PUBLIC NOTICE PUBLIC NOTICE
SHERIFF'S SALE
MONDAY
JANUARY 5, 2015
10:00 AM
MERCER COUNTY SHERIFF'S OFFICE
205 S ERIE ST, MERCER PA 16137
MERCER COUNTY

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

WRIT OF EXECUTION
NO. 2013 - 00951
FEDERMAN & ASSOCIATES LLC PLAINTIFF'S ATTORNEY
NOVEMBER 7, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) BONNIE S. MARZANO AND JOSEPH MARZANO IN AND TO:
ALL THAT CERTAIN piece or parcel of land situate in the Township of Shenango, County of Mercer, and Commonwealth of Pennsylvania, bounded and described as follows:
BEGINNING at a point in the center line of a public road known as Jackson Road on the dividing line between other land of David L. Shepard and Mary F. Shepard of which this formerly was a part and the land herein conveyed, said point of beginning also being located North 24º 00' East, a distance of 400 feet from the dividing line between other property of David L. Shepard, et ux, of which this formerly was a part and property now or formerly of Russell B. Cannon, et ux; thence continuing through said road, North 24º 00' East to an iron pin in said road, a distance of 446.62 feet; thence through other land now or formerly of David L. Shepard, et ux, of which this was formerly a part, South 18º 16' East, a distance of 94.49 feet to an iron pin; thence continuing along the same, North 70º 04' East, a distance of 459.48 feet to an iron pin; thence still continuing along the same, South 15º 20' West, a distance of 258.54 feet to an iron pin; thence still continuing along the same, South 70º 38' West, a distance of 601.77 feet to a point at the place of beginning. Containing 3.131 acres of land.
Parcel No. 27-197-202
BEING the same land conveyed to Bonnie S. Marzano and Joseph Marzano, her husband, as tenants by the entireties, by Deed of Nadine Bateman, single, and Bonnie S. Marzano and Joseph Marzano, wife and husband, dated November 3, 2003 and recorded November 5, 2003 at the Recorder's Office of Mercer County, Pennsylvania, Document No. 2003-025636.
JUDGMENT - $188,551.59
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) BONNIE S. MARZANO AND JOSEPH MARZANO AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-15

WRIT OF EXECUTION
NO. 2014 - 01087
GRENEN & BIRSIC PC PLAINTIFF'S ATTORNEY
SEPTEMBER 17, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ROBIN D. GREGORY AND JENNIFER M. GREGORY 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:
On the North by land now or formerly of Harold Quay; on the East by land now or formerly of John A. Packard; on the South by land now or formerly of Harry Hunt; and, on the West by Brockway Avenue; fronting forty-five (45) feet on Brockway Avenue and extending back same width a distance of one hundred twenty (120) feet to said land now or formerly of John A. Packard.
Parcel number 55-530-092.
Address: 18 Brockway Avenue, Greenville, PA 16125.
BEING the same property which Robin D. Gregory and Jennifer M. Gregory, husband and wife, granted and conveyed to Robin D. Gregory and Jennifer M. Gregory, husband and wife by Deed dated November 2, 1998 and recorded November 9, 1998, in the Recorder of Deeds Office, Mercer County, Pennsylvania, in Instrument Number 98DR21749.
JUDGMENT - $42,275.69
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ROBIN D. GREGORY AND JENNIFER M. GREGORY AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY FIRST NATIONAL BANK OF PENNSYLVANIA, AGENT

WRIT OF EXECUTION
NO. 2013 - 02776
KML LAW GROUP PC PLAINTIFF'S ATTORNEY
OCTOBER 2, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) TIA M. AUSTIN HAMPTON AND DONALD E. HAMPTON IN AND TO:
ALL that piece or parcel of land situate in the City of Sharon, County of Mercer, Pennsylvania, being the southern thirty (30 feet) feet of Lot No. 37 and all of Lot No. 37-A in the Revised H.M. Willson Plan of Lots as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book 5, Page 32, and being bounded and described as follows:
On the north by the remaining fifty (50 feet) feet of Lot 37 in said plan a distance of one hundred eighty-four and ten one hundredths (184.10 feet) feet, more or less; on the east by Ashton Road a distance of one hundred ten (110 feet) feet, more or less; on the south by Lot Nos. 35 and 36 in said Plan a distance of two hundred one and seventeen one hundredths (201.17 feet) feet; and on the west by Lot Nos. 42 and 43 in said Plan a distance of one hundred ten (110 feet) feet.
Property Address: 339 Ashton Rd., Sharon, PA 16146
Tax Map No. 2 AD 23 Control No. 69 370
JUDGMENT - $148,499.56
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) TIA M. AUSTIN HAMPTON AND DONALD E. HAMPTON AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTINA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2013-NPL1

WRIT OF EXECUTION
NO. 2014 - 02160
KML LAW GROUP PC PLAINTIFF'S ATTORNEY
SEPTEMBER 18, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) MARGARET M. SHIPTON IN AND TO:
All that certain piece or parcel of land situate in Coolspring Township, Mercer County and Commonwealth of Pennsylvania, known as Lot No. 1-B in the Virginia Raygor Subdivision, Section B, as recorded in the Recorder's Office of Mercer County, Pennsylvania, at 1985 P/L 19, and being further bounded and described as follows:
Beginning at a point in the centerline of U.S. Route 19, which point is the northwest corner of the land herein conveyed; thence South 86 degrees 34 minutes East, along lands of McGraw, a distance of 594.00 feet to an iron pin; thence South 4 degrees 07 degrees West, along lands of McGraw, a distance of 220.00 feet to an iron pin; thence North 86 degrees 34 minutes West, along Lot No. 1-C of said Subdivision, a distance of 594.00 feet to a point in the centerline of U.S. Route 19; thence North 4 degrees 07 minutes East, along the centerline of U.S. Route 19, a distance of 220.00 feet to a point, the place of beginning.
Being known and designated as Tax Parcel ID No. 01-137-035; Control No. 1-617610 in the Deed Registry Office of Mercer County, Pennsylvania.
Being the same property which Richard C. Scott and Linda L. Scott (no marital status stated), by their deed dated October 25, 2005 and recorded November 16, 2005 in the Recorder's Office of Mercer County, Pennsylvania, at Deed Instrument No. 2005-00018211, granted and conveyed unto Scott Family Land Trust with Chadwin L. Mulley as Trustee and not personally, under the provisions of a trust agreement dated October 25, 2005, known as Trust Number 734, the grantor herein.
With respect to a 12 month chain of Title, Please notice that the current owner, Scott Family Land Trust with Chadwin L. Mullet as Trustee and not personally, under the provisions of a trust agreement dated October 25, 2005, known as Trust Number 734, has, therefore, owned this property to date since.
Property Address: 734 North Perry Highway, Mercer, PA 16137
JUDGMENT - $107,608.25
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MARGARET M. SHIPTON AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

WRIT OF EXECUTION
NO. 2014 - 01058
KML LAW GROUP PC PLAINTIFF'S ATTORNEY
OCTOBER 22, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) THE UNKNOWN HEIRS OF PATRICIA M. STOYER, DECEASED, SUSAN M. STOYER, SOLELY IN HER CAPACITY AS HEIR OF PATRICIA M. STOYER, DECEASED AND JERRY E. STOYER, SOLELY IN HIS CAPACITY AS HEIR OF PATRICIA M. STOYER, DECEASED IN AND TO:
Parcel #55-534-003:
ALL that certain piece or parcel or lot of land situate in the Borough of Greenville, Mercer County, Pennsylvania, known as and being Lot No. 16 in the 1950 Revised Soult Addition and recorded in Plan Book 3, page 213, records of Mercer County, Pennsylvania, said lot being further bounded and described as follows:
On the North by Davison Avenue, a distance of 55 feet; on the East by Lot No. 18 in said plan, a distance of 100 feet; on the South by lands of the Downs Estate, a distance of 55 feet; and, on the West by an alley and Lot No. 15 in said plan, a distance of 100 feet..
UNDER AND SUBJECT to all easements, right of ways, covenants, restrictions, reservations, exceptions and any other conditions of record.
Parcel #55-534-002:
ALL THAT CERTAIN piece or parcel of land in the Borough of Greenville, Mercer County, Pennsylvania, more particularly bounded and described as follows:
The easterly portion of Lot No. 17 of the 1950 Revised Soult Addition as recorded on June 30, 1950 at Plan Book 3, Page 213, Map No. 55 534 002 Pursuant to Section 405 of the Solid Waste Management Act of 1980, 35 P.S. Section 6018.405, the parties of the first part certify that, to the best of their knowledge, no hazardous waste is presently being disposed of; or has ever been disposed of; on the within-described land.
TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging.
PROPERTY ADDRESS: 3 Davidson Avenue, Greenville, PA 16125
JUDGMENT - $48,468.47
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) THE UNKNOWN HEIRS OF PATRICIA M. STOYER, DECEASED, SUSAN M. STOYER, SOLELY IN HER CAPACITY AS HEIR OF PATRICIA M. STOYER, DECEASED AND JERRY E. STOYER, SOLELY IN HIS CAPACITY AS HEIR OF PATRICIA M. STOYER, DECEASED AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE, LLC

WRIT OF EXECUTION
NO. 2014 - 01390
LAW OFFICES OF GREGORY JAVARDIAN PLAINTIFF'S ATTORNEY
OCTOBER 16, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) LAURA GAIL FOWKES IN AND TO:
ALL that tract of land situate in the Borough of Grove City, Mercer County, Pennsylvania, bounded and described as follows:
BEGINNING at a point on the East side of Garden Avenue on line between Lots Nos. 9 and 10 of the Craig Subdivision as recorded in Plan Book 1, Page 112; thence South 0º 26 1/2' East, 65.66 feet to land formerly owned by W.A. Whitaker; thence North 89º 33 1/2' East, 120 feet by land formerly owned by said Whitaker; thence North 0º 26 1/2' West, 65.66 feet by land of Grove City School District to said Lot No. 9; thence South 89º 33 1/2' West, 120 feet by said Lot No. 9 to the East side of Garden Avenue to the place of beginning.
The same being known as Lot No. 10 of the Craig Subdivision as recorded in Plan Book 1, Page 112 in the Recorder's Office of Mercer County, PA.
ALL THAT CERTAIN tract of land situate in the Borough of Grove City, Mercer County, Pennsylvania, bounded and described as follows:
BEGINNING at a point on the East side of Garden Avenue on line between Lots Nos. 9 and 10 of the Elizabeth Craig Subdivision; thence North 0º 26 1/2' West, 50 feet to Lot No. 8 of said plan; thence North 89º 33 1/2' East by Lot No. 8 owned by Eleanor Lewis, 120 feet to land of Elizabeth B. Craig heirs; thence South 0º 26 1/2' East by land of Elizabeth B. Craig heirs 50 feet to Lot No. 10 of said plan; thence South 89º 33 1/2' West by said Lot No. 10 a distance of 120 feet to the place of beginning.
The same being known as Lot No. 9 of the Craig Subdivision as recorded in Plan Book 1, Page 112 in the Recorder's Office of Mercer County, PA.
BEING THE SAME PREMISES which Eric Charles Brown, Executor of the Estate of Charles Neal Brown, by Deed dated August 8, 2001 and recorded October 2, 2001 in the Office of the Recorder of Deeds in and for Mercer County in Instrument #01DR16809, granted and conveyed unto Laura Gail Fowkes, single and unmarried.
BEING KNOWN AS: 135 Garden Avenue a/k/a 131-135 Garden Avenue, Grove City, PA 16127.
PARCEL #59-549-204 & 59-549-203
JUDGMENT - $88,849.51
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) LAURA GAIL FOWKES AT THE SUIT OF THE PLAINTIFF GREEN TREE SERVICING LLC

WRIT OF EXECUTION
NO. 2013 - 03191
MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
SEPTEMBER 24, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JAMES D. DOWNING IN AND TO:
ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN HERMITAGE, FORMERLY KNOWN AS HICKORY TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BEING LOT NO. 3 IN THE HAROLD DOWNING SUBDIVISION BOOK 24 PAGE 88 MERCER COUNTY, PENNSYLVANIA
ALSO
LOT NO. 2 IN THE HAROLD D. DOWNING SUBDIVISION, BOOK 24, PAGE 88, MERCER COUNTY, PENNSYLVANIA
Being known as: 2344 Downing Lane, Hermitage, Pennsylvania 16148
BEING THE SAME PREMISES WHICH
James D. Downing and Elizabeth Ann Downing, divorced and not remarried by deed dated November 9, 2001 and recorded November 12, 2001 in Deed Book 01, Page 20275, granted and conveyed unto James D. Downing.
TAX I.D. #: 10-131-071
JUDGMENT - $106,394.34
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JAMES D. DOWNING AT THE SUIT OF THE PLAINTIFF FEDERAL NATIONAL MORTGAGE ASSOCIATION

WRIT OF EXECUTION
NO. 2014 - 02446
MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
OCTOBER 29, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) KENNETH LONG IN AND TO:
All that certain piece or parcel of land situate in the Borough of New Lebanon, Mercer County, Pennsylvania, bounded and described as follows,
Bounded on the North by an alley or land of Charles Devon Rupert, on the East by Mercer Street, being State Highway Route No. 78, on the South by Maple Street, and on the West by Crawford Street, being Lots Nos. 3,4,5 and 6 of the General Plan of the Borough of New Lebanon, Pennsylvania, as recorded in the Recorder's Offices of Mercer County, Pennsylvania, in Plan Book No. 3 at page 27, each lot having a width from north to south of about 60 feet and a depth of about 120 feet from east to west.
Being known as: 4297 Mercer Street, Sandy Lake, Pennsylvania 16145
BEING THE SAME PREMISES WHICH J. MARK MILLER, UNMARRIED by deed dated January 21, 2005 and recorded January 28, 2005 in Instrument Number 2005-001589, granted and conveyed unto Kenneth Long.
TAX I.D. #: 66-586-22
JUDGMENT - $70,416.36
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KENNETH LONG AT THE SUIT OF THE PLAINTIFF LSF8 MASTER PARTICIPATION TRUST

WRIT OF EXECUTION
NO. 2012 - 01286
MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
OCTOBER 27, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) GEORGE MOGUN, BOTH AS REAL OWNER AND MORTGAGOR AND AS ONLY KNOWN SURVIVING HEIR OF AURELIA K. MOGUN, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF AURELLA K. MOGUN, DECEASED MORTGAGOR AND REAL OWNER IN AND TO:
ALL those certain piece or parcels of land situate in Hermitage, formerly Hickory Township, Mercer County, Pennsylvania, and being known as Lots Numbers 39 and 40 in the Riverview Plan, and being further bounded and described as follows:
LOT 39. BEGINNING on the south line of Crawford Drive at the northwest corner of Lot Number 40 in said Plan; thence southerly along the west line of said Lot Number 40, a distance of one hundred thirty-four (134) feet to the north line of an alley; thence westerly along the north line of said alley a distance of forty-eight (48) feet to the southeast corner of Lot Number 38B; thence northerly along the east line of said Lot Number 38B a distance of one hundred easterly along the south line of Crawford Drive a distance of forty-eight feet to the place of beginning, and
LOT 40. BEGINNING on the south line of Crawford Drive at the northeast corner of Lot Number 39 in said Plan, thence southerly along the east line of said Lot Number 39 a distance of one hundred thirty-four (134) feet to the north line of an alley; thence easterly
along the north line of said alley a distance of fifty (50) feet, to the west line of another alley, a distance of one hundred thirty-four (134) feet to the south line of Crawford Drive; thence westerly along the south line of Crawford Drive a distance of fifty (50) feet to the place of beginning.
Being known as: 535 Crawford Drive, Hermitage, Pennsylvania 16148
BEING THE SAME PREMISES WHICH Aurelia K. Mogun, unmarried by deed dated May 2, 1983, and recorded May 11, 1983 in Deed Book 83, Page 1203, granted and conveyed unto Aurelia K. Mogun. The said Aurelia K. Mogun died on September 17, 1997 thereby vesting title in George Mogun, both as Real Owner and Mortgagor and as Only Known Surviving Heir of Aurelia K. Mogun, Deceased Mortgagor and Real Owner and All Unknown Surviving Heirs of Aurella K. Mogun, Deceased Mortgagor and Real Owner by operation of law.
TAX I.D. #: 10-317-112
JUDGMENT - $66,260.42
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) GEORGE MOGUN, BOTH AS REAL OWNER AND MORTGAGOR AND AS ONLY KNOWN SURVIVING HEIR OF AURELIA K. MOGUN, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF AURELLA K. MOGUN, DECEASED MORTGAGOR AND REAL OWNER AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

WRIT OF EXECUTION
NO. 2014 - 01433
MCCABE WEISBERG & CONWAY PC PLAINTIFF'S ATTORNEY
SEPTEMBER 19, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JEAN SUCIC IN AND TO:
ALL that certain piece or parcel of land situate in the City of Hermitage, Mercer County, Pennsylvania, known as Lot No. 21 in the Hickory Heights Sub-Division No. 2 as recorded in Plan Book 6, Page 59, records of Mercer County, Pennsylvania, being more particularly bounded and described as follows:
Bounded on the north by part of Lot No. 24 in said plan, a distance of 80 feet; bounded on the east by Lots Nos. 22 and 23 in said plan a distance of 175 feet; bounded on the south by Victoria Drive, a distance of 80 feet; and bounded on the west by Lot No. 20 in said plan, a distance of 175 feet.
Being known as: 2479 Victoria Drive, Hermitage, Pennsylvania 16148
BEING THE SAME PREMISES WHICH John E. Shook, Jr. and Mildred T. Shook, husband and wife by deed dated June 7, 1989 and recorded June 23, 1989 in Deed Book 60, Page 113, granted and conveyed unto Jean Sucic.
TAX I.D. #: 11-322-155
JUDGMENT - $49,379.46
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JEAN SUCIC AT THE SUIT OF THE PLAINTIFF ONEWEST BANK N.A.

WRIT OF EXECUTION
NO. 2014 - 01227
MEYER DARRAGH BUCKLER BEBENEK & ECK, PLLC. PLAINTIFF'S ATTORNEY
SEPTEMBER 29, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) CHARLES M. WASSER, JR. AND JASON M. WASSER IN AND TO:
ALL that certain piece or parcel of land situate in Otter Creek Township, Mercer County, Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a point at the intersection of the center line of the Snyder School Road with the center line of the Tyro School Road; thence along said Snyder School Road center line, South 18º 39' West a distance of 250 feet to a point; thence along line of lands now or formerly of Mrs. M.R. Price, North 71º 21' West a distance of 265 feet to an iron pipe; thence through land now or formerly of Phoebe L. Price, North 2º 05' West a distance of 452.3 feet to the center line of said Tyro School Road; thence along said Tyro School Road center line South 48º 45' East a distance of 455 feet to a point at the intersection of the center line of the Snyder School Road with the center line of the Tyro School Road at the place of beginning. Containing 2.45 acres of land, more or less. Having erected thereon a one and one-half story dwelling house and outbuildings.
BEING known and designated as Tax Parcel I.D. No. 20-058-062.
BEING further known and numbered as 175 Lynn Tyro Road, Greenville, PA.
BEING the same property granted and conveyed by

Charles M. Wasser, Jr. widow, to Charles M. Wasser, Jr. widower, and Jason M. Wasser, a single man, by deed dated 7/24/1997 and recorded in the Recorder of Deeds Office of Mercer County, Pennsylvania in Deed Book Volume 240, page 2760.
JUDGMENT - $62,225.39
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) CHARLES M. WASSER, JR. AND JASON M. WASSER AT THE SUIT OF THE PLAINTIFF U.S. BANK, N.A., AS TRUSTEE ON BEHALF OF MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-6, BY AND THROUGH IT'S AGENT AND SERVICER, GREEN TREE SERVICING LLC

WRIT OF EXECUTION
NO. 2014 - 02459
MILSTEAD & ASSOCIATES LLC PLAINTFF'S ATTORNEY
OCTOBER 17, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JASON S. CLEPPER AND JENNIFER A. CLEPPER 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, known as Lot Number Seven (7) in the Revised D.G. Bastress Elmhurst Plan of Lots as recorded in Plan Book 5, Page 16, said Lot No. 7 being more particularly bounded and described as follows, to wit:
Beginning at a point on the Northeast line of Service Avenue on the dividing line between Lots Nos. 6 and 7 in said Plan; thence Northeastwardly, along said dividing line, a distance of one hundred twenty-eight and six tenths (128.6') feet to a point; thence South 49 degrees 29 minutes East, a distance of fifty and sixty-four hundredths (50.64') feet to a point on the dividing line between Lots Nos. 7 and 8 in said Plan; thence Southwestwardly, along said last mentioned line, a distance of one hundred thirty-six and seven tenths (136.7') feet to a point on the East line of Service Avenue; thence Northwestwardly, along the East line of Service Avenue, a distance of fifty (50') feet to the place of beginning.
Title to said Premises vested in Jason S. Clepper and Jennifer A. Clepper, husband and wife by Deed from Catherine L. Lambert, single dated 02/23/2005 and recorded 03/17/2005 in the Mercer County Recorder of Deeds in Instrument No. 2005-003990.
BEING KNOWN AS 159 Service Avenue, Sharon, PA 16146.
TAX MAP NO: 4-AP-42
JUDGMENT - $77,627.01
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JASON S. CLEPPER AND JENNIFER A. CLEPPER AT THE SUIT OF THE PLAINTIFF CITIMORTGAGE, INC.

WRIT OF EXECUTION
NO. 2014 - 01765
MILSTEAD & ASSOCIATES LLC PLAINTIFF'S ATTORNEY
OCTOBER 28, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) THOMAS E. WOODCOCK AND NORMA M. WOODCOCK IN AND TO:
All that certain piece or parcel of land situate in Findley Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows, to wit:
Bounded on the North by lands now or formerly of Lloyd E. Hoffman; bounded on the East by the Clintonville Road; bounded on the South by lands now or formerly of Russell Bowser; bounded on the West by lands now or formerly of Laura V. Hosack.
Having a frontage of 75 feet on the Clintonville Road, and extending westwardly, a distance of 290 feet. Containing one-half acre of land, more or less.
Title to said Premises vested in Thomas E. Woodcock and Norma M. Woodcock, husband and wife by Deed from Dorothy M. Nelligan, as Administratrix of the Estate of Morris Hoffman dated 10/13/2006 and recorded 10/18/2006 in the Mercer County Recorder of Deeds in Instrument No. 2006-00015616.
BEING KNOWN AS 20 Clintonville Road, Mercer, PA 16137
TAX MAP NO: 06001690
JUDGMENT - $101,458.97
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) THOMAS E. WOODCOCK AND NORMA M. WOODCOCK AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2

WRIT OF EXECUTION
NO. 2013 - 01130
PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY
SEPTEMBER 18, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) HOWARD W. BELL AND KAREN S. BELL A/K/A KAREN S. HOSKINS IN AND TO:
ALL THAT CERTAIN piece or parcel of land situate in the Borough of Mercer, Mercer County, Pennsylvania, known as Mercer Borough tax parcel no. 577-1, and being further bounded and described as follows:
BEGINNING at a point in the certificate of Home Street at Greenville Run; thence north 47 degrees 29 minutes west, along Greenville Run, 45.03 feet to a point; thence south 81 degrees 55 minutes west, along Greenville Run, 187.63 feet to a point; thence north 49 degrees 29 minutes west, along Greenville Run, 178.99 feet to a point; thence south 9 degrees 17 minutes east, along land of Ted and Merilyn S. Isoldi, 122.83 feet to a point; thence south 63 degrees east, along land of Carmen and Mary Elford, 287.49 feet to a point in the centerline of Home Street; thence north 23 degrees 46 minutes east, along the centerline of Home Street, 90 feet to a point; thence north 34 degrees 16 minutes east, along the centerline of Home Street, 30 feet to a point, and thence north 43 degrees 42 minutes east, along the centerline thereof, 35.52 feet to the place of beginning.
TITLE TO SAID PREMISES IS VESTED IN Howard W. Bell and Karen S. Bell, h/w, by Deed from Karen S. Hoskins, nka Karen S. Bell and Howard W. Bell, w/h, dated 01/24/2006, recorded 02/03/2006 in Instrument Number 2006-00001837.
Tax Parcel: 65-577-001
Premises Being: 331 Home Street, Mercer, PA 16137-1311
JUDGMENT - $135,813.92
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) HOWARD W. BELL AND KAREN S. BELL A/K/A KAREN S. HOSKINS AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

WRIT OF EXECUTION
NO. 2014 - 00521
PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY
OCTOBER 7, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) LONNIE BRIGGS, IN HIS CAPACITY AS HEIR OF ULYSSES PRESTON A/K/A ULYSESS PRESTON, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ULYSESS PRESTON, DECEASED IN AND TO:
ALL that certain lot or piece of ground situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being parts of Lots Nos. 346, 347 and 348 in the Beechwood Improvement Company, Limited, Plan C Plan of Lots as recorded in the Office of the Recorder of Deeds of MER644548, said piece or land being more particularly bounded and described as follows:
BEGINNING at the southeast corner of the intersection of North Darr Avenue and Staunton Street; thence in an easterly direction along the south line of Staunton Street, a distance of 50.00 feet; thence in a southerly direction along a line parallel with North Darr Avenue, a distance of 81.0 feet; thence in a westerly direction a distance of 50.0 feet to the eastern line of North Darr Avenue; thence in a northerly direction along said North Darr Avenue, a distance of 81.25 feet, to the place of beginning.
IDENTIFIED as Tax/Parcel ID #: 52-425-457 in the Deed Registry Office of Mercer County, Pennsylvania.
TITLE TO SAID PREMISES IS VESTED IN Ulysess Preston, by Deed from Ulysess Preston and Helen Ruth Preston, h/w, dated 10/04/1972, recorded 10/17/1972 in Book 720R, Page 2801.
Tax Parcel: 52-425-457
Premises Being: 1023 Darr Avenue, Farrell, PA 16121-1008
JUDGMENT - $34,036.47
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) LONNIE BRIGGS, IN HIS CAPACITY AS HEIR OF ULYSSES PRESTON A/K/A ULYSESS PRESTON, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ULYSESS PRESTON, DECEASED AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE, LLC

WRIT OF EXECUTION
NO. 2013 - 01007
PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY
OCTOBER 2, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) RANDALL G. CRESS IN AND TO:
All that certain piece or parcel of land situate in Mill Creek Township, Mercer County, Pennsylvania, being known as Lot No. 1 of the Sobzack Subdivision dated April 19, 2000 and recorded on June 15, 2000 at 2000 P.L. 8798-154 of the Mercer County Recorder's Office, containing 2.31 acres, the full description of Lot No. 1 being incorporated herein by reference thereto.
TITLE TO SAID PREMISES IS VESTED IN Randall G. Cress, by Deed from David R. Sobzack and Margaret Sobzack, h/w, dated 06/15/2000, recorded 07/05/2000 in Book 329, Page 98.
Tax Parcel: 18-052-001-001
Premises Being: 774 Utica Road, Utica, PA 16362-1212
JUDGMENT - $55,650.12
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) RANDALL G. CRESS AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

WRIT OF EXECUTION
NO. 2013 - 01793
PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY
SEPTEMBER 29, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) GREGORY A. HOULETTE AND SANDRA C. HOULETTE IN AND TO:
PARCEL ONE:
ALL THAT CERTAIN piece or parcel of land situate in the Borough of West Middlesex,
ALL THAT CERTAIN piece or parcel of land situate in the Borough of West Middlesex, Mercer County, Pennsylvania, bounded and described as follows, to-wit:
BOUNDED on the north by lands now or formerly of Palko; on the south and east by lands now or formerly of Harry Kinsell; on the west by a Public road known as the Wheatland-West Middlesex Road. Having a frontage on said Public road of one hundred seventy-five (175) feet and extending eastwardly a uniform width of eighty-two (82) feet.
PARCEL TWO:
ALL THAT CERTAIN piece or parcel of land situate in the Borough of West Middlesex, Mercer County, Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a point on the northeast corner of land now or formerly owned by Davis and being the northwest corner of the land herein described; thence 76 degrees 35 minutes east, a distance of 96.98 feet to a point; thence south 12 degrees 30 minutes east a distance of 173.52 feet to a point; thence south 76 degrees 35 minutes west, a distance of 71.12 feet to a point on the eastern boundary of land now or formerly of David; thence north 21 degrees 0 minute west along the present eastern boundary of land now or formerly of Davis, a distance of 175 feet to a point and the place of beginning.
TITLE TO SAID PREMISES IS VESTED IN Gregory A. Houlette and Sandra C. Houlette, h/w, by Deed from Robert T. Michaels, Jr. and Vicky L. Michaels, h/w, dated 11/25/2009, recorded 12/02/2009 in Instrument Number 2009-00012922.
Tax Parcel: 75-879-006-001
Premises Being: 752 Wheatland Road, West Middlesex, PA 16159-3434
JUDGMENT - $175,636.89
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) GREGORY A. HOULETTE AND SANDRA C. HOULETTE AT THE SUIT OF THE PLAINTIFF JPMORGAN CHASE BANK, N.A.

WRIT OF EXECUTION
NO. 2010 - 00137
PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY
OCTOBER 2, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) RICHARD M. POWELL, III AND RACHEL M. POWELL IN AND TO:
ALL that certain parcel of land situated in Jackson Township, Mercer County, Pennsylvania, bounded and described as follows:
BEGINNING at a point in the center of Township Road T-784, which point is the Northwest corner of entire tract of Grantors; thence South 0 degree 43 minutes East along the centerline of T-784, a distance of 294.28 feet to a point, which point is the Northwest corner of the herein described parcel; thence North 87 degrees 48 minutes East, a distance of 1,697.23 feet to a point; thence South 2 degrees 22 minutes East, a distance of 294.19 feet to a point; thence South 87 degrees 51 minutes West, a distance of 152.97 feet to a point; thence continuing South 87 degrees 48 minutes West, a distance of 1,552.75 feet to a point in the center of T-784; thence North 0 degree 43 minutes West along the centerline of T-784, a distance of 294.15 feet to a point, the Northwest corner of the herein described parcel. Containing 11.5 acres.
TITLE TO SAID PREMISES IS VESTED IN Richard H. Powell, III and Rachel M. Powell, h/w, by Deed from Harry A. Noll and Rose M. Noll, h/w, dated 09/27/2007, recorded 10/01/2007 in Instrument Number 2007-00013471.
Tax Parcel: 13-126-044
Premises Being: 326 Hosack Road, Jackson Center, PA 16133-1428
JUDGMENT - $258,161.71
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) RICHARD H. POWELL, III AND RACHEL M. POWELL AT THE SUIT OF THE PLAINTIFF PHH MORTGAGE CORPORATION

WRIT OF EXECUTION
NO. 2013 - 01211
PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY
OCTOBER 1, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ALICIA A. TAMILIO IN AND TO:
ALL THAT CERTAIN pieces or parcels of land situate in the Township of Hickory, (now known as The City of Hermitage), Mercer County and Commonwealth of Pennsylvania, being Lots Nos. Twenty (20), Twenty-one (21), and the south half of Lot No. Twenty-two (22) in the Baker Heights Allotment, said allotment being recorded in Plan Book 3, page 113, Mercer County Records. Said lots are together bounded and described as follows:
On the North by the north half of said Lot No. Twenty-two (22) a distance of 153.69 feet; on the East by Lot Nos. Fifteen (15) and Sixteen (16) and part of Lot No. Fourteen (14) a distance of 126.05; on the south by Lots Nos. Eighteen (18) and Nineteen (19) and part of Lot No. Seventeen (17) in said Plan, a distance of 153.91 feet; on the West by Lyle Drive, a distance of 125 feet.
It is expressly understood and is part of this conveyance that parties of the second part, her heirs and assigns, shall erect no store or storeroom, church or public garage on said lot; nor shall they erect any dwelling house of less value than $5,000.00 nor shall they erect any building thereon at a less distance than thirty (30) feet from Lyle Drive; and a strip five (5) feet wide is reserved at the east end of said lots for public utilities.
This conveyance is made subject to coal reservations contained in former deed.
TITLE TO SAID PREMISES IS VESTED IN Alicia A. Tamilio, married, by Deed from Harry O. Bartholomew and Esther J. Bartholomew, h/w, dated 10/19/2007, recorded 10/22/2007 in Instrument Number 2007-00014528.
Tax Parcel: 11 321 247
Premises Being: 498 Lyle Drive, Hermitage, PA 16148-1630
JUDGMENT - $75,675.99
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ALICIA A. TAMILIO AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

WRIT OF EXECUTION
NO. 2014 - 00900
PHELAN HALLINAN LLP PLAINTIFF'S ATTORNEY
SEPTEMBER 16, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JOHN P. VERNILLE, III A/K/A JOHN VERNILLE, III AND TIFFANY D. VERNILLE IN AND TO:
All that certain piece or parcel of land situate in Lackawannock Township, Mercer County, Pennsylvania, which includes Lot No. 1 of the subdivision recorded at 82 PL 27 and Lot No. D of the subdivision recorded at 94 PL 2856-29, and being more particularly bounded and described as follows:
Beginning at a point in the center line of the Mercer-West Middlesex Road (PA. Route 318), said point being the northwest corner of Lot No. D of the subdivision recorded in the recorder's office of Mercer County, Pennsylvania, at 94 PL 2856-29; thence north 67 degrees 50 minutes east along the center line of said road, a distance of 34.10 feet to a point; thence north 67 degrees 50 minutes east, continuing along the center line of said road, a distance of 175 feet to a point; thence south 22 degrees 10 minutes east along Lot No. 2 of the subdivision recorded in the recorder's office of Mercer County, Pennsylvania, at 82 PL 27, a distance of 200 feet to a point; thence continuing south 22 degrees 10 minutes east along Lot No. A of the subdivision, recorded in the recorder's office of Mercer County, Pennsylvania, at 92 PL 5874-85, a distance of 76.59 feet to a point; thence south 67 degrees 50 minutes west along land of Leonard J. Tatomirovich, Jr. Et al, a distance of 209.10 feet to a point; thence north 22 degrees 10 minutes west along land of Leonard J. Tatomirovich, Jr. Et al, a distance of 276.59 feet to a point, which point is the place of beginning.
The above-described land is comprised of three seperate parcels, identified as follows:
1. Parcel one described in the deed dated December 4, 1973, from Theodore Tatomirovich and Mona Tatomirovich, husband and wife, to Theodore Tatomirovich and Mona Tatomirovich, husband and wife, as recorded in the recorder's office of Mercer County, Pennsylvania, at 73 DR 3712, it being that the said Theodore Tatomirovich died on October 9, 1979, thereby vesting full title in and to said parcel in the said Mona Tatomirovich.
2. The land described in the deed dated February 1, 1982, from Leonard J. Tatomirovich et al to Mona Tatomirovich, widow, as recorded in the recorder's office of Mercer County, Pennsylvania, at 82 DR 627.
3. The land described in the deed dated October 12, 1994, from Leonard J. Tatomirovich, Jr. to Mona G. Tatomirovich, single, as recoded in the recorder's office of Mercer County, Pennsylvania at 94 DR 16693.
The within-described land is subject to a 20-foot drainage easement extending through the southeast corner, as well as other easements and restrictions contained in the recorded plans.
Pursuant to section 405 of the Solid Waste Management Act of 1980, 35 p.s. 86018.405, the party of the first part certifies that, to the best of his knowledge, no hazardous waste is presently being disposed of, or has ever been disposed of, on the within-described land.
Together with all and singular, the said property, improvements, ways, water courses, rights, liberties, privileges, hereditaments and appurtences whatsoever thereunder belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.
To have and to hold the said piece or parcel of land, hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtences, unto the said parties of the second part, their heirs and assigns, forever.
TITLE TO SAID PREMISES IS VESTED IN John P. Vernille, III and Tiffany D. Vernille, h/w, by Deed from Ronald M. Seech and Dana L. Seech, h/w, dated 07/17/2007, recorded 07/27/2007 in Instrument Number 2007-00010306.
Tax Parcel: 15-174-030-000-000
Premises Being: 1885 Mercer West Middlesex Road, Mercer, PA 16137-2619
JUDGMENT - $160,417.41
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JOHN P. VERNILLE, III A/K/A JOHN VERNILLE, III AND TIFFANY D. VERNILLE AT THE SUIT OF THE PLAINTIFF OCWEN LOAN SERVICING, LLC

WRIT OF EXECUTION
NO. 2009 - 00455
PIETRAGALLO GORDON ALFANO BOSICK & RASPANTI LLP PLAINTIFF'S ATTORNEY
SEPTEMBER 19, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) STEEL GRAIN CORPORATION, CAROL D. BENNINGTON, ROBERT M. BENNINGTON AND JOSEPH L. BENNINGTON, A/K/A JOSEPH L. BENNINGTON, JR. IN AND TO:
PARCEL ONE:
All that certain piece or parcel of land in the Borough of Sharpsville, Mercer County, Pennsylvania, being known as Lot No. 1 in the Campagna Plan of Lots, Subdivision A, said, Plan being recorded in Plan Book 17, Page 76.
PARCEL TWO:
ALL THAT CERTAIN piece of parcel of land situate in the Borough of Sharpsville, Mercer County, Pennsylvania, being known as Lot No. 3 in the Campagna Plan of Lots, Subdivision A, said Plan being recorded in Plan Book 21, Page 98.
PARCEL THREE:
ALL THAT CERTAIN piece of parcel of land situate in the Borough of Sharpsville, Mercer County, Pennsylvania, being known as Replat of Lot 4 in the Campagna Plan of Lots, Subdivision A said Plan being recorded at 1979 P.L. 79.
PARCEL FOUR:
ALL THAT CERTAIN piece or parcel of land situate in the Borough of Sharpsville, Mercer County, Pennsylvania, bounded and described as follows:
BEGINNING at a point on the North line of High Street, said point being the southeast corner of land of the Valley Mould & Iron Corporation;
THENCE along land of the Valley Mould & Iron Corporation the following courses and distances;
North 24º 36' West, a distance of Sixty-two and Seven Tenths (62.7) feet;
THENCE North 68º 18' East, a distance of Ninety-nine and Thirty-five (99.35) feet;
THENCE North 0º 15' East, a distance of Eighty-five and Twenty-eight Hundredths (85.28) feet;
THENCE North 21º 2' East, a distance of One Hundred Three and Fifteen Hundredths (85.28) feet;
THENCE North 9º 48' East, a distance of One Hundred Eighty and Thirty-six Hundredths (180.36) feet;
THENCE along land of L&N Steel Products, Inc., South 11º 51' East, a distance of Four Hundred and Four Tenths (400.4) feet to the north line of High Street;
THENCE South 74º 14' West along the north line of High Street a distance of Two Hundred Twenty-five (225) feet to the place of beginning. Containing 0.927 acres.
High Street referred to in the above description is also known as the access road to the Shenango River Reservoir, and the land comprising the same was heretofore dedicated to the Borough of Sharpsville for road purposes.
PARCEL FIVE:
ALL THAT CERTAIN piece or parcel of land situate in the Borough of Sharpsville, Mercer County, Pennsylvania bounded and described as follows:
COMMENCING at a point approximately Sixty-two and Seven Tenths (62.7) feet north of High Street, being the southwest corner of the triangular parcel herein conveyed;
THENCE North 68º 18' East, a distance of 99 feet to a point;
THENCE North 0º 15' East, a distance of 85.28 feet to a point;
THENCE South 37º 09' 09" West, a distance of 152.92 feet to the place of beginning.
BEING THE SAME pieces or parcels of real estate conveyed to Carol Bennington, Joseph Bennington and Robert Bennington, by Deed from Ronald Kirila, Executor of the Estate of Gene Kirila, also known as Eugene L. Kirila, or Eugene E. Kirila, deceased, Ronald Kirila, and William Kirila, Co-partners trading as Kirila Realty, an Ohio general partnership, and Ronald J. Kirila, Executor of the Estate of Gene Kirila, also known as Eugene L. Kirila, or Eugene E. Kirila, deceased, Ronald Kirila and Dorothy Kirila, his wife, and William Kirila and Gloria Kirila, his wife, dated January 18, 1999, and recorded January 22, 1999 at 99 DR 1394.
BEING known as 115 High Street, Sharpsville, Pennsylvania 16150 and bearing Mercer County Tax Map No. 72-801-001.
JUDGMENT - $342,823.49
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) STEEL GRAIN CORPORATION, CAROL D. BENNINGTON, ROBERT M. BENNINGTON AND JOSEPH L. BENNINGTON, A/K/A JOSEPH L. BENNINGTON, JR. AT THE SUIT OF THE PLAINTIFF BRIGADOON FURNITURE CORP, AN INDIANA CORPORATION, ASSIGNEE OF FIRST NATIONAL BANK OF PENNSYLVANIA

WRIT OF EXECUTION
NO. 2014 - 01805
PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY
OCTOBER 22, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JOSEPH P. KENNELL AND LINDA E. KENNELL N/K/A LINDA E. KILGORE IN AND TO:
ALL that certain piece or parcel of land situate in Findley Township, Mercer County, Pennsylvania, bounded and described as follows:
BEGINNING at a point in the center line of Schaffer Road, also known as Township Road 678, on the line of lands now or formerly of James and Maureen Minner; thence North 37º 20' East along the center line of said Schaffer Road, for a distance of 287.90 feet to the center line of Pennsylvania Route 58; thence along the center line of Pennsylvania Route 58, by a curve having a chord of South 56º 02' East, a arc length of 320.00 feet to a point; thence South 36º 44' West along lands of Ernest L. and Luella M. Kyle, for a distance of 311.57 feet to a point; thence North 51º 48' West, along lands now or formerly of James and Maureen Minner, for a distance of 322.75 feet to a point, the place of BEGINNING.
CONTAINING 2.23 acres as per survey of R.P. Bittler, P.L.S., dated August 2, 1996.
HAVING THEREON ERECTED A DWELLING KNOWN AS 842 MERCER GROVE CITY ROAD, MERCER, PA 16137
BEING the same premises which Linda E. Kennell by Deed dated December 26, 2007 and recorded December 26, 2007, in the Recorder of Deeds Office in and for Mercer County, Pennsylvania, at Instrument No. 2007-00017280, granted and conveyed unto Joseph P. Kennell.
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 JOSEPH P. KENNELL UNDER MERCER COUNTY JUDGMENT NO. 2014-01805
Tax Map # 06-164-093
Computer ID # 06-470
JUDGMENT - $27,591.13
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JOSEPH P. KENNELL AND LINDA E. KENNELL N/K/A LINDA E. KILGORE AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

WRIT OF EXECUTION
NO. 2014 - 02468
SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
OCTOBER 2, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) NANCY L. BARTEL IN AND TO:
ALL THAT CERTAIN lot or parcel of ground situate in Lackawannock Township, Mercer County, Pennsylvania, bounded and described as follows:
ON the North by the center line of a public road known as Wozniak Road; on the East by land of Marshall Rozier; on the South by other land of Grantors; and on the West by land of Joseph Gunn; said land having a frontage on the center line of Wozniak Road of 127 feet and extending Southwardly therefrom for a distance of approximately 436.6 feet to two iron pins.
BEING Parcel #15-186-019
BEING THE SAME PREMISES which Eli J. Byler and Amanda B. Byler, husband and wife, by Deed dated August 14, 1970 and recorded in the Mercer County Recorder of Deeds Office on August 19, 1970 in Deed Book DR1862, granted and conveyed unto Frederick D. Bartel and Nancy L. Bartel, husband and wife.
LOCATION - 84 WOZNIAK ROAD, NEW WILMINGTON, PA
JUDGMENT - $113,045.10
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) NANCY L. BARTEL AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

WRIT OF EXECUTION
NO. 2013 - 03714
SHAPIRO & DENARDO LLC PLAINTIFF'S ATTORNEY
SEPTEMBER 23, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) KIMBERLY POWELL A/K/A KIMBERLY J. POWELL IN AND TO:
All that certain piece, parcel or lot of land situate in the Borough of Stoneboro, Mercer County, Pennsylvania, being known and designated as Parcel 1 of the Garner R. and Marion R. Lloyd Subdivision as recorded in the Recorder's Office of Mercer County, PA at 97 PL 126-10, containing 7,880 square feet.
BEING the same premises which Garner R. Lloyd and Marion R. Lloyd, husband and wife, by Deed dated July 8, 1997 and recorded in the Mercer County Recorder of Deeds Office on July 10, 1997 in Deed Book 239, Page 809, granted and conveyed unto Kimberly J. Powell.
LOCATION - 6 SHORT STREET, STONEBORO, PA
JUDGMENT - $66,795.96
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KIMBERLY POWELL A/K/A KIMBERLY J. POWELL AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., ALTERNATIVE LOAN TRUST 2002-8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-13

WRIT OF EXECUTION
NO. 2014 - 01480
UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY
OCTOBER 17, 2014 LEVIED ON THE FOLLOWING

AL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) SHELIA M. DODDO AND RENEE A. MILETTA IN AND TO:
ALL THAT CERTAIN PREMISES WITH DWELLING HOUSE ERECTED THEREON, SITUATE ON THE SOUTHERLY SIDE OF SHERRARD AVENUE IN HEMPFIELD TOWNSHIP, MERCER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:
ON THE NORTH BY SHERRARD AVENUE;
ON THE EAST BY LOT NOW OR FORMERLY OF H.R. DIEFENDERFOR, FORMERLY WALTER HAVENA;
ON THE SOUTH BY LOT NOW OR FORMERLY OF EARL J. BLACK;
AND ON THE WEST BY NEWS STREET,
FRONTING 50 FEET ON SHERRARD AVENUE AND EXTENDING BACK ALONG NEWS STREET THE SAME WIDTH A DISTANCE OF 190 FEET.
BEING KNOWN AND DESIGNATED AS TAX PARCEL #9-410 AND MORE COMMONLY KNOWN AS 45 SHERRARD AVENUE, GREENVILLE, PA 16125.
AS DESCRIBED IN MORTGAGE INSTRUMENT NUMBER 2007-00010431
BEING KNOWN AS: 45 Sherrard Ave, Greenville, PA 16125
PROPERTY ID NO.: 9-56-110
TITLE TO SAID PREMISES IS VESTED IN RENEE A. MILETTA AND SHELIA M. DODDO, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM MICHAEL A. GRANAT AND LINDA M. GRANAT, HUSBAND AND WIFE DATED 07/27/2007 RECORDED 07/31/2007 IN

DEED BOOK INSTRUMENT NO.: 2007-00010430.
JUDGMENT - $84,901.69
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) SHELIA M. DODDO AND RENEE A. MILETTA AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

WRIT OF EXECUTION
NO. 2011 - 03299
UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY
SEPTEMBER 7, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JOHN FOLTZ A/K/A JOHN PAUL FOLTZ AND MEIREL FOLTZ 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. 94 IN THE D.C. STAMBAUGH PLAN OF LOTS, BEING BOUNDED AND DESCRIBED AS FOLLOWS, BEING MORE FULLY BOUNDED AND DESCRIBED THEREIN, ON THE NORTH BY ALCOMA STREET, ON THE EAST BY LOT NO. 95 IN THE SAID PLAN, ON THE SOUTH BY A 15 FOOT ALLEY, AND ON THE WEST BY LOT NO. 93 IN THE SAID PLAN. HAVING A FRONTAGE ON SAID ALCOMA STREET 50 FEET, AND EXTENDING SOUTH, OF UNIFORM WIDTH, A DISTANCE OF 133.8 FEET.
BEING DESIGNATED AS PARCEL 2-F-47
BEING DESIGNATED AS 906 ALCOMA ST, SHARON, PA 16146 AS DESCRIBED IN MORTGAGE INSTRUMENT NO. 2002-024839
BEING KNOWN AS: 906 Alcoma Street, Sharon, PA 16146
PROPERTY ID NO.: 2-F-47
TITLE TO SAID PREMISES IS VESTED IN JOHN PAUL FOLTZ AND MEIREL FOLTZ, HUSBAND AND WIFE BY DEED FROM DAVID P. PLUTA, SINGLE DATED 02/02/2000 RECORDED 02/15/2000 IN DEED BOOK 317 PAGE 1646.
JUDGMENT - $94,116.24
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JOHN FOLTZ A/K/A JOHN PAUL FOLTZ AND MEIREL FOLTZ AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING, LP

WRIT OF EXECUTION
NO. 2014 - 02491
UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY
OCTOBER 30, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JUSTIN J. MCDOWELL, KAZ C. MCDOWELL AND JUDITH L. MOORE IN AND TO:
ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN MILL CREEK TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, DESIGNATED AS LOT NO. 1 OF THE DIEHL SUBDIVISION RECORDED IN 95 PL 06757-133 AT THE MERCER COUNTY, PENNSYLVANIA RECORDER OF DEEDS OFFICE.
BEING DESIGNATED AS TAX PARCEL NO. 18-076-031-001
AS DESCRIBED IN MORTGAGE INSTRUMENT NO. 2008-00009568
BEING KNOWN AS: 3877 Sandy Lake Rd, Sandy Lake, PA 16145
PROPERTY ID NO.: 18-076-031-001
TITLE TO SAID PREMISES IS VESTED IN JUSTIN J. MCDOWELL AND KAZ C. MCDOWELL, HUSBAND AND WIFE AND JUDITH L. MOORE, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, NOT AS TENANTS IN COMMON BY DEED FROM GEORGE J. REIS AND LINDA F. REIS, HUSBAND AND WIFE DATED 08/01/2008 RECORDED 08/05/2008 IN DEED BOOK 2008-00009567.
JUDGMENT - $107,538.73
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JUSTIN J. MCDOWELL, KAZ C. MCDOWELL AND JUDITH L. MOORE AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

WRIT OF EXECUTION
NO. 2014 - 00395
UDREN LAW OFFICES PC PLAINTIFF'S ATTORNEY
OCTOBER 1, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW D. WILDS A/K/A ANDREW WILDS, LORIE L. WILDS, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDREW D. WILDS A/K/A ANDREW WILDS, DAVID ROBERT WILDS, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDREW D. WILDS A/K/A ANDREW WILDS AND ESTATE OF ANDREW D. WILDS A/K/A ANDREW WILDS A/K/A ANDREW DAVID WILDS, IN AND TO:
ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATED IN THE BOROUGH OF NEW LEBANON, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
PARCEL NO. 1:
BOUNDED ON THE NORTH BY LAND NOW OR FORMERLY OF E.C. FOSTER, ON THE EAST BY MERCER STREET, ON THE SOUTH BY LAND OF MAE FOSTER AND ON THE WEST BY AN ALLEY;
PARCEL NO. 2:
BEING FOUR LOTS OF LAND NUMBERED IN THE SAID BOROUGH PLAN AS LOTS NOS. 9,10,11 AND 12 AND BEING BOUNDED ON THE NORTH BY AN ALLEY ON THE EAST BY MERCER STREET AND ON THE SOUTH BY AN ALLEY AND ON THE WEST BY AN ALLEY.
PARCEL NO. 3:
ON THE NORTH BY LOTS NOS. 13 AND 14 IN SAID BOROUGH, ON THE EAST BY MERCER STREET, ON THE SOUTH BY CHESTNUT STREET AND ON THE WEST BY CRAWFORD STREET BEING LOTS NOS. 15 AND 16 IN THE PLOT OF SAID BOROUGH AS RECORDED IN THE RECORDER'S OFFICE OF MERCER COUNTY IN THE DEED BOOK VOLUME "F" VOLUME 2, PAGES 77 AND 78.
BEING KNOWN AS: 4283 Mercer St, Sandy Lake, PA 16145
PROPERTY ID NO.: 66-586-023
TITLE TO SAID PREMISES IS VESTED IN Andrew D. Wilds, unmarried by Deed from Melissa K. Lightner, unmarried dated 06/26/2006 recorded 06/28/2006 in Deed Book Instrument # 2006-00009584.
JUDGMENT - $101,478.29
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW D. WILDS A/K/A ANDREW WILDS, LORIE L. WILDS, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDREW D. WILDS A/K/A ANDREW WILDS, DAVID ROBERT WILDS, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ANDREW D. WILDS A/K/A ANDREW WILDS, AND ESTATE OF ANDREW D. WILDS A/K/A ANDREW WILDS A/K/A ANDREW DAVID WILDS AT THE SUIT OF THE PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-4 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-4

WRIT OF EXECUTION
NO. 2014 - 02189
VITTI & VITTI & ASSOCIATES PC PLAINTIFF'S ATTORNEY
SEPTEMBER 7, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ERIK VASCONI 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, being the Westerly Fifty (50) feet of Lot No. Seven (7) in the Miles Addition to West Middlesex, the land herein conveyed being more particularly bounded and described as follows:
ON the North by Mercer Street a distance of Fifty (50) feet; on the East by land now or formerly of Howard S. Watson a distance of One Hundred Twenty (120) feet (being the Easterly Thirty-five (35) feet of said Lot No. 7); on the South by an alley a distance of Fifty (50) feet; and the West by Lot No. 6 in said plan a distance of One Hundred Twenty (120) feet.
Tax Parcel No. 75-882-007
Having erected thereon a dwelling known as 3087 Main Street, West Middlesex, PA 16159
BEING the same premises which Victoria D. Whelan and John Whelan, Wife and Husband, Deed dated 5/21/2012 and recorded 5/30/2012 in the Recorder of Deeds Office in and for Mercer County, State of Pennsylvania with Instrument Number 2012-00006987, granted and conveyed unto Erik Vasconi.
JUDGMENT - $84,844.89
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ERIK VASCONI AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982)

WRIT OF EXECUTION
NO. 2014 - 02714
WILLIAM J MODER III PLAINTIFF'S ATTORNEY
OCTOBER 26, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DARIN S. HAZLETT IN AND TO:
ALL THAT CERTAIN piece or parcel of land situate in the Borough of Grove City, Mercer County, Pennsylvania, known as Lot Nos. 30 and 31 as shown on Plan of Lots of Barr property now or formerly owned by W.D. McCurdy and as surveyed in August, 1925 by W.B. Fluherty, Engineer, which plot is recorded in the Recorder's Office of Mercer County in Plan Book 2, Page 208, and further as per the survey of Carl M. Snyderwine, dated May 31, 1985, bounded and described as follows:
BEGINNING at a point on the West side of Barr Avenue, which point is 150.0 feet to West Main Street; Thence North 65º 33' West, 150.0 feet by Lots 1 through 6, inclusive; Thence North 32º 52' East, 74.42 feet to a point; Thence South 57º 03' East, 148.38 feet by Lot No. 29 to a point on the West side of Barr Avenue; Thence South 32º 52' West, 52.46 feet along the West side of Barr Avenue to a point, the place of beginning.
BEING AND INTENDED TO BE the same land conveyed to Darin S. Hazlett by Deed of Darin S. Hazlett and Terri M. Hazlett, husband and wife, dated October 8, 2013, and recorded October 30, 2013, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2013-17773.
SUBJECT to a five (5') foot public utility reservation on
the western portion of said lots for municipal improvements.
SUBJECT to building restrictions that no building shall be erected nearer the front of the property line than 25 feet.
UNDER AND SUBJECT TO any zoning regulation, the minimum building setback line, right of way line and other restrictions as shown on the recorded plan or Deeds of record.
UNDER AND SUBJECT TO any rights that may exist on said land for electric lines, telephone lines, gas lines, water lines, pipe lines, sewer lines, cable lines, public highways and facilities used therewith, if there now be any such rights thereon. This Deed is executed under and subject to all rights on the said land for public utilities, including, but not limited to, those aforesaid.
LOCATION - 103 BARR AVENUE, GROVE CITY, PA
JUDGMENT - $43,842.12
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) DARIN S. HAZLETT AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

WRIT OF EXECUTION
NO. 2014 - 02713
WILLIAM J MODER III PLAINTIFF'S ATTORNEY
OCTOBER 24, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) WILLIAM A. PALMER A/K/A WILLIAM PALMER AND ALLEN L. PALMER IN AND TO:
Parcel Identification Number : 23-343-353*
ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in Pymatuning Township, Mercer County, Pennsylvania, and being known as Lot No. 40 in the Greencrest Park Plan of Lots as recorded in Plan Book 6, Page 9, Mercer County records, being more particularly bounded and described as follows, to-wit:
BEGINNING at a point on 12th Street which is the line of Lot No. 39 in said Plan; Thence North 29º 46' West, a distance of 245 feet to a point and Lot No. 57 in said Plan; Thence North 60º 14' East, a distance of 70 feet to a point and Lot No. 41 in said Plan; Thence South 29º 46' East, a distance of 245 feet to a point on 12th Street; Thence by said street, South 60º 14' West, a distance of 70 feet to a point, the place of beginning.
SUBJECT TO all rights of ways, easements, restrictions and reservations of record in prior recorded instruments or visible upon the land.
*Prior Executor Deed described the correct Plan Name and Lot Number 40, however set forth an incorrect Parcel ID Number which has been corrected on the Mortgage and this Deed.
BEING AND INTENDED TO BE the same land conveyed to Allen L. Palmer and William A. Palmer by Deed of Allen L. Palmer, Executor of the Estate of Wilma Jean Palmer, Deceased, dated September 7, 2000, and recorded September 11, 2000, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 00 D.R. 13800.
LOCATION - 107 12TH STREET, GREENVILLE, PA
JUDGMENT - $10,073.02
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) WILLIAM A. PALMER A/K/A WILLIAM PALMER AND ALLEN L. PALMER AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

WRIT OF EXECUTION
NO. 2014 - 02025
WILLIAM J MODER III PLAINTIFF'S ATTORNEY
OCTOBER 24, 2014 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) LESLIE R. SILLMAN AND RONALD B. PALM IN AND TO:
ALL THAT CERTAIN piece or parcel of land situate in Sandy Creek Township, Mercer County, Pennsylvania, known as Lot No. 2 of the John A. and Sara Miller Subdivision, Section "B", as recorded in the Recorder's Office of Mercer County, Pennsylvania at 01 P/L 18849-258; containing 25.75 acres of land pursuant to survey of R.P. Bittler, P.L.S.
EXCEPTING AND RESERVING THEREFROM a Lot No. 2-A of the Lawrence A. and Rhonda L. Sillman Resubdivision of Lot 2, 2001 P/L 258, as recorded in the Recorder's Office of Mercer County, Pennsylvania at 2002 P/L 5073-51. Said parcel containing 10.03 acres of land pursuant to a survey of R.P. Bittler, P.L.S.
BEING AND INTENDED TO BE the same land conveyed to Ronald B. Palm and Leslie R. Sillman by Deed of Lawrence A. Sillman and Rhonda L. Sillman, husband and wife, dated November 2, 2004, and recorded November 10, 2004, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2004-019713.
THE ABOVE-DESCRIBED parcel is taken under and subject to the minimum building setback line and reserved right of ways indicated on said recorded subdivision.
LOCATION - 287 OLD PERRY HIGHWAY, HADLEY PA
JUDGMENT - $158,021.92
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) LESLIE R. SILLMAN AND RONALD B. PALM 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 REPRESENTITIVE, 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.
December 9, 16, & 23, 2014