

Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

Digital Edition

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ESTATE NOTICES

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

FIRST PUBLICATION

BLACK, NANCY A. a/k/a BLACK, NANCY
2021-775
 Late of Shenango Twp., Mercer Co., PA
 Executor: Darel A. Black, 2329 Parkway Dr., Poland, OH 44514
 Attorney: Gary D. Lackey

BLANCHARD, LYNN RICHARD a/k/a BLANCHARD, LYNN R. a/k/a BLANCHARD, LYNN a/k/a BLANCHARD, LYNN RICHARDS
2021-774
 Late of Sharon, Mercer Co., PA
 Executrix: Bethany Dawn Blanchard, 1242 Glenwood Dr., Sharon, PA 16146
 Attorney: Chester B. Scholl

DANIELS, NORMA C.
2021-777
 Late of Pine Twp., Mercer Co., PA
 Executor: David Earl Daniels, 8951 State Rte. 188, Circleville, OH 43113
 Attorney: Timothy R. Bonner

DEXTER, RONALD FRANK
2021-771
 Late of Sharon, Mercer Co., PA
 Administratrix: Caryl Lee Dexter, 245 Dougherty Ave., Sharon, PA 16146
 Attorney: James E. Douglas

FARKAS, JOSEPH a/k/a FARKAS, JOSEPH P.
2021-779
 Late of Farrell, Mercer Co, PA
 Executor: William Tracy Dillow, 248 Emerson Avenue, Farrell, PA 16121
 Attorney: Wade M. Fisher

GHERING, KENNETH A.
2021-787
 Late of Delaware Twp., Mercer Co., PA
 Executrix: Christina L. Miller, 2285 Welton Pond Cr., Jeffersonton, VA 22724
 Attorney: J. Jarrett K. Whalen

GRIGLAK, ROBERT a/k/a GRIGLAK, ROBERT THOMAS a/k/a GRIGLAK, ROBERT T.
2021-687
 Late of Sharon, Mercer Co., PA
 Administratrix CTA: Lauren Tharan, 6848 Route 322, Shippenville, PA 16254
 Attorney: Jarah L. Heeter, 12 Grant St., Clarion, PA 16214 (814) 226-5700

HOLLERN, ALLAN F.
2021-785
 Late of Farrell, Mercer Co., PA
 Executrix: Sharon A. Fennell, 1721 N. Judy Lynn Dr., Farrell, PA 16121
 Attorney: Wade M. Fisher

MILANO, RALPH L.

2021-776
 Late of Hermitage, Mercer Co., PA
 Executrix: Denise S. Ware 1160 N. Buhl Farm Dr., Hermitage, PA 16148
 Attorney: David A. Ristvey

MILLER, GAYLE D. a/k/a MILLER, GAYLE
2021-791
 Late of Pymatuning Twp., Mercer Co., PA.
 Administrator: John R. Miller, 19 Woodview Drive, Transfer, PA 16154
 Attorney: Douglas M. Watson

PFAFF, RONALD LEE a/k/a PFAFF, RONALD L.
2021-780
 Late of West Salem Twp., Mercer Co., PA
 Co-Executrices: Amy R. Pfaff, 343 Greenfield Road, New Wilmington, PA 16142 & Deborah A. Schreiber, 372 Long Hill Road, Hadley, PA 16130
 Attorney: Jason R. Dibble

PICCIRILLI, JOHN F.
2021-790
 Late of Sharon, Mercer Co, PA
 Executor: Gerald Picirilli, 3795 Festor Drive, Hermitage, PA 16148
 Attorney: James E. Douglas

RAZZANO, VIRGINIA M.
2021-788
 Late of Grove City Boro, Mercer Co., PA
 Executor: Louis Razzano a/k/a Louis Razzano, Jr., 521 East Pine Street, Grove City, PA 16127
 Attorney: Jack W. Cline

ROMIAN, STEPHEN
2021-788
 Late of Sharon, Mercer Co, PA
 Executor: Todd Stephen Romian, 395 Pulaski Road, Pulaski, PA 16143
 Attorney: David A. Ristvey

WALSH, PAUL R. a/k/a WALSH, PAUL RANDALL a/k/a WALSH, PAUL
2021-754
 Late of Findley Twp., Mercer Co., PA
 Executrix: Cynthia A. Walsh, 58 Morton Street, Wheatland, PA 16161
 Attorney: Ted Isoldi

YINGLING, EARL EDWARD a/k/a YINGLING, EARL E.
2021-769
 Late of Jackson Twp., Mercer Co., PA
 Executrix: Deanna Y. Armstrong, 6155 Polo Club Dr., Cumming, GA 30040 (678) 428-5550-Cell; (770) 887-4535 Home
 Attorney: None

SECOND PUBLICATION
DIEFENDERFER, THERESA M.
2021-763
 Late of W Salem Twp., Mercer Co., PA
 Executor: Richard Diefenderfer, 1304 Timberglen Dr., Imperial, PA 15126
 Attorney: Jason R. Dibble

MATSKO, SHIRLEY A. a/k/a MATSKO, SHIRLEY ANN
2021-745
 Late of Hermitage, Mercer Co., PA
 Executrix: Stacy L. DiCola f/k/a Stacy L. George, 3101 Wild Grape Road, New Castle, PA 16105
 Attorney: Christopher A. Papa, 318

Highland Road, New Castle, PA 16101
 (412) 443-3319

TATE, BARBARA LOUISE a/k/a TATE, BARBARA L.
2021-733
 Late of Hermitage, Mercer Co., PA
 Executrix: Brenda Schmalz, 6318 E. Sienna Bouquet Place, Cave Creek, AZ 85331
 Attorney: Lawrence Gurrera, II, 207 Elysian St., Pgh, PA 15206 (724) 301-1586

TATE, SALVATORE J. a/k/a TATE, SALVITORE J. a/k/a TATE, SAL J.
2021-732
 Late of Hermitage, Mercer Co., PA
 Executrix: Brenda Schmalz, 6318 E. Sienna Bouquet Place, Cave Creek, AZ 85331
 Attorney: Lawrence Gurrera, II, 207 Elysian St., Pgh, PA 15206 (724) 301-1586

WILKIN, ROBERT T.
2021-764
 Late of Greenville Boro, Mercer Co., PA
 Executrix: Kathleen M. Bonacker, 178 Clarksville St., Greenville, PA 16125
 Attorney: Shawn B. Olson

YOUNG, GERTRUDE A.
2021-760
 Late of Greenville Boro, Mercer Co., PA
 Administratrix: Loretta Clements, 197 Alcan Dr., Pgh, PA 15239
 Attorney: Jack Cline

THIRD PUBLICATION
CONTICELLI, ELIO F.
2021-739
 Late of W Middlesex Boro, Mercer Co., PA
 Executor: Daniel J. Pruent, 9931 Santa Barbara Court, Howey In The Hills, FL 34734
 Attorney: William G. McConnell, Jr.

HOCKENBERRY, JAMES E. a/k/a HOCKENBERRY, JAMES EDWARD a/k/a HOCKENBERRY, JAMES
2021-746
 Late of Lake Twp., Mercer Co., PA
 Executrix: Jamie L. Sullivan, 1220 Highland Avenue, #1884, Duarte, CA 91010
 Attorney: Douglas M. Watson

HUNTER, CAROL L.
2021-743
 Late of Hermitage, Mercer Co., PA
 Administrator: Ronald Hunter, Sr., 353 Smith Ave., Hermitage, PA 16148
 Attorney: Edward Leymarie, Jr., 423 6th St., Ellwood City, PA 16117

MYERS, KAREN D. a/k/a MYERS, KAREN DAVIDSON
2021-742
 Late of Hermitage, Mercer Co., PA
 Administrator: Charles Wilson, 880 Pulaski Rd., Mercer, PA 16137
 Attorney: Dustin Cole

SMITH, GLORIA D.
2021-727
 Late of Delaware Twp., Mercer Co., PA
 Executrix: Crystal D. Hoffman, 348 St. John's Rd., Fredonia, PA 16124
 Attorney: Michael S. Butler, 318 S. Main St., Butler, PA 16001 (724) 841-0004

SMITH, ROBERT WINDSOR 2021-741

Late of Hadley, Mercer Co., PA
 Administrator: Michael Smith, 8231 Sharon-Mercer Road, Mercer, PA 16137
 Attorney: Jack W. Cline

WALTER, KAREN A.
2021-755
 Late of Pine Twp., Mercer Co, PA
 Administrator: Justin R. Minor, 2563 Scrubgrass Rd., Grove City, PA 16127
 Attorney: Timothy L. McNickle

YANNESSE, DORIS M. a/k/a YANNESSE, DORIS MARIE
2021-753
 Late of Hermitage, Mercer Co., PA
 Executor: Richard P. Yannesse, 2861 S. Neshannock Rd., Hermitage, PA 16148
 Attorney: Stephen J. Mirizio

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

Notice is hereby given of the administration of **THE CARL W. BOTTENFIELD AND JUDITH A. BOTTENFIELD REVOCABLE TRUST AGREEMENT DATED JULY 12TH, 2016**. The Settlers of the Trust, **CARL W. BOTTENFIELD AND JUDITH A. BOTTENFIELD**, residents of Hermitage, Mercer County, Pennsylvania, died on March 26, 2021 and August 16, 2021, respectively. All persons having claims against **JUDITH A. BOTTENFIELD** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **JUDITH A. BOTTENFIELD** are requested to make payment without delay to the Trustee or the attorney named below:

Carl W. Bottenfield, II
 42 Donaldson Avenue
 Rutherford, NJ 07070

or his attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
 2500 Highland Road, Suite 105
 Hermitage, PA 16148
 M.C.L.J.- October 12, 19, 26, 2021

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA CIVIL ACTION - LAW No. 2021-2498

RE: JUDICIAL CHANGE OF NAME BY ALLEN JORDAN LEE RENSHAW
D.O.B. NOVEMBER 12, 1992

LEGAL NOTICE

Notice is hereby given that Allen Jordan Lee Renshaw has filed a Petition for Judicial Change of Name with the Mercer County Court of Common Pleas to have his current name of, Allen Jordan Lee Renshaw, changed to Allen Jordan Evans. The Court has fixed November 16th, 2021 at 2:00 p.m. in Courtroom # 3 in the

Mercer County Courthouse, Mercer, Pennsylvania, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

RESPECTFULLY SUBMITTED,

Ted Isoldi, Esquire
Attorney for Petitioner, Allen Jordan Lee Renshaw
106 North Pitt Street
P.O. Box 2
Mercer, PA 16137
724-662-1980
M.C.L.J.- October 19, 2021

IN THE COURT OF COMMON PLEAS
OF MERCER COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
Case No. 2021-352
Attorney ID No. 19948

WILLIAM NICHOLS and
AMANDA NICHOLS,

Plaintiffs

vs.

ADOBE MINING COMPANY, ADOBE
COAL COMPANY, LAUREL
MOUNTAIN MIDSTREAM
OPERATING, LLC, EXCO
RESOURCES (PA), LLC, ENERVEST
ENERGY INSTITUTIONAL FUND
XI-A, L.P., ENERVEST ENERGY
INSTITUTIONAL FUND
XI-WI, L.P., EV PROPERTIES, L.P.

Defendants

TO: ADOBE MINING COMPANY and
ADOBE COAL COMPANY

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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 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 Lawyers' Referral Service
c/o Mercer County Bar Association
PO Box 1302
Hermitage, PA 16148
Telephone: (724) 342-3111

Chester B. Scholl, Jr. Attorney for
Plaintiff
FRUIT, DILL, GOODWIN & SCHOLL

32 Shenango Avenue, PO Box 673
Sharon, PA 16146
(724) 981-4800
M.C.L.J.- October 19, 2021

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

Notice is hereby given of the administration of **THE ROSE MARY MOROCCO REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 8th, 2016**. The Settlor of the Trust, **ROSE MARY MOROCCO**, a resident of Hermitage, Mercer County, Pennsylvania, died on September 4, 2021. All persons having claims against **ROSE MARY MOROCCO** are requested to make known the same to the Trustees or attorney named below. All persons indebted to **ROSE MARY MOROCCO** are requested to make payment without delay to the Trustees or attorney named below:

Susan M. Schoeffler
1364 Yellowstone Road
Cleveland Heights, OH 44121

and

Micheline M. Orteza
630 Wengler Avenue
Sharon, PA 16146

or their attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148
M.C.L.J.- October 19, 26, November 2,
2021

LEGAL NOTICE

**NOTICE OF SUBMISSION AND
REQUEST FOR PUBLIC COMMENT:**

Notice of Submission for Approval of Proposed Sale and Transfer of Operations of LIFE-NWPA and related changes to and distributions of nonprofit corporation assets

Submitted by The Lutheran Home for the Aged of Erie, Pennsylvania d/b/a LIFE-Northwestern Pennsylvania

To the Office of the Attorney General of the Commonwealth of Pennsylvania and Request for Public Comment

The Lutheran Home for the Aged of Erie, Pennsylvania, a Pennsylvania nonprofit, charitable corporation, pursuant to the "Review Protocol for Fundamental Change Transactions Affecting Health Care Non-profits," has submitted a request to the Office of Attorney General ("OAG") for review and approval of: (a) the sale and transfer of operations of its LIFE-NWPA operations in Erie, Elk, Clarion, Clearfield, Crawford, Forest, Jefferson, Mercer, Venango and Warren Counties, Pennsylvania to FFL Pace Buyer, Inc., a Delaware for-profit corporation; (b) the transfer of charitable trusts for the benefit of The Lutheran Home for the Aged of Erie, Pennsylvania to The Lutheran Foundation for Long-Term Living, a Pennsylvania nonprofit corporation; (c) the conversion of The Lutheran Home for the Aged of Erie, Pennsylvania into a for-profit LLC, Lutheran Home for the Aged, LLC, whose sole member is The Lutheran Foundation for Long-Term Living; (d) the sale of the Foundation's membership interests in Lutheran Home for the Aged, LLC to FFL Pace Buyer, Inc.; and (e) payment of the Purchase Price for the entire sale

transaction by FFL Pace Buyer, Inc. to The Lutheran Foundation for Long-Term Living for use for its charitable purposes.

The OAG must review this transaction to ensure that the public interest in the charitable assets of the nonprofit organizations are fully protected and used for their proper charitable purpose and also to determine whether the proposed transaction will adversely affect the availability or accessibility of health care in the affected community or region. The OAG will review all public comments prior to making a final decision on the Submission.

Comments to the Submission must be received on or before November 10, 2021 and should be directed to the following:

Gene J. Herne, Esquire
Senior Deputy Attorney General-in-Charge
Charitable Trusts and Organizations Section
Office of Attorney General
Commonwealth of Pennsylvania
1251 Waterfront Plaza, Mezzanine Level
Pittsburgh, PA 15222
eherne@attorneygeneral.gov

Daniel K. Natirboff, Esquire
CAPOZZI ADLER, P.C.
2933 North Front Street
Harrisburg, PA 17110-1250
Phone: 717-233-4101
Facsimile: 717-233-4103
M.C.L.J.- October 19, 26, November 2,
2021

**Legal Notice By
MARYJO BASILONE DEPRETA
Register of Wills
of Mercer County, PA**

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from November 1, 2021, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

**FIRST AND FINAL ACCOUNT OF
ESTATES**

2021-125 Knight Bobette Irene Moore
a/k/a Knight, Bobette Irene, deceased;
Anthony Kladitis, Executor

2019-26 Broadbent, Dorothy, deceased;
Karen Zoccole a/k/a Karen Lynn Zoccole,
Executrix

MaryJo Basilone DePreta
Register of Wills and Clerk of Orphans' Court
Division of the Court of Common Pleas
Of Mercer County, PA
112 Mercer County Courthouse
Mercer, PA 16137
M.C.L.J.- October 5,12,19,26, 2021

SHERIFF'S SALE

**MONDAY
NOVEMBER 8, 2021
10:00 A.M.**

MERCER COUNTY SHERIFF'S

OFFICE

205 S ERIE ST, MERCER PA 16137

MERCER COUNTY

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

**WRIT OF EXECUTION
NO. 2021-01082**

HILL WALLACK LLP PLAINTIFF'S
ATTORNEY
AUGUST 27, 2021 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
KEVIN WAYNE ULATOWSKI IN AND
TO:

PARCEL 1:

ALL THAT CERTAIN piece or parcel of land situate in Lackawannock Township, Mercer County, Pennsylvania, known as Lot No. 1 of the Carl and Darlene Parcetich Subdivision, as recorded at 96 PL 17547-246, and being more particularly bounded and described as follows:

BEGINNING at a point in the center line of Orchard Road, which point is the Northeast corner of land of Stanley Rzicznek; THENCE North 66 degrees 18' West along land of Stanley Rzicznek, a distance of 688.20 feet to a point; THENCE North 5 degrees 17' East along land of Paul Keller, a distance of 42.16 feet to a point; THENCE South 80 degrees 49' East along other land of Carl R. Parcetich, a distance of 654.53 feet to a point in the center line of Orchard Road; THENCE South 5 degrees 18' West along the center line of Orchard Road, a distance of 215.06 feet to a point, which point is the place of BEGINNING.

PROPERTY ADDRESS: 581 Orchard
Road, Mercer, PA 16137

TAX ID: 15-187-037-001

BEING the same premises which Derrick P. Bailey and Kimberly L. Bailey, husband and wife by deed dated October 14, 2011 and recorded October 19, 2011 in the Recorders Office for Mercer County, Pennsylvania, as Instrument No. 2011-00010813 granted and conveyed unto David A. Suchy and Kevin Wayne Ulatowski as joint tenants with the right of survivorship. David A. Suchy departed this life on or about June 13, 2020.

JUDGMENT - \$ 81,366.01

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE
DEFENDANT (S) KEVIN WAYNE
ULATOWSKI AT THE SUIT OF THE
PLAINTIFF WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS TRUSTEE
OF STANWICH MORTGAGE LOAN
TRUST I % CARRINGTON MORT-
GAGE SERVICES, LLC

**WRIT OF EXECUTION
NO. 2020-00606**

HLADIK ONORATO & FEDERMAN
LLP PLAINTIFF'S ATTORNEY
JULY 28, 2021 LEVIED ON THE
FOLLOWING

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

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Sharpville, County of Mercer, and Commonwealth of Pennsylvania, being a portion of Lots Numbered 70 and 71 in Strawbridge's Addition to Sharpville, the land herein described being more specifically bounded and described as follows:

On the North by land of Davelli (formerly land of W.S. McFarland); on the East by Ninth Street; on the South by land of Orlando N. DeSalvo and wife (formerly land of W.S. McFarland); and on the West by Lot No. 72 in said plan of lots, now or formerly owned by Davelli; having frontage on Ninth Street of 40.11 feet and extending back, of uniform width, a distance of 110 feet.

BEING THE SAME PREMISES which Robert J. Brannon, III, Widower, by Deed dated September 10, 2010 and recorded on September 10, 2010, in the Mercer County Recorder of Deeds Office as Instrument No. 2010-00008955, granted and conveyed unto Robert J. Brannon, III, Widower and Terri A. Koval, as Joint Tenants with the Right of Survivorship. The said Robert J. Brannon died on January 22, 2015, where by operation of law, title vested solely in Terri A. Koval.

Being Known as 10 9th Street, Sharpesville, PA 16150

Parcel I.D. No. 72-838-030

JUDGMENT - \$ 68,466.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) TERRI A. KOVAL AT THE SUIT OF THE PLAINTIFF CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3

**WRIT OF EXECUTION
NO. 2019-00900**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
JULY 1, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MICHELE A. DUBEL AND JOHN E. DUBEL, JR. IN AND TO:

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

On the North by lands now or formerly of W.O. McClimans; On the East by land now or formerly of Earle W. Durham et ux.; On the South by Williamson Road; and on the west by lands now or formerly of W. O. McClimans; having a frontage of one hundred (100) feet, more or less, On Williamson Road and extending back, of uniform width, a distance of two hundred sixty (260) feet, more or less; the corners of the property hereby conveyed being marked by iron pins.

SUBJECT PROPERTY ADDRESS: 327 Williamson Road, Greenville, PA 16125

Being the same property conveyed to John

E. Dubel, Jr. and Michele A. Dubel, husband and wife who acquired title by virtue of a deed from Thomas W. Sheirer and Linda M. Sheirer, husband and wife, dated January 12, 2004, recorded January 16, 2004, at Document ID 2004000767, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 31 043 003
JUDGMENT - \$155,222.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHELE A. DUBEL AND JOHN E. DUBEL, JR. AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION
NO. 2019-02067**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
AUGUST 16, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DAWN FRY, AKA DAWN M. FRY AND TROY FRY, AKA TROY S. FRY IN AND TO:

All those certain pieces or parcels of land situate in Pymatuning Township, Mercer County, Pennsylvania, known and designated as Lots One (1) and Two (2) of the L. P. Hassel plan of Lots as recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 6, Page 83, and being more particularly bounded, and described as follows;

Lot One: Beginning at a point in the centerline of Rutledge Road, formerly known as the Orangeville-Big Bend Public Road, where it intersects with the centerline of Cemetary Road, formerly known as Ohio Street; thence North 21 degrees 32' East, along the centerline of Cemetary Road for a distance of 153.8 feet to a point; thence South 87 degrees 29' East along the centerline of Cemetary Road for a distance of 142.0 feet to a Point; thence South 28 degrees 43' West along Lot No. 2 in said plan for a distance of 215.68 feet to a point in the centerline of Rutledge Road; and thence north 61 degrees 17' West along the centerline of Rutledge Road for a distance of 109.1 feet to the point and place of beginning.

Lot Two: Beginning at a point in the centerline of Rutledge Road; formerly known as the Orangeville-Big Bend Public Road, which Point is the southeast corner of Lot No. 1 in said Plan and the southwest corner of the land herein described; thence North 28 degrees 43' East along Lot No. 1 in said Plan for a distance of 215.68 feet to a point in the centerline of Cemetary Road, formerly known as Ohio Street; thence South 87 degrees 29' East along the centerline of Cemetary Road for a distance of 82.81 feet to a point, thence South 2 degrees 31' West along Lot No 3 in said plan for a distance of 58.21 feet to a point; thence South 28 degrees 43' West along Lot No. 3 in said Plan for a distance of 200 feet to a point in the centerline of Rutledge Road; and thence North 61 degrees 17' West along the centerline of Rutledge Road for a distance of 100 feet to the point and place of beginning.

SUBJECT PROPERTY ADDRESS: 965 Rutledge Road, Transfer, PA 16154

Being the same property conveyed to Troy S. Fry and Dawn M. Fry, husband and wife who acquired title by virtue of a deed from Roy R. Conway, unmarried widower, dated August 27, 2007, recorded August 29, 2007, at Instrument Number 2007-00011853, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 23-094-059

JUDGMENT - \$ 78,249.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DAWN FRY, AKA DAWN M. FRY AND TROY FRY, AKA TROY S. FRY AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORT-GAGE LLC D/B/A MR. COOPER

**WRIT OF EXECUTION
NO. 2019-01734**

MANLEY DEAS KOCHALSKI LLC PLAINTIFFS ATTORNEY
JULY 1, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARCIE KEHLER, AKA MARCIE J. KEHLER, AS POSSIBLE HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JOSEPHINE J. HUMPHREY, DARRIN E. ADAMS, AS POSSIBLE HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JOSEPHINE J. HUMPHREY AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JOSEPHINE J. HUMPHREY IN AND TO:

All that certain piece or parcel of land, with one story the and cement house erected thereon situate on the Northerly side of Wilbur Street, in the Borough of Greenville, Mercer County, Pennsylvania, same being more particularly bounded and described as follows:

Beginning at a point on the North side of Wilbur Street which is a distance of 377.5 feet westerly along the North side of Wilbur Street from Columbia Avenue; thence Northerly 142 feet; thence westerly 55 feet; thence southerly 142 feet to Wilbur Street; thence easterly along the North side of Wilbur Street 55 feet to the place of beginning; being Lot No. 25 in Stewart's Addition No. 2, a plot of which is duly recorded in the proper office of Mercer County, Pennsylvania, in Deed Book N, Volume 6, Page 838.

SUBJECT PROPERTY ADDRESS: 25 Wilbur Street, Greenville, PA 16125

Being the same property conveyed to Josephine J. Humphrey who acquired title by virtue of a deed from Pamela K. Loreno, Administratrix of the Gloria M. Dodson Estate, dated February 12, 1997, recorded February 19, 1997, at Document ID 97 DR 2048, and recorded in Book 0230, Page 1364, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 521 081

JUDGMENT - \$ 33,271.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARCIE KEHLER, AKA

MARCIE J. KEHLER, AS POSSIBLE HEIR AND/OR ADMINIS-TRATOR OF THE ESTATE OF JOSEPHINE J. HUMPHREY, DARRIN E. ADAMS, AS POSSIBLE HEIR AND/OR ADMIN-ISTRATOR OF THE ESTATE OF JOSEPHINE J. HUMPHREY, MARK E. ADAMS, AS POSSIBLE HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JOSEPHINE J. HUMPHREY AND UNKNOWN HEIRS AND/OR ADMIN-ISTRATORS OF THE ESTATE OF JOSEPHINE J. HUMPHREY AT THE SUIT OF THE PLAINTIFF US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVI-DUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

**WRIT OF EXECUTION
NO. 2021-00922**

MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
JULY 12, 2021 LEVIED ON THE FOLLOWING

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

PARCEL 1:

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

BEGINNING at a point on the Northwest corner of the parcel herein described which point is in the center of L.R. 43049, known as Airport Road; thence North 88° 49' East, along land now or formerly of Wayne A. billet et al., 275.00 feet to an iron pin; thence South 0° 30' East, along land now or formerly of Gary L. and Patricia Whiting and land now or formerly of John L. Filer, 180.00 feet to an iron pin; thence South 88° 49' West, along land now or formerly of Charles and Mary L. Gaffney, 275.00 feet to a point in the centerline of Airport Road; thence North 0° 30' West, along the center of Airport Road, 180.00 feet to the point and place of beginning.

According to survey of Ronald P. Bittler, P. E., dated January 8. 1985.

PARCEL 2:

ALL THAT CERTAIN piece or parcel of land situate in Coolspring Township, Mercer County, Commonwealth of Pennsylvania, being marked and designated as Lot No. 10 of John I. Bell Subdivision, Section E, as recorded in the Recorder's Office of Mercer County, Pennsylvania, on May 25, 1990, in 90 P/L 05183-85, and being more fully bounded and described as follows:

COMMENCING at an iron pin set in the center line of a public road now known as S.R. 2015 (formerly L.R. 42049), also known as the Airport Road, said point of beginning being the Northwest corner of said Lot No. 10, hereby conveyed, and the Southwest corner of land now or formerly of David T. Bert: thence along the line of land now or formerly of said David T. Bert, North 88 degrees 49 minutes East, a distance of 275.00 feet to an iron pin set at the line of remaining lands now or formerly of John I. Bell; thence along the line of said remaining lands now or formerly of John I. Bell, South 00 degrees 30 minutes East, a distance of 160.00 feet

to an iron pin; thence along the line of land now or formerly of Luther R. Jaillet, Wayne A. Millet, et al. (85 D.R. 1129), South 88 degrees 49 minutes West, a distance of 275.00 feet to an iron pin set in the center line of said S.R. 2015; thence along the center line of said S.R. 2015, North 00 degrees 30 minutes West, a distance of 160.00 feet to an iron pin, the point and place of beginning.

As per survey of R. P. Bittler, P.L.S., dated May 3, 1990.

Designated as Parcel No: 01-138-037 AND 01-138-039-010

The improvements thereon being known as 354 Airport Road, Mercer, Pennsylvania - 16137.

BEING THE SAME PREMISES WHICH TYLER J. FRASER by deed dated December 29, 2017 and recorded January 24, 2018 in Instrument Number 2018-00000665, granted and conveyed unto Ryan M. Gifford.

JUDGMENT - \$183,373.49

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

**WRIT OF EXECUTION
NO. 2020-00876**

MCCABE WEISBERG & CONWAY PC
PLAINTIFF'S ATTORNEY
JULY 12, 2021 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
MARY JO LIPANI, EXECUTRIX OF
THE ESTATE OF JEROME E. LIPANI
IN AND TO:

PARCEL 1

ALL THAT CERTAIN PIECE OR
PARCEL OF LAND SITUATE IN
GREENVILLE BOROUGH, MERCER
COUNTY, COMMONWEALTH OF
PENNSYLVANIA, BEING MORE
PARTICULARLY BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE
NORTHWESTERLY CORNER OF,
PREMISES HEREIN; THENCE EAST-
ERLY ALONG TOWN AVENUE, A
DISTANCE OF SIXTY (60) FEET;
THENCE IN A SOUTHERLY DIREC-
TION ALONG THE REMAINING
HALF OF LOT NO. 49, FORTY (40)
FEET TO A POINT; THENCE IN AN
EASTERLY DIRECTION ALONG THE
SOUTH SIDE OF LOT NO. 49, SIXTY
(60) FEET TO A POINT; THENCE IN A
SOUTHERLY DIRECTION ALONG
STRAWBERRY ALLEY, A DISTANCE
OF TWENTY (20) FEET; THENCE IN A
WESTERLY DIRECTION ALONG THE
REMAINING PORTION OF LOT NO.
50, ONE HUNDRED TWENTY (120)
FEET TO NORTH THIRD STREET;
THENCE IN A NORTHERLY DIREC-
TION ALONG NORTH THIRD STREET
SIXTY (60) FEET TO A POINT AND
PLACE OF BEGINNING.

BEING THE WESTERLY HALF OF
LOT NO. 49 AND THE NORTHERLY
ONE-HALF (1/2) OF LOT NO. 50 OF
THE GILLESPIE ADDITION TO THE
BOROUGH OF GREENVILLE, AS
RECORDED IN PLAN BOOK 1, PAGE

49.

BEING THE SAME PREMISES WHICH
CHARLES E. LOVETRI, WIDOWER
BY DEED DATED JULY 23, 1966 AND
RECORDED JULY 25, 1966 IN MER-
CER COUNTY IN 66 DR 1845 CON-
VEYED UNTO JEROME E. LIPANI, IN
FEE.

PARCEL 2

ALL THAT CERTAIN LOT SITUATE
IN THE BOROUGH OF GREENVILLE,
MERCER COUNTY, COMMON-
WEALTH PENNSYLVANIA, BEING
THE EASTERLY ONE HALF LOT #49
IN GILLESPIE ADDITION TO GREEN-
VILLE, BEING MORE FULLY
BOUNDED AND DESCRIBED AS
FOLLOWS: NORTH BY LAWN
AVENUE; SOUTH BY LOT #50; EAST
BY STRAWBERRY ALLEY; AND
WEST BY WESTERLY HALF OF LOT
#49; FRONTING SIXTY (60) FEET ON
LAWN AVENUE AND EXTENDING
SOUTHERLY THEREFROM AN EVEN
WIDTH A DISTANCE OF FORTY (40)
FEET.

BEING THE SAME PREMISES WHICH
JOSEPH F. LIPANI, A SINGLE PER-
SON BY DEED DATED JULY 1971
AND RECORDED AUGUST 9, 1971 IN
MERCER COUNTY IN 71 DR 1880
CONVEYED UNTO JEROME E.
LIPANI, IN FEE.

SAID PREMISES COMMONLY
KNOWN AS 15 LAWN AVENUE,
GREENVILLE, PENNSYLVANIA,
16125 AND ARE FURTHER
IDENTIFIED BY MERCER COUNTY
ASSESSMENT INDEX NUMBER 55
500 006.

Being known as: 15 Lawn Avenue,
Greenville, Pennsylvania 16125

BEING THE SAME PREMISES WHICH
CHARLES E. LOVETRI by deed dated
July 23, 1966 and recorded July 1966 in
Instrument Number 1966 D.R. NO. 1845,
granted and conveyed unto The said
Jerome E. Lipani died on June 3, 2019.
Letters of Administration were granted to
Mary Jo Lipani, Executrix of the Estate of
Jerome E. Lipani.

TAX I.D. #: 55 500 006

JUDGMENT - \$ 85,772.06

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF THE DEFEND-
ANT (S) MARY JO LIPANI, EXECU-
TRIX OF THE ESTATE OF JEROME E.
LIPANI AT THE SUIT OF THE
PLAINTIFF WILMINGTON SAVINGS
FUND SOCIETY, FSB, NOT INDIVIDU-
ALLY BUT SOLELY AS TRUSTEE
FOR FINANCE OF AMERICA STRUC-
TURED SECURITIES ACQUISITION
TRUST 2019-HB1

**WRIT OF EXECUTION
NO. 2021-02089**

PIETRAGALLO GORDON ALFANO
BOSICK & RASPANTI, LLP PLAIN-
TIF'S ATTORNEY
AUGUST 27, 2021 LEVIED ON THE
FOLLOWING

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF THE DEFENDANT (S)
NOISE SOLUTIONS (USA) INC. IN
AND TO:

FIRST DESCRIBED:

ALL THAT CERTAIN piece or parcel of

land situate in the City of Sharon, County
of Mercer and Commonwealth of
Pennsylvania, as shown on the survey of
E.A. Winslow and Associates, Inc., dated
August 16, 1979, and being more
particularly bounded and described as
follows:

BEGINNING at the intersection of the
South line of Mill Street and the East line
of Vine Avenue; thence North 87° 37' 30"
East, a distance of 154.00 feet to a point;
thence South 2° 58' 50" East, a distance of
408.02 feet to a point; thence South 88° 02'
25" West, a distance of 102.00 feet to a
point; thence South 2° 58' 50" East, a
distance of 54.00 feet to a point; thence
South 88° 02' 25" West, a distance of
67.77 feet to a point; thence North 1° 01'
20" West, a distance of 460.89 feet to the
place of beginning. Containing 1.588
acres, more or less.

Property Address: 420 Vine Avenue,
Sharon, PA 16146

PARCEL NO. 1-L-73AA

**SECOND DESCRIBED: ALL THOSE
CERTAIN PIECES OR PARCELS OF
LAND SITUATE IN THE CITY OF
SHARON, COUNTY OF MERCER
AND STATE OF PENNSYLVANIA,
BOUNDED AND DESCRIBED AS
FOLLOWS:**

PARCEL ONE:

On the North by land formerly of the H.J.
Filer Estate (being Parcel Two herein); on
the East by lands now or formerly of the
Erie and Pittsburgh Railroad Company,
and on the South by Franklin Street; and
on the West by Alexander Street.

PARCEL TWO:

On the north by land formerly of Dennis
Collins and more recently of the Harry J.
Filer Estate; on the east by the Western
Branch Railroad; on the South by the land
described in Parcel One herein; and on the
West by Alexander Street; having a
frontage of fifty eight (58) feet on
Alexander street and a depth of one
hundred thirty-five (135.00) feet.

PARCEL THREE:

On the north by an alley, sometimes
known as South Alley, which was plotted
but never opened on the east by the Erie
and Pittsburgh Railroad; on the south by
land described in Parcel Two herein; and
on the West by Alexander Street having a
frontage of fifty seven (57) feet on
Alexander Street and extending back a
distance of one hundred thirty (130.00)
feet.

PARCEL FOUR:

Commencing at an iron bar on the east line
of Alexander Street at the northwest
corner of land formerly of the Harry J.
Filer Estate (described as Parcel Three
herein), being also the southwest corner of
the land herein described; thence north,
along the east line of Alexander Street, a
distance of 35.5 feet to the southwest
corner of land now or formerly owned by
the estate of Ann O'Neill; thence east
along the south line of said land now or
formerly of Ann O'Neill, a distance of one
hundred fifty two and five tenths (152.5)
feet to the west right-of-way line of land
of the Erie and Pittsburgh Railroad; thence
south along the west right-of-way of lands
now or formerly of the Erie and Pittsburgh
Railroad, a distance of thirty eight and
thirty-five hundredths (38.35) feet to the

northeast corner of lands now or formerly
of Harry J. Filer (Parcel Three herein);
thence west along the north line of lands
now or formerly of Harry J. Filer, a
distance of one hundred forty seven and
nine tenths (147.9) feet to an iron bar on
the east line of Alexander Street, the place
of beginning.

PARCEL FIVE:

Commencing at a stake on the east line of
Alexander Street at the northwest corner
of lands formerly of Mary Luttrell (Parcel
Four above) and being also the southwest
corner of lands herein described; thence
north, along the east line of Alexander
Street, a distance of thirty five and five
tenths (35.5) feet to a stake at the
southwest corner of other lands now or
formerly of Mary Luttrell, being also the
south line of Lot No. 11 in Alexander's
Addition to Sharon, a distance of 100 feet
to a stake at the southeast corner of said
Lot No. 11; thence north, along the east
line of land now or formerly of Mary
Luttrell, being also the east line of said Lot
No. 11, a distance of twenty six and three
tenths (26.3) feet to a stake at the
southwest corner of lands now or formerly
of John McDonald; thence east, along the
south line of lands now or formerly of
John McDonald, a distance of sixty and
thirty five hundredths (60.35) feet to a
stake on the west right-of-way line of the
Erie and Pittsburgh Railroad, said west
right-of-way line having been located
according to the plans of the said Erie and
Pittsburgh Railroad; thence South along
the west right-of-way line of said Erie and
Pittsburgh Railroad, a distance of sixty
three and thirty five hundredths (63.35)
feet to a stake at the northeast corner of
lands now or formerly of Maiy Luttrell
(Parcel Four above described) thence
west, along the north line of lands now or
formerly of the said Mary Luttrell, a
distance of one hundred fifty two and five
tenths (152.5) feet to a stake on the east
line of Alexander Street the place of
beginning, being a portion of lots 12 and
13 in Alexander's Addition.

PARCEL SIX:

On the north by land now or formerly of
Owen Dailey, more recently purchased by
the City of Sharon at tax sale, and lands
now or formerly of Rebecca Jones; on the
east by land formerly of John McDonald
and Ann O'Neill, more recently land now
or formerly of the Harry J. Filer Estate on
the south by land formerly of Ann O'Neill
(parcel Five herein); and on the west by
Alexander Street; having a frontage of
sixty one (61.00) feet on Alexander Street
and extending eastwardly, a distance of
one hundred (100.00) feet, more or less,
to land now or formerly of John McDonald
and Ann O'Neill.

PARCEL SEVEN:

BEGINNING at the northwest corner of
the land herein described on Mill Street, at
a point one hundred ten (110.00) feet east
from the south east corner of Alexander
and Mill Street; thence south one (1°)
degree thirty (30') minutes West by land
now or formerly owned by Mrs. Kate
McDonald, one hundred twenty nine
(129.00) feet to land now or formerly of
Moses O'Neill; thence east by land now or
formerly of O'Neill, a distance of fifty nine
(59.00) feet, more or less, to railroad;
thence north by Railroad a distance of one
hundred twenty nine (129.00) feet, more

or less, to Mill Street; thence west along the south line of Mill Street, a distance of fifty nine (59.00) feet; more or less, to the place of beginning.

PARCEL EIGHT:

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

BEGINNING at the intersection of the South line of Mill Street and the East line of Alexander Place; thence N 87° 37' 30" E, 100.00 feet to a point; thence, S 02° 58' 50" E, 100.00 feet to a point; thence S 87° 37' 30" W, 100.00 feet to a point; thence, N 02° 58' 50" W, 100.00 feet to the place of beginning and containing 0.230 acres.

ALL EIGHT PARCELS BEING COLLECTIVELY IDENTIFIED AS TAX PARCEL NO. 1-L- 69

TOGETHER WITH the right, title, interest in and to the vacated and abandoned Alexander Place, running generally north and south and beginning at its point of intersection with Franklin Street; thence proceeding in a northern direction to its point of intersection with Mill Street, as described in Ordinance No. 09-13 of the City of Sharon Pennsylvania

LOCATION - 420 VINE AVENUE, SHARON PA 16146

JUDGMENT - \$698,188.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) NOISE SOLUTIONS (USA) INC. AT THE SUIT OF THE PLAINTIFF SHENANGO VALLEY ENTERPRISE ZONE CORP.

**WRIT OF EXECUTION
NO. 2020-02810**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC PLAINTIFFS ATTORNEY

AUGUST 13, 2021 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) DALE SEGER A/K/A DALE E. SEGER AND VICKEY SEGER A/K/A VICKEY L. SEGER IN AND TO:

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

BEGINNING AT THE NORTHEAST CORNER OF COLUMBIA AVENUE AND BENTLEY AVENUE; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF BENTLEY AVENUE, SIXTY-SEVEN (67) FEET; THENCE NORTHERLY FIFTY (50) FEET; THENCE WESTERLY SEVENTY-ONE (71) FEET, MORE OR LESS, TO COLUMBIA AVENUE; THENCE SOUTHERLY ALONG COLUMBIA AVENUE, FIFTY AND TWENTY-FOUR HUNDREDTHS (50.24) FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 150 COLUMBIA AVE GREENVILLE, PA 16125

PROPERTY ID: 55 533 019

TITLE TO SAID PREMISES IS VESTED IN DALE SEGER, A SINGLE PERSON BY DEED FROM VICKEY SEGER, A SINGLE PERSON DATED 05/11/2012 RECORDED 05/11/2012

INSTRUMENT NUMBER: 2012-00006118.

JUDGMENT - \$ 67,097.35

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DALE SEGER A/K/A DALE E. SEGER AND VICKEY SEGER A/K/A VICKEY L. SEGER AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST SERIES 2004-A ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-A

TERMS OF SALE, MERCER COUNTY

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

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

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

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

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

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

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

THE DISTRIBUTION.

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

M.C.L.J.- October 12, 19, 26, 2021