

# Mercer County Law Journal

Digital Edition  
FEBRUARY 16, 2016  
VOL. 32 - ISSUE 129

## 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

#### BEST, RUBY M. 2016-069

Late of Hempfield Twp., Mercer Co., PA

Co-Executors: Katherine L. Hubbell, 5998 Happy Hollow Rd., Osgood, IN 47037; Nancy E. Best, 8 Mehard Ave., Greenville, PA 16125

Attorney: Plimpton L. Graul, Jr.

#### BISSELL-CAGLE, DIANE MARIE a/k/a BISSELL-CAGLE, DIANE M. 2016-061

Late of Mercer Borough, Mercer Co., PA

Executrix: Linda Combine, 327 Greenfield Rd., New Wilmington, PA 16142

Attorney: Ronald T. Heiman  
ELLER, RONALD N. a/k/a  
ELLER, RONALD N. SR.  
2016-042

Late of Perry Twp., Mercer Co., PA  
Executrix: Sarah Jane Mitchell, 3369 Hadley Rd., Hadley, PA 16130

Attorney: David A. LaRue, 2021 Sunset Blvd., Steubenville, OH 43952 (740)284-1000

#### HOLCOMBE MILDRED T. a/k/a HOLCOMBE, MILDRED 2015-404

Late of Jamestown Boro, Mercer Co., PA

Executor: J. Michaels Holcombe a/k/a James Michael Holcombe, 701 Kinsman Rd., Jamestown, PA 16134  
Attorney: C. Barton Jones

#### SANGREGORIO, ROSEMARY 2016-070

Late of Hermitage, Mercer Co., PA  
Executor: Jeffrey Sangregorio, 459 Obermiyer Rd., Brookfield, OH 44403

Attorney: Douglas M. Watson  
STULL, RONALD E.  
2016-062

Late of Hermitage, Mercer Co., PA  
Administrator Pendente Lite: Michael T. Muha, 76 Todd Ave., Apt. 2, Hermitage, PA 16148

#### Attorney: Russell J. Adkins TODD, SHIRLEY MAE a/k/a KOUGHER, SHIRLEY MAE 2016-055

Late of Delaware Twp., Mercer Co., PA

Administrator: David Leroy Kouger,

Sr., 360 Fairview Rd., Fredonia, PA 16124

Attorney: Alissa E. Kretser

#### WALL, HELEN a/k/a WALL, HELEN K. 2016-052

Late of Pine Twp., Mercer Co., PA  
Executrix(s): Dawes, Mary Jane, 80 MacRae Dr., Grove City, PA 16127; Hannay, Helen Carole, 704 Delaware Tr., Mercer, PA 16137

Attorney: Brenda K. McBride

#### WILLAMAN, ROBERT C. a/k/a WILLAMAN, ROBERT CAMP- BELL 2016-058

Late of Delaware Twp., Mercer Co., PA

Executrix: Roberta A. Welsh, 1151 E. Lake Rd., Transfer, PA 16154

Attorney: Ross E. Cardas

### SECOND PUBLICATION

#### BORAY, LOUISE T. 2016-39

Late of Sharpsville Borough, Mercer Co., PA

Executor: Brian L. Dilley, 979 Buckeye Dr., Sharpsville, PA 16150

Attorney: David J. Graban

#### BRESTELLI, PAUL T., SR. a/k/a BRESTELLI, PAUL T. 2016-050

Late of Pymatuning Twp., Mercer Co., PA

Executrix: Cynthia Ann McKenzie a/k/a Cynthia McKenzie MacLochlan, 3395 S. Raccoon Rd., Canfield, OH 44406

Attorney: Victor S. Heutsche

#### CHIODO, SYLVIA J. 2016-032

Late of Farrell, Mercer Co., PA  
Executrix: Holly M. Rodgers n/k/a Holly Maria Gibas, 619 E. Liberty St., Hubbard, OH 44425

Attorney: Chester B. Scholl, Jr.

#### DeBLASE, MARY T. 2016-044

Late of Sharon, Mercer Co., PA  
Executrix: Rosalie Anne DeBlase, 1629 Elmwood Ave., Lakewood, OH 44107

Attorney: Chester B. Scholl, Jr.

#### GREENLEE, TERRY L. a/k/a GREENLEE, TERRY LEE 2016-49

Late of Stoneboro Borough, Mercer Co., PA

Executrix: Christine M. Greenlee, 45 High St., Stoneboro, PA 16153

Attorney: Raymond H. Bogaty

#### KING, RENA A. 2016-048

Late of West Salem Twp., Mercer Co., PA Twp.

Executor: James E. Douglas, 409 N. Hermitage Rd., Hermitage, PA 16148

Attorney: James E. Douglas

#### McBRIDE, DAVID L. a/k/a McBRIDE, DAVID 2016-46

Late of Pine Twp., Mercer Co., PA  
Administrators: Nicholas Klutcher, 2009 Paul St., Farrell, PA 16121; Andrew Klutcher, 983 Bon Air Dr., Sharon, PA 16146

Attorney: Douglas M. Watson

#### McNULTY, MICHAEL JOSEPH a/k/a McNULTY, MICHAEL J. 2016-029

Late of Sharon, Mercer Co., PA  
Executrix: Susan Catherine Massaro; 2501 Tryon Rd., Ashtabula, OH 44004

Attorney: James M. Goodwin

#### NEWTON, LINDA B. 2016-040

Late of Grove City Borough, Mercer Co., PA

Executor: Robert G. Newton, Jr., 906 Tidball Ave., Grove City, PA 16127

Attorney: Brenda K. McBride

#### SABORSKY, MARY LOUISE 2016-028

Late of Farrell, Mercer Co., PA

Executrix: Dr. Corrine M. Kollar-Furey, 2179 Hazen Rd., Hermitage, PA 16148

Attorney: James Nevant II

#### SLEMANDA, JOHN H., Sr. a/k/a SLEMANDA, JOHN H., Sr., a/k/a SLEMANDA, JOHN H. 2016-43

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

Executor/Executrix: John H. Slemenda, Jr., 343 Smith Rd., Sandy Lake, PA 16145-4903; Mary Lynn Veranes, 13509 Foust Rd., Conneaut Lake, PA 16316-6839

Attorney: Jay R. Hagerman

#### SMITH, CAL JAMES a/k/a SMITH, CAL J. 2015-758

Late of Transfer, Mercer Co., PA  
Administrator: Roger D. Smith, 6501 Saranac Dr., Transfer, PA 16154

Attorney: James E. Douglas

### THIRD PUBLICATION

#### ALGEO, ELIZABETH ANNE a/k/a ALGEO, ELIZABETH A. a/k/a ALGEO, ELIZABETH 2015-593

Late of Coolspring Twp., Mercer Co., PA

Administrator Pendente Lite: Charles S. Hersh, 32 Shenango Ave., Sharon, PA 16146  
(724) 347-7533

Attorney: None

#### HOSIE, JEAN S. a/k/a HOSIE, JEAN MARIE 2016-002

Late of New Wilmington Twp., Mercer Co., PA

Executor: James Ronald Hosie, 960

Forest View Rd., Monument, CO 80132

Attorney: Charles S. Cusick, Jr., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105  
724-658-2525

### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Harrisburg, Pennsylvania, for the organization of a business corporation under the Business Corporation Law of 1988. The name of the corporation is American Instinct, Inc.

Terry K. Wheeler, Esq.

56 Clinton Street

Greenville, PA 16125

(724) 588-1441

M.C.L.J. – February 16, 2016

### NOTICE BANKRUPTCY SALE In

**Re:** Charles and Robyn Yahner Bky Case #14-10690-TPA **Trustee Selling**

**Real Property free and divest of liens: 11.18 ± vacant acres 65 Coal**

**Bank Rd., Greenville, PA, West Salem Twp., Mercer Co. Parcel 31-625592**

**(31-042-089) AS IS AND WITHOUT WARRANTIES. Initial Offer**

**\$25,000.00. Bidding:** Higher offers will be considered at sale hearing

**March 10, 2016 at 11:30 a.m. U.S. Courthouse, Bankruptcy Court, 17 S.**

**Park Row, Erie PA 16501. Bidders must pre-qualify 24 hours in advance**

**of sale hearing. Closing:** Cash due at closing 25 days post Court Order.

**Objections Due:** February 26, 2016

**Contact:** Broker Terence J. Van Doorne, Howard Hanna (724) 458-

**6000 or Tamara Rothschild, Trustee (814) 827-2760. Information and**

**Bidding Requirements available:** [www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm).

M.C.L.J. – February 16, 2016

### Articles of Dissolution

Orion Dealer Systems Inc., a Pennsylvania corporation, has filed Articles of Dissolution with the Department of State for the Commonwealth of Pennsylvania, in compliance with the applicable requirements of 15 Pa. C.S. 1977. The corporation has commenced or will commence proceedings to wind up its affairs. The address of its registered office in Pennsylvania is: 1344 Pulaski-Mercer Road, Mercer, Mercer County, Pennsylvania 16137.

M.C.L.J. – February 16, 2016

### SHERIFF'S SALE

**MONDAY**  
**MARCH 7, 2016 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. Eerie 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. 2015-02609**

BERNSTEIN-BURKLEY PC PLAINTIFF'S ATTORNEY

JANUARY 4, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SEAN A. KELLY AND ERIN M. KELLY, KNOWN HEIRS OF KATHY J. KELLY DECEASED, AND ALL UNKNOWN HEIRS OF KATHY J. KELLY, DECEASED IN AND TO:

ALL THOSE CERTAIN parcels of land situate in Borough of Greenville, Mercer County, Pennsylvania, being more fully bounded and described as follows:

Parcel No. 1: Having dwelling house and other building erected thereon, beginning at a point on the westerly side of Morgan Street, 149.51 feet in a southerly direction from the southerly side of Church Street which point is the northeasterly corner of lot herein conveyed; thence in a southerly direction along Morgan Street 49 feet to a point; thence westerly along Parcel No. 2 hereinafter described 165.12 feet to the easterly side of an alley; thence northerly along said alley 48.53 feet to northwesterly corner; thence easterly along lots now or formerly of August Beckstein, Margaret West and Samuel A. West 173.68 feet to the place of beginning.

Parcel No. 2: Bounded on the north by Parcel No. 1 above-described; on the east by Morgan Street; on the south by land now or formerly of Harold Baugh, formerly Samuel A. West; and on the west by an alley, fronting 49.5 feet on Morgan Street; 165.12 feet on the north line; 48.6 feet along the alley on the west line; and 156.56 feet on the south line.

Parcel No. 3: On the north by land of William Perrotti, et ux.; on the east by Morgan Street; on the south by other land now or formerly Lewis; and on the west by land now or formerly Ethel Sherbondy; having a frontage of 49 1/2 feet on Morgan Street and extending back the same width a distance of 109 feet.

The above-described parcels are more specifically described in accordance with a survey of R. P. Bittler, P.L.S. dated October 22, 2002 as follows:

Commencing at a point on the westerly right of way line of Morgan Street at an iron pin located at the northeast corner of the property herein described, said point being in common to lands now or formerly of Perrotti, thence along the westerly right of way line of Morgan Street South 5° 30' West a distance of 148.00 feet to an iron pin on lands now or formerly of Fry, said point being the southeast corner of the property herein described; thence by line of lands now or formerly of Fry South 84° 49' West a distance of 156.56 feet to an iron pin on the easterly line of a 16 foot, unimproved alley, said point being the southwest corner of the property herein described; thence along the easterly line of said 16 foot unim-

proved alley, North 8° 35' West a distance of 97.13 feet to a point on line of lands now or formerly of Yucha; thence by line of same and by line of lands now or formerly of Perrine, North 87° 18' East a distance of 71.68 feet to an iron pin located at the southeast corner of lands now or formerly of Perrine; thence by line of lands now or formerly of Perrine North 5° 30' East a distance of 49.50 feet to an iron pin on line of lands now or formerly of Perrotti; thence by line of same North 83° 16' East a distance of 109.00 feet to an iron pin on the westerly right of way line of Morgan Street, the place of beginning.

Being known as 27 Morgan Street, Greenville, PA 16125

Tax Parcel No. 55-526-033 and 55-526-032

BEING the same premises which Joshua T. Friters and Sara Friters, husband and wife, by their deed dated November 5, 2008 and recorded November 6, 2008 in the office of the Mercer County Recorder of Deeds at Instrument Number 2008-00013383 granted and conveyed to Kathy J. Kelly.

JUDGMENT - \$ 57,971.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SEAN A. KELLY AND ERIN M. KELLY, KNOWN HEIRS OF KATHY J. KELLY DECEASED, AND ALL UNKNOWN HEIRS OF KATHY J. KELLY, DECEASED AT THE SUIT OF THE PLAINTIFF MERCER COUNTY STATE BANK

**WRIT OF EXECUTION**  
**NO. 2012-00211**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY

OCTOBER 28, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHAEL P. SCHMIDT AND JESSICA M. SCHMIDT IN AND TO:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF LEGISLATIVE ROUTE 43012, KNOWN AS LEESBURG STATION ROAD AND THE INTERSECTION OF THE EASTERLY LINE OF PREMISES NOW OR FORMERLY OF JOHN AND GWENDOLYN SIMONS; THENCE ALONG THE SOUTHERLY LINE OF LEGISLATIVE ROUTE 43012, SOUTH 89° 24' EAST, A DISTANCE OF 176 FEET TO A POINT; THENCE SOUTH 0 DEGREES 30' EAST A DISTANCE OF 428 FEET TO A POINT; THENCE ALONG SAID LINE NORTH 89 DEGREES 24' WEST, A DISTANCE OF 176 FEET TO A POINT; THENCE NORTH 0 DEGREES 30' WEST, A DISTANCE OF 428 FEET TO A POINT AT THE PLACE OF BEGINNING., MERCER COUNTY, PENNSYLVANIA, SPRINGFIELD TOWNSHIP.

BEING DESIGNATED AS TAX MAPS AND PARCELS NOS. 29-215-059-000-000 AND 29-215-058-000-000

CURRENTLY KNOWN AND DESIGNATED AS 974 LEESBURG STATION ROAD, VOLANT, PA 16156.

SUBJECT PROPERTY ADDRESS: 974 Leesburg Station Road, Township of Springfield, PA 16156

BEING the same premises which MICHAEL P. SCHMIDT AND JESSICA M. SCHMIDT f/k/a JESSICA M. FABIAN, HUSBAND AND WIFE, by Deed dated February 22, 2011 and recorded in and for Mercer County, Pennsylvania in Docket No. 2012-211, Deed Reel 726 Frame 623, granted and conveyed unto MICHAEL P. SCHMIDT AND JESSICA M. SCHMIDT AS HUSBAND AND WIFE AS TEN-

ANTS WITH THE RIGHT OF SURVIVORSHIP.

SUBJECT TAX PARCEL ID: 29-215-058

JUDGMENT - \$ 79,074.55

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL P. SCHMIDT AND JESSICA M. SCHMIDT AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION**  
**NO. 2015-02936**

MARTHA E VON ROSENSTIEL PC PLAINTIFF'S ATTORNEY

NOVEMBER 18, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GAREY B. SCOTT JR. IN AND TO:

ALL that certain piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being known as the eastern portions of Lot Nos. 18 and 19 in the Hazen Hall Plan of Lots, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book 1, Page 55, and being more particularly bounded and described as follows:

COMMENCING at a point on the north line of Columbia Street fifty-five (55') feet eastwardly from Hazen Street; thence east along Columbia Street, a distance of fifty-four and two tenths (54.2') feet to the west line of an alley; thence along said alley in a northerly direction, a distance of eighty-seven and ninety-six hundredths (87.96') feet to the south line of Lot No. 17 in said Plan; thence in a westerly direction along the south line of Lot No. 17 in said Plan, a distance of sixty-three and seventy-six hundredths (63.76') feet to a point on the line of land now or formerly owned by Grace B. Jamison (formerly land of Evan I. Jones); thence in a southerly direction along the east line of land now or formerly of Grace B. Jamison, a distance of eighty-seven and seventy-three hundredths (87.73') feet to the north line of Columbia Street, the place of beginning.

Control #70-1250

Map #3-D-24

IMPROVEMENTS: Residential dwelling

Being the same premises which Robert Perz, single, granted and conveyed unto Garey B. Scott Jr., married, by deed dated October 8, 2004 and recorded October 22, 2004 in Mercer County Deed Book 04DR18690 for the consideration of \$55,800.00

Tax ID # Control #70-1250

LOCATION - 318 COLUMBIA STREET, SHARON PA

JUDGMENT - \$ 50,327.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GAREY B. SCOTT JR. AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

**WRIT OF EXECUTION**  
**NO. 2015-01986**

MATTELMAN WEINROTH & MILLER PC PLAINTIFF'S ATTORNEY

JANUARY 4, 2016 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN DEER CREEK TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF TOWNSHIP ROAD NO. 820, SAID POINT BEING THE SOUTH-EAST CORNER OF THE LAND HEREINAFTER DESCRIBED; THENCE SOUTH 85° 58' 30" WEST 562.79 FEET ALONG LAND NOW OR FORMERLY OWNED BY FRANK MCLAUGHLIN TO A POINT; THENCE NORTH 3° 18' WEST 622.16 FEET ALONG LAND NOW OR FORMERLY OF EDWARD BREESE TO A POINT; THENCE NORTH 87° 3' 0' EAST 571.28 FEET ALONG LAND NOW OR FORMERLY OF PETER PIECUCH AND MARY PIECUCH TO A POINT IN THE CENTER OF SAID TOWNSHIP ROAD; THENCE SOUTH 2° 30' EAST 607.12 FEET ALONG THE CENTER LINE OF SAID TOWNSHIP ROAD TO THE PLACE OF BEGINNING; CONTAINING 8 ACRES.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM THOMAS E. FIELLO, SINGLE AND ARLENE S. FIELLO, SINGLE RECORDED 09/30/1999 IN DOCUMENT NUMBER 1999-18083, BOOK 307, PAGE 2318 IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 501 DEER CREEK ROAD, COCHRANTON, PA 16314

JUDGMENT - \$ 79,377.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CLIFFORD L. COTTRELL AT THE SUIT OF THE PLAINTIFF CITIZENS BANK OF PENNSYLVANIA

**WRIT OF EXECUTION**  
**NO. 2015-02451**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY  
NOVEMBER 17, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THOMAS J. KRATKO AND MEGHAN C. KRATKO IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN SOUTH PYMATUNING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BEING KNOWN AND NUMBERED AS LOT NO. 44 IN THE PLAN ENTITLED "FOX-CREEK VILLAGE - PHASE III", AS RECORDED IN 97 PL 10813-166, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BOUNDED ON THE NORTH BY LOT NO. 43 IN SAID PLAN, A DISTANCE OR 215.45 FEET; BOUNDED ON THE EAST BY THE WEST LINE OF SARANAC DR. A DISTANCE OF 103.94 FEET MORE OR LESS; BOUNDED ON THE SOUTH BY LOT NO. 45 IN SAID PLAN, A DISTANCE OF 213.46 FEET; BOUNDED ON THE WEST BY PORTIONS OF LOT NOS., 38 & 39 IN SAID PLAN, A DISTANCE OF 110 FEET.

STATEMENT PURSUANT TO SECTION 405 OF ACT 94 OF 1980, THE SOLID WASTE MANAGEMENT ACT OF 1900 - GRANTOR, BY EXECUTION OF THE WITHIN INSTRUMENT, HEREBY WARRANTS THAT THE PROPERTY CONVEYED HEREUNDER HAS NO. TO THE ACTUAL KNOWLEDGE OF THE GRANTOR, NOR BY REASON OF ACTION BY GRANTOR, BEEN USED FOR THE PURPOSE OF THE DISPOSAL OF HAZARDOUS WASTE AS THE SAME ABS DEFINED IN SECTION 103 OF THE ACT.

Being known as: 3149 Saranac Drive, Sharpsville, Pennsylvania 16150

BEING THE SAME PREMISES WHICH

Juilerat & Buell Construction by deed dated February 5, 2004 and recorded February 6, 2004 in Deed Book 489, Page 66, granted and conveyed unto Thomas I. Kratko and Meghan C. Kratko.

TAX I.D.#: 28 118 178 044

JUDGMENT - \$137,681.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS J. KRATKO AND MEGHAN C. KRATKO AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2012-01286**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY

NOVEMBER 17, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ALL UNKNOWN SURVIVING HEIRS OF AURELLA K. MOGUN, DECEASED MORTGAGOR AND REAL OWNER AND GEORGE MOGUN, BOTH AS REAL OWNER AND MORTGAGOR AND AS ONLY KNOWN SURVIVING HEIR OF AURELLA K. MOGUN, DECEASED MORTGAGOR AND REAL OWNER IN AND TO:

ALL those certain piece or parcels of land situate in Hermitage, formerly Hickory Township, Mercer County, Pennsylvania, and being known as Lots Numbers 39 and 40 in the Riverview Plan, and being further bounded and described as follows:

LOT 39. BEGINNING on the south line of Crawford Drive at the northwest corner of Lot Number 40 in said Plan; thence southerly along the west line of said Lot Number 40, a distance of one hundred thirty-four (134) feet to the north line of an alley; thence westerly along the north line of said alley a distance of forty-eight (48) feet to the southeast corner of Lot Number 38B; thence northerly along the east line of said Lot Number 38B a distance of one hundred thirty-four (134) feet to the south line of Crawford Drive; thence easterly along the south line of Crawford Drive a distance of forty-eight feet to the place of beginning, and

LOT 40. BEGINNING on the south line of Crawford Drive at the northeast corner of Lot Number 39 in said Plan, thence southerly along the east line of said Lot Number 39 a distance of one hundred thirty-four (134) feet to the north line of an alley; thence easterly along the north line of said alley a distance of fifty (50) feet, to the west line of another alley; thence northerly along the west line of said alley, a distance of one hundred thirty-four (134) feet to the south line of Crawford Drive; thence westerly along the south line of Crawford Drive a distance of fifty (50) feet to the place of beginning.

Being known as: 535 Crawford Drive, Hermitage, Pennsylvania 16148

BEING THE SAME PREMISES WHICH Aurelia K. Mogun, unmarried by deed dated May 2, 1983 and recorded May 11, 1983 in Deed Book 83, Page 1203 granted and conveyed unto Aurelia K. Mogun and George Mogun. The said Aurelia K. Mogun died on September 17, 1997 thereby vesting title in George Mogun and All Unknown Surviving Heirs.

TAX I.D.#: 10-317-112

JUDGMENT - \$ 66,260.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LL UNKNOWN SURVIVING HEIRS OF AURELLA K. MOGUN, DE-

CEASED MORTGAGOR AND REAL OWNER AND GEORGE MOGUN, BOTH AS REAL OWNER AND MORTGAGOR AND AS ONLY KNOWN SURVIVING HEIR OF AURELLA K. MOGUN, DECEASED MORTGAGOR AND REAL OWNER AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

**WRIT OF EXECUTION  
NO. 2015-01618**

MILSTEAD & ASSOCIATES LLC  
PLAINTIFF'S ATTORNEY

JANUARY 4, 2016 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in Hempfield Township, Mercer County, Pennsylvania, being known and designated as Lot No. 24 of Section 8 of the Country Village Estates Plan of Lots as recorded in the Office of the Recorder of Deeds of Mercer County Pennsylvania in 1978 P/L 242 same being more particularly bounded and described as follows:

BEGINNING at an iron pin on the West side of Southridge Road; thence South 88 degrees 12 minutes West along Lot No. 26 of said Plan, a distance of 180.00 feet to an iron pin; thence North 01 degrees 48 minutes West along Lot No. 7-A of said Plan, a distance of 100.00 feet to an iron pin; thence North 88 degrees 12 minutes East along Lot No. 22 of said Plan, a distance of 180.00 feet to an iron pin; thence South 01 degrees 48 minutes East along Southridge Road, a distance of 100.00 feet to an iron pin, the plan of beginning.

SUBJECT to the restrictions for the Country Village Estates Plan of Lots as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, on May 4, 1973, at 1973 Art. R. No. 646.

Being the same premises which Monica L. Goodspeed, nka Monica L. Dunn, married and David J. Dunn, Jr., married, by indenture dated 06/26/2014 and recorded 07/01/2014 in the Office of the Recorder of Deeds in and for Mercer County In Deed Instrument 2014-00006477 granted and conveyed unto Monica L. Dunn, married, in fee.

Title to said Premises vested in Monica L. Goodspeed, nka Monica L. Dunn, Married by Deed from David J. Dunn, Jr., Married dated 06/26/14 and recorded on 07/01/2014 in the Mercer County Recorder of Deeds at/instrument number: 2014-00006477.

BEING KNOWN AS 7 Southridge Road a/k/a 7 South Ridge Road, Greenville, PA 16125

TAX MAP NO: 09-044-002-024

JUDGMENT - \$ 97,560.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MONICA L. GOODSPEED A/K/A MONICA L. DUNN A/K/A MONICA GOODSPEED DUNN AT THE SUIT OF THE PLAINTIFF CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY

**WRIT OF EXECUTION  
NO. 2015-02806**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

DECEMBER 28, 2015 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of

land situate in the City of Sharon, County of Mercer and State of Pennsylvania, being known as Lot Number eighty (80) in the Lally & Irvine Addition, as recorded in the Records of Mercer County, Pennsylvania, in Deed Book E, Volume 7, at Page 634, and being bounded and described as follows: to-wit:

On the North by Lot Number Seventy-nine (79) in said addition; on the East by an alley; On the South by Lot Number Eighty-One (81) in said Addition; and on the West by South Oakland Avenue, Having a frontage on South Oakland Avenue of forty (40) feet and extending eastwardly, a uniform width, a distance of one hundred thirty (130) feet to said alley.

TITLE TO SAID PREMISES IS VESTED IN Randy Anthony, single, by Deed from Joseph Battyanyi, Jr. and Barbara Battyanyi, h/w, dated 04/26/2006, recorded 05/02/2006 in Instrument Number 2006-00006227.

Tax Parcel: 4 T 32

Premises Being: 695 South Oakland Avenue, Sharon, PA 16146-4043

JUDGMENT - \$ 53,712.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) RANDY ANTHONY AT THE SUIT OF THE PLAINTIFF GREEN TREE SERVICING LLC

**WRIT OF EXECUTION  
NO. 2015-02494**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

DECEMBER 1, 2015 LEVIED ON THE FOLLOWING

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

ALL that tract of land situate in the Borough of Grove City, Mercer County, Pennsylvania, known as Lot No. 198 in the Grove City Improvement Company Plan of Lots as recorded in Plan Book Page 69, and more particularly bounded and described as follows:

ON the South by Woodland Avenue for 50 feet; on the West by Lot No. 197 for 140 feet; on the North by Oak Alley for 50 feet; on the East by Princeton Street for 140 feet,

TITLE TO SAID PREMISES IS VESTED IN Russ C. Kurtz and Michelle E. Kurtz, h/w, by Deed from Russ C. Kurtz and Michelle E. Kurtz, h/w, dated 01/05/2010, recorded 02/09/2010 in Instrument Number 2010-00001135.

Russ C. Kurtz was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Russ C. Kurtz's death on or about 01/24/2010, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 59 545 211

Premises Being: 325 Woodland Avenue, Grove City, PA 16127

JUDGMENT - \$115,045.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHELLE E. KURTZ AT THE SUIT OF THE PLAINTIFF CITIMORTGAGE INC.

**WRIT OF EXECUTION  
NO. 2015-02016**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

NOVEMBER 25, 2015 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN PLACE OF LAND SITUATE IN PYMATUNING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

BEGINNING at a point on the centerline of Orangeville-Kiddis Mills Public Road, being the southwesterly corner of lot herein conveyed; thence easterly along the centerline of said public road 145 feet to a point; thence northerly along land now or formerly of Lawrence Heacock, now Parcel No. 2 herein, 192 feet, more or less to a point; thence westerly along land now or formerly of Frank Korbin, 170 feet, more or less, to a point; thence southerly along other land now or formerly of Wm. A. Cadman, now other land of Robert L. Fulmer et ux., on a line parallel with easterly line hereof 240 feet, more or less, to point of beginning.

PARCEL NO. 2:

BOUNDED On the North for a distance of 55 feet, more or less, by land now or formerly of Micklo; on the east for a distance of 189 feet, more or less, by land now or formerly of Mary M. Heacock; on the South for a distance of 55 feet, more or less, by the Orangeville-Kiddis Mills Public Road; and, on the West for a distance of 192 feet, more or less, by other land of Robert L. Fulmer, et ux., being Parcel No. 1 herein.

TITLE TO SAID PREMISES IS VESTED IN Kahle D. Pears, husband, by Deed from Kahle D. Pears and Linda M. Pears, h/w, dated 08/27/2001, recorded 10/30/2001 in Book 76, Page 1610.

Tax Parcel: 23 082 003 000 000

Premises Being: 1013 Reynolds Industrial Park Road, a/k/a 189 Kidd Mill Road, Greenville, PA 16125-8326

JUDGMENT - \$148,882.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KAHLE D. PEARS AT THE SUIT OF THE PLAINTIFF BAYVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2015-00270**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY

NOVEMBER 18, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHELLE REZNOR AND WILLIAM REZNOR IN AND TO:

All that certain piece or parcel of land situate in PINE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, being known as Lot No. 127 in the Village Park Phase IV D Plan as recorded in the Records of Mercer County, Pennsylvania at 2003 P.L. 15573-116 and being more particularly bounded and described as follows:

Beginning at an iron pin on the northerly right of way line of Hunt Drive, said point being the southwest corner of Lot 127 in said Plan and the southeast corner of Lot 128 in said Plan; thence North 17 degrees 06 minutes 30 seconds East by Lot 128 in said Plan, a distance of 165.69 feet to an iron pin; thence South 74 degrees 38 minutes 00 second East by other lands of Christner Realty, Inc., a distance of 67.82 feet to a point; thence South 65 degrees 57 minutes 00 second East by other lands of Christner Realty, Inc., a distance of 61.95 feet to an iron pin; thence South 22 degrees 05 minutes 00 second West by Lot 126 in said Plan, a distance of 165.88 feet to an iron pin situate on the northerly right of way line of Hunt Drive; thence by the arc of a curve to the left having a radius of

1325.00 feet along said northerly right of way line of Hunt Drive for an arc length of 115.05 feet to an iron pin being the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William Reznor and Michelle Reznor, h/w, by Deed from Jody D. Stiller, t/a Still Custom Homes and Jennifer L. Stiller, his wife, dated 06/01/2006, recorded 06/02/2006 in Instrument Number 2006-00008025.

Tax Parcel: 22-219.071-127-000

Premises Being: 23 Hunt Drive, Grove City, PA 16127-6389

JUDGMENT - \$385,826.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHELLE REZNOR AND WILLIAM REZNOR AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR WAMU SERIES 2007-HEI TRUST

**WRIT OF EXECUTION  
NO. 2014-03714**

POWERS KIRN & ASSOCIATES LLC  
PLAINTIFF'S ATTORNEY

NOVEMBER 18, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHARLES W. SWARTZ, JR. AND WENDY M. SWARTZ IN AND TO:

ALL those certain pieces or parcels of land situate in the Borough of Greenville, Mercer County, Pennsylvania, being more particularly hounded and described as follows:

PARCEL NO. 1: ON the north by lot now or formerly of J. P. Laird; on the east by westerly line of Brockway Avenue; on the south by PARCEL NO. 2 set forth herein, formerly lot of Ross, and, on the west by lot now or formerly of Clarence Heasley; fronting thirty-three (33) feet on Brockway Avenue and extending back of uniform width a distance of seventy-six (76) feet.

PARCEL NO. 2: BEGINNING at a point on the westerly line of Brockway Avenue on line of land between Parcel No. 1 and Parcel herein described, which is the northeast corner of land herein described; thence South 43 degrees 00 feet East along the Westerly line of Brockway Avenue, a distance of 53 feet to a point; thence South 45 degrees 00 feet West along land now or formerly of Seiple, a distance of 75.5 feet to a point; thence North 45 degrees 00 feet West along land now or formerly of Hazel D. Rose, a distance of 53 feet to a point; thence North 45 degrees 00 feet East along Parcel No. 1, a distance of 75.5 feet to a point on the westerly line of Brockway Avenue, which is the place of beginning.

A survey of the property hereby conveyed and marked as "2" is recorded in the Office of the Recorder of Deeds for Mercer County, Pennsylvania, in Plan Book 18, Page 82.

Consideration: \$1.00

Parcel Numbers: 55-530-086 and 55-530-087

BEING THE SAME PREMISES which Charles W. Schwartz, Jr. and Wendi M. Swartz, his wife, by Deed dated October 14, 1999 and recorded October 15, 1999 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 99DR18909, granted and conveyed unto CHARLES W. SWARTZ, JR. and WENDI M. SWARTZ, husband and wife.

BEING KNOWN AS: 13 BROCKWAY AVENUE, GREENVILLE, PA 16125

PARCEL #55-530-086

JUDGMENT - \$ 68,715.25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHARLES W. SWARTZ, JR. AND WENDY M. SWARTZ AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND

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

PURCELL KRUG & HALLER PLAIN-  
TIF'S ATTORNEY

JANUARY 4, 2016 LEVIED ON THE FOLLOWING

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

TO BE SOLD AS THE PROPERTY OF ISAAIAH IRBY UNDER MERCER COUNTY JUDGMENT NO. 2015-03302.

JUDGMENT - \$ 67,992.06

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

**WRIT OF EXECUTION  
NO. 2014-03908**

PURCELL KRUG & HALLER PLAIN-  
TIF'S ATTORNEY

DECEMBER 28, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ELOUISE PAGAN A/K/A ELOUISE PAGEN IN AND TO:

ALL THAT CERTAIN piece or parcel of land being known as Lots Nos. 134 and 135 in the Oak Park Plan of Lots in the City of Farrell, Mercer County, Pennsylvania, said plan recorded in Mercer County Plan Book

1, Page 103, and being bounded and described as follows:

On the North by Lot No. 46 in said Plan, a distance of 100 feet; On the East by Hoon Avenue for a distance of 62 feet;

On the South by Lot No. 133 in said Plan, a distance of 100 feet; and On the West by an alley, a distance of 62 feet.

HAVING THEREON ERECTED A DWELLING KNOWN AS 320 HOON AVENUE, FARRELL, PA 16121.

Tax Map # 52-432-096.

Computer I.D. # 52-21700

BEING THE SAME PREMISES WHICH Emily Wright et al by deed dated 05/26/09 and recorded 06/10/09 in Mercer County Instrument No. 2009-00006015, granted and conveyed to Elouise Pagan.

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 ELOUISE PAGAN A/K/A ELOUISE PAGEN UNDER MERCER COUNTY JUDGMENT NO. 2014-03908

JUDGMENT \$ 58,861.92

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

**WRIT OF EXECUTION  
NO. 2015-02551**

SHAPIRO & DENARDO LLC PLAIN-  
TIF'S ATTORNEY

NOVEMBER 18, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KRISTAL LYNN ANSELL IN AND TO:

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF GREENVILLE IN THE COUNTY OF MERCER AND THE COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESCRIBED AS THE "PARCEL TO BE CONVEYED" IN THE SUBDIVISION PLAN OF EDWARD L. SAFFORD, ET UX, KNOWN AS THE "SUBDIVISION OF LOT NO. 240 OF THE ORIGINAL ANDRES ADDITION" PLAN OF WHICH WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MERCER COUNTY, PENNSYLVANIA ON MAY 28, 1975 IN PLAN BOOK 2, PAGE 28, SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTH EDGE OF THE RIGHT OF WAY OF NORTH PARK BOULEVARD AT LINE OF OTHER LAND NOW OR FORMERLY OF WILLIAM C. BARTLETT, ET UX, THENCE NORTH 0° 41' WEST, A DISTANCE OF 62.87 FEET TO AN IRON PIN AT LINE OF REMAINING LAND OF EDWARD L. SAFFORD, ET UX; THENCE NORTH 89° 19' EAST, A DISTANCE OF 40 FEET ALONG LINE OF REMAINING LAND OF EDWARD L. SAFFORD, ET UX, TO AN IRON PIN; THENCE SOUTH 0° 41' EAST, A DISTANCE OF 63.84 FEET ALONG LINE OF LAND NOW OR FORMERLY OF WILLIAM HARPER TO AN IRON PIN AT THE NORTH EDGE OF NORTH PARK BOULEVARD; THENCE NORTH 89° 18' WEST, A DIS-

TANCE OF 40.15 FEET ALONG THE NORTH EDGE OF THE RIGHT OF WAY OF NORTH PARK BOULEVARD TO THE POINT AND PLACE OF BEGINNING; SAID DESCRIPTION BEING IN ACCORD WITH THE SURVEY OF SOME BY D.E. FREW, REGISTERED SURVEY ENGINEER NO. 10817-E DATED DECEMBER 23, 1974.

AND ALL THAT CERTAIN TRACT OR PARCEL OF LAND WITH TWO STORY FRAME DWELLING AND FRAME BARN ERECTED THEREON SITUATE ON THE EASTERLY SIDE OF NEWS STREET IN THE BOROUGH OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA. SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTIONS OF NEWS STREET AND NORTH PARK BOULEVARD; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF NORTH PARK BOULEVARD 85.30 FEET ON LOT NO. 240 IN THE ANDREWS ADDITION; THENCE IN A NORTHERLY DIRECTION 62.37 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG LAND NOW OR FORMERLY OF PETER SAYLOR ABOUT 85 FEET TO NEWS STREET; THENCE IN A SOUTHERLY DIRECTION ALONG NEWS STREET 58.12 FEET TO THE PLACE OF BEGINNING.

BEING IDENTIFIED AS TAX NUMBER 55-535-005

BEING THE SAME PREMISES which Justin Ramer and Ashley Oesterling, now known as Ashley Ramer, husband and wife, by Deed dated 10/30/09 and recorded 11/2/09 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument #2009-00011807, granted and conveyed unto Kristal Lynn Ansell, unmarried, in fee.

LOCATION — 18 NEWS STREET, GREENVILLE PA

JUDGMENT - \$ 93,730.25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KRISTAL LYNN ANSELL AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION  
NO. 2015-02233**

SHAPIRO & DENARDO LLC PLAIN-  
TIF'S ATTORNEY

DECEMBER 7, 2015 LEVIED ON THE FOLLOWING

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

ALL that certain lot or piece of land situate in the City of Sharon, County of Mercer and State of Pennsylvania, being LOT NUMBER "Y" in a plan designated as PETRINI'S SIXTH SUBDIVISION, recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 5 at Page 93 which plan is a subdivision of certain lots in the Federal Heights Plan of Lots as laid out by D. G. Bastress on September 4, 1920, approved by the Planning Commission of the City of Sharon on September 7, 1920 and recorded in the Recorder's Office in Plan Book 1, at Page 118, said Lot Number "Y" being parts of Lots Numbered Two hundred forty-eight (248) and Two hundred forty-nine (249) in said Federal Heights Plan of Lots, and being more particularly bounded and described as follows:

On the North by Lot Number "Z" in said Petri's Sixth Subdivision, a distance of one hundred nineteen and ninety-six hundredths (119.96) feet;

On the East by Carnegie Road, a distance of sixty (60.0) feet;

On the South by Lot Number "X" in said Petri's Sixth Subdivision, a distance of one hundred nineteen and ninety-six hundredths (119.96) feet; and

On the West by part of Lot Number Two Hundred fifty-one (251) in the Federal Heights Plan of Lots, a distance of sixty (60.0) feet.

This conveyance is expressly made and accepted subject to a building lien forty (40) feet from the street line of said lots, and to a right of way granted to the United Natural Gas Company, and to the restrictions that only one single dwelling house shall be constructed on the land hereby conveyed, the cost of which dwelling must be a sum in excess of \$3,500.00. This conveyance is also expressly subject to the conditions, covenants, restrictions and reservations contained in deeds and agreements in prior chain of title and/or appearing in said recorded plan.

Parcel Number: 4-AI-65Y

Control Number: 71-3650

BEING THE SAME PREMISES which Janice A. Passell, single, Allen G. Ross, married, joined by his wife Ruth Ross, by Deed dated 3/9/10 and recorded 3/16/10 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument #2010-00002184, granted and conveyed unto Patricia A. Baker, a single woman, in fee.

LOCATION - 688 CARNEGIE AVENUE, SHARON PA

JUDGMENT - \$ 50,477.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PATRICIA A. BAKER AT THE SUIT OF THE PLAINTIFF CARRINGTON MORTGAGE SERVICES, LLC

**WRIT OF EXECUTION  
NO. 2015-02511**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY

DECEMBER 28, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JEFFREY A. CHAMBERLAIN AND TONYA A. CHAMBERLAIN IN AND TO:

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

On the North by lands now or formerly of Walter A. Scott, et ux, a distance of four hundred thirty-six (436) feet; on the East by lands now or formerly of Joseph Guster, Sr., a distance of one hundred (100) feet; on the South by lands now or formerly of Joseph Guster, Sr., a distance of four hundred thirty-six (436) feet; and, on the West by the centerline of Carrier Road, formerly known as Bald Hill Road, a distance of one hundred (100) feet.

To the best of the knowledge of first parties, there are no hazardous wastes located on or buried in or under the land which is the subject of this conveyance.

Parcel number is 23-106-021.

BEING THE SAME PREMISES which Jeffrey A. Chamberlain and Tonya A. Chamberlain, formerly Tonya A. Zoky, husband and wife, by Deed dated 4/12/96 and recorded 4/18/96 in the Office of the

Recorder of Deeds in and for the County of Mercer, in Deed Book 210, Page 702, and Instrument #1996-05028, granted and conveyed unto Jeffrey A. Chamberlain and Tonya A. Chamberlain, husband and wife, in fee,

LOCATION - 154 CARRIER ROAD, TRANSFER PA

JUDGMENT - \$ 49,041.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JEFFREY A. CHAMBERLAIN AND TONYA A. CHAMBERLAIN AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE Limited Liability Company

**WRIT OF EXECUTION  
NO. 2015-02232**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY

DECEMBER 8, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DEBRA LEE BOOKER, HARRY JOSEPH BOOKER, BONNIE J. PARSONS AND LIONEL B. PARSONS IN AND TO:

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

BEGINNING at a point in the center of the Grove City-Sandy Lake Improved State Highway, also known as T.R. 173, at the Southwest corner of the land hereby described; thence North 20° 15 minutes East, along the center of said Highway, 197.54 feet; thence South 86° 25 minutes East, by land of William Gibson, 236.77 feet to an iron pin; thence North 20° 15 minutes East, by land of Gibson, 85.00 feet to an iron pin; thence South 86° 25 minutes East, along land of Robert H. Russell, 240.71 feet to an iron pin; thence South 20° 15 minutes West, by land of Russell, 297.56 feet to an iron pin; thence North 86° 25 minutes West, by land of Donald A. Morford, 242.38 feet to an iron pin; thence North 82° 51 minutes West, by land of Floyd McFarland, Jr., 231.24 feet to a point in the center of the Grove City-Sandy Lake Road, also known as T.R. 173, the point and place of beginning.

PARCEL No.: 22 193 031

BEING KNOWN AS: 916 North Broad Street, Grove City, PA 16127

BEING the same premises which Mercer County Tax Claim Bureau, Trustee, of the County of Mercer and Commonwealth of Pennsylvania, Harry Joseph Booker and Debra Lee Booker, by Deed dated December 23, 2010 and recorded January 10, 2011 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book 2011, Page 00005650, granted and conveyed unto Lionel B. Parsons and Bonnie J. Parsons.

JUDGMENT - \$160,831.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DEBRA LEE BOOKER, HARRY JOSEPH BOOKER, BONNIE J. PARSONS AND LIONEL B. PARSONS AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-2 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES 2006-2 C/O OCWEN LOAN SERVICING Limited Liability Company

**WRIT OF EXECUTION  
NO. 2015-02807**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY

NOVEMBER 18, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) NICOLE RENEE KRESS IN AND TO:

ALL THAT TRACT OF LAND situate in the borough of Sandy Lake, Mercer county, Pennsylvania, bounded and described as follows:

COMMENCING at a point in the centerline of a public road or street known as Lake street (now known as Franklin street), also known as s. r. 0062, which point of beginning is the northwest corner of the lot hereby conveyed; thence along the centerline of said lake street (now known as franklin street), north 83 degrees 34 minutes 40 seconds east, a distance of 78.05 feet to a point in the centerline thereof; thence continuing along the centerline of said Lake street (now known as Franklin street), north 78 degrees 45 minutes 40 seconds east, a distance of 45.14 feet to a point in the centerline, said point being the northeast corner of the lot hereby conveyed, and the northwest corner of parcel 2 as referred to in 1991 d.r. no. 14862; thence along the line of said parcel 2 as referred to 1991 d.r. no. 14862, south 08 degrees 56 minutes east, a distance of 252.26 feet to an iron pin; thence along the line of land now or formerly of the heirs of Margaret a. Hunder or Ray Kaltenbaugh, south 57 degrees 19 minutes 50 seconds west, a distance of 181.01 feet to an iron pin; thence along the line of land now or formerly of john 1. o'neil north 01 degrees 30 minutes west a distance of 329.50 feet to a point in the centerline of said Lake street (now known as Franklin street), the point and place of beginning; and containing 0.94 of an acre of land to the centerline of said lake street (now known as Franklin street), per survey of jerry e. church, r. s dated October 28, 1991 attached to deed recorded at 1991 d.r. no. 14862, being lot no. 1, of said survey

ALSO KNOWN AS 5356 Franklin. Street, Sandy Lake, PA 16145-3634

PARCEL ID 67593017

BEING the same premises which Kenneth L. Tenney Jr. and Patricia J. Tenney, husband and wife by Deed dated January 18, 2005 and recorded January 19, 2005 in the Office of the Recorder of Deeds in and for Mercer County in Deed/Book or Instrument # 2005-000915 granted and conveyed unto Nicole Renee Kress.

JUDGMENT - \$ 95,839.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NICOLE RENEE KRESS AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1 C/O OCWEN LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2015-02997**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY

DECEMBER 7, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DEREK W. PFLEGER AND HEATHER PFLEGER A/K/A HEATHER M. 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 as 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 07° 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° 16' East along said road, a distance of 100 feet to a point; thence North 85° 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.

BEING KNOWN AS: 658 Kinsman Rd, Jamestown, PA 16134

PROPERTY ID NO.: 08-014-009

TITLE TO SAID PREMISES IS VESTED IN DEREK W. PFLEGER AND HEATHER M. PFLEGER, HUSBAND AND WIFE BY DEED FROM DAVID R. MISCHICK AND KAREN L. MISCHICK, HUSBAND AND WIFE DATED 09/09/1999 RECORDED 09/16/1999 IN DEED BOOK 0306 PAGE 1708 OR AT INSTRUMENT NUMBER .

JUDGMENT - \$132,133.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DEREK W. PFLEGER AND HEATHER PFLEGER A/K/A HEATHER M. PFLEGER AT THE SUIT OF THE PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL

**MORTGAGE CO. OF PENNSYLVANIA  
WRIT OF EXECUTION  
NO. 2015-00335**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY

NOVEMBER 25, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNITED STATES OF AMERICA, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY PONDER, CATRINA PONDER A/K/A CATRINA M. PONDER, DOMINIQ A. PONDER, W.L. PONDER A/K/A WENDELL PONDER A/K/A WENDELL L. PONDER II, AND PEGGY PONDER, LAST RECORD OWNER IN AND TO:

PARCEL ONE:

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

BEGINNING AT A POINT ON THE EAST LINE OF MERCER AVENUE AT THE SOUTHWEST CORNER OF THAT PORTION OF LANDS NOW OR FORMERLY OF THE VALLEY MOULD AND IRON COMPANY'S LANDS KNOWN AS THE CRANE SHED LOT; THENCE ALONG THE SOUTH LINE OF LANDS NOW OR FORMERLY OF THE VALLEY MOULD AND IRON CORPORATION, NORTH SIXTY-SIX DEGREES SIXTEEN MINUTES EAST (N66 DEGREES 16'E) A DISTANCE OF ONE HUNDRED SIXTY-THREE AND FOURTEEN HUNDREDTHS (163.14)

FEET TO A POINT; THENCE ALONG LANDS NOW OR FORMERLY OF VALLEY MOULD AND IRON CORPORATION SOUTH TWENTY-ONE DEGREES THIRTY-TWO MINUTES THIRTY SECONDS EAST (8 21 DEGREES 32' 30"E), A DISTANCE OF SIXTY (60) FEET, MORE OR LESS, TO A POINT ON THE NORTH SIDE OF A TWELVE-FOOT ALLEY; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID TWELVE-FOOT ALLEY, A DISTANCE OF ONE HUNDRED FIFTY-FIVE (155) FEET, MORE OR LESS, TO THE EAST SIDE OF MERCER AVENUE; THENCE NORTH ALONG THE EAST SIDE OF MERCER AVENUE, A DISTANCE OF SIXTY (60) FEET, MORE OR LESS TO THE PLACE OF BEGINNING. KNOWN AND NUMBERED AS 328 N. MERCER AVENUE.

IT IS TO BE NOTED THAT PURSUANT TO ORDINANCE NO. 813 OF THE BOROUGH OF SHARPSVILLE, PENNSYLVANIA, DATED JANUARY 3, 1977, HEREBY REMOVED AND CANCELLED FROM THE PLAN OF STREETS AND ALLEYS THE TWELVE (12) FOOT ALLEY EXTENDING EASTWARDLY FROM THE EAST LINE OF MERCER AVENUE A DISTANCE OF 129 FEET TO THE LINE OF AN INTERSECTING ALLEY, AND BEING ABUTTED ON THE SOUTH BY LOTS NOS. 1 AND 2 OF THE J.H. TWITMYER ALLOTMENT AND THE NORTHERLY END OF AN INTERSECTING ALLEY AND BOUNDED ON THE NORTH SIDE BY THE WESTERLY 129 FEET OF LOT NO. 5 OF THE J. H. TWITMYER ALLOTMENT BEING THE ABOVE-DESCRIBED PARCEL. THEREFORE THE SOUTHERN BOUNDARY OF SAID LOT IS EXTENDED SIX (6) FEET INTO THE CENTERLINE OF THE FORMER ALLEY EXTENDING THE DISTANCE OF ONE HUNDRED FIFTY-FIVE (155) FEET, MORE OR LESS TO EAST SIDE OF MERCER AVENUE.

**PARCEL TWO:**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF SHARPSVILLE, MERCER COUNTY, PENNSYLVANIA AND BEING KNOWN AS LOT #6 AND PURSUANT TO SURVEY OF EDWARD WINSLOW, SURVEYOR, DATED AUGUST 15, 1986 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE RIGHT-OF-WAY LINE OF MERCER AVENUE, SAID POINT LOCATED TWO HUNDRED SEVENTY-TWO AND SEVENTY-EIGHT HUNDREDTHS (272.78) FEET NORTH FROM HIGH STREET; THENCE NORTH 29 DEGREES 57' 30" WEST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF NINETY-FIVE (95) FEET TO A POINT; THENCE NORTH 75 DEGREES 38' 30" EAST ALONG LANDS NOW OR FORMERLY OF JAMES MOYER FOR A DISTANCE OF ONE HUNDRED SEVENTY-EIGHT AND 26 HUNDREDTHS (178.26) FEET TO A POINT; THENCE SOUTH 21 DEGREES 36' EAST ALONG LANDS NOW OR FORMERLY OF CAMPAGNA FOR A DISTANCE OF SIXTY-FIVE AND FORTY-EIGHT HUNDREDTHS (65.48) FEET TO A POINT; THENCE SOUTH 66 DEGREES 16' 40" WEST ALONG LANDS NOW OR FORMERLY OF DARYL ANDERSON FOR A DISTANCE OF ONE HUNDRED SIXTY-THREE AND FOURTEEN HUNDREDTHS (163.14) FEET TO A POINT AND PLACE OF BEGINNING.

THIS SUBDIVIDED PARCEL WAS

APPROVED ON CONDITION THAT IT BECOME A PART OF LANDS NOW OR FORMERLY OF DARYL ANDERSON. THE RECORDED PLAN SPECIFIED THAT IT IS NOT BE CONSIDERED A SEPARATE LOT FOR RECONVEYANCE PURPOSES.

TAX MAP NO. 72 801 006

DISTRICT/CONTROL NO. 72 9260

PROPERTY ADDRESS -328 N. MERCER AVENUE, SHARPSVILLE, PA 16150 AS DESCRIBED IN MORTGAGE BOOK 366, PAGE 2457

BEING KNOWN AS: 328 N Mercer Avenue, Sharpsville, PA 16150

PROPERTY ID NO.: 72-801-6

TITLE TO SAID PREMISES IS VESTED IN PEGGY PONDER, SINGLE AND WENDELL L. PONDER, II, MARRIED, AND CATRINA M. PONDER, MARRIED, AND DOMINIQ A. PONDER, SINGLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM PEGGY PONDER, SINGLE DATED 02/01/2013 RECORDED 04/24/2013 IN DEED BOOK Instrument #2013-00007350 PAGE OR AT INSTRUMENT NUMBER .

JUDGMENT - \$ 39,241.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNITED STATES OF AMERICA, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY PONDER, CATRINA PONDER A/K/A CATRINA M. PONDER, DOMINIQ A. PONDER, W.L. PONDER A/K/A WENDELL PONDER A/K/A WENDELL L. PONDER H, AND PEGGY PONDER, LAST RECORD OWNER AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION

**WRIT OF EXECUTION**

**NO. 2010-02060**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY

DECEMBER 28, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ESTATE OF NELLIE ANN SORG C/O FRANK MARTIN, ADMINISTRATOR OF THE ESTATE OF NELLIE ANN SORG, FRANK MARTIN, ADMINISTRATOR OF THE ESTATE OF NELLIE ANN SORG, PATRICIA MARTIN, KNOWN HEIR OF NELLIE ANN SORG, DOLORES A. TAYLOR, RAYMOND G. TAYLOR AND UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NELLIE ANN SORG, DECEASED IN AND TO:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE ON THE EASTERLY SIDE OF THE GREENVILLE-SHARON STATE HIGHWAY #18, PYMATUNING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, SAME BEING ORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF SAID GREENVILLE-SHARON HIGHWAY #18 SAID POINT BEING 1,303.93 FEET SOUTHERLY FROM THE INTERSECTION OF THE HAMBURG-TRANSFER ROAD, NOW KNOWN AS EDGEWOOD DRIVE, AS THE SAID HIGHWAY #18 APPEARS ON THE SURVEY DATED JULY 26, 1956, PREPARED BY INO C. KATHER,

SAID POINT BEING THE NORTH-WESTERLY CORNER OF TRACT CONVEYED; THENCE EASTERLY ALONG LANDS NOW OR FORMERLY OF JAMES WINNER AND ROSS WEAVER A DISTANCE OF 690.5 FEET TO A POINT; THENCE SOUTHERLY ALONG LAND NOW OR FORMERLY OF GEORGE SENN A DISTANCE OF 96 FEET TO A POINT; THENCE WESTERLY ALONG LAND NOW OR FORMERLY OF EMIL WAEDA A DISTANCE OF 684.5 FEET TO A POINT IN THE CENTER OF SAID GREENVILLE-SHARON STATE HIGHWAY; THENCE NORTHERLY ALONG THE CENTER OF SAID STATE HIGHWAY A DISTANCE OF 96 FEET TO A POINT; WHICH POINT IS THE PLACE OF BEGINNING. PARCEL #23-094-334 CONTROL # 23-2340 DBV/PG 98DR16140

BEING KNOWN AS: 3598 North Hermitage Road, Transfer, PA 16154

PROPERTY ID NO.: 23-094-334-000

TITLE TO SAID PREMISES IS VESTED IN Gilbert C. Sorg, Jr. and Nellie Ann Sorg, husband and wife BY DEED FROM Nellie Ann Sorg and Gilbert C. Sorg, Jr., her husband and Richard Dale Ferguson and Marie Ferguson, husband and wife DATED 08/27/1998 RECORDED 08/28/1998 IN DEED BOOK 98 DR 16140 PAGE OR AT INSTRUMENT NUMBER .

JUDGMENT - \$139,845.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ESTATE OF NELLIE ANN SORG C/O FRANK MARTIN, ADMINISTRATOR OF THE ESTATE OF NELLIE ANN SORG, PATRICIA MARTIN, KNOWN HEIR OF NELLIE ANN SORG, DOLORES A. TAYLOR, RAYMOND G. TAYLOR AND UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NELLIE ANN SORG, DECEASED AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-B, ASSET BACKED PASS-THROUGH CERTIFICATES

**WRIT OF EXECUTION**

**NO. 2015-00889**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY

NOVEMBER 18, 2015 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) TIMOTHY N. WEILACKER AKA TIMOTHY N. WEILAKER IN AND TO:

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

BEGINNING at a point where the center line of State Route 3039, also known as Valley Road, formerly known as Bend Road, intersects with the center line of State Route No 3020, also known as Lamor Road, also known as the Mercer-Sharpville Road; thence North 1° 10' West along the center line of Valley Road for a distance of 796.63 feet to a point thence South 87° 24' East along land of Clara Steingrabe for a distance of 761.86 feet to a point an iron pin; thence South 0° 55' West along land of Donald E. Seidle for a distance of 315.89 feet to a point, an iron pin: thence North 89° 5' West along land of Charles and Doris Thorpe for a distance of 423.20 feet to a

point an iron pin; thence South 1° 45' East along land of Thorpe for a distance of 399.28 feet to a point in the center line of Lamor Road; thence South 89° 3' West along the center Line of said Lamor Road for a distance of 126.99 feet to a point; thence South 75° 39' West along the center line of said Lamor Road for a distance of 208.36 feet to a point the place of beginning.

BEING KNOWN AS: 3007 Valley Road, Mercer, PA 16137

PROPERTY ID NO.: 14-149-068

TITLE TO SAID PREMISES IS VESTED IN Timothy N. Weilaker, single BY DEED FROM Andrew C. James, single DATED 06/11/2008 RECORDED 07/16/2008 IN DEED BOOK Instrument #2008-00008634.

JUDGMENT - \$110,782.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TIMOTHY N. WEILACKER AKA TIMOTHY N. WEILAKER AT THE SUIT OF THE PLAINTIFF OCWEN LOAN SERVICING, Limited Liability Company

**WRIT OF EXECUTION**

**NO. 2015-03466**

WILLIAM J MODER III PLAINTIFF'S ATTORNEY

JANUARY 4, 2016 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in Perry Township, Mercer County, Pennsylvania, being known and numbered as Lot No. 1 in the Final Grace Lessig Subdivision recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, at 01 P.L. 17409-237, said Lot No. 1 being more particularly bounded and described as follows:

BEGINNING at a point on the centerline of Loper Road, T-690, such point being the northeast corner of said lot, Thence South 6° 30' 45" West along the centerline of Loper Road, T-690, a distance of 421.22 feet to a point; Thence North 82° 54' West along lands now or formerly of John T. Krantz, a distance of 220 feet to an iron pin; Thence North 6° 30' 45" East along lands now or formerly of Grace E. Lessig, a distance of 387.70 feet to an iron pin; Thence North 88° 25' 10" East along lands now or formerly of Grace E. Lessig, a distance of 222.21 feet to a point on the centerline of Loper Road, T690, which is the place of beginning, and containing 2.04 acres.

BEING AND INTENDED TO BE the same land conveyed to Jeremy D. Heckman by Deed of Grace E. Lessig, widow and unmarried, dated June 8, 2006, and recorded June 16, 2006, in the Office of the Recorder of Deed of Mercer County, Pennsylvania at Instrument No. 2006 D.R. 8911.

LOCATION - 117 LOPER ROAD, HADLEY PA

JUDGMENT - \$ 33,809.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JEREMY D. HECKMAN A/K/A JEREMY HECKMAN AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**TERMS OF SALE, MERCER COUNTY**

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

EACH PARCEL MAY BE BID SEPARATELY.

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

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

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

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

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

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

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

M.C.L.J. – February 9, 16, 23, 2016

**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 March 7th 2016, 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**

2011-003 Rakoci, Edna E., deceased;  
Thomas E. Rakoci & John W. Rakoci  
Co-Executors

**FIRST AND FINAL**

2013-494 McGirr, Beverly J. a/k/a  
McGirr, Beverly Jean, deceased;  
Jonathan McGirr, Executor

2014-115 Hoch, Joanne a/k/a Hoch,  
Joanne K., deceased; Mary Leigh  
McCreary, Administratrix

2014-178 Porter, Lucy A., deceased;  
Luann Thull & Linda Miklos, Co-  
Executrices

2014-288 Hitchcock, Wallace Nelson  
a/k/a Hitchcock, W. Nelson, deceased;  
Daniel N. Hitchcock & Jerry K.  
Hitchcock, Co-Executors

2014-318 Bucciarelli, Soccy Louis  
a/k/a Bucciarelli, Soccy L. a/k/a Bucciarelli, Socci L., deceased;  
Kathryn Ann Fortuna & Carol Rose  
Novelli, Co-Executrices

2014-343 Anderson, Jane M. a/k/a  
Anderson, Jane Mary, deceased;  
Therese M. Muscarella a/k/a Terri M.  
Muscarella, Executrix

2014-654 Schupp, Anna M. a/k/a  
Schupp, Anna Madeline, deceased;  
Cory Evan Schupp, Executor

Kathleen M. Kloos  
Register of Wills and Clerk of Or-  
phans' Court Division  
of the Court of Common Pleas  
Of Mercer County, PA  
112 Mercer County Courthouse  
Mercer, PA 16137  
M.C.L.J. – February 2, 9, 16, 23, 2016