

# Mercer County Law Journal

Digital Edition  
APRIL 12, 2016  
VOL. 32 - ISSUE 137

## 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

#### **BENCE, ETHEL MARIE a/k/a ETHEL M. BENCE a/k/a ETHEL BENCE**

2016-153

Late of Sandy Lake Twp., Mercer Co., PA

Executor: Richard Ray Bence, 132 Kanesholm Road, Kane, PA 16735  
Attorney: Stephen L. Kimes

#### **EWING, MARGARET B. a/k/a EWING, MARGARET ANN**

2016-154

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

Co-Executor/Executrices: Robert Murchie Ewing, 6430 High Creek Court, Charlotte, NC 28277; Mary Black Ewing, 610 Terrace Ave., Grove City, PA 16127; Linda Ruth Dausch, 50 Forest St., Stamford, CT 06901

#### **FILER, ANNABEL L. a/k/a FILER, ANNABEL**

2016-160

Late of Findley Twp., Mercer Co., PA  
Executor: Larry L. Filer, 1737 Scrubgrass Road, Mercer, PA 16137

Attorney: Timothy L. Bonner

#### **MERCHANT, ABRAM H.**

2016-155

Late of South Pymatuning Twp., Mercer Co., PA  
Administratrix: Sherry Merchant, 4139 Saranac Dr., Sharpsville, PA 16150

Attorney: Melissa Merchant-Calvert

#### **STULL, OWEN R. a/k/a STULL, OWEN ROBERT**

2016-157

Late of Clark Borough, Mercer Co., PA

Executor: Paul M. Tomko, 1248 Monticello Dr., Hermitage, PA 16148  
Attorney: Peter C. Acker

#### **WHYTE, BETTY V.**

2016-152

Late of Grove City Borough, Mercer Co., PA

Executrix: Beatrice Miller, 1619 Scrubgrass Rd., Mercer, PA 16137  
Attorney: Brenda K. McBride

### SECOND PUBLICATION

**COOLEY, BETTY IRENE a/k/a COOLEY, BETTY I. a/k/a COOLEY, BETTY R. a/k/a COOLEY,**

#### **BETTY**

2016-144

Late of Hempfield Twp., Mercer Co., PA

Executor/Executrix: Spencer Allen Cooley, 9937 Atlantic Rd., Atlantic, PA 16111; Kathy L. Elder, 2099

Mercer Rd., Fredonia, PA 16124

Attorney: Joseph M. Gula

#### **DAFFIN, JEAN MARIE a/k/a DAFFIN, JEAN M. a/k/a DAFFIN, JEAN**

2016-147

Late of Hermitage, Mercer Co., PA

Executor: Gary Sigler, 2620 Old Hickory Court, Hermitage, PA 16148  
Attorney: Wade M. Fisher

#### **HOECK, ERIC T. a/k/a HOECK, ERIC THOMAS**

2016-145

Late of Hempfield Twp., Mercer Co., PA

Administrator: Christian T. Hoeck, 30 Leech Rd., Greenville, PA 16125

Attorney: James E. Douglas

#### **KIRKLAND, SIMONE**

2011-061

Late of Sharon, Mercer Co., PA

Administrator: Joseph Kirkland, P. O. Box 316, Sharon, PA 16146

Attorney: David A. Miller, 608 W. Oak St., Frackville, PA 17931

#### **UNGER, KEVIN LEROY a/k/a UNGER, KEVIN L. a/k/a UNGER, KEVIN**

2016-146

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

Administrator: Christopher D. Unger, 108 Delaware Dr., Coraopolis, PA 15108

Attorney: Stephen L. Kimes

### THIRD PUBLICATION

#### **BROWN, RUTH M. a/k/a BROWN, RUTH A., a/k/a BROWN, RUTH ARDELL**

2016-135

Late of Grove City Boro, Mercer Co., PA

Executor/Executrix: Larry Lee Palmer, 140 Smith Rd., Slippery Rock, PA 16057; Debra Palmer, 140 Smith Rd., Slippery Rock, PA 16057

Attorney: Brenda K. McBride

#### **CARRUTHERS, MARY LOU**

2016-137

Late of Grove City Boro, Mercer Co., PA

Executrix: Brenda K. McBride, 211 S. Center St., Grove City, PA 16127

Attorney: Brenda K. McBride

#### **HEINI, MICHAEL NICHOLAS a/k/a HEINI, MICHAEL N. a/k/a HEINI, MICHAEL N., SR. a/k/a HEINI, MICHAEL**

2016-140

Late of E. Lackawannock Twp., Mercer Co., PA

Executrix: Alice Jane Heini, 169 Cannery Road, New Wilmington, PA 16142

Attorney: Stephen L. Kimes

#### **HITCHCOCK, JERRY KEITH a/k/a HITCHCOCK, JERRY K.**

2016-132

Late of Greene Twp., Mercer Co., PA  
Executrix: Tami Renee Estep, 267 Elm Circle, Cortland, OH 44410

Attorney: Jay R. Hagerman

#### **HUTTON, DONNA**

2016-131

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

Executrix: Laurie Bartalone a/k/a Lori Bartolone, 446 Hadley Rd., Greenville, PA 16125

Attorney: Jay R. Hagerman

#### **KURITZ, MICHAEL**

2016-141

Late of Hermitage, Mercer Co., PA

Co-Executors: Donald Kuritz, 80 Wren Way, Washington, PA 15301; Richard Kuritz, 1119 Greenfield Rd., Hermitage, PA 16148

Attorney: Douglas M. Watson

#### **MOORE, JOHN THOMAS a/k/a MOORE, JOHN T.**

2016-133

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

Administratrix: Bonnie Lynn Moore, 182 N. Summit Rd., Greenville, PA 16125

Attorney: Wade M. Fisher

#### **MURRAY, MARY JOANNE**

2016-134

Late of Sharpsville Boro, Mercer Co., PA

Executor: Patrick Murray, 4060 Blue Jay Dr., Sharpsville, PA 16150; Michael Murray, 7209 Penn Ave.#1, Pittsburgh, PA 15208

Attorney: Wade M. Fisher

#### **STABLES, BARBARA M. a/k/a STABLES, BARBARA A.**

2016-136

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

Executrix: Stacey K. Stafford, 626 Wendemere Dr., Hubbard, OH 44425

Attorney: Warren R. Keck, III

#### **WILLAMAN, BARBARA SUE**

2016-143

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

Executor: Rodney D. Willaman, 1234 Oklahoma Ave., Pittsburgh, PA 15216

Attorney: Plimpton L. Graul, Jr.

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON  
PLEAS  
OF MERCER COUNTY,  
PENNSYLVANIA

## CIVIL ACTION – LAW

NO. 2012-1823

Nationstar Mortgage LLC, Plaintiff vs. MIRANDA ROYER, IN HER CAPACITY AS HEIR OF JEFFREY K. ROYER, DECEASED, JEFFREY D. ROYER, IN HIS CAPACITY AS HEIR OF JEFFREY K. ROYER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY K ROYER, DECEASED, Defendants

### NOTICE

TO: All Other Heirs of Jeffrey K. Royer, Known or Unknown, Defendant(s), whose last known address is 509 Greenwood Drive, Grove City, PA 16127-2204.

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TAKE NOTICE that the real estate located at 509 Greenwood Drive, Grove City, PA 16127-2204, is scheduled to be sold at Sheriff's Sale on July 11, 2016 at 10:00 A.M., at the Mercer County Courthouse, Diamond Street, Mercer County, PA to enforce the court judgment of \$98,424.87, obtained by Nationstar Mortgage LLC, against you. Property Description: Prop. sit in the Borough of Grove City, Mercer County. BEING prem.: 509 Greenwood Drive, Grove City, PA 16127-2204. Tax Parcel: #59-556-010. Improvements consist of residential property. Sold as the property of Jeffrey K. Royer. Terms Of Sale: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Mercer County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers, Kirm & Associates, LLC,  
Attys. for Plaintiff  
Eight Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
(215) 942-2090

M.C.L.J. – April 12, 2016

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON  
PLEAS  
OF MERCER COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2015-2812

U.S. Bank National Association s/b/m to U.S. Bank National Association, ND, Plaintiff vs. Tyrell McLean, in His Capacity as Heir of Eudice Pauline Williams, Deceased, Donald Williams, in His Capacity as Heir of Eudice Pauline Williams, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Eudice P. Williams Deceased, Defendants TO: The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Eudice P. Williams Deceased, Defendant(s), whose last known address is 677 Sherman Avenue, Sharon, PA 16146.

AMENDED COMPLAINT IN  
MORTGAGE FORECLOSURE  
You are hereby notified that Plaintiff, U.S. Bank National Association s/b/m to U.S. Bank National Association, ND, has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Mercer County, Pennsylvania, docketed to NO. 2015-2812, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 677 Sherman Avenue, Sharon, PA 16146, whereupon your property would be sold by the Sheriff of Mercer County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE, IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE

PERSONS AT A REDUCED FEE  
OR NO FEE.

Mercer County  
Lawyer's Referral Service  
c/o Mercer County Bar Assn.  
P.O. Box 132, Hermitage, PA 16148,  
724.342.3111

Jill Manuel-Coughlin, Amanda L. Rauer, Jolanta Pekalska, Harry B. Reese & Matthew J. McDonnell, Attys. for Plaintiff  
POWERS, KIRN & ASSOCIATES, LLC  
Eight Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
(215) 942-2090  
M.C.L.J. – April 12, 2016

IN RE: Petition for Change of Name  
of Parker T. Burrows

LEGAL NOTICE CHANGE OF  
NAME HEARING NOTICE IS  
HEREBY GIVEN that on March 16,  
2016, the Petition of Christina M.  
Sheirer was filed, praying for a decree  
to change the name of Parker T. Burrows  
to Parker T. Sheirer in accordance  
with 54 Pa.C.S.A. §701 and 702.  
The Court has fixed April 28, 2016, in  
Courtroom No. 2, of the Mercer  
County Courthouse, Mercer, Pennsylvania,  
as the time and place for hearing  
of said Petition when and where  
those who wish to oppose said Petition  
may appear.

Alissa E. Kretser, Esquire  
Wallace & Dibble, LLC  
47 Clinton Street  
Greenville, PA 16125  
(724) 588-5005  
M.C.L.J. – April 12, 2016

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

Notice is hereby given of the administration of **THE HELEN L. WANCHIK TRUST AGREEMENT DATED MARCH 29, 2010, HELEN L. WANCHIK**, the Settlor of the Trust, a resident of West Salem Township, Mercer County, Pennsylvania, died on March 23, 2016. All persons having claims against Helen L. Wanchik are requested to make known the same to the Trustees or attorney named below. All persons indebted to Helen L. Wanchik are requested to make payment without delay to the Trustees or attorney named below:

Susanne Glosner, Trustee  
130 East Avenue  
Greenville, PA 16125

David A. Lewis, Trustee  
9 Williamson Road  
Greenville, PA 16125

or their attorney

Carolyn E. Hartle, Esquire  
HARTLE ELDER LAW PRACTICE, LLC  
1621 Dutch Lane  
Unit 102  
Hermitage, PA 16148  
M.C.L.J. – April 12, 19, 26, 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 May 2nd 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 ACCOUNT

2008-384 Fassinger, James J., deceased; Mary Jane Fassinger Lee, Heather Wiley, Elizabeth Fassinger, Co-Executrices

FIRST AND FINAL ACCOUNT

2013-293 Heim, Robert C. a/k/a Heim, Robert, deceased; Sharyn Diurba, Executrix

2013-335 Miller, Andrew M., deceased; Robert L. Miller, Administrator

2013-590 Vournous, John James, deceased; Kara A. Vournous, Administratrix

2015-051 Novotny, Joseph E. a/k/a Novotny, Joseph, deceased; James P. Epstein, Executor

2015-092 Miller, Paul L., Jr. a/k/a Miller, Paul Lorenzo, Jr., deceased; Chuck Mowry a/k/a Charles P. Mowry, Executor

2015-197 Arnold, Elizabeth, deceased; First National Trust Company, Archie O. Wallace, Co-Executors

FIRST AND FINAL ACCOUNT-  
GUARDIANSHIP

2007-735 Levine, Barbara, incapacitated; Farmers Trust Company f/k/a Butler Wick Trust Company, Guardian of Estate

Kathleen M. Kloos  
Register of Wills and Clerk of Orphans' Court  
Division of the Court of Common Pleas  
Of Mercer County, PA  
112 Mercer County Courthouse  
Mercer, PA 16137  
April 5, 12, 19, 26, 2016

**SHERIFF'S SALE**  
**MONDAY MAY 9, 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. Erie St., Mercer, Pa at the stated time and date, the following described real estate, subject to the TERMS OF SALE, as follows:

lows:

**WRIT OF EXECUTION**  
**NO. 2014-02303**

KML LAW GROUP PC PLAINTIFF'S  
ATTORNEY  
JANUARY 29, 2016 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT (S)  
BRIAN CLAYPOOLE AND KELLY  
CLAYPOOLE IN AND TO:

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

COMMENCING AT A POINT ON THE  
SOUTH SIDE OF BEECH STREET, 369  
FEET WEST OF SOUTHWEST CORNER  
OF BEECH AND HIGH STREET;  
THENCE WEST ALONG THE SOUTH  
LINE OF BEECH STREET, 31.18 FEET  
TO A POINT, BEING THE INTERSECTION  
OF THE SOUTH LINE OF BEECH  
AND THE SOUTH LINE OF WALNUT  
STREET; THENCE SOUTH 57° 15'  
WEST ALONG THE SOUTH LINE OF  
WALNUT STREET, 82.43 FEET TO A  
POINT; THENCE SOUTH 24° 32' WEST  
ALONG THE SOUTH LINE OF WALNUT  
STREET, 60.85 FEET TO A POINT,  
BEING THE INTERSECTION OF THE  
SOUTH LINE OF WALNUT STREET  
AND THE NORTH LINE OF A CERTAIN  
15 FOOT ALLEY; THENCE EAST  
ALONG THE NORTH LINE OF SAID 15  
ALLEY, 126 FEET; THENCE NORTH  
ALONG LAND PREVIOUSLY DEEDED  
TO JOHN PARRY, NOW OR FORMERLY  
OWNED BY STONEBORO PRESBYTERIAN  
CHURCH, 100 FEET TO THE PLACE OF  
BEGINNING.  
BEING TAX PARCEL ID. NO. 74-866-  
086-900

LOCATION - 4 BEECH STREET,  
STONEBORO, PA

JUDGMENT - \$ 70,675.69

SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF THE DEFENDANT  
(S) BRIAN CLAYPOOLE AND  
KELLY CLAYPOOLE AT THE SUIT OF  
THE PLAINTIFF MTGLQ INVESTORS,  
LP

**WRIT OF EXECUTION**  
**NO. 2015-03077**

KML LAW GROUP PC PLAINTIFF'S  
ATTORNEY  
FEBRUARY 5, 2016 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT (S)  
LAURA B. HOWARD AND JASON D.  
VASCONI IN AND TO:

PARCEL 1

All that certain piece or parcel of land  
situate in the City of Hermitage, (formerly  
Hickory Township), Mercer County, Pennsylvania,  
bounded and described as follows:

BEGINNING at a point in the center line  
of the South Neshannock Road, which point is  
the northeast corner of lands of first parties  
and the southeast corner of lands of second  
parties; thence South 85 degrees 0 minutes  
West along the present boundary line of the  
parties hereto, a distance of 236.50 feet, to  
an iron pin; thence South 11 degrees 5  
minutes East along other lands of first  
parties, a distance of 45 feet to an iron pin;  
thence North 75 degrees 9 minutes East  
through other lands of first parties, a  
distance of 215 feet to a point in the center  
line of said road; thence North 4 degrees  
25 minutes West along center line of said  
road, a distance of 4.5 feet to the place of  
beginning; pursuant to survey of Joseph Harris,

Engineer, dated May 27, 1966, hereto attached.

PARCEL 2

ALL that certain piece or parcel of land situate in the City of Hermitage, (formerly Hickory Township), Mercer County, Pennsylvania, bounded and described as follows:

On the north by land of John Brown; on the east by the New Wilmington-Neshannock Public Road; on the south by other land of Grantors; and on the west by land of Mary Winkle, having a frontage on said public road of 100 feet and extending westwardly of a uniform width, a distance of 33.5 rods to land of said Mary Winkle.

BEING the same parcels of land conveyed to Jason D. Vasconi, an unmarried man and Laura B. Howard, an unmarried woman, as joint tenants with the right of survivorship, by Deed of the Estate of Edith May Venetta, by Robert Owen Venetta and Edith M. Aiken, Co-Executors dated October 31, 2006 and to be recorded.

PARCEL No. 12-172-085

BEING Known As: 2090 South Neshannock Road, Hermitage, PA 16148

JUDGMENT - \$ 61,151.83

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LAURA B. HOWARD AND JASON D. VASCONI AT THE SUIT OF THE PLAINTIFF GREEN TREE SERVING LLC

**WRIT OF EXECUTION  
NO. 2011-01739**

LAW OFFICES OF GREGORY JAVARDIAN PLAINTIFF'S ATTORNEY

JANUARY 29, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MELISSA HARTMAN A/K/A MELISSA BURNS IN AND TO:

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

BEGINNING at a point in the center line of the Sharon-Mercer Road. Also known as Route No. 62, which point of beginning is the Northwest corner of the parcel of land conveyed by this deed; thence South 2° 28' East along land now or formerly of Onnie R. Hynniman, et ux, a distance of 300 feet, to the center point of an iron pin placed in the property line of land now or formerly of Onnie R. Hynniman, et ux; thence North 87° 2' East along land now or formerly of Onnie R. Hynniman, et ux, a distance of 100 feet, more or less, to the center point of art iron pin; thence North 2° 21' West, along land now or formerly of Onnie R. Hynniman, et ux, a distance of 300 feet to a point in the center line of the Sharon-Mercer Road, also known as Route No. 62; thence 87° 2' West along the center line of the Sharon-Mercer Road, also known as Route No. 62, a distance of 100 feet to a point in the center of said road, which point is the place of BEGINNING.

BEING THE SAME PREMISES which Michael DePreta and Mary Jo DePreta, by Deed dated July 11, 2005 and recorded July 11, 2005 in the Office of the Recorder of Deeds in and for Mercer County in Instrument No. 2005-10719, granted and conveyed unto Melissa Burns.

BEING KNOWN AS: 7192 Market Street, Mercer, PA 16137

PARCEL #14-147-223

JUDGMENT - \$110,890.03

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MELISSA HARTMAN A/K/A MELISSA BURNS AT THE SUIT OF THE PLAINTIFF CITIZENS BANK OF PENNSYLVANIA

**WRIT OF EXECUTION  
NO. 2014-01059**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 5, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARY K. BENNETT IN AND TO

All that certain lot or piece of ground situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 97 Jefferson Avenue in the unrecorded Joseph Forker Plan, being more specifically bounded and described as follows:

Commencing at a point in the Westerly line of Jefferson Avenue, this point being also between the dividing line between the lot now or formerly owned by Turner and the lot herein described, the said point also being located a distance of 479.99 feet more or less Northwardly from the Northwest street corner formed by the intersection of the Westerly line of Jefferson Avenue and East State Street; thence Westwardly along the North line of land now or formerly of Turner, a distance of 141.26 feet; thence Northwardly along the land now or formerly of Rice, a distance of 41 feet; thence Eastwardly along the South line of lands now or formerly of Wareham, a distance of 141.01 feet to a point in the Westerly line of Jefferson Avenue; thence Southwardly along the Westerly line of Jefferson Avenue, a distance of 41 feet to a point, the place of beginning.

SUBJECT PROPERTY ADDRESS: 97 Jefferson Avenue, City of Sharon, PA 16146

BEING the same property conveyed to Mary K. Bennett who acquired title by virtue of a deed from Walter F. Turuck and Rosemarie Turuck, husband and wife, dated July 28, 2004, recorded November 19, 2004, at Instrument Number 2004-020164, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 69-12560

JUDGMENT - \$ 45,962.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARY K. BENNETT AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2006-RF4

**WRIT OF EXECUTION  
NO. 2012-01412**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 18, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH P. DETKO AND CONSUELO M. DETKO IN AND TO:

ALL THOSE CERTAIN TWO LOTS OF LAND DESIGNATED AS LOTS NOS. 113 AND 114 IN THE LEET ADDITION TO THE BOROUGH OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA, THE SAID LOTS BEING IN SIZE AND LOCATION, AND BOUNDED THE SAME AS SHOWN ON A CERTAIN MAP OF THE LEET ADDITION, RECORDED IN PLAN BOOK 1, PAGE 50.

SUBJECT PROPERTY ADDRESS: 35 Wilbur Street, Borough of Greenville, PA 16125

BEING the same property conveyed to Joseph P. Detko and Consuelo M. Detko, Son and Mother, Single and a Married Person, Respectively, As Tenants in Common who acquired title by virtue of a(n) Fee Simple Deed from Keith Scott Landfried and Janet Ohle Landfried, Husband and Wife, dated July 24, 2008, recorded July 25, 2008, at Deed Book 660, Page 692, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 55 521 068

LOCATION — 35 WILBUR STREET, GREENVILLE, PA

JUDGMENT - \$ 60,836.25

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

**WRIT OF EXECUTION  
NO. 2015-01820**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 3, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GARY W. DOUGLAS, AKA GARY DOUGLAS AND CASSANDRA L. DOUGLAS 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 Sixty-Two (62) in the H.M. Willson Plan of Lots, as recorded in the Records of Mercer County, Pennsylvania, in Plan Book 3, Page 149 and said lot being more specifically bounded and described as follows:

On the North by Lot Number Sixty-Three (63) in said plan, a distance of one hundred twenty-five (125) feet; on the East by lands now or formerly of Stevenson and Roberts, a distance of seventy-five (75) feet; on the South by Lot Number sixty-one (61) in said plan, a distance of one hundred twenty-five (125) feet; and on the West by Bentley Avenue, a distance of seventy-five (75) feet.

SUBJECT PROPERTY ADDRESS: 204 Bentley Avenue, City of Sharon, PA 16146

BEING the same property conveyed to Gary W. Douglas and Cassandra L. Douglas, husband and wife who acquired title by virtue of a deed from Dolores Willson, dated June 13, 2007, recorded June 15, 2007, at Instrument Number 200700008235, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 69-1300

JUDGMENT - \$150,163.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GARY W. DOUGLAS, AKA GARY DOUGLAS AND CASSANDRA L. DOUGLAS AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION  
NO. 2013-03791**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 3, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JENNIFER L. POP AND WILLIAM B. MEAD IN AND TO:

All that certain land situate in the City of Sharon, Mercer County, Pennsylvania, known and marked as Lot No. 60 in L. Budd's Addition, which said plan is recorded in the Recorder's Office of Mercer County in Plan Book 1, page 10 said Lot

No. 60 being more particularly bounded and described as follows:

On the North by Lot 59 in said Plan, a distance of 188.7 feet; on the East by South Irvine Avenue, a distance of 51.5 feet; On the South by Lot 61 in said Plan, a distance of 191.85 feet; and on the West by a 16 foot alley, a distance of 52.25 feet.

SUBJECT PROPERTY ADDRESS: 400 South Irvine Avenue, City of Sharon, PA 16146

BEING the same property conveyed to William B. Mead and Jennifer L. Pop who acquired title by virtue of a deed from David Clark and Amy Clark, husband and wife, dated March 23, 2005, recorded April 19, 2005, at Instrument Number 2005-005866, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 70-2870

JUDGMENT - \$ 51,916.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JENNIFER L. POP AND WILLIAM B. MEAD AT THE SUIT OF THE PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2005-5, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-5

**WRIT OF EXECUTION  
NO. 2014-03960**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY  
JANUARY 13, 2016 LEVIED ON THE FOLLOWING

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

All that certain piece or parcel of land situate on the East side of South Oakland Avenue in the City of Sharon, County of Mercer and State of Pennsylvania, and being more particularly bounded and described as follows:

Being marked Lot No. 76 in the Lally and Irvine's Addition to the City of Sharon as surveyed by James H. Nicholls on November 11, 1901, and recorded in Deed Book "E", Volume 1, Page 634, and being further described as follows:

On the North by Lot No. Seventy-five (75) in said addition; On the East by a fifteen (15) foot alley; On the South by Lot No. 77 in said plan; and On the West by South Oakland Avenue. Said parcel of land having a frontage of Forty (40) feet on South Oakland Avenue, and extending Easterly, preserving the same width, a distance of One Hundred Thirty (130) feet.

SUBJECT PROPERTY ADDRESS: 663 South Oakland Avenue, City of Sharon, PA 16146

BEING the same property conveyed to Robert M. Yeager and Cheryl L. Yeager, husband and wife who acquired title by virtue of a deed from Stephen J. Ciprich, Jr., Executor of the Estate of Marilyn A. Ciprich, deceased, dated January 9, 2002, recorded February 28, 2002, at Instrument Number 2002-004502, Mercer County, Pennsylvania records.

SUBJECT TAX PARCEL ID: 71-17310

JUDGMENT - \$ 34,316.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHERYL L. YEAGER AND ROBERT M. YEAGER AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2015-03350**

MARTHA E VON ROSENSTIEL PC  
PLAINTIFF'S ATTORNEY  
FEBRUARY 11, 2016 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT (S)  
AMY L. HANLEY AND BRENT A.  
HANLEY AND THE UNITED STATES  
OF AMERICA IN AND TO:

ALL THAT CERTAIN piece or parcel of  
land situate in the Borough of Sharpsville,  
Mercer County, Pennsylvania, as shown on  
Thomas & Joyce Replat of Lots 92 and 93  
of Milliken's Addition to Sharpsville, as  
recorded in Mercer County Records in 1981  
P.L. 142, and being more particularly  
bounded and described as follows:

BEGINNING at the southwest corner of the  
land herein described at a point on the east  
side of Fourth Street, a distance of 61 feet  
from the north line of Pierce Avenue;  
thence North 14° 50' East along the east line  
of Fourth Street, a distance of 112 feet;  
thence eastwardly along the center line of a  
vacated alley, a distance of 110 feet to a  
point; thence South 14°50' West along the  
west line of Lot 94 of said Plan, a distance  
of 112 feet; thence South 75°10' West along  
the north line of land now or formerly of  
Zita M. Thomas, a distance of 110 feet to  
the east line of Fourth Street, the place of  
beginning.

EXCEPTING FROM WE ABOVE-  
DESCRIBED PARCEL ALL THAT CER-  
TAIN piece or parcel of land situated in the  
Borough of Sharpsville, County of Mercer.  
And Commonwealth of Pennsylvania,  
IMOWII as the southerly half or the south-  
erly eight (8) feet, more or less, of that  
portion of the alley abutting Lots 92 and 93  
in the Milliken's Addition to the Borough of  
Sharpsville, which was vacated by Ordina-  
nce No. 591 of the Borough of Sharp-  
sville, passed June 18, 1962.

IMPROVEMENTS: Residential dwelling  
TITLE TO SAID PREMISES VESTED IN  
Brent A. Hanley and Amy L. Hanley,  
husband and wife by deed from Angela  
Trotta, widow, dated 1/312005 and record-  
ed 1/6/2005 as Document Number 2005-  
000342

Tax ID # 72 821 029  
LOCATION - 125 SOUTH 4TH STREET,  
SHARPSVILLE, PA

JUDGMENT - \$167,530.13  
SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF THE DEFEND-  
ANT (S) AMY L. HANLEY AND BRENT  
A. HANLEY AND THE UNITED  
STATES OF AMERICA AT THE SUIT  
OF THE PLAINTIFF FEDERAL NATION-  
AL MORTGAGE ASSOCIATION  
("FANNIE MAE")

**WRIT OF EXECUTION  
NO. 2014-02947**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY  
FEBRUARY 26, 2016 LEVIED ON THE  
FOLLOWING

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

ALL TRAT CERTAIN piece or parcel of  
land situate in Jefferson Township, Mercer  
County, Pennsylvania, known as and being  
Lot No. 1 in the Thomas Jewell Property, as  
recorded in the Recorder's Office of Mercer  
County, Pennsylvania, in Plan Book 18,  
page 98, and further bounded and described  
as follows:

BEGINNING at a point in the center line of  
a public highway commonly known as the  
Mercer-Sharpsville Road, a/k/a Lamor

Road, a/k/a L. R. 43099, which point of  
beginning is the northwest corner of the  
land herein described; thence South 2°  
West, along Lot No. 2 in said plan, a dis-  
tance of 330 feet to the center point of an  
iron pin; thence South 80° 49' East, along  
land of Thomas Jewell et ux, a distance of  
198 feet to the center point of an iron pin;  
thence North 2° East, along land of Thomas  
Jewell et ux, a distance of 330 feet to a  
point located in the center line of the said  
Mercer-Sharpsville Road; and thence North  
80° 49' West, along the center line of the  
said Mercer-Sharpsville Road, a distance of  
198 feet to a point located in the center line  
of said road, which point is the place of  
beginning. Containing 1.488 acres, more or  
less.

BEING the same land conveyed to grantors  
by deed of Thomas Jewell et ux, dated  
August 26, 1974, and recorded at 1974 D.  
R. 2980 in the Recorder's Office of Mercer  
County, Pennsylvania.

Being known as: 7298 Lamor Road, Mer-  
cer, Pennsylvania 16137

BEING THE SAME PREMISES WHICH  
Jesse L. Anderson and Shelia M. Anderson,  
husband and wife, by deed dated December  
15, 1982 and recorded January 5, 1983 in  
Deed Book 83, Page DR 0031, granted and  
conveyed unto Jesse L. Anderson.

TAX I.D. #: 14-148-020  
JUDGMENT - \$129,902.36

SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF THE DEFEND-  
ANT (S) JESSE L. ANDERSON AT THE  
SUIT OF THE PLAINTIFF LSF8 MAS-  
TER PARTICIPATION TRUST, BY  
CALIBER HOME LOANS, INC.

**WRIT OF EXECUTION  
NO. 2015-02962**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY  
FEBRUARY 25, 2016 LEVIED ON THE  
FOLLOWING

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

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

COMMENCING at a point on the West  
side of Oakland Avenue 30 feet Southward-  
ly from the northeast corner of land now or  
formerly of L. S. Fiscus and the Southeast  
corner of land now or formerly of Michael  
Carr; THENCE Southwardly, by the West  
line of North Oakland Avenue, a distance of  
30 feet to land now or formerly of James  
Wicks; THENCE Westwardly, by said last  
mentioned land, a distance of 182 feet to  
and now or formerly owned by Jacob  
Reeves; THENCE Northwardly, by said last  
mentioned land, a distance of 30 feet to  
land now or formerly of LS. Fiscus, et ux;  
THENCE Eastwardly by said land of  
Fiscus, a distance of 182 feet to the place of  
beginning.

Being the same land conveyed to Anthony  
Mineo, et al, by Deed of John J. Hodge, et  
ux, dated June 13, 1988 and recorded in the  
Office of the Recorder of Deeds, Mercer  
County, Pennsylvania at DR 06003.

Judith B. Mineo joins in this conveyance as  
the spouse of Anthony Mimeo to convey  
whatever interest she may have as said  
spouse but does not join within any of the  
warranties hereunto set forth.

Being known as: 579 North Oakland Ave-  
nue, Sharon, Pennsylvania 16146

BEING THE SAME PREMISES WHICH  
Anthony Mineo and Judith B. Mineo,  
husband and wife, by deed dated June 9,  
2004 and recorded June 10, 2004 in Instru-

ment Number 2004-010248, granted and  
conveyed unto Joseph M. Christoff.

TAX I.D. #: 2-R-45  
JUDGMENT - \$ 60,666.45

SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF THE DEFEND-  
ANT (S) JOSEPH M. CHRISTOFF AT  
THE SUIT OF THE PLAINTIFF THE  
BANK OF NEW YORK MELLON F/K/A  
THE BANK OF NEW YORK AS SUC-  
CESSOR INDENTURE TRUSTEE TO  
JPMORGAN CHASE BANK, N.A., AS  
INDENTURE TRUSTEE FOR THE  
CWABS REVOLVING HOME EQUITY  
LOAN TRUST, SERIES 2004-S

**WRIT OF EXECUTION  
NO. 2015-03219**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY  
JANUARY 29, 2016 LEVIED ON THE  
FOLLOWING

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

ALL THAT CERTAIN piece or parcel of  
land situate in the City of Sharon, County  
of Mercer and Commonwealth of Pennsylv-  
vania, being known as Lot No. One Hun-  
dred Fifty-nine (159) in the Federal Heights  
Plan of Lots, Sharon as recorded in the  
Recorder's Office of Mercer County, Pennsylv-  
vania, in Plan Book 1, Page 118, and  
being further bounded and described as  
follows:

ON THE NORTH by Plum Avenue for a  
distance of One Hundred Nineteen and  
sixty-four hundredths (119.64') feet; on the  
East by a portion of Lot Number Two  
Hundred Twenty-six (226) in said Plan for  
a distance of Forty-nine and thirty-five  
hundredths (49.35') feet; on the South by  
Lot Number One Hundred Fifty-eight (158)  
in said Plan for a distance of One Hundred  
Twenty (120') feet; and on the West by  
Carnegie Road for a distance of Fifty two  
and nine hundredths (52.09') feet; EX-  
CLUDING HOWEVER, the land exchided,  
by an arc with a radius of Fifteen (15.0')  
feet at the northwest corner of said lot,  
which land is dedicated to street purposes.

BEING the same land conveyed to Beverly  
A. McSherry by deed of Frank F. Burns,  
individually and/or husband, and Anto-  
nette M. Burns, individually and/or wife,  
dated November 16, 1995 and recorded  
November 27, 1995 at 05 DR 15272, Rec-  
ords of Mercer County, Pennsylvania

Being known as: 631 Carnegie Avenue,  
Sharon, Pennsylvania 16146

BEING THE SAME PREMISES WHICH  
Paul Timothy McSherry, as Executor under  
the Last Will & Testament of Beverly A.  
McSherry, deceased, by deed dated August  
6, 2002 and recorded August 16, 2002 in  
Instrument Number 2002-016631, granted  
and conveyed unto Janet Miller.

TAX I.D. #: 4 AI 25  
JUDGMENT - \$ 84,333.50

SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF THE DEFEND-  
ANT (S) JANET MILLER AT THE SUIT  
OF THE PLAINTIFF THE HUNTING-  
TON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2015-02955**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY  
JANUARY 29, 2016 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT (S)  
MATTHEW J. PAGLIARI AND ELIZA-  
BETH PAGLIARI IN AND TO:

ALL THAT CERTAIN piece or parcel of  
land situate in the Borough of Stoneboro,  
Mercer County, Pennsylvania, known as

Stoneboro Borough Tax Parcel No. 867-  
168, and being further bounded and de-  
scribed as follows:

On the North by Beech Street a distance of  
100 feet; on the East by land now or for-  
merly of Mary B. Candy a distance of 100  
feet; on the South by an alley a distance of  
100 feet; and on the West by High Street a  
distance of 100 feet.

BEING the same land conveyed to Granters  
by deed of Dennis G. Martinez and Patricia  
L. Martinez, husband and wife, dated June  
30, 1997 and recorded on June 30, 1997 at  
1997 D. R. 8826.

Being known as: 26 Beech Street, Stone-  
boro, Pennsylvania 16153

BEING THE SAME PREMISES WHICH  
Robert B. Foust and Christine A. Foust,  
husband and wife, by deed dated August  
14, 2012 and recorded August 28, 2012 in  
Instrument Number 2012-00011614, grant-  
ed and conveyed unto Matthew J. Pagliari  
and Elizabeth Pagliari, husband and wife.

TAX I.D. #: 74-867-168  
JUDGMENT - \$ 78,971.27

SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF THE DEFEND-  
ANT (S) MATTHEW J. PAGLIARI AND  
ELIZABETH PAGLIARI AT THE SUIT  
OF THE PLAINTIFF THE HUNTING-  
TON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2015-02618**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY  
FEBRUARY 19, 2016 LEVIED ON THE  
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT (S)  
UNKNOWN SURVIVING HEIRS OF  
RICHARD S. POWELL, JR., RICHARD  
C. POWELL, KNOWN SURVIVING  
HEIR OF RICHARD POWELL AND  
AMANDA J. POWELL, KNOWN SUR-  
VIVING HEIR OF RICHARD S. POW-  
ELL, JR. IN AND TO:

ALL THAT CERTAIN PIECE OR PAR-  
CEL OF LAND SITUATE IN THE CITY  
OF FARRELL (FORMERLY THE  
TOWNSHIP OF HICKORY), MERCER  
COUNTY, PENNSYLVANIA, AND  
BEING KNOWN, NUMBERED AND  
DESIGNATED AS LOT NUMBER SEV-  
EN (7) IN THE FREEBIE HEIGHTS  
PLAN OF LOTS AS RECORDED IN  
PLAN BOOK 5, PAGE 77, RECORDS OF  
MERCER COUNTY, PENNSYLVANIA,  
AND BEING FURTHER BOUNDED  
AND DESCRIBED AS FOLLOWS, TO-  
WIT:

BOUNDED ON THE NORTH BY LOT  
NO. SIX (6) IN SAID PLAN A DIS-  
TANCE OF TWO HUNDRED (200)  
FEET; ON THE EAST BY LUNN BLVD  
A DISTANCE OF ONE HUNDRED (100)  
FEET; ON THE SOUTH BY LOT NUM-  
BER EIGHT (8) IN SAID PLAN, A DIS-  
TANCE OF TWO HUNDRED (200)  
FEET; AND ON THE WEST BY FAIR-  
VIEW CEMETERY FOR A DISTANCE  
OF ONE HUNDRED (100) FEET.

THIS IS A TRANSFER FROM SISTER  
TO BROTHER AND THEREFORE IS  
EXEMPT FROM ANY AND ALL REAL  
ESTATE TRANSFER TAXES.

BEING THE SAME PROPERTY  
GRANTED AND CONVEYED TO CAN-  
DICE J. POWELL, SINGLE BY DEED OF  
FRANK J. LUDU AND KATHLEEN  
LUDU, HUSBAND AND WIFE, DATED  
JANUARY 8, 2003 AND RECORDED ON  
FEBRUARY 20, 2003 AT INSTRUMENT  
NUMBER 2003-003607 IN THE RE-  
CORDED OF DEEDS OFFICE OF MER-  
CER COUNTY, PENNSYLVANIA.

Being known as: 330 Lunn Boulevard, Farrell, Pennsylvania 16121

BEING THE SAME PREMISES WHICH Candice J. Powell, A Single Woman by deed dated August 22, 2008 and recorded August 27, 2008 in Instrument Number 2008-00010583, granted and conveyed unto Richard S. Powell, Jr. The said Richard S. Powell, Jr. died on June 6, 2014 thereby vesting title in Unknown Surviving Heirs of Richard S. Powell, Jr., Richard C. Powell, Known Surviving Heir of Richard Powell, and Amanda J. Powell, Known Surviving Heir of Richard S. Powell, Jr. by operation of law.

TAX I.D. #: 52-433-040

JUDGMENT \$ 62,086.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN SURVIVING HEIRS OF RICHARD S. POWELL, JR., RICHARD C. POWELL, KNOWN SURVIVING HEIR OF RICHARD POWELL AND AMANDA J. POWELL, KNOWN SURVIVING HEIR OF RICHARD S. POWELL, JR. AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION**

**NO. 2015-01819**

MILSTEAD & ASSOCIATES LLC PLAINTIFF'S ATTORNEY

FEBRUARY 3, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PAUL VOYTKO AND LINDA L. VOYTKO IN AND TO:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Sharon City, in the County of Mercer, State of Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, being lot Two Hundred Seventy-one (271) in the Federal Heights Plan of Lots as recorder in the Recorder's Office of Mercer County in Plan Book 1, page 1111, being more fully imined and described as follows, to wit-wit:

BEGINNING at a pint on the West side of Wengler Avenue at line dividing Lots Two Hundred Seventy-one (271) and Two Hundred Seventy-two (272) in said plans, thence true West, a distance of One Hundred Nine and fifty-six hundredths (109.56') feet; thence true North, a distance of Fifty-one and sixty-five hundredths (51.65') feet; thence true South, a distance of Fifty-one and sixty-Five hundredths (51.65') feet to a point at the place of beginning. Being known as 730 Wengler Avenue, Sharon, Pennsylvania.

Being the same premises which William H. Gregg and Mary Ellen Gregg, husband and wife, by Indenture dated 01/05/1998 and recorded 02/15/1998 in the Office of the Recorder of Deeds in end for Mercer County in Deed Ins# 98DR2423 granted and conveyed unto Paul Voytko and Linda L. Voytko, in fee.

Title to said Premises vested in Paul Voytko and Linda L. Voytko by Deed from William H. Gregg and Mary Ellen Gregg, Husband and Wife dated 01/05/1998 and recorded on 02/18/1998 in the Mercer County Recorder of Deeds at/in Instrument # 98DR2423.

BEING KNOWN AS 730 Wengler Avenue, Sharon, PA 16146

TAX MAP NO: 4-AK-2

JUDGMENT - \$ 57,441.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PAUL VOYTKO AND LINDA L. VOYTKO AT THE SUIT OF THE PLAINTIFF CITIMORTGAGE, INC., SUCCESSOR BY MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.

**WRIT OF EXECUTION**

**NO. 2014-03562**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY MARCH I, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) STEPHANIE KRENZIN, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK, EMMA B. KRENZIN, IN HER CAPACITY AS HEIR OF THE ESTATE OF RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK, EAN B. KRENZIN-BLANK IN HIS CAPACITY AS HEIR OF THE ESTATE OF RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, formerly Township of Hickory, County of Mercer and Commonwealth of Pennsylvania, being known as Lot Number Forty-seven (47) in the Park View Heights Plan, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book 1, Page 116, and being more particularly bounded and described as follows:

On the north by Lot Number Forty-six (46) in said Plan, a distance of two hundred thirty-six (236) feet; on the east by Lot Number Forty-five (45) in said Plan, a distance of eighty-six and seventy-five hundredths (86.75) feet; on the south by Lot Number Forty-eight (48) in said Plan, a distance of two hundred thirty-six (236) feet; on the west by Lillian Avenue, a distance of eighty-six and seventy-five hundredths (86.75) feet.

TITLE TO SAID PREMISES IS VESTED IN Randal E. Blank, single and unmarried, by Deed from Miryam B. Mesirov, successor trustee of the Leonard J. Rosenberg Revocable Living Trust, Dated 08/08/2006, Recorded 10/10/2006, in Instrument #2006-00015163.

*Mortgagor RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK died on 02/05/2014, and STEPHANIE KRENZIN was appointed Administratrix of his estate. Letters of Administration were granted to her on 08/25/2014 by the Register of Wills of MERCER COUNTY, No. 2014-502. The Decedent's surviving heirs at law and next-of-kin EMMA B. KRENZIN and EAN B. KRENZIN BLANK*

Tax Parcel: 11 321 026

Premises Being: 928 Lillian Drive, Hermitage, PA 16148-1526

JUDGMENT - \$172,496.64

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) STEPHANIE KRENZIN, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK, EMMA B. KRENZIN, IN HER CAPACITY AS HEIR OF THE ESTATE OF RANDAL E. BLANK

A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK, EAN B. KRENZIN-BLANK IN HIS CAPACITY AS HEIR OF THE ESTATE OF RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RANDAL E. BLANK A/K/A RANDAL BLANK A/K/A RANDAL EVAN BLANK, DECEASED AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-6

**WRIT OF EXECUTION**

**NO. 2015-03461**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY FEBRUARY 18, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAWN L. GARDNER F/K/A DAWN L. HUNTER IN AND TO:

ALL that certain piece or parcel of land situate in the City of Hermitage, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. One Hundred (100) in the South Portion of the Farrell Park Homestead Plan No. 2, as recorded in the Records of Mercer County, Pennsylvania, in Plan book 5, Page 26, and being more particularly bounded and described as follows:

Commencing at a point in the centerline of Longview Drive, thence along the centerline of said Longview Drive in a southeasterly direction on a curve, the arc of which is 97.34 feet to a point at the northwest corner of Lot No. 101 in said plan; thence South 0 degree 47 minutes West along the west line of Lots Nos. 101, 104, 105, 106, 107, 108 and 109 in said plan, a distance of 935.10 feet to a point; thence North 87 degrees 12 minutes West along the north line of Lot No. 123 in said plan, a distance of 85.58 feet to a point; and thence North 0 degree 47 minutes East along the line of Lots Numbered 98 and 99 in said plan, a distance of 974.60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dawn L. Hunter and Keith A. Gardner, as joint tenants with right of survivorship and not as tenants in common, by Deed from Fred E. Stubbs and Simone B. Stubbs, h/w, dated 10/03/2003, recorded 10/22/2003 in Instrument Number 2003-024497.

*KEITH A. GARDNER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of KUM A. GARDNER's death on or about 08/17/2012, his ownership interest was automatically vested in the surviving tenant by the entirety.*

Tax Parcel: 12 171 159

Premises Being: 2610 Longview Road, Hermitage, PA 16148-2234

JUDGMENT - \$ 46,842.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAWN L. GARDNER F/K/A DAWN L. HUNTER AT THE SUIT OF THE PLAINTIFF BRANCH BANKING AND TRUST COMPANY

**WRIT OF EXECUTION**

**NO. 2015-02143**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY FEBRUARY 11, 2016 LEVIED ON THE FOLLOWING

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

ALL those certain pieces or parcels of land situate in Jackson Township, Mercer County and Commonwealth of Pennsylvania, being all of Lot No. 717 and 718 in the Lake Latonka Subdivision Map No. 2, page 7, as the same are designated, numbered and known on the recording plat thereof, Plat Book 9, page 34, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Cynthia J. Eckman, by Deed from Dan C. Eckman and Cynthia I. Eckman, fka h/w, now both unmarried, dated 09/05/2004, recorded 10/08/2004 in Instrument Number 2004-017883.

Tax Parcel: 13-934-717-718

Premises Being: 509 Comanche Trail, Mercer, PA 16137

JUDGMENT - \$123,599.34

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CYNTHIA J. LAMONT A/K/A CYNTHIA J. ECKMAN AT THE SUIT OF THE PLAINTIFF VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE

**WRIT OF EXECUTION**

**NO. 2015-02875**

PHELAN HALLINAN DIAMOND & JONES, LLP PLAINTIFF'S ATTORNEY FEBRUARY 19, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CHRISTOPHER M. RAYBURN AND DEBORAH E. RAYBURN A/K/A DEBORAH E. HAYES IN AND TO:

All that certain piece or parcel of lands situate in the Borough of Greenville, Mercer County, Pennsylvania, bounded and described as follows:

On the North by lot now or formerly of Brest; on the East by land now or formerly of Knapik; on the South by Clinton Street; and, on the West by lot now or formerly of Brown; being fifty-seven (57) feet front on Clinton Street, and fifty-seven (57) feet six (6) inches in the rear or northerly end, and being one hundred twenty-seven (127) feet and six (6) inches on the easterly line and one hundred twenty-seven (127) feet on the westerly line.

TITLE TO SAID PREMISES IS VESTED IN Christopher M. Rayburn, by Deed from Christopher M. Rayburn, single, and Deborah E. Rayburn, single, Dated 03/08/2010, Recorded 03/16/2010, in Instrument #2010-00002211.

Tax Parcel: 55-520-081

Premises Being: 224 Clinton Street, Greenville, PA 16125-2644

JUDGMENT - \$ 80,070.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CHRISTOPHER M. RAYBURN AND DEBORAH E. RAYBURN A/K/A DEBORAH E. HAYES AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2

**WRIT OF EXECUTION**

**NO. 2014-03269**

POWERS KIRN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY FEBRUARY 19, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DONALD D. PRITCHARD, III IN AND TO:

ALL THOSE CERTAIN pieces or parcel of land situate in the City of Hermitage, County of Mercer, and Commonwealth of Pennsylvania, known as and being Lots No. Thirty-Two (32), Thirty-Three (33), Thirty-Four (34) and Thirty-Five (35) in the Sharon Park Plan or Lots as recorded in the Deed Book "A", Volume 7, Page 350, Records of Mercer County, and being further bounded and described as follows:

ON THE EAST by Lot No. Thirty-Six (36) in said Plan; on the North by North Avenue; on the West by Lot No. Thirty-One (31) in said Plan and on the South by Park Avenue. Each lot having a frontage on Park Avenue of twenty-five (25) feet and extending back of equal width a distance of one hundred (100) feet, more or less, to North Avenue.

The Sharon Park Plan of Lots has been re-recorded in Plan Book 3, Page 93, in the Records of Mercer County.

THIS conveyance also includes all rights and royalties under an oil and gas lease between Stella Mistretta and Wilkes Energy, Inc. recorded in the Records of Mercer County on May 26, 1994 at 94 DR 08152.

BEING THE SAME PREMISES which Thomas D. Mistretta, Executor under the Will of Stella Mistretta, also known as Anastasia Mistretta, by Deed dated 04/10/2003 and recorded 06/19/2003 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 2003-013695, granted and conveyed unto DONALD D PRITCHARD, III

BEING KNOWN AS: 396 WEST PARK STREET, HERMITAGE, PA 16148

PARCEL #10-316-006

JUDGMENT - \$ 78,484.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DONALD D. PRITCHARD, III AT THE SUIT OF THE PLAINTIFF US BANK NATIONAL ASSOCIATION

**WRIT OF EXECUTION**

**NO. 2012-01823**

POWERS KIRN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 26, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MIRANDA ROYER, IN HER CAPACITY AS HEIR OF JEFFREY K. ROYER, DECEASED, JEFFREY D. ROYER, IN HIS CAPACITY AS HEIR OF JEFFREY K. ROYER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY K. ROYER, DECEASED IN AND TO:

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

BEGINNING at a point at the northeast corner of the west side of Greenwood Drive; thence South 17 degrees West along the west side of Greenwood Drive 60 feet to land now or formerly of Lloyd R. Gilliland thence along said Gilliland, South 73 degrees West, 160 feet to a point on the east side of an alley; thence along said alley, North 17 degrees East, 60 feet to land now or formerly owned by Frances Rhoades; thence by land now or formerly of said Rhoades, North 73 degrees East, 150 feet to the place of beginning.

*For Informational purposes only:*

Address; 509 Greenwood Drive, Grove City, PA 16117  
Parcel ID/Tax ID Number: 59-556-010

BEING THE SAME PREMISES which Jeffrey K. Royer and Diana L. Royer, husband and wife, by Deed dated 09/03/2010 and recorded 09/09/2010 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 2010-0008897, granted and conveyed unto JEFFREY K ROYER.

BEING KNOWN AS: 509 GREENWOOD DRIVE, GROVE CITY, PA 16127-2204

PARCEL #59-556-010

JUDGMENT - \$ 98,424.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MIRANDA ROYER, IN HER CAPACITY AS HEIR OF JEFFREY K. ROYER, DECEASED, JEFFREY D. ROYER, IN HIS CAPACITY AS HEIR OF JEFFREY K. ROYER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY K. ROYER, DECEASED AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION**

**NO. 2014-02726**

POWERS KIRN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 3, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSEPH TOSKIN AND TINA TOSKIN IN AND TO:

ALL that certain piece or parcel of land situate in the City of Hermitage (formerly Township of Hickory), County of Mercer and Commonwealth of Pennsylvania, known as Lot Number Eighty-four in the Oakdale Heights Allotment No. 2, said Allotment being recorded in the Recorder's Office of Mercer County in Plan Book No. 2, page 205. Said lot hereby conveyed is bounded and described as follows:

On the North by lot number 85 in said plan a distance of one hundred forty-four (144) feet; on the East by lot number 59 in said plan a distance of forty-nine feet and fifty one-hundredths of a foot (49.50'), in the South by lot number 83 in said plan a distance of one hundred forty-four (144) feet; on the West by Wick Avenue a distance of forty-nine feet and seventy one-hundredths of a foot (49.70'), all as shown on the recorded plan.

BEING THE SAME PREMISES which Carol J. Moore, unmarried widow, by Deed dated April 15, 1999 and recorded April 21, 1999 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book Volume 294 Page 248, granted and conveyed unto JOSEPH TOSKIN and TINA TOSKIN.

BEING KNOWN AS: 91 WICK AVENUE, HERMITAGE, PA 16148

PARCEL #12330-032

JUDGMENT - \$ 59,760.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSEPH TOSKIN AND TINA TOSKIN AT THE SUIT OF THE PLAINTIFF LSF9 MASTER PARTICIPATION TRUST

**WRIT OF EXECUTION**

**NO. 2015-03300**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY  
FEBRUARY 11, 2016 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 22 in the Veterans Heights Plan of Lots, being further bounded and described as follows, to wit:

Bounded on the East for a distance of seventy (70) feet by Indiana Avenue; on the South for a distance of one hundred twenty five (125) feet by Lot No. 23 in the same plan; on the West for a distance of seventy (70) feet by parts of Lots Nos. 40 and 39 in the same; on the North for a distance of one hundred twenty five (125) feet by Lot No. 21 in the same plan.

HAVING THEREON erected a dwelling known as 416 INDIANA AVENUE, FARRELL, PA 16121

PARCEL NO. 52-432-161  
COMPUTER I.D. 52-008320

BEING THE same premises which American General Finance, Inc., by Deed dated 06/25/09 and recorded 08/07/09 in Mercer County Instrument No. 2009-00008535, granted and conveyed unto Erin Ward. Erin Ward is a/k/a Erin L. Ward.

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 ERIN L. WARD UNDER MERCER COUNTY JUDGMENT NO. 2015-03300

JUDGMENT - \$ 29,829.97

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

**WRIT OF EXECUTION**

**NO. 2015-03651**

RICHARD M. SQUIRE & ASSOCIATES LLC PLAINTIFF'S ATTORNEY  
JANUARY 26, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KATHY L. DAVIS AND WILLIAM E. DAVIS, JR. IN AND TO:

ALL that certain piece or parcel of land situate in Delaware Township, Mercer County, Pennsylvania, being Lot No. 22 in the Fruits Mill Development Plan, Section "S", as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 11, Page 17, and being more particularly bounded and described and follows:

Beginning at a point on the East line of Patricia Drive West on the dividing line between Lots Nos. 22 and 23 in said Plan; thence along the dividing line between said Lots 22 and 23, due West a distance of 210.43 feet to a point on the West line of Lot No. 24 in said Plan; thence along the West line of Lot No. 24 in said plan due South a distance of 42.51 feet to a point; thence along the Northwest boundary line of Lot No 21 in said Plan, South 54° 30' West, a distance of 196.8 feet to a point on the East line of said Patricia Drive West; thence along the said East line of said Patricia Drive West in a northerly direction along the arc of a circle having a radius of 300 feet a distance of 167.21 feet to the place of beginning.

Being the same premises that WILLIAM E. DAVIS, JR., AND KATHY L. DAVIS,

HUSBAND AND WIFE by deed dated 08/31/98 and recorded on 09/03/98 in the office of Recorder of Deeds in and for MERCER County, at Book 0273 and Page 1560, and Instrument No. 98DR16710, conveyed unto WILLIAM E. DAVIS, JR., AND KATHY L. DAVIS, HUSBAND AND WIFE, Grantees herein.

Parcel No. 003 009740

LOCATION —31 PATRICIA WEST A/K/A 258 PATRICIA WEST, TRANSFER, PA

JUDGMENT - \$145,671.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KATHY L. DAVIS AND WILLIAM E. DAVIS, JR. AT THE SUIT OF THE PLAINTIFF LSF9 MASTER PARTICIPATION TRUST

**WRIT OF EXECUTION**

**NO. 2015-02847**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 19, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) AMY K. CLAYCOMB AND ERIC C. CLAYCOMB IN AND TO:

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

BEGINNING at a point in the center of a public road known as Pennsylvania Route 258, which point is the Southeast corner of the land herein described; thence North 86 degrees 18' West by lands of Nickolas and Kathryn Lackovic, 298.20 feet to an iron pin; thence North 29 degrees 20' West by other lands now or formerly of David R. and Linda L. Beatty (under Article of Agreement from William P.G. Uber and wife), 562.44 feet to an iron pin; thence North 60 degrees 40' East by said lands of Beatty, 255.00 feet to a point in the center of said public road; thence South 29 degrees 20' East by the centerline of said public road, Pennsylvania Route 258, 225.00 feet to the place of beginning.

BEING THE SAME PREMISES which Donald L. Miller and Ellen S. Miller, husband and wife, by Deed dated 10/28/05 and recorded 11/1/05 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument #2005-00017445, granted and conveyed unto Amy K. Claycomb and Eric C. Claycomb, wife and husband, their heirs, successors, and assigns, in fee.

LOCATION - 2626 MERCER BUTLER PIKE, GROVE CITY, PA

JUDGMENT - \$114,720.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) AMY K. CLAYCOMB AND ERIC C. CLAYCOMB AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16

**WRIT OF EXECUTION**

**NO. 2015-03578**

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 10, 2016 LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage (formerly Township of Hickory), Mercer County,

ty, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on an existing right of way on the West side of North Neshannock Road, being the Northeast corner of land herein conveyed; thence South 1° 29' 11" East along North Neshannock Road for a distance of 150 feet to a point; thence South 88° 34' West along Lot No.1 of the Arthur J. and Edith M. Hogue Subdivision for a distance of 300 feet to an iron pin; thence North 1° 29' 11" West along Lot No.1 of the Arthur J. and Edith M. Hogue Subdivision for a distance of 150 feet to an iron pin; thence North 88° 34' East along lands now or formerly of Woods for a distance of 300 feet to a point being the Westerly line of an existing right of way and the place of beginning.

PARCEL NO. 11-133-135

BEING THE SAME PREMISES which David Joseph Gustas and Trista L. Corey-Gustas, his wife, by Deed dated 7/16/14 and recorded 8/1/14 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument #2014-00007730, granted and conveyed unto Dominic Demarco, in fee.

LOCATION - 1755 NORTH NESHANNOCK ROAD, HERMITAGE, PA

JUDGMENT - \$131,374.73

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

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

SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY  
FEBRUARY 11, 2016 LEVIED ON THE FOLLOWING

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

Parcel #01-150-131

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Township of Coolspring, County of Mercer, and Commonwealth of Pennsylvania, as follows:

Parcel No. Beginning at the Southeast corner of the parcel herein conveyed at land formerly of Dora B. Moffatt now Kenneth R. and Karen F. Anderson; thence West along land formerly of Dora B. Moffatt, now Kenneth R. and Karen E. Anderson, a distance of 600 feet, more or less to land formerly of C.P. Munnell now Richard B. and Wanda J. Wilds, thence North along said land formerly of C.P. Munnell, now Richard B. and Wanda J. Wilds and Donald L. and Kathy J. Shankel, a distance of 92 ½ feet to a point on Parcel No. 2 described below herein, thence East along said Parcel No. 2 described below herein, a distance of 600 feet, more or less, to the center of the Perry Highway; thence South along the center of said Perry Highway, a distance of 92 ½ feet to the place of beginning.

Parcel No. 2: Bounded on the North by land of Jack Lightner formerly land of Thomas King; bounded on the East by the Perry Highway, known as U.S. Route 19; bounded on the South by Parcel No. 1 above described; and bounded on the West by land formerly of VanBoeyen and Munnell, now Donald L. and Kathy J. Shankel; said land having a frontage on said Route 19, of forty-two and one-half (42 ½) feet, and extending back therefrom in a Westerly direction of even width a distance of seven

hundred (700) feet, more or less, to said land formerly of VanBoeyen now Donald L. and Kathy J. Shankel.

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

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

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

LOCATION - 285 NORTH PERRY HIGHWAY, MERCER, PA

JUDGMENT - \$148,332.81

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

**WRIT OF EXECUTION  
NO. 2015-03370**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY  
JANUARY 29, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KORI K. KAY AND MARK A. KAY IN AND TO:

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

ON THE North by a 15 foot alley; on the East by lands formerly of Thomas Greer, now or formerly of Meade; on the South by Maple Street; and on the West by lands formerly of Mercer Iron & Coal Company, now or formerly of Foster.

The above described land fronting 50 feet on Maple Street and extending back of even width 100 feet to said alley, the southwest corner of said lot being located 150 feet east of the northeast corner of the intersection of Lake and Maple Streets.

ALSO KNOWN AS 35 Maple Street, Stoneboro, PA 16153

PARCEL ID 74-867-031-000

BEING the same premises which Robert C. Scott, Jr. Executor under the last Will and Testament of Wilma J. Scott, also known as Wilma Scott, also known as Wilma G. Scott, a widow Deceased by Deed dated August 17, 2006 and recorded September 11, 2006 in the Office of the Recorder of Deeds in and for Mercer County in Deed/Book or Instrument #200600013494 granted and conveyed unto Mark A. Kay and Kori K. Kay, husband and wife.

JUDGMENT - \$ 65,613.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KORI K. KAY AND MARK A. KAY AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MOR-

GAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2 C/O OCWEN LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2015-03884**

STERN & EISENBERG PC PLAINTIFF'S ATTORNEY  
FEBRUARY 18, 2016 LEVIED ON THE FOLLOWING

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

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

ON the north by land now or formerly owned by Olive Kemp; on the east by lands now or formerly of J. M. Gundy; on the south by lands now or formerly of R. P. Allen and other lands now or formerly of Lucille Young Rblett; and on the west by a public road (unimproved) and known as Cemetery or Haywood Street; and having a frontage on said road or street of One Hundred Thirty-six (136) feet and extending eastwardly a distance of Three Hundred Fifty-eight (358) feet.

BEING KNOWN AS 34 Haywood Street, West Middlesex, PA 16159

PARCEL ID 75 878 027

BEING THE SAME PREMISES which Mark E. David and Sharon L. David, husband and wife, by Deed dated May 19, 2006 and recorded on June 2, 2006 in the Office of the Recorder of Deeds in and for Mercer County in Instrument Number 2006-00008022 granted and conveyed unto Andrea L. Peters.

JUDGMENT - \$ 90,369.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ANDREA LYNN PETERS A/K/A ANDREA L. PETERS AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-3, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 20063 C/O OCWEN LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2015-02938**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY

JANUARY 12, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KATHLEEN HENDERSON AKA KATHLEEN P. HENDERSON IN AND TO:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BOROUGH OF STONEBORO, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH SIDE OF LINEN STREET AT A POINT 313 FEET EAST FROM THE NORTHEAST CORNER OF LAKE AND LINDEN STREETS; THENCE NORTH ALONG LANDS NOW OR LATE OF JAMES REITHER AND PARALLEL TO LAKE STREET, A DISTANCE OF 100 FEET TO AN ALLEY; THENCE EAST ALONG SAID ALLEY A DISTANCE OF 50 FEET TO A STAKE; THENCE SOUTH ALONG LANDS NOW OR LATE OF

ROBERT SHUTT, A DISTANCE OF 100 FEET TO LINDEN STREET; THENCE WEST ALONG LINDEN STREET, A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING, AND BEING A LOT 50 FEET FRONT ON LINDEN STREET AND EXTENDING BACK 100 FEET AND AT RIGHT ANGLES TO LINDEN STREET. BEING PARCEL ID 74-867-057.

BEING KNOWN AS: 6 Linden Street, Stoneboro, PA 16153 PROPERTY ID NO.: 74-867-057

TITLE TO SAID PREMISES IS VESTED IN Kathleen P. Henderson BY DEED FROM Robert L. Peltonen, Jr. and Jamie M. Peltonen, husband and wife DATED 06/29/2006 RECORDED 07/05/2006 AT INSTRUMENT NUMBER 2006-00009892.

JUDGMENT - \$ 74,557.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KATHLEEN HENDERSON AKA KATHLEEN P. HENDERSON AT THE SUIT OF THE PLAINTIFF HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-ASAPS, ASSET BACKED PASS-THROUGH CERTIFICATES

**WRIT OF EXECUTION  
NO. 2015-03582**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY

JANUARY 27, 2016 LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point in the centerline of Kelly Road (T-388) at the intersection of the west line of land now or formerly of John O'Brien and the east line of land now or formerly of Zahnisner; thence South 88 degrees 16' East along the centerline of Kelly Road, distance of 236.8 feet; thence North 88 degrees 20' East along the centerline of Kelly Road, a distance of 52.6 feet to the west line of Lot No. 1, which is the true place of beginning for the herein described parcel; thence North 0 degrees 00' East along the east line of Lot No. a distance of 325.75 feet; thence South 89 degrees 32' East along the south line of Lot No. a distance of 145 feet to the centerline of Kelly Road; thence South 0 degrees 00' West along the centerline of Kelly Road, a distance of three hundred one and five tenths (301.5) feet; thence South 77 degrees 29' West along the centerline of Kelly Road, a distance of one hundred (100) feet; thence South 88 degrees 20' West along the centerline of Kelly Road, a distance of forty seven and four tenths (47.4) feet to the place of beginning.

BEING KNOWN AS: 2537 Kelly Road, Sharpville, PA 16150 n/k/a 2537 Kelly Road, Hermitage, PA 16148

PROPERTY ID NO.: 11132007001

TITLE TO SAID PREMISES IS VESTED IN Brad D. Phillips and Tanya J. Phillips, Husband and wife BY DEED FROM Scott A. Jones and Pamela A. Jones, Husband and wife DATED 11/10/2005 RECORDED

12/09/2005 IN DEED BOOK Instrument Number: 2005-00019485.

JUDGMENT - \$ 68,295.91

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

**WRIT OF EXECUTION  
NO. 2015-02818**

UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY  
JANUARY 29, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KELLY SABELLA AKA KELLY JANE SABELLA AND SHAWN E. SABELLA AKA SHAWN ERICK SABELLA IN AND TO:

All that certain piece or parcel of land situate in the City of Hermitage (formerly Hickory Township), Mercer County, Pennsylvania, being bounded and described as follows, to wit: Beginning at an iron pin in the center line of valley view road, at the northeast corner, which place of beginning is 251.1 feet southerly from the northeast corner of lot no. 7 in the recorded pool plan of lots; thence north 85° 27' west along the south line of the balance of said lot a distance of 432.7 feet to an iron pin; thence South 1° 38' west along lands now or formerly of Henry V. Johnson, et ux, a distance of 455.6 feet to an iron pin; thence south 48° 9' east along other lands now or formerly of Henry V. Johnson, a distance of 50.07 feet to a point in the center line of Valley view road; thence North 41° 51" east along the center line of said road, a Distance of 610.4 feet to the place of beginning, pursuant to survey of Joseph Harris.

BEING KNOWN AS: 2565 Valley View Road, Hermitage, PA 16148

PROPERTY ID NO.: 11-133-008/11-12530

TITLE TO SAID PREMISES IS VESTED IN BY DEED FROM DATED 06/17/2002 RECORDED 06/20/2002 IN DEED BOOK Instrument #2002-012935.

JUDGMENT - \$148,026.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KELLY SABELLA AKA KELLY JANE SABELLA AND SHAWN E. SABELLA AKA SHAWN ERICK SABELLA AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-1

**WRIT OF EXECUTION  
NO. 2015-03655**

WARREN R KECK III PLAINTIFF'S ATTORNEY  
FEBRUARY 18, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GREGORY ORPEN AND VICKI S. ORPEN, NOW VICKI LUTERAN IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being 6 feet from the South side of Lot No. 17 in a plot of lots of

Trout and Strawbridge Addition to the City of Sharon, said land being specifically bounded and described as follows:

ON THE North by the remaining portion of Lot No. 17 owned by Michael A. Garvey, on the East by Hall Avenue; on the South by land of A. R. Girdwood (formerly of Harriet C. Gillespie); and on the west by land now or formerly of Martha A. McCleery, having a frontage on Hall Avenue of 6 feet and extending westwardly, of equal width, a distance of 156 feet, 9 inches.

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

ON THE North by land of M. A. Garvey (formerly of Lillian Tyler); on the East by Hall Avenue; on the South by Walter S. Richards (formerly Nellie Kennedy); and on the west by a 12-foot alley; having a frontage on Hall Avenue of 66 feet and extending back, westwardly, preserving the same width, a distance of 152 feet.

BEING the same land conveyed to Gregory Orpen and Vicki S. Orpen, husband and wife, by deed of Thomas E. Congdon, single, dated February 10, 1987, and recorded March 2, 1987 at 87 D.R. 2022, Mercer County Records.

AND

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer and Commonwealth of Pennsylvania, marked and numbered Five (5) in the survey and plot of ground owned by the heirs of M. Fisher situate in the City of Sharon, more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Sharpsville Avenue (formerly called Sharpsville Street), Two Hundred Twenty-four (224) feet westwardly from the westerly side of the "Road to Hall Furnace"; thence extending in front or width south-westwardly a distance of Fifty-five and Fifteen Hundredths (55.15) feet along said Sharpsville Avenue; thence extending north-westwardly a distance of One Hundred Thirty-six and Eight Tenths (136.8) feet to a point; thence extending northeastwardly a distance of One Hundred Sixteen and Five Tenths (116.5) feet; thence extending southeastwardly a distance of One Hundred Fifty-nine and Four Tenths (159.4) feet to Sharpsville Avenue, the place of beginning.

BEING the same land conveyed to Gregory Orpen and Vicki S. Orpen, husband and wife, by deed of Robert P. Sump, single, dated April 16, 1990, and recorded May 18, 1990 at 90 D.R. 04827, Mercer County Records.

LOCATION - 1337 HALL AVENUE, SHARON, PA AND 1189 SHARPSVILLE AVENUE, SHARON, PA

JUDGMENT - \$ 53,149.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GREGORY ORPEN AND VICKI S. ORPEN, NOW VICKI LUTERAN AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION  
NO. 2015-03517**

WILLIAM J MODER III PLAINTIFF'S ATTORNEY  
FEBRUARY 26, 2016 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JANET E. PICACCHIO A/K/A JANET PICACCHIO AND BRAD S. PICACCHIO A/K/A BRAD PICACCHIO IN AND TO:

Parcel Identification Number; 11 146 208 041

ALL THAT CERTAIN piece or parcel of land situate in the City of Hermitage, formerly Hickory Township, Mercer County, Pennsylvania, being known and numbered as Lot No. 41 in the McConnell's Upper Woods Subdivision 2 Lots 41-47, as recorded in the Recorder's Office of Mercer County, Pennsylvania at 94 P.L. 07078-77, being more particularly bounded and described as follows:

BEGINNING at an iron pin located on the northern right-of-way of Westminster Road, said point being the southeast corner of the land herein conveyed; Thence N 89° 40' West along said right-of-way, a distance of 200 feet to an iron pin; Thence N 0° 20' East along lands of Smalley, a distance of 214.37 feet to an iron pin; Thence S 89° 26' East along land now or formerly of Vallabh and Saxe, a distance of 200.00 feet to a point; Thence S 0° 20' West along Lot No. 42 in the Subdivision, a distance of 213.56 feet, the point of beginning.

BEING AND INTENDED TO BE the same land conveyed to Janet E. Picacchio, widow, and Brad S. Picacchio, a single man, by Deed of Janet E. Picacchio, widow, dated September 23, 2003, and recorded October 9, 2003, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2003-23523.

THIS conveyance is subject to the restrictions, reservations and conditions as set forth in the prior deed recorded at 2003-022224.

LOCATION - 817 WESTMINSTER ROAD, HERMITAGE PA

JUDGMENT - \$144,712.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JANET E. PICACCHIO A/K/A JANET PICACCHIO AND BRAD S. PICACCHIO A/K/A BRAD PICACCHIO 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. - April 12, 19, 26, 2016