



**2024-74**  
Late of Grove City Boro, Mercer Co., PA  
Executor: William Martin Rinker, 533  
Mercer Road, Slippery Rock, PA 16057  
Attorney: Timothy L. McNickle  
MCLJ – February 13, 20, 27, 2024

**STRUCHEN, VIRGINIA N.**

**2023-933**  
Late of Sharon, Mercer Co, PA  
Executrix: Marie A. Truchan, 394 Euclid  
Ave., Sharon, PA 16146  
Attorney: Victor S. Heutsche  
MCLJ – February 13, 20, 27, 2024

**YOEST, WILLIAM JEROME a/k/a  
YOEST, WILLIAM J. a/k/a YOEST,  
JEROME**

**2024-60**  
Late of Sharon, Mercer Co, PA  
Executor: Donald J. Yoest, Jr. 49 Clay  
Furnace Rd., Hermitage, PA 16148  
Attorney: James M. Goodwin  
MCLJ – February 13, 20, 27, 2024

**YOUNG, ELMER E. SR. a/k/a YOUNG,  
ELMER E.**

**2024-68**  
Late of Hermitage, Mercer Co., PA  
Executrix: Lisa A. Muszinski, 879  
Brandywine Drive, Hermitage, PA 16148  
Attorney: David A. Ristvey  
MCLJ – February 13, 20, 27, 2024

**NOTICE OF DISSOLUTION**

**NOTICE IS HEREBY GIVEN,** by  
Interstate Machine & Fabricating, Inc., a  
Pennsylvania business corporation, that said  
corporation is winding up its affairs in the  
manner prescribed by Section 1975 of the  
Business Corporation Law of 1988, as  
amended from time to time, so that its  
corporate existence shall cease upon the filing  
of Articles of Dissolution with the  
Department of State of the Commonwealth of  
Pennsylvania.

**S.R. LAW, LLC**  
Ronald W. Coyer, Esquire  
631 Kelly Blvd., P.O. Box 67  
Slippery Rock, PA 16057  
MCLJ – February 27, 2024

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

Notice is hereby given that the following  
Accounts of Executors, Administrators,  
Guardians and Trustees, have been filed in the  
Office of the Register of Wills and Clerk of  
Orphans' Court of Mercer County,  
Pennsylvania. If no exceptions/objections are  
filed thereto within twenty (20) days from  
**March 4, 2024**, 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**

2021-58 Monteleone, Joseph D., deceased;  
PNC Bank, N.A. by Lisa Masi  
2021-825 Winger, Betty aka Gonzales, Betty,  
deceased; Jason Romero and  
Kristine Knight, Co-  
Administrators  
2022-135 Brant, David Lee, deceased; David  
Campbell, Executor  
2022-166 Forcier, Bernard R. aka Forcier,  
Bernard, deceased; Kevin W.  
Forcier, Executor  
2022-597 Sipe, Irene A. aka Sipe, Ann, aka  
Sipe, I. Ann aka Schiestle, I. Ann,  
deceased; Carrie A. Burkhardt and  
Jeffrey J. Sipe, Co-Executors

2022-651 Macuga, Ronald E., deceased;  
Jason J. Macuga, Executor

**FIRST AND FINAL  
ACCOUNT OF TRUSTS**

2007-178 Focianos, Angelo, deceased; First  
National Trust Company, Monica  
L. Hanrahan, A.V.P.  
2021-58 Monteleone, Joseph D.,  
deceased; PNC Bank, N.A. by  
Lisa Masi  
MCLJ - February 6, 13, 20 and 27, 2024.

**SHERIFF'S SALE  
MONDAY  
MARCH 11, 2024 10:00 AM  
MERCER COUNTY SHERIFFS  
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. 2023-02515**

DAVID W. RAPHAEL  
PLAINTIFF'S ATTORNEY  
DECEMBER 28, 2023  
LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land  
situate in the City of Sharon, Mercer County,  
Pennsylvania, being Lot Nos. 28 and 29 in the  
Elmhurst Revised Plan No. 1, as recorded in  
the Recorder's Office of Mercer County,  
Pennsylvania, in Plan Book 5, Page 1, being  
more particularly bounded and described as  
follows:

BEGINNING at a point in the west line of  
Spencer Avenue at the southeast corner of Lot  
No. 27 in said Plan; thence southwardly along  
the west line of Spencer Avenue, a distance of  
116.46 feet to a point; thence by a curve to the  
west, the radius of which is 17.88 feet to the  
north line of Pine Hollow Boulevard; thence  
along the north line of Pine Hollow  
Boulevard, a distance of 141.74 feet to a point  
in the west line of Lot No. 28 in said Plan;  
thence northwardly along land now or  
formerly of Charles S. Flower, a distance of  
34.00 feet to a point at the southwest corner  
of Lot No. 27 in said Plan; thence eastwardly  
along the south line of Lot No. 27, a distance  
of 135.62 feet to a point, the place of  
beginning.

BEING the same lands and premises  
conveyed by Mala M. Adams, unmarried to  
Troy Bacon, unmarried, per Deed dated  
August 23, 2021 and recorded in the Recorder  
of Deeds of Mercer County, Pennsylvania on  
September 16, 2021 at Instrument Number  
2021-00010290.

KNOWN as 444 Spencer Avenue, Sharon,  
PA 16146.

MAP # 4-AS-48/CTRL #71-026040 & MAP  
# 4-AS-49/CTRL #71-026050.

JUDGMENT - \$134,500.50

SEIZED AND TAKEN IN EXECUTION AS  
THE PROPERTY OF THE DEFENDANT  
(S) TROY BACON AT THE SUIT OF THE  
PLAINTIFF FIRST NATIONAL BANK OF

PENNSYLVANIA  
**WRIT OF EXECUTION  
NO. 2023-02094**

DAVID W. RAPHAEL  
PLAINTIFF'S ATTORNEY

NOVEMBER 22, 2023  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S)  
GLORIA A. SPENCER, IN CAPACITY AS  
ADMINISTRATOR OF THE ESTATE OF  
MARY E. TATUM, 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,  
and known, numbered and designated as Lot  
numbered THIRTEEN (13) in the Shilling  
Addition of South Sharon (now Farrell) and  
Wheatland, Mercer County, Pennsylvania,  
said Plan of Lots recorded on November 30,  
1914, in Plan Book 1, Page 99 of the Records  
of Mercer County, Pennsylvania and further  
described as follows, to wit:

Said lot fronts Fifty (50) feet on the west line  
of Hamilton Avenue and extends westwardly  
between parallel lines on the north line One  
hundred twenty five and five tenths (125.5)  
feet and on the south line One hundred twenty  
six (126) feet to an ally.

BEING the same lands and premises  
conveyed by a certain Deed dated June 30,  
1964 from Robert P. Lacich and Georgia  
Lacich, Husband and Wife, to Anderson T.  
Tatum, Jr. and Mary E. Tatum, Husband and  
Wife and recorded in the Office of the  
Recorder of Deeds of Mercer County,  
Pennsylvania, on July 16, 1964 in Deed Book  
Volume 1964, Page 1468.

Anderson T. Tatum Jr. died on or about  
March 15, 2009. Upon his death title to the  
property vested in Mary E. Tatum by  
operation of law. Mary E. Tatum died on May  
20, 2014. The Estate of Mary E. Tatum,  
Deceased, was filed in the Register of Wills  
of Mercer County on or about April 2, 2019,  
at Estate File No. 2019-00216. Gloria A.  
Spencer was appointed Administrator of the  
Estate of Mary E. Tatum, Deceased, per  
Letters of Administration dated April 2, 2019.

HAVING erected thereon a residential  
dwelling commonly known as 310 Hamilton  
Avenue, Farrell, PA 16121.

Being further identified as Tax Parcel No 52-  
431486.

JUDGMENT - \$ 29,598.41

SEIZED AND TAKEN IN EXECUTION AS  
THE PROPERTY OF THE DEFENDANT  
(S) GLORIA A. SPENCER, IN CAPACITY  
AS ADMINISTRATOR OF THE ESTATE  
OF MARY E. TATUM, DECEASED AT  
THE SUIT OF THE PLAINTIFF FIRST  
NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION  
NO. 2023-02262**

DAVID W. RAPHAEL  
PLAINTIFF'S ATTORNEY

JANUARY 12, 2024  
LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land  
situate on the westerly side of the Greenville-  
Sharon Improved State Highway in  
Pymatuning Township, Mercer County,  
Pennsylvania, being Lot No. 10 in the Polley  
Plan of Lots, plot of which is recorded, said  
lot being more particularly bounded and

described as follows:

On the north by Lot No. 11 in said plan; on  
the east by the Sharon-Greenville Improved  
State Highway, on the south by Lot No. 9 in  
said plan, formerly property of Hiram Stoyer,  
now of Burnett; and on the west by land of  
C.E. Polley, said lot fronting one hundred  
thirty-two (132) feet on said Greenville-  
Sharon Improved State Highway and  
extending back the same width, a distance of  
three hundred ten (310) feet. The corners of  
said lot are indicated by iron pins inserted in  
the ground.

Subject to a Deed of Easement between  
George A. Leasure and Ruth L. Leasure, his  
wife, and the Commonwealth of  
Pennsylvania dated February 17, 1970.

BEING the same premises granted and  
conveyed from Ruth L. Leasure, unmarried  
widow, to Janet M. Turpack, married, per a  
certain Deed dated February 5, 2003,  
recorded February 5, 2003 in the Office of the  
Recorder of Deeds of Mercer County, PA at  
Deed Document No.: 2003-002490.

TOGETHER with all and singular, the said  
property, improvements, ways, waters, water  
courses, rights, liberties, privileges,  
hereditaments and appurtenances whatsoever  
thereunto 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.

HAVING erected thereon a residential  
dwelling commonly known as 3697 North  
Hermitage Road, Transfer, PA 16154.

Being further identified as Tax Parcel No: 23-  
094-034.

JUDGMENT - \$ 25,752.53

SEIZED AND TAKEN IN EXECUTION AS  
THE PROPERTY OF THE DEFENDANT  
(S) JANET M. TURPACK AT THE SUIT OF  
THE PLAINTIFF FIRST NATIONAL  
BANK OF PENNSYLVANIA

**WRIT OF EXECUTION  
NO. 2022-03069**

GREGORY JAVARDIAN LLC  
PLAINTIFF'S ATTORNEY

DECEMBER 7, 2023  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND  
CLAIM OF THE DEFENDANT (S)  
DANIEL J. LYNN AND SHAYLA M.  
LYNN IN AND TO:

ALL THAT CERTAIN piece or parcel of  
land situate in the Borough of Mercer, County  
of Mercer, Commonwealth of Pennsylvania  
known as Mercer Borough Tax Parcel No. 65-  
575-183, and being further bounded and  
described as follows:

BEGINNING at an iron pin on the South right  
of way line of East Beaver Street, said point  
being the Northeast corner of the parcel  
herein described and the Northwest corner of  
land of Walter T. and Luanne Rock; thence  
South 1° East, along land of Walter T. and  
Luanne Rock and land of National Fuel Gas  
Distribution, a distance of 250.30 feet to an  
iron pin on the North right of way line of East  
South Street; thence South 89° 38' West,  
along the North right of way line of East  
South Street; a distance of 60 feet to an iron  
pin; thence North 1° West, along land of  
Robert and Georganne Brown, a distance of  
250.30 feet to a stone marker on the South  
right of way line of East Beaver Street; and

thence North 89° 38' East, along the South right of way line of East Beaver Street, a distance of 60 feet to the place of BEGINNING.

CONTAINING 0.34 of an acre as per survey of R.P. Bittler, P.L.S., dated 8/20/1993.

BEING THE SAME PREMISES which Daniel J. Lynn and Shayla M. Lynn, by Deed dated August 22, 2014 and recorded August 27, 2014 in the Office of the Recorder of Deeds in and for Mercer County in Instrument No. 2014-00008747, granted and conveyed unto Daniel J. Lynn and Shayla M. Lynn.

BEING KNOWN AS: 240 East Beaver Street, Mercer, PA 16137

PARCEL #65-575-183

JUDGMENT - \$ 84,005.81

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

**WRIT OF EXECUTION  
NO. 2022-00708**

HLADIK ONORATO & FEDERMAN LLP  
PLAINTIFF'S ATTORNEY

DECEMBER 21, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ANGELA BROWN, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, BRYAN WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, JEREMY WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, MATTHEW WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED AND UNKNOWN SURVIVING HEIRS OF EDWARD E. WITTLER, DECEASED 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. 575-240, and being further bounded and described as follows:

BEGINNING at a point on the South line of East Beaver Street, which point of beginning is located a distance of 420 feet East of the East line of East Street, also known as East Alley and which point is the Northwest corner of the parcel herein described; thence Southwardly, along land of Jeffrey Winter et al, a distance of 509 feet; thence Eastwardly, along land of Neshannock Ridge Apartments, a distance of 90 feet to a point; thence Northwardly, along land of Ronald W. and Tina M. Stormer, a distance of 509 feet to the South side of East Beaver Street; and thence Westwardly, along the South side of East Beaver Street, a distance of 90 feet to the point and place of beginning.

BEING THE SAME PREMISES which Brandon M. Wentling, by Deed dated June 22, 2012 and recorded on June 22, 2012, in the Mercer County Recorder of Deeds Office as Instrument No. 2012-00008159, granted and conveyed unto Edward E. Wittler and Suzanne L. Wittler, husband and wife. The said Suzanne L. Wittler departed this life on or about February 19, 2015. The Said Edward E. Wittler subsequently departed this life. The Mercer County Register of Wills has confirmed that no estate has been raised. Whereby operation of law, Title vested in known heirs Angela Brown, Bryan Wittler, Jeremy Wittler, Matthew Wittler and the Unknown Surviving Heirs of Edward E.

Wittler, Deceased.

Being Known as 446 East Beaver Street, Mercer, PA 16137

Parcel I.D. No. 65 575 240

JUDGMENT - \$ 69,074.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ANGELA BROWN, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, BRYAN WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, JEREMY WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED, MATTHEW WITTLER, AS SURVIVING HEIR OF EDWARD E. WITTLER, DECEASED AND UNKNOWN SURVIVING HEIRS OF EDWARD E. WITTLER, DECEASED AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT

**WRIT OF EXECUTION  
NO. 2023-01493**

HLADIK ONORATO & FEDERMAN LLP  
PLAINTIFF'S ATTORNEY

NOVEMBER 30, 2023

LEVIED ON THE FOLLOWING

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

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 Eighty-five (85) in Plan A, Revised, of the D.C. Stanbaugh Plan of Lots, and bounded and described as follows:

ON THE NORTH by a fifteen (15') foot alley; on the East by Lot Number Eighty-six (86) of said Plan; on the South by Alcoma Street; and on the West by a fifteen (15') foot alley. Having a frontage on said Alcoma Street of Forty-seven and sixty-three hundredths (47.63') feet, and extending North to said alley; said lot having a width on said northern boundary of Forty-one and four tenths (41.4') feet; and having a depth on the East along said Lot Number Eighty-six (86) of One Hundred Fifty (150') feet and a depth on the West along said alley of One Hundred Fifty and one tenth (150.1') feet.

BEING THE SAME PREMISES which Charles L. Jones and Emma C. Jones, husband and wife, by Deed dated June 20, 1984 and recorded on July 20, 1984, in the Mercer County Recorder of Deeds Office at Deed Book Volume 84DR at Page 2303, granted and conveyed unto Michael Donato and Karen Donato. The said Karen Donato departed this life on or about November 19, 2018, thereby vesting title to Michael Donato by operation of law.

Being Known as 895 Alcoma Street, Sharon, PA 16146

Parcel I.D. No. 2 J 6

JUDGMENT - \$137,889.13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MICHAEL DONATO AT THE SUIT OF THE PLAINTIFF US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

**WRIT OF EXECUTION**

**NO. 2023-00440**

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY

DECEMBER 14, 2023

LEVIED ON THE FOLLOWING

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

PARCEL NO. 1: ALL that certain piece or lot of ground situate in the City of Farrell, Mercer County, Pennsylvania, marked and numbered 720 in the Plan of the Beechwood Improvement Company Ltd. Called Plan B, So. Sharon Plan of Lots, recorded in Deed Book C, Volume 7, Page 350, Records of Mercer County and State aforesaid and described as follows:

BEGINNING on the easterly side of Emerson Avenue 430 feet southwardly from French Street; thence extending in front or width along said Emerson Avenue southwardly 25 feet and in length or depth eastwardly preserving the same width 130 feet to an alley 20 feet wide.

PARCEL NO. 2: ALL that certain land situate in the City of Farrell, Mercer County, Pennsylvania, known and numbered Lot No. 719 in the Plan of the Beechwood Improvement Company Ltd. Called Plan E, South Sharon Plan of Lots, recorded in Deed Book C, Volume 7, Page 350, Records of Mercer County, being more particularly bounded and described as follows:

BEGINNING on the easterly side of Emerson Avenue 405 feet southwardly from French Street; thence extending in front or width along said Emerson Avenue, southwardly, a distance of 25 feet, and in length or depth, eastwardly, preserving the same width, a distance of 130 feet to an alley 20 feet wide. Further described and being bounded on the north by Lot No. 718 in said Plan; on the south by Lot No. 720; on the west by Emerson Avenue and on the east by an alley.

BEING KNOWN AS: 1025 EMERSON AVENUE, FARRELL, PA 16121

PROPERTY ID NUMBER: TAX PARCEL # (1) 52-425-672; # (2) 52-425-673

BEING THE SAME PREMISES WHICH MARY RAYKIE, WIDOW; PHILLIP LENZI AND JENNY LENZI, HIS WIFE, FLORENCE GASPARI AND MARIO GASPARI, HER HUSBAND, PATRICK LENZI AND ETHEL LENZI, HIS WIFE, JENNY LENZI, WIDOW, AND LORETTA REDMOND, WIDOW BY DEED DATED 6/23/1981 AND RECORDED 8/6/1981 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 81DR 2724, GRANTED AND CONVEYED UNTO JOHN HARRIS, NOW DECEASED AND MARY HARRIS, HIS WIFE.

JUDGMENT - \$ 26,859.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARY HARRIS AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2020-R7 MORTGAGE-BACKED NOTES, SERIES 2020-R7

**WRIT OF EXECUTION  
NO. 2023-01132**

KML LAW GROUP PC  
PLAINTIFF'S ATTORNEY

DECEMBER 13, 2023

LEVIED ON THE FOLLOWING

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

All that certain piece or parcel of land situate in the Township of Shenango, County of Mercer and Commonwealth of Pennsylvania, being bounded and described as follows:

Commencing at a point on the southwest corner of lands now or formerly of John M. Yourga at ux;

Thence North 89 degrees 14 minutes East, along the south line of lands now or formerly of John H. Yourga et ux, a distance of two hundred seventy-four and twenty-six one hundredths (274.26') feet to a point;

Thence South 50 degrees 03 minutes East, along other lands now or formerly of John H. Yourga et ux, a distance of one hundred eighty-five and eighty-one, one hundredths (185.81') feet to a point;

Thence South 26 degrees 54 minutes East, along the line of lands now or formerly of Hewitt, a distance of two hundred forty-two and fifty-five one hundredths (242.55') feet to a point in the centerline of Hewitt Road;

Thence South 37 degrees 32 minutes West, along the centerline of Hewitt Road a distance of two hundred thirty-four and sixty-five one hundredths (234.65') feet to a point;

Thence North 53 degrees 30 minutes West, along the line of lot Number One (1) in the Lawrence Tarr Subdivision as recorded in 1978 P.L. No. 129, a distance of three hundred seventy-five (375') feet to a point;

Thence South 37 degrees 32 minutes West, along the line of said Lot Number One (1), a distance of one hundred three and seven one-hundredths (103.07') feet to a point;

Thence North 1 degree 27 minutes West, along the east line of lands now or formerly of John Q. Adams, a distance of one hundred seventy-two and twenty-one, one hundredths (172.21') feet to a point;

Thence North 3 degrees 59 minutes West along the east line of lands now or formerly of John Q. Adams, a distance of two hundred four and fifty-five one hundredths (204.55') feet to the place of beginning.

Containing four and two one-hundredths (4.02) acres of land, in accord with the survey of Harris Engineers, dated June 15, 1978. BEING KNOWN AS: 49 HEWITT ROAD AKA 49 WEST HEWITT ROAD, WEST MIDDLESEX, PA 16159

PARCEL ID/CONTROL ID: 27 184 243/27-10670

BEING THE SAME PREMISES WHICH ROBERT A. SANDERS, SINGLE BY DEED DATED 2/19/2020 AND RECORDED 2/21/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NUMBER: 2020-00001610, GRANTED AND CONVEYED UNTO KARIN SANDERS, SINGLE.

JUDGMENT - \$113,246.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KARIN SANDERS AT THE SUIT OF THE PLAINTIFF CROSSCOUNTRY MORTGAGE, LLC

**WRIT OF EXECUTION  
NO. 2023-01850**

LOGS LEGAL GROUP LLP  
PLAINTIFF'S ATTORNEY

NOVEMBER 13, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) EDWARD W. OHL AND COURTNEY CORREA IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF HERMITAGE, COUNTY OF MERCER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS PART OF LOT NO. 18A AND PART OF LOT NO. 18B IN THE FARRELL PARK HOMESTEAD PLAN NO. 2 PLAN OF LOTS, RECORDED IN PLAN BOOK 2, PAGE 259, IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA, AND BEING FURTHER DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE CENTER OF PARKDALE AVENUE IN SAID PLAN, THIS POINT BEING THE SOUTHEAST CORNER OF LOT NO. 17 IN SAID PLAN AND THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 1 DEGREE 5 MINUTES WEST A DISTANCE OF ONE HUNDRED (100) FEET ALONG THE CENTER OF PARKDALE AVENUE TO A POINT WHICH IS ONE HUNDRED TEN (110) FEET NORTH OF THE SOUTHEAST CORNER OF LOT NO. 18A AS SHOWN IN THE SAID PLAN, WHICH POINT IS IN THE BOUNDARY OF LOT NO. 18A AND PARKDALE AVENUE; THENCE NORTH 76 DEGREES 42 MINUTES WEST WITHIN LOT NO. 18A AND THROUGH A PORTION OF LOT NO. 18B AS SHOWN IN SAID PLAN; A DISTANCE OF FIVE HUNDRED FIVE AND FIFTY-SEVEN HUNDREDTHS (505.57) FEET TO A POINT IN THE CENTER OF ROSEDALE AVENUE AND WHICH POINT IS THE WESTERN POINT OF THE WITHIN-DESCRIBED LOT AND THE SOUTHWEST CORNER OF LOT NO.81 IN SAID PLAN; THENCE SOUTH 88 DEGREES 6 MINUTES EAST ALONG THE SOUTHERN BOUNDARY OF SAID LOT NO.81 ALONG ALONG THE SOUTHERN BOUNDARY OF LOT NO.17 IN SAID PLAN A DISTANCE OF FOUR HUNDRED NINETY-FIVE (495) FEET TO A POINT IN THE CENTER OF PARKDALE AVENUE WHICH POINT IS THE SOUTHEAST CORNER OF SAID LOT NO. 17 AND THE NORTHEAST CORNER OF THE LOT DESCRIBED HEREIN AND THE POINT OR PLACE OF BEGINNING. THE LOT HEREIN CONVEYED IS A SCALELINE ACUTE TRIANGULAR-SHAPED LOT BEGINNING AT A POINT ON THE EASTERN SIDE IN THE CENTER LINE OF ROSEDALE DRIVE IN SAID PLAN AND THE WESTERN POINT OF THE WITHIN-DESCRIBED LOT AND SAID LOT THEN EXTENDS EASTERLY THEREAFTER ACROSS THE AFORESAID LOT NO. 18B AND MOSTLY ACROSS PART OF LOT NO. 18A TO THE CENTER LINE OF SAID PARKDALE DRIVE AND FRONTING ON SAID PARKDALE DRIVE A DISTANCE OF ONEHUNDRED (100) FEET FROM THE SOUTHEAST CORNER OF LOT NO. 17 AND THE SOUTHEAST CORNER OF THE WITHIN DESCRIBED LOT.  
Parcel ID: 12-171-138

BEING THE SAME PREMISES which William S. Stitt and Mary L. Stitt, by Deed dated November 29, 2007 and recorded November 30, 2007 in the Office of the Recorder of Deeds in and for the County of Mercer, Pennsylvania in Instrument No.

2007-00016207 granted and conveyed unto Edward W. Ohl in fee.

LOCATION - 2150 PARKDALE AVENUE, HERMITAGE PA 16148

JUDGMENT - \$ 92,956.74

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) EDWARD W. OHL AND COURTNEY CORREA AT THE SUIT OF THE PLAINTIFF NATION-STAR MORTGAGE LLC

**WRIT OF EXECUTION  
NO. 2023-00356**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY

DECEMBER 7, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEPENDANT (S) SHARON L. DANIELS IN AND TO:

All those two certain lots of land situate in the Borough of Greenville, County of Mercer and State of Pennsylvania, designated as Lots Nos. 63 and 64 in the Leet Addition to Greenville PA, being 80 feet on Ridge Avenue and extending back on the western boundary 135.69 feet, and on the eastern boundary 138.97 feet, and being 80.06 feet wide in the rear, along line now or formerly of Downs. Said plan of Leet Addition being recorded in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book 1, Page 50.

SUBJECT PROPERTY ADDRESS: 17 Ridge Avenue, Greenville, PA 16125

Being the same property conveyed to Sharon L. Daniels, single and unmarried who acquired title by virtue of a deed from Kathleen M. Pannuzio, now known as Kathleen M. Riley, single and unmarried, dated December 29, 2020, recorded January 20, 2021, at Document ID 202100000634, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 521 021

JUDGMENT - \$101,088.03

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SHARON L. DANIELS AT THE SUIT OF THE PLAINTIFF THE HUNTINGTON NATIONAL BANK

**WRIT OF EXECUTION  
NO. 2023-01229**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY

DECEMBER 7, 2023

LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in Perry Township, Mercer County, Pennsylvania, known as Lot No. 2 in the Howard T. and Kimberly Cusick Subdivision, Section "B", recorded in the office of the Recorder of Deeds of Mercer County, Pennsylvania, at 1992 P/L 18116-260, and being further bounded and described as follows:

BEGINNING at a point in the centerline of Creek Road (S.R. 4021), said point being the southeast corner of the lot herein described and being 1950 feet, more or less, westerly from the intersection of the centerlines of S.R. 4021 and T-668; thence North 80°06' West along the centerline of S.R. 4021 a distance of

563.70 feet to a point; thence North 5°09' West along land of Gerald J. and Alice A. Brunot and land of Larry D. and Debra J. Yeager a distance of 340.00 feet to an iron pin; thence South East along land of Howard Thomas Cusick, Jr. and Kimberly A. Cusick a distance of 662.94 feet to an iron pin; thence South 11°11' West along land of Clyde K. and Norma J. Varner a distance of 364.14 feet to the point and place of beginning; containing 5.03 acres of land, more or less.  
Being known as: 316 Beatty School Road, Hadley, Pennsylvania 16130

BEING THE SAME PREMISES WHICH RICHARD A. POLANEK AND LISA M. POLANEK, HUSBAND AND WIFE by deed dated December 30, 2003 and recorded December 31, 2003 in Deed Book 485, Page 836 Instrument Number 2003-029795, granted and conveyed unto Lawrence James Fox, Jr..

TAX I.D. #: 21 046 002 002

JUDGMENT - \$ 54,591.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) LAWRENCE JAMES FOX, JR. AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA, N.A.

**WRIT OF EXECUTION  
NO. 2022-02045**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY

NOVEMBER 15, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MEREDITH FRIEDMAN, KNOWN SURVIVING HEIR OF ROSE KATHRYNE GILL, AND UNKNOWN SURVIVING HEIR OF ROSE KATHRYNE GILL IN AND TO:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MERCER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SHENANGO, COUNTY OF MERCER AND STATE OF PENNSYLVANIA, BEING KNOWN AS LOT NUMBER ONE (1) IN THE CREST VIEW ACRES, AS RECORDED IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA IN PLAN BOOK 19, PAGE 36, AND SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SIEG HILL ROAD, AT THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF KARL HOFFMAN; THENCE NORTH 14° 44' EAST, ALONG THE EAST LINE OF SIEG HILL ROAD, A DISTANCE OF ONE HUNDRED FORTY-SIX AND TWENTY-SIX HUNDREDTHS (146.26) FEET TO AN IRON PIN; THENCE SOUTH 88° 41' EAST, ALONG THE SOUTH LINE OF THE WHEATLAND ROAD, A DISTANCE OF TWO HUNDRED EIGHTY-TWO AND SEVENTY-TWO HUNDREDTHS (282.72) FEET TO AN IRON PIN; THENCE SOUTH 14° 44' WEST, ALONG THE LINE OF LANDS NOW OR FORMERLY OF JAMES KAIKIS, A DISTANCE OF TWO HUNDRED EIGHTEEN AND EIGHTY-TWO HUNDREDTHS (218.82) FEET TO AN IRON PIN; THENCE NORTH 75° 16' WEST, ALONG THE NORTH LINE OF

LANDS NOW OR FORMERLY OF KARL HOFFMAN, A DISTANCE OF TWO HUNDRED SEVENTY-FIVE (275.00) FEET TO AN IRON PIN AND THE PLACE OF BEGINNING

Being known as: 343 Sieg Hill Road, West Middlesex, Pennsylvania 16159

BEING THE SAME PREMISES WHICH GREEN TREE CONSUMER DISCOUNT COMPANY, A PENNSYLVANIA CORPORATION by deed dated February 26, 2007 and recorded February 27, 2007 in Instrument Number 2007-00002567, granted and conveyed unto Estate of Rose Kathryn Gill. The said Estate of Rose Kathryn Gill died on February 18, 2022 without a will or appointment of an Administrator, thereby vesting title in Meredith Friedman, Known Surviving Heir of Rose Kathryn Gill and Unknown Surviving Heir of Rose Kathryn Gill by operation of law. The said Rose Kathryn Gill died on February 18, 2022 without a will or appointment of an Administrator.

TAX I.D. #: 27-183-143

JUDGMENT - \$ 62,256.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MEREDITH FRIEDMAN, KNOWN SURVIV-ING HEIR OF ROSE KATHRYNE GILL, AND UNKNOWN SURVIVING HEIR OF ROSE KATHRYNE GILL AT THE SUIT OF THE PLAINTIFF CARRINGTON MORTGAGE SERVICES, LLC

**WRIT OF EXECUTION  
NO. 2023-01814**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY

DECEMBER 7, 2023

LEVIED ON THE FOLLOWING

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SOUTH PYMATUNING, COUNTY OF MERCER AND COMMONWEALTH OF PENN-SYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF GEORGE K. SCHUSTER AND DINELL S. SCHUSTER AND THE NORTHWEST CORNER OF THE PROPERTY HEREBY CONVEYED, WHICH POINT IS NORTH 86° 05' EAST, A DISTANCE OF 198.71 FEET FROM THE CENTER LINE OF THE GREENVILLE-SHARON ROAD, PENNSYLVANIA ROUTE NO. 846; THENCE NORTH 86° 05' EAST ALONG THE REMAINING LANDS NOW OR FORMERLY OF KATHLEEN HORTON, A DISTANCE OF 183.80 FEET TO A POINT ON LINE OF LAND NOW OR FORMERLY OF LESTER GOODEMOTE; THENCE SOUTH 4° 57' EAST ALONG LAND NOW OR FORMERLY OF LESTER GOODEMOTE, A DISTANCE OF 210.32 FEET TO A POINT ON LINE OF LAND NOW OR FORMERLY OF M. YANNICK; THENCE SOUTH 86° 05' WEST ALONG LAND NOW OR FORMERLY OF M. YANNICK, A DISTANCE OF 251.30 FEET TO A POINT ON LINE OF LAND NOW OR FORMERLY OF GEORGE K. SCHUSTER AND DINELL S. SCHUSTER; THENCE NORTH 13° 00' EAST ALONG LAND NOW OR FORMERLY OF GEORGE K.

SCHUSTER AND DINELL S. SCHUSTER, A DISTANCE OF 219.17 FEET TO A POINT WHICH IS THE PLACE OF BEGINNING.

Being known as: 6640 Saranac Drive, Transfer, Pennsylvania 16154

BEING THE SAME PREMISES WHICH RJP REAL ESTATE HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY by deed dated April 21, 2021 and recorded May 14, 2021 in Instrument Number 2021-00005219, granted and conveyed unto Howard McCreary.

TAX I.D. #: 28 093 060

JUDGMENT - \$233,451.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) HOWARD MCCREARY AT THE SUIT OF THE PLAINTIFF LAKEVIEW LOAN SERVICING, LLC

**WRIT OF EXECUTION  
NO. 2023-01108**

MCCABE WEISBERG & CONWAY PC  
PLAINTIFF'S ATTORNEY

JANUARY 2, 2024

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) GEORGIA SCOTT, KNOWN SURVIVING HEIR OF PAUL MEHALKO, GREGORY MEHALKO, KNOWN SURVIVING HEIR OF PAUL MEHALKO, CHARLES MEHALKO, KNOWN SURVIVING HEIR OF PAUL MEHALKO, MADELINE MARVICH, KNOWN SURVIVING HEIR OF PAUL MEHALKO, AND UNKNOWN SURVIVING HEIRS OF PAUL MEHALKO IN AND TO:

LAND SITUATED IN THE BOROUGH OF SHARPSVILLE IN THE COUNTY OF MERCER IN THE STATE OF PA

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF SHARPSVILLE, MERCER COUNTY, PENNSYLVANIA BEING KNOWN AS THE NORTHERLY 107 FEET OF LOT NO. 20 IN THE MILLIKEN ADDITION TO THE BOROUGH OF SHARPSVILLE AND WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY MAIN STREET FOR A DISTANCE OF 66 FEET; ON THE EAST BY SECOND STREET, FOR A DISTANCE OF 107 FEET; ON THE SOUTH BY LANDS NOW OR FORMERLY OF KARL SMITH ESTATE FOR A DISTANCE OF 66 FEET; AND ON THE WEST BY LOT NO. 22 IN SAID PLAN FOR A DISTANCE OF 107 FEET.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

Being known as: 203 West Main Street, Sharpsville, Pennsylvania 16150

BEING THE SAME PREMISES WHICH THE MCDOWELL NATIONAL BANK OF SHARON, A NATIONAL BANKING CORPORATION by deed dated July 9, 1976 and recorded July 26, 1976 in Instrument Number 76 DR 2444, granted and conveyed unto Paul E. Mehalko, The said Paul E. Mehalko died on November 26, 2022 without

a will or appointment of an Administrator, thereby vesting title in Georgia Scott, Known Surviving Heir of Paul Mehalko, Gregory Mehalko, Known Surviving Heir of Paul Mehalko, Charles Mehalko, Known Surviving Heir of Paul Mehalko, Madeline Marvich, Known Surviving Heir of Paul Mehalko, and Unknown Surviving Heirs of Paul Mehalko by operation of law.

TAX I.D. #: 72-6700,72-819-055

JUDGMENT - \$ 72,785.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GEORGIA SCOTT, KNOWN SURVIVING HEIR OF PAUL MEHALKO, GREGORY MEHALKO, KNOWN SURVIVING HEIR OF PAUL MEHALKO, CHARLES MEHALKO, KNOWN SURVIVING HEIR OF PAUL MEHALKO, MADELINE MARVICH, KNOWN SURVIVING HEIR OF PAUL MEHALKO, AND UNKNOWN SURVIVING HEIRS OF PAUL MEHALKO AT THE SUIT OF THE PLAINTIFF CARRINGTON MORTGAGE SERVICES LLC

**WRIT OF EXECUTION  
NO. 2023-01213**

RICHARD M SQUIRE & ASSOCIATES  
LLC  
PLAINTIFF'S ATTORNEY

NOVEMBER 13, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JACKIE M. DIGNALL A/K/A JACQUELINE DIGNALL, SOLELY AS HEIR OF PATSY ANN RICHARDS, DECEASED, ROBERT E. RICHARDS, JR., SOLELY AS HEIR OF PATSY ANN RICHARDS, DECEASED AND UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF PATSY ANN RICHARDS, DECEASED IN AND TO:

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

On the north by an alley; on the east by Second Street; on the south by land now or formerly of W. H. Redmond and on the west by land now or formerly of John Yahres; being the northern half and five (5) feet off the southern half of Lot No. 37 on the plot of Carver's Addition to the Borough, now the City of Sharon; having a frontage of fifty-five (55) feet on said Second Street and a depth of eighty-two (82) feet to land now or formerly of John Yahres.

Parcel No. 2-B-42

BEING KNOWN AS 191 Second Avenue, Sharon, PA 16146

Being the same premises that Wasyl Pawluk and Maria Pawluk, husband and wife, by deed dated 5/9/1979 and recorded 6/7/1979 in the office of the Recorder of Deeds in the County of Mercer, Commonwealth of Pennsylvania as Instrument No. 79DR1843 granted and conveyed to Robert Emmett Richards and Patsy Ann Richards, husband and wife Robert Emmett Richards departed this life on 10/18/2019 Patsy Ann Richards departed this life on 2/29/2020

JUDGMENT - \$ 22,847.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JACKIE M. DIGNALL A/K/A JACQUELINE DIGNALL, SOLELY AS HEIR OF PATSY ANN RICHARDS, DECEASED, ROBERT E. RICHARDS, JR.,

SOLELY AS HEIR OF PATSY ANN RICHARDS, DECEASED AND UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF PATSY ANN RICHARDS, DECEASED AT THE SUIT OF THE PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST III

**WRIT OF EXECUTION  
NO. 2022-02676**

ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS PLLC  
PLAINTIFF'S ATTORNEY

NOVEMBER 6, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ADAM HYDE, IN HIS CAPACITY AS HEIR OF GLENNA M. HYDE, MARC HYDE, IN HIS CAPACITY AS HER OF GLENNA M. HYDE, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLENNA M. HYDE IN AND TO:

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

BEGINNING at an iron stake on the south side of Donation Road (formerly known as East Avenue) at the northeast corner of land now or formerly of Daniel Braden; thence southerly along land now or formerly of the said Daniel Braden, a distance of one hundred seventy (170) feet to a stake; thence easterly along land now or formerly of the said Daniel Braden, a distance of one hundred (100) feet; thence northerly along land now or formerly of H.C. Wolford, a distance of one hundred seventy (170) feet to a stake on the southerly side of Donation Road (formerly known as East Avenue); thence westerly along the southerly side of Donation Road (formerly known as East Avenue), a distance of one hundred (100) feet to an iron stake, which is the point and place of beginning.

PROPERTY ADDRESS:

53 DONATION ROAD  
GREENVILLE, PA, 16125

PARCEL NUMBERS: 09 056 168

BEING KNOWN AS: 53 DONATION  
ROAD GREENVILLE, PA 16125

PROPERTY ID: 09 056 168

TITLE TO SAID PREMISES IS VESTED IN JOHN A. HYDE AND GLENNA M. HYDE, HUSBAND AND WIFE BY DEED FROM JOHN A. HYDE AND GLENNA M. HYDE, HUSBAND AND WIFE DATED 08/13/2003 RECORDED 08/14/2003 INSTRUMENT NO.: 2003-018241

JUDGMENT - \$ 14,509.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ADAM HYDE, IN HIS CAPACITY AS HEIR OF GLENNA M. HYDE, MARC HYDE, IN HIS CAPACITY AS HEIR OF GLENNA M. HYDE, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLENNA M. HYDE AT THE SUIT OF THE PLAINTIFF SPECIALIZED LOAN SERVICING LLC

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

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

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

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

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

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

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

DEEDS WILL BE ATTESTED THIRTY DAYS AFTER THE EXECUTION SALE WHEN POSSIBLE.

MCLJ - February 13, 20, 27, 2024