 2015-00012724, GRANTED AND CONVEYED UNTO MICHAEL AITES.

JUDGMENT - \$143,428.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL AITES AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES LLC

**WRIT OF EXECUTION
NO. 2018-03611**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY

NOVEMBER 25, 2019
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KISHME CAMERON AKA KISHME L. CAMERON IN AND TO:

ALL those certain pieces or parcels of land situate in the City of Sharon, Mercer County, Pennsylvania, known and designated as Lots Nos. 115 and 116 of the Sharon Land Company of Lots as recorded in the recorder's office of Mercer County, Pennsylvania, Deed Book H, Volume 7, Page 364, said lots having a combined frontage of 80 feet on Sherman Avenue and extending Westwardly of uniform width a distance of 127 feet, more or less, to an alley being the premises known as 994-1002 Sherman Avenue, Sharon, Pennsylvania, and being the same conveyed to Samuel Lampkin by deed of Antoinette Frank, single, dated May 11, 1945 and recorded in the recorder's office of Mercer County, PA in Deed Book H, Volume 18, Page 175.

ALSO all that certain piece of parcel of land situate in the City of Sharon, Mercer County Pennsylvania, known as designated as Lot No. 114 of the Sharon Land Company Plan of Lots as recorded in the recorder's office of Mercer County, Pennsylvania, in Deed Book H, Volume 7, Page 364, said lot being bounded and described as follows:

COMMENCING at the a southeast corner at a point on the West line of Sherman Avenue, that is 160 feet North from the North line of French Street; North along the west line of Sherman Avenue, a distance of 40 feet to the Southeast corner of Lot No.113; thence Westward along the South line of Lot No.113, a distance of 127 feet to the East line of an alley; thence South along the East line of said alley, a distance of 40 feet to the Northwest corner of Lot No. 115; thence Eastward along the North line of Lot No. 115 a distance of 127 feet to the West line of Sherman Avenue, the place of beginning.

BEING KNOWN AS: 1002 SHERMAN AVENUE, SHARON, PA 16146

TAX PARCEL #/ CONTROL #/ 4 x 48/ 24330

BEING THE SAME PREMISES WHICH MARION N. LAMPKINS, SR AND ELIZABETH S. LAMPKINS, H/W BY DEED DATED 4/5/1995 AND RECORDED 4/13/1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 95 DR AT PAGE 04148, GRANTED AND CONVEYED UNTO LEONARD KEITH CAMERON, NOW DECEASED AND KISHME L. CAMERON, H/W

JUDGMENT - \$ 41,216.29

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

**WRIT OF EXECUTION
NO. 2018-01269**

LAW OFFICES OF GREGORY JAVARDIAN
PLAINTIFF'S ATTORNEY

DECEMBER 31, 2019
LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in Springfield Township, Mercer County, Pennsylvania, being known and designated as Lot No. 2 as shown on the Final Lots Nos. 2 and 3 Kathryn K. Burke Trust Subdivision recorded September 10, 2009, in the Recorder of Deeds Office of Mercer County, Pennsylvania, at 2009-00009824-93, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the centerline of the Leesburg Station Road at the intersection of the Southeast corner of lands of Gerald and Mary Taylor and the Southwest corner of the lands herein conveyed; thence along the Eastern boundary line of said lands of Taylor, North 0° East, a distance of 169.65 feet to a point, which point is the Northeast corner of said lands of Taylor and the Southeast corner of Lot No. 3 in the afore-referenced Kathryn K. Burke Trust Subdivision; thence along the dividing line between said Lot Nos 2, and 3 in said subdivision, North 27° 24' 3" East, a distance of 1,039.79 feet to a point on the

boundary line of the remaining lands of Kathryn K. Burke Trust; thence along said remaining lands of Kathryn K. Burke Trust, South 59° 9' 16" East, a distance of 73.46 feet to a point; thence continuing along same, North 89° 20' 44" East, a distance of 492.91 feet to a point on the Western boundary line of property of United Railroad Corp; thence along said Western boundary line of property of United Railroad Corp. by a curve to the left having a radius of 1,927.68 feet and an arc length of 1,001.94 feet, being subtended by a chord of South 20° 32' 46" West for a distance of 990.70 feet to a point on the Northern boundary line of lands of Jay and Jennifer Behm; thence along said Northern boundary line of lands of Behm by a curve to the right having a radius of 97.94 feet and an arc length of 99.86 feet, being subtended by a chord of North 79° 45' 31" West for a distance of 95.59 feet to a point; thence continuing along said Northern boundary line of lands of Behm, North 52° 21' 14" West, a distance of 71.19 feet to a point; thence along the Western boundary line of said lands of Behm, South 27° 30' 7" West, a distance of 24.93 feet to a point; thence continuing along on the centerline of the Leesburg Station Road; thence by the centerline of the Leesburg Station Road, by a curve to the left having a radius of 321.95 feet and an arc length of 141.12 feet, being subtended by a chord of North 80° 26' 36" West for a distance of 139.99 feet to a point; thence continuing by the centerline of the Leesburg Station Road, South 87° West, a distance of 183.45 feet to a point; thence continuing by same, South 85° 26' 28" West, a distance of 205.66 feet to a point, the place of beginning. This lot contains 13.966 acres.

BEING a portion of property conveyed to Theodore E. Burke, Jr. and David Peter Burke, Trustees under the Kathryn K. Burke Irrevocable Trust Agreement dated February 13, 1991, by deed of Kathryn K. Burke, widow, dated March 12, 1991, and recorded March 21, 1991, in Recorder of Deeds Office of Mercer County, Pennsylvania, at 91 DR 03143.

BEING THE SAME PREMISES which Theodore E. Burke, Jr. and David Peter Burke, Trustees under the Kathryn K. Burke Irrevocable Trust Agreement dated 2/13/1991, by Deed dated December 17, 2009 and recorded December 23, 2009 in the Office of the Recorder of Deeds in and for Mercer County in Instrument No. 2009-00013761, granted and conveyed unto Michael Kobold.

BEING KNOWN AS: 767 Leesburg Station Road, Volant, PA 16156

PARCEL #29-215-006-002

JUDGMENT - \$201,136.46

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

**WRIT OF EXECUTION
NO. 2019-00114**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY

NOVEMBER 25, 2019
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PATRICIA JOHNSON, AS ADMINISTRATOR TO THE ESTATE OF DOLORES RAITI AND ANDREW JAMES RAITI, AS ADMINISTRATOR TO THE ESTATE OF DOLORES RAITI IN AND TO:

All that certain piece or parcel of Land situated in South Pymatuning Township, formerly Pymatuning Township, Mercer County, Pennsylvania, bounded and described as follows:

Beginning at the Southeast corner at the intersection of center line of blacktop road known as State Route No. 43036 and center line of unimproved road known as Barry Road; thence Westery along center line of State Route No. 43036 190 feet to a point; thence Northerly along other lands of first parties 140 feet to a point; thence along other lands of first parties 160 feet to a point in center line of said Barry Road; thence Southerly along center line of said Barry Road North 150 feet to point of beginning.

SUBJECT PROPERTY ADDRESS: 1115 Rutledge Road, Greenville, PA 16125

Being the same property conveyed to Andrew Raiti and Dolores Raiti, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from John Raiti Sr., and Sophie Raiti, husband and wife, dated April 7, 1956, recorded April 9, 1956, at Book H21, Page 327, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

Andrew Raiti died July 17, 2017, and pursuant to the tenancy by the entirety on the above reflected deed all of his rights, title and interest passed to Dolores Raiti.

SUBJECT TAX PARCEL ID: 28-079-015

JUDGMENT - \$ 57,072.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PATRICIA JOHNSON, AS ADMINISTRATOR TO THE ESTATE OF DOLORES RAITI AND ANDREW JAMES RAITI, AS ADMINISTRATOR TO THE ESTATE OF DOLORES RAITI AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2018-03345**

MARTHA E VON ROSENSTIEL PC
PLAINTIFF'S ATTORNEY

DECEMBER 30, 2019
LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the City of Sharon, County of Mercer, and State of Pennsylvania, and bounded and described as follows to wit:

BEGINNING at the southeast corner of Lot # 18 of the Sharon Land Co., Ltd., Plan of Lots, thence in a westerly direction a distance of one hundred twenty-five (125) feet to a fifteen foot alley; thence in a southerly direction a distance of forty (40) feet along said 00; thence man easterly direction a distance of one hundred twenty-five (125) feet to Stambaugh Avenue; thence in a northerly direction a distance of forty (40) feet along said Avenue to the place of beginning. Said piece or parcel of land above described being known as Lot # 19 of the Sharon Land Co.'s Plan of lots.

This Deed is executed under and subject to any zoning regulation, the minimum building setback line, right of way line and other restrictions as shown on the recorded plan or Deeds of record.

This Deed is executed under and subject to any rights that may exist on said land for electric lines, telephone lines, gas lines, water lines, pipe lines, sewer lines, cable lines, public highways and facilities used therewith, if there now be any such rights thereon. This Deed is executed under and subject to all rights on the said land for public utilities, including, but not limited to, those aforesaid.

IMPROVEMENTS: Residential dwelling

BEING THE SAME PREMISES: The said Monique A. Borders, single and unmarried became seized of the interest granted and conveyed, in fee, by Rose H. Pellegrino, single and married as evidenced by Deed dated 7/11/2003 and recorded 7/14/2003 in the Office of the Recorder in Mercer County, as Instrument Number 2003-015494.

PREMISES BEING KNOWN AS 1106 Stambaugh Avenue, Sharon, PA 16146

Tax ID # 4 Y 91

JUDGMENT - \$ 62,127.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MONIQUE A. BORDERS AT THE SUIT OF THE PLAINTIFF MTGLQ INVESTORS, L.P.

**WRIT OF EXECUTION
NO. 2019-00302**

MILSTEAD & ASSOCIATES LLC
PLAINTIFF'S ATTORNEY

NOVEMBER 22, 2019
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) HOWARD JIM RINGER, KNOWN HEIR OF KATHLEEN MAE RINGER A/K/A KATHLEEN RINGER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN MAE RINGER A/K/A KATHLEEN RINGER, IN AND TO:

ALL that certain piece or parcel of land situate in the BOROUGHO OF MERCER, Mercer County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of East Beaver Street, which point is the southwest corner of the land herein conveyed and the southeast corner of land now or formerly of Ryder, thence North 6 degrees 25 minutes West, for a distance of 219.3 feet to a point; thence North 79 degrees 55 minutes East along land now or formerly of Kane, for a distance of 64.0 feet to a point; thence South 10 degrees 20 minutes East, along land now or formerly of Strosser for a distance of 220.32 feet to a point in the center line of said East Beaver Street; thence South 80 degrees 59 minutes West, along the center line of said East Beaver Street, for a distance of 79.0 feet to the place of beginning. Said description is in accordance with the survey of Harris Engineers dated June 18, 1974, a copy thereof being duly recorded in 74 DR 2388.

Title to said Premises vested in Kathleen Mae Ringer a/k/a Kathleen Ringer by Deed from Vene E. Adamson Jr et al dated April 19, 1978 and recorded on May 19, 1978 in the Mercer County Recorder of Deeds as Instrument No. 78DR1720.

Being known as: 625 E Beaver Street, Mercer, PA 16137

Tax Parcel Number: 65-576-035

LOCATION - 625 E BEAVER STREET, MERCER PA

JUDGMENT - \$146,633.03

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HOWARD JIM RINGER, KNOWN HEIR OF KATHLEEN MAE RINGER A/K/A KATHLEEN RINGER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN MAE RINGER A/K/A KATHLEEN RINGER, AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-3, MORTGAGE-BACKED NOTES, SERIES 2017-3

**WRIT OF EXECUTION
NO. 2019-03076**

PHELAN HALLINAN DIAMOND & JONES, LLP
PLAINTIFF'S ATTORNEY

JANUARY 10, 2020
LEVIED ON THE FOLLOWING

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

All that certain all that certain piece or parcel of land situate in French creek township, mercer county, Pennsylvania, being market and known as Lot no. 2 of the Subdivision of ED and Leila Greer Property, as recorded in the Recorder's office of Mercer County, Pennsylvania, on April 7, 1977, in Plan Book 28, Page 20, the same being more fully bounded and described as follows:

Commencing at a point in the centerline of a public road, known as L.R. 43090, said point of beginning being the Southwest corner of the parcel herein described and the Southeast corner of land now or formerly of Edward F. and Leila V. Greer thence North 1/2 Degrees 5 West; along land now or formerly of Edward F. and Leila V. Greer, a distance of 1435.00 feet to an iron pin which iron pin marks line Northwest corner of the land herein described; thence, continuing along the line of land now or formerly of Edward F. and Leila V. Greer. South 81 Degrees 52 East, a Distance of 1176.50 Feet to an iron pin at hue of land now or formerly of Wleken Swogger, thence along the line of land now or formerly of Wleken Swogger, South 4 Degrees 58 Minutes 78 Seconds West, a distance of 664.30 Feet to an iron pin at the line of land now or formerly of James George; thence along the line of land now or formerly of James George, North 79 Degrees 20 Minutes 36 Seconds West, a distance of 319.46 Feet 10 an iron pin; thence South 4 Degrees 36 Minutes West along line of land now or formerly of James George, a Distance of 733.55 feet to the centerline of L.F. 43090; thence, along the centerline thereof, North 84 Degrees 56 Minutes West a Distance of 710.00 Feet to the point and place of beginning. Containing 30.05 acres of land

TITLE TO SAID PREMISES IS VESTED IN THOMAS JANKOSKI, UNMARRIED AND PAMELA P. FLOWERS, UNMARRIED, by Deed from JACK R. HANES AND SHEIRLEY M. HANES, H/W, Dated 12/06/2001, Recorded 02/06/2002, Instrument No. 2002-002716.

THOMAS JANKOSKI A/K/A THOMAS P. JANKOSKI was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of THOMAS JANKOSKI A/K/A THOMAS P. JANKOSKI's death on or about 09/06/2015, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 07 024 016

Premises Being: 1297 SUNOL ROAD, A/K/A 43090 LOT 2 HS BR MBL, COCHRANTON, PA 16314-3121

JUDGMENT - \$191,744.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PAMELA P. JANKOSKI A/K/A PAMELA P. FLOWERS A/K/A PAMELA JANKOSKI AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006 EQ2 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ2

**WRIT OF EXECUTION
NO. 2019-00691**

PHELAN HALLINAN DIAMOND & JONES, LLP
PLAINTIFF'S ATTORNEY

NOVEMBER 8, 2019
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARIBETH STEFANAK AND TERRY J. STEFANAK, SR A/K/A TERRY JOSEPH STEFANAK, SR IN AND TO:

PARCEL NO. ONE:

ALL THAT CERTAIN lot or piece of ground situate in the City of Farrell, County of Mercer, and Commonwealth of Pennsylvania, known and numbered as LOT NO. SIX HUNDRED (604) in the Plan of the SOUTH SHARON TRUST COMPANY, a per plan recorded in Plan Book 1, at Page 21, on the Records of Mercer County, Pennsylvania, and being bounded and described as follows:

BEGINNING on the southerly side of Haywood Street, One Hundred Sixty-six and Thirty-four Hundredths (166.34') feet easterlyward from its intersection with Pennsylvania Avenue;

THENCE; extending in front or width easterlyward along Haywood Street Twenty-five (25') feet, and in length or depth southwardly, preserving the same width, One Hundred Twenty-three and Seventy-five Hundredths (123.75') feet to an alley Twenty (20') feet wide.

PARCEL NO. TWO:

ALL THOSE TWO CERTAIN lots or pieces of ground situate in the City of Farrell (formerly Borough of Farrell), County of Mercer, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE LOTS Numbered Six Hundred Five (605) and Six Hundred Six (606) in the Plan of Lots known as The South Sharon Trust Company's Plan of Lots, as per plan on record in the Recorder's Office of said Mercer County, n Plan Book 1, Page 21.

SAID LOTS having a combined frontage of Fifty (50') feet on the south side of Haywood Street, and extending back,

maintaining an even width, a distance of One Hundred Twenty-three and Eighty-seven Hundredths (123.87) feet to an alley.

TITLE TO SAID PREMISES IS VESTED IN MARIBETH STEFANAK, SINGLE AND UNMARRIED, by Deed from TERRY J. STEFANAK, SR., SINGLE AND UNMARRIED AND MARIBETH STEFANAK, SINGLE AND UNMARRIED, Dated 12/12/2017, Recorded 12/14/2017, Instrument No. 2017-00011498.

Tax Parcel: 52 428 279

Premises Being: 1115 ROEMER BOULEVARD, FARRELL, PA 16121-1869

JUDGMENT - \$114,139.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARIBETH STEFANAK AND TERRY J. STEFANAK, SR A/K/A TERRY JOSEPH STEFANAK, SR AT THE SUIT OF THE PLAINTIFF SANTANDER BANK, N.A.

**WRIT OF EXECUTION
NO. 2019-03403**

PURCELL KRUG & HALLER
PLAINTIFF'S ATTORNEY

DECEMBER 30, 2019
LEVIED ON THE FOLLOWING

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

PARCEL ONE: ALL that certain parcel of land situate in the City of Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, known as the south 50 feet of Lot No. 33 in the A. I. Baker Plan of Lots, also known as the Baker Avenue Addition, as recorded in Plan Book 2, page 91, said parcel of land being more particularly bounded and described as follows:

On the North by the North 12 feet of said Lot No. 33, a distance of 315 feet, more or less; on the East by Baker Avenue, a distance of 50 feet; on the South by Lot No. 32 in said Plan, a distance of 313 feet; and on the West by land now or formerly of Davidson, a distance of 50 feet.

AND

PARCEL TWO: ALL that certain piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, known as the north 12 feet of Lot No. 33 in the A. I. Baker Plan of Lots, sometimes called the Baker Avenue Addition, as recorded in Plan Book 2, page 91, in the Recorder's Office of Mercer County, Pennsylvania, and more fully bounded and described as follows, to wit:

BEGINNING at a point on the west line of Baker Avenue, which point is the northeast corner of said Lot No. 33 in said A. I. Baker Plan of Lots and the southwest corner of Lot No. 34 in said A. I. Baker Plan of Lots; thence south, along the west line of Baker Avenue, 12 feet to a point; thence westwardly along land now or formerly of T. M. Hoefort, on a line parallel to the north line of said Lot No. 33, 316 feet, more or less, to the west line of said Lot No. 33; thence North along land now or formerly of the Hassell Heirs being the west line of said Lot No. 33, 12 feet to a point in the dividing line between Lot No. 33 and Lot No. 34 in said A. I. Baker Plan of Lots, such point being the northwest corner of said Lot No. 33 and the southwest corner of said Lot No. 34; and thence east along the north line of said Lot No. 33, 316 feet to the place of beginning.

ALSO

ALL that certain piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, known as the westerly portion of Lot No. 34 in the A. I. Baker Plan of Lots, sometimes known as the Baker Avenue Addition, as recorded in Plan Book 2, page 91, in the Recorder's Office of Mercer County, Pennsylvania, and more fully bounded and described as follows, to wit:

BEGINNING at a point on the dividing line between Lot No. 33 and Lot No. 34 in said A. I. Baker Plan of Lots, which point is distant, westwardly, measured along the dividing line between said Lot No. 33 and Lot No. 34, 194 feet from the west line of Baker Avenue; thence westwardly along the dividing line between said Lot No. 33 and said Lot No. 34 — such dividing line being actually the north line of said Lot 33 and the south line of said Lot 34 — 122 feet to a point, which point is the northwest corner of Lot No. 33 and the southwest corner of Lot No. 34 in the said A. I. Baker Plan of Lots; thence northwardly, along the west line of Lot No. 34 in said A. I. Baker Plan of Lots, 62 feet to a point, which point is the northwest corner of Lot No. 34 in said A. I. Baker Plan of Lots; thence eastwardly, along the north line of said Lot No. 34 122 feet to a point, which point is the southwest corner of Lot No. 35 in said A. I. Baker Plan of Lots; and thence south, on a straight line, by land now or formerly of Anna Rus, 62 feet, more or less, to the point of beginning.

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

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 88 BAKER AVENUE HERMITAGE, PA 16148 and adjoining vacant lot

identified as 82½ BAKER AVENUE, HERMITAGE, PA 16148.

Tax Map #: 12-330-150 (RESIDENCE) AND 12-330-148 (LOT)

BEING THE SAME PREMISES WHICH Daniel E. Nelson, et ux., by deed dated April 4, 2011 and recorded April 20, 2011, Mercer County Instrument No. 2011-00003864, granted and conveyed unto James A. Knapp, Jr. JUDGMENT - \$ 51,263.96

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

**WRIT OF EXECUTION
NO. 2019-02723**

RAS CITRON, LLC
PLAINTIFF'S ATTORNEY

JANUARY 16, 2020
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN LAIRD, IN HIS CAPACITY AS HEIR OF LINDA L. LAIRD A/K/A LINDA LAIRD A/K/A LINDA LEE LAIRD A/K/A LINDA WEST, BRIAN LAIRD, IN HIS CAPACITY AS HEIR OF LINDA L. LAIRD A/K/A LINDA LAIRD A/K/A LINDA LEE LAIRD A/K/A LINDA WEST, JENNIFER LAIRD, IN HER CAPACITY AS HEIR OF LINDA L. LAIRD A/K/A LINDA LAIRD A/K/A LINDA LEE LAIRD A/K/A LINDA WEST, AMY LAIRD, IN HER CAPACITY AS HEIR OF LINDA L. LAIRD A/K/A LINDA LAIRD A/K/A LINDA LEE LAIRD A/K/A LINDA WEST, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FORM OR UNDER LINDA L. LAIRD A/K/A LINDA LAIRD A/K/A LINDA LEE LAIRD A/K/A LINDA WEST IN AND TO:

ALL THAT CERTAIN PIECE OF PARCEL OF LAND SITUATE IN SOUTH PYMATUNING TOWNSHIP, COUNTY OF MERCER, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT AND AT THE SOUTH CORNER OF LAND OF JOSEPH DAWES AND IN THE CENTER OF THE ORANGEVILLE GREENVILLE PUBLIC ROAD; THENCE SOUTH 1 DEGREE EAST TO THE EAST LINE OF THE BRANCH RAILWAY LEADING TO THE OLD CRAWFORD COAL WORKS; THENCE SOUTH 88 DEGREES WEST SEVEN (7) CHAINS AND TEN (10) LINKS ALONG THE EAST LINE OF SAID BRANCH RAILROAD TO A POST; THENCE NORTH 15 DEGREES WEST TO THE WEST LINE TO THE CENTER OF THE ORANGEVILLE - GREENVILLE PUBLIC ROAD AND TO THE PLACE OF BEGINNING, CONTAINING TEN (10) ACRES OF LAND, MORE OR LESS.

EXCEPTING AND RESERVING

ALL THAT CERTAIN PIECE OF PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SOUTH PYMATUNING, MERCER COUNTY, PENNSYLVANIA, BEING LOT NO. 1 OF THE THOMAS HOFFMAN SUB-DIVISION PLAN OF LOTS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE CENTER LINE OF CARLISLE ROAD A/K/A LEGISLATIVE ROUTE 43037; THENCE NORTH 62° 32' EAST A DISTANCE OF 100 FEET ALONG THE CENTER LINE OF CARLISLE ROAD TO A POINT; THENCE SOUTH 4 DEGREES 06' EAST A DISTANCE OF 232.70 FEET ALONG LANDS OF HOFFMAN TO AN IRON PIN; THENCE SOUTH 62 DEGREES 30' WEST A DISTANCE WEST ALONG LAND OF HASENPLUG; A DISTANCE OF 237.70 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING AND RESERVING

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN SOUTH PYMATUNING TOWNSHIP, MERCER COUNTY, COMMON-WEALTH OF PENNSYLVANIA, BEING DESCRIBED AS LOT NUMBER 1-A OF THE THOMAS HOFFMAN SUBDIVISION, AS PER SURVEY OF HARRIS ENGINEERS, SHARON, PA, DATED APRIL 20, 1979, AND RECORDED IN THE RECORDER'S OFFICE OF MERCER COUNTY ON MAY 15, 1979 AT NO. 79 PL. 126. SAID LAND BEING BOUNDED) AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF CARLISLE ROAD, SAID POINT BEING THE NORTHEAST CORNER OF LOT NUMBER 1 IN SAID PLAN;

THENCE NORTH 62 DEGREES 30' EAST ALONG THE CENTER LINE OF SAID CARLISLE ROAD, A DISTANCE OF 25 FEET TO A POINT; THENCE SOUTH 27 DEGREES 30' EAST ALONG OTHER LANDS OF T. HOFFMAN, A DISTANCE OF 375.00 FEET TO A POINT; THENCE SOUTH 62 DEGREES 30' WEST ALONG OTHER LANDS OF T. HOFFMAN, A DISTANCE OF 287.20 FEET TO A POINT; THENCE NORTH 4 DEGREES 06' WEST ALONG LANDS NOW OR FORMERLY OF HASENPLUG, A DISTANCE OF 175.86 FEET TO A POINT; THENCE NORTH 62 DEGREES 30' EAST ALONG THE SOUTH LINE OF LOT NUMBER 1 IN SAID SUBDIVISION, A

DISTANCE OF 100 FEET TO A POINT; THENCE NORTH 4 DEGREES 06' WEST ALONG THE EAST LINE OF SAID LOT NUMBER 1 IN SAID SUBDIVISION, A DISTANCE OF 232.70 FEET TO A POINT ON THE CENTER LINE OF CARLISLE ROAD., THE PLACE OF BEGINNING.

BEING KNOWN AS: 1430 CARLISLE ROAD TRANSFER, PA 16154

PROPERTY ID: 28 079 037

TITLE TO SAID PREMISES IS VESTED IN JOHN E. LAIRD, JR. AND LINDA L. LAIRD, HUSBAND AND WIFE, THEIR HEIRS, SUCCESSORS AND ASSIGNS BY DEED FROM ELEANOR HOFFMAN, WIDOW, DATED 02/09/2006 RECORDED 03/10/2006 IN BOOK NO. 2006 PAGE 00003561

TO BE SOLD AS PROPERTY OF JOHN P. LAIRD, JR. AND LINDA L. LAIRD, HUSBAND AND WIFE, THEIR HEIRS, SUCCESSORS AND ASSIGNS JUDGMENT - \$ 54,282.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ALL THE RIGHT, TITLE, IN INTEREST AND CLAIM OF THE DEFENDANT (S) JOHN LAIRD, IN HIS CAPACITY AS HEIR OF LINDA L. LAIRD A/K/A LINDA LAIRD A/K/A LINDA LEE LAIRD A/K/A LINDA WEST, BRIAN LAIRD, IN HIS CAPACITY AS HEIR OF LINDA L. LAIRD A/K/A LINDA LAIRD A/K/A LINDA LEE LAIRD A/K/A LINDA WEST, JENNIFER LAIRD, IN HER CAPACITY AS HEIR OF LINDA L. LAIRD A/K/A LINDA LAIRD A/K/A LINDA LEE LAIRD A/K/A LINDA WEST, AMY LAIRD, IN HER CAPACITY AS HEIR OF LINDA L. LAIRD A/K/A LINDA LAIRD A/K/A LINDA LEE LAIRD A/K/A LINDA WEST, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FORM OR UNDER LINDA L. LAIRD A/K/A LINDA LAIRD A/K/A LINDA LEE LAIRD A/K/A LINDA WEST AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006- OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPTS

**WRIT OF EXECUTION
NO. 2019-03322**

RICHARD M. SQUIRE & ASSOCIATES LLC
PLAINTIFF'S ATTORNEY

JANUARY 10, 2020
LEVIED ON THE FOLLOWING

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

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

Bounded on the North by an alley; bounded on the East by Locust Street; bounded on the South by Hemlock Street; and bounded on the West by Saw Mill Road and Short Street. Being four (4) lots and having a frontage of one hundred (100) feet on Locust Street and extending westwardly therefrom a distance of two hundred (200) feet to said Saw Mill Road and Short Street.

Being the same premises that Gamer R. Lloyd and Marion R. Lloyd, husband and wife conveyed to Kimberly J. Powell via deed signed July 8, 1997 and recorded on July 10, 1997 in the Mercer County Recorder of Deeds office in Book 239 and Page 809.

LOCATION - 6 SHORT STREET, STONEBORO PA

JUDGMENT - \$ 82,242.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KIMBERLY POWELL A/K/A KIMBERLY J. POWELL AT THE SUIT OF THE PLAINTIFF NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING AS SERVICER FOR FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC

**WRIT OF EXECUTION
NO. 2019-02975**

STERN & EISENBERG PC
PLAINTIFF'S ATTORNEY

DECEMBER 27, 2019
LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Hickory, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 105 in the Clifford Rollinson Plan of Lots, Section L, and said lot being more particularly bounded and described as follows, to-wit:

COMMENCING at a point in the center line of South Keel Ridge Road, at the Northwest corner of Lot No. 104 in said Section and Plan; thence North 40° 52' West, along the center line of said road, a distance of 104.0 feet to a point; thence North 53° 05' East, along the line of other lands of the party of the first part herein, a distance of 253.7 feet to a point; thence South 34° 07' East, continuing along the line of other lands of the party of the first part herein, a distance of 114.1 feet to an iron pin; thence South 55° 27' West, along the Northerly line of Lot Number 104 in said Section and Plan, a distance of 240.9 feet to a point in the center line of South Keel Ridge Road, the place of

beginning.

HAVING ERECTED THEREON a Residential Dwelling, BEING THE SAME PREMISES AS Gary L. Steen, Deceased, and Larue Steen, by Deed dated November 15, 2006, and recorded on November 29, 2006, by the Mercer County Recorder of Deeds as Instrument No. 2006-00018015, granted and conveyed unto Larue Steen, an Individual.

BEING KNOWN AND NUMBERED AS 755 South Keel Ridge Road, Hermitage, PA 16148.

TAX PARCEL NO. 12-159-181.

JUDGMENT - \$213,643.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LARUE STEEN AT THE SUIT OF THE PLAINTIFF U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE1, ASSET-BACKED CERTIFICATES SERIES 2007-HE1

**WRIT OF EXECUTION
NO. 2019-03346**

TUCKER ARENSBERG PC
PLAINTIFF'S ATTORNEY

JANUARY 3, 2020
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KENNETH B. PETERSON AND BEVERLY A. PETERSON IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN HICKORY TOWNSHIP N/K/A CITY OF HERMITAGE, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF LAMOR ROAD, SAID POINT BEING AT THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF FRANK AND THE NORTHEAST CORNER OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 2° 30' EAST, A DISTANCE OF 175.14 FEET TO A POINT ON THE NORTH BOUNDARY OF LAND NOW OR FORMERLY OF WISHART; THENCE NORTH 87° 19' WEST, A DISTANCE OF 188 FEET TO A POINT; THENCE NORTH 7° 42' EAST, A DISTANCE OF 205.225 FEET TO A POINT ON THE CENTER LINE OF LAMAR ROAD; THENCE ALONG THE CENTER LINE OF LAMOR ROAD, SOUTH 83° 34' EAST, A DISTANCE OF 153.85 FEET TO A POINT AND THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY AS CONVEYED FROM GORDON L. URMSON AND EILENE URMSON, HUSBAND AND WIFE, TO KENNETH B. PETERSON AND BEVERLY A. PETERSON, HUSBAND AND WIFE, AS DESCRIBED IN DEED INSTRUMENT NO. 1972DR2561, DATED 9/15/1972, RECORDED 9/26/1972.

Commonly known as 3490 Lamor Road, Hermitage, PA 16148.

MERCER COUNTY TAX PARCEL I.D. NO.11-132-165.

JUDGMENT - \$104,582.34

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH B. PETERSON AND BEVERLY A. PETERSON AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

TERMS OF SALE, MERCER COUNTY

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

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

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

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

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

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

BIDDER SHALL BE INELIGIBLE TO BID AND SHALL BE LIABLE FOR THE EXPENSE OF THE RESALE AND THE DIFFERENCE IN THE PURCHASE PRICE IF THE RESALE PRICE IS LESS THAN THE ORIGINAL SALE PRICE.

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

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

M.C.L.J.- February 4, 11, 18, 2020

Legal Notice By

MARYJO BASILONE DEPRETA

Register of Wills of Mercer County, PA

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from **March 2, 2020**, 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 OF ESTATES

2017-395 Furman, Beverly J., deceased;
William J. Furman, III,
Administrator

2018-81 Zuniel, Bennett, deceased;
Dorothy Binford, Administratrix

2018-703 Jurina, John a/k/a Jurina, John J.,
deceased; Anthony J. Elisco, Sr.,
Executor

FIRST AND PARTIAL
ACCOUNT OF ESTATES

2016-172 Sabolcik, Methada, deceased;
Joseph M. Gula, Administrator

FIRST AND FINAL
ACCOUNT OF TRUSTS

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

MaryJo Basilone DePreta
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.- Feb. 4, 11, 18, 25, 2020
